



City of Waukesha
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Committee: Plan Commission	Date: 6/26/2024
Common Council Item Number: PC24-0538	Date: 6/26/2024
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: PC#24-0538- Minor Site Plan & Architectural Review - 1111 Delafield Street	

Details:

The applicant is proposing a new exterior entrance and canopy that will be added to the existing building at 1111 Delafield Street to allow for direct access from the existing parking lot to the new tenant space. The applicant is moving from the third floor into a 17,800 sq. ft. first floor space. The space currently has only one direct access point which is inside the medical clinic. The improvements will add a new ADA compliant walkway, connecting to the parking lot, a freestanding canopy, and new double entrance doors leading to the new entry vestibule.

The freestanding canopy will be constructed of welded steel members and frosted polycarbonate panels, which match the materials at the main entrance just north of the proposed canopy. The steel will be painted with a painted black finish. The two sections of the existing curtainwall system will be removed and replaced with thermally broken aluminum double entry doors.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Executive Recommendation:

Staff recommends approval of the Minor Site Plan & Architectural Review for 1111 Delafield Street with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- All signs must be applied for and permitted per city code