



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, March 25, 2026  
City Hall, Art Gallery  
6:00 PM**

**3. Site, Landscaping, and Architectural Design review for Carrie's Crispies, a proposed Food Production (limited) use, at 8801 W. National Ave. (Tax Key No. 478-0078-001)**

**Overview and Zoning**

Carrie's Crispies currently operates out of their location at 7133 W. Becher St. in West Allis. The business plans to expand by moving to a larger location in West Allis at 8801 W. National Ave. The proposed building was most recently used as a dental office. The proposal from Carrie's Crispies calls for a renovation of the existing building to accommodate a small-scale commercial kitchen for the production of rice crispie treats. The exterior of the building is to be updated with new paint and artwork that aligns with the branding of the business. Additionally, some site enhancements including re-marking and re-paving the existing parking lot is proposed.



The business intends to begin improvements to the building in Summer 2026 with completion expected in Fall 2026.

**Hours of operation:**

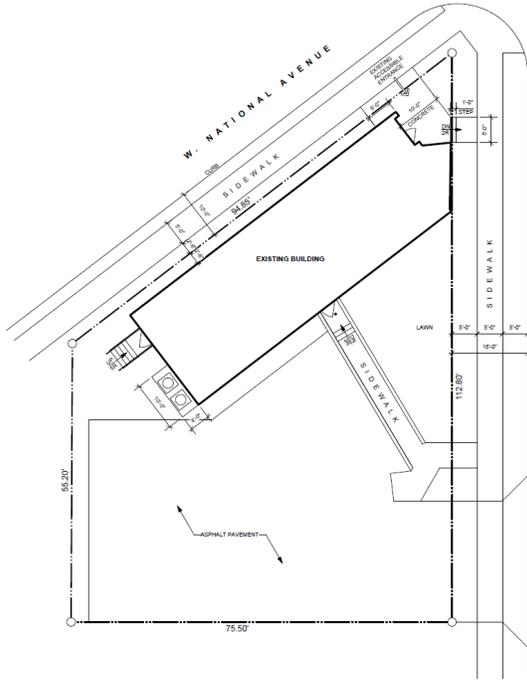
- Production / Business Operations
  - Monday – Friday: 8:00 a.m. – 9 p.m.
  - Saturday: 8:00 a.m. – 5 p.m.
  - Sunday: 8:00 a.m. – 5 p.m.
- Retail Sales Hours
  - Wednesday – Friday: 11 a.m. – 5 p.m.
  - Saturday: 11 a.m. – 3 p.m.

**Site and Landscaping Plan**

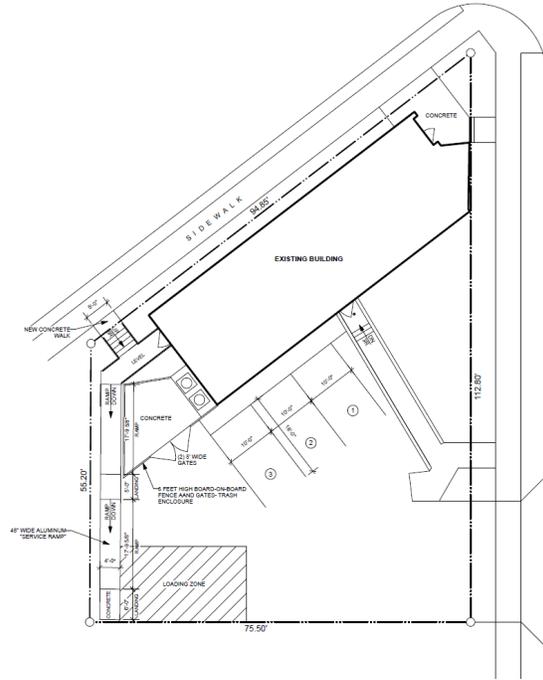
The existing property includes a building oriented on the northern portion of the parcel along National Ave. Behind the building is an asphalt paved parking area with a connecting sidewalk and small grass area. Proposed for the site is the repaving of the existing asphalt pavement. The applicants intend to have three parking stalls on-site, meeting maximum parking requirements per Code. The current layout does not show an ADA accessible stall. One ADA accessible stall should be included on-site with ample area for loading and unloading. Additionally, bicycle parking is required on-site with a minimum of one space. A loading zone to assist with business operations is marked on the far, southwest corner of the parcel. Connecting to this loading zone is a new concrete pedestrian connection. The pedestrian connection slopes down towards the southwest corner, running along the western property line, and eventually connecting via stairs to the public sidewalk. Next to the internal pedestrian sidewalk is a small concrete area for a refuse area. The refuse area shows screening with a 6-foot high board-on-board fence and gate. No other site changes are proposed for the property.

A landscaping plan was not submitted. There is existing landscaping on site, however, an official landscaping plan should be submitted. Staff recommends including additional landscaping between the

western property line and the internal sidewalk, along the frontage of the building aligning National Ave, at the base of the existing pole sign, and adjacent to the entryway along S 88<sup>th</sup> St. Additionally, there is not an existing separation between the residential property to the south and the parking area. It is recommended that a fence, complementing the proposed refuse area screening, is installed along the southern property line.



