



JOSEPH GRASCH

REAL ESTATE DEVELOPMENT

8-3-21

Doug Koehler
Principal Planner
City of Waukesha

Dear Doug,

Thank for all your help the last 9 months on this project. I am glad to see that together we were able to come up with a plan that works for this site.

The attached project is an 8-unit building comprised of 4 zero lot line duplexes. Based on our preliminary review, we have added the following: brick, curb, concrete apron, and adjusted the grading plan for the culvert on the north side of the property plus a few other minor items you and engineering addressed.

This new building features (6) two-bedroom units and (2) 1 bedroom units with private entrances and attached 1 and 2 car garages. Unit sizes range from 1000 -1450 square feet. Additionally, each unit will have open concept kitchens, large bedrooms and private laundry. The property has 23 parking which is more than adequate.

The building fits nicely onto the site but we are asking for PUD zoning to allow for setback relief on the south and west property lines. The current site plan shows a 30-foot setback with an extensive landscape buffer. From a site layout perspective, we positioned the building to face west so that headlights from cars entering and leaving the property will not disturb condo building to the east.

Please let me know if you have any other comments or questions regarding our plans. We are excited to work with your team and look forward to building in the City of Waukesha!

Thanks,

Joseph Grascch