**Option 1:**
**Waukesha Police Department | New Construction**

Project Narrative:

This option considers constructing a new 60,000 – 65,000 sq.ft. municipal services building on a City-owned parcel adjacent the existing Waukesha Police Department and Waukesha Parks, Recreation and Forestry Department building. The proposed single story building would be organized in a public service model layout with dedicated public space, consolidated public service transaction counters and clear separation of public and staff spaces. The building organization creates a civic plaza and main public entry off the southwest face of the building. All vehicle and pedestrian traffic would access the site off of Owens Drive, pass along the existing Police Department and proceed to the shared parking lot and main entry plaza.

Project Budget Range: $18,850,000 - $20,700,000

Positives:

1. Familiarity of community-known site
2. Adjacency to existing / remaining Police Department and Parks, Recreation and Forestry Department
3. Existing city-owned property
4. Existing City Hall and DPW functions can remain through completion of construction
5. Ability to sell the existing City Hall and DPW property and return to a taxable parcel

Challenges:

1. Facility relocated out of downtown
2. Significant lack of civic presence
3. Relocation of IT infrastructure
4. Displacement of existing Park and Recreation site uses
5. Need to create shared parking field, including relocation of Police Department impound lot

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City of Waukesha

= Property Boundary = Existing Building = New Construction

## Proposed Site Plan: Police Dept./Parks & Rec Site

SCALE: 1" = 100' - 0"

Waukesha City Hall
Waukesha, WI
July 28, 2017

Project #: 3254

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**Option 2:**
**Existing City Hall Site | New Construction**

Project Narrative:

This option considers a complete environmental abatement and mass demolition of the existing City Hall facility and proposes to construct a new 60,000 – 65,000 sq.ft. municipal services building. The proposed two-story building (with basement parking available) minimizes the overall footprint allowing for efficient staff workflow and public interaction within the facility, while providing adequate on-site public surface parking and a pedestrian skywalk linking the facility to the near Transit Center for staff access. The building organization creates a civic plaza and main public entry off the northeast face of the building. This layout aims to consolidate all public site circulation (vehicular and pedestrian) while limiting / discouraging civic activities and traffic movement near the adjacent residential neighborhood.

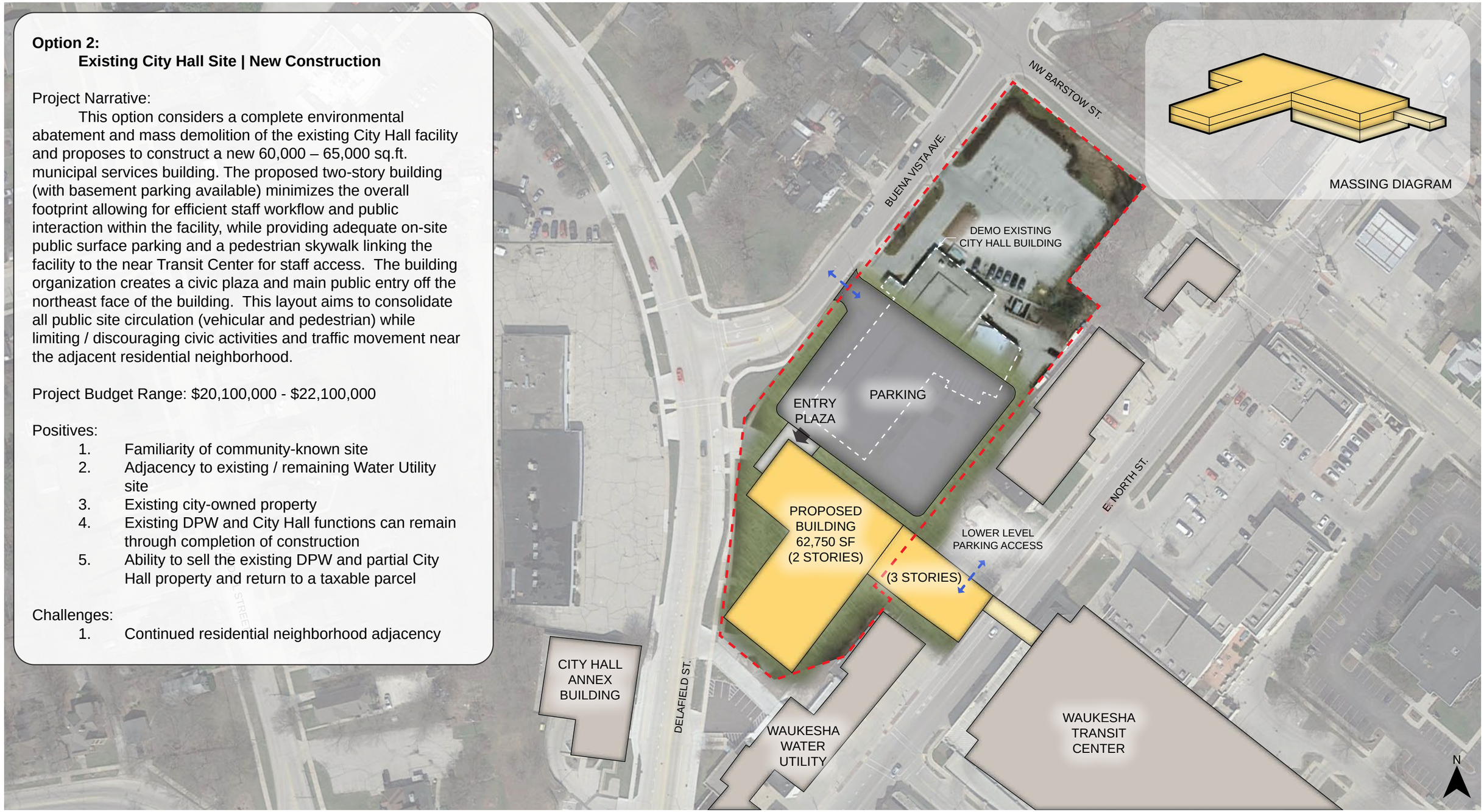
Project Budget Range: $20,100,000 - $22,100,000

