



April 25, 2022

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

RE: Good Times Summer Day Camp Addition

Dear Development Department Members,

The owners of the Good Times Summer Day Camp are submitting the attached plans for your consideration and approval of a minor addition to the existing primary camp building. The proposed addition consists of a 689 sf first floor addition that captures existing pool deck space and converts it into a seasonal room with daytime pool access, which can be used as indoor activity space during rain days. A 2,859 sf vertical expansion to the building is proposed to add three new activity spaces for rain day usage and an additional private office.

The proposed addition will increase the building size from 5,529 sf to 9,077 sf, with a total project disturbance area of less than 1,000 sf. The proposed addition will not increase the impervious area of the project as the proposed first floor addition will be located on what is currently concrete pool deck. The building materials proposed for the project are wood framed construction with engineered wood board and batten at the new second floor vertical expansion and engineered wood lap siding at the first-floor addition.

The building will remain a seasonal use facility operating from Memorial Day to Labor Day with no change to construction type or building use. Currently, the existing facility does not provide enough indoor activity space for all camp users during rain events. Construction of the proposed additional spaces will fulfill the space needs of the camp to conduct indoor activities when the weather conditions are bad or not suitable for outdoor activities. The Owners of the Good Times Summer Day Camp are requesting approval of the proposed addition to better serve their campers and provide much needed indoor space,

If you have any questions regarding the proposed addition, please contact me at your earliest convenience to discuss. I will be supporting the Owners at Plan commission meetings, as needed, to answer any questions and to present to project for approval

Respectfully,

A handwritten signature in cursive script that reads "Patrick L Eagan".

Patrick L Eagan, SE, PE
Wisconsin License No. E-39706
One Design & Engineering, LLC