



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

City of Waukesha Cover Sheet

Committee: Planning Commission	Meeting Date: 7/23/2025
ID Number: PC25-0123	Ordinance/Resolution Number (if applicable): N/A
Name of Submitter: Doug Koehler	Board/Council Meeting Date: 7/23/2025
Agenda Item Title: Consultation - 2110 E. Moreland Blvd., Dunkin' - A request to discuss a potential change to the site at 2110 E. Moreland Blvd, an existing multi-tenant commercial building, to accommodate a Dunkin' store with a drive-thru window, and changes to the site to accommodate vehicle stacking in the B-5 Community Business District.	

Issue Before the Plan Commission: Provide feedback to the applicant regarding the addition of a Dunkin' drive-thru at 2110 E. Moreland Blvd.
Options & Alternatives: The Plan Commission should provide feedback to the applicant.



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Additional Details:

The applicant would like to add a Dunkin' drive-thru to the east end of the strip mall located at 2110 E. Moreland Blvd. Currently the retail space is occupied by Klinke Cleaners, which has a double lane drive-thru under a canopy. The applicant is proposing using the western lane of the drive-thru for the Dunkin' store.

The required setback for parking lots is 15' from the right of way, or 10' if a landscape berm/buffer is provided, however, the Plan Commission has the authority to modify this requirement.

The applicant is proposing a drive lane for queuing for the drive-thru that parallels Moreland Blvd, but encroaches into the required setback area. The queue for the drive-thru would also cross the traffic lane for customers entering or exiting the strip mall to patronize other tenants.

Staff is working with the applicant to explore other site layout options.

Based on the sidewalk plan and goal to eliminate gaps of sidewalks throughout the City, staff also recommends that sidewalk be installed along this section of Moreland Blvd and also along the eastern edge of the site.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

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

This will support business development in the City.

Financial Remarks: N/A

Suggested Motion:

No motion.