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:** 12/17/2025
ID Number: **PC25-0175**	**Ordinance/Resolution Number (if applicable):**
Department Submitting: **Community Development**	**Submission Date**: **12/10/2025**
Agenda Item Title: **Final Site Plan & Architectural Review – 2417 Silvernail Road – Request to approve plans for a new commercial building with 76 residential units on the four floors above the commercial unit.**	

Issue Before the Council: a proposed new commercial building at 2417 Silvernail Road to include 76 residential units on the upper floors. The proposal requires removing the existing small commercial building at 2417 Silvernail Rd and replacing it with a new 5-story building with commercial and indoor parking space on the first floor, residential on the upper floors and indoor parking on the two lower levels.

Options & Alternatives: The Plan Commission could recommend the approval of the application with or without conditions or deny it.

If the Commission does not approve the Site Plan and Architectural Review, the development will not be able to go forward.

Additional Details:
The 1.891-acre parcel slopes downward to the south towards a wetland. The plan takes advantage of the slope, locating access points into the lower levels of parking at the appropriate points in the grade. The 118-foot-wide lot is quite deep at 740 feet. The building is oriented north/south on the lot with the commercial space at the north end near Silvernail road. There are 56 one-bedroom units and 20 two-bedroom units proposed ranging in size from 740 to 1150 sq ft. Each unit has a recessed balcony, in unit laundry, and storage is provided in front of each parking space in the underground parking levels. 110 residential tenant spaces are provided in the garage along with 11 spaces for the commercial space, and there are an additional 6 surface spaces located in front of the building. A large inground detention chamber will be used for stormwater management at the south end of the

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building. The bulk of the construction is happening over the former building and parking lot footprint.

Proposed architecture treatments include a mix of horizontal LP smartsiding, precast concrete with a natural rock brickwork pattern with smooth treatment between floor levels, and LP smartsiding trim for windows .

What is the Strategic Plan Priority this item relates to:
People-Centered Development

What impact will this item have on the Strategic Plan Priority? Provide a housing opportunities for residents of the City.

Financial Remarks: No direct financial impact to the City. No direct financial impact to the City.

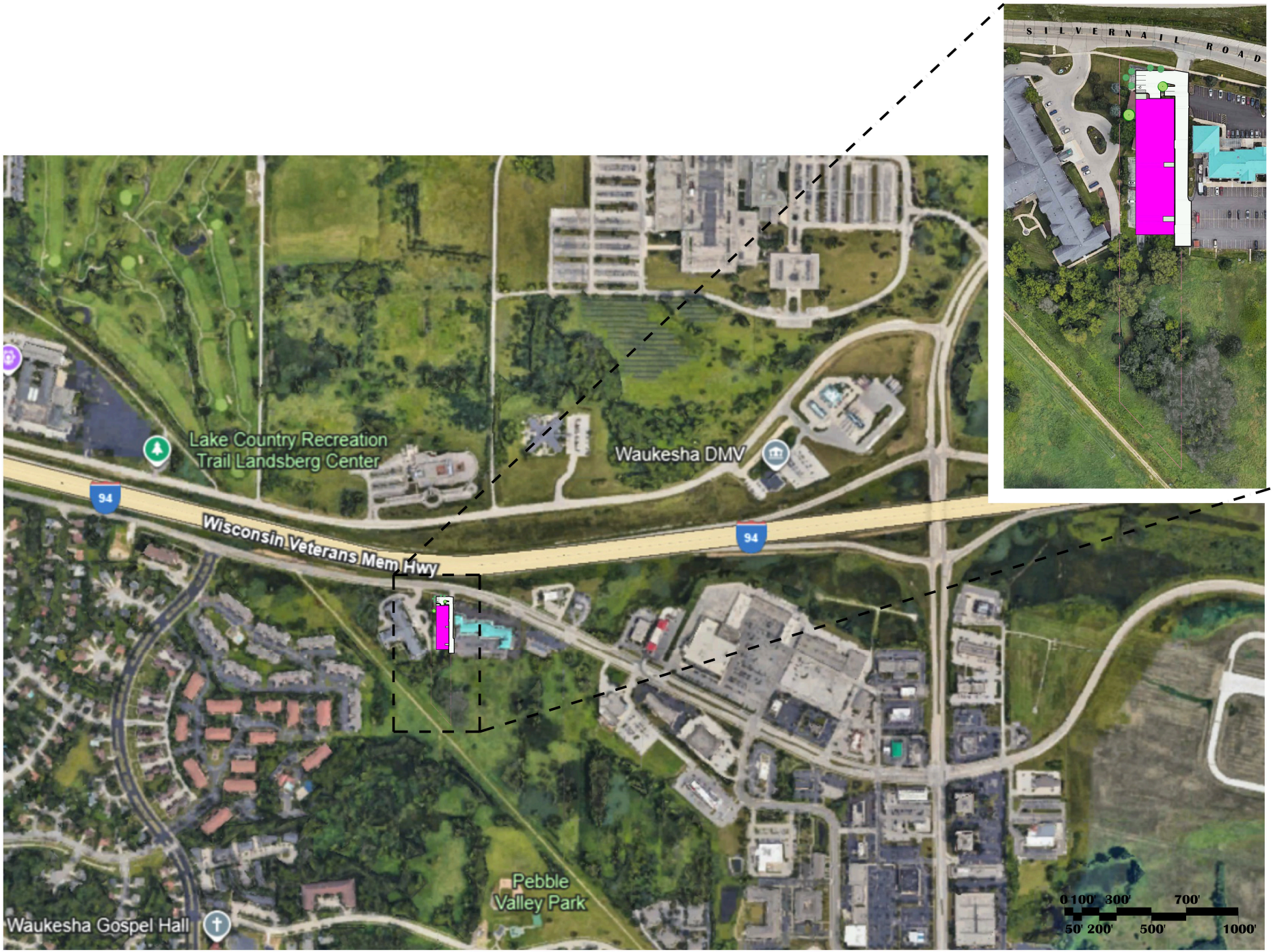
Executive Recommendation: Staff recommends approval of the final plans for a new commercial building to include76 residential units at 2417 Silvernail Road with all City Department comments and concerns to be addressed.