Positives:

1. Familiarity of community-known site
2. Adjacency to existing / remaining Water Utility site
3. Existing city-owned property
4. Existing DPW and City Hall functions can remain through completion of construction
5. Ability to sell the existing DPW and partial City Hall property and return to a taxable parcel

Challenges:

1. Continued residential neighborhood adjacency

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City of Waukesha

= Property Boundary = Existing Building = New Construction

## Proposed Site Plan: Existing Site

SCALE: 1" = 100' - 0"

Waukesha City Hall
Waukesha, WI
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**Option 3:**
**Existing Transit Center Site | Addition / Renovation**

Project Narrative:

This option considers constructing a municipal services building on top of the existing 3-level parking structure. The proposed concept renovates approximately 7,500 sq.ft. of existing building concourse / lobby and stairwells, while it constructs a new 55,000-60,000 sq.ft. level atop the existing level two parking deck. Note, the existing parking deck footprint is approximately 71,000 sq.ft.. This concept would utilize the existing southern main entry, off of E. St. Paul Ave., and fully renovate the lobby to dual serve the parking structure and provide access to vertical circulation up to the new municipal services building, approximately 45' above grade. This option relocates all departments, including IT and all associated infrastructure. In addition, all public accessed spaces would also be located within the stacked new construction. The option utilizes the existing parking structure for all city-owned vehicles, omitting the need to build DPW garage within the solution; note that controls would be added to isolate and secure city property.

