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Project Introduction

Demolition of existing landscaping, convenience store, car wash building, canopy, and removal of gas tanks. New construction of a credit union branch for UW Credit Union, providing retail banking, other financial services, and associated building utilities. The site will include a 5,200 square foot branch, parking for staff and members, and a drive-thru canopy with two interactive teller machines (ITMs).

Parking Analysis

Per City of Waukesha - Parking total = employees during the largest shift (7) + 1 per 150SF of customer floor area. Our customer floor area of 2,280SF was calculated as public circulation space only (does not include closing or toilet rooms. $7 + (2,280/150) = 22$ stalls. We propose 24 stalls.

3,000SF is the total if closing and toilet rooms are to be included. $7 + (3000/150) = 27$ stalls.

The site plan reflects a maximized and efficient use of the property given the constraints of a corner lot, required building setbacks, and the requirement that the accessory ITM canopy be located within the rear yard. The proposed 24 parking stalls are consistent with the observed parking demand at comparable UW Credit Union branch locations and are adequate to meet operational needs.