



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

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

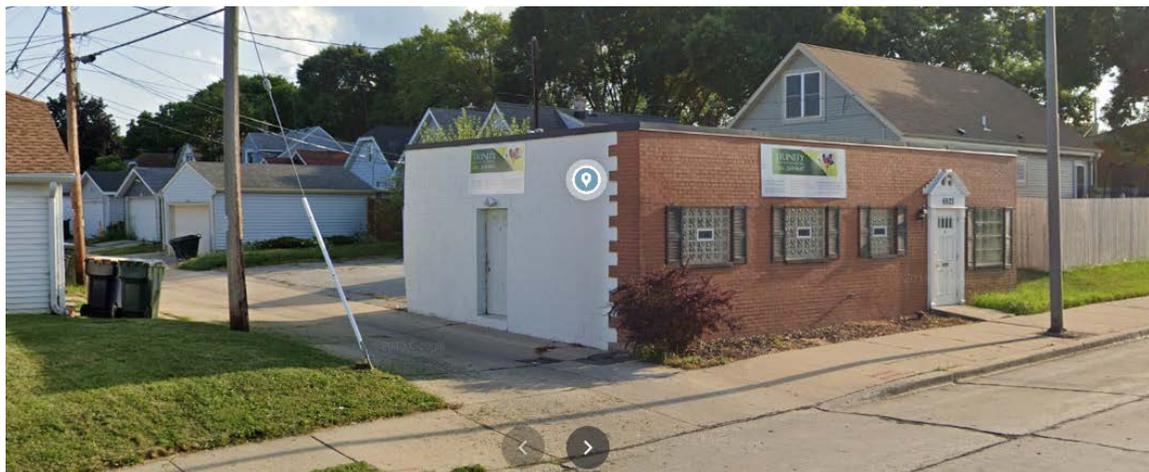
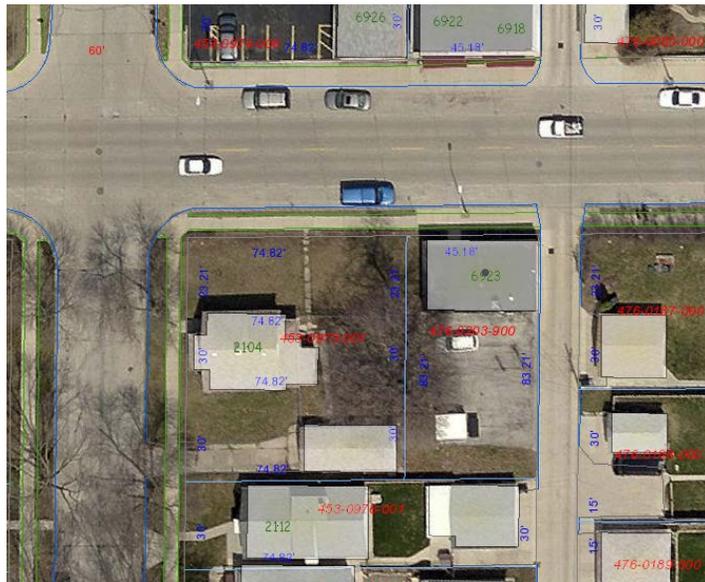
- 8A. Special Use Permit for a proposed cafe, within a former office building, to be located at 6923 W. Becher St.**
- 8B. Site, Landscaping, and Architectural Plans for a proposed cafe, within a former office building, to be located at 6923 W. Becher St. submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900).**

Items 8A and 8B may be considered together.

Overview & Zoning

Mark Lutz submitted an application to open a small boutique retail shop and café serving cakes, torts, doughnuts, bakery and pastries from popular and unique establishments around the Milwaukee area (Simma's, Canfora, Cranky Al's, Breadsmith, Cake Lady...).

Mr. Lutz will also be applying for a liquor license to serve wine along with other non-alcoholic beverages (coffee & teas). Customers would purchase goods for on-site as well as off-site consumption. A small number of tables would be provided for on-site consumption.



