

July 13, 2015

Member of the Plan Commission
City of Waukesha
201 Delafield St
Waukesha, WI 53188

RE: *Building Submittal to the Plan Commission for Dolphin Court for Final Plan Review*

Dear Member:


Enclosed are four (4) full size and eight (8) reduced size copies of a building submittal package for an office building to be presented at the August 8th Plan Commission Meeting for a final site plan and architectural review. The proposed office building is located at the north end of Dolphin Court and borders State Highway 164 and Main Street and is approximately 21,500 square feet. The address it has been assigned is 1211 Dolphin Court, Waukesha, WI 53186. The building is intended for Dental Associates. The project would be completed in one phase with Interstate Partners as the developer and owner. The ownership entity will be IP Dolphin LLC. The building will have approximately 115 parking spaces. There will be signage on the building and a monument sign that will conform to the city's sign regulations. Attached in this submittal are examples of signage Dental Associates has implemented in other locations.

The following items are enclosed:

- Plan Review Application and Checklist
- Civil Plans including: Site Plan, Grading Plan, Utility Plan, Water Main Plan & Profile, Plat of Survey
- Storm Water Management Plan (1 Digital and 1 Hard Copy)
- Aerial Views
- Building Elevations
- Building Floor Plan
- Final Landscape Plan
- Building and Monument Sign Examples
- Photometric Design and Light Fixture Cut Sheets
- Sustainability Checklist

I look forward to discussing this project with the Plan Commission on August 8th.

Sincerely,



Jeffrey Whipple
Interstate Partners LLC