



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, January 27, 2021**  
**6:00 PM**

**Virtual Meeting**

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 2A. Special use permit for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave.**
- 2B. Site, Landscaping, and Architectural Plans for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave., submitted by Dan Nowak, d/b/a Flour Girl & Flame. (Tax Key No. 452-0601-000).**

Items 2A and 2B may be considered together.

**Overview & Zoning**

Flour Girl & Flame LLC submitted an application to open a restaurant and limited food production business at 8121-23 W. National Ave. Flour Girl & Flame is proposing to primarily use the space to prepare food for their mobile pizza oven as well as “pop-up” pizza events. They also want to cater weddings, corporate, and private events. Their long-term business plan involves programming the adjacent Railroad Park with community events and gardening.





Flour Girl & Flame will use the space for storage and food preparation for the pizza trailer as well as a pick-up location for pre-orders of take and bake pizzas, meal kits, and bottled non-alcoholic beverages. They have an online ordering system that allows customers to make custom orders and select their pick-up times. Proposed retail hours will be 5 days per week and may have staff occupying the building for food prep work based on their food truck event schedule outside of those hours.

Wednesdays: 4pm – 8pm  
Thursdays: 4pm – 8pm  
Fridays: 4pm – 8pm  
Saturdays: 4pm – 8pm  
Sundays: 4pm – 8pm

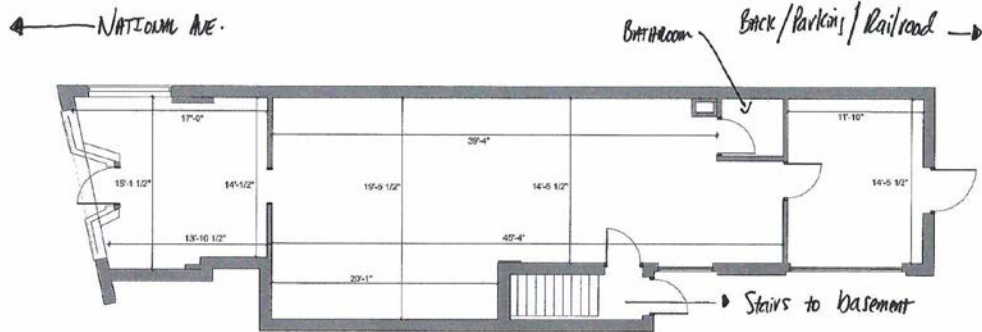
Flour Girl & Flame intends to grow slowly over time and will expand hours of service based on demand. They plan to have a minimum of 2 employees working during retail hours and, 4-6 employees working during events. The partners of Flour Girl & Flame have expressed their excitement for the opportunity to offer a unique gathering space for community members in the nearby Railroad Park and to be a part of the continued growth and progress of West Allis.

The property at 8121-23 W. National Ave. is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, restaurants and limited food production businesses require a Special Use Permit. A public hearing regarding the Special Use Permit application for Flour Girl & Flame is scheduled for February 2, 2021.

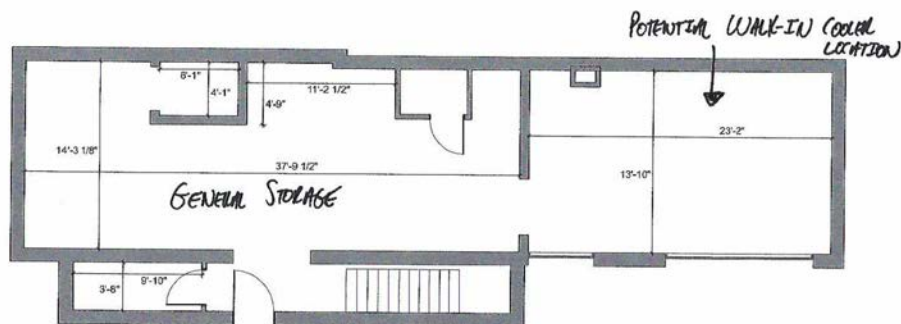
### Interior Building Plans

Flour Girl & Flame is proposing to replace and add decoration lighting fixtures to the front lobby to create an inviting space for retail customers picking up orders and to enhance curb appeal for foot traffic. They will be adding stainless steel food prep tables, coolers, freezers, and light duty kitchen equipment to aid in preparing menu items. No kitchen ventilation hood will be required at this time as all food preparation is cold pizza ingredients including pizza dough. All hot food is prepared on the wood-fired oven trailer off-site at the event location. An electrician and plumber will be hired to make the necessary upgrades to support the new equipment. They will build an enclosure for the furnace in the kitchen area to meet code compliance.

MAIN / FIRST FLOOR / STREET LEVEL



BASEMENT / LOWER LEVEL





**Architectural Plans**

With the exception of proposed signage, no architectural changes will be made to the building. The exterior of the building is in fine shape and does not require any updates.

**Site and Landscaping Plans**

Proposed site and landscape improvements are minimal. The applicants will ensure that the narrow strip of grass along the west side of the building is maintained.



While Code calls for 7 parking stalls, street parking is available on W. National Ave. There is parking behind the building for employees and work vehicles. As part of the Special Use Permit, reduced parking may be permitted, and customers can rely on street parking.



**Recommendation**

Recommend Common Council approval of the Special Use Permit for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Flour Girl & Flame, a proposed restaurant and limited food production business, to be located at 8121-23 W. National Ave., submitted by Dan Nowak, d/b/a Flour Girl & Flame. (Tax Key No. 452-0601-000), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) A four-sided refuse enclosure; (b) confirmation of easement agreement with railroad. Contact Tony Giron, Planner at 414-302-8469.
2. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.
3. Common Council approval of the Special Use (scheduled for February 2, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.