1 EXISTING SITE PLAN  
SCALE: 1" = 10'



2 PROPOSED SITE PLAN  
SCALE: 1" = 10'



## Architectural Plan

An architectural plan was not submitted with the project. However, a rendering was submitted showing the building with the proposed business branding. Beyond the aesthetic enhancements, no major changes are proposed. Staff is recommending that the existing blinds behind the windows are removed to aid in visual enhancement of the building.



## Floor Plan

The submitted floor plan shows major changes to the two interior levels. The upper-level has an at-grade entry along the northeast corner of the building. This entryway is proposed to be the main entry to the retail area of the business. An ADA restroom is accessible to the retail area. Across from the bathroom entry are the stairs leading to the lower level. Working further west is a small flight of stairs that leads into the kitchen area. The kitchen area includes a janitor closet, prep sinks, cooking area, fridges & freezers, and a prep area. A rear exit is shown off of the prep area.

The lower level is primarily to support business operations. Two bathrooms are shown on this floor. A large open storage area is shown along with a break room, utility room, and mechanical room. Access to this floor includes an interior staircase and an outdoor entry door connecting to the parking lot.

## Design Review Guidelines:

This project triggers the application of design review guidelines due to proposed site and exterior improvements. Overall, the project substantially meets the intent of the guidelines by enhancing the site's functionality, visual quality, and pedestrian orientation. Notable improvements include the introduction of a new pedestrian connection to better integrate the site with surrounding areas, an upgraded building

aesthetic that improves the overall streetscape presence, and the placement of parking to the rear of the property rather than along the street frontage, supporting a more pedestrian-friendly environment.

Additional elements that could be further evaluated for consistency with the guidelines include increasing transparency and activation along the street-facing façade (such as reducing or removing window blinds to better utilize glazing) and exploring opportunities for outdoor patio seating along the National Avenue frontage to further enhance pedestrian activity and engagement.

**Recommendation:** Approval of Site, Landscaping, and Architectural Design review for Carrie's Crispies, a proposed Food Production (limited) use, at 8801 W. National Ave. (Tax Key No. 478-0078-001) subject to the following conditions:

1. A revised site plan being submitted that includes A) A compliant ADA-accessible parking stall with access aisle and striping; B) Bicycle parking location; C) A fence or comparable screening installed along the southern property line, subject to staff approval  
D) The applicant is encouraged to explore patio or outdoor seating on site.
2. Submittal of [building permits](#) and [plan review](#) subject to Code Enforcement review
3. A detailed landscaping plan being submitted, including plantings along National Avenue, the east property line near the entry, and at the base of the sign subject to review and approval by the City Forester
4. An architectural plan indicating street-facing windows transparency of street facing windows and removal or minimization of window coverings, subject to staff review.
5. All signage shall comply with code and require separate permits
6. Any concrete work done in the City Right of Way will require a [Permit](#) from Engineering. Additionally, any contractors will need to be licensed and bonded in the City.

## **PROJECT DESCRIPTION**

### **Description of Building Improvements:**

The project will involve renovating the existing building to accommodate a small-scale commercial kitchen for the production of Rice Crispie Treats. Interior improvements will include construction of a food production area, the addition of an ADA-compliant restroom on the retail level, and general cosmetic enhancements to the retail space.

A ramp will be constructed along the west side of the building to improve accessibility and facilitate access to the kitchen area. In addition to the interior renovations, the exterior of the building will be updated with new paint and artwork consistent with the business branding. The current parking lot will also be addressed with re-marking and re-paving.

### **Timeline for Completion:**

Building improvements are anticipated to begin early summer of 2026, with completion expected in fall 2026.

### **Description of Operations / Services:**

The facility will operate as a small-scale food production and packaging space focused on the manufacture of Rice Crispie Treat products. Operations will include preparation, production, packaging, and distribution of finished products.

The building will also include a small accessory retail area where customers may purchase products directly from the business.

