



# City of West Allis

## Legislation Text

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**File #:** R-2019-0095, **Version:** 2

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Resolution relative to determination of Special Use Permit for Uniko, a proposed entertainment venue, to be located at 1900 S. 60 St.

WHEREAS, Jonathan De Leon, d/b/a Uniko filed with the City Administrative Officer-Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.49,12.41(2) and Sec. 12.16 of the Revised Municipal Code, to establish an entertainment venue consisting of a tavern and dancehall, located at 1900 S. 60 St., a portion of the overall mixed use property; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on February 5, 2019, at 7:00 p.m., in the Common Council Chambers to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, Jonathan De Leon, d/b/a Uniko resides at 8835 S. Oak Park Dr., Oak Creek, WI 53154. The property is owned by Mario Morgese of S95 W22990 Silvercrest Dr., Big Bend, WI 53103.
2. The applicant, Jonathan De Leon, d/b/a Uniko will operate an entertainment venue consisting of a tavern and dancehall from within the 1900 S. 60 St. address, an approximate 5,500 square foot tenant space on the first floor of the building. The Uniko tenant has also indicated the future possibility of using the existing patio on the property for seasonal outdoor seating.

Constructed in 1903, the overall gross area of the building is about 8,000 square feet. The 1900 S. 60 St. tenant space consists of about 5,500 square feet and the 5919 W. Burnham St. tenant space consists of about 600-square feet. An apartment with 3 bedrooms exists on the second floor and a 400-square foot garage is located at the rear of the site accessible from the alley.

The existing Bari pizzeria/restaurant, 5919 W. Burnham, 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. The mixed use commercial and residential property located at 5919 W. Burnham, 1900-02 S. 60 St. West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Southwest  $\frac{1}{4}$  of Section 2, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin, described as follows:

Lot 1 in Block 7 of the McGeoch Farm Subdivision No. 1.

Tax Key No. 455-0073-000

Said land located at 5919 W. Burnham, 1900-02 S. 60 St.

3. In total, the applicant is proposing to establish an entertainment venue consisting of a tavern and dancehall within approximately a 5,500-square foot area on site. The business will offer dance lessons and Hall rentals for special events.

4. The aforesaid premises is zoned C-2 Neighborhood Commercial District under the Zoning Ordinance of the City of West Allis, which permits mixed uses, restaurants and outdoor dining as a special use, pursuant to Sec. 12.49, 12.41(2) and Sec. 12.16 of the Revised Municipal Code.

5. The subject property is part of a block along the east side of S. 60 St. between W. Burnham St. and W. Beloit Rd., which is zoned for commercial uses. Properties to the north, west and east are developed for mixed residential and commercial uses. Properties to the south are developed as residential.

6. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area as the property has historically been utilized as a mixed use without any off-street parking and served by public transit.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of Jonathan De Leon, d/b/a Uniko, to establish Uniko, a proposed entertainment venue consisting of a tavern and dancehall located within a portion of the mixed use property at 1900 S. 60 St. be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Section 12.16 of the Revised Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said special use permit is granted subject to the following conditions:

1. Site, Landscaping, Screening and Architectural Plans. The grant of this special use permit is subject to and conditioned upon the site, landscape, screening and architectural plans approved on January 23, 2019, by the City of West Allis Plan Commission as provided in Sec. 12.13 of the Revised Municipal Code of the City of West Allis. No alteration or modification of the approved plan shall be permitted without approval by the Plan Commission.
2. Building Plans and Fire Codes. The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspections and Neighborhood Services and by the Fire Department.
3. Business Operations. The grant of this special use is conditioned upon the following:
  - A. Uniko has applied for, and was granted, a liquor license subject to obtaining a special use permit.
  - B. Security staff on premise after 9:00 p.m. during business operations.
  - C. All exterior doors shall be kept closed to prevent sound/noise emissions into the adjacent neighborhood.
  - D. Employees shall inspect the site and immediate vicinity and pick up litter on a daily basis.
  - E. Exterior pest control shall be contracted on a monthly basis and/or in accordance with the City of West

Allis Health department.

F. Compliance with the City of West Allis Health Department orders.

4. Hours of Operation. The license application indicates that the hours of operation will be open in accordance with State law, between 7:00 a.m. and State mandated bar time, seven days per week.

5. Off-Street Parking. Thirty seven parking spaces are required for the existing and proposed uses onsite, per the current zoning ordinance (12.19 RMC). A model of traditional West Allis neighborhood development (built in 1903), there are no parking spaces available on site. Current parking calculations are based using a parking ratio of 1 parking stall required for every 150 gross sq. ft. in accordance with Sec. 12.19 of the Revised Municipal Code.

The Common Council may modify the parking requirement with the rationale that the property was originally built without off-street parking, that there is adequate street parking within the Burnham Point Neighborhood Commercial area, and that the property is served by public transportation.

6. Litter. Employees shall inspect the area and immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, and other waste materials will be enclosed in accordance with the approved site plan.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Signage. Signage for the overall property shall be in accordance with the City of West Allis Signage Ordinance Section 13.21 of the Revised Municipal Code; window signage shall not exceed twenty (20) percent of each window's area and be installed on the inside of the glass.

9. Deliveries and Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from view within an enclosure approved by the Department of Development. All tenants of the property will be required to abide by the City of West Allis health/public nuisance rules per Chapter 7 of the Revised Municipal Code. Because there are residents that live within the residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

10. Pagers, Intercoms. The use of outdoor pagers, intercoms, or loud speakers shall not be permitted on site.

11. Sidewalk Repair. The grant of this special use is subject to compliance with Policy No. 2814 of the Revised Municipal Code relative to the City's sidewalk improvement policy as it relates to damaged, abutting sidewalk.

12. Outdoor Lighting. The grant of this special use is subject to all lighting fixtures being orientated downward and/or shielded in such a manner that no light splays from the property boundaries.

13. Noxious Odors, Etc. The use shall not emit foul, offensive, noisome, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious

odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

16. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 12.16 of the Revised Municipal Code.

17. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Safety and Development Committee. Upon a finding and recommendation by the Committee to the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the recommendation. Upon the

Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

18. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of West Allis, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

19. Acknowledgement. That the applicants sign an acknowledgment that he has received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

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Jonathan De Leon, 1900 S. 60 St., tenant

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Mario Morgese, property owner

\_\_\_\_\_ day of \_\_\_\_\_, 2019

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City Clerk

cc: Dept. of Development  
Dept. of Building Inspections and Neighborhood Services  
Div. of Planning

ZON-R-1165-2-5-19-as amended 3-5-19