



N173 W21010

Northwest Passage Way

Jackson, WI 53037



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October 26, 2020

City of Waukesha Community Development Department  
201 Delafield Street, Suite 200  
Waukesha, Wisconsin 53188  
Attn: Doug Koehler

Dear Mr. Koehler:

Dr. Kevin Tanty currently has a dental practice located at W249 S3642 Center Road, Waukesha, WI 53189 and will be relocating his practice to 1608 East Sunset Drive, Waukesha, WI 53189. His practice will be converting a former restaurant into a dental clinic. This new business use for this building also fits into the B-1 zoning of the site.

The new clinic will occupy the entire building located at 1608 East Sunset Drive and have 8 operatories as well as associated waiting room, lab and staff spaces. Additional windows will be added to the back of the building into each of the operatory suites. These can be seen in the elevations that are being submitted with this application.

The site has 62 parking stalls, three of which are handicap accessible, which is compliant with ADA code. Per zoning code five parking spaces are required per doctor and one for each staff member. The practice has two doctors and seven additional staff members which would require a minimum of 17 parking stalls and the existing number of stalls exceeds that number by 45 stalls.

The site is landscaped and has many mature trees. The site also has a sign for the restaurant that will be removed and if a sign for the dentist is desired it will be submitted under a separate signage permit. There is also an existing dumpster enclosure on the North end of the parking lot that will remain.

We do not believe that the new use for this building will negatively impact the traffic patterns or the surrounding neighborhood.

Sincerely,

Doug Forton