### **Days and Hours of Operation:**

#### Production / Business Operations

Monday through Friday: 8:00 AM – 9:00 PM

Saturday: 8:00 AM – 5:00 PM

Sunday: 8:00 AM – 5:00 PM

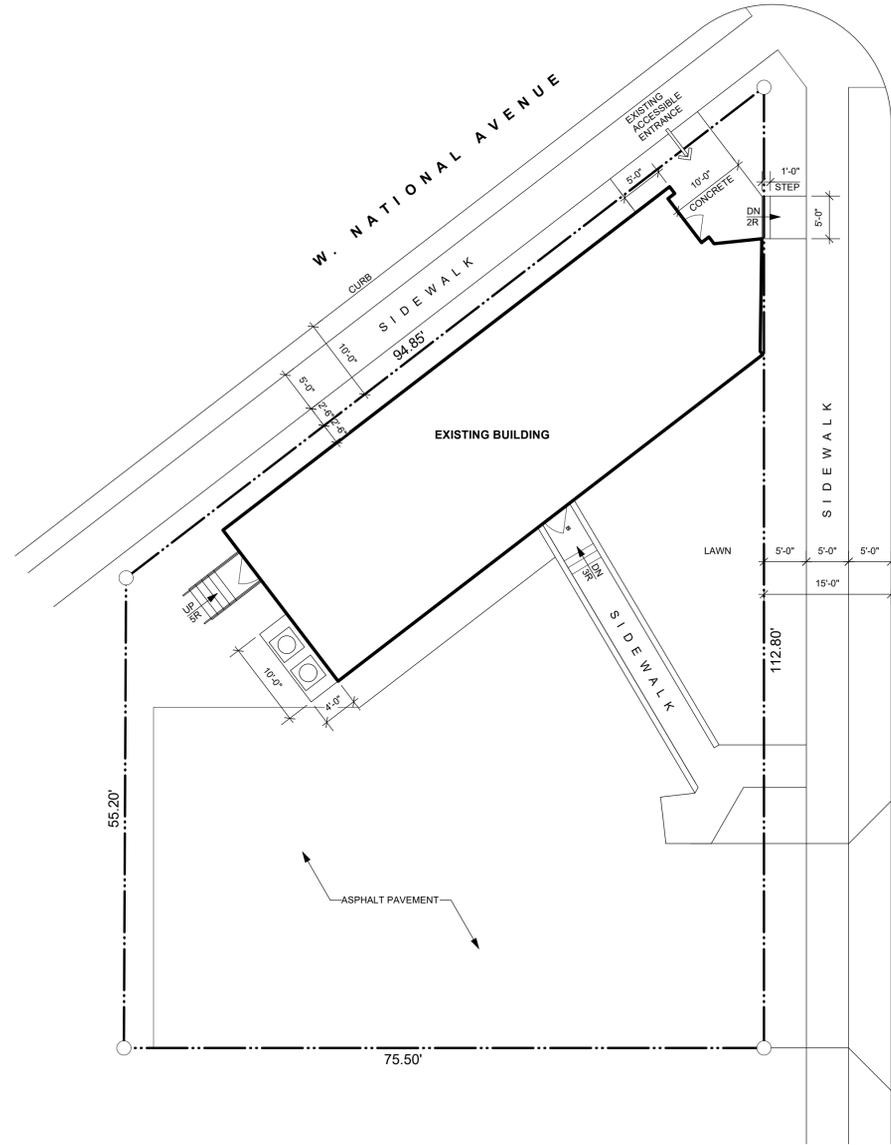
- Times will vary within those windows.

#### Retail Sales Hours

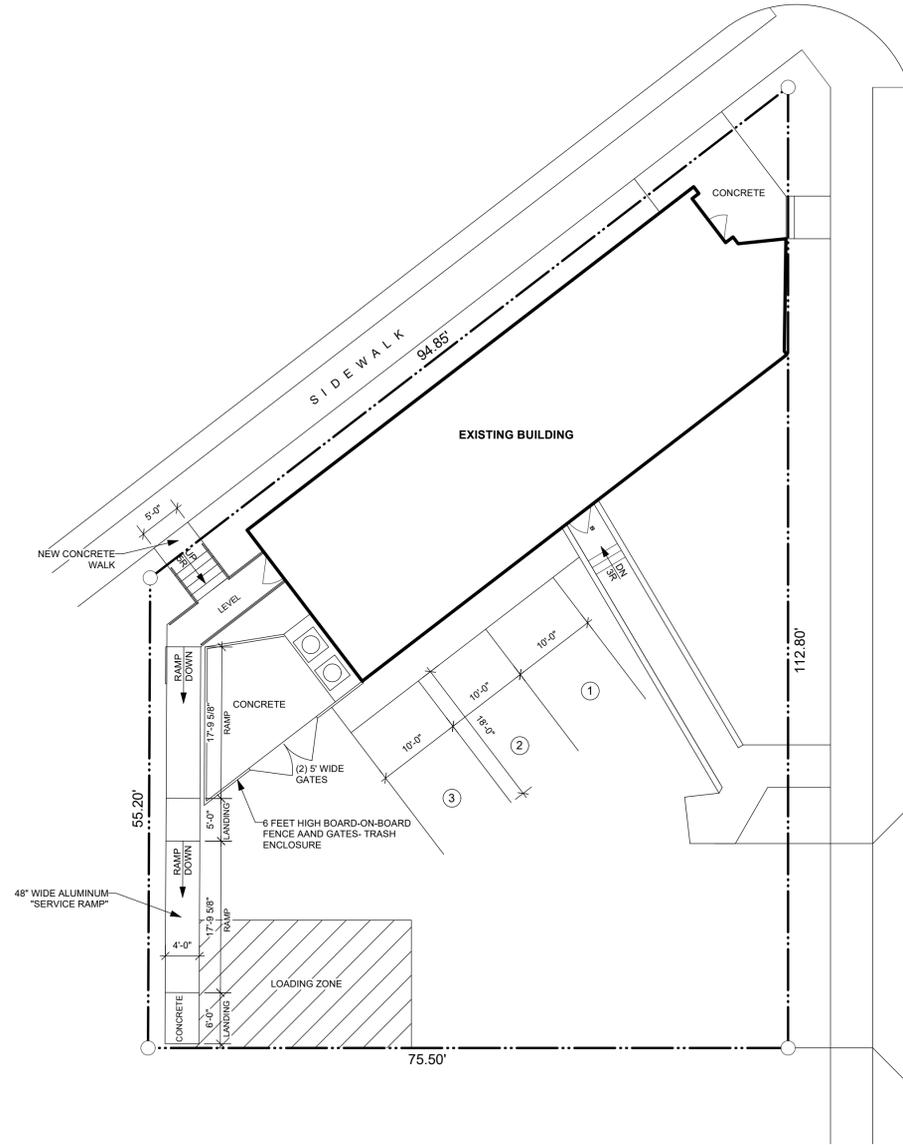
Wednesday through Friday: 11:00 AM – 5:00 PM

