



November 29, 2024

Doug Koehler - City of Waukesha  
201 Delafield Street  
Waukesha, WI 53188

Dear Doug,

This letter is to serve as a cover letter for the application requesting Development Review for the vacant property at Harris Highlands WAUK1312003001. The property is 4.9 acres and we are requesting review and comment from the Plan Commission of our proposed development of a 120 unit three building multi-story apartment complex. A proposed site plan has been included with our application.

We have previously obtained comments from you and your department regarding egress requirements, set back guidelines, topography concerns and also have had communications with Christopher Langemak Sanitary Sewer Project Manager for the City of Waukesha. Several issues have been determined from these comments and we are hoping that we can focus on these items and others that may arise from the Plan Commission review and comment request. The items currently before us are as follows:

1. Proposed second egress (North area of property) is shown as 20 feet wide – the actual dimension of property owned by developer. Zoning requires 5 feet of buffer on each side of the 20 foot road which would necessitate 30 feet to be dedicated for this egress. We do not own the adjacent land and have attempted to purchase or lease from property owners and have been unable to reach any agreement from either party.
2. Topography is severe in some areas and the project engineer, Pinnacle Engineering, has recommended we cut some of the higher areas to reduce the overall height change and anticipates the use of retaining walls with a limit of maximum 6 foot height on any wall section.
3. Sanitary sewer has not been extended from City of Waukesha to this property. Christopher Langemak has recommended a connection to a sanitary sewer structure on St. Paul which is east of the subject property and requires installation of sewer line in Harris Highlands right of way which is under Village of Waukesha jurisdiction. Christopher recommended that we obtain information from City Attorney regarding access to this right of way for sewer utility service.

We appreciate the opportunity to present this project to the City and look forward to the review and comments from Plan Commission.

Regards,

Michael Amrhein  
BGI, LLC – Owners Representative