



City of West Allis

Resolution: R-2020-0134

File Number: R-2020-0134

Final Action: 3/3/2020

Sponsor(s): Safety & Development Committee

Resolution relative to determination of Application for a Special Use Permit for Carrie's Crispies, a proposed limited food production facility, to be located at 7133 W. Becher St.

WHEREAS, Carrie Cieslak, d/b/a Carrie's Crispies, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 12.16 and Sec. 12.41(2) of the Revised Municipal Code, to establish a limited food production business at 7133 W. Becher St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on March 3, 2020 at 7:00 p.m., in the Common Council Chambers to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, Carrie Cieslak, d/b/a Carrie's Crispies, is proposing to purchase and renovate the former Dave's Pickles space at 7133 W. Becher St. into a food production business along with retail.

2. The applicant has purchased the property located at 7133 W. Becher St., from property owners. The subject property is described as follows:

All the land of the owner being located in the Southwest $\frac{1}{4}$ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, State of Wisconsin, described as follows:

Lot 40 in Block 22 of Gross West Allis Addition subdivision.

Tax Key No. 453-1057-000

Said land being located at 7133 W. Becher St.

3. The applicant proposes to establish a facility that will produce and sell gourmet rice crispie treats. The business will also rent out their certified kitchen to other low complexity food companies.

4. The aforesaid premises is zoned C-2, Neighborhood Commercial District under the Zoning Ordinance of the City of West Allis, which permits limited food production businesses as a Special Use, pursuant to Sec. 12.16 and Sec. 12.41(2) of the Revised Municipal Code.

5. Adjacent properties in all directions are developed for residential usage.

6. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area, as the retail component of the business is set up as a 'grab n go' type of location. Customer parking will be utilized along Becher St. and 72 St. and average between 5-10 minutes. Owners and employees will utilize the two-car garage and/or the two space driveway for parking.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of Carrie Cieslak, d/b/a Carrie's Crispies, is proposing to purchase and renovate the former Dave's Pickles space at 7133 W. Becher St. into a limited food production business, be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 12.16 of the Revised Municipal Code, so as

to permit the issuance of a Special Use Permit, as therein provided.

BE IT FURTHER RESOLVED that said special use permit is granted subject to the following conditions:

1. Site, Landscaping, Screening and Architectural Plans. The grant of this Special Use Permit is subject to and conditioned upon a Site, Landscaping, Screening and Architectural Plans as approved on April 29, 2015 by the City of West Allis Plan Commission, as provided in Sec. 12.13 of the Revised Municipal Code of the City of West Allis. No alteration or modification of the approved plan shall be permitted without approval by the Plan Commission.
 2. Building Plans, Fire Codes and Licensing. The grant of this Special Use is subject to building plans being submitted to and approved by the Department of Building Inspections and Neighborhood Services, Health and by the Fire Department. All applicable Federal, State and local licenses being applied for and approved. Seating capacity shall be in accordance with limits of occupancy load calculations as approved by Building Inspection and Fire Department.
 3. Operations.
 - A. 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. Carrie's Crispies will employ a full-time kitchen manager and a full-time business and marketing administrator.
 - B. The applicant has volunteered that business operations are Tuesday - Saturday, 11am - 7pm. For the purposes of this special use the general operating hours shall be between 7am and 10pm seven days per week.
 4. Off-Street Parking. A total of five (5) parking spaces are required for the proposed use (calculated as building area of 800-sf divided by 1 parking space for every 150 square feet of business space). The property has off-street parking for two (2) parking spaces. Additional shared parking is available within the area.
 5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (20) percent of each window's area. Rope lighting shall not be allowed.
 6. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
 7. Litter. Employees shall inspect the area and immediate vicinity and pick up litter on a daily basis.
 8. Refuse Collection and pick-up. Refuse collection to be provided by commercial hauler and stored within the building or an enclosure large enough to accommodate all outdoor storage of refuse and recyclable containers and/or compactor, as approved by the Plan Commission.
- All tenants of the property will be required to abide by the City of West Allis health/public nuisance rules per Chapter 7 of the Revised Municipal Code.
9. Pest Control. Exterior pest control shall be contracted on a monthly basis.
 10. Pagers, Intercoms. The use of outdoor pagers, intercoms, or loud speakers shall not be permitted on site.
 11. Sidewalk Repair. The grant of this special use is subject to compliance with Policy No. 2814 of the Revised Municipal Code relative to the City's sidewalk improvement policy as it relates to damaged, abutting sidewalk.
 12. Outdoor Lighting. The grant of this special use is subject to all lighting fixtures being orientated and/or shielded in such a manner that no light splays from the property boundaries.
 13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

- A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.
- B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;
- C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;
- D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

16. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 12.16 of the Revised Municipal Code.

17. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Safety and Development Committee. Upon a finding and recommendation by the Committee to the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

18. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of West Allis, the State of Wisconsin or the United States, on the premises covered by the special use, then the special use may be terminated.

19. Acknowledgement. That the applicants sign an acknowledgment that he has received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use

Permit is conditioned on meeting the terms and conditions of this resolution.


Applicant and Property Owner, Carrie Cieslak, d/b/a Carrie's Crispies

Mailed to applicants on the
9th day of March, 2020


City Clerk

cc: Dept. of Development
Dept. of Building Inspections and Neighborhood Services
Div. of Planning

ZON-R-1211-3-3-20-Version 2

ADOPTED AS AMENDED 3/3/2020

APPROVED AS AMENDED 3/6/20


Steven A. Braatz, Jr., City Clerk


Dan Devine, Mayor