



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/22/2020
<b>Item Number:</b> PC20-0063	<b>Date:</b> 7/22/2020
<b>Submitted By:</b> Doug Koehler, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Diane Gard, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> 741 N. Grand Avenue - Minor Site Plan & Architectural Review	

**Details:**  
 The applicant is proposing repairs and updates to the building façade at 741 N. Grand Ave. The north and west elevations will receive new store front glass along the first level, to be accented by a base of a honed pewter stone, with new brick on the pillars between the store front windows. New windows are proposed for the east elevation on all three levels. The proposed windows on the 2<sup>nd</sup> and 3<sup>rd</sup> levels are at former window openings which had been bricked in. The original window openings were arched, but the new windows proposed are rectangular, the arched portion is to be bricked in. Only the brick portion of the east wall is then proposed to be painted. If the new brick at the east end of the north elevation is not to be returned to the east elevation, we would like a detail on how this edge will be finished.  
 Staff noted that areas of the EIFS on the north and east elevations is chipping/peeling and in need of repair, and suggests that work be done as part of this project at this time.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
 Staff recommends approval of the plans with the above comments, and all comments and concerns from other City departments to be addressed.

