



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: 2/25/2026
ID Number: PC26-0005	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Final Site Plan and Architectural Review – 1808 Silvernail Road, UW-Credit Union – a request to approve final plans for a new 5,200 sq. ft. credit union building to be constructed at the northwest corner of Silvernail Road and N. Grandview Blvd. in the B-5 Community Business District.	

Issue Before the Council: Proposed new UW Credit Union branch.
Options & Alternatives: The Plan Commission could approve the application with or without conditions, or deny it. If the application is denied the project will not be able to go forward.
Additional Details: The applicants would like to construct a UW-Credit Union branch at the northwest corner of the intersection of Silvernail Road and Grandview Blvd., replacing the existing gas station. The gas station building and pumps will be fully demolished. The driveway opening closest to the intersection will be removed while opening onto Silvernail that is further to the west will be retained. Easement access to the adjacent oil change business and to the larger shopping center will also be retained. The proposed building will have an area of approximately 5,000 square feet. It will include a customer service lobby along with several private closing rooms. The applicants have stated that a maximum of seven employees will be working at one time. A parking calculation based on circulation area only, not counting restrooms or closing rooms, calls for 22 parking spaces. If those areas are included, 27 spaces would be required. The plan includes 24 parking spaces, which the applicants believe will be sufficient for the needs of the branch based on experience in other



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locations. The branch will also include a drive through teller, which will be accessed via a wrap around drive.

The building exterior will be primarily a grey masonry veneer, with large windows at the entrance along with composite metal and other accent materials. Trash will be stored in an attached enclosure on the exterior of the building. The drive through canopy is technically a separate structure from the building, but it will be located immediately adjacent to it. Lights on the drive through will exceed the maximum spillover onto the adjacent lot to the north, but they will illuminate the parking area for a restaurant in the same shopping center, so staff believes this is acceptable. The applicants have noted that the lights can be dimmed during off-hours.

The landscape plan includes a mix of new shade trees and shrubs in parking lot islands and around the building foundations. Staff has requested additional evergreen plantings around the driveway access to the drive through to screen vehicle headlights where they will face toward traffic on Grandview.

The area of proposed disturbance for this project is just under the minimum amount that would require stormwater management solutions. The Public Works Department has noted that the disturbance will need to be verified in the field, and if it exceeds the amount in the plans, stormwater solutions will be required.

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 to the City.

Executive Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for UW-Credit Union at 1808 Silvermail Rd. with the following conditions:

- Provide additional evergreen landscaping to screen headlights in the drive through lane from on-coming traffic on Grandview Blvd. Updated landscape plan must be approved by staff prior to issuance of Building Permits.
- Lighting color temperature may not exceed 4,000k.



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- Removal of fuel tanks must be approved by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.
- Engineering Department and Water Utility comments must be addressed.

Recommended Motion: "I move to approve Final Site Plan and Architectural Review for UW-Credit Union at 1808 Silvernail Road with all staff comments to be addressed."

Reviewed By:

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