



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, December 2, 2020  
6:00 PM  
Virtual Meeting**

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

- 6A. **Special Use Permit for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave.**
- 6B. **Site, Landscaping, and Architectural Plans for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave., submitted by Ana Gonzalez (Tax Key No. 475-0220-000).**

Items 6A and 6B may be considered together.

**Overview & Zoning**

Piece of Love submitted an application to open a bakery at 6768 W. Lincoln Ave. Piece of Love will specialize in decorating personalized cakes, and creating balloon and floral arrangements for special occasions.



Piece of Love is proposed to be open Monday – Friday from 10:00am – 7:30pm and Saturday and Sunday from 9am – 3:00pm. Piece of Love will begin operations with two employees, and plan to hire part-time staff, as needed, as the business grows.

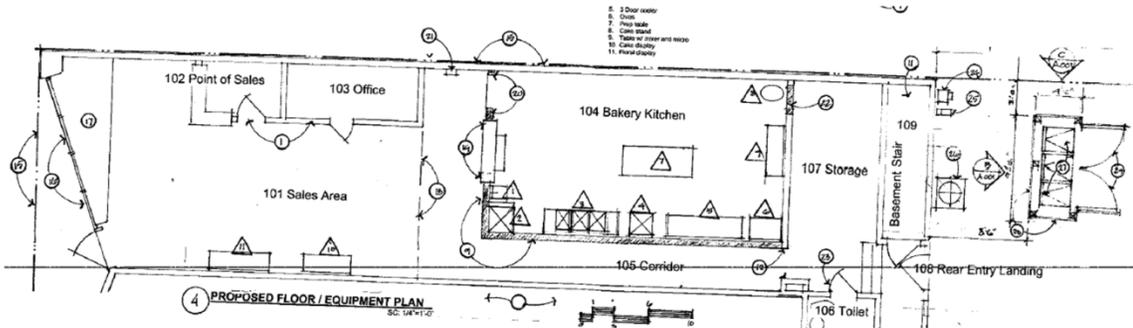


The property at 6768 W. Lincoln Ave. is currently zoned C-2 Neighborhood Commercial District. A bakery is considered a Special Use in the C-2 district and requires a Special

Use Permit. A public hearing regarding the Special Use Permit application is scheduled for December 15, 2020.

### Interior Building Plans

Piece of Love is proposing to install a new wall to separate the sales area from the bakery/kitchen area. The sales area will include a 3-door refrigerated display for flower arrangements, and a curved glass display case for cakes and desserts. The sales area, office, point of sale area, and corridor will have vinyl plank flooring. In the bakery/kitchen space, a variety of sinks, for dishes, handwashing, and cleaning will be installed, as well as refrigerators, a ventless convection oven, and other necessary equipment. The bakery/kitchen will have a service counter facing the sales area, as well.



### Architectural Plans

No exterior/architectural improvements are currently proposed. The existing storefront system, sign, and brick are proposed to remain.

Staff recommends that the applicant and owner work together to submit a plan to show minor façade improvements. At a minimum, this should include tuck-pointing of the brick as needed, and addressing the exposed insulating foam on the front façade. On the building's back side, the mansard roof area should be power-washed or repainted and any debris (old chairs and windows, etc.) should be removed from the property.



