

February 21, 2024

City of Waukesha Community Development
201 Delafield St, Suite 200
Waukesha, WI 53188

Re: Redevelopment of 211 Maple and 233 Maple Ave, Waukesha, WI

Dear Mr. Koehler:

Enclosed is our submittal for the properties 211 Maple Ave and 233 Maple Ave. We are submitting for preliminary Site Plan Review, Certified Survey Map and Re-zoning. Currently there are 2 parcels that are proposed to be combined into one parcel via certified survey map. Concurrently, the combined property is proposed to be re-zoned to I-1 Institutional.

The development of the new combined parcel includes demolition of an existing structure on the current 211 Maple parcel. A new parking lot design which includes stormwater management, landscaping, lighting, pedestrian pathways and emergency phone service is included for architectural review. The parking lot will provide (243) total parking spaces with (7) of them being ADA accessible.

This combined parcel will be part of the overall Carroll University campus. Please review and feel free to contact me with any questions or concerns.

Sincerely,



Katherine Kawczynski
Director of Architecture
VJS Construction Services