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City of Waukesha – Community Development Department
201 Delafield Street, Suite 200
Waukesha, WI 53188

Please find attached our submittal for Minor Site/Architectural Review and Conditional Use Permit for placement on the next available Plan Commission Agenda.

This project is for the conversion of the previous ±72,000sf Gander Mountain building located at 2440 E. Moreland Blvd into an Urban Air Adventure Park. In addition to a significant interior buildout, previous Gander Mountain branding elements will be removed from the exterior, and the entire building will be repainted and refreshed. Significant exterior change will primarily be the creation of a new, exciting, modern entry element utilizing clear sealed raw steel, prefinished corrugated metal, and 3-dimensional EIFS panels. These new elements will be accentuated with new LED linear accent downlighting on the corrugated metal and mini LED accent spotlights on the 3-dimensional panels.

The parking lot, adjacent hardscape, and existing landscape areas will also be cleaned, maintenance performed, and generally refreshed. The intent is to provide a clean, fresh, and safe aesthetic for our customers. Existing windows, doors, vestibule, and their associated security features from the previous Gander Mountain are planned to be maintained at this facility. New signage is generally proposed at existing locations, and the existing monument sign bases will be reused with new signage.

We appreciate your consideration and are excited to bring the first Urban Air Adventure Park in the Milwaukee area to your community! Feel free to reach out with any questions or discuss this project further.

A handwritten signature in blue ink, appearing to read 'Adam J. Stein', is written over a white background.

Adam J. Stein
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