



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 4/24/2019
Common Council Item Number: PC19-0029	Date: 4/24/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Casa Tequila, 2423 Kossow Road – Final Site Plan & Architectural Review	

Details: The applicant is seeking Final SPAR for improvements to the front (West) façade of the Casa Tequila Restaurant. They plan to repaint the façade a lighter tan color to match the East, West, and South sides of the building. They will also add two false balconies on either side of the front entrance. The balconies will have faux wood and glass doors, metal railings, and terra cotta style tile roofs. As part of this project the applicant will remove the glass brick section from the entryway and replace it with a brick base and tan EIFS wall to match the rest of the building, as well as a transom window to match the other entry sections. The applicant also plans to add accent lighting along the North, South, and West facades.

Aside from the accent lighting no significant changes will be made to the other facades at this time. The other facades do not include much architectural detail, aside from the masonry base, but their visibility from the surrounding properties is limited, and the Plan Commission approved them as they are during the last major remodel in 2012, so staff is comfortable recommending approval without any modifications to them.

Options & Alternatives:

Financial Remarks:



Staff Recommendation: Staff Recommends approval of Final Site Plan and Architectural Review for Casa Tequila at 2423 Kossow Rd. with the following conditions:

- All Engineering Department, Fire Department, and Water Utility comments will be addressed.
- The applicant will remove the deteriorating structure of a former Gander Mountain sign.
- The applicant will either replant any dead or deteriorated landscaping to a standard that meets the Landscape Plan that was approved in 2012 or will provide an updated Landscape Plan for staff approval.