



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 6/22/2022
<b>Common Council Item Number:</b> PC22-0256	<b>Date:</b> 6/22/2022
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Minor Site Plan and Architectural Review – 384 W. Main St. – Waukesha Monument front façade alteration.</b>	

**Details:** The applicant would like to replace a section of the front façade at 384 W. Main St. The building, which is the Waukesha Monument office, currently has a brick façade. The sign band section of the façade, between the storefront windows and the top of the wall, will be removed and replaced with tan colored EIFS. The section on either side of the entrance will be left intact, up to the top of the wall. The exterior ceiling, between the front façade and the windows, will either be left with the existing cedar paneling or altered to EIFS, depending on the underlying structural conditions. The existing projecting sign will be removed and then re-installed at the end of construction.

**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 replacement at 384 W. Main St. with the following condition:

- A Building Permit will be required for this work.