



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 28, 2021
6:00 PM**

Virtual Meeting

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

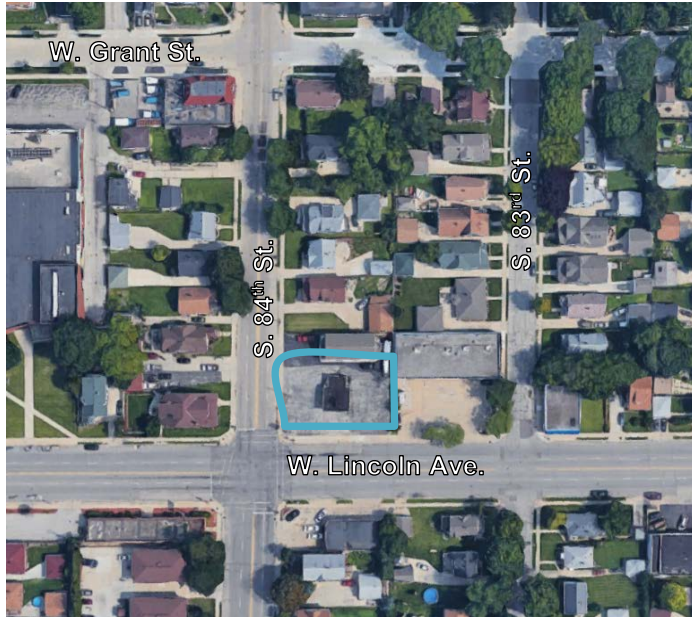
- 3A. Special Use Permit for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave.**
- 3B. Site, Landscaping, and Architectural Plans for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., submitted by Toribio Perez, d/b/a Taqueria El Toro. (Tax Key No. 477-0660-000)**

Items 3A and 3B may be considered together.

Overview & Zoning

Toribio Perez, owner of Taqueria El Toro, applied to open a restaurant at 8322 W. Lincoln Ave. Taqueria El Toro is a full-service Mexican restaurant. The property at 8322 W. Lincoln Ave. is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, restaurants require a Special Use Permit. While several businesses have been interested in this space over the years, the most recent previous tenant was Boy Blue Ice Cream shop in 2005. Since the space has not been in operation for over one year, Taqueria El Toro must apply for their Special Use Permit. A public hearing regarding the Special Use Permit application for Taqueria El Toro is scheduled for May 4, 2021.





The 600 square foot building at 8322 W. Lincoln Ave. was constructed in 1953 and was originally known as the Carvel Dari-Freeze Store before changing its name to the Boy Blue Ice Cream Stand in 1963. The building is a contemporary-style structure crowned by a roofline angled and sheathed with a combination of stone veneer and glass.

Taqueria El Toro currently has a popular food truck and is proposing to open a carryout restaurant at this location. Customers will be able to park and walk up to the counter to order classic Mexican dishes including tacos and burritos.

The carryout operation will initially have 1-2 employees.

Hours of operation
 Monday - Thursday: 10 am – 1 am
 Friday & Saturday: 10 am – 3 am

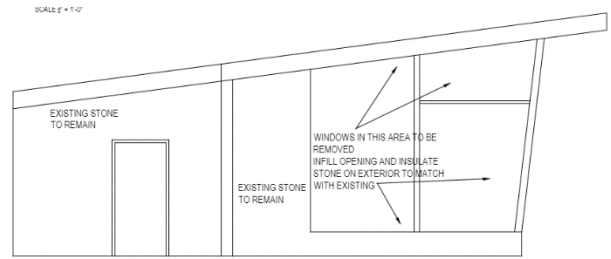
The applicant is proposing major site improvements in two phases. In Phase 1 interior updates include, carpentry, flooring, windows, electrical, lighting, plumbing, and HVAC. Project cost for Phase 1 is \$100,000. Phase 2 to take place in one year from approvals will include raised walks around perimeter of building, a paved patio area in front of the restaurant, landscaping, screen walls, enclosed refuse area, and signage. Project cost for phase 2 is \$78,000.



Architectural Plans

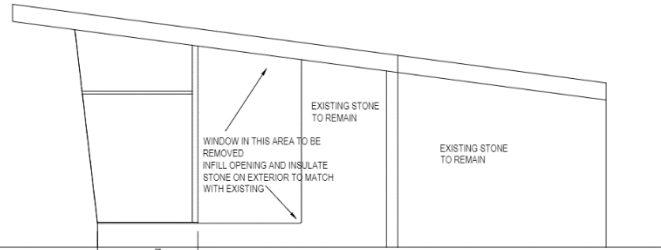
The applicant is proposing to infill the side windows with a matching stone veneer. Staff recommends that the windows to remain in keeping with the original design intent.

Staff would also like to see the upper transom windows on the south elevation uncovered as well as the removal of the awnings. Plans need to indicate proposed color detail.



WEST ELEVATION

SCALE 1/2" = 1'-0"



EAST ELEVATION

SCALE 1/2" = 1'-0"



PHOTO OF EXISTING WEST ELEVATION



PHOTO OF EXISTING EAST ELEVATION

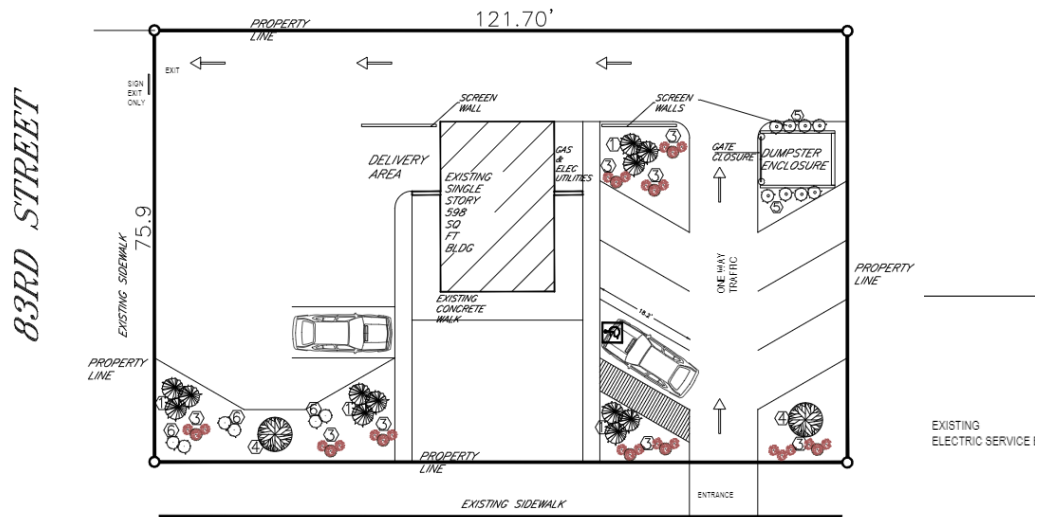


PHOTO OF EXISTING SOUTH ELEVATION

Site and Landscaping Plan

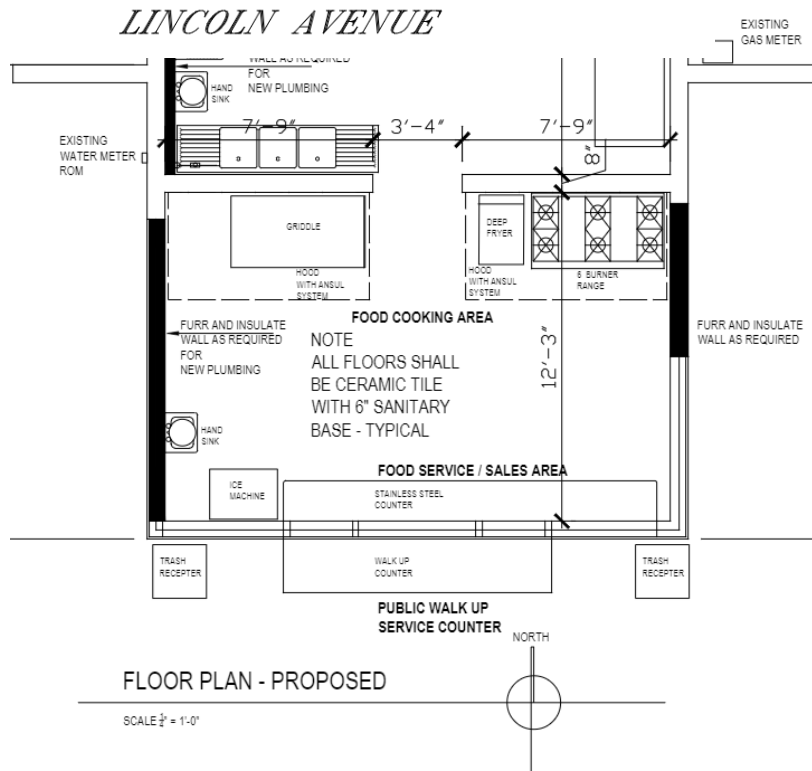
The applicant is proposing adequate landscaping in several areas within the site including around the four-sided dumpster enclosure. Screen walls will be built to screen the use from the residential neighbors to the north. Four (4) parking spaces are required and seven (7) are proposed (including 1 ADA stall). The proposed site plan is being shared with the residential property owner to the north. That property is currently for sale and pending sale. The previous property owner used to park vehicles behind the house which is not preferred as there is an attached garage on the first floor of the residence. As a courtesy to the new property owner, staff has advised the applicant to share the proposed site plan with their neighbor.





Floor Plan

The front area will include the griddle, a range, deep fryer, and counter space. The rear area will be used for food prep and storage with the addition of sinks and refrigeration units. The restroom will be enlarged to meet ADA standards.



Recommendation

Recommend Common Council approval of the Special Use Permit for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., and approval of the Site, Landscaping, and Architectural Plans for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., submitted by Toribio Perez, d/b/a Taqueria El Toro. (Tax Key No. 477-0660-000), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Planning & Zoning program to show the following: (a) an alternate to the proposed stone veneer window covering on east and west elevations (Planning recommends glass for consistency in keeping with the original design intent). Details being provided; (b) uncover the upper transom windows on south elevation (for transparency); (c) removal of damaged awning. If a replacement is proposed, details being provided; (d) exterior material and color details being supplied; (e) delineate site surface treatments south of the building (example, outdoor dining area, additional landscaping); (f) parking lot aisle and stall dimensions, food truck staging area location (if applicable), outdoor seating areas, type of seating; (g) edge treatments around proposed landscaping areas (poured curbing is recommended); (h) exterior lighting details. Contact Tony Giron, Planner at 414-302-8469.
2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.
4. Common Council approval of the Special Use (scheduled for May 4, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

5. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
6. 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.