



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: 9/24/2025
ID Number: PC25-0148	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Minor Site Plan and Architectural Review – 375 W. Main St. – A request from Cityscape Architecture to approve plans for a façade renovation to the building located in the B-2 Central Business district.	

Issue Before the Council: Proposed façade update at 375 W. Main St.
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: 375 W. Main St. is currently vacant. In the past the Dancerz Closet was located at the property. The applicants would like to make several updates to modernize and refresh the storefront. At the lower level the applicants will replace the storefront windows and door, as well as the door to the second story apartment units, and they will add brick trim sections. They will remove the existing canvas awning, exposing a flat canopy structure underneath. The canopy will be repaired, and new storefront lighting will be added underneath it. New red LP Smartside board siding will be added at the second level, to replace the existing wood siding, along with new composite trim boards, including decorative trim sections above the windows, and a new decorative roof cap.



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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?

The proposal will refresh a distressed downtown storefront, improving the streetscape for neighboring businesses, and potentially making the space more desirable for future commercial tenants.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural review for 375 W. Main St. with the following conditions:

- Lighting color temperature may not exceed 4,000k.
- Add a window to the apartment door.
- Engineering Department comments to be addressed.

Recommended Motion: "I move to approve Minor Site Plan and Architectural Review for the proposed at 375 W. Main Street 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