

From: Ray Petkovsek [mailto:ray@pmcpas.com]
Sent: Monday, February 21, 2011 1:07 PM
To: 'Michael Buragas'; Parks, Timothy; district3@uscellular.blackberry.com; Cnare, Lauren; 'Schooler Steve'
Cc: wfwhite@michaelbest.com; '03 - Dave Moran'; Tucker, Matthew; Murphy, Brad; 'Sue Petkovsek'; 'David Cooper'; 'Dennis Olsen'; 'Randy Bruce'; 'Mary Owen'
Subject: RE: 4002 Nakoosa Trail / Porchlight - Comments on Parking, Site Plan & Architectural Design

Hello Michael & Randy,

Thanks for the comments and plans. The colors are very earth friendly and appealing.

After reviewing the floor plan on Bldg 2, the center pod could easily be pushed east 2 or 4 feet as noted in my comments below. I will wait for your update tomorrow.

As you may have guessed, I am a man cursed with an acute attention for the small details.

1. Bldg 2, South Elevation – add the two extensions on the roof line. That is why I could not tell what the roof on the back/east elevation looked like.
2. Bldg 1 – Appears to be **12** efficiency units, not 14 as proposed.
3. Total units for the project appear to be **36 efficiencies** and **14 SRO**.

Pending the requested enhancements to Bldg 2, the boulder retaining wall east of Bldg 2, and possibly replacing the Bldg 1 birch trees with something more durable, I think you have a great project.

Ray the CPA

Ray Petkovsek, CPA / Partner
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**From:** Michael Buragas [mailto:MBuragas@knothebruce.com]  
**Sent:** Monday, February 21, 2011 9:27 AM  
**To:** Ray Petkovsek; Parks, Timothy; district3@uscellular.blackberry.com; Cnare, Lauren; Schooler Steve  
**Cc:** wfwhite@michaelbest.com; 03 - Dave Moran; Tucker, Matthew; Murphy, Brad; Sue Petkovsek; David Cooper; Dennis Olsen; Randy Bruce; Mary Owen  
**Subject:** RE: 4002 Nakoosa Trail / Porchlight - Comments on Parking, Site Plan & Architectural Design

Ray,

Attached are the plans, elevations, and representative rendering you requested for the Porchlight Nakoosa Trail project. Let me know if you need any other illustrations.

Sincerely,

**Michael Buragas, AIA**

Architect

Knothe &amp; Bruce Architects, LLC

7601 University Avenue, Suite 201

Middleton, WI 53562

Phone: (608) 836-3690

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[mburagas@knothebruce.com](mailto:mburagas@knothebruce.com)

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**From:** Randy Bruce**Sent:** Sunday, February 20, 2011 4:39 PM**To:** Ray Petkovsek; 'Parks, Timothy'; district3@uscellular.blackberry.com; 'Cnare, Lauren'; 'Schooler Steve'**Cc:** wfwhite@michaelbest.com; '03 - Dave Moran'; 'Tucker, Matthew'; 'Murphy, Brad'; 'Sue Petkovsek'; 'David Cooper'; 'Dennis Olsen'; 'Mary Owen'; Michael Buragas**Subject:** RE: 4002 Nakoosa Trail / Porchlight - Comments on Parking, Site Plan & Architectural Design

Ray,

Sorry for the delay getting back to you. I have been out of town since Thursday afternoon. The plans that you describe below will come to you from Michael Buragas in our office tomorrow AM. I will respond as best as I can to your other points:

1. The dumpster enclosure will have a concrete floor/pad.
2. I agree that the landscaping plan is much improved. This landscape plan still needs to receive the approval of the Urban Design Commission which should take up this item on March 2. I would suggest that the planning staff bring your specific comments on the landscaping to the attention of the UDC for their review.
3. The back/east elevation roof projections are changes in the roof plane created by hipped roofs with differing eave dimensions. I will discuss your suggestions on the building elevation revisions with Steve Schooler tomorrow morning. I will get in touch with you after that.