Recommended Motion: Move to recommend that the Plan Commission approve the plans for a new commercial building to include 76 residential units at 2417 Silvernail Road with all City Department comments and concerns to be addressed.

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Reviewed By:

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



VICINITY MAP
SCALE: NOT TO SCALE

Bleck & Bleck Architects
www.bleckarchitects.com

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Libertyville, Illinois 60048
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Fax 847 · 247 · 1737
Chuck's Email: cbleck@bleckarchitects.com
Robert's Email: rbleck@bleckarchitects.com

OWNER
SILVERNAIL INVESTMENT GROUP, LLC

CONTRACTOR
12 GAUGE CONSTRUCTION, LLC
4125 TERMINAL DR.
Suite 100
McFarland, WI 53558

PROJECT
2417 Silvernail Road
Waukesha, WI
Plotted: Nov. 18, 25

For Review Set:
Date: November 18, 2025
Revisions:

VICINITY MAP

Sheet: CS-2
of: 2 OF 2

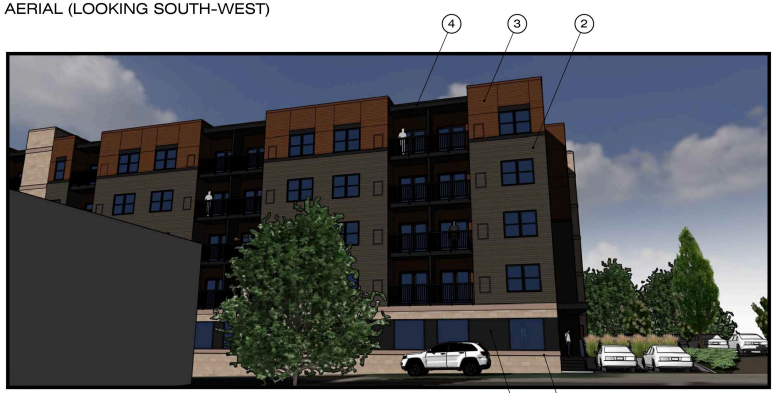
Project No. 4112



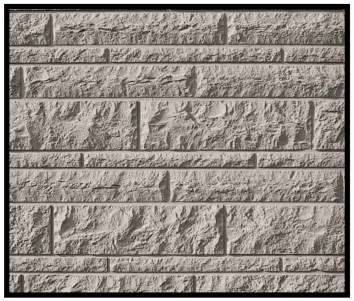
NORTH-EAST



AERIAL (LOOKING SOUTH-WEST)



EAST



5 PRECAST PANEL W/ HORIZ. NATURAL ROCK BRICKWORK PATTERN FORMLINER BY US FORMLINER 2/72 OB, 47.24" x 295.28"

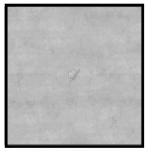


4TH FLOOR BALCONY



NORTH-EAST ENTRANCE

MATERIALS:



