



STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, January 28, 2026  
City Hall, Room 128  
6:00 PM

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

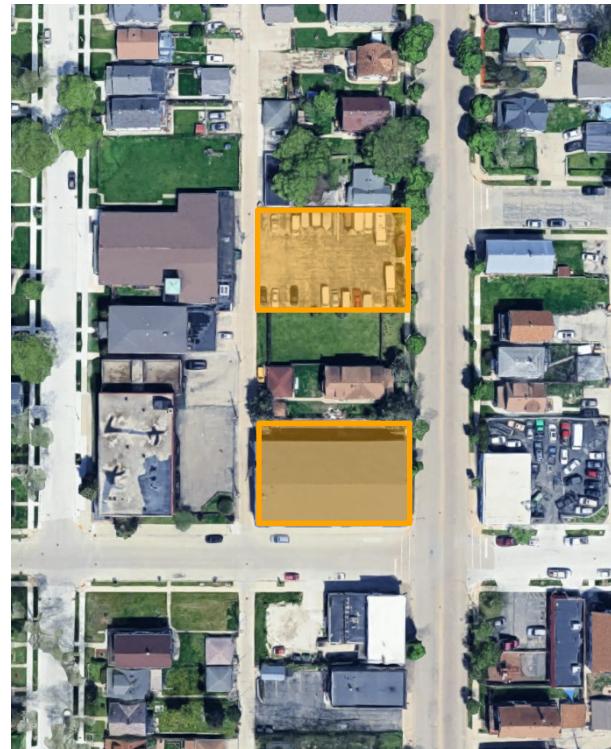
3A. Conditional Use Permit for Toros Sport Complex, a proposed Indoor Recreation, Event Space (5,000 or more sq. ft.), and Restaurant Use at 6014 W. Madison St.

3B. Site, Landscaping, and Architectural Design Review for Toros Sport Complex, a proposed Indoor Recreation, Event Space (5,000 or more sq. ft.) and Restaurant Use, at 6014 W. Madison St. (Tax Key No. 439-0165-001).

#### Overview and Zoning

Toros Sport Complex is a proposed multi-use facility at 6014 W. Madison St. Owner of the restaurants Taqueria El Toro, with a location on 84<sup>th</sup> and Lincoln, Toribio Perez Martinez is proposing to expand his presence in West Allis through this combined indoor recreation and event space. The proposed facility is in a portion of the former St. Mary Help of Christians congregation. The two-level building was designed with an upper floor combination gymnasium and cafeteria. Within the lower level is an assembly hall with a full kitchen.

Toros Sport Complex intends to utilize these areas to their full extent. The applicant wants to continue to use the lower level as an assembly/event space for weddings, baptisms, birthdays and cultural events. The lower level's kitchen area will be used to prepare meals for the social events. Additionally, the existing counter area will be used to provide liquor during social events. A continuation of the upper level as a gymnasium for basketball, soccer, and volleyball is proposed. The space will also flex as an assembly/event space.



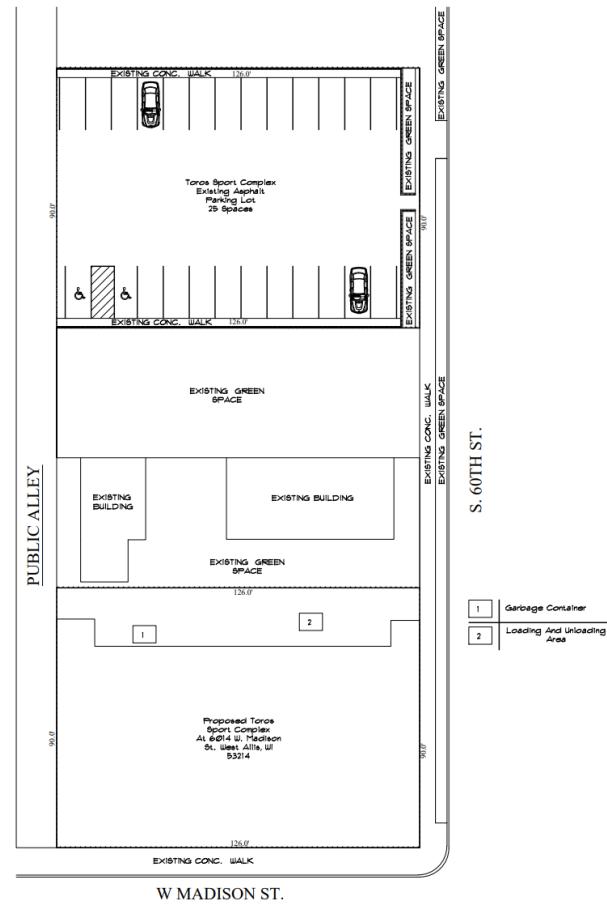
#### Hours of operation:

- Social and Cultural Events in the Lower Level
  - Monday – Friday: 10:00 a.m. – 12:00 a.m.
  - Saturdays: 10 a.m. – 1:00 a.m.
  - Sundays: Closed
- Upper Level
  - Monday – Saturday: 8 a.m. – 12 a.m.

