

PROPOSED MASTER PLAN FOR:  
**MONTESSORI SCHOOL OF WAUKESHA**  
2600 SUMMIT AVENUE • WAUKESHA, WI

PROFESSIONAL SEAL

**PRELIMINARY DATES**

JULY 9, 2018

**NOT FOR CONSTRUCTION**

**SHEET INFORMATION**

SITE PLAN

SHEET NUMBER

**C1.2**

**SITE INFORMATION:**

LEGAL DESCRIPTION: 2600 SUMMIT AVENUE (3 EXISTING LOTS TO BE COMBINED BY CSM)  
 PROPERTY AREA: AREA = 366,662 S.F. (8.42 ACRES)  
 PROPOSED ZONING: I-1 INSTITUTIONAL  
 PROPOSED USE: SCHOOL  
 AREA OF SITE DISTURBANCE: 243,255 S.F. (5.58 ACRES)

SETBACKS: BUILDING: FRONT = 25'  
 SIDE = 10'  
 REAR = 40'  
 PAVEMENT: FRONT = 15'  
 SIDE = 5'  
 REAR = 5'  
 \*\*RESIDENTIAL = 25' OR 10' WITH 3' HIGH BERM (MAX. HEIGHT: NONE)

PROPOSED BUILDING HEIGHT: 39'-4" (MAX. HEIGHT: NONE)  
 PARKING REQUIRED: 1 STALL/TEACHER (48) OR STAFF PLUS 1 PER EACH 5 STUDENTS AGE 16 OR OLDER (30) = 54 STALLS REQ'D  
 PARKING PROVIDED: EXISTING 30 SPACES (4 H.C. ACCESSIBLE)  
 PROPOSED 87 SPACES (4 H.C. ACCESSIBLE)  
 TOTAL = 117 SPACES (8 H.C. ACCESSIBLE)  
 HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 8  
 LANDSCAPE REQUIREMENTS: MIN. INTERNAL LANDSCAPE SURFACE RATIO: 5%

**EXISTING SITE DATA (3 LOTS)**

PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.42	366,662	
BUILDING FLOOR AREA	0.38	16,507	4.5%
PAVEMENT (ASP. & CONC.)	0.60	26,191	7.1%
TOTAL IMPERVIOUS	0.98	42,698	11.6%
LANDSCAPE/ OPEN SPACE	7.44	323,964	88.4%

**PROPOSED SITE DATA (COMBINED CSM)**

PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.42	366,662	
BUILDING FLOOR AREA	0.80	35,044	9.6%
PAVEMENT (ASP. & CONC.)	2.02	88,169	24.0%
TOTAL IMPERVIOUS	2.83	123,213	33.6%
LANDSCAPE/ OPEN SPACE	5.59	243,449	66.4%

