



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

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 6/24/2026
<b>ID Number:</b> PC26-0061	<b>Ordinance/Resolution Number (if applicable):</b> N/A
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b>
<b>Minor Site Plan &amp; Architectural Review – 815 Northview Road, a request to approve plans to reconstruct a wood deck and railings overlooking the sand volleyball courts with a new smaller footprint deck which will require a new segment of sidewalk to connect to the existing sidewalk in the M-1 Limited Business and Industrial Park District.</b>	

<b>Issue Before the Council:</b> Proposal to replace deteriorating deck, shrinking the footprint and extending the sidewalk at 815 Northview Road.
<b>Options &amp; Alternatives:</b> The Plan Commission could choose to approve the application with or without conditions, or deny it. If the application is denied, the project will not be able to go forward.
<p><b>Additional Details:</b> 815 Northview Road is occupied by the Center Court Sports Complex, which hosts multiple sporting events and tournaments, and recreational activities for adults and youths year round.</p> <p>The outdoor deck hosts seating, observing, and a bar and grill area. The existing conditions cause structural concerns. The proposed plan would replace this deck and reduce the total deck to 1,850 square feet. The sidewalk would be extended to meet the new deck. Existing concrete and asphalt sidewalk on the west side of the deck would also be replaced with new concrete and asphalt. There are no planned changes to the building.</p> <p>The M-1 Light Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size, which would not be detrimental to the surrounding area and to the city. A sports complex is conditionally allowed under the M-1 district (22.38.4.c) This site plan and architectural review does not have an effect on the land use.</p>



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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?**

This proposal will allow ongoing business and recreation for Center Court Sports Complex.

**Financial Remarks:** No direct financial impact to the City.

**Executive Recommendation:** Staff recommends approval of Minor Site Plan and Architectural Review for 815 Northview Road with the following conditions:

- “Permits will be required for any deck alterations. A design professional will need to provide a letter of supervision along with plans approved by E Plan Exam.”

**Recommended Motion:** “I move to approve the Minor Site Plan and Architectural Review for 815 Northview Road, with staff comments to be addressed.”

**Reviewed By:**

<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>