



April 23, 2025

**To: City of Waukesha Development Department**

**Re: ProHealth Care IPS Renovation and Expansion  
725 American Avenue, Waukesha, WI 53188**

ProHealth Care (PHC) and Eppstein Uhen Architects (EUA) respectfully submit design documents pertaining to proposed exterior work at Waukesha Memorial Hospital in support of interior renovations to the Integrated Procedural Services (IPS) areas.

A new 14,000 sf addition is to be constructed on the 1st floor, over an existing roof. The addition is 18'-9" tall and will house procedural space as well as surgical staff lockers, lounge, and shell space. The addition will be constructed with brick on all sides to match the aesthetic of the massing below. To serve the renovated Procedural footprint, two new custom rooftop air handling units (AHU) with internal vestibules will be included. An existing stair will be extended vertically with brick enclosure; this will allow access for service and maintenance to the West AHU (the East AHU will be accessed from an existing stair adjacent to the Central Utility Plant)

Additional changes to the exterior:

- Fourteen windows are to be removed and infilled on the existing South elevation, within the Surgical department. They will be infilled with brick, recessed 1/2" from the existing façade, to be consistent with adjacent elevations to the west.
  - It is important that these windows are removed due to the highly humidified surgical environment and its sensitivity to any moisture.
  - Additionally, surgical supplies degrade when exposed to light penetration, which is to be avoided.
- An existing exterior mounted vertical duct shaft will be removed. Renovations undertaken as part of this project will allow the operatories to be served by the new AHU's via internal ductwork.
- Two new beams will be run across the existing roof by the new West AHU: these beams will allow the new operatories below to be enlarged in line with modern space needs.

Procedural notes

- As mentioned, the exterior portions of the project under review here, are just a small part of a much larger interior renovation project. Due to the scale and complexity of the interior renovations, requiring multiple sequential phases, project completion is not expected until March 2028. The project team requests that any applicable permits are valid through this date.
- The project team understands that construction cranes will require FAA permits. That process is underway.

*End of Project Description*