



City of Waukesha
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Committee: Plan Commission	Date: 4/23/2025
Common Council Item Number: PC25-0038	Date: 4/23/2025
Submitted By: Doug Koehler, Principal 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.
Minor Site Plan and Architectural Review – 1111 Delafield St., Remedy Medical Properties, Inc. – A request to remove deteriorating exterior stucco elements and replace with an EIFS cladding system on the medical building at 1111 Delafield Street in the B-4 Office and Professional Business District.	

Details: The Moreland Medical Center at the intersection of Moreland Blvd. and Delafield Streets has primarily brick siding, with a mixed color pattern. The building also has large, white colored stucco pilaster features, to provide vertical accents. A similar stucco accent runs along the roofline, with triangular indents. The stucco accents have deteriorated significantly and are in need of an update.

Rather than repairing the stucco, the applicants would like to replace it with similarly shaped and colored EIFS panels. The vertical pilaster sections will retain the triangular shape to match the existing accents. They will have wood block supports underneath the EIFS. The panels at the roofline will be flat.

An existing one story addition to the building has primarily white composite siding. The applicants are not proposing any alterations to the addition at this time. They are also not proposing any site changes.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for façade updates at 1111 E. Moreland Blvd. with the following conditions:

- Engineering Department comments will be addressed.