



CITY OF WAUKESHA

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3700 fax: 262.524.3899
 www.waukesha-wi.gov

Committee: Plan Commission	Date: 8/25/2021
Item Number: PC21-0080	Date: 8/25/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Final Site Plan and Architectural Review, Silvernail Town Homes, Silvernail Road – Proposed plans for an 8-unit townhome development located on a vacant lot along the south side of Silvernail Road west of University Drive.	

Details:
 The Silvernail Town Homes will be an 8-Unit townhome style residential development with a mix of one- and two-bedroom units. Unit size will range from 1,00 to 1,450 square feet. All units will have private entrances and an attached garage, other amenities include open concept kitchens, private laundry, and each unit will have a patio or deck on the west side of the building. The site will provide parking for 23 vehicles between the garage spaces, spaced in front of the garages, and another 6 spaces around the perimeter of the driveway. The site will have curbing and sidewalk will be extended across the front of the property. The proposed landscape plan includes foundation plantings and heavy perimeter plantings to provide a buffer from surrounding properties. The proposed architecture uses a mix of brick and cement board siding, the siding is horizontal on the first floor, and a shake style on the second level. There is variations in the roof line, and the decks on the west side also add to the visual interest of the building. Architectural details of the HVAC equipment on the west elevation are needed. The PUD will allow for a 30-foot setback on the south and west lot lines with the provision that heavy landscaping be used in those areas as reflected on the plans. Garbage and recyclables will be required to be stored in the garages until pick up, no dumpster will be located on site. If, in the future, a dumpster should placed on site, a proper masonry enclosure will be required. These units are required to be sprinklered for fire protection.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:
 Staff recommends approval of the final Site Plan and Architectural Review for the Silvernail Townhomes with all City Department comments and concerns to be addressed.

