

October 21st, 2025

Mr. Robin Grams
Senior Planner
City of Waukesha
Community Development Department
201 Delafield St
Waukesha, WI 53188



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RE: **Dunkin' Drive Thru**
2110 W Moreland Blvd
Waukesha, WI 53186

Mr. Grams:

Please accept this correspondence as the required narrative for the Minor Site Plan Review for the location referenced above. The proposed project is to add a drive-thru queue lane for a Dunkin store within the required right of way set back along Moreland Blvd. The Dunkin store will be built within the currently vacant bank location at the east endcap of the center. Per your initial comments, we have confirmed with WDOT that there are no plans in the foreseeable to widen Moreland Blvd., so we feel confident this drive thru queue lane offering to support the proposed Dunkin will be a successful addition to the center.

The disturbed area for this effort is approximately 2,232 SF and consists of a new lane south of the existing parking lot curb to allow for vehicles to queue up for the proposed Dunkin. This new queue lane provides for 8 cars of stacking, prior to stopping at the stop sign, and moving north to the drive thru window, which will be located where the current teller window is on the south side of the east facade. We will be relocating 1 light pole as identified on the plans into the new median we are creating. Within that median will be another light pole (in its existing location), and the Dunkin menu board. The queue lane will have a short, approximately 2'-0" tall landscape block retaining wall, which will match the materials of the existing retaining wall that is on the south east corner of the site.

With this concept we are not taking away any existing parking from the center while providing an adequate queue for the new Dunkin operation. The traffic flow around the building will be maintained throughout as well. We feel confident having the stop sign 1 car length past the menu board will work for traffic to pause and consider traffic that might be heading east around the building, rather than having the menu board at the end of the added queue....so cars will advance and stop.

If you've any questions or comments please feel free to reach out to me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'SKolber', with a long horizontal line extending to the right.

Steven Kolber
(Principal Architect)
KP&J Architects and Engineers, LLC.
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