

October 14, 2019

Mr. Doug Koehler, Planner
City of Waukesha
Dept. of Community Development
201 Delafield St, Suite 200
Waukesha, WI 53188

Dear Mr. Koehler:

This correspondence will serve as the required cover letter for the Plan Commission submittal.

The project involves remodeling an existing Infiniti dealership constructed in 2006 into a Porsche dealership. As part of the project, two small additions are anticipated: there will be a 312 square foot showroom addition, primarily to accommodate the radiused facade, and an addition of 227 square feet to accommodate an enlarged New Vehicle Delivery area. The total area of the additions is 539 square feet.

The street façade of the existing building will be re-clad in an 8'-0" high clear insulated glass panels topped by four horizontal rows of 4' x 12' silver colored metal panels, radiused to Porsche's standard. The remainder of the building will be covered in black corrugated metal panels. Existing roof mounted air handling units as well as the existing HVAC screens will be retained for use in the new project.

Site work includes reworking part of the front parking area to better display the showroom vehicles, improving the existing landscaping, and adding five vehicle charging stations, four located on existing parking lot islands, and one near the entrance to the service drive. Existing site lighting will remain in place. Signage has yet to be finalized, but will conform to City of Waukesha ordinances. The existing dumpster/recycling enclosure located behind the building will remain. A 16'-6" x 10'-0" battery storage building will be located next to the existing dumpster/recycling enclosure. The battery storage building will be clad in the same black corrugated metal panels as the main building.

Prior to the Plan Commission meeting, please let me know if you have any questions.

Thank you,



Sincerely,
Erik L. Madisen
Principal