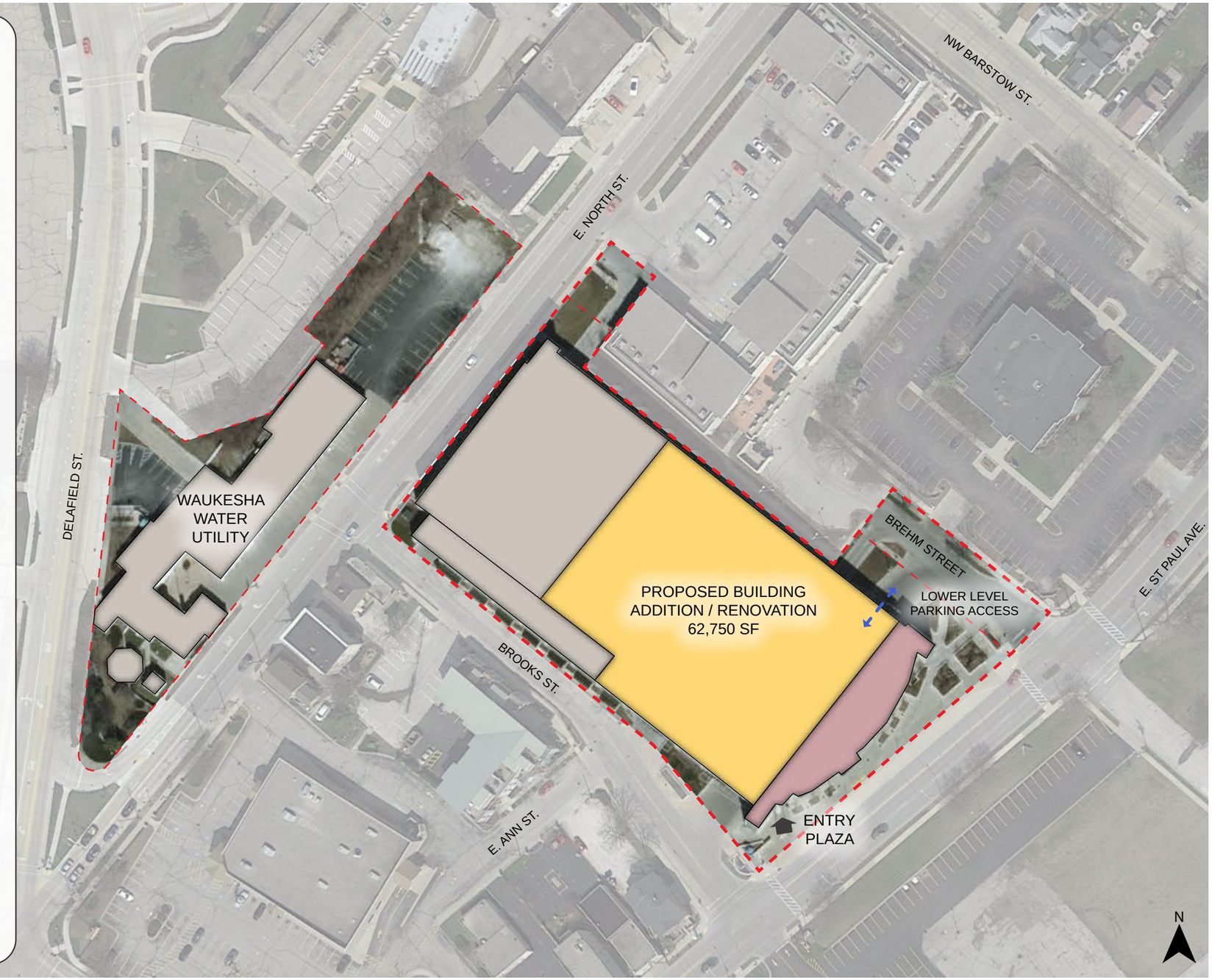
Project Budget Range: $20,800,000 - $22,900,000

Positives:

1. Familiarity of community-known site
2. Existing city-owned property
3. Existing DPW and City Hall functions can remain through completion of construction
4. Ability to sell existing DPW and City Hall properties and return to taxable parcels

Challenges:

1. Significant lack of civic presence
2. Relocation of IT infrastructure
3. Additional investment in existing Transit Center (structural, code compliance) to accommodate new construction
4. Minimal on-site surface parking available near main entry




= Property Boundary = Existing Building = New Construction = Renovation

## Proposed Site Plan: Transit Center Site

SCALE: 1" = 100' - 0"

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City of Waukesha

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**Option 4:**
**Existing Public Library Site | New Construction**

Project Narrative:

This option considers constructing a new 60,000 – 65,000 sq.ft. municipal services building at the southwest corner of Wisconsin Ave and Grand Ave, immediately north of the existing Waukesha Public Library. Due to the limited available buildable site area, the proposed multi-story building considers an at-grade public lobby and public-service staff and would assume then multiple stories of staff space located immediately above. The facility would also include a multi-story public and staff parking structure to support the required parking demand for the facility. The building organization creates a civic plaza and main public entry off the northeast face of the building at the main street intersection.