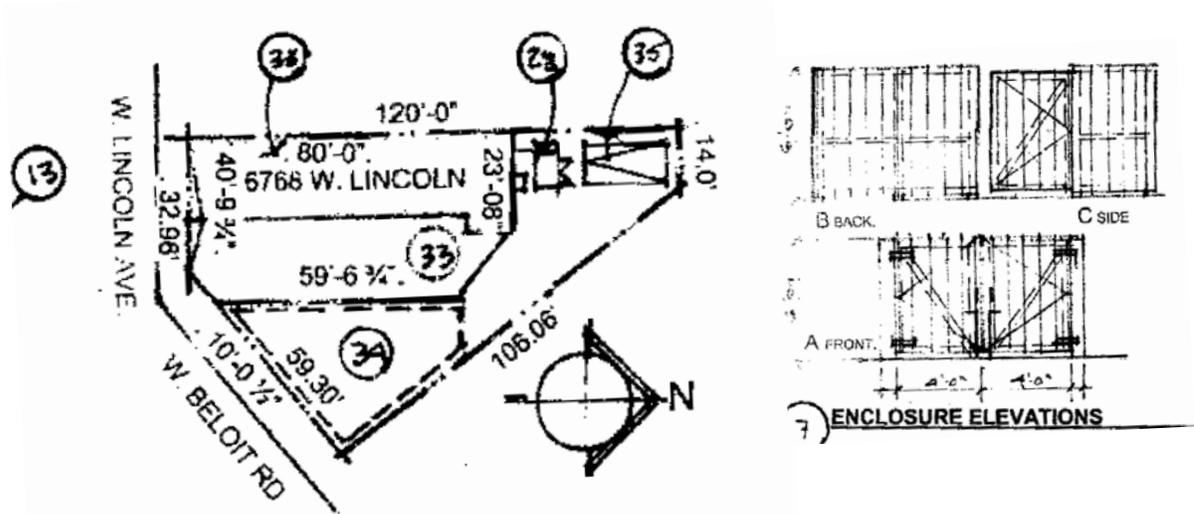
### Signage

The existing building signage is non-conforming. Code allows for one projecting sign per tenant space, with a maximum area of 16 sq. ft. The existing signage consists of two projecting signs, with an area of 24 sq. ft. each. Staff recommends the plans be updated to reflect that the non-conforming sign will be removed and to identify the date by which the work will be completed, which should be within 1 year of approval. When removing the non-conforming sign, any hidden façade issues or gaps that the removed signage leaves behind should also be addressed.



### Site and Landscape Plans

The proposed site plan improvement is the inclusion of a 6ft. wooden refuse enclosure in the rear of the building, with one parking stall to remain behind the enclosure. Staff is concerned about the opening of the refuse enclosure and any conflict it may cause with the proposed parking stall. Staff recommends the applicant submit plans showing more detailed information regarding dimensions on site, to verify there is enough space for the proposed plan elements to properly function.



**PROPOSED SCHEMATIC SITE PLAN**

In the rear of the property, there is an existing area of landscaping, which looks unfinished and is bleeding into the parking stall. Staff recommends the applicant submit plans that identify how this area will be addressed to have a more clean and completed look, one which will create a clear division between the landscaped area and the parking area.



The plan includes one parking stall, while City Code calls for 5 parking stalls. However, street parking is available relatively nearby, along S. 67<sup>th</sup> Pl. and S. 68<sup>th</sup> St., as well as along W. Beloit Rd. between the hours of 9am and 3pm. As part of the Special Use Permit, reduced parking may be permitted and customers can rely on street parking, as has historically been the case for this commercial space. With an estimate of 9 customers per day, staff does not anticipate that the reliance on street parking for Piece of Love will negatively impact the surrounding neighborhood.



### **Recommendation**

Recommend Common Council approval of the Special Use Permit for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave., and approval of the Site, Landscaping, and Architectural Plans for Piece of Love, a proposed bakery, to be located at 6768 W. Lincoln Ave., submitted by Ana Gonzalez (Tax Key No. 475-0220-000), 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) Proposed façade improvements including: tuck-pointing of the brick as needed, addressing the exposed insulating foam on the front façade, painting or power-washing the mansard roof on the rear of the building and the removal of any debris (old chairs and windows, etc.) from site; (b) removal of the site's non-conforming projecting sign within 1 year of approval; (c) detailed information regarding dimensions on rear of site, to verify there is enough space for the proposed refuse enclosure and parking area to properly function together; (d) improvements to existing landscape/parking stall area. Contact Katie Bennett, Lead Planner at 414-302-8463.
2. An estimated cost of landscaping and screening, if any, being submitted to the Department of Development for approval. Contact Katie Bennett, Lead Planner at 414-302-8463.
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 Katie Bennett, Lead Planner at 414-302-8463.
4. Common Council approval of the Special Use (scheduled for December 15, 2020) and applicant's acknowledgement of the Special Use Permit Resolution.