Talk to you soon,

J. Randy Bruce, AIA

Managing Member

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**From:** Ray Petkovsek [mailto:ray@pmcpas.com]

**Sent:** Friday, February 18, 2011 12:16 PM

**To:** Randy Bruce; 'Parks, Timothy'; district3@uscellular.blackberry.com; 'Cnare, Lauren'; 'Schooler Steve'

**Cc:** wfwhite@michaelbest.com; '03 - Dave Moran'; 'Tucker, Matthew'; 'Murphy, Brad'; 'Sue Petkovsek'; 'David Cooper'; 'Dennis Olsen'; 'Mary Owen'

**Subject:** RE: 4002 Nakoosa Trail / Porchlight - Comments on Parking, Site Plan & Architectural Design

Hi Bruce,

Thanks for the updates. We have several observations and comments.

#### **Dumpster Enclosure**

1. At a minimum, there should be a cement floor / pad.

#### **Landscaping**

1. Many additions, most good, especially in the entry way to the lot.
2. Personally, I am not a fan of birch trees because of their short life and easy breakage.
3. Wondered what a 'canart juniper' looked like. Found this website  
<http://www.naturalc.com/trees.html>

#### **Building 2**

1. East elevation – what is the design of the roof enhancement (two gables)? The South or North elevations do not show what the gables will look like.
2. If it is just a one-foot bump out and extension to the eave & soffit, it will hardly be noticeable.
3. We understand the concern about soil conditions and costs; however, for minimal additional cost, if any, the center pod of 8 units could be pushed east two feet. This not only enhances the elevation and aesthetics, a corresponding jog in the boulder wall will breakup the 120-150' straight line.
4. The cost offset for the building jog may come from –
  - a. eliminating the two proposed gables on the back/east view,
  - b. eliminating the two little gables on the front/west view,
  - c. the back/east view of the center pod only
    - i. eliminating the brick facade, and
    - ii. extending the top floor siding material all the way down to the foundation.

Several of the plans requested have not been received yet. Please send us the following for **both buildings**:

Complete set of elevations, including

Front

Back

Sides (both)

Roof (aerial view looking down)

Floor plans

We still don't know if Bldg 1 has 10 or 12 efficiency units.

Artist rendering, which should provide us with an approximation of the colors planned for materials: roof, brick and siding [2 shades?]

Bruce, please call me if you have questions about our requests. We look forward to the information and plans this weekend. Thank you for your consideration.

*Ray the CPA*

**Ray Petkovsek, CPA / Partner**

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From: Randy Bruce [mailto:RBruce@knothebruce.com]
Sent: Thursday, February 17, 2011 4:04 PM
To: Ray Petkovsek; Parks, Timothy; district3@uscellular.blackberry.com; Cnare, Lauren; Schooler Steve
Cc: wfwhite@michaelbest.com; 03 - Dave Moran; Tucker, Matthew; Murphy, Brad; Sue Petkovsek; David Cooper; Dennis Olsen; Mary Owen
Subject: RE: 4002 Nakoosa Trail / Porchlight - Comments on Parking, Site Plan & Architectural Design

Ray,

It was good to meet with you and Mary last Friday. See below for a response to your questions and comments.

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From: Ray Petkovsek [mailto:ray@pmcpas.com]
Sent: Wednesday, February 16, 2011 4:52 PM
To: Randy Bruce; 'Parks, Timothy'; district3@uscellular.blackberry.com; 'Cnare, Lauren'; 'Schooler Steve'
Cc: wfwhite@michaelbest.com; '03 - Dave Moran'; 'Tucker, Matthew'; 'Murphy, Brad'; Sue Petkovsek; David Cooper; Dennis Olsen; Mary Owen
Subject: RE: 4002 Nakoosa Trail / Porchlight - Comments on Parking, Site Plan & Architectural Design

Randy,

Just a reminder about the Summary information requested below. We would appreciate receiving it by Friday. Thanks.

Ray

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**From:** Ray Petkovsek [mailto:ray@pmcpas.com]  
**Sent:** Friday, February 11, 2011 5:52 PM  
**To:** 'Randy Bruce'; 'Parks, Timothy'; 'district3@uscellular.blackberry.com'; 'Cnare, Lauren'; 'Schooler Steve'

**Cc:** 'wfwhite@michaelbest.com'; '03 - Dave Moran'; 'Tucker, Matthew'; 'Murphy, Brad'; Sue Petkovsek; David Cooper; Dennis Olsen; Mary Owen

**Subject:** 4002 Nakoosa Trail / Porchlight - Comments on Parking, Site Plan & Architectural Design

Hello Everyone,

Randy Bruce met this afternoon with two owners of the Professional Center (Mary Owen and me). We reviewed the proposed plans, which are being considered at the February 21 Plan Commission meeting. A summary follows:

### Parking

Original plan called for 12 stalls (33%) for 54 residents (40 efficiency + 14 SRO).

