



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 24, 2021
6:00 PM**

Virtual Meeting

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

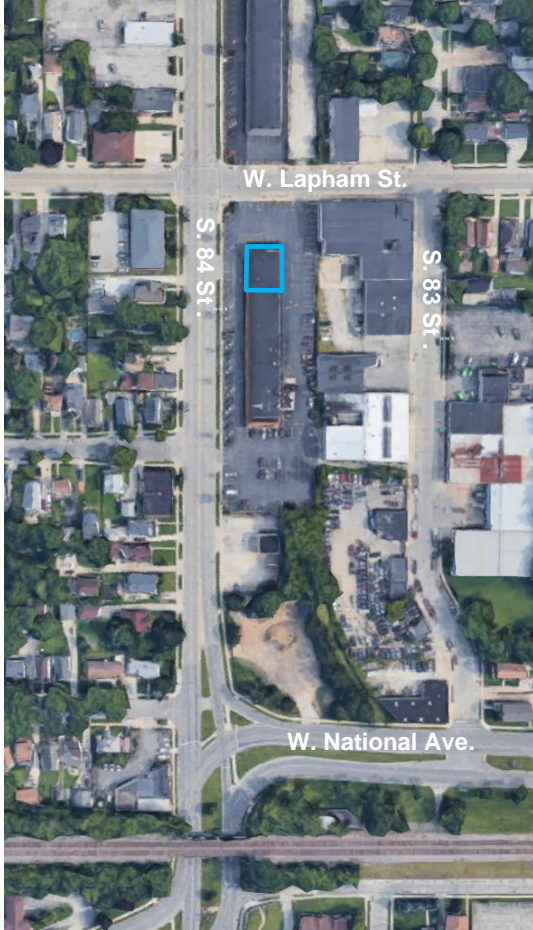
- 3A. Special Use Permit for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St.**
- 3B. Site, Landscaping, and Architectural Plans for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., submitted by Nicole Deback, d/b/a Wrestling Taco. (Tax Key No. 452-0431-001)**

Items 3A and 3B may be considered together.

Overview & Zoning

Nicole DeBack, owner of Wrestling Taco, applied to open a restaurant at 1606 S. 84 St. Wrestling Taco is a full-service Mexican style restaurant with a bar. They have applied for a Class B Liquor License. The property at 1606 S. 84 St. is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, restaurants require a Special Use Permit. The previous tenant, Wisconsin Pizza Authority, was approved for a Special Use Permit in May 2019, but since they have not been in operation for over one year, their special use lapsed, and Wrestling Taco had to apply for a new one. A public hearing regarding the Special Use Permit application for Wrestling Taco is scheduled for April 7, 2021.





1606 S. 84 St. is the former site of Wisconsin Pizza Authority, which is within a multi-tenant commercial building, which was anchored by the former Johnny V's and is now Cafe 84. The former tenant recently built out a kitchen and dining area that is ideal for the new restaurant. The applicant will be adding a bar to the dining room area. The property owner submitted an updated site and landscaping plan within the past two years. The same architects were hired to draft the site and landscaping plan for this submittal.

Hours of operation:

Monday - Friday: 11 am – 11 pm

Saturday: 8 am – 1 am

Sunday: 8 am – 10 pm

The Deback family has previous experience with running a tavern. Wrestling Taco expects dine-in sales to be 80% of the total sales and carry-out to be 20% of sales. Over time, they expect to employ 6-7 people.

