

Land Development Application – Letter of Intent

PROJECT: Waukesha Water Utility

Operations Center
0 Chapman Drive, Waukesha Wisconsin 53189

1. Purpose of Request

- a. Waukesha Water Utility will be constructing a new facility to house their current and future operations and administration function. The facility will contain the complete site design and construction of a new 81,300 square foot facility. Site design is to include new parking and vehicle drives, accessible employee and public entrance design, site storage, fencing and secure gate access, equipment screening, loading dock, and truck wash out area. The site will retain existing stormwater management with revised layouts to meet the site facility footprint needs. The facility will contain 16,500 square feet of office space, 8,300 square feet of shop space, and 56,500 square feet of vehicle storage. The facility will be constructed of precast wall panel, structural metal stud walls, steel framing with metal deck roofing, and concrete floor slabs. Facility finishes to include decorative precast form liner panel, exposed aggregate precast, brick façade, stone façade, phenolic core architectural panel, metal roofing, and low-e insulated tinted glazing. This review is being submitted to verify compliance of all City of Waukesha ordinance.

2. Construction Schedule

- a. Start Construction June 01, 2025
- b. Target Substantial Completion / Target Occupancy September 01, 2026

3. Project Team

- a. Owner (Waukesha Water Utility)
Current Address: 115 Delafield St, Waukesha, WI 53187
 - i. Kelly Zylstra – Operations Manager
 1. Email: KZylstra@waukesha-water.com
- b. Architect (Kueny Architects) “KA”
 - i. Jon P. Wallenkamp – Architect, AIA / ALA
 1. Email: jonw@kuenyarch.com
 2. Phone: 262.857.8101
 - ii. John Schmidbauer – Structural Engineer, P.E.
 - iii. Lee S. Anderson – Job Captain
 1. Email: lee@kuenyarch.com
- c. Civil Engineer (TerraTec Engineering)
 - i. Linda Johnson
 1. Email: ljohnson@terrateceng.com
- d. Landscape Architect (SIGMA)
 - i. Rosheen Styczinski
 1. Email: rstyczinski@thesigmagroup.com
- e. Mechanical (RTM Engineering)
 - i. Chad Wetzel
 1. Email: chad.wetzel@rtmec.com

