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# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2007-0258      Special Use Permit      In Committee

Special Use Permit for proposed BUNKERS' nostalgic lounge & eatery restaurant/bar, to be located at 7420 W. Greenfield Ave. (Tax Key No. 440-0413-000)

Introduced: 5/15/2007

Controlling Body: Safety & Development Committee

### Plan Commission

### COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>6/5/07</u>		<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock				
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock				
	<input checked="" type="checkbox"/>		Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>5</u>	<u>0</u>		<u>1</u>

### SIGNATURE OF COMMITTEE MEMBER

Chair \_\_\_\_\_ Vice-Chair \_\_\_\_\_ Member \_\_\_\_\_

### COMMON COUNCIL ACTION

### PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUN 05 2007</u>			Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Dobrowski	<input checked="" type="checkbox"/>			
			Kopplin				<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>9</u>	<u>1</u>		<u>1</u>

# Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214  
414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

**Applicant or Agent for Applicant**

**Agent is Representing** (Owner/Leasee)

Name SCOTT J. BUNKER  
Company \_\_\_\_\_  
Address 8029 W. GREENFIELD AVE  
City WEST ALLIS State WI Zip 53214  
Daytime Phone Number 414-607-9019  
E-mail Address NAWISCONSIN@Sbcglobal.net  
Fax Number \_\_\_\_\_  
Project Name/New Company Name (If applicable) BUNKERS'

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Daytime Phone Number \_\_\_\_\_  
E-mail Address \_\_\_\_\_  
Fax Number \_\_\_\_\_

nostalgic lounge & eatery

Agent Address will be used for all official correspondence.

### Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00(Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

### Property Information

Property Address 7420 W. GREENFIELD AVE  
Tax Key Number 4400413000  
Current Zoning C-1  
Property Owner SCOTT J. BUNKER  
Property Owner's Address 8029 W. GREENFIELD AVE - WEST ALLIS - WI 53214  
Existing Use of Property OFFICE SPACE  
Structure Size 30'x 50'6" Addition 11'8 x 11'5  
Construction Cost Estimate: Hard 175 Soft 25 Total \$200,000  
Landscaping Cost Estimate -0-  
Total Project Cost Estimate: \$200,000  
Previous Occupant LIBERTY TAX SERVICE

**Attach detailed description of proposal.**

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the first Friday of the month.

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan
- Utility System Plan
- Other \_\_\_\_\_

Applicant or Agent Signature Scott J. Bunker

Date: April 25, 07

Subscribed and sworn to me this 25th day of April, 20 07

Notary Public: Kristin D. Palmer  
My Commission: 2/24/08

Please make checks payable to:  
City Of West Allis

**Please do not write in this box**  
Application Accepted and Authorized by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Meeting Date: \_\_\_\_\_  
Total Fee: \_\_\_\_\_

## **Proposal Description:**

7420 W. Greenfield Ave.

### **BUNKERS' nostalgic lounge & eatery**

**Proposed Construction & Remodeling:** Our plans are to convert the existing office space into a Restaurant and Lounge. The proposed construction includes:

- The construction of an ADA handicapped approved men's restroom (toilet, urinal & sink) and women's restroom (toilet & sink). Both restrooms will be tiled, floors & walls, with required venting.
- The construction of a commercial kitchen including an 8' vented exhaust system, 4 compartment sink, tiled floor and approved walls & ceiling.
- The construction of a 22' bar with seating for approximately 14 people. The back bar will be stand alone coolers. Under bar will have 2 service stations, a 4 compartment sink, and stainless steel work areas. The floor behind the bar will be a slip resistant tile. The bar area flooring will be tile.
- The dining area will seat approximately 34 people. This area will be tiled.
- No work is planned for the exterior of the building at this time. The exterior is all brick.
- A new rubber-styled flat roof will be installed after removing the existing roof, the venting on the roof from the past dry cleaning business, and patching any openings.
- The garbage containers in the back of the building will be enclosed with approved enclosure.

- An office and liquor storage room will be built in the basement. An existing basement bathroom will be used as an employee bathroom.
- All work including plumbing, electric, HAC, and roofing will be done by licensed and insured contractors. The general contractor is Bunker Construction out of Brookfield.
- Estimated cost prior to final bids: \$175,000 - \$200,000.

**Time Line:** This time line is based on approval by the City of West Allis Zoning Department, Common Council & the West Allis Health Department.

- June 15 – June 30: Begin construction.
- July – August 15: Complete construction and begin interior decorating.
- September 15: Complete remodeling and decorating.
- October 1: Open

### **Information about BUNKERS':**

- Name: BUNKERS' nostalgic lounge & eatery.
- Style: 60's – 70's themed lounge & dining.
- Food: Featuring upscale comfort food & appetizers prepared fresh, no frozen meats, soups or appetizers, with vegetables, meats & cheeses from local farmers and businesses. Personalized, to order, pizzas. Homemade soups, gumbo and chili will be a major focus along with nightly specials, including ribs, prime rib & Friday fish fry. Homemade deserts and ice cream cocktails will be featured and served late night.
- Lounge: Featuring hand crafted classic cocktails, a large selection of wines and bottled beers and ice cream drinks. Bar snacks will be available throughout the night.

- Music: Classic hits from the 60's – early 80's with an emphasis on Motown.

### **General Information:**

- Capacity: Bar (20-25) Dining Room (33-35)
- Hours Open:
  - Monday: (closed)
  - Tues – Thur: (4pm – midnight)
  - Fri – Sat: (4pm – 2am)
  - Sun: (11am – 4pm) Dec – March
- Food Served:
  - Monday: (closed)
  - Tues – Thur: (4pm – 10pm)(Pizza till 11pm)
  - Fri – Sat: (4pm – 11pm)(Pizza till midnight)
  - Sun: (11am – 4pm Brunch) Dec – March
- Business & Building Owners:
  - Scott Bunker – Former owner of Bunker's Mainstreet on 81<sup>st</sup> and Greenfield Ave (1982 – 1999)
  - Cheryl Stefaniak – Former General Manager of Bunker's Mainstreet (1984 -1999). Presently Store Manager for Outpost Natural Foods – State Street.



7525 West Greenfield Avenue  
West Allis, Wisconsin 53214-4648



CITY CLERK/TREASURER'S OFFICE  
414/302-8200 or 414/302-8207 (Fax)  
[www.ci.west-allis.wi.us](http://www.ci.west-allis.wi.us)  
Paul M. Ziehler  
*City Admin. Officer, Clerk/Treasurer*  
Monica Schultz  
*Assistant City Clerk*  
Rosemary West  
*Treasurer's Office Supervisor*

June 8, 2007

Scott J. Bunker  
8029 W. Greenfield Ave.  
West Allis, WI 53214

Dear Mr. Bunker:

On June 5, 2007 the Common Council approved a Resolution relative to determination of Special Use Permit for proposed BUNKERS' nostalgic lounge & eatery restaurant/bar, to be located at 7420 W. Greenfield Ave.

A copy of Resolution No. R-2007-0140 is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Monica Schultz".

Monica Schultz  
Assistant City Clerk

/amn  
enc.

cc: John Stibal  
Ted Atkinson  
Steve Schaer  
Barb Burkee