



January 26, 2026

Project Narrative / Plan of Operation (Final SPAR)

Project: Montessori School of Waukesha – Phase 2
2600 Summit Ave
Waukesha, WI

VJS Construction Services on behalf of Montessori School of Waukesha is requesting Final Site Plan and Architectural approval for the construction of an expansion project and onto the existing facility located at 2600 Summit Avenue in the City of Waukesha. The property is currently developed and is zoning I-1:Institutional. The parcel is approximately 8.41 acres.

Proposed site improvements include: demolition of existing buildings, construction of parking to serve the expansion, utility improvements, and landscape improvements. Access to the existing development will remain from the west via new driveways off of N. University Drive. The existing driveways will be removed and the new driveways will be located further from the intersection of N. University Drive and Summit Avenue. Parking requirements will be met with 101 proposed parking stalls and will exceed the city requirement. 17 limited use parking spaces are provided on the north side of the addition and within the play area. An additional 40 spaces are proposed in the future.

The proposed redevelopment increases lot coverage from 35.9% to 54%. Landscaping and site lighting will be installed to meet all zoning requirements. Site signage will be submitted for review/approval in the future by a sign supplier. A stormwater filter structure will be constructed to serve the redevelopment according to the local stormwater ordinance and be located after water quantity is addressed by the dry detention basin. The total area of site disturbance is expected to be approximately 3.65 acres.

The building addition will be comprised of a metal building system clad in split-faced CMU with various color banding elevations that compliment the existing school and other recent additions. The west side of the addition will be the main entrance to the proposed school offices and gymnasium. The entrance is proposed to include a covered canopy that will be inviting for visitors and parents of students.

Item of importance:

In order to be completed by the start of the 2027 school year (September 2026), construction will be required to be on a strict timeline. Construction of the addition is planned for March 1, 2026 for building construction, followed by site construction in June once school is out of session. Campus West (southwest building and associated parking) cannot be demolished for site construction until school is out of session in June 2026. Out of necessity, early start permits may be requested by the contractor to meet this timeline from a school operational standpoint. Disturbance will be limited to the maximum extent practical to start building construction in March if full permit is not obtained.