



February 27, 2017

Jeff Fortin
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Re: New Duluth Trading Company Store

Dear Mr. Fortin:

Following the February 8th Plan Commission meeting, we have made additional revisions to the elevations. The attached elevations indicate what the entire project team feels we are willing to do to move the project forward. The revisions are as follows:

- We are now providing three display windows, with awnings and gooseneck lights on the south elevation of the building. These windows are framed in projected brick. You had requested these windows extend to the floor, however, due to an existing sewer main, the grade at the southwest corner is elevated above the finished floor elevation, so the westernmost window cannot be lowered. We feel very strongly that these three windows be the same, so, we are keeping them all above the floor. These brick framed windows are similar in design to the display windows on the east elevation. We have located the “Duluth Trading” sign centered between two piers, in line with the clerestory element above.
- On the west elevation, we have added two smaller “faux” windows with awnings up high and a “faux” storefront element, in the center bay projection. This creates a similar element as the front entry on the east elevation. Because this side of the building is the stock/service area of the store, all these added windows will be spandrel glass. In addition, we did not add any sconce lights, differentiating this element from the entrance piece, to avoid confusing customers. We have also added an awning over the double service door.

We feel we have made considerable effort to address the concerns of both staff and the Plan Commission and hope you all agree, so this project can move forward.

Sincerely,

Interwork Architects Inc.

Richard Gordon AIA, NCARB

Cc: Jay Moore, Louis Zachary – Oppidan, Al Dittrich – Duluth Trading Co., Bob Schafer, Kent Wells - RBS