The following hours are offered within the application:

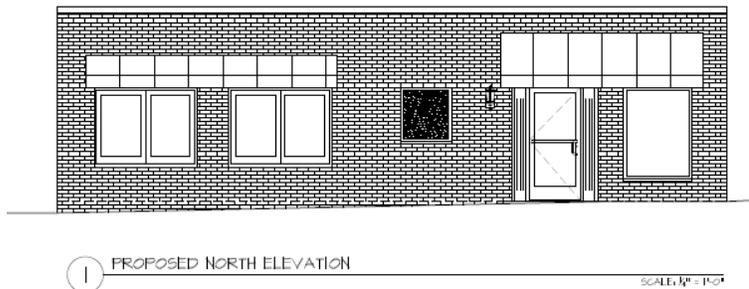
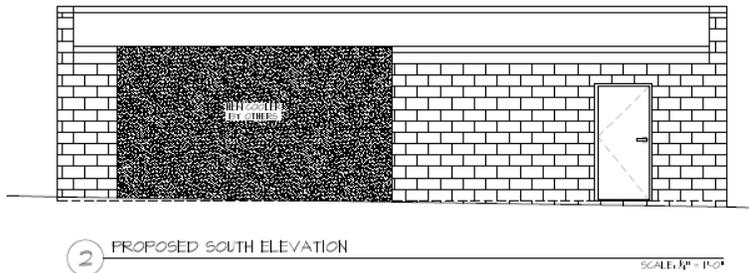
Monday and Tuesday – Closed
Wednesdays: 6am – 2pm
Thursdays: 6am – 2pm
Fridays: 6am – 2pm and 6pm to 8pm
Saturdays: 6am – 4pm
Sundays: 6am – 2pm

The property is .08 acres (3,450-sf) with an approximate 900-sf building and is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, cafés fall under our "food production, limited" definition, and require a Special Use Permit. A public hearing regarding the Special Use Permit application for the proposed dessert café is scheduled for December 15, 2020.

Site, Landscaping and Architectural Plans

The dessert cafe is proposing to renovate the former office space for a small retail shop and café. Limited seating will be provided on site and within the building. The plans will need to confirm the actual furniture and fixture layout within, but indications from Mr. Lutz suggest 4-5 tables inside, and an additional two tables being placed outside the front door and alongside the building. A small paved parking area with a shed currently exists behind the main building. A new cooler is proposed behind the building.

Interior updates – Plumbing, electrical and updated restroom facility to code. Total capacity planned is under 16 persons.



Exterior - New storefront and rear door will be installed, new storefront windows will replace the existing glass block, and new storefront awnings will also be installed. On the rear of the building, a cooler will be added. Masonry work will also be included to surround the new cooler on the back of the building. A roof over the cooler wall enclosure is also required by code.

Site – The site is located on the south side of W. Becher St. with off-street parking accessible from an existing alley. With the addition of a cooler on the rear of the building four off-street parking stalls will still be provided behind the building (one ADA stall). On

street parking is also available along W. Becher St. A small outdoor dining area is also shown on the site plan for an additional 2 tables. Landscaping is also planned along the street frontage.

Based on the type of use the required off-street parking requirement is for 5 off-street parking stalls are required.

Total project cost estimate is \$140,000.

Recommendation

Recommend Common Council approval of the Special Use Permit for a proposed cafe, within a former office building, to be located at 6923 W. Becher St. and approval of the Site, Landscaping, and Architectural Plans for a proposed cafe, within a former office building, to be located at 6923 W. Becher St. submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900)., subject to the following conditions:

(Items 1 through 3 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) window, door and awning details of proposed exterior improvements; (b) updated floor plans to indicate furniture and fixture layout and seating; (c) determination by City Engineer relative to need for a grant of privilege relative to front property line location and outdoor seating area; (d) cooler area being enclosed within masonry walls to complement building color and roof covering as required per building code; (e) City Forester approval of the landscaping species and number; (f) refuse location and 4-sided screening method being noted on plans. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. 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 Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
3. Common Council approval of the Special Use (scheduled for December 15, 2020) and applicant's acknowledgement of the Special Use Permit Resolution.

