



City of Waukesha
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Committee: Plan Commission	Date: 1/24/2024
Common Council Item Number: PC23-0488	Date: 1/24/2024
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: PC23-0488- Conditional Use Permit- 1345 S West Avenue, Indian Village Restaurant- A request to operate a restaurant with a drive-thru in the B-3 General Business district.	

Details:

The applicant is requesting a Conditional Use Permit to operate a drive-thru Indian restaurant located at 1345 S West Avenue. The site is zoned B-3, General Business District, which requires a drive-thru restaurant to obtain a Conditional Use Permit. This location was previously Murf's and Buddy's Burgers, both of which used the drive-thru.

Indian Village restaurant will be open 7 days a week from 11am to 10pm. The owner anticipates approximately 4-5 employees on site. The drive-thru, dining room, and existing patio will be used for this business. The applicant will be using the existing building without any exterior modifications, besides the addition of new signage. There is currently a dumpster enclosure on site which is in good condition.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Executive Recommendation:
Staff recommends approval of the Conditional Use Permit for 1345 S West Avenue with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- All dumpsters must be stored in the dumpster enclosures on site
- Any future exterior improvements must come back to the Plan Commission for Architectural Review
- The conditional use permit applies to the current applicant only. If a new business comes to this address and uses the drive-thru, they will need to apply for a new conditional use permit.
- All signs must be applied for and permitted per city code.