

Project Statement for Proposed HUSCO International

Addition and Remodeling,

2239 Pewaukee Road, City of Waukesha, WI 53188

Submission for City of Waukesha Plan Commission Preliminary and Final Plan Review, dated 04/24/2017

HUSCO International has been operating in the City of Waukesha since 1947. The existing facility has grown substantially over the years, currently at approximately 243,000 square feet on a 33.741 acre site.

This proposal is for a 20,800 square foot addition, and remodeling of 27,850 square feet. The goal is to provide an innovative high-tech environment, aligned with HUSCO's culture and products, intended to attract and retain top talent, and create a collaborative environments, with greater functionality within and between departments. The south link addition provides a bright, open collection of shared amenity spaces such as training spaces, work café, and outdoor patio space. This link provides a connection between east and west office areas, allowing an accessible route between the spaces that are currently at a 3' difference in floor elevation. The east office portion of the addition is two-story and matches up in height and appearance with current two-story office at the east portion of the facility.

The current facility has a staff of 335, with 25 of those on second shift. The addition and remodeling will allow for the 5-year growth plan, a staff total of 400, with most of the growth being first shift office / engineering employees. Parking is currently not an issues, and the projected growth still leaves them with ample existing parking (505 standard parking stalls, 21 handicapped/accessible stalls, and 27 motorcycle spots).

The site is approximately 33.741 acres, and will remain unchanged in size. The addition will exist within a courtyard area off the south of the main manufacturing space, between the east office wing and west office/manufacturing area. The courtyard location is not facing any public right-of-ways. Zoning remains unchanged (M-2), and overall building function remains unchanged.

The building exterior for the two-story component is being proposed as precast concrete wall panels with cast-in reveals, similar to the existing building it is being added to. A considerable amount of glazing is proposed at the two-level office zone, and in the south-facing link that connects the east and west office areas. Along the link area will be new outdoor patio spaces for lunch and informal meetings. The tall wall of glazing provides visual interest in the exterior design, and brings natural light further into the facility.