



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 12/22/2025
ID Number: PC#25-0198 (was PC22-0333)	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Submission Date: 12/18/2025
Agenda Item Title: Review and possible action on the Final Site Plan & Architectural Review for 1351 E Main Street	

Issue Before the Council: Review and act on the Final Site Plan & Architectural Review for 1351 E Main Street, Waukesha Iron Fines Building- A request to approve a proposed 1,600 sq. ft. masonry addition to the building at 1351 E Main Street to accommodate additional office space.
Options & Alternatives: The Plan Commission could approve the application with or without conditions or deny it. If the application is denied the proposal will not be able to go forward
Additional Details: The applicant applied for and received approval for this Final Site Plan & Architectural Review on November 16, 2022. The item was approved with engineering comments to be addressed. The applicant is to put an office addition on an existing building located at 1351 E Main Street. The property is zoned M-2, General Manufacturing District. The office addition will be located on the south side of the existing 1,250 sq. ft. building. The addition will be approximately 1,600 sq. ft. for a total building size of 2,850 sq. ft. The new addition will provide two new offices, a large open office, a janitorial closet, and a new bathroom. The new building will match the existing building which is made up of masonry. The applicant will also be power washing the existing building to provide a new, clean look. A door will be added to the south side of the new addition and windows will be added around the south and east elevations. A new, screened HVAC unit will be added to the addition.



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What is the Strategic Plan Priority this item relates to:
People-Centered Development

What impact will this item have on the Strategic Plan Priority?

Financial Remarks:
No Direct financial impact on the City

Executive Recommendation:
Staff recommends approval of Final Site Plan & Architectural Review for 1351 E Main Street with the following conditions:

- All staff and engineering comments to be addressed.

Suggested Motion:
I move to approve the Final Site Plan & Architectural Review for 1351 E Main Street with staff comments to be addressed

Reviewed By:

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed