

June 25, 2018

**City of Waukesha
Community Development**

201 Delafield Street
Waukesha, WI 53188-3633
262.524.3750

**Reference: Heartland Dental / Waukesha
IP # 2017.0582
Response to Preliminary Site & Arch approval with conditions**

To whom it may concern -

Please accept the following in response to comments dated June 15, 2018

Approval with Conditions Douglas J. Koehler 262.524.3756

- 1. Comment:** All Engineering Dept., Water Utility and Fire Dept. comments and notes must be addressed. A copy of their comments is included for your review.

Response: **We have not received a copy of their comments but will address them once received.**
- 2. Comment:** Clearly show the location of all transformers, utility service meters, and appropriate screening for final approval.

Response: **The transformer is screened by the dumpster enclosure and shrubbery. The electrical meter and panels on the exterior of the buildings have been relocated to the walls facing the adjacent building. (In the alleyway between the two buildings). See revised plans and elevations attached.**
- 3. Comment:** All paved areas should be curbed.

Response: **Acknowledged. Please see current civil drawings dated 5.18.18.**
- 4. Comment:** South elevation should have the same architectural treatment as other elevations.

Response: **Both Buildings have been adjusted to give them a 4 sided architectural look. See revised elevations attached.**

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5. **Comment:** Details of dumpster enclosure are needed for final approval.
Response: **Please see attached Dumpster drawings.**
6. **Comment:** Light poles must not exceed 20 feet in height, please revise lighting plan and include catalog cuts of fixtures for final approval.
Response: **Light poles have been adjusted to a max. height of 20 feet. Refer to attached civil drawings.**
7. **Comment:** Indicate bicycle parking on site plan to meet City Ordinance 22.53.
Response: **Bike rack indicated on civil drawing C1 site note #14.**
8. **Comment:** The Plan Commission suggests both buildings be proposed at the same time or that the developer consider using one larger building instead of the two smaller buildings.
Response: **The intent is to construct both buildings concurrently.**

Please feel free to contact me if you have any questions or require additional information. If I am not available, Jay Schoneman is the Project Manager and will be able to answer your questions.

Sincerely,

INTERPLAN LLC


Destinee Higdon
Permit Coordinator