



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 25, 2023
6:00 PM**

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

4A. Conditional Use Permit for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave.

4B. Site, Landscaping, and Architectural Design Review for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave. (Tax Key No. 479-0430-001)

Overview & Zoning

Kenneth Peters, business owner, is proposing to open a new restaurant at 9638 W. National Ave. Nico's Authentic Premium Pizza will serve pizza with a full bar and occasional entertainment such as karaoke or trivia. There will be no structural or interior modifications. The applicant has applied for an Alcohol Beverage Retail License and has passed most inspections for business occupancy.

Proposed hours of operation:

Sunday-Thursday: 6AM – 2AM

Friday-Saturday: 6AM – 2:30AM

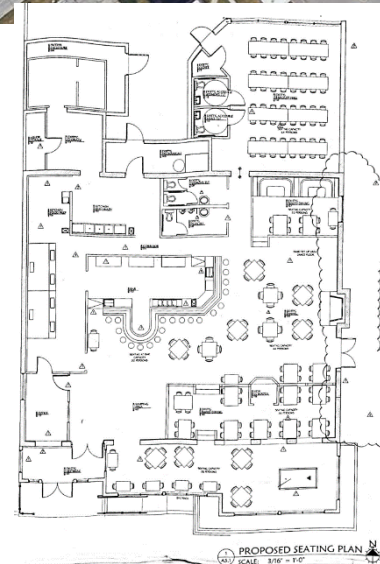
The property is zoned C-2. Restaurants are a Conditional Use in the C-2 zoning district. The property was previously a Restaurant use (The Choice Restaurant and Bar), however more than 1 year has passed since it was last occupied so a new Conditional Use permit is required.

Architectural Plan

No architectural changes are proposed. The 1-story building is primarily stucco system and CMU block façade painted white. Paint is in poor condition in certain portions of the building.

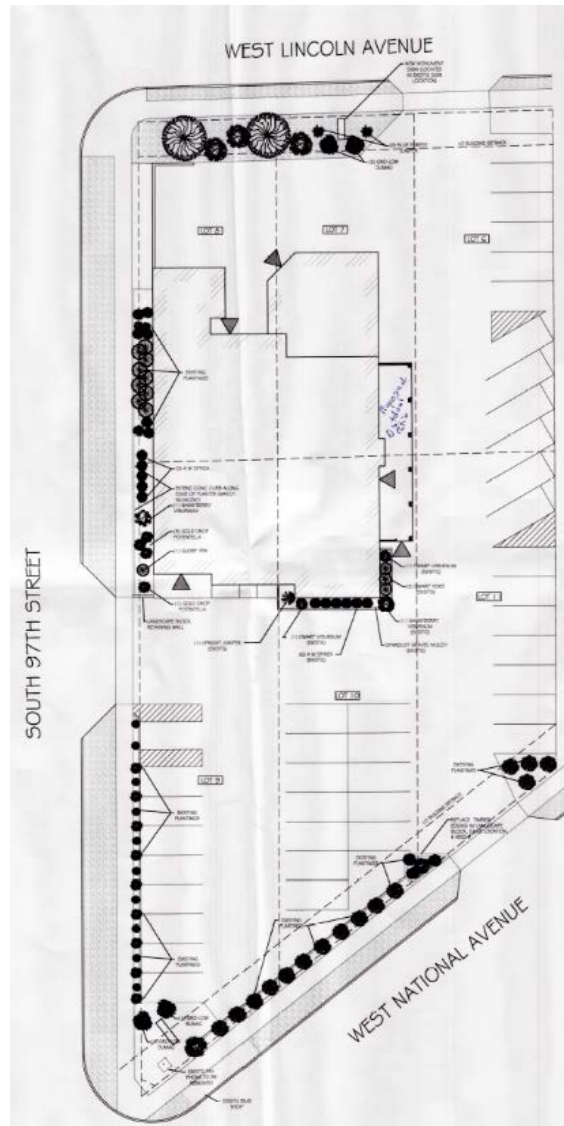
Floor Plan

No floor plan changes are proposed.



Site & Landscaping Plan

No site and landscaping changes are proposed. Site landscaping is in subpar condition. Staff recommends requiring a condition of approval that by May 2024, landscaping be refreshed in accordance with the approved site plan on file.



Design Guidelines

Design guidelines are not mandatory as there are no proposed changes to the site.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave. (Tax Key No. 479-0430-001) subject to the following conditions:

1. Landscaping maintenance in accordance with approved landscaping plan.
2. Repaint portions of façade showing significant wear.
3. Common Council approval of the Conditional Use Permit.