



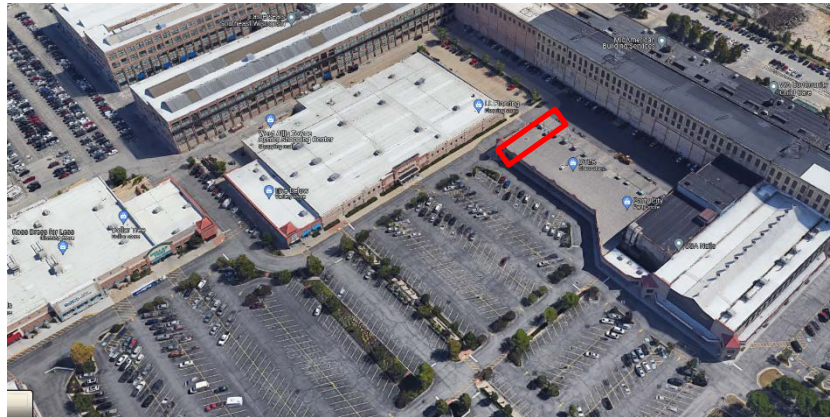
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 14, 2023
5:00 PM

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

- 4A. **Conditional Use Permit for Las Cazuelas Chilaquiles & Taco Bar, a proposed restaurant, at 6738 W. Greenfield Ave.**
- 4B. **Site, Landscaping, and Architectural Plans for Las Cazuelas Chilaquiles & Taco Bar, a proposed restaurant, at 6738 W. Greenfield Ave. (Tax Key No. 439-0001-014).**

Overview and Zoning

The property is part of the West Allis Towne Center and zoned C-3 commercial district. This project will establish a new 2,500-sf restaurant in an otherwise vacant storefront. Previously, this space was a Cousins Subs, so there is precedence for a food vendor at this location. Las Cazuelas will serve residents, shoppers visiting the West Allis Towne Center, and the community as a whole with authentic Mexican food. Dine-in and carryout options will be offered. Restaurants are considered [conditional use within the C-3](#) commercial zoning district.



The food menu is primarily focused on chilaquiles as well as all the derivatives of the main ingredients, like tacos and soups. Las Cazuelas aims to provide authentic Mexican food (with influences from the northern regions of Mexico) to local residents and visitors alike.

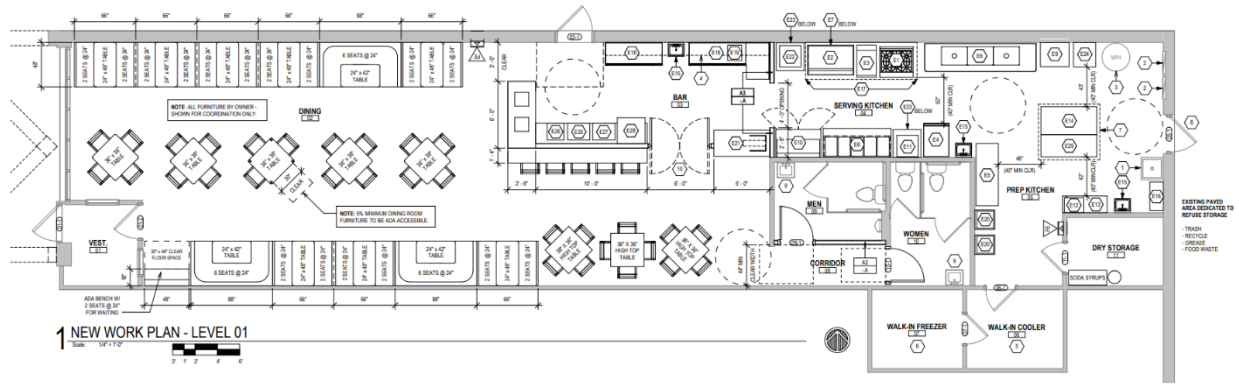
License needed: A class B liquor license will be needed as the new restaurant will serve alcohol (example: mixed drinks, margaritas, beer, and wine).

Staffing: The new restaurant is expected to employ 12 people.

Hours and Days of Operation: The restaurant will operate year-round with select closures for holidays. Sunday through Thursday from 11am to 9pm, and Friday and Saturday: 11 am to midnight. The establishment hours on Friday and Saturday may close sooner based on demand.

Timeline: Once all necessary approvals and permits have been received, the intent is to build out the restaurant quickly and open to the public within the first quarter of 2024.

Floor Plan - The existing building exterior to remain as is except for new exterior signage. The scope of this project is limited to an interior remodel of an existing storefront space, what used to be Cousins Subs but now sits vacant. Internal capacity for up to 99 people. All interior improvements will comply with relevant building codes. The restaurant will remain and/or improve accessibility throughout the interior spaces that serve the public. The floor plan and fixture layout is shown below.



Site, Landscaping, and Architecture – The new restaurant is part of the West Allis Towne Center and is regulated under an existing site/landscaping plan. There are no changes planned by the restaurant to significantly change the site at this time. There is an existing refuse area behind the building (to the east) that is screened. Deliveries would also take place behind the building as there is direct access to the kitchen from the east.

- The only restaurant amenity that might be added in the future would be some outside seating which is part of the staff recommendation to show the quantity and location on a site plan if desired. An extension of licensed premise application would need to be filed through our Clerk's Office.

Architecture – No changes planned to the exterior of the building other than signage which may be approved as part of the signage permit process.

Recommendation: Common Council approval of the conditional use and approval the Site, Landscaping, and Architectural Plans for Las Cazuelas Chilaquiles & Taco Bar, a proposed restaurant, at 6738 W. Greenfield Ave. (Tax Key No. 439-0001-014), subject to the following conditions:

1. Common Council approval of the Conditional Use Permit (December 12, 2023).
2. A revised site plan being submitted to the Planning and Zoning Office if exterior seating arrangements are planned.
3. Signage and exterior lighting plan being submitted to Planning Office for design review.