## Site and Landscaping Plan

The overall property is under an approved site and landscaping plan from 2013. The existing building is nearly built out to site. To the north of the property is a narrow concrete area that may be used for unloading/loading food & supplies for events. Additionally, there is a refuse area that is screened. However, upon inspection staff noticed that the refuse container was not being stored in the designated area. It will be required to have the refuse be stored in the designated area.

It should be noted that the property will be supported by an off-street parking lot located two parcels north of the main building. This parking lot contains 25 parking stalls that will be used to support various events. Entry to the parking lot exists only from the alley between 60<sup>th</sup> and 61<sup>st</sup> streets. The parking lot is buffered from the public sidewalk on the east side by landscaping complete with a wrought iron fence. Street parking exists along W. Madison St, S. 61<sup>st</sup> St, and along S. 60<sup>th</sup> St., with some exceptions during rush hour commute times. Staff encourages the applicant to work with the nearby Wells Fargo Bank property to aid in additional parking, if needed. A bicycle rack will be required in the front of the proposed facility. No other site changes are proposed at this time





### Architectural Plan

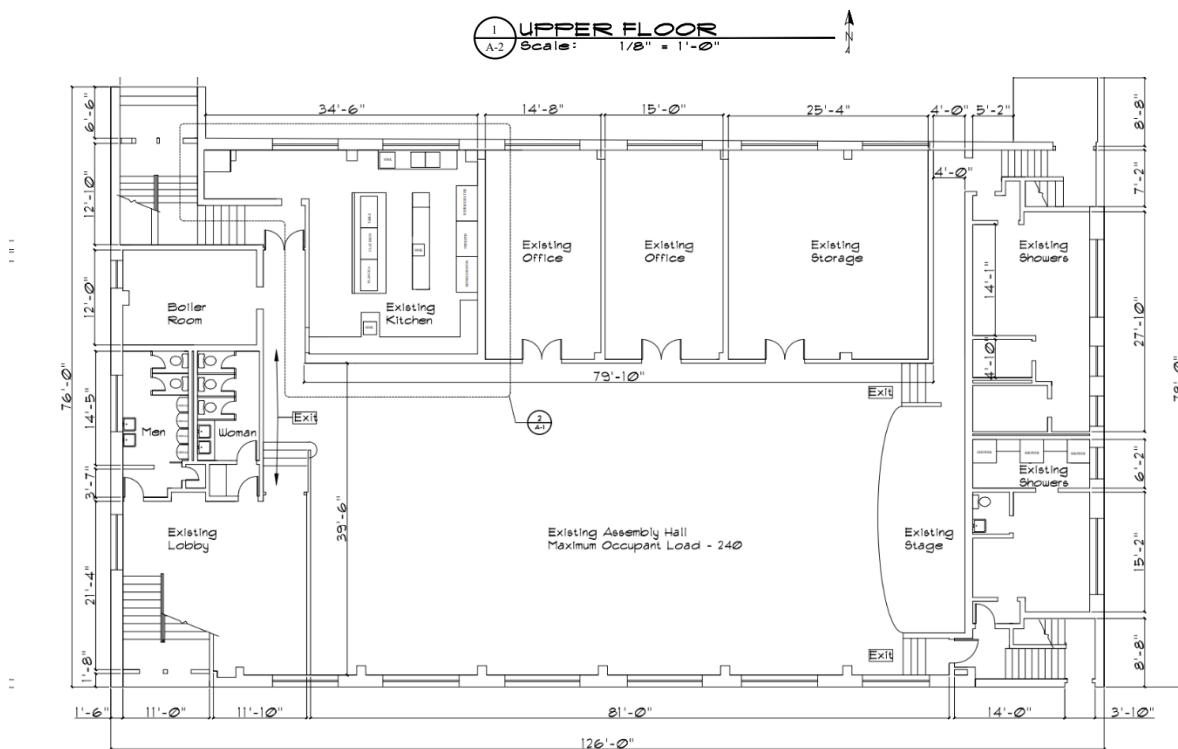
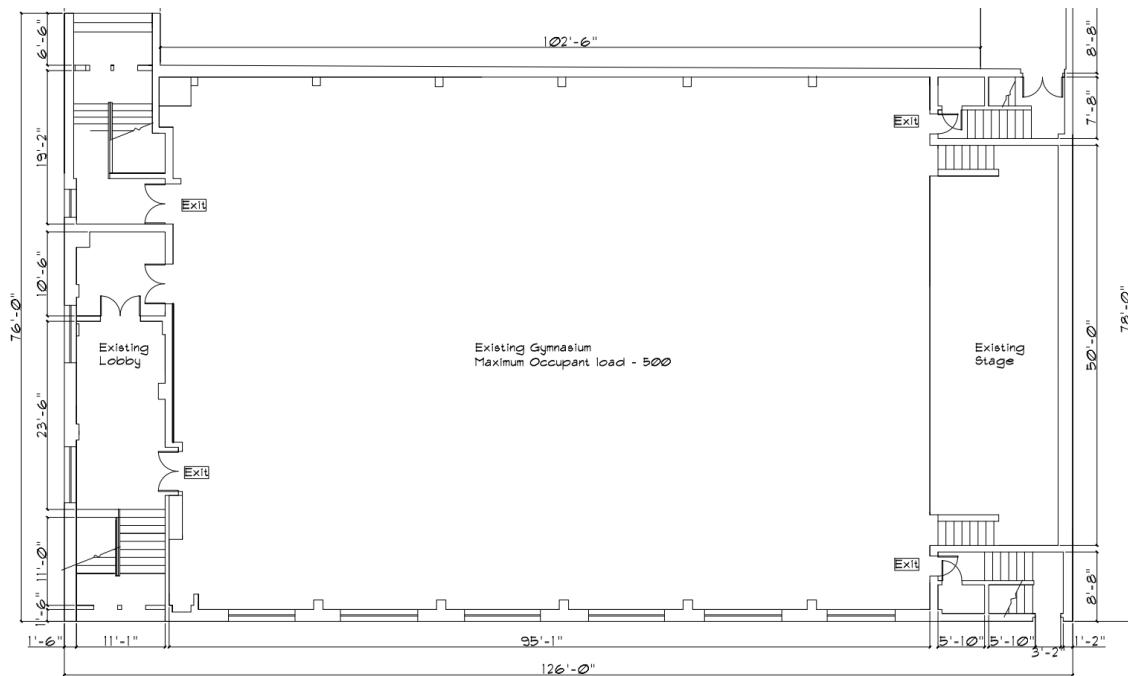
No changes are planned to the exterior of the building. New signage is expected but has not been submitted by the applicant at this time.

