



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 3rd, 2026
6:00 PM, Room 128

- 2A. **Conditional Use Permit for Paletería Yayo, a proposed Food Production use, at 5900 W. Burnham St.**

- 2B. **Site, Landscaping, and Architectural Design Review for Paletería Yayo, a proposed Food Production use, at 5900 W. Burnham St. (Tax Key No. 455-0066-000)**

Overview and Zoning

Paletería Yayo will utilize a long-vacant commercial space on Burnham St, the last known use was a jewelry store back in 1955. This proposal is for a specialty frozen dessert business that specializes in paletas (Mexican-style popsicles), non-alcoholic cocktail style specialty drinks, and a variety of snacks.



The proposed dessert business is to be located in a [vacant commercial space](#). Currently, an apartment exists on the second floor of this building, as the business will be contained to the first floor of the property, the apartment will be unaffected. The entirety of the first floor is proposed to be used for the business. Site modifications are proposed to support the business. All modifications are internal to the property building, not the exterior of the property. Construction is estimated to

take 4-6 months to complete, with the business opening in October 2026. The property is zoned C-2. A conditional use is required for food production uses in the C-2 zoning district.

Hours of Operation are as follows

Production of dessert and frozen items begins at 7am each morning

The retail space will be open to customers:

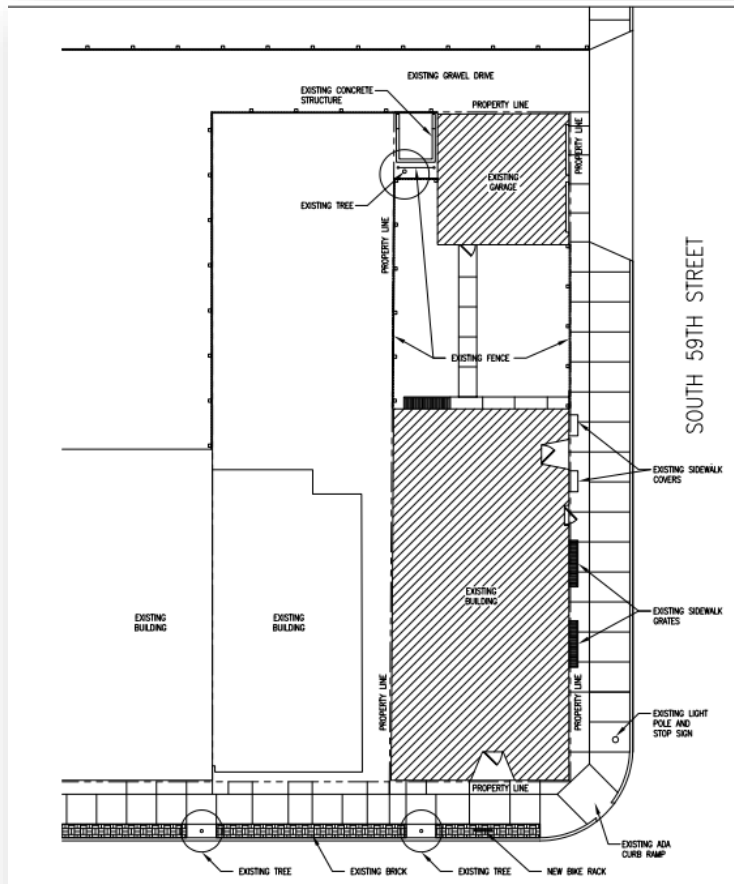
- Monday – Sunday:
12:00 p.m. – 12:00 a.m.

Site & Landscaping Plan

The site plan submitted by the applicant shows minor modifications, including a new bicycle rack and additional split A/C units in the rear. The bicycle parking will be placed in the front of the site, with the applicant requesting eligibility to use a City provided rack. The additional split A/C units will be added to a condenser that is already on the property in the rear yard of the property. Site access includes access off a staff entrance leading to South 59th Street, as well as the customer entrance off of West Burnham Street. There will not be any onsite parking, with employees and customers utilizing street parking in the area. Paletero carts will not be stored on site.

Upon inspection, the quality of the landscaping appears satisfactory. No changes needed at this time.

Property has an existing fence to buffer access to the rear of the property as the backyard is primarily used by the residents of the attached apartments. There is an existing garage that will remain untouched for usage by the apartments residents. A trash refuse area is shown in the rear of the property, will need details on the materials of the gate for approval.



