



**Family Promise of Waukesha County
Narrative for City of Waukesha Site Plan and Architectural Review + PUD**

VJS Construction Services, on behalf of Family Promise of Waukesha County, Inc., is requesting both Final Site Plan and Architectural approval as well as an RM-3 Planned Unit Development Overlay for the construction of a new multifamily residential building and associated site improvements at 600 Maple Avenue (Parcel No. WAKCO1308308) in the City of Waukesha. The 0.61-acre property is currently developed with a church building, which will be razed as part of the proposed redevelopment. The current zoning for the property is RM-3 Multi-Family Residential, and the proposed PUD overlay would revise the density requirement in place.

The proposed two-story building will have a footprint of approximately 6,827 square feet. Parking is proposed on the west side of the building and will include (18) off-street parking spaces, including one ADA-compliant accessible stall. A waste enclosure is proposed on the north side of the site. The site currently has two access points from W. Park Avenue; the eastern driveway will be removed, and the existing western driveway will be reconstructed in its current location due to failing concrete. Pedestrian connections are proposed from the building to the existing public sidewalks along Maple Avenue and W. Park Avenue. Landscaping and site lighting will be installed in compliance with all zoning requirements. Site signage will be submitted for separate review and approval by a sign supplier.

Stormwater management improvements are not required, as total site disturbance will remain under one acre, less than 20,000 square feet of new impervious surface will be added, and overall lot coverage will be reduced as part of the project.

Water and sanitary service connections are proposed to the existing public mains along Maple Avenue and W. Park Avenue. The existing sanitary stub will be used and the water laterals will be abandoned as a new 6" service is required for fire protection.

Exterior building materials are illustrated in the attached color elevations and renderings. The building will incorporate durable siding materials, asphalt shingles, and a three-foot brick accent along the ground level. The architectural design is intended to complement the surrounding neighborhood. The proposed waste enclosure will utilize materials consistent with the main building.



Family Promise of Waukesha County is a 501(c)(3) nonprofit organization that supports housing stability for families with children in Waukesha County. The organization works with families experiencing housing instability by providing residential housing options and access to resources focused on long-term stability and self-sufficiency. As part of its mission, Family Promise develops and manages housing intended to provide families with a stable living environment while supporting both temporary housing needs and longer-term housing solutions as families work toward long-term independence.

The proposed development at 600 Maple Avenue consists of a (10) unit multifamily residential apartment building intended for family households. The project is designed as a small-scale apartment building that is compatible in form, scale, and appearance with surrounding residential uses.

The building will include the following components:

- Ten residential dwelling units, including:
 - (2) one-bedroom units
 - (6) two-bedroom units
 - (2) three-bedroom units
- Shared indoor amenities, including:
 - A community kitchen and gathering lounge for residents
- A small administrative office and meeting space to support property management and resident coordination

The goal of this project is to provide stable housing for families with young children in a residential apartment setting. The development is intended to support household stability and connect residents with community-based resources that assist families in maintaining long-term housing.

The project will increase the availability of family-oriented housing in the community by providing a modestly scaled apartment development that supports household stability and integrates with surrounding neighborhood uses.