

October 28, 2024

A project narrative for:

Saratoga Heights site Improvements

120 Corrina Blvd.
Waukesha, WI 53186

The following is a description of proposed site improvements to Saratoga Heights apartment complex. The project includes constructing a new concrete block dumpster enclosure, new parking spaces, and a redesigned drive to improve drainage. The following is a brief description of the proposed work:

General information

- Saratoga Heights apartments was constructed in the early 1970's and contains 115 units on six floors.
- The anticipated construction timeline is November 2024 to March 2025.

Site Improvements

- A new CMU-clad dumpster enclosure will be constructed measuring 16' x 26' x 7'-8" high and is 416 square feet in area. It is sized to contain a 20-yard dumpster intended to accommodate furniture disposed of by Saratoga Heights residents.
- The dumpster enclosure will be accessed by a pair of 6' wide wood clad swinging doors.
- The project will include the addition of 8 parking spaces which will be designated for residents and visitors. The new spaces offset three parking spaces removed for construction of the dumpster enclosure.
- One additional parking space will be designated for trucks of outside contractors performing work at Saratoga Heights.
- The layout of the new parking spaces will be arranged to allow an existing mature tree to remain.
- The civil engineering plans call for the slab inside the dumpster enclosure to be pitched for drainage. The parking and drive areas will be pitched to drain to existing catch basins.
- The configuration of existing curbs will be modified to allow easier access by garbage trucks to pick up and drop off the dumpsters.