



Plan Commission City of Waukesha

January 26, 2022

Cardinal Capital Waukesha Multifamily

Team Introductions

- ▶ **Erich Schwenker & Chris Geiger** - Cardinal Capital
- ▶ **Brian Randall & Ryan Spott** - Davis|Kuelthau
- ▶ **Eric Harrmann, David Trinkner & Justin Koeppler** - AG Architecture
- ▶ **Aaron Koch** - Pinnacle Engineering Group

Who We Are...

- ▶ Cardinal Capital Management, Inc.



- ▶ Experience and Developments



Neighborhood Outreach

- ▶ Mailed project summary and open house invitation to several hundred residences within approximately 3,000 feet of the site.
- ▶ Ald. McElderry also distributed electronic versions via email, Facebook, NextDoor
- ▶ Open house was held near the site on November 15, 2021 at Living Word Lutheran Church & Ministry Center



- ▶ 6 project team attendees explained the project/answered questions
- ▶ Approximately 20 neighbors attended

STATISTICS

UNIT MIX

72 RESIDENTIAL UNITS

PARKING

ENCLOSED STALLS 85

SURFACE STALLS 38

TOTAL PARKING 123 (1.7 STALLS/UNIT)



FIRST FLOOR AMENITY SPACE

OUTDOOR AMENITIES

RAPIDS TRAIL

Utility Easement

SAYLESVILLE RD

RIVER ROAD

27 DECEMBER 2021

River Rd and Rapids Trail
MULTIFAMILY
Waukesha, Wisconsin



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MAIN FLOOR HOUSE ELEVATION APPROXIMATELY AT EL. 855' (18' HIGHER)

SITE SECTION TO SHOW DISTANCE FROM RIVER ROAD

RENDERING FROM SAYLESVILLE TO SHOW DISTANCE FROM ROAD.

FIRST FLOOR CURRENTLY AT EL. 837'

FIRST FLOOR AMENITY SPACE

OUTDOOR AMENITIES

SITE ELEVATION TO SHOW DISTANCE BETWEEN OUR PROJECT AND NEAREST HOMES.

MAIN FLOOR HOUSE ELEVATION APPROXIMATELY AT EL. 805' (32' LOWER)