Saturday: 11:00 AM – 3:00 PM





**1** EXISTING SITE PLAN  
SCALE: 1" = 10'



**2** PROPOSED SITE PLAN  
SCALE: 1" = 10'



S . 8 8 T H S T R E E T

W . N A T I O N A L A V E N U E

PLAN COMMISSION SET 3/9/2026

Project

**TENANT IMPROVEMENT  
PLANS FOR:**

**CARRIE'S CRISPIES**  
8801 W. NATIONAL AVENUE  
WEST ALLIS, WI 53227

Sheet Title

EXISTING AND  
PROPOSED SITE PLANS

Revisions

--/--/----

Date: 3/9/2026

Job No.: 26-102

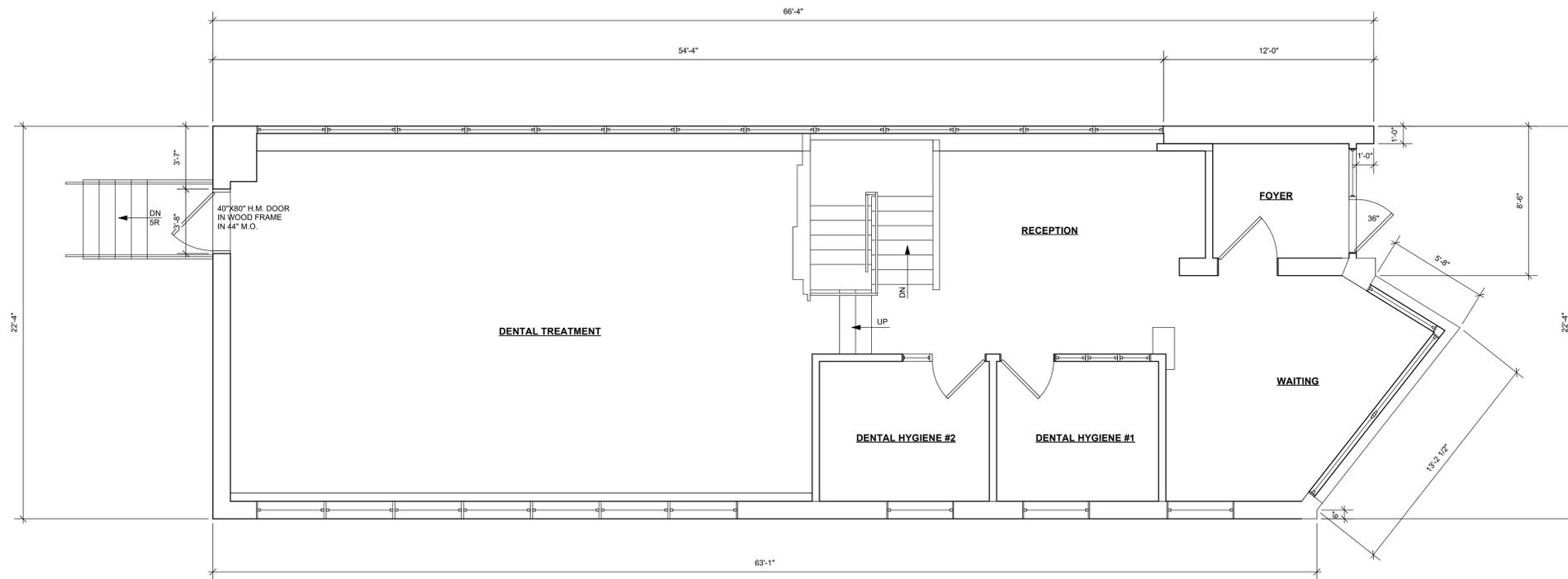
Sheet No.

**C1.0**

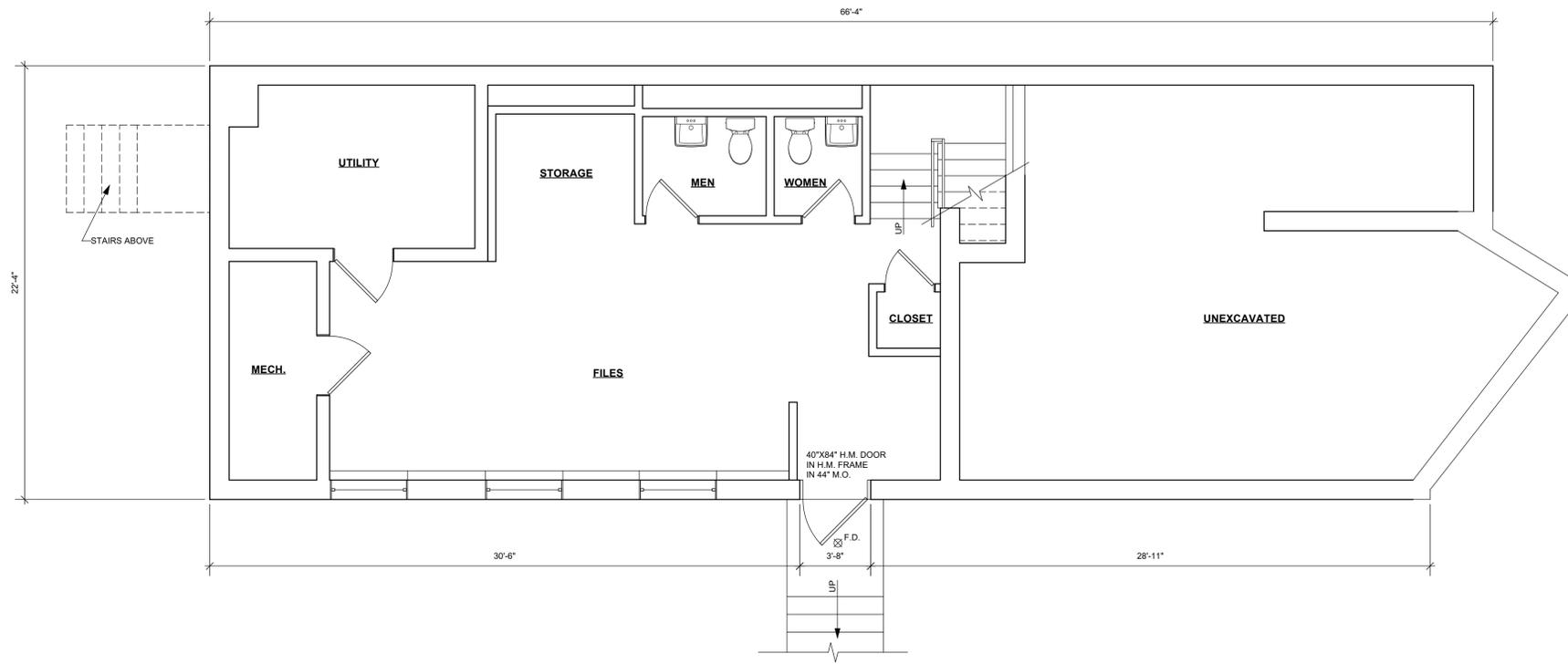


David J. Koscielniak ALA  
12370 West Watford Avenue  
Greenfield, Wisconsin 53228  
Cell: (414) 303-6489  
koz@kozitecture.com

OWNERSHIP OF DOCUMENTS  
This document, and the ideas and design incorporated herein as an instrument of professional service, is the sole property of Koz-i-itecture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-itecture.



**1** EXISTING UPPER LEVEL PLAN  
 SCALE: 1/4" = 1'-0" 1,280 GROSS SQ. FT. 



**2** EXISTING LOWER LEVEL PLAN  
 SCALE: 1/4" = 1'-0" 728 GROSS SQ. FT. 

PLAN COMMISSION SET 3/9/2026

Project **TENANT IMPROVEMENT PLANS FOR:**

**CARRIE'S CRISPIES**  
 8801 W. NATIONAL AVENUE  
 WEST ALLIS, WI 53227

Sheet Title  
 EXISTING LOWER AND UPPER FLOOR PLANS

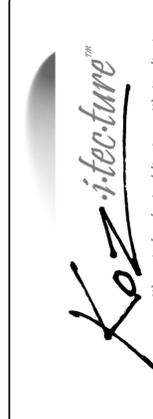
Revisions  
 --/--/----

Date: 3/9/2026

Job No.: 26-102

Sheet No.

