



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: 12/17/2025
ID Number: PC25-00187	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Minor Site Plan and Architectural Review – 297 Mountain Avenue – Request approval to remove the horizontal cedar siding and replace with new vinyl siding around the exterior of the building located in the Mountain Village Apartments complex under the Rm-2 PUD Multi-Family Residential District	

Issue Before the Council: Proposed siding replacement on a multi-family 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: 297 Mountain Ave. is one of the buildings in the Mountain Village apartment complex, which covers a steeply sloped area extending along North St., St. Paul Ave., and Mountain Ave. The building is not directly accessible from any public street. It is reached instead through the driveways and parking areas of 301 and 303 Mountain Ave., adjacent buildings in the complex, with driveway access onto Mountain Ave., roughly 800 feet to the southwest of the building. It also has little or no visibility from any of the surrounding public areas, due to the slope of the hill, surrounding vegetation, and nearby buildings. The building itself has a rowhome style, with garage entrances on the first floor and apartments above. The siding is currently primarily cedar lap siding, with masonry accents. The cedar siding is in need of repairs, and the applicants would like to replace it with vinyl instead. The new vinyl will be tan colored lap siding. The existing masonry sections will remain, as will existing cedar trim, which will be repaired and replaced with new cedar as needed.



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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 replacement of existing siding on a building with limited public visibility with a lower maintenance material.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for the proposed siding replacement at 297 Mountain Avenue.

Recommended Motion: "I move to approve Minor Site Plan and Architectural Review for siding replacement at 297 W. Main St.."

Reviewed By:

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