



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: 7/23/2025
ID Number: PC25-0132	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Board/Council Meeting Date: PC: 7/23/2025
Agenda Item Title: Final Site Plan & Architectural Review - 2021 Springdale Road, Emergency 24 – A request to approve plans for a 1,470 sq. ft. addition to the building at 2021 Springdale Road to include façade changes to the existing portion of the building located in the B-5 Community Business District.	

Issue Before the Council: Review and act on a proposed Final Site Plan and Architectural Review for a 1,470 sq. ft. addition to the building at 2021 Springdale Road to include façade changes to the existing portion of the building. The 1470 sq. ft. addition is proposed to be added to the existing UL Certified Central Station (security Monitoring). The proposed addition will provide additional support spaces such as a training room and an expanded breakroom. Existing mechanical units screened at grade will be relocated to a roof well included in the new addition. Additionally, the existing facade and exterior cladding will be replaced. New exterior cladding will include LP smartside smooth face panels with prefinished vertical metal seam panels surrounding the entrance. The existing brick façade will be painted to compliment the new panels. Existing windows will be replaced with new store front windows to match with the addition and update the look of the building. A new dumpster enclosure will be included as well, to be clad in brick painted to match.
Options & Alternatives: <ul style="list-style-type: none">• Approve plans for the site improvements with conditions.• Deny the request and the property will not be improved.
Additional Details: Emergency 24 is UL Certified central station providing security alarm monitoring across the nation. The local branch in Waukesha is looking to expand and remodel to allow them to support more customers and provide an improved work environment for employees while updating the exterior look of the building.



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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?

New development and business retention.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the Final Site Plan and Architectural Review with the following conditions:

- All City Department comments will be addressed.

Recommended Motion: "Move to approve Final Site Plan and Architectural Review for a 1,470 sq. ft. addition to the building at 2021 Springdale Road to include façade changes to the existing portion of the building.

Reviewed By:

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