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June 10, 2019

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

### **Project Details – Clearwater Apartments Phase 2**

Dear Doug,

This Final Site and Architectural Plan Submittal is for Phase 2 of the Clearwater Apartments development. The site consists of an approximately 8.03 acre parcel with a 0.51 acre stormwater pond outlot on Clearwater Lane in Waukesha, WI. Phase 1 of this development included three 2-story apartment buildings (two 18-unit buildings and one 19-unit building), six single-story freestanding garage buildings, and associated sitework (including development stormwater pond construction).

Phase 2 of this development consists of two smaller 2-story apartment buildings (one 11-unit building and one 14-unit building), trash enclosure screen construction, and associated sitework. There are no freestanding garage structures planned, as all garage spaces are included within the apartment buildings (each unit has both a dedicated garage space and surface parking space, with additional visitor parking spaces provided). Exterior building materials and colors will be very similar to Phase 1, and include: cultured stone veneer, lap siding, operable residential windows, and asphalt shingle roofing. Both buildings will have a NFPA 13R automatic sprinkler system, per State of Wisconsin requirements.

We look forward to presenting this project at the next scheduled Waukesha Plan Commission meeting.

Sincerely,

*Adam Almquist*

Adam Almquist  
Executive Vice President  
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