

December 12, 2018

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

Re: Waukesha County Courthouse Addition-Preliminary Site and Architectural Plan Review Packet

Enclosed is the Plan Commission packet for the Waukesha County Courthouse Addition, located at 515 W. Moreland Blvd. in Waukesha. The packet contains the required materials for Preliminary Site and Architectural Plan Review.

The project replaces an outdated prisoner holding area and an intake court with a new holding area and 8 courtrooms, including intake. The project enhances security to the courtrooms and provides updated needs to the Wisconsin Circuit Court.

The new construction area is four floors and 62,379 square feet. Construction will comprise of two phases- a south holding area portion which will provide prisoner holding while the north courtroom and office portion is being built. The building construction is architectural precast concrete with a precast structural system. Daylight is provided to the offices along the west wall of the building, as well as the public court corridor along the east wall of the building. The addition connects to each of the four floors in the existing courthouse.

Mechanicals to the building are generally inside the structure, on the south end. There are two rooftop units above the south roof. Because of the location of these units and lack of visibility from the public, there is no intention to screen them. Enclosed in the packet is imagery showing that the units cannot be seen from the most likely viewing areas.

Also, a stormwater management plan is not included with this packet. Stormwater management for this portion of the courthouse property is handled via the Moor Down pond. This project will be replacing a portion of an existing building on the campus and will add minimal additional impervious area. The County has reviewed the stormwater management for the project and determined no additional stormwater management controls are required.

In addition to the flash drive, which contains the required pdfs that are being submitted, one 11x17 hard copy is being provided. For ease of viewing, it is separated into three components: required site and landscape plans, exterior elevations and rendering, and imagery showing that rooftop screening should not need to be provided.

If you have any questions or have an immediate need for architecture services, please do not hesitate to give me a call. I can be reached at 414.918.1441. Thank you for your time and consideration of the Zimmerman Architectural Studios.

Sincerely,
Zimmerman Architectural Studios

Jack T. Blume, AIA, CDT
Vice President | Principal | Architect