



July 29, 2019

Mr. Jeff Fortin
City of Waukesha Community Development Department
201 Delafield Street, Suite 200
Waukesha, WI 53188

Subject: East St. Paul Avenue Apartments
Project No.: SPAR19-00022
PC19-0045

Dear Mr. Fortin:

We are in receipt of your comments dated May 14, 2019 regarding the review of East St. Paul Avenue Apartments in Waukesha. We have responded to each of your comments below in ***Bold Italics***. Let me know if you have any questions or comments regarding our responses.

- 1.) Garage entrances should be more attractive than a standard door. Architect should look at frosted glass, wood with windows, or other more attractive options. We have a couple of good local examples – Clearpoint, Sky High Marketing that have successfully done this.

Response – We have included the garage door in the revised exterior elevations that includes vision panels.

- 2.) Architect should try to differentiate the retail and apartment amenity spaces from the apartment spaces with the use of different colors, materials, awnings, more prominent entrance area, etc. They sort of blend into the development when they should sort of stand out as a different use.

Response – We have added awnings and redesigned storefronts at the commercial and amenity areas. We have also delineated the Leasing corner entrance with an updated design.

- 3.) Work is needed on the north elevation wall in the notched out area at the NW corner of the development. Windows, public art, landscaping, etc should be looked at to draw attention away from the blank expanse of wall.

Response – Per the landscape plans, there will be landscaping in the aforementioned corner that includes a tree that will effectively screen the blank portions of the wall.

- 4.) Look at a more significant cornice/roof edge material on the 4 story portion of the building with the darker lap siding.

Response – We have added a built-up cornice/edge at the horizontal siding locations.

- 5.) For final approval the architectural plans should provide a closeup drawing of window details to show how they are recessed in relation to the face of the building

Response – We have provided a window detail sheet with this submittal.

- 6.) If there are any rooftop materials, they should be shown on the elevation drawings. Anything extending over the height of the parapet wall will need screening.

Response – We have designed the building parapets to screen all rooftop equipment.

- 7.) The layout of the parking on the Waukesha State Bank property, west of this building will need to be reconfigured. Changing it so it is perpendicular to the building will result in additional spaces and make it easier to maneuver in and out of.

Response – Refer to raSmith's response/revised drawings.

- 8.) Applicant shall use Downtown Waukesha Paver standards for any pavers within the right-of-way.

Response – Refer to raSmith's response/revised drawings.

- 9.) Due to building proximity to west lot line, a permanent "no build" easement on the west side of the building on the Waukesha State Bank property will be required because of the openings being right at the property line, The width of this easement will depend on construction type/fire ratings.

Response – Refer to raSmith's response/revised drawings.

- 10.) We will need a color site/landscaping plan with your submittal prior to final.

Response – A color site plan is included in this submittal.

- 11.) Has the applicant looked into the easement to see if the easement holder would permit balconies to encroach over the easement.

Response – Refer to raSmith's response.

Regards,

Troy J. Grivna
Project Manager, Poole & Poole Architecture

Enclosures: Revised Exterior Elevations
Window Details
Color Site Plan