



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 24, 2024
6:00 PM

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

3A. Conditional Use Permit for Sugar Studio LLC, a proposed Food Production use, at 2201 S. 84th St.

3B. Site, Landscaping, and Architectural Design Review for Sugar Studio LLC, a proposed Food Production use, at 2201 S. 84th St. (Tax Key No. 478-0538-000)

Overview and Zoning

Travis Martinez and Whitney Smedema of Sugar Studio are proposing to operate a commissary style food production use at 2201 S. 84th St. The space formerly operated as Daniel's Catering. The proposed business will operate as a commercial kitchen and storage space for Sugar Studio focusing on pastry, bakery, and confections. A portion of the building will be subleased for kitchen space and food prep for similar businesses.

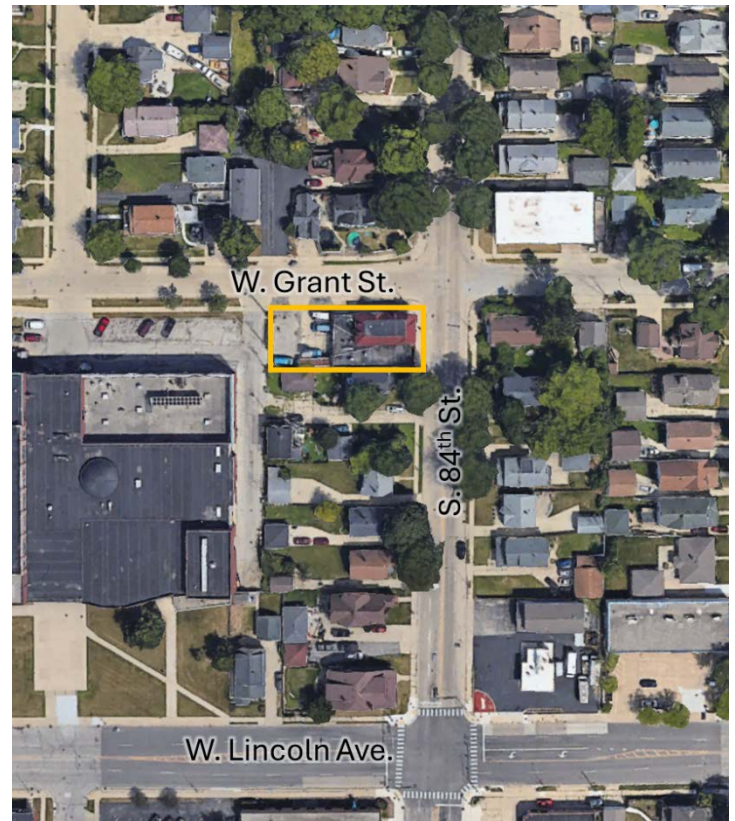
The planned hours of operation are 24 hours, 7 days a week. Deliveries will be during the daytime hours. No after-hours deliveries from vendors will occur. This is a mixed-use building built in 1923 with a 3-bedroom apartment above the commercial area.

Site Plan:

There are no changes proposed to the existing site. The applicants intend to utilize the parking lot as a potential storage area for a food truck that may use the building as their base. A refuse area is currently on the site, enclosed with three-sides. Staff are recommending a gate to be added to aid in aesthetics and trash management. There is minimal parking on the site, with a portion to be dedicated towards food truck storage. The applicant has stated street parking will be primarily used.

Floor Plan

Minor interior changes are proposed for the business. New equipment, tables, and storage racks are included as part of the project. A floor plan



The project is an adaptive reuse and does not require design review guidelines.