



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, January 23, 2019  
6:00 pm**

**City Hall – Room 128– 7525 W. GREENFIELD AVE.**

**9A. Special Use Permit for Uniko, a proposed entertainment venue, to be located at 1900 S. 60<sup>th</sup> St.**

**9B. Site, Landscaping and Architectural Plans for Uniko, a proposed entertainment venue to be located at 1900 S. 60 St., submitted by Jonathan De Leon (Tax Key No. 455-0073-000)**

Items 9A and 9B may be considered together.



**Overview**

Jonathan DeLeon, d/b/a Uniko, applied for a class B Tavern License for the subject premise and was conditionally approved by the License and Health Committee on December 4, 2018, subject to obtaining a special use.

Since a similar tenant has not occupied the tavern and hall lease space for over one year, a special use is required for the Uniko tenant prior to occupancy.

The applicant, Jonathan De Leon, d/b/a Uniko, has subsequently applied for a Special Use Permit for a proposed entertainment venue (bar and dance hall), to be located in a portion of

the existing building located at 1900 S. 60th St. This property has historically been utilized as a mixed use property since 1903 when it was built. This property has also historically been used as a



tavern and dance hall. M&M's and Danny's Sport's Lounge were the last tavern uses to occupy the premise and then followed by a non-alcoholic entertainment club called Just For Today.

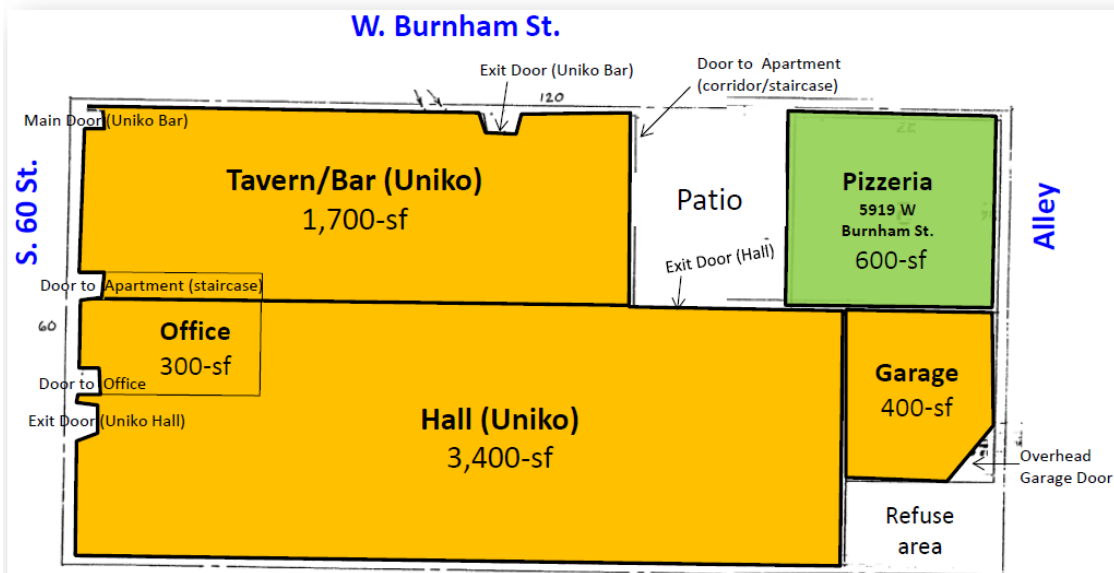
The existing property is a mixed use property (commercial and residential) consisting of an approximate 8,000-sf building. The premise consists of the following uses:

- Vacant bar and hall space (5,100-sf),
- Bari pizzeria (600-sf),
- 3-bedroom apartment on second floor (1,600-sf),
- Attached garage (400-sf)

## Mixed Use Building Floor Area

1900-02 S. 60 St. and 5919 W. Burnham St.

First Floor Areas



Lot area is 60-ft x 120-ft (7,200-sf)

Total Building Area is approximately 8,000-sf

- First floor building area 6,400-sf
- Uniko area 5,100-sf
- Second floor apartment (not shown) approximately 1,600-sf

### **Uniko - Proposed Operations**

Uniko will lease 5,100-sf within of the existing vacant tavern and hall area.

