

Harvest Square

August 1, 2019

Project Narrative:

Harvest Square is a new proposed 6,200 SF retail/commercial building, located on a vacant 1.4-acre parcel, in the City of Waukesha, WI. The project is located on the south side of vacated Meadow Lane, approximately 400 feet west of Marshview Street. The Property comprises mostly undeveloped grass field. The current parcel zoning is Commercial.

One new building is proposed, which will be a two-story, wood-frame structure, containing multiple tenant spaces. The building will be surrounded by asphalt pavement on the north and east sides. The west side of the building will be a concrete patio area. The south side of the building will be primarily green space with a raised deck, along the back side of the building, providing outdoor seating. Landscaping, consisting of shrubs, trees, and turf, will be located along the perimeter, and within islands in the parking lot. An existing storm water basin was constructed as a part of the existing Good Harvest Market, immediately to the west. The existing basin was sized to include development from this parcel, and the east end of the basin extends into this parcel. The basin addresses both detention and water quality, per Wisconsin DNR Conservation Practice Standards. The existing Good Harvest Market driveways will be used to access the site.

During construction, erosion control measures will include a tracking pad, silt fence, a stone weeper, straw matting, and ditch checks. Completed disturbed areas, except for proposed building and pavement areas, will be stabilized with seed, fertilizer and mulch. Areas to be paved will be covered with crushed stone after grading and utility construction is complete.