



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
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City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 5/28/2025
ID Number: PC25-0045	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Minor Site Plan and Architectural Review – 818 W. St. Paul Avenue, Las Cazuelas Restaurant – A request to add a new concrete walkway and accessible entrance along with interior improvements to the building at 818 W. St. Paul Ave. in the B-3 General Business District	

Issue Before the Council: Proposed site alterations for a new restaurant, including a new patio area in the front, newly striped spaces, and a new dumpster enclosure. The Plan Commission will need to decide whether to approve an exception to the zoning code's parking requirements for a restaurant.
Options & Alternatives: <ul style="list-style-type: none">• The Plan Commission could approve the application with or without conditions, or deny it. If the application is denied the proposal will not be able to go forward.• The Plan Commission could require the applicant to find additional parking via a shared parking agreement with a neighboring property within 400 feet.
Additional Details: The applicant is seeking Minor Site Plan and Architectural Review approval from the Plan Commission for site modifications at 818 W. St. Paul Ave. They plan to open Las Cazuelas Restaurant in the building there. They are not proposing any alterations to the building itself. In order to make the site suitable for a restaurant, they plan to re-stripe the parking area with eleven parking stalls. The code would require 18 stalls for a restaurant of the proposed seat number. The applicants believe eleven is sufficient, so they are requesting that the Plan Commission approve an exception in this case. The driveway will be arranged for one way traffic entering on the northeast driveway and wrapping around the rear before exiting to St. Paul Ave. at the southwest driveway. The applicant plans to pave a space in front of the building which was left as gravel after the water service was replaced several years ago. That space will be used as a patio area and will also include



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bicycle parking. Staff would like some separation to be added between the parking and the patio area, whether in the form of a fence, bollards, or planter boxes. Since the driveway approach is wider than the proposed drive lane within the parking lot, staff would also like the applicant to add bollards at the entrance.

The applicant is proposing a new dumpster enclosure in the rear, in place of an existing shed. The proposed enclosure will be made from concrete block on two sides, with the rear side made up by an existing retaining wall.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

818 W. St. Paul Ave. is currently an underutilized property. The proposed new restaurant in this location will help to activate the area and facilitate the development of a mixed-use node at the intersection of St. Paul Ave. and Prairie Ave., as envisioned by the Comprehensive Plan.

Financial Remarks: The proposed development will increase the City's tax base.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for 818 W. St. Paul Ave. with the following conditions:

- Add bollards, railings, or planter boxes to separate the patio area from the parking spaces, and to protect the parking spaces from the drive lanes at the entrance, to be approved by staff before Building Permits are issued.
- Engineering Department and Water Utility comments will be addressed.

Recommended Motion: "I move to approve Minor Site Plan and Architectural Review for Las Cazuelas Restaurant at 818 W. St. Paul Ave. with all staff comments to be addressed."



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Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
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City Administrator	Reviewer Signature