



City of Waukesha Community Development Department
Attn: Planning Division and Development Review
201 Delafield Street
Waukesha, WI 53188

Minor Site Plan and Architectural Review Submittal

Property: 1820 E Main St, Waukesha, WI 53186
Tax Key: WAKC1008988
Zoning: B4 Office and Professional Business
Owner: Futura II LLC, 1940 E Main St, Waukesha, WI 53186

To the Reviewing Team,

Please accept this letter as the cover letter for a Minor Site Plan and Architectural Review submission for the commercial property located at 1820 E Main St in the City of Waukesha. The site is approximately 0.71 acres and the existing building area is approximately 2,424 square feet.

Project overview

1. Project type: Minor Site Plan and Architectural Review.
2. Scope of work: We will remove the existing asphalt shingles and replace with Certainteed Landmark Moire Black Shingles. The existing Vinyl siding will be removed. Once removed Tyvek vapor barrier will be install. 8" LP SmartSiding in the color Cavern Steel will be installed on all walls. 4" Abyss Black LP Trims will be install around all windows, and doors. 6" LP Outside corners will be installed, Color Abyss Black. We will be install black aluminum soffit and fascia.
3. Site impacts: The proposed work is intended to qualify for minor review and is not proposed to add impervious surface.

Submittal contents

We are submitting one digital PDF package and supporting plan sheets consistent with the City's Development Review requirements and the Minor Site Plan and Architectural Review checklist items, including the cover letter and architectural elevations for all sides of the building being modified.

Any additional plan sheets that apply to the scope, such as a site plan and landscape plan, are included as part of this submittal.

Requested action

We respectfully request City staff review and approval of the Minor Site Plan and Architectural Review application for the above referenced property. If the City determines that any aspect of the scope requires additional materials or a different review pathway, please advise and we will provide supplemental documentation promptly.

Primary contact

Applicant: Jeremy Meier, Badgerland Exteriors LLC
Mailing Address: E11408 Hwy 12, Sauk City, WI 53583
Phone: [REDACTED]
Email: [REDACTED]@badgerlandexteriors.com

Thank you for your time and assistance. We appreciate the City's review and look forward to working with staff through the process.

Sincerely, Jeremy Meier, General Manager

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& SOLAR



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1820 E Main St. - Roof and Siding Replacement

Waukesha Office

1820 East Main Street, Waukesha, WI 53186

03/02/2026



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