



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: PC25-0171	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Minor Site Plan & Architectural Review - 601 N. Grand Avenue - Request repair the foundation and replace the exterior entrance porch with a new deck and stairs on the B-4 Professional Office and Business District.	

Issue Before the Council: The current concrete and masonry stoop has come into disrepair and needs to be removed and replaced. The owner is proposing to replace with a new wood composite deck with an aluminum railing, the porch will be wrapped with cedar lattice.

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 and a new plan will be needed.

Additional Details: The property at 601 N Grand Avenue is former house which was converted into office and is part of the B-4 Professional Office and Business District. There is a mix of brick and wood siding in the area of the porch, new LP siding will be added at the base of the wood siding to the height of the porch in a color to match the existing wood siding.

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 allow the applicant to continue commercial activities at this site.



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Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for the removal and replacement of the porch as proposed at 601 N Grand Avenue.

- All City Department comments to be addressed.

Recommended Motion: "I move to approve Minor Site Plan and Architectural Review for the proposed new porch at 601 N Grand Avenue.

Reviewed By:

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