



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, September 22, 2021  
6:00 PM  
City Hall – Room 128**

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

- 2A. Special Use Permit for a proposed restaurant expansion to Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave.**
- 2B. Site, Landscaping, and Architectural Plans for a proposed restaurant expansion to Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave. submitted by Casey Rataczak d/b/a Caminobarwestallis LLC (Tax Key No. 453-0089-000).**

Items 2A and 2B may be considered together.

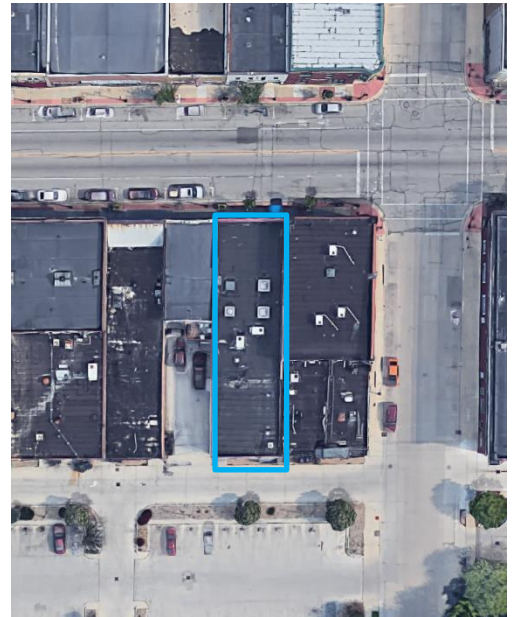
**Overview & Zoning**

The owner of Camino is proposing to update the property located at 7211-13 W. Greenfield Ave. The applicant is proposing to expand the existing restaurant (located at 7211 W. Greenfield Ave.) into the adjacent space in the same building. A vape shop was formerly in this tenant space at 7213 W. Greenfield Ave. In this 1,221 SF space, the applicant will expand the restaurant’s prep kitchen and dining area. This will create room for overflow seating and special event space to host holiday parties or private groups. The business will be hiring 4-5 new employees to help staff the expanded restaurant.

The business is a restaurant use and is considered a special use in the C-1 Central Business District.

The existing hours of operation are not changing:

Monday – Thursday: 11am – 10pm  
Friday: 11am – 11 pm  
Saturday: 10 am – 11 pm  
Sunday: 10 am – 10 pm

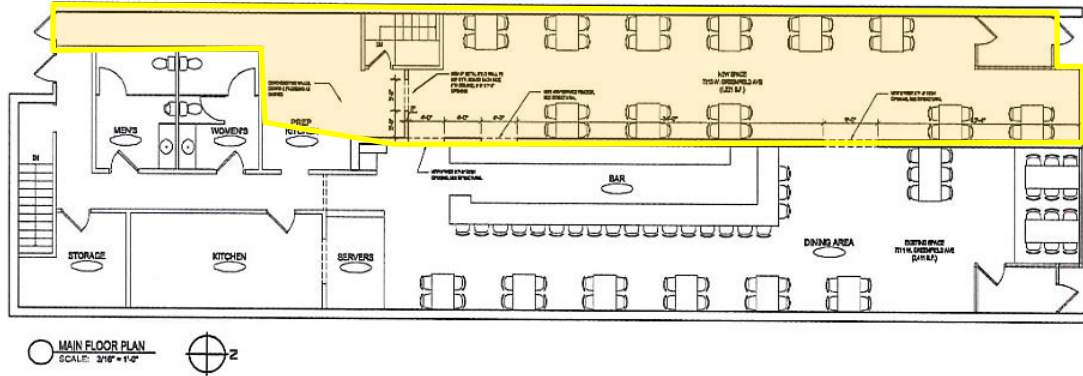


A public hearing regarding the Special Use Permit application for the proposed restaurant expansion into 7213 W. Greenfield Ave. will be scheduled for October 19, 2021.

**Floor Plan**

The proposed 1,221 SF restaurant expansion will bring the restaurant into the Western portion of the existing building. The applicant will create 2 new doorways to connect the spaces. The applicant will also install new flooring, update electrical and plumbing, remove several existing walls, and remove a small bathroom to create space for the prep kitchen and dining area. The new dining area will seat 44 additional patrons.

## Proposed Restaurant Expansion



### Site, Landscaping and Architectural Plans

The existing building at 7211-13 W. Greenfield Ave. takes up the entirety of the property. There are no proposed changes to the exterior of the property.

The zoning ordinance requires 25 parking stalls, and they are providing 0 stalls. There is ample parking in the municipal lot behind the property, on the street in front of the building, and on streets throughout the surrounding neighborhood. Staff will recommend Common Council waive the parking requirement for this property.



Staff does not recommend requiring a surety bond for this project.

**Recommendation:** Common Council approval of the Special Use Permit for a proposed addition to Camino, an existing restaurant, located at 7211-13 W. Greenfield Ave. and approval of the Site, Landscaping, and Architectural Plans submitted by Casey Rataczak d/b/a Caminobarwestallis LLC (Tax Key No. 453-0089-000), subject to the following conditions:

(Item 1 is 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. Common Council approval of the Special Use (scheduled for October 19, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.