



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: 6/25/2025
ID Number: PC25-0078	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Minor Site Plan and Architectural Review – 1111 Delafield St., Remedy Medical Properties, Inc. – A request to replace deteriorated stucco siding elements on a single story addition with an EIFS cladding system, expanding on the proposal approved on April 23, 2025.	

Issue Before the Council: Proposal to replace existing stucco siding on a one story addition with EIFS.
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: In April the Plan Commission reviewed and approved a proposal from Remedy Medical Properties to replace stucco architectural accents on the building exterior with similar EIFS accents. A one story addition with white stucco cladding was not initially included in the project. After further discussion with their contractor, the applicants have decided they do want to replace the stucco on that section. The existing white stucco siding covers almost the entirety of the addition, with a masonry base on the south side. On the north and west sides the stucco extends to the ground. The proposal is to replace all of the stucco siding with white EIFS on a like for like basis. Most of the siding is separated from the nearby driveways by curb and either lawn or sidewalk, but a small section on the west side is directly adjacent to the driveway. To protect the EIFS from cars the applicants are proposing to add a metal barrier in front of that section of the building. Staff feels that that section will be visually unattractive and would like the applicant to consider other options such as adding bollards or moving the parking spaces, and associated curb stops, back a few feet.



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

What is the Strategic Plan Priority this item relates to:

People-Centered Development

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

The siding refresh will significantly improve the appearance of the building. Replacing stucco with EIFS will reduce the Medical Center's maintenance costs.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for the new EIFS siding at 1111 Delafield St. with the following conditions:

- Engineering Department comments will be addressed.

Recommended Motion: "I move to approve Minor Site Plan and Architectural Review for Remedy Medical Properties at 1111 Delafield St. with all staff comments to be addressed."

Reviewed By:

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