27 DECEMBER 2021

River Rd and Rapids Trail
MULTIFAMILY
Waukesha, Wisconsin

RENDERING FROM RIVER AND RAINTREE-MOST OF BUILDING SCREENED BY TREES





VIEW ALONG SAYLESVILLE RD. AND RIVER RD.
WAUKESHA, WISCONSIN





BUILDING END DETAIL ALONG SAYLESVILLE RD.
WAUKESHA, WISCONSIN





VIEW FROM RAPIDS TRAIL AND RAINTREE RD.
WAUKESHA, WISCONSIN



MATERIAL LEGEND

B1 - BRICK COLOR 1
 B2 - BRICK COLOR 2

S - STONE VENEER

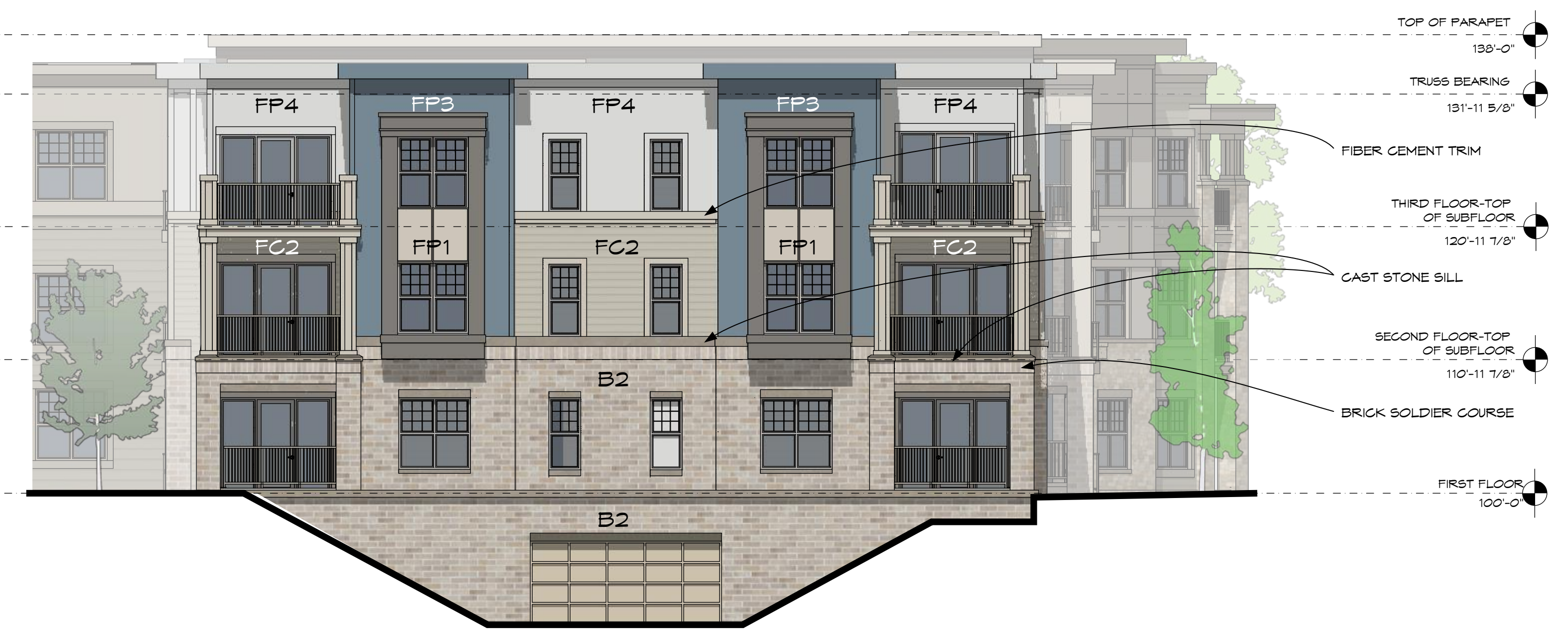
FC1 - FIBER CEMENT LAP SIDING WITH 5" EXPOSURE - MONTEREY TAUPE
 FC2 - FIBER CEMENT LAP SIDING WITH 5" EXPOSURE - COBBLESTONE
 FC3 - FIBER CEMENT LAP SIDING WITH 5" EXPOSURE - AGED PEWTER

FP1 - FIBER CEMENT PANEL SMOOTH - COBBLESTONE
 FP2 - FIBER CEMENT PANEL SMOOTH - MONTEREY TAUPE
 FP3 - FIBER CEMENT PANEL SMOOTH - BOOTHBAY BLUE
 FP4 - FIBER CEMENT PANEL SMOOTH - ARCTIC WHITE

RIVER RD AND RAPIDS TRAIL
 Multi-Family Development
 WAUKESHA WISCONSIN



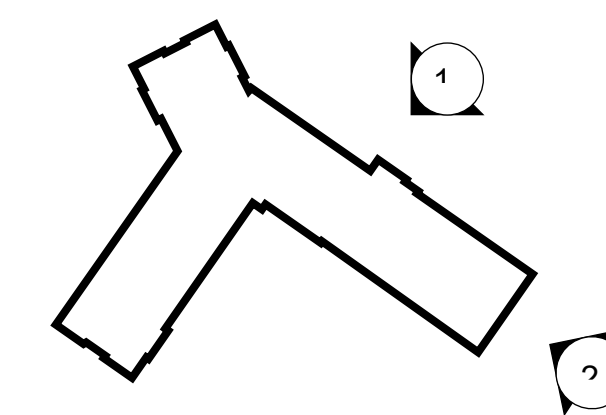
1414 UNDERWOOD AVE.
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 ENGINEERING
 PLANNING



2 GARAGE ENTRY ELEVATION
 1/8" = 1'-0"



1 RIVER ROAD ELEVATION
 1/8" = 1'-0"



1/8" EXTERIOR ELEVATIONS

SHEET NO. A500

DATE
 PROJECT

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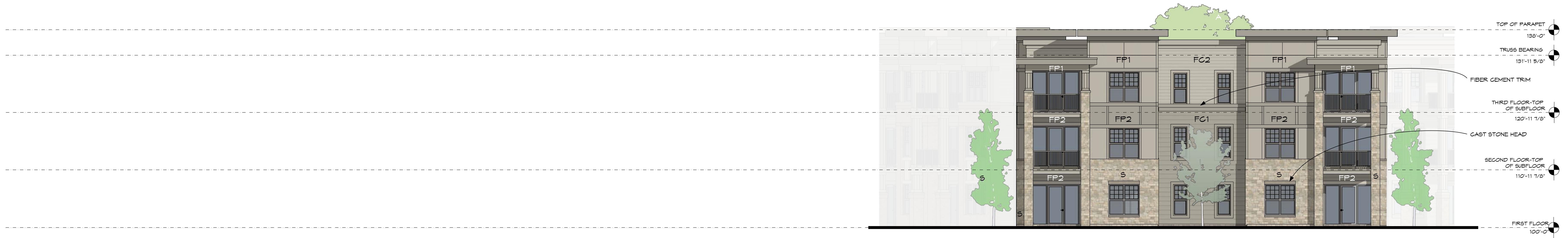
MATERIAL LEGEND

