



December 21, 2018

Project Narrative

Project: St Paul Place Addition
222 West Saint Paul Ave
Waukesha, WI

St Paul Place Partners LLC is requesting Site Plan and Architectural approval for the construction of a new three-tenant retail building onto the existing facility located at 222 West Saint Paul Ave. The property is currently developed and is zoned B-3-Community Business and the proposed project is a permitted use.

Proposed site improvements include demolition of the southern portion of the existing structure and new 9,991 sf building. A dimensional variance for the street-yard setback was approved by the Board of Zoning Appeals on 01/09/2017. Access to the property will be via the existing driveway off of West Saint Paul Ave. This drive will be repaved. The existing sidewalk on the southern side of the building along West Saint Paul Ave will be replaced. A concrete patio will be added to the front (south) side of the building and a concrete sidewalk is proposed along the west elevation. A retaining wall with decorative guardrail fencing will border the front patio. New landscaping is proposed with a planter at the new front retaining wall, moveable planters at the front patio and additional landscaping at the northwest corner of the addition. Parking requirements will be met with 8 new spaces and 31 existing spaces. The total area of site disturbance is 0.42 acres.

The proposed site will match existing drainage patterns. Stormwater from the parking area will drain to the southeast to an inlet on the neighboring property to the south or directly to W. Saint Paul Avenue. The roof of the building will drain internally. The storm lateral for the building will connect into the storm inlet on the neighboring property. Neighbors approval will be obtained prior to the storm connection being made.

The exterior façade will consist of Nichiha fiber cement panel siding, IPE wood ship lap plank siding and standing seam metal siding. An aluminum sunshade is also proposed at the front patio and on the west elevation. Exterior lighting will be via building mounted lights.

A Certified Survey Map is also being submitted to combine all the individual parcels that make up the subject property and to eliminate gaps and overlaps that exist within the recorded deed for the subject property.