



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
 Thursday, December 14, 2023  
 5:00 PM

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

**5. Certified Survey Map to combine the existing parcels at 7801 W. Greenfield Ave. and 14\*\* S. 78th St. into 1 parcel. (Tax Key Nos. 452-0566-000 and 452-0567-000)**

**Overview and Zoning**

Pandya Network, a Dunkin' franchisee, purchased 7801 W. Greenfield Ave. and 14\*\* S. 78<sup>th</sup> St. and is proposing a 2-tenant commercial building. The building would include a Dunkin' restaurant with accessory drive-through service and space for another restaurant tenant to be named later. The applicant anticipates construction would begin in February or March of 2024.

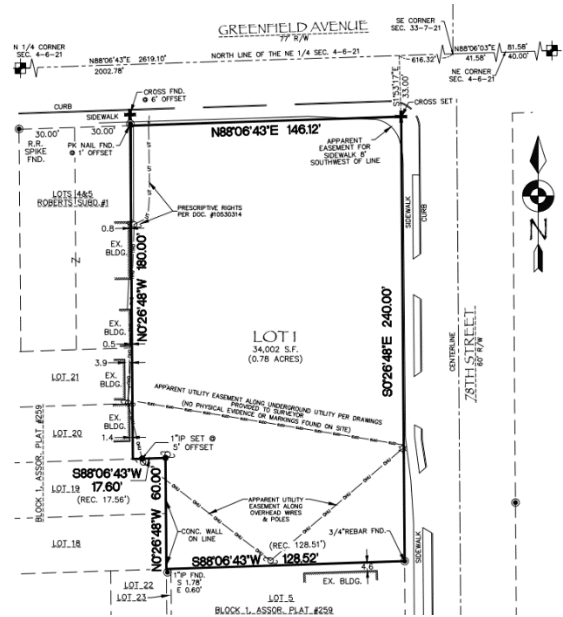
The owner is proposing to combine the parcels into a single parcel to satisfy a condition from its March 2023 Plan Commission approval.

7801 W. Greenfield Ave. is zoned C-2. Restaurants are a Conditional Use in the C-2 zoning district. Accessory Drive-Through Service is also Conditional Use in the C-2 district. The applicant obtained a Conditional Use Permit on April 18, 2023.



**CSM**

The proposed CSM would combine the 2 existing parcels into 1 lot. This lot would include a commercial building, parking lot with drive-through, and landscaping.



**Recommendation:** Approve the Certified Survey Map to combine the existing parcels at 7801 W. Greenfield Ave. and 14\*\* S. 78th St. into 1 parcel. (Tax Key Nos. 452-0566-000 and 452-0567-000) subject to Common Council approval.