



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 28, 2021
6:00 PM**

Virtual Meeting

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

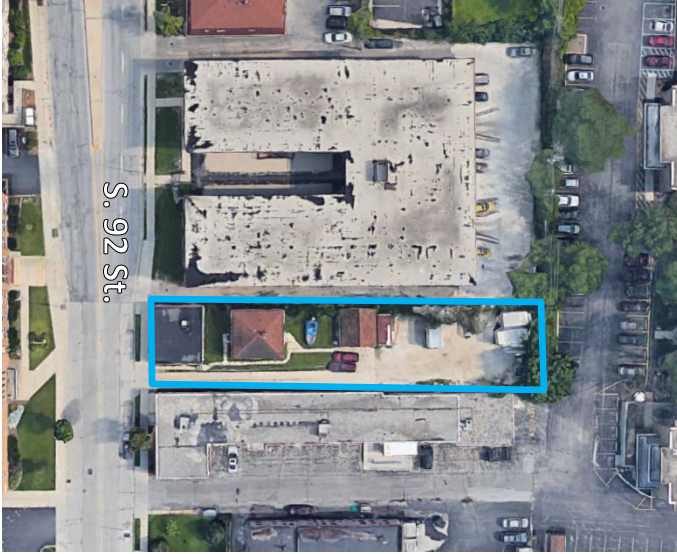
- 2A. Special Use Permit for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St.**
- 2B. Site, Landscaping, and Architectural Plans for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., submitted by Andy Lopac, d/b/a Bread Pedalers. (Tax Key No. 451-0228-002)**

Items 2A and 2B may be considered together.

Overview & Zoning

The applicant, Andy Lopac, owns the property at 1436 S. 92 St. Andy owns a home remodeling business. His plans for a garage on the property were reviewed and approved by Plan Commission in January 2021. His wife and sister-in-law, Samantha and Skylar Schneider, are proposing to open a bakery and cafe at the front commercial space at 1436 S. 92 St. Bread Pedalers is a full-service bakery and cafe. The property at 1436 S. 92 St. is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, restaurants require a Special Use Permit. A public hearing regarding the Special Use Permit application for Bread Pedalers is scheduled for May 4, 2021.





Based on their travels while bicycle racing, the Schneider sisters were inspired by bakeries all over the world and want to bring some of that influence to their hometown in West Allis. The bread will be baked daily so people in the bread club or walk-in customers can pick up their goods. The interior will have about 10 seats, a retail area, a bakery, and two restrooms. The applicant would like to prepare the roof for rooftop seating.

Customers will be able to order artisanal loaves, baguettes, bagels, cookies, muffins, scones, granola, pastries, cakes, shortbread, buns, espresso, coffee, tea, and branded merchandise.

The bakery will be operated by just Sam and Skyler for at least the first year.

Hours of operation

Wednesday - Friday: 7 am – 1 pm

Saturday & Sunday: 8 am – 4 pm

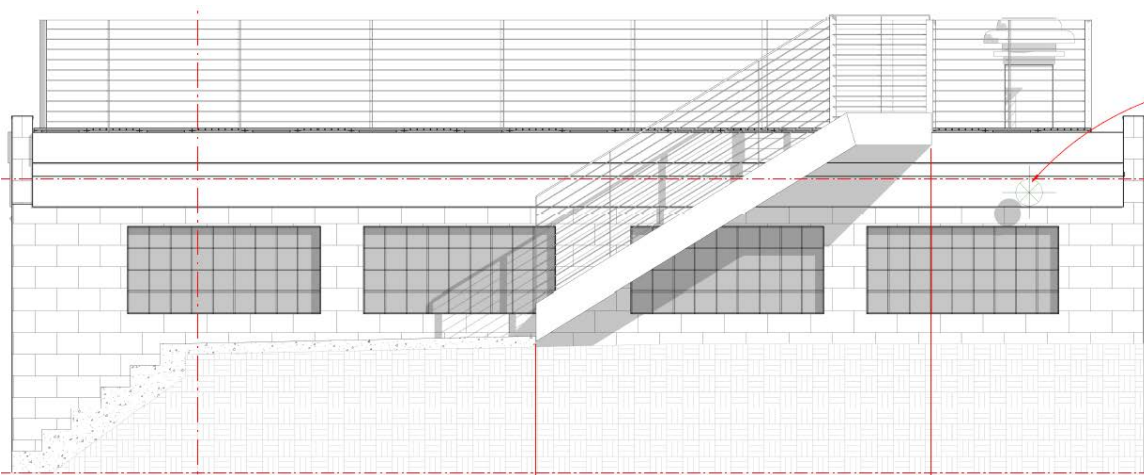


Architectural Plans

The applicant is proposing to replace existing doors with storefront glass doors. The northernmost door and window will be filled in with matching brick.



The rear of the building will have a staircase leading to the rooftop deck. The rooftop deck will be surrounded with posts and cables.



Site & Landscaping Plan

The applicant is proposing adequate landscaping throughout the site including in front of the four-sided dumpster enclosure. Existing trees and shrubs will continue to screen the use from the residential neighbors to the north. 6 parking spaces are required and 5 are proposed. Staff believes that there are sufficient on-street parking spaces along S. 92 St. to satisfy the need.