1 PRECAST CONCRETE



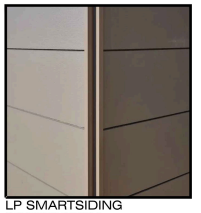
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EXPERTFINISH NATURALS
COLOR: SMOKY SLATE



3 LP SMARTSIDING
EXPERTFINISH NATURALS
COLOR: AGED AMBER



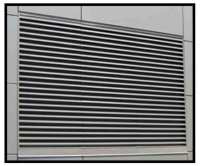
4 LP SMARTSIDING
EXPERTFINISH COLORS
COLOR: MIDNIGHT SHADOW
(MATCH COLOR FOR:
TRIM, ACCENTS, WINDOWS,
BALCONIES, RAILINGS)



LP SMARTSIDING
CORNER DETAIL



MAGIC-PAK LOUVER
(PAINTED TO MATCH SIDING)



EXTRUDED ALUMINUM
STATIONARY LOUVER, 4" DEEP
NAILOR INDUSTRIES, INC.

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EXTERIOR RENDERINGS

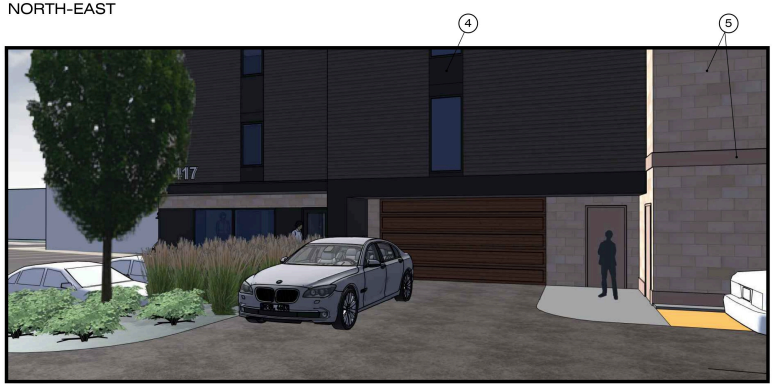
Sheet: A-0
of:

Project No. 4112



EAST (@ELEVATOR)


NORTH-EAST



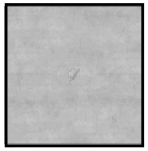
NORTH ENTRANCE


BALCONY


EAST


EAST

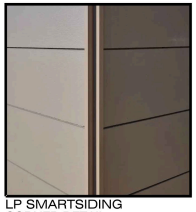
MATERIALS:


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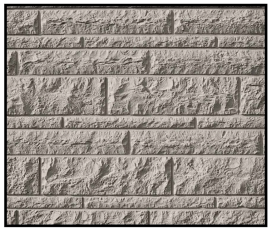

2 LP SMARTSIDING
EXPERTFINISH NATURALS
COLOR: SMOKY SLATE


3 LP SMARTSIDING
EXPERTFINISH NATURALS
COLOR: AGED AMBER


4 LP SMARTSIDING
EXPERTFINISH COLORS
COLOR: MIDNIGHT SHADOW
(MATCH COLOR FOR:
TRIM, ACCENTS, WINDOWS,
BALCONIES, RAILINGS)


LP SMARTSIDING
CORNER DETAIL


MAGIC-PAK LOUVER
(PAINTED TO MATCH SIDING)


5 PRECAST PANEL W/ HORIZ. NATURAL ROCK
BRICKWORK PATTERN FORMLINER
BY US FORMLINER 2/72 OB, 47.24' x 295.28'


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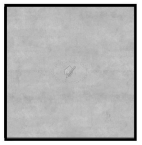


1 A-2.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A-2.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS:



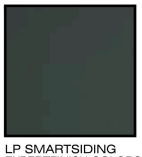
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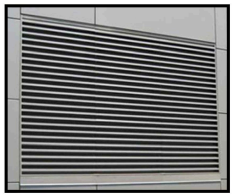
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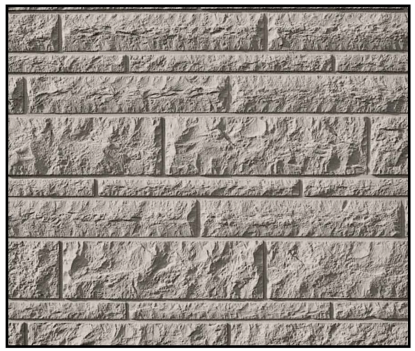
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CORNER DETAIL



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