



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 26, 2022
6:00 PM

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

3. **Site, Landscaping, and Architectural plans for Dunkin Donuts, an existing restaurant with accessory drive-through service, located at 2865 S. 108 St., submitted by Mario Valentini, d/b/a Pandya Network. (Tax Key No. 520-9965-012).**

Overview and Zoning

The owner of Dunkin Donuts is proposing to remodel the existing building at 2865 S. 108 St. The update will adapt the current building to fit Inspire Brands' new design for its franchises, upgrading its cosmetic appearance. Construction will begin in December.

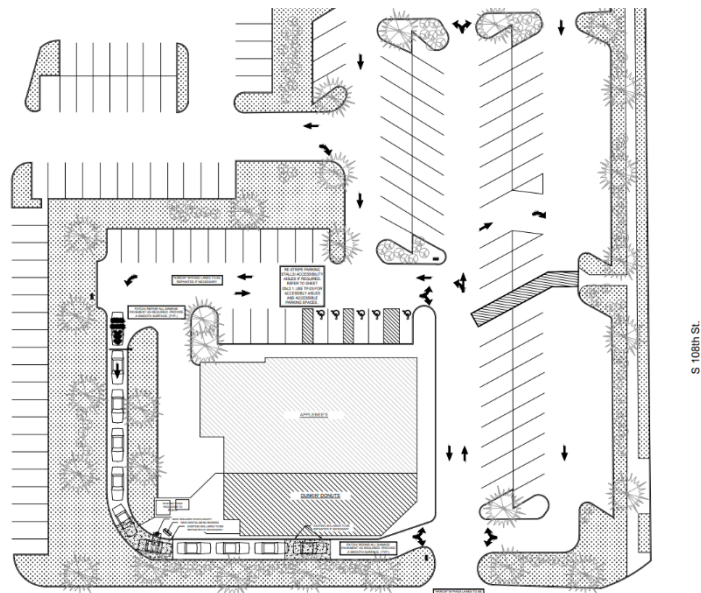
Hours of Operations:
5am – 8pm Daily

The property is zoned C-4. Restaurant with accessory Drive-Through Service is a Conditional Use in the C-4 district. The business has a Conditional Use Permit.



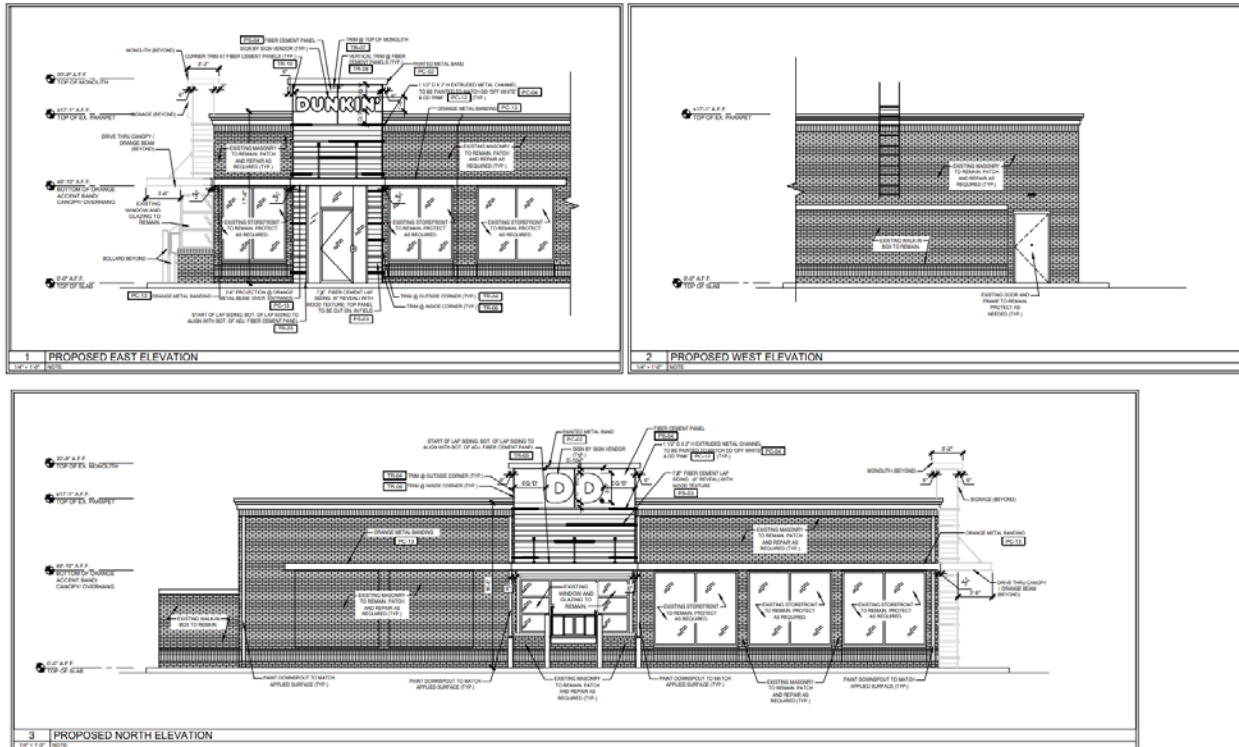
Site Plan

Proposed changes to the site are minimal. The drive-through clearance bar and menu boards will be updated.



Architectural Plan

Façade alterations are proposed including demo and rebuilding/updating the existing entrance tower (east elevation) and drive-through tower (south elevation). New exterior finishes will include fiber cement and new signage elements. The existing fabric awnings will be replaced with a flat bracketed orange metal awning on the south and east elevations. A building and sign permit is required for the scope of work. Exterior lighting will be replaced with new exterior light fixtures.



Floor Plan

Improvements to the interior include a variety of replacements. Existing seating and décor, interior finishes in the dining room, bathrooms, and service areas, and light fixtures will be replaced. Bathrooms will be made ADA compliant with new fixtures.

Recommendation: Approve the Site, Landscaping, and Architectural plans for Dunkin' Donuts, an existing restaurant with accessory drive-through service, located at 2865 S. 108 St., submitted by Mario Valentini, d/b/a Pandya Network. (Tax Key No. 520-9965-012)