**A1.0**

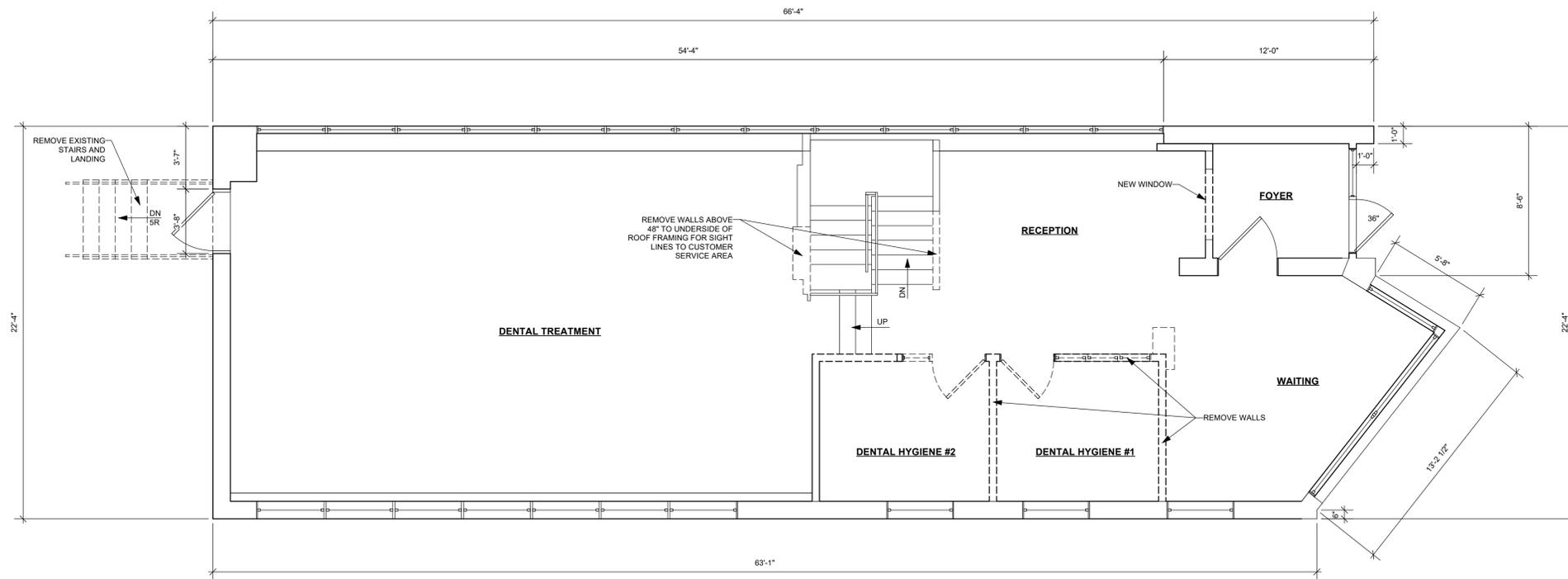


*It's not simply Architecture, it's Koz+i-tec-ture*

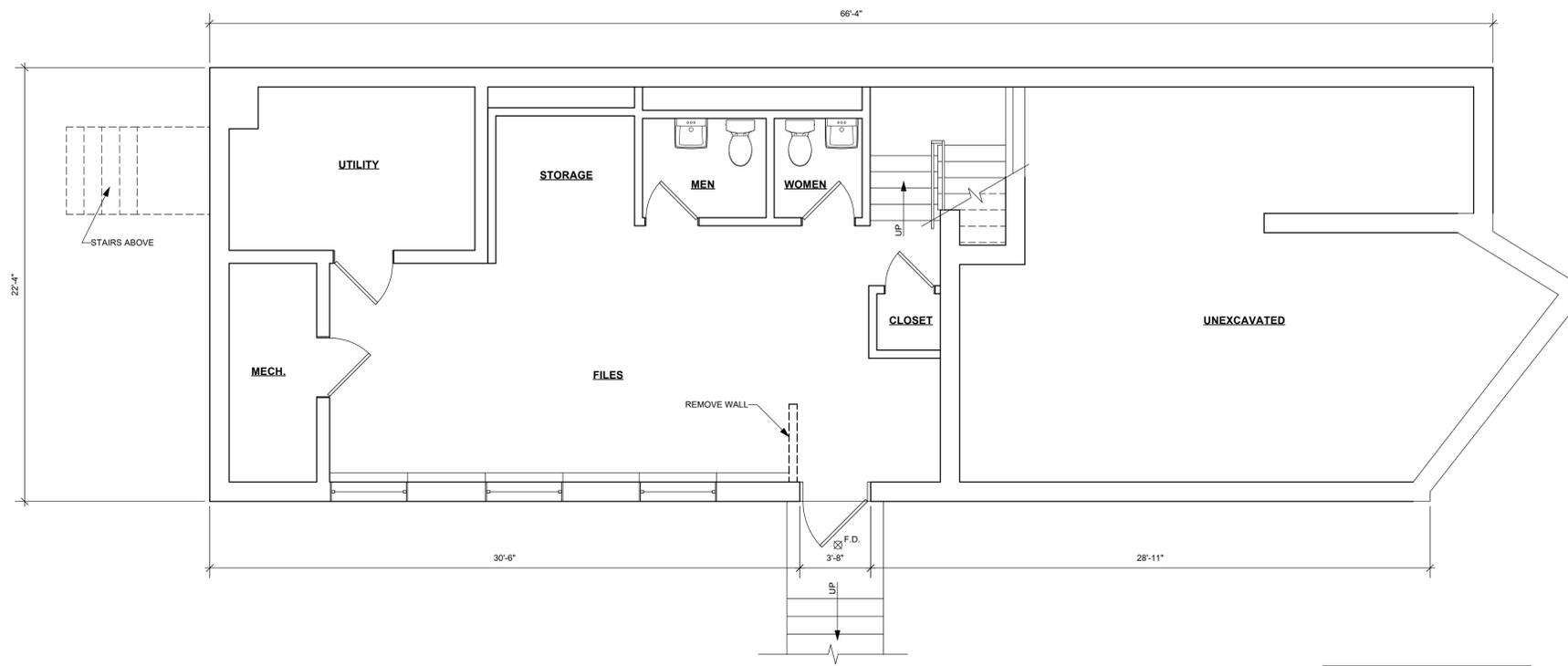
David J. Koscielniak ALA  
 12370 West Waterford Avenue  
 Greenfield, Wisconsin 53228

