



City of Waukesha
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Committee: Plan Commission	Date: 10/25/2023
Common Council Item Number: PC23-00452	Date: 10/25/2023
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.
Subject: Minor Site Plan and Architectural Review – 901 N. Grandview Blvd. Review a request to replace deteriorated siding sections.	

Details: 900 N. Grandview Blvd. is a primarily masonry block commercial building. Two small sections in the rear of the building had previously had garage door openings. The one on the south side of the building, facing the parking lot, still has a garage door opening, along with a man door. The other, which faces Pine St. to the north, was replaced many years ago with a small man door and two windows, and composite board siding.

The rear office/storage area of the building experienced significant water damage recently, and the applicant did emergency repairs, initially without Building Permits or Plan Commission approval. The applicant mistakenly believed a Building Permit had been issued for the work and was not aware of the Plan Commission's Site Plan and Architectural Review requirements.

In replacing the wall sections, the applicants tried to maintain the general appearance of the previous areas. The north facing section still has a door and two windows, but the windows are smaller than the old ones. The white siding has been replaced with new tan-colored composite lap siding boards. On the south side, the new siding boards match the boards on the north side, and the doors match the dimensions of the old doors. The applicants have added a glass block clerestory window onto the south side section.

The applicants have not finished the new sections on the interior. They are waiting for Plan Commission approval and for the building permit process to be completed before they do that, but the Chief Building Inspector has noted that they may add temporary insulation to the walls in the meantime.

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 Water Doctors at 901 N. Grandview Blvd:

- Engineering Department comments will be addressed.
- Applicants will receive a Building Permit before completing the work.