



January 20, 2017

Maria Pandazi, City Planner
City of Waukesha
201 Delafield Street
Waukesha, WI 53188-3690

Re: McDonald's Rebuild Project
2340 E. Moreland Boulevard in Waukesha, Wisconsin

Dear Ms. Pandazi:

A McDonald's restaurant has operated at 2340 E. Moreland Boulevard since approximately 1977. McDonald's Corporation, and specifically the Owner / Operator Charles Dion Conn, would like to extend the longstanding relationship with the City of Waukesha by reinvesting in the restaurant. The enclosed application and documents describe a complete tear down and reconstruction of the restaurant.

The new restaurant will be approximately 4,400sf and designed with McDonald's contemporary architecture. Other improvements include a side-by-side drive-thru layout, compliance with the current accessibility code, a new parking lot, new underground utilities, landscaping, and pedestrian access via public sidewalks near the Abbott Drive bus stop. Upon feedback from City Staff, the proposed restaurant facades have been enhanced with architectural detailing on all four sides. Construction is planned as one phase of 4± months between the restaurant closing and re-opening.

Due to recent Wisconsin Department of Transportation improvements, the existing driveway at Kossow Road was closed and access to Moreland Boulevard is prohibited. Therefore, the site's access occurs at Abbott Drive. Since the drive-thru accounts for 70%-75% of total sales, improving the convenience and efficiency of the side-by-side drive-thru is paramount for this reinvestment. Therefore, the site is designed such that drive-thru customers circle the building once and exit at Abbott Drive.

V3 and McDonald's are looking forward to presenting this project in more detail at the next available Plan Commission hearing. If there are questions, please do not hesitate to contact our office.

Sincerely,
V3 Companies

A handwritten signature in blue ink that reads "Andrew Uttan".

Andrew Uttan, P.E., LEED AP
Project Manager