

February 22, 2020

Project Narrative / Plan of Operation

Project: Montessori School Addition
2600 Summit Avenue
Waukesha, WI

Montessori School of Waukesha is requesting final Site Plan and Architectural review and approval for the construction of an addition onto the existing facility located on the NE corner of Summit Avenue and North University Drive. The property is currently developed and is zoned I-1 Institutional.

In 2018-2019 Montessori School received City approval for overall site improvements with a larger proposed building addition onto the existing school. Due to budget constraints the project did not move forward at the time.

The current proposed building addition is a portion of the previously approved project. The 8,584 SF addition is proposed to the north of the existing facility located off of Summit Ave. The existing building, located off of N University Ave., does not meet fire code and the classrooms/students need to be relocated from this existing building to the proposed addition. The proposed addition will need to be constructed by the next school year, August 2021.

Proposed site improvements include: Playground relocation to the west, building addition with patios, new sidewalk, and wall packs. All access to the site will remain as currently in place. Presently the north parking lot is not used for parking, instead it is used as a student drop off maneuvering area. Vehicles enter the lot from the south, make a u-turn, and then head south to drop off under the canopy.

Proposed new landscaping will not be installed with this project. Since the project is just a phased portion of the overall master plan placing trees and shrubs would not make sense as all 3 areas around the building will be disturbed in the future. The west elevation will be blocked by existing shrubbed vegetation and tall grasses and is a significant distance from the roadway. The north elevation is screened by an existing hill. The east elevation will maintain the existing trees on the property line to offer screening for the neighbors. Parking requirements are met with existing spaces on site. The relocation of the classrooms does not increase parking demand for the school. Fencing was added on the west and east sides of the school property in the summer of 2020. No new fencing is anticipated. Stormwater management is not required with this phase of the project as site disturbance is expected to be approximately 0.48 acres.

The existing exterior façade material consist of painted full split-faced CMU wainscot (of varying heights) with 4" vinyl lap siding above with a combination of flat roof with a metal cap flashed parapet and an asphalt shingled roof with a metal fascia and soffit to form a 2' overhang. (see attached pictures).

The proposed façade will include two-toned masonry full split-face with an accent band with single toned piers at the corners. The proposed roof of the addition will slope slightly to the exterior gutter and down spout system. The facility does contain as an abundance of windows / doors to break-up the massing and provide a human scale to the facility. The mechanical equipment will be placed on this roof and screen with a metal panel to match the existing metal panel.

The school will operate from 7A-5:45P Monday thru Friday, from August until June. The school is planning for: 48 teachers/staff and 360 students. The existing school has 42 teachers/staff and 250 students. Anticipated weekly deliveries are 15, and typically occur at non-peak student arrival/departure times. Approximately 2-3 weekly, mid-day garbage pick-ups are anticipated. There will be no hazardous products/chemicals and no fleet vehicle storage.