



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: 4/22/2026
ID Number: PC26-0036	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Final Site Plan and Architectural Review –801 N. East Ave., East Terrace Apartments – a request to approve final plans for the construction of a solar array in the form of a carport facility over the parking lot along the south side of the building in the Rm-3 Multi-family Residential District.	

Issue Before the Council: Proposal to add rooftop and carport mounted solar panels at 801 N. East Ave.
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.
<p>Additional Details: 801 N. East Ave., the East Terrace Apartments, is a nine story high rise apartment building serving primarily elderly people and people with disabilities. The applicants would like to add solar panels to the building, to provide supplemental power. The primary array will be on the roof, covering an area of approximately 9,000 square feet in two sections. That array will not be visible from ground level, or from any neighboring property.</p> <p>A second array will be located on carport structures in the parking lot immediately to the south of the apartment building, facing East Ave. The parking lot is located in the side yard as the zoning code defines it, and the zoning code does not allow accessory structures in side yards. The applicants received approval of a variance from the Board of Zoning Appeals on April 13th to allow the carport structures to be located in the parking lot.</p> <p>The panels will be arranged into two sections, each of which will provide shade to a section of parking spaces, in addition to providing solar power. One section will cover the row of spaces facing directly toward East Ave. It will be 24 feet wide by 66 feet long, and will be supported by four metal poles. The other section will cover the double row of spaces in the center of the parking lot. It will be 48 feet</p>



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wide by 50 feet long and will be supported by three metal poles. The section which is closer to East Ave. will also be closer to the south property boundary, set back five feet from the property to the south and about thirty feet from the East Ave. right of way. Both sections will be angled slightly to maximize sunlight, but both will have a minimum clearance of 14 feet above the parking lot.

The applicants believe the installation will require them to trim several branches from one to two trees, but they do not expect they will need to remove any trees or other landscaping.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

This proposal will allow an existing affordable housing development in the City to have supplemental power, and will also provide some shade and shelter for cars in the parking lot.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for the proposed solar panel installation project at 801 N. East Ave. with the following conditions:

- Engineering Department and Fire Department comments will be addressed.

Recommended Motion: "I move to approve Final Site Plan and Architectural Review for 801 N. East Ave. with staff comments to be addressed."

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature



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City Administrator	Reviewer Signature
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