### Floor Plan

The floor plan shows the two levels. Entry to the building is located off of W. Madison St. in the southwest corner of the building. The entrance immediately leads to a set of stairs to the upper and lower levels. The stairs leading to the upper floor lead to a lobby. Beside the lobby is the existing gymnasium, complete with a stage. No other rooms exist on the upper floor, however, there are three other stair wells in each corner of the building.

The lower floor contains numerous rooms. The stairs coming down from the main entrance lead to a lobby with restrooms. The lobby leads to the assembly hall area, which also has a stage. To support events in the assembly hall, a full kitchen is connected. Additional rooms connected to the assembly hall include two office rooms and a storage room. To the rear of the stage are shower rooms to support athletic uses.





**Design Review Guidelines:**

This is an existing property, and the majority of proposed changes are internal within the building. Design review guidelines are not required for this project.

**Recommendation:** Common Council approval of the Conditional Use Permit for Toros Sport Complex, a proposed Indoor Recreation, Event Space (5,000 or more sq. ft.), and Restaurant Use at 6014 W. Madison St. and approval of the Site, Landscaping, and Architectural Design Review for Toros Sport Complex, a proposed Indoor Recreation, Event Space (5,000 or more sq. ft.) and Restaurant Use, at 6014 W. Madison St. (Tax Key No. 439-0165-001).

(Item 1 is 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. Common Council approval of the Conditional Use Permit (Scheduled for February 10, 2026)
2. Building permits, Fire Department Permits, and other necessary permits being applied for with the Code Enforcement Department, Fire Department, and other departments as needed for review.
3. Revised floor plan being submitted to show details including, but not limited, to kitchen equipment, bleachers, etc.
4. A public bicycle rack being located in front of the building.
5. Signage and lighting plans being reviewed for compliance and subject to permitting.
6. Continued maintenance of existing landscaping and trash enclosure