

# VEHICLE CONNECTIONS

## BUILDING RENOVATION 1649 ARCADIAN AVENUE, WAUKESHA, WISCONSIN

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### PROJECT TEAM

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### PROJECT INFORMATION

#### APPLICABLE CODE:

WAUKESHA ZONING CODE (CHAPTER 22 & CHAPTER 27-SIGNS)  
WISCONSIN COMMERCIAL BUILDING CODE (IBC 2009)

#### BUILDING DATA:

LOT SIZE: 0.86 ACRES (37,540 SF = 150'x250')  
BUILDING AREA: 4,100 S.F.  
BUILDING HEIGHT: 15'-0"

BUILDING FRONT SETBACK: 105'  
BUILDING SIDE SETBACK: 54'-8" & 20'-0"  
BUILDING REAR SETBACK: 90'-4'

CLASS OF CONSTRUCTION: TYPE IIB (UNPROTECTED)  
STRUCTURAL SYSTEM: 12" CMU BEARING WALLS & 12" PRECAST PLANK ROOF  
NUMBER OF STORY: 1  
OCCUPANCY: BUSINESS GROUP "B"

ZONING DISTRICT: "B-5" (COMMUNITY BUSINESS DISTRICT)

#### ZONING CODE REQUIREMENTS:

MIN LOT SIZE: 10,000 S.F.  
MAX. BUILDING HEIGHT (PRINCIPAL BUILDING): NO LIMIT  
MAX. BUILDING HEIGHT (ACCESSORY BUILDING): 20'-0"

FRONT YARD BUILDING SETBACK: 50'  
SIDE YARD BUILDING SETBACK: 10'  
REAR YARD BUILDING SETBACK: 25'

PARKING SETBACK: 15' (FRONT) & 5' (SIDE & REAR)

MIN. DIMENSION OF ADA PARKING STALL: 9'x20' (PLUS 5' OF AISLE)  
MIN. DIMENSION OF CUSTOMER PARKING STALL: 9'x18'

NUMBER OF CUSTOMER PARKING REQUIREMENTS: 6 (2 EMPLOYEES)  
NUMBER OF BICYCLE PARKING SPACES: 1 SHORT-TERM & 1 LONG-TERM SPACES

MAX. GROSS SIGN AREA FOR PROPERTY: 150 S.F. (2 S.F.x75')  
EXISTING GROUND SIGN: 120 S.F.  
PROPOSED WALL SIGN: 30 S.F. (REFER TO BUILDING ELEVATION)



LOCATION MAP