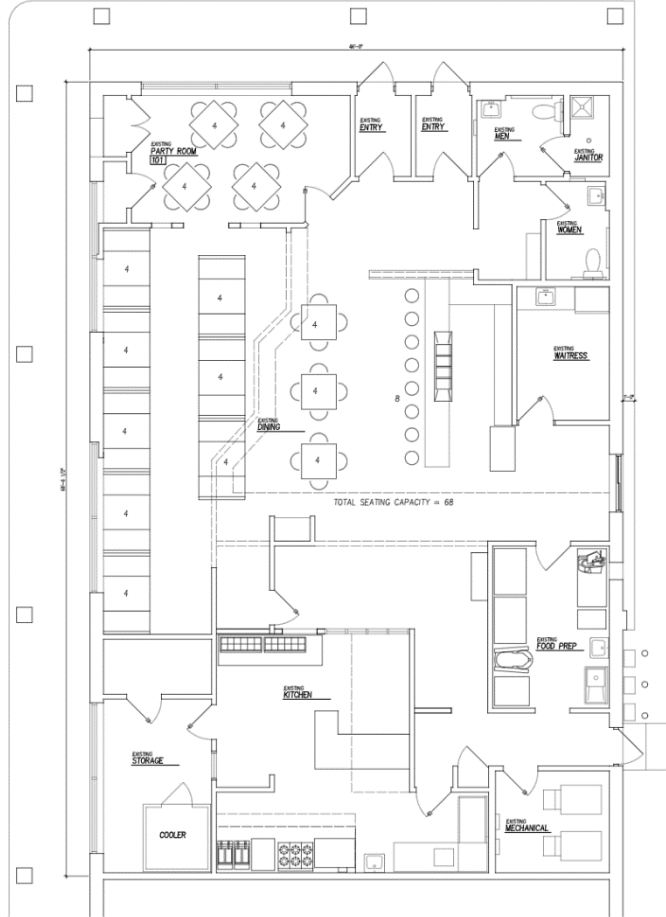
Architectural Plans

With the exception of proposed signage, no architectural changes will be made to the building. The exterior of the building is in fine shape and does not require any updates.



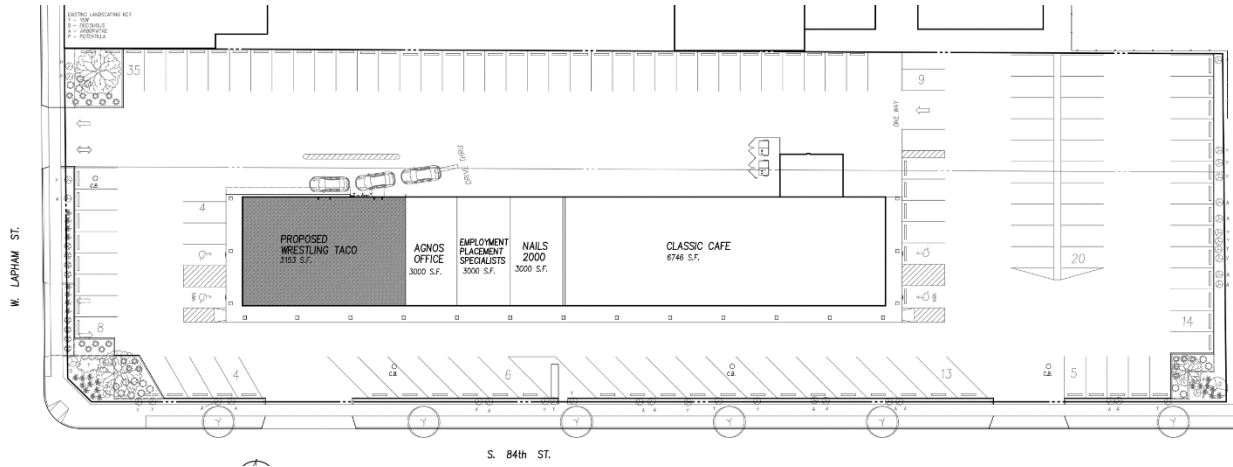
Floor Plan

Wrestling Taco is proposing to remove a few interior walls and a service counter to open the space up. They will also be adding a new bar in the middle of the dining area. Seating capacity is 68 with 8 booths, 7 tables, and 8 spaces at the bar. They will have a separate party room. The space is 3,153 square feet.



Site and Landscaping Plans

There are no proposed site or landscaping improvements. This plan is based on a previous plan that was approved by the Plan Commission two years ago. The landscaping was installed last year. Based on the existing uses parking code requires 76 off-street parking stalls. The property provides 118 stalls, exceeding the parking requirement by 42 stalls.



Recommendation

Recommend Common Council approval of the Special Use Permit for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., and approval of the Site, Landscaping, and Architectural Plans for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., submitted by Nicole Deback, d/b/a Wrestling Taco. (Tax Key No. 452-0431-001), subject to the following conditions:

(Items 1 and 2 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) repair of the dislodged wheel stop at the northwest corner of the property; and (b) removal of the RV at the southeast corner of the property. Contact Tony Giron, Planner at 414-302-8469.
2. Common Council approval of the Special Use (scheduled for April 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.