



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 11/19/2025
ID Number: PC#25-0173	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Submission Date: 11/7/2025
Agenda Item Title: Review and possible action on the Minor Site Plan & Architectural Review for 2110 E Moreland Blvd	

Issue Before the Council: Review and act on the Minor Site Plan & Architectural Review at 2110 E Moreland Blvd- Request to make changes to the parking lot to add a drive thru queue lane for a Dunkin drive thru window at the east end of the building in the B-5, Community Business District.
Options & Alternatives: The Plan Commission could approve the application with or without conditions or deny it. If the application is denied the proposal will not be able to go forward
Additional Details: Dunkin' is looking to move into a new location at 2110 W Moreland Blvd as part of a multi-tenant commercial building. The property is zoned B-5, Community Business District. There is a current drive-thru located on the east side of the building that is used by Klinke Cleaners. Dunkin' will be moving to the easternmost tenant space and would like to use the drive-thru for their customers. The proposed project will add a drive-thru queue lane for the Dunkin' store within the required right-of-way setback along Moreland Blvd. The total disturbed area for this project will be approximately 2,232 sq. ft. and will consist of a new lane south of the existing parking lot curb, to allow for vehicles to queue for the drive-thru window. The queue lane provides for approximately 8 vehicles of stacking. The vehicles will stop at the stop sign, before moving north to the drive-thru window for pick-up. The drive-thru area allows for another 4 vehicles for stacking. A short, approximately 2' tall landscape block retaining wall will be installed along the southeast corner of the property. No existing parking will be removed from the multi-tenant shopping center.



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The applicant has confirmed with the Wisconsin Department of Transportation (WDOT) that there are no plans in the foreseeable future to widen Moreland Blvd. The area along the north side of E. Moreland Blvd has been identified as medium priority for the addition of sidewalk. Staff would recommend that sidewalk be added along the property line as highlighted in the sidewalk plan.



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What is the Strategic Plan Priority this item relates to:
People-Centered Development

What impact will this item have on the Strategic Plan Priority?

Financial Remarks:

No Direct financial impact on the City

Executive Recommendation:

Staff recommends approval of the Minor SPAR for 1324 E Moreland Blvd with the following conditions:

- All engineering, fire department, and water utility comments to be addressed.
- The applicant must obtain an approval letter from the Department of Transportation to build the retaining wall near the right-of-way.
- Sidewalk to be added along the north side of E. Moreland Blvd spanning the distance of the property width.
- The applicant must add a larger cross-hatch pattern in the queuing lane to prevent stacking in the parking and drive lane.
- All signs must be applied for and permitted per city code

Suggested Motion:

I move to approve the Minor Site Plan & Architectural Review for 2110 E Moreland Blvd with staff comments to be addressed

Reviewed By:

Finance Director	Date Reviewed
City Attorney	Date Reviewed



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City Administrator	Date Reviewed
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