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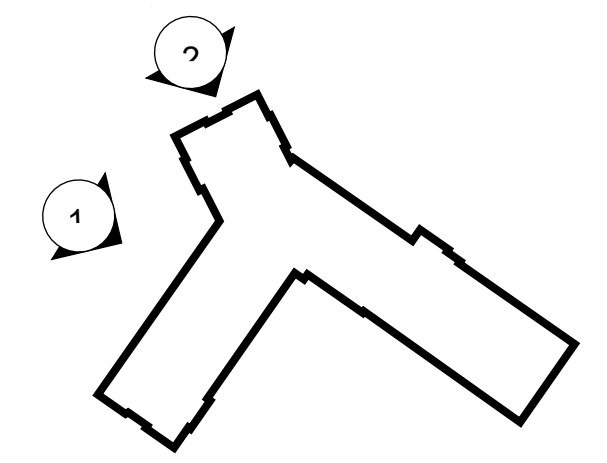
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2 SAYLESVILLE RD CORNER ELEVATION
 1/8" = 1'-0"



1 SAYLESVILLE RD ELEVATION
 1/8" = 1'-0"



RIVER RD AND RAPIDS TRAIL
 Multi-Family Development
 WAUKESHA WISCONSIN



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PURE architecture studio, llc
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 www.pure-arch.com

PROJECT

Clearwater
 Apartments
 Phase 2

OWNER

A-Squared
 Development LLC

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REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

INFORMATION

| | |
|-------------------|------------------|
| PROJECT ARCHITECT | PA |
| PROJECT MANAGER | |
| PROJECT NUMBER | 19112 |
| ISSUED FOR | MUNICIPAL REVIEW |
| DATE | 06.10.2019 |

SHEET

BUILDING ELEVATIONS

A401

ELEVATION KEYNOTES

- | | |
|---------------------------------------|---|
| ① DIMENSIONAL ASPHALT SHINGLE ROOFING | ⑬ VENTED LP SMARTSIDE SOFFIT |
| ② THIN STONE VENEER | ⑭ LP SMARTSIDE TRIM BOARD WRAPPED SUPPORT BRACKET |
| ③ PRECAST OR CAST STONE BAND | ⑮ PREFINISHED METAL GUTTER |
| ④ PRECAST OR CAST STONE SILL | ⑯ WINDOW SYSTEM |
| ⑤ PRECAST OR CAST STONE LINTEL | ⑰ SLIDING PATIO DOOR SYSTEM |
| ⑥ LOWER LP SMARTSIDE LAP SIDING | ⑱ INSULATED ENTRY DOOR SYSTEM |
| ⑦ UPPER LP SMARTSIDE LAP SIDING | ⑲ PREFINISHED METAL INSULATED OVERHEAD DOOR |
| ⑧ GABLE LP SMARTSIDE SHAKE SIDING | ⑳ PREFINISHED ALUMINUM RAILING SYSTEM WITH CORNER POSTS |
| ⑨ 4/4x4 LP SMARTSIDE TRIM BOARD | ㉑ STAINED/PAINED DECORATIVE WOOD TRELLIS |
| ⑩ 4/4x6 LP SMARTSIDE TRIM BOARD | |
| ⑪ 4/4x8 LP SMARTSIDE TRIM BOARD | |
| ⑫ LP SMARTSIDE FASCIA | |



3 WEST - BUILDING A
 SCALE: 1/8" = 1'-0"



4 EAST - BUILDING A
 SCALE: 1/8" = 1'-0"



2 SOUTH - BUILDING A
 SCALE: 1/8" = 1'-0"



11 NORTH - BUILDING A
 SCALE: 1/8" = 1'-0"

Height Details for Clearwater Apartments and Cardinal Capital Waukesha Multifamily

Clearwater Apartments measure 33'4" at the top of roof ridge



4 EAST - BUILDING A
SCALE: 1/8" = 1'-0"

4 EAST - BUILDING A
SCALE: 1/8" = 1'-0"



Cardinal Capital Waukesha Multifamily will measure 36' at the lower parapet roofline and 38' at top of parapets



3 GARAGE ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



IN SOLIDIER COURSE
THE BILL

Thank You!

