

May 23rd, 2024

City of Waukesha Plan Commission
201 Delafield Street
Waukesha, WI 53188

Dear Board Members,

Moreland OB-GYN currently has a tenant space located on the third floor of Moreland Medical Center. Over the past few years, they have seen a tremendous growth in their staff and patients and have been slowly outgrowing their current tenant space. With the need to expand their space, they are planned to move into a 17,800 SF tenant space located on the first floor. The space currently only has one direct access from the parking lot, located on the south end of the interior tenant improvement space. The proposed project is an exterior renovation to a portion of the existing north façade. The scope of work includes the addition of ADA compliant walkways connecting to the parking, a freestanding canopy, and new double entrance doors leading to a new entry vestibule.

The existing medical complex has seen addition after addition over the course of its life and has a rather eclectic exterior composition. In our efforts to keep with the building, we made the conscious decision to use like materials within direct view of the proposed area of work. The freestanding canopy will be constructed of welded steel members and frosted polycarbonate panels, materials which are used on the main entrance just north of the proposed canopy. The steel will receive a black painted finish to match the existing adjacent curtainwall system. Two sections of the existing curtainwall system will be removed and replaced with thermally broken aluminum double entry doors.

I hope this provides added context behind our application and the thought and effort that we have put into providing a design that blends in with the existing building. I thank you for your time and consideration as well as your service to Waukesha.

Sincerely,



Nhia Lee
Designer