Cell: (414) 303-8489  
 koz@kozitecture.com

OWNERSHIP OF DOCUMENTS  
 This document, and the ideas and design incorporated herein as an instrument of professional service, is the sole property of Koz+i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz+i-tec-ture.



**1** UPPER LEVEL DEMOLITION PLAN  
 SCALE: 1/4" = 1'-0" 1,280 GROSS SQ. FT.



**2** LOWER LEVEL DEMOLITION PLAN  
 SCALE: 1/4" = 1'-0" 728 GROSS SQ. FT.

**LEGEND:**

- = EXISTING WALLS TO REMAIN
- = NEW WALLS
- - - = EXISTING WALLS TO BE REMOVED

**Koz-i-itecture™**  
*It's not simply Architecture, it's Kozitecture*

David J. Koscielniak ALA  
 12370 West Watford Avenue  
 Greenfield, Wisconsin 53228

Cell: (414) 303-9489  
 koz@kozitecture.com

**OWNERSHIP OF DOCUMENTS**  
 This document, and the ideas and design incorporated herein as an instrument of professional service, is the sole property of Koz-i-itecture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-itecture.

**TENANT IMPROVEMENT PLANS FOR:**

**CARRIE'S CRISPIES**  
 8801 W. NATIONAL AVENUE  
 WEST ALLIS, WI 53227

Project

Sheet Title  
 LOWER AND UPPER DEMOLITION PLANS

Revisions  
 --/--/----

Date: 3/9/2026  
 Job No.: 26-102  
 Sheet No.

**D1.0**

PLAN COMMISSION SET 3/9/2026

**OWNERSHIP OF DOCUMENTS**  
 This document, and the ideas and design incorporated herein as an instrument of professional service, is the sole property of Koz+i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz+i-tec-ture.

**TENANT IMPROVEMENT PLANS FOR:**

**CARRIE'S CRISPIES**  
 8801 W. NATIONAL AVENUE  
 WEST ALLIS, WI 53227

Project

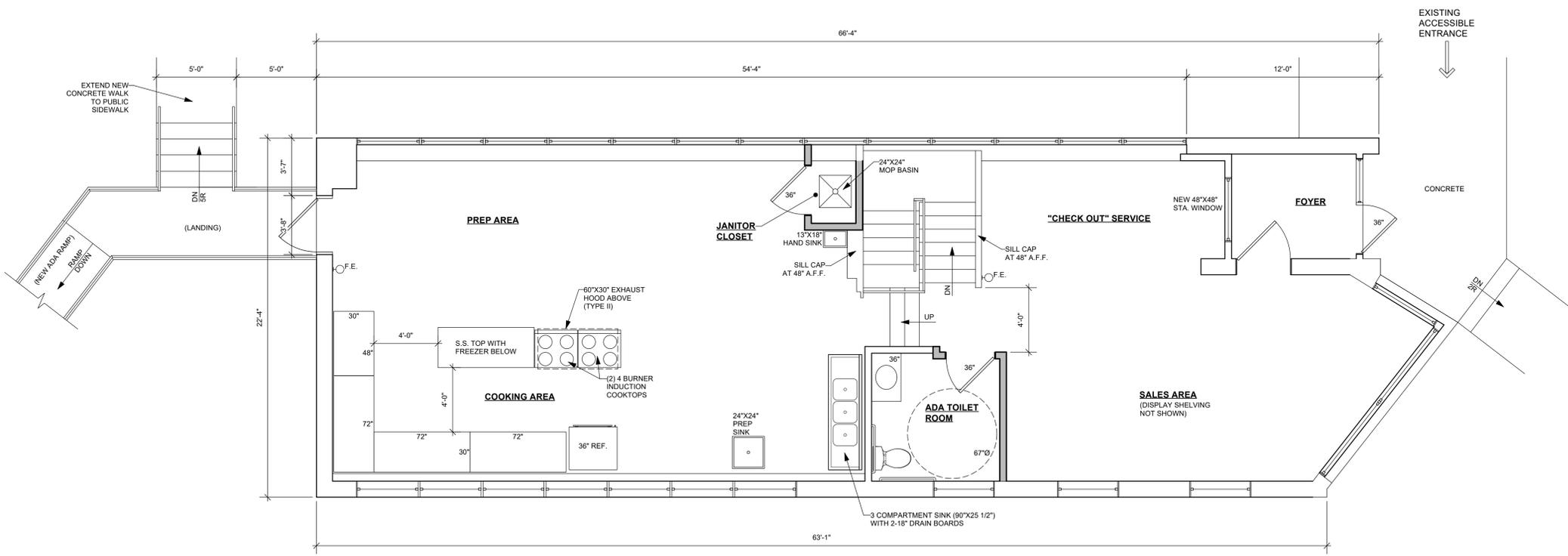
Sheet Title  
**PROPOSED LOWER AND UPPER FLOOR PLANS**