Uniko will include a bar and dance hall. The establishment will provide both DJ and live entertainment venues for adults 21 and older. The application also indicates dance classes (salsa and bachta) and use of the hall area. Both non-alcoholic and alcoholic drinks (Beer wine and mixed drinks) will be served.



### **Hours**

The license application indicates that the establishment will be open in accordance with State law and 7 days a week between 6am and State mandated bar time.

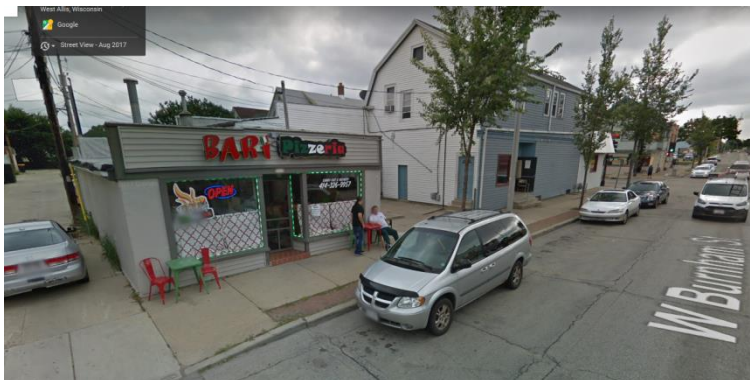
The applicant volunteers that peak operations will likely occur Thursdays, Fridays and Saturdays 8:30pm to State of WI mandated closing time and Sundays from 11:30am until 1am.

Dance classes are proposed to be offered within the stated hours of operation.

No outdoor extension of premise is proposed by the Uniko applicant for the outdoor patio area along W. Burnham St. However, the area may be used as a seating area (w/o alcohol service or consumption).

Interior renovations to the existing tavern and hall are proposed by the tenant. The changes are primarily cosmetic and the floor area will remain the generally the same as past uses of the space. Updates include new sound audio, video and lighting systems.

The existing Bari pizzeria/restaurant is a carry-out and delivery pizzeria and was approved via a 2012 special use (R-2012-0233) and the hours of operation are as follows: 10:00 a.m. to 11:00 p.m., seven days per week.



**Parking requirements.** 41 parking spaces are required for uses on the property as follows:

- a. Uniko - bar and hall space (5,100-sf/150 = 34 spaces),
- b. Bari pizzeria/restaurant (600-sf/150 = 4 spaces),

- c. 3-bedroom apartment on second floor (3 parking stalls)

Attached one car garage available on site (400-sf), otherwise there is no off-street parking.

**Site, Landscaping and Architectural Plans**

The building occupies the majority of the property. Staff's recommendation seeks to obtain confirmation (scope of work and a schedule) of certain property maintenance corrections, a contract with a commercial waste hauler, updated floor plans, exterior painting of trim and building façade (at NE corner), and cleaning and/or replacement of storefront tavern windows and doors.

**Recommendation:** Common Council Approval of the Special Use Permit for Uniko, a proposed entertainment venue, to be located at 1900 S. 60 St. and approval of the Site, Landscaping and Architectural Plans for Uniko, a proposed entertainment venue to be located at 1900 S. 60 St., submitted by Jonathan De Leon (Tax Key No. 455-0073-000), subject to the following conditions:

(Item 1-2 to be completed prior to issuance of a business occupancy permit).

1. A Site and Architectural (floor plan and exterior updates) Plan being submitted to the Department of Development to show the following: (a) an updated statement of hours of operation; (b) a floor plan of the overall space being provided; (c) refuse location being identified on a site plan and confirmation of a commercial waste hauler contract being provided; (d) confirmation on the use of the existing patio area along W. Burnham St.; (e) cleaning and/or replacement of storefront tavern windows and doors along the storefront level along W. Burnham St and S. 60 St. Windows shall be transparent and not tinted; (f) power wash the existing awning; (g) repair/level the concrete along the west side of the building foundation and clean basement window wells; (h) spot repair damaged siding along W. Burnham St.; (i) repaint window and door trim. Color/finish details being provided; (j) any proposed exterior lighting elements being identified on a lighting plan; (k) a scope and schedule of work and completion dates being provided. Contact Cory Clark and Steve Schaer, City Planner at 414-302-8460.
2. Common Council approval of the special use permit and applicant and owners acknowledgement of the terms of use (Public hearing scheduled for February 5, 2019).

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

3. Signage plan provided to Department of Development staff for review and approval.
4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.