

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

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- 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.

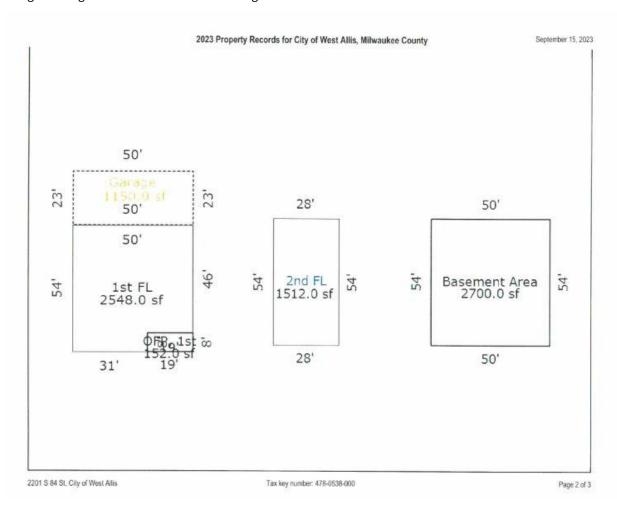
Floor Plan

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





submitted by the applicant shows a first-floor space of 2,548 sq. ft. which will be used for food production. A garage is shown on the north portion of the first floor which will be used for delivery purposes. The basement level shows an area of 2,700 sq. ft. that will be used primarily for storage purposes. The second floor has an existing dwelling unit that is to remain unchanged.



Design Guidelines

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

Recommendation: Common Council approval of the conditional use and approval of the 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) subject to the following conditions:

(Item 1-2 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. Common Council approval of the Conditional Use Permit (July 30).
- 2. A revised site plan being submitted to the Planning & Zoning office showing details for a 4-sided trash enclosure and estimated frequency of pick-up.