

October 9, 2023

Project Narrative

Project: Cobblestone Hotel & Suites
704 N. Grand Ave
Waukesha, WI

KEBB CS-WA, LLC is requesting Site Plan & Architectural Review and Certified Survey Map (CSM) review and approval for the redevelopment of a property located at 704 N. Grand Ave (parcels WAKC1308262, WAKC1308263, and WAKC1308264). The proposed development is a new Cobblestone Hotel & Suites. The property is zoned B-2 (Central Business District) and the proposed project is a permitted use. The parcels are proposed to be combined via CSM.

The proposed hotel will be four (4)-stories, 9,236 square feet, and will have 60 rooms, an indoor pool, and a Wisconsin Chophouse restaurant and bar. The property is 0.86 acres in size with an existing bank facility containing a drive-thru and parking lot on-site. All private components of the existing site are proposed to be demolished for the development. Site disturbance for the project will total 0.84 acres. The site will include 20 parking stalls for guests & employees to use [including one (1) handicap-accessible space]. The public parking garage located east of the property on Wisconsin Ave will also be available for guest & employee parking.

Access to the hotel is proposed near the existing access locations on Clinton Street and N. Grande Ave. Existing access points from Wisconsin Ave will be removed. Existing public sidewalks will remain along all frontages on Clinton St, Wisconsin Ave, and N. Grande Ave and will be replaced as necessary due to site demolition. Internal sidewalks are proposed connecting the building to the parking areas and public sidewalks. A sidewalk connection is also proposed from the restaurant to the public sidewalk on Wisconsin Ave. An outdoor patio with a fence is proposed at the restaurant on the southeast corner of the building along Wisconsin Ave. A waste enclosure is proposed to the northeast of the building.

The proposed development will maintain existing drainage patterns and will drain into the storm sewer within the Clinton Street ROW. The project is less than 1 acre of disturbance and decreases impervious coverage onsite and thus is exempt from stormwater management requirements. Landscaping will be provided in accordance with the City ordinance, in an approach that ensures species resiliency and complimentary aesthetics. Site lighting will also meet the City ordinance in a fashion that provides appropriate light intensity levels for safety.

Exterior materials are represented in the attached color renderings and will consist of a combination of EIFS, Rosewood cultured stone with aluminum entrance doors and windows. A canopy is proposed on the north elevation at the main entrance. The waste enclosure will be EIFS to match the building.

Hotel guests and deliveries will utilize the Clinton St and N Grande Ave access locations. Deliveries will be during business hours and will be made to front lobby entrance. The

frequency of deliveries will vary and will be dependent on hotel demand. Anticipated weekly deliveries include the items listed below.

- Food Service – two (2) times per week via large/extra-large box truck
- Beer, Wine, & Spirits – one (1) time per week via van or smaller delivery truck
- Hotel Supplies – two (2) times per month via a large truck or delivery van
- UPS/FedEx – Two (2) to three (3) times per week

Additionally, one (1) weekly, mid-day garbage and recycling pickup is anticipated.

The hotel will be operational 24 hours/day, seven (7) days per week, and continental breakfast will be offered. Wisconsin Chophouse hours will be Tuesday through Thursday from 4 PM to 9 PM and Friday through Saturday from 4 PM to 10 PM. The number of employees will vary based on peak guest hours (see below).

<u>TIME</u>	<u>APPROXIMATE # OF EMPLOYEES</u>
7 AM – 3 PM	2-3
3 PM – 11 PM	2-3
11 PM – 7 AM	2
Restaurant	5-10
Housekeeping	5-8