



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 28, 2026
City Hall, Room 128
6:00 PM

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

- 2A. Conditional Use Permit for Banh Mi Corner, a proposed Restaurant Use, at 6780 W. Greenfield Ave.**
- 2B. Site, Landscaping, and Architectural Design Review for Bahn Mi Corner, a proposed Restaurant Use, at 6780 W. Greenfield Ave. (Tax Key No. 439-0001-008).**

Overview and Zoning

West Allis Towne Center is a 23.5-acre shopping area consisting of consisting of 4 lots. The Towne Center hosts a variety of businesses including the recently opened Planet Fitness, Pan Asia Grocery, and Las Cazuelas Mexican Restaurant. A new addition to the Towne Center is Banh Mi Corner, proposed to be located directly next to the existing Dollar Tree.

Banh Mi Corner is being proposed by applicant Nadia Vo. The restaurant is to specialize in Vietnamese fare such as Banh Mi's and Vietnamese Coffee. In addition to these menu items are additional coffee drinks, milk & fruit teas, and smoothies. Drinks can be topped with additional toppings including, but not limited to, tapioca pearls, popping boba, and so on. The restaurant will be a fast casual style restaurant with customers ordering and picking up at a counter.

The timeline for the restaurant is currently undetermined, however, building permits, food licenses, and other necessary permits have been applied for. The applicant hopes to be open in the beginning of March 2026.

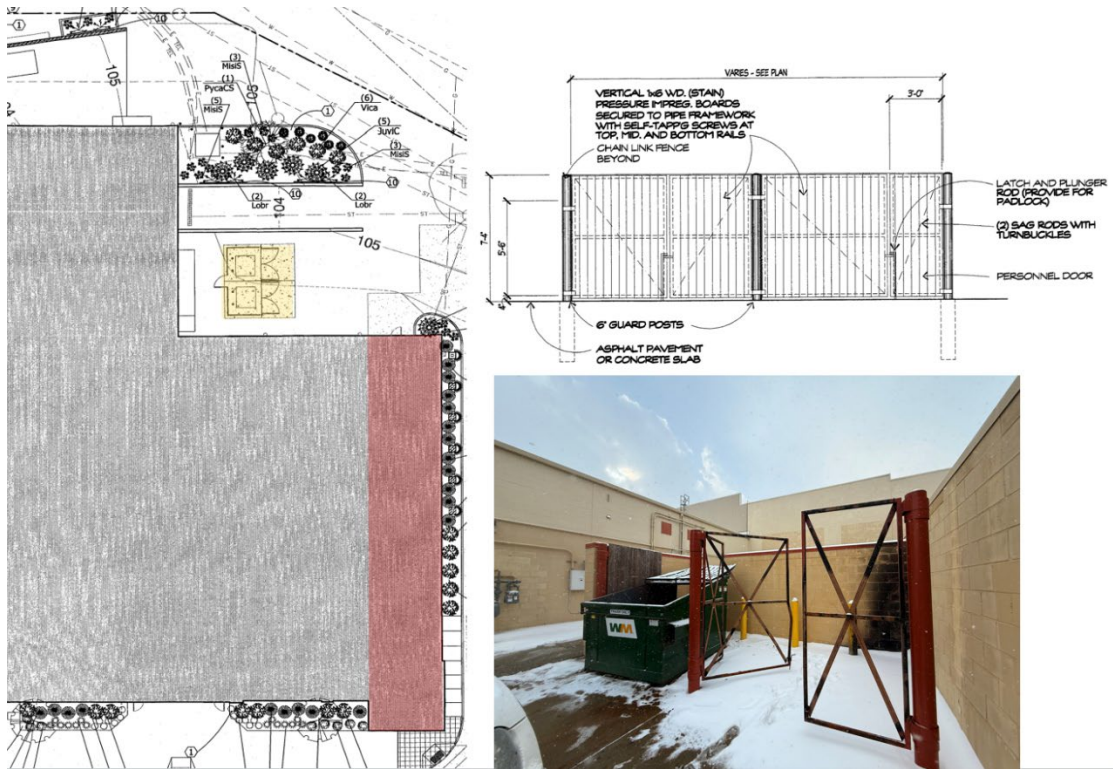
Hours of operation:

- 9 a.m. - 7 p.m. every day except Tuesday
- Closed on Tuesdays

Site and Landscaping Plan

The overall property is under an approved site and landscaping plan, with cross access between properties. Shared parking exists directly in front of the business and to the side. The existing business does not have any bicycle parking. Per code, at least 1 outdoor space is required. Landscaping exists between the side of the building and the shared access drive.

An existing refuse area is located at the rear of the business. Upon inspection, staff noticed that the condition of the refuse area has deteriorated over the years. The existing refuse area is recommended to be rescreened by the applicant or landlord in alignment with the existing site plan on file.

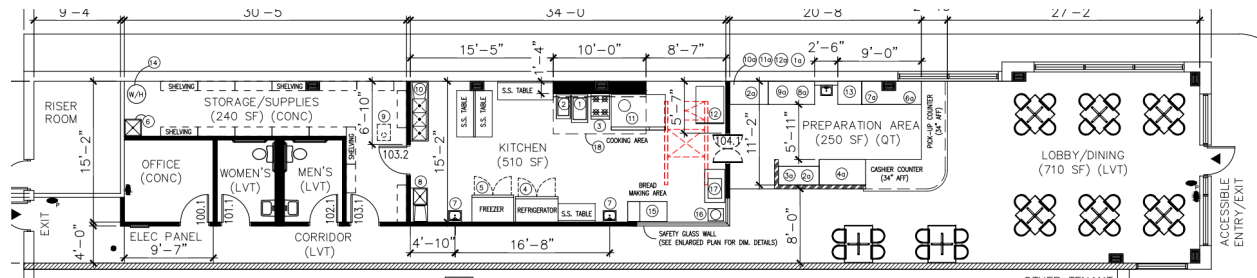


Architectural Plan

No changes are planned to the exterior of the building. The overall site is part of a master site plan. New signage is expected but has not been submitted by the applicant at this time.

Floor Plan

The floor plan shows 32 indoor seats for patrons, carry-out service, and bathrooms in the rear. The restaurant operations include a preparation area, kitchen, office, and storage room.



Design Review Guidelines:

This is an existing property and the majority of proposed changes are internal within the building. Design review guidelines are not required for this project.

Recommendation: Common Council approval of the Conditional Use Permit for Banh Mi Corner, a proposed Restaurant Use, at 6780 W. Greenfield Ave. and approval of the Site, Landscaping, and Architectural Design Review for Bahn Mi Corner, a proposed Restaurant Use, at 6780 W. Greenfield Ave. (Tax Key No. 439-0001-008), subject to the following conditions:

1. Common Council approval of the Conditional Use Permit (Scheduled for February 10, 2026)
2. Revised site plan being submitted to show enhancements to the screening of the existing refuse area in accordance with design guidelines
3. A public bicycle rack being located in front of the building.
4. Signage and lighting plans being reviewed for compliance and subject to permitting.