

July 9, 2018



Project Narrative / Plan of Operation

Project: Montessori School Addition
2600 Summit Avenue
Waukesha, WI

Montessori School of Waukesha is requesting Site Plan and Architectural 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 zoning I-1 Institutional. The current Montessori property consists of 3 separate lots. These 3 lots will be combined into 1 lot via Certified Survey Map.

Proposed site improvements include: demolition of existing church, replacement of asphalt parking on northeast side, asphalt parking to the west of the proposed building, and addition to the northeast of the existing school. Access to the existing school development will remain from the drive onto Summit. Access to the addition will be made from University Avenue on the West. The existing curb cut will be shifted north and a new curb cut will be added on the north side of the parcel. The southwestern most drive entrance will be eliminated on University Avenue. The western drive accesses will be the main drop off for the students which will occur by passenger vehicle. With this modification, main student drop off will be eliminated from Summit Avenue. The existing Summit Avenue entrance and parking will be dedicated to staff and adult students. Landscaping and site lighting will be installed to meet all zoning requirements. A landscape buffer to the parking area will be provided along University Avenue. The easternmost parking area adjacent to the addition will be located west of residentially zoned lots. The new asphalt parking drive lane will be reconstructed further away from these lots, 7' to 14' away. This drive aisle will be located more than 10' from the lot line and be recessed into the hill which will provide a natural, minimum, 3' high berm to the east to shield any headlights.

Parking requirements will also be met with 30 existing spaces and 85 proposed stalls for a total of 115 with 8 handicap stalls. These parking stalls will accommodate the schools requirements and will exceed the 54 stall city requirement. A replacement monument sign is proposed at the corner of University and Summit Avenue. A dry, stormwater pond with sediment filter will be constructed to serve the redevelopment according to the local stormwater ordinance. A 4' high chain-link fence will be added along the edge of the property to protect children in the outdoor play areas. The total area of site disturbance is expected to be approximately 6 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 included two-toned masonry full split-face piers at the corners with painted LP Smart siding (to match the existing vinyl siding and provide a more durable wood appearance) between piers and a painted 2' high full split-faced CMU wainscot capped with a precast concrete sill to anchor the exterior façade. The proposed roof of the addition is a hipped roof with asphalt shingles to match the existing facility. The roof will have a 3'-0" overhang with a 1'-5" metal wrapped and stepped fascia and soffit. The facility does contain several steps in the façade as well as an abundance of windows / doors to break-up the massing and provide a human scale to the facility.

Also please note, the existing exterior metal panel on the northeast and north facades will be covered with materials to match the addition or be covered by the addition.

The proposed HVAC equipment will be housed on interior mezzanines over the corridors and the fresh air will be supplied thru louvers located on the gable ends over the connection to the existing building. These gable ends will screen the louvers as well as the existing roof top mechanical units.

The garbage dumpsters will be screened with painted full split-faced CMU 8'-0" high to match the existing building. The enclosure doors will be steel framed structure with cedar slats to screen the enclosure.

The school will operate from 7A-5:45P Monday thru Friday, from August until June. The school is planning for: 48 teachers/staff, 380 amount of students, and 30 adult students. The existing school has 31 teachers/staff and 250 amount of 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. An outdoor garage is proposed to house maintenance items and outdoor play items.