Revised plan has 18 stalls (50%) for 52 residents (38 efficiency + 14 SRO).

Zoning requires 36 stalls (70%) for the revised plan.

Attached is a parking usage spreadsheet developed by Steve, Randy & me. The analysis at the bottom bases the parking needs on a comparable Porchlight property at Pheasant Ridge Trail. That property has 25% resident parking usage, with no comment about staff use.

- Mary and I gave our tentative approval to the **18 stalls**, contingent on the rest of our building owners expressing their comments in the next few days. We would not support less than 18 stalls, since there is no offsite parking available.

### Architectural Design

The revised plan has two (2) buildings:

- BLDG #1 - West side of the lot is a 2-story building with 12(??) efficiency and 14 SRO units. Randy is to review his files on the latest plan design. He thought this building had 14 efficiency units.

- BLDG #2 - East side of the lot is a 2-story building with 24 efficiency units.

- Mary and I liked the overall design of the buildings and site plan.
- The artist rendering showed appealing color combinations: a dark asphalt roof, two colors of vinyl siding and dark brick veneer on about 1/3 of the first floor.
- The project has good curb appeal.
- BLDG #1 has great sight lines, a contoured footprint with an inviting main entry area.
- BLDG #2 is a long rectangle with three 8-unit cells. I did not see dimensions, but estimate the building to be about 120' x 40'. The front (west face) sight lines are similar to BLDG #1. However, the sides and back of BLDG #2 have minimal brick veneer to break up the long straight lines. The roof is a straight line from end to end.

Recommendation: After reviewing the floor plan, Mary and I feel that the design could be greatly enhanced by jogging the building footprint. One option is to move the center cell 2-4 feet, either west or east. Even better would be to stagger all three cells by 2 feet. **The soil conditions require an expensive soil improvement/foundation support system. Therefore, we limited the building offsets to those areas that we believe will have the most aesthetic impact. Since the façade that you describe is obscured by the existing treeline we did not provide offsets in that location, As an alternative we are suggesting some variation in the roof plane which I believe will give much the same effect as the offsets that you suggested. See the attached elevation drawing.**

### Site Plan

There is good use of green space with a garden area on the far north end of the lot.

Dumpster is near the entrance of the lot.

Significant wetland issues to deal with.

#### Recommendations:

1. The dumpster holding area should be an enclosure with brick or cinder block on the back and sides. **We have provided a drawing of the proposed dumpster enclosure. It is not masonry, again due to foundation support and cost considerations.**
2. Some type of gated front to hide the dumpsters. **The front of the dumpster will be gated.**

3. A roof on the enclosure because our office building owners on the second floor will be able to see inside the dumpsters. **We will consider the addition of the roof as the construction contract is finalized.**
4. A great reference to view is the dumpster enclosure for our building. It also has locked storage in the back for yard equipment, etc.
5. On the SE corner of the lot, determine how the sidewalk will attach to Commercial Ave. There is a drainage ditch in between and the City has made recent improvements to the storm sewer. Will be need to be a foot bridge over the ditch? **I believe that you are talking about the city sidewalk along Nakoosa where it attaches to Commercial Avenue. The City Engineering department will determine the construction requirements. I will get an answer from them.**
6. More landscaping plantings, especially trees on the west and north sides of the lot. **Additional plantings have been added including trees on the north and west sides of the lot. See the attached landscaping plan.**
7. We would be *thrilled* if the dogwood trees could be removed from the east end of the lot and replaced with new trees. **We are of the understanding that the dogwood trees are within the protected wetland area and that the DNR will not allow us to remove them. I will follow up to confirm if the DNR will allow removal.**

### Summary

Randy is to send all of us a new set of plans before February 21. This should include the:

- Site plan
- Building elevations
- Building floor plans
- Artist rendering
- Shades of colors planned for materials: roof, brick and siding [2 shades?]

In general, Mary and I are favorable toward the project with the recommendation for improvement, as mentioned above. Please contact me with any questions and comments. We may have additional comments after we receive the updated designs. Thank you.

*Ray the CPA*

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