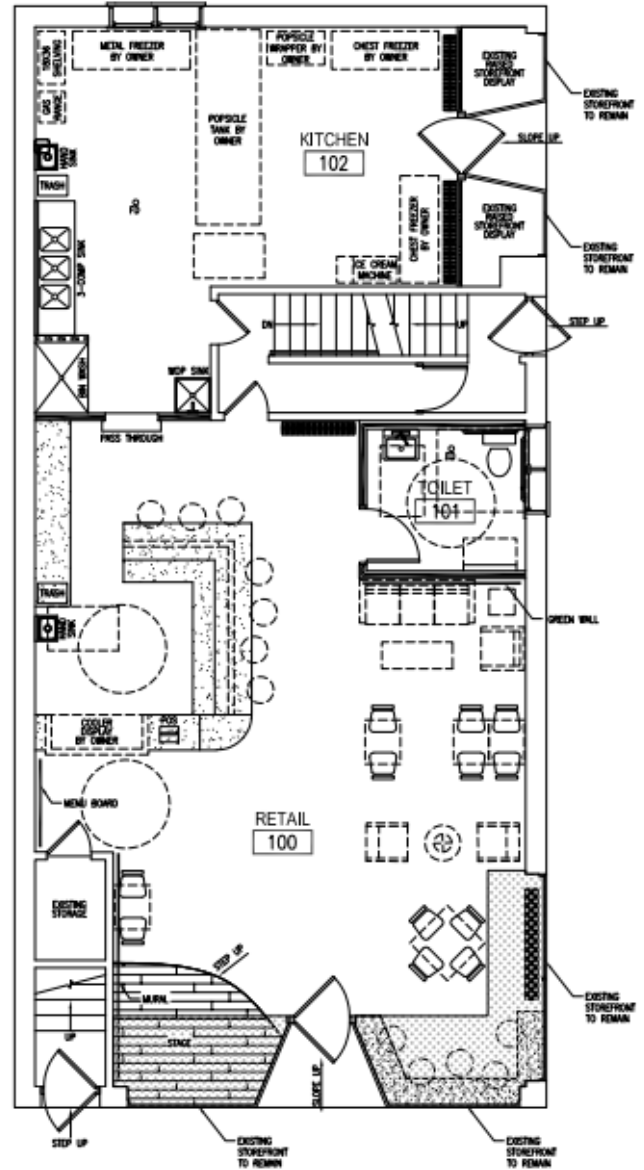
Architectural Plan

The existing building materials are not proposed to change. Any future exterior design changes, such as a sign or mural would require additional approval, which the applicant is aware of.

Floor Plan

Access to the interior for patrons is provided from an entrance on the south wall of the property. A separation will be created at the rear residential entry to separate the business from residential access. Within the customer area is a large room for seating. As well as a counter bar located by the cashier as well as along the southeast entrance windows. A small stage will be created for performances to the left of the entrance, along the southwest corner of the interior. A new bathroom will be constructed that is accessible with accessible toilet fixtures. The northern vacant space of the kitchen will become the kitchen which includes multiple freezers to store frozen perishable food items and a food prep area.

The existing ceilings will be replaced with drywall ceilings to create a fire-separation between the business and the residential apartment located above. One radiator unit will be relocated to accommodate the new floor plan, the existing radiator system will be retained and reused.



Design Guidelines

This project's scope does not include exterior façade changes, and very minimal site changes. To this end, the recommended conditions of approval will satisfy standards for refuse location/screening, signage and lighting. The existing building faces the public realm as built.

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Paletería Yayo, a proposed Food Production Use, at 5900 W. Burnham St. (Tax Key No. 455-0066-000) subject to the following conditions:

Items 1-3 below to be satisfied before starting work:

1. Common Council approval of the Conditional Use Permit (Scheduled for June 16, 2026)
2. Any work done within the City Right of Way will require a [Permit](#) from Engineering. Additionally, any contractors will need to be licensed and bonded in the City. Contact Engineering Dept/Greg Bartelme at gbartelme@westalliswi.gov with questions.
3. Signage and lighting plans to be submitted for design review and permitting. Contact Planning and Zoning planning@westalliswi.gov with any questions.

