



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 5/11/2026
Common Council Item Number: ID26-03523	Date: 5/11/2026
Submitted By:	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.

Subject:
The APPEAL of INNIO Waukesha Gas Engines Inc. for a dimensional variance from Section 22.39(7)(a) of the zoning code. If granted, the variance will allow for reconstruction of an existing entrance to a manufacturing building at 1101 W. St. Paul Ave., with a street yard setback of 7'-2" from the W. St. Paul Ave. right of way, when there shall be a minimum street yard setback of 25 feet from the right of way of all streets.

Details: The applicants, Innio Waukesha Gas Engines Inc., would like to reconstruct the main entrance to the factory building at 1101 W. St. Paul Ave. as part of a larger renovation of the plant. The building has the largest footprint of any building in the City of Waukesha, at roughly 600,000 square feet. It has existed in its current form since at least the 1960's, and parts of it were constructed prior to 1940. The entirety of its approximately 1,300 foot front wall is closer to the W. St. Paul right of way than the required minimum 25 foot street yard setback. It predates that requirement, so it is considered to be Legal Non-conforming.

The entrance the applicants would like to update is near the middle of the building. It currently has a one story vestibule, which extends out. The updated entrance will include an architectural metal panel, as well as floor to ceiling windows. It will be set back 7'-2" from the lot line and will have a maximum height of 22'-6" tall.

The applicants have stated that the building's layout make relocating or redesigning the entrance in such a way that it would meet the 25 foot setback requirement unfeasible, and that a variance for a reduced setback is the only way an update to the entrance is possible.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

If the applicant proves a hardship exists, the Board may grant a variance to proposed entrance update at 1101 W. St. Paul Ave.