



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: 5/28/2025
ID Number: PC25-0050	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Final Site Plan and Architectural Review – 2101 Airport Road, - A request from Watts Up Engineering to approve final site plan and architectural review for the installation of a ground mounted solar array on the east side of the lot at 2101 Airport Road under the M-3 Limited Business and Industrial Park District.	

Issue Before the Council: Proposed solar array on currently undeveloped land behind Grayline Inc.'s office and manufacturing facility.
Options & Alternatives: The Plan Commission could approve the application with or without conditions, or deny it. If the application is denied the proposal will not be able to go forward.
Additional Details: The applicants would like to add a new ground mounted solar array to the undeveloped land in the rear of the property at 2101 Airport Rd. A roughly 50,000 square foot manufacturing and office building is located on the front portion of the property, occupied by Grayline Inc. Just under three acres in the rear of the property is an undeveloped lawn area. The solar array will be located on the lawn, near the east property line. Views of the array from adjacent properties will mostly be limited to loading dock areas. It will have minimal or no visibility from any public streets. The array will consist of six rows of solar panels, just under 100 feet long, set 30 feet apart from each other. The total area will be just under 24,000 square feet. The panels will be anchored to the ground and the space between them and underneath them will be covered with gravel. They will stand roughly 10 feet high. In total the array will include 360 solar panels.



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An underground electrical line will run from the solar array to the building, and several transformers will be located along and attached to the north side of the building. The applicants have not provided plans or renderings for the transformers but have described them as one box of a similar size to the existing transformer, which it will be close to, and two smaller ones roughly the size of carry-on luggage.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

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

The applicant believes the proposed solar array will be beneficial to their manufacturing business, helping it to continue to grow at this location.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for 818 W. St. Paul Ave. with the following conditions:

- Engineering Department and Fire Department comments will be addressed.

Recommended Motion: “Approve Final Site Plan and Architectural Review for the proposed solar array at 2101 Airport 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



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