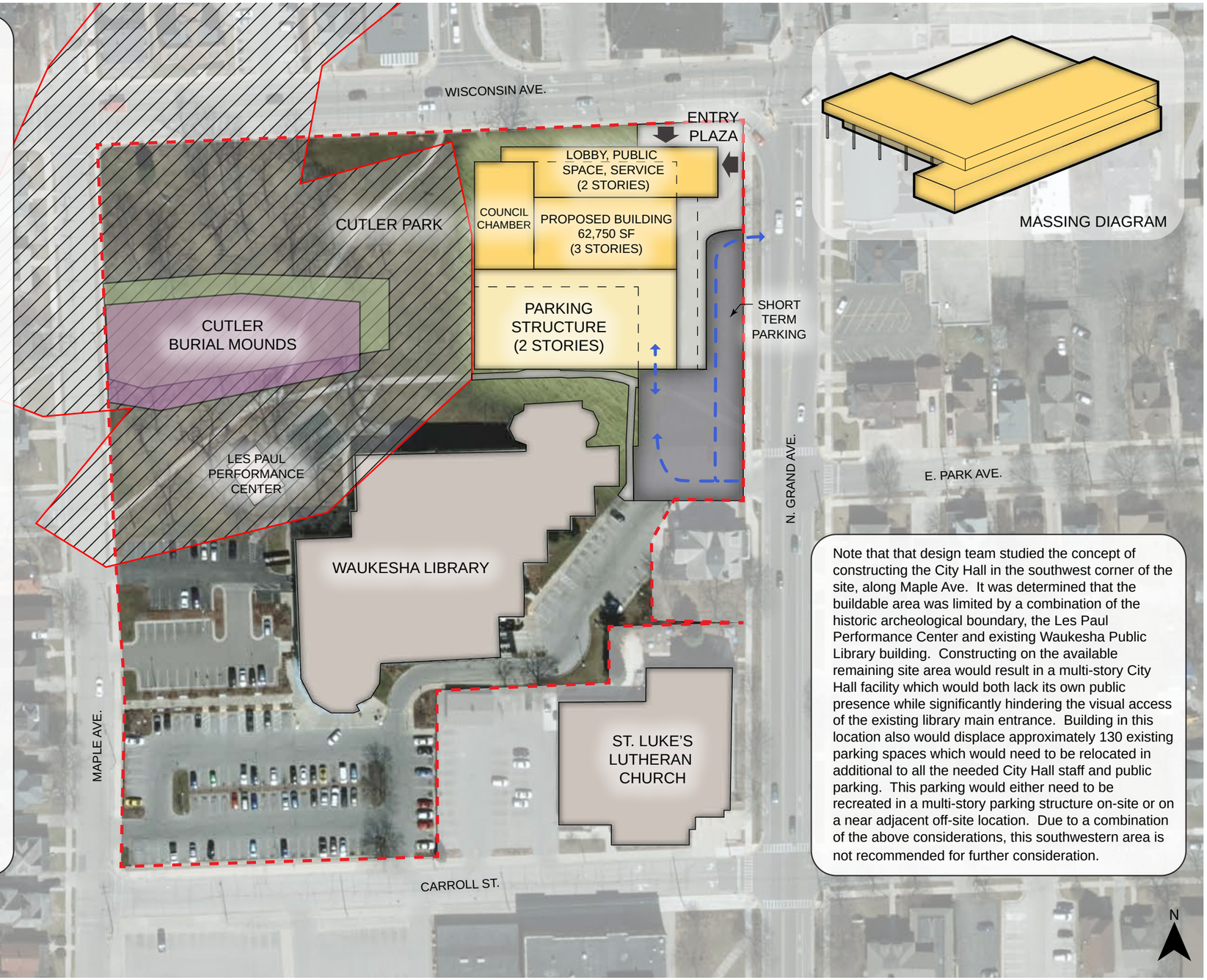
Project Budget Range: $21,800,000 - $24,000,000

Positives:

1. Familiarity of community-known site
2. Strong public presence
3. Adjacency to existing / remaining Public Library
4. Existing city-owned property
5. Existing City Hall and DPW functions can remain through completion of construction
6. Ability to sell the existing City Hall and DPW property and return to a taxable parcel

Challenges:

1. Existing site conditions provide minimal building site area
2. Multistory facility in this location eliminates park greenspace and impedes on view of Public Library
3. Multiple stories of staff space will impact department efficiencies and limit simple public interaction




Note that that design team studied the concept of constructing the City Hall in the southwest corner of the site, along Maple Ave. It was determined that the buildable area was limited by a combination of the historic archeological boundary, the Les Paul Performance Center and existing Waukesha Public Library building. Constructing on the available remaining site area would result in a multi-story City Hall facility which would both lack its own public presence while significantly hindering the visual access of the existing library main entrance. Building in this location also would displace approximately 130 existing parking spaces which would need to be relocated in additional to all the needed City Hall staff and public parking. This parking would either need to be recreated in a multi-story parking structure on-site or on a near adjacent off-site location. Due to a combination of the above considerations, this southwestern area is not recommended for further consideration.

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City of Waukesha

= Property Boundary = Existing Building = New Construction

## Proposed Site Plan: Library Site

SCALE: 1" = 100' - 0"

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