Revisions  
 --/--/----

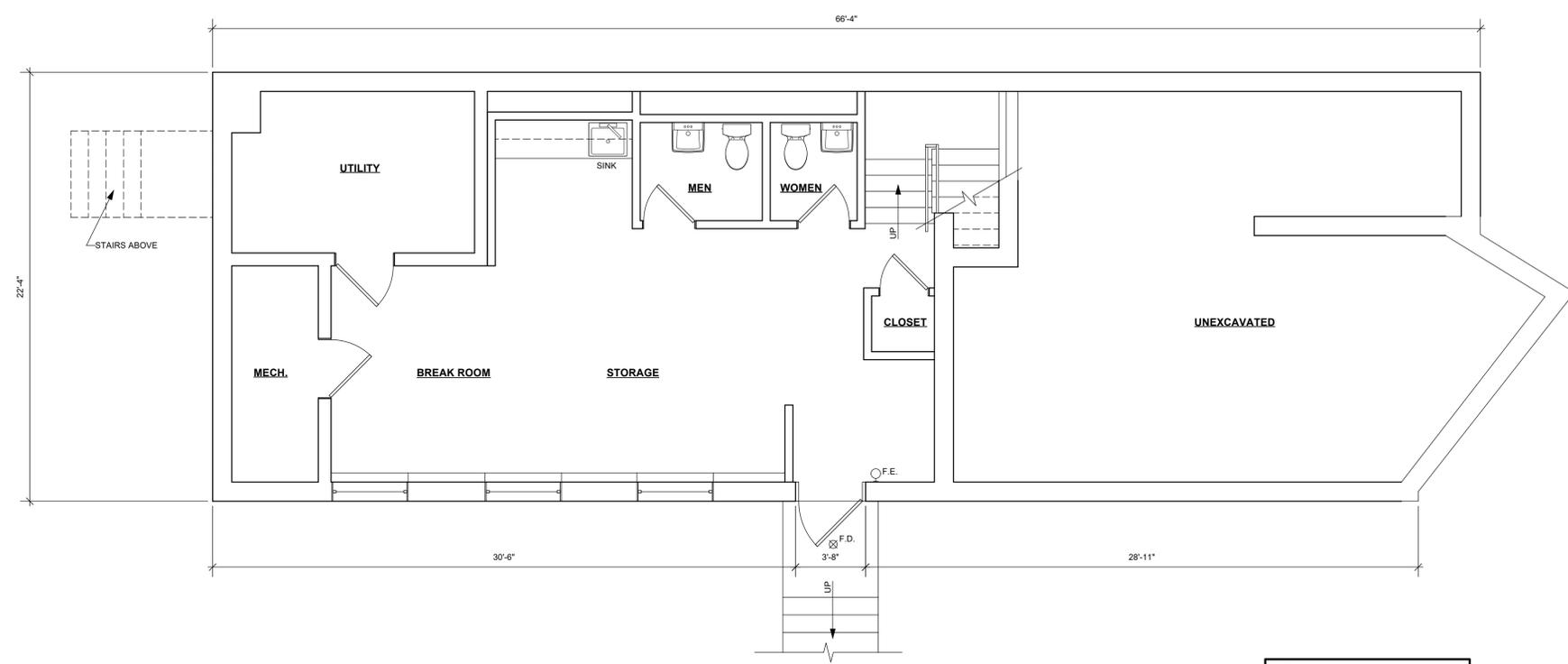
Date: 3/9/2026  
 Job No.: 26-102  
 Sheet No.

**A1.1**

PLAN COMMISSION SET 3/9/2026



**1 PROPOSED UPPER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0" 1,280 GROSS SQ. FT.



**2 PROPOSED LOWER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0" 728 GROSS SQ. FT.

**LEGEND:**

- = COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- = SMOKE DETECTOR
- = EXISTING WALLS TO REMAIN
- = NEW WALLS
- = WALL MOUNTED FIRE EXTINGUISHER

Rice Crispie Treats  
EST. 2015  
**CARRIE'S CRISPIES**  
WEST ALLIS, WISCONSIN

Rice Crispie Treats  
EST. 2015

**CARRIE'S CRISPIES**

WEST ALLIS, WISCONSIN

FRESH • MADE DAILY  
\* RICE \*  
**CRISPIE TREATS**  
CARRIE'S CRISPIES



88<sup>th</sup> ST  
NATIONAL