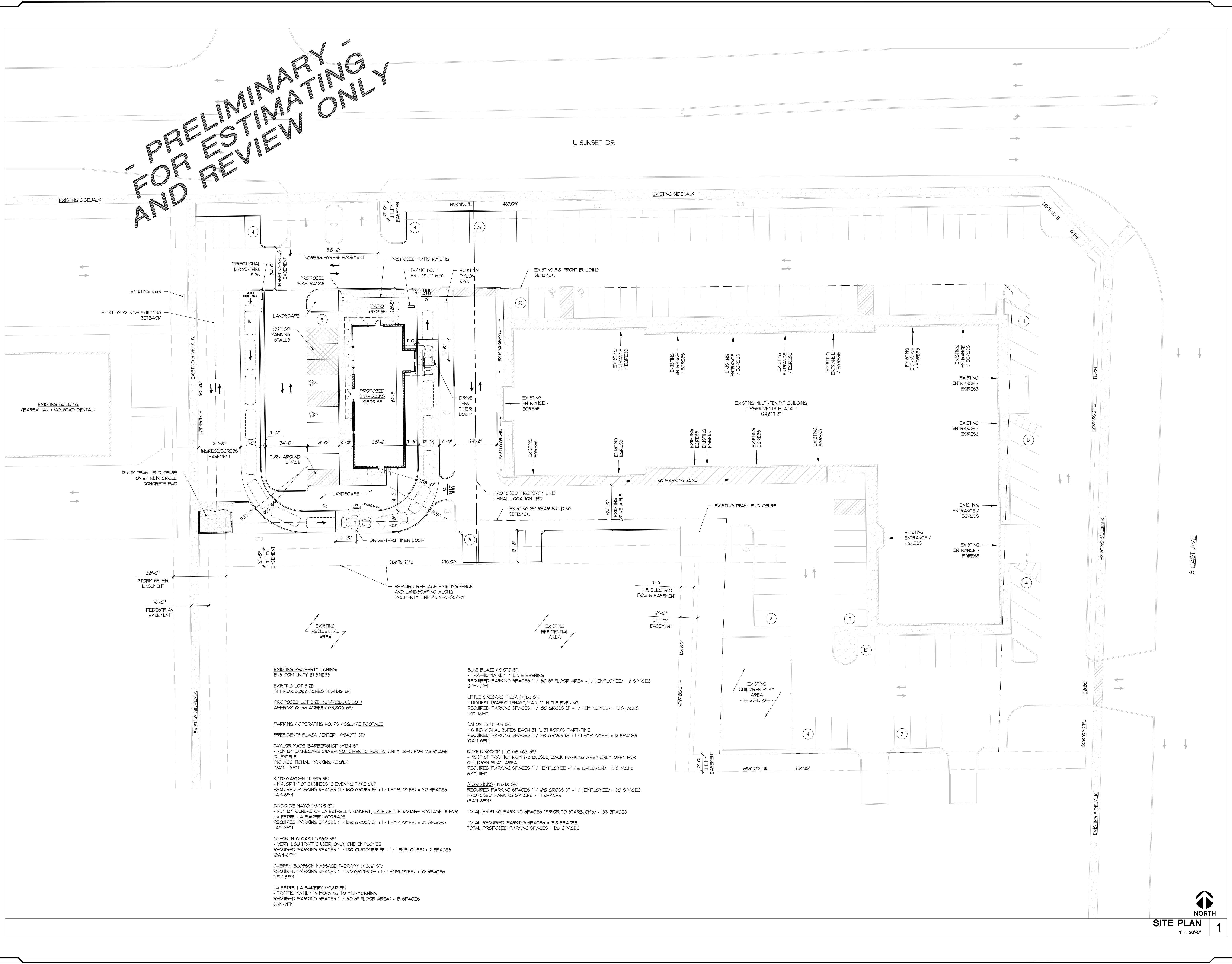


**- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY**



- EXISTING PROPERTY ZONING:**
B-5 COMMUNITY BUSINESS
- EXISTING LOT SIZE:**
APPROX. 3.028 ACRES (134,916 SF)
- PROPOSED LOT SIZE: (STARBUCKS LOT)**
APPROX. 0.750 ACRES (133,006 SF)
- PARKING / OPERATING HOURS / SQUARE FOOTAGE**
- PRESIDENTS PLAZA CENTER (124,811 SF)**
TAYLOR MADE BARBERSHOP (1734 SF)
- RUN BY BARBERCARE OWNER NOT OPEN TO PUBLIC, ONLY USED FOR HAIRCARE CLIENTELE (NO ADDITIONAL PARKING REQ'D)
10AM - 6PM
- KIM'S GARDEN (12,539 SF)**
- MAJORITY OF BUSINESS IS EVENING TAKE OUT
REQUIRED PARKING SPACES (1 / 100 GROSS SF + 1 / 1 EMPLOYEE) + 30 SPACES
11AM-8PM
- CINCO DE MAYO (13,710 SF)**
- RUN BY OWNERS OF LA ESTRELLA BAKERY, HALF OF THE SQUARE FOOTAGE IS FOR LA ESTRELLA BAKERY STORAGE
REQUIRED PARKING SPACES (1 / 100 GROSS SF + 1 / 1 EMPLOYEE) + 33 SPACES
11AM-8PM
- CHECK INTO CASH (1560 SF)**
- VERY LOW TRAFFIC USER, ONLY ONE EMPLOYEE
REQUIRED PARKING SPACES (1 / 100 CUSTOMER SF + 1 / 1 EMPLOYEE) + 2 SPACES
10AM-6PM
- CHERRY BLOSSOM MASSAGE THERAPY (11,330 SF)**
REQUIRED PARKING SPACES (1 / 100 GROSS SF + 1 / 1 EMPLOYEE) + 10 SPACES
12PM-8PM
- LA ESTRELLA BAKERY (12,810 SF)**
- TRAFFIC MAINLY IN MORNING TO MID-MORNING
REQUIRED PARKING SPACES (1 / 150 SF FLOOR AREA) + 5 SPACES
8AM-8PM
- BLUE BLAZE (12,078 SF)**
- TRAFFIC MAINLY IN LATE EVENING
REQUIRED PARKING SPACES (1 / 50 SF FLOOR AREA + 1 / 1 EMPLOYEE) + 8 SPACES
12PM-9PM
- LITTLE CAESARS PIZZA (11,899 SF)**
- HIGHEST TRAFFIC TENANT MAINLY IN THE EVENING
REQUIRED PARKING SPACES (1 / 100 GROSS SF + 1 / 1 EMPLOYEE) + 15 SPACES
11AM-10PM
- SALON 103 (11,983 SF)**
- 6 INDIVIDUAL SUITES, EACH STYLIST WORKS PART-TIME
REQUIRED PARKING SPACES (1 / 100 GROSS SF + 1 / 1 EMPLOYEE) + 12 SPACES
10AM-6PM
- KID'S KINGDOM LLC (15,463 SF)**
- MOST OF TRAFFIC FROM 2-3 BUSSES, BACK PARKING AREA ONLY OPEN FOR CHILDREN PLAY AREA
REQUIRED PARKING SPACES (1 / 1 EMPLOYEE + 1 / 6 CHILDREN) + 5 SPACES
6AM-11PM
- STARBUCKS (12,510 SF)**
REQUIRED PARKING SPACES (1 / 100 GROSS SF + 1 / 1 EMPLOYEE) + 30 SPACES
PROPOSED PARKING SPACES + 17 SPACES
(5AM-8PM)
- TOTAL EXISTING PARKING SPACES (PRIOR TO STARBUCKS) + 155 SPACES**
TOTAL REQUIRED PARKING SPACES + 150 SPACES
TOTAL PROPOSED PARKING SPACES + 126 SPACES

SITE PLAN
1
T = 20'-0"

DA
logic design & architecture, inc.
LogicDA.com : 414.909.0080
Project Manager: AEV
Job Number: 24-092

Additional Info	
Project Name	
New Building For: Starbucks	
101 Sunset Dr Waukesha, WI 53186	
Dates/Revisions	
11.15.24	PC CONSULTATION
Drawing Title	
CONCEPTUAL SITE PLAN	
SP1.1	

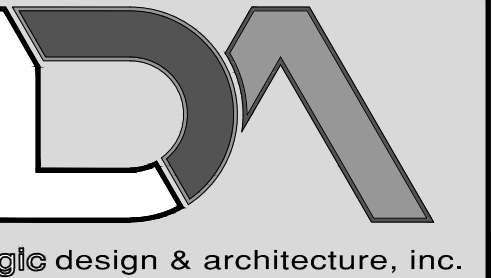
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FILE NAME: C:\USERS\LDAL\LOGIC DA DROPBOX_ACTIVE PROJECTS\24-092_SBX PRESIDENTS PLAZA WAUKESHA SHEETS SHEETS_24-092_SBX WAUKESHA.DWG PLOT DATE: 11/7/2024



PROJECT LOCATION MAP 1



LogicDA.com : 414.909.0080
 Project Manager: AEV
 Job Number: 24-092

Additional Info

Project Name

New Building For: Starbucks
 101 Sunset Dr
 Waukesha, WI 53186

Dates/Revisions

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 PC CONSULTATION

Drawing Title

**PROJECT
 LOCATION
 MAP**

SP1.2

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