ARCHITECTURAL DESIGN SERVICES, LLC
414.507.3046

RETAINING WALL

ANDY LOPAC
1436 S 92ND ST
WEST ALLIS, WI 53214

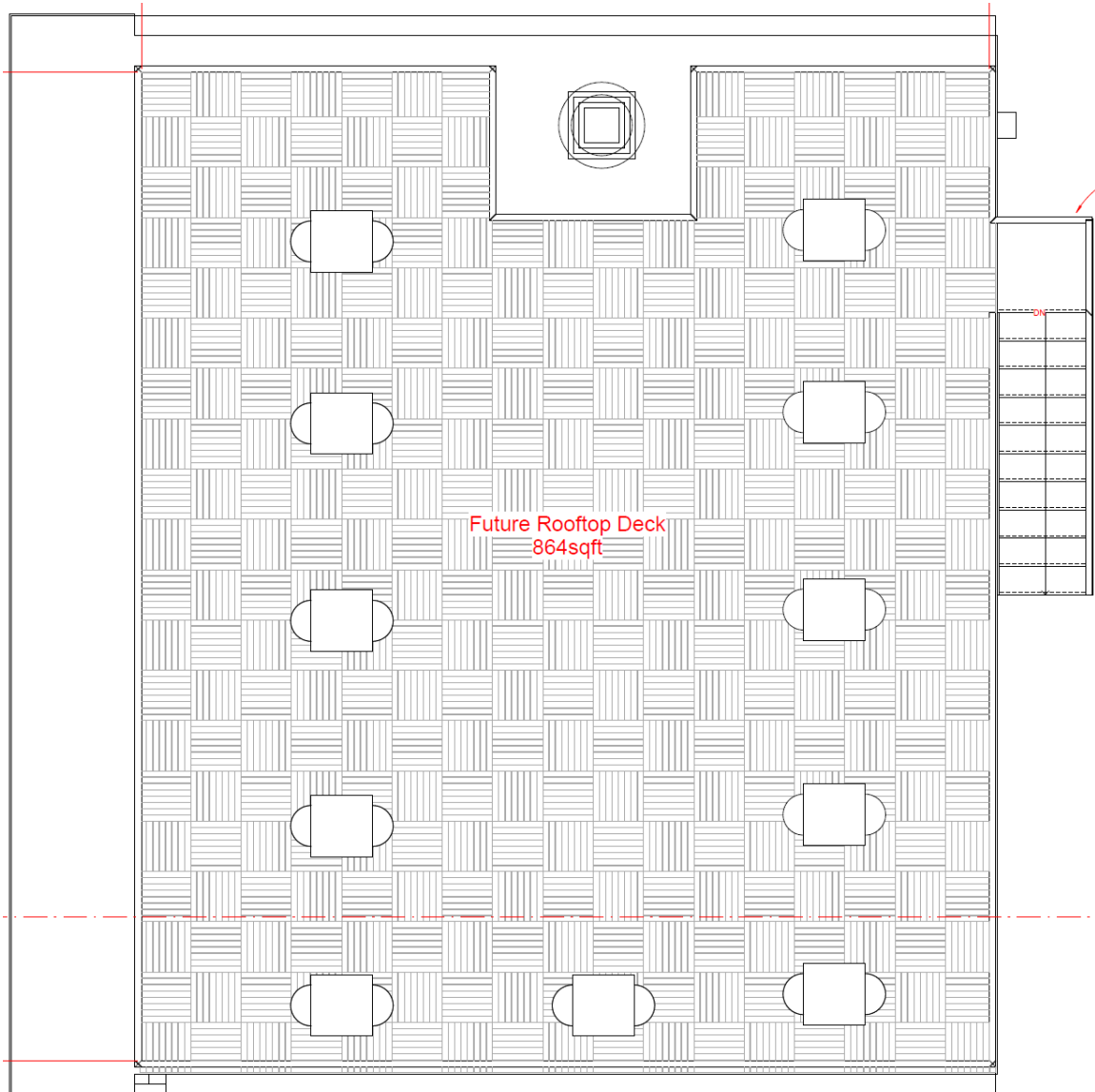
ARBORVITAE

ENDLESS SUMMER ORIGINAL HYDRANGEA SHRUB

HOSTAS

Rooftop Floor Plan

The rooftop deck will accommodate 11 tables with 22 seats. A screened off vent will emit the scent of delicious baked goods. The rooftop is accessible via a staircase on the backside of the building.



Recommendation

Recommend Common Council approval of the Special Use Permit for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., and approval of the Site, Landscaping, and Architectural Plans for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., submitted by Andy Lopac, d/b/a Bread Pedalers. (Tax Key No. 451-0228-002), 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 Planning & Zoning program to show the following: (a) an updated site and landscaping plan to show the overall property and proposed site features including dimensions, landscape quantities, the size of the beds, location of plants; (b) landscaping in accordance with the City Forester recommendation.. Contact Tony Giron, Planner at 414-302-8469.
2. An estimated cost of paving, 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, Planner at 414-302-8469.
4. Common Council approval of the Special Use (scheduled for May 4, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

5. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
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.