



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: 11/19/2025
ID Number: PC25-3011	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Minor Site Plan and Architectural Review – 3011 Saylesville Road – Request from Momentum Early Learning to install a new fence to enclose the playground area at the childcare center located in the B-3 General Business district.	

Issue Before the Council: Replacement of siding on a two story commercial building.
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: 437 E. North St. is a small, two story commercial building at the corner of North St. and Maria Ave. The first story has blue Board and Batten style siding, and the second story currently has off-white stucco siding with blue trim boards, giving the building a quasi tudor-revival style architectural appearance. A false brick veneer also covers one side of the second story. The applicants would like to remove both the stucco and the false brick and replace it with LP Smartside siding. The proposed new siding will be standard lap siding with a 6" reveal. They will also replace window trim, corner boards, and fascia with new LP boards. They will add a new gutter in the rear of the roof section, and new aluminum coping along the front elevation. The existing board and batten siding on the first story will remain as it is, along with existing ornamentation.



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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 a small commercial building to be modernized, and will provide the owners with a cost effective way to repair the siding and prevent water damage.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for 437 E. North St.

Recommended Motion: "I move to approve Minor Site Plan and Architectural Review for 437 E. North St."

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature