



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: PC 6/24/2026 CC 7/7//2026
ID Number: PC26-0065	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Certified Survey Map – 1101 W St. Paul Avenue, INNIO – A request to approve a 1 Lot CSM to combine three parcels owned by INNIO into one 38.7775-acre lot located along the south side of W St. Paul Avenue in the M-2 General Manufacturing District.	

Issue Before the Council: Review and act on the 1 Lot Certified Survey Map to create a 38.7775-acre parcel on Land south of W St. Paul Avenue owned by INNIO, in anticipation of the proposed facility expansion.
Options & Alternatives: The Plan Commission could recommend approval of the CSM with or without conditions or recommend denial. If the recommendation is to deny, the proposal may go on to the Common Council with a negative recommendation.
Additional Details: The applicant, INNIO, is requesting approval of the 1 Lot CSM consisting of 38.7775 acres of land at 1101 W St Paul Avenue. This is being done in conjunction with a large 84,414 sq. ft. facility addition and improvements to accommodate a new engine line for production at this site. As the facility has expanded over the many years, the parcels were never consolidated into a single lot. By combing the parcels into one lot at this time, INNIO will be able to avoid lot line setbacks, and cross access easements that could create issues with the proposed expansion and future growth.



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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 on the City

Executive Recommendation:

Staff recommends approval of Certified Survey Map with all City Department comments and concerns to be addressed.

Suggested Motion:

I move to approve the one lot CSM covering 38.7775 acres of land at 1101 w st Paul Avenue in the M-2 General Manufacturing zoning district.

Reviewed By:

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed