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Narrative for final Waukesha PC Site Plan & Architectural Review Application for Bliffert Lumber & Hardware  
2132 S West Ave Waukesha WI 53186 Tax Key WAKC1381002001.

The Bliffert family purchased the subject property earlier in 2024 after leasing the building/site for several years. Bliffert Lumber & Hardware is the tenant and currently uses the property as a temporary hold warehouse for pre-manufactured cabinetry.

Incoming semi-trailers/box trucks will arrive up to several times per week. Outgoing Bliffert box truck delivery vehicles may load up to several times a day. Normal operation hours will be M-F, 7:00 am to 5:00 pm. Weekend work is not likely.

The proposed 10,200 s.f. warehouse addition project includes an ADA accessible toilet room/accessible route alteration to the existing 7,500 s.f. warehouse. The addition and existing facility are type IIB non-combustible, not protected construction (as defined by the IBC-2015). The primary occupancy/use will be storage (S-1).

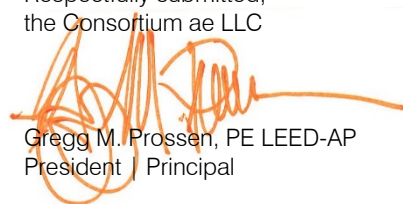
Due to the size of the overall project and limited fire apparatus access, both the existing and proposed building will be fire sprinkler protected. A new 6" water service is intended to replace the existing minimal domestic water service.

Bliffert will likely not have any full-time on-site employees.

Existing poor bearing soils will require a deep foundation solution to accommodate the column point loads and linear loads of the proposed addition. Construction of the addition will likely be isolated pad foundations and grade beams supported by modified rock aggregate piers (deep foundation solution). Super structure will be structural steel beams, columns, wind girts, steel joist and deck roof and insulated cold form steel stud walls.

Bliffert does intend to start construction as soon as possible in early second quarter of 2025.

Respectfully submitted,  
the Consortium ae LLC



Gregg M. Prossen, PE LEED-AP  
President | Principal