



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: 1/28/2026
ID Number: PC26-0001	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Submission Date: 1/20/2026
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: proposed new 63-unit multifamily residential building on Lot 4 of the Fox Run Mixed Use Planned Unit Development. The proposed new building is adjacent to and just east of the fox den Apartments and will become a part of said apartment complex.
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 vacant 2.216-acre lot is adjacent to the existing Fox Den apartment project. The proposed 3-story 63-unit multifamily residential building will include 65 underground parking spaces. The building will become part of the Fox den Apartments and include amenities such as a lounge area and fitness center which will be available to the existing units of the Fox Den Apartments as well. The 63 units will include (25) studio units, (14) one-bedroom units, (4) one bedroom plus den units, (17) two-bedroom units and (3) three-bedroom units. Architecture treatments for the new building will be similar to the existing Fox den Apartments. A new vehicular access will be provided at the northeast corner of the lot which will connect to the adjacent drive and parking provided north of the existing Fox Den buildings providing for more efficient traffic circulation. Additional surface parking will be



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

provided off of the new access drive which also leads to the main entrance of the new building on the north elevation. A paved walkway provides direct access around the west side of the building between the entrance and the sidewalk along Fox Run Blvd. Access to the underground parking is from the Fox Run Blvd. side of the building. Ground level units will have a patio space while upper-level units will have a balcony. The site will be nicely landscaped with a mix of trees, shrubs, and perennials. Lighting is provided in the parking lot and entrance area. Stormwater will tie in to the existing facilities planned for the Overall Fox Run development.

Proposed architecture treatments include a mix of horizontal LP smartsiding, masonry veneer, and precast sills, with LP smartside trim and prefinished metal coping, along with styled 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 multifamily residential building to include 63 residential units on Lot 4 of the Fox Run Mixed Use Development 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 multifamily residential building to include 63 residential units on Lot 4 of the Fox Run Mixed Use Residential Development with all City Department comments and concerns to be addressed.



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

--

Reviewed By:

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