



March 6, 2025

Wendy Muller  
311 McCall St.  
Waukesha, WI 53186

**Re: Landmarks Commission Certificate of Appropriateness – 311 McCall St.**

Dear Property Owner,

At the March 5<sup>th</sup>, 2025 meeting the Landmarks Commission approved your application to replace the roof at 311 McCall St. They found that your proposed shingle style is appropriate for the McCall Street Historic District.

The Landmarks Commission was not able to approve a Paint and Repair Grant at this time, since the Federal Government has not confirmed the City's 2025 CDBG contracts yet. If and when we receive confirmation of this year's approved CDBG funds, the Landmarks Commission will review all previously received Paint and Repair Grant applications on a first come, first served basis. Your application is the second one we've received for 2025, so it will be the second one that is reviewed.

Enclosed with this letter is your Certificate of Appropriateness. Please let me know if you have any questions about this approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Charlie Griffith".

Charlie Griffith  
Senior Planner  
City of Waukesha  
262-524-3529  
cgriffith@waukesha-wi.gov



**CERTIFICATE OF APPROPRIATENESS**

**RE: The application made by Wendy Muller to replace the roof at 311 McCall St.**

Based upon the plans and physical evidence presented to the Landmarks Commission, and after thorough review and discussion, the Commission finds that the following are true and accurate statements:

1. That, in the case of any “Improvement” or “Landmark” as defined in Section 28.02(2) and (3), the Commission has determined that the proposed work, change or alteration would not have a detrimental effect on any exterior feature. [Section 28.05(3)(b)1.]

AGREE – It does not have a detrimental effect   
 DISAGREE – It does have a detrimental effect

2. That, in the case of construction of a new improvement on a Landmark site, the exterior of the new improvement does not have an adverse impact upon the other existing external improvements on the site, and in fact harmonizes with them. [Section 28.05(3)(b)2.]

AGREE – It does not have an adverse impact   
 DISAGREE – It does have an adverse impact

3. That, in the case of a property located within a Historic District, the proposed new construction or exterior alteration conforms to the objectives and design criteria of the preservation guidelines and preservation plan for the district. [Section 28.05(3)(b)3.]

AGREE – The proposed construction conforms   
 DISAGREE – The proposed construction does not conform.

4. That, in the case of work done on an historic property without first obtaining the required COA, the Commission determines that the work done after the fact conforms to the Commission’s standards for changes and alterations. [Section 28.05(3)(b)1.2.3.]

AGREE – The work already done does conform.   
 DISAGREE – The work done does not conform

Based upon these Findings of Facts, the Commission took the action described in the minutes.

<b>ATTEST:</b>  <b>Charlie Griffith</b> <b>Secretary to the Commission</b>	<b>Date Approved:</b> <b>March 5, 2025</b>
	<b>Attest:</b> <b>March 6, 2025</b>

**Specific Conditions of Approval:**

-