



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: PC#25-0167	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Submission Date: 11/7/2025
Agenda Item Title: Review and possible action on the Minor Site Plan & Architectural Review for 1324 E Moreland Blvd	

Issue Before the Council: Review and act on the Minor Site Plan & Architectural Review at 1324 E Moreland Blvd- A request to remove the balcony on the multi-family building and replace the doors used to access said balcony with new windows and siding to match. This building is in the RM-1, Multi-family Residential District.
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: The applicant is looking to update the multi-family residence located at 1324 E Moreland Blvd. The property is zoned RM-1, Multi-family Residential District. The building currently has an existing deck that extends along the entire front facade of the second floor. The applicant is looking to remove the existing deck entirely and replace it with new trim. Windows will then be added where the patio doors are currently. The applicant plans on adding new, matching cedar siding, which will be a maroon color which will match the existing exterior color.



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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?

Financial Remarks:
No Direct financial impact on the City

Executive Recommendation:
Staff recommends approval of the Minor SPAR for 1324 E Moreland Blvd with the following conditions:

- All engineering, fire department, and water utility comments to be addressed.
- The applicant trims back the shrubs on the corner of Highland Avenue and Moreland Blvd, which are obstructing the vision triangle.

Suggested Motion:
I move to approve the Minor Site Plan & Architectural Review for 1324 E Moreland Blvd with staff comments to be addressed

Reviewed By:

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed