



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 26, 2020
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 5A. Special Use Permit for Carrie’s Crispies, a proposed limited food production facility, to be located at 7133 W. Becher St., submitted by Carrie Cieslak (Tax Key No. 453-1057-000).**
- 5B. Site, Landscaping and Architectural Plans for Carrie’s Crispies, a proposed limited food production facility, to be located at 7133 W. Becher St., submitted by Carrie Cieslak on behalf of Carrie’s Crispies (Tax Key No. 453-1057-000).**

Items 5A and 5B may be considered together.

Overview & Zoning

The applicant is proposing to open a limited food production facility called Carrie’s Crispies, to be located at 7133 W. Becher St., the former Dave’s Pickles building. This facility will produce and sell gourmet rice crispie treats. Along with food production their goal is to rent a certified kitchen to other low complexity food companies.

The site is currently zoned C-2 Neighborhood Commercial District, which allows for a limited food production facility as a Special Use. A public hearing has been scheduled for March 3, 2020.



Food production use – Carrie’s Crispies will produce and sell gourmet rice crispie treats. Along with food production their goal is to rent a certified kitchen to other low complexity food companies. The retail part of the building will be redesigned as a ‘grab and go’ type of location.

Staffing – Carrie’s Crispies will employ a full time kitchen manager and a full time business and marketing administrator.

Background – Carrie and Brian Cieslak started making the treats in 2015 when Carrie took her passion and turned it into the first dedicated Rice Crispie Treat Company in the Midwest.

Hour of operation – Tuesday through Saturday, 11 am to 7 pm

Building Use – Rice Crispie Treats and other gourmet goods made in the same kitchen will be ordered and picked up at a serving window. Customers can take a seat at any of the 4 seating spaces within the public area. Behind the serving window will be the kitchen space. The lower level is an employee-only area that will remain a space for mechanical equipment only.

Parking – Per zoning code Chapter 12.19, retail stores are required to provide 1 off-street parking space per 150 square feet of gross floor area, or 5 parking spaces in this case. The detached garage holds 2 off-street parking spaces. As part of the Special Use Permit, reduced parking may be permitted and customers would use street parking.



Site, Landscape, and Architectural Plan

The property currently has an approved site and landscape plan from April 2015. Previous property owners have completed construction on the approved plan. Carrie's Crispies will be cosmetically redesigning the interior to make it a more 'grab and go' type retail location by removing the current wrap around counter and updating the current floor and walls with fresh flooring and paint. A retail counter will be added to showcase the local treats.

Recommendation: Recommend approval of the Application for a Special Use Permit for Carrie's Crispies, a proposed limited food production company, to be located at 7133 W. Becher St., subject to the following conditions:

(Items 1 through 4 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) Planned landscaping and identification of number and species of plantings; (b) City Forester approval of the landscaping species and number. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
3. 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, City Planner at 414-302-8469.

4. Common Council approval of the special use (scheduled for March 3, 2020) and applicant's acknowledgement of the special use resolution.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Signage and exterior lighting plan being provided for staff review and approval.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

