



**CITY OF WAUKESHA**

**Administration**

201 Delafield Street, Waukesha, WI 53188  
 Tel: 262.524.3701 fax: 262.524.3899  
[www.ci.waukesha.wi.us](http://www.ci.waukesha.wi.us)

<b>Committee:</b> Plan Commission	<b>Date:</b> 3/9/2015
<b>Common Council Item Number:</b> PC#16-0011	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Clinton Street Properties, 732-736 Clinton Street – Final Site Plan & Architectural Review	

**Details:**  
 The applicant has recently purchased the property 732, 734, and 736 Clinton Street. Despite the three addresses, it is only one property with multiple tenant spaces. The building's front façade is currently covered with unattractive pebble/stone aggregate panels and the upper floor has very small windows that aren't appropriately scaled to the building. The new owner is proposing removal of the storefront, which was likely put on the front of the building in the 50s or 60s, and restoration and renovation of the façade to something more closely resembling its original appearance.

While the applicants are unsure of what they will find underneath the storefront, they are assuming the worst and planning on redoing the entire second floor façade and doing some additional enhancements to the first floor/street level storefronts. They are proposing three larger windows with stone trim as well as a cultured stone veneer on the second floor and at the base of the first floor storefront windows. The existing storefront glazing and doors will remain.

Of concern is the new door being proposed on the south elevation. The door exits onto a narrow sidewalk and doesn't provide an accessible path of travel for ingress or egress. The applicant will need to address this concern prior to the issuance of building permits. Staff also is recommending some modifications to the windows on the upper front elevation and will work with the applicant and architect prior to the meeting.

**Options & Alternatives:**  
 The applicant could use the building as-is without the façade improvements.

**Financial Remarks:**  
[Click here to enter text.](#)



**Staff Recommendation:**

Staff recommends approval of the architectural plans for the exterior of the building at 732, 734, 736 Clinton Street, subject to the following conditions:

1. The applicant addresses the issues with the accessible path of travel for the new door on the south side of the building.
2. Applicant works with staff on modifications to the three (3) upper floor windows on the front elevation.
3. Engineering and Fire Comments