



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: PC25-0148	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 be required to go forward as it was initially approved in September.
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. In September, the Plan Commission approved the façade restoration project, including new LP Smartside siding on the second level and a new masonry veneer on the first floor. The applicants have received building permits and begun the work by removing the old façade. Underneath it they discovered that the original brick siding is still present and, while it has been painted, is in surprisingly good condition. As a result of this discovery they would like to modify their project. Rather than covering the brick back up with new veneers, they would like to clean it and repaint it. The applicants still plan to remove and replace the storefront windows and doors, and to add a new decorative aluminum cap to the top of the building. The existing metal awning, which has been exposed with the removal of the canvas awning, will remain and be refurbished.



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A new coat of paint will be added to the siding, which is already painted. The colors are intended to blend in with unpainted cream city brick storefronts in the downtown area. The applicants have stated that they plan to use a paint mixture which will allow the building to breathe and will not cause moisture damage.

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 the modified Minor Site Plan and Architectural review for 375 W. Main St. with the following conditions:

- Except as shown, work will match September approval. Previous approval conditions still apply.

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