

August 8, 2025

Doug Koehler  
Principal Planner  
City of Waukesha  
Community Development Dept.  
201 E. Delafield St.  
Waukesha, WI 53188

Project: A service addition for:  
**Porsche - Waukesha**  
2228 Moreland Blvd.  
Waukesha, WI 53186

Doug-

The following is a cover letter in the form of bullet points outlining project details associated with the Porsche addition project.

- Selective demolition will be completed as required to accommodate the proposed addition. Specifically, this refers to the metal cladding on the north wall.
- Two existing charging stations will be relocated from the existing north wall to the north wall of the addition.
- Site demolition will include the removal of asphalt paving around the proposed addition to facilitate construction. The area of pavement removal is shown on Sheet C2.01.
- The proposed 1-story addition is approximately 3075 square feet in area with the addition height matching the existing building.
- The finished floor heights of the existing service area and addition will be the same.
- The addition will accommodate 5 service stalls and accessed through an east facing 12' x 12' overhead door.
- Exterior cladding at the addition will match the color and pattern on the existing building.
- Exterior lighting will be building-mounted LED wall-paks similar to what is on the existing building.
- No new perimeter landscaping is associated with this addition. Photos of the existing site landscaping have been provided to Community Development Department.

Please review this letter and let me know if any additional information is needed.

Sincerely,



Erik Madisen  
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Milwaukee, WI 53204