



Dear Members of the Planning Commission,

On behalf of INNIO Waukesha Gas Engines Inc., we respectfully submit for your review and consideration Project Green, a proposed 83,000-square-foot addition to the existing facility located at 1101 West St. Paul Avenue in Waukesha, Wisconsin.

The proposed addition will serve as a state-of-the-art testing facility supporting a new engine line that INNIO intends to manufacture at this location. The expansion will incorporate highly detailed and advanced testing procedures, along with dedicated areas for painting, packaging, and shipping operations. This enhancement is designed to ensure quality, efficiency, and operational excellence as INNIO continues to advance and expand its manufacturing capabilities.

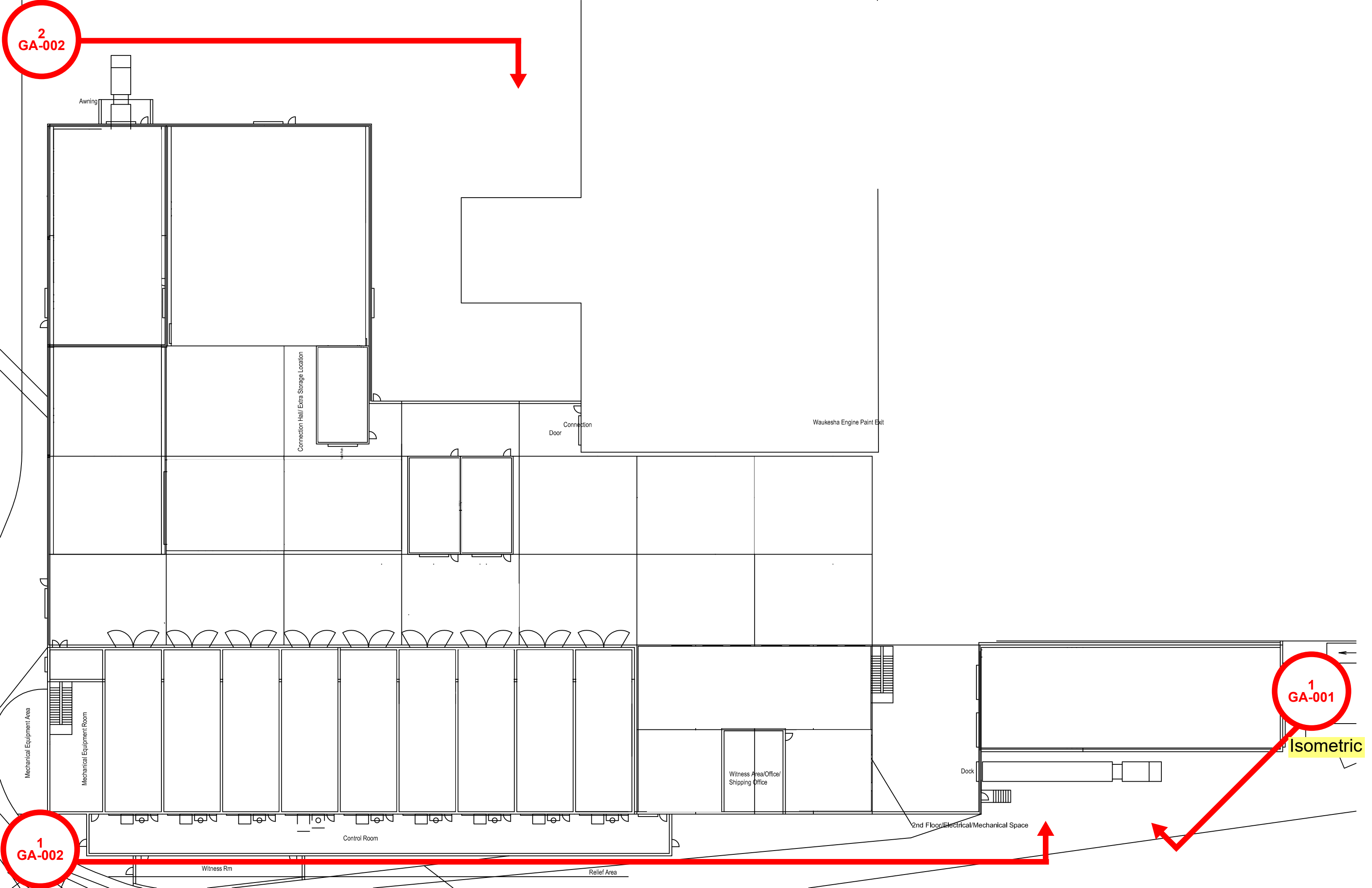
Project Green represents a substantial capital investment in the existing facility and underscores INNIO's long-term commitment to its Waukesha campus. In addition to supporting anticipated job growth, approval of this project will position the company to advance additional planned improvements to the facility that are currently under consideration. Collectively, these initiatives reflect a broader strategy of sustained growth, operational modernization, and continued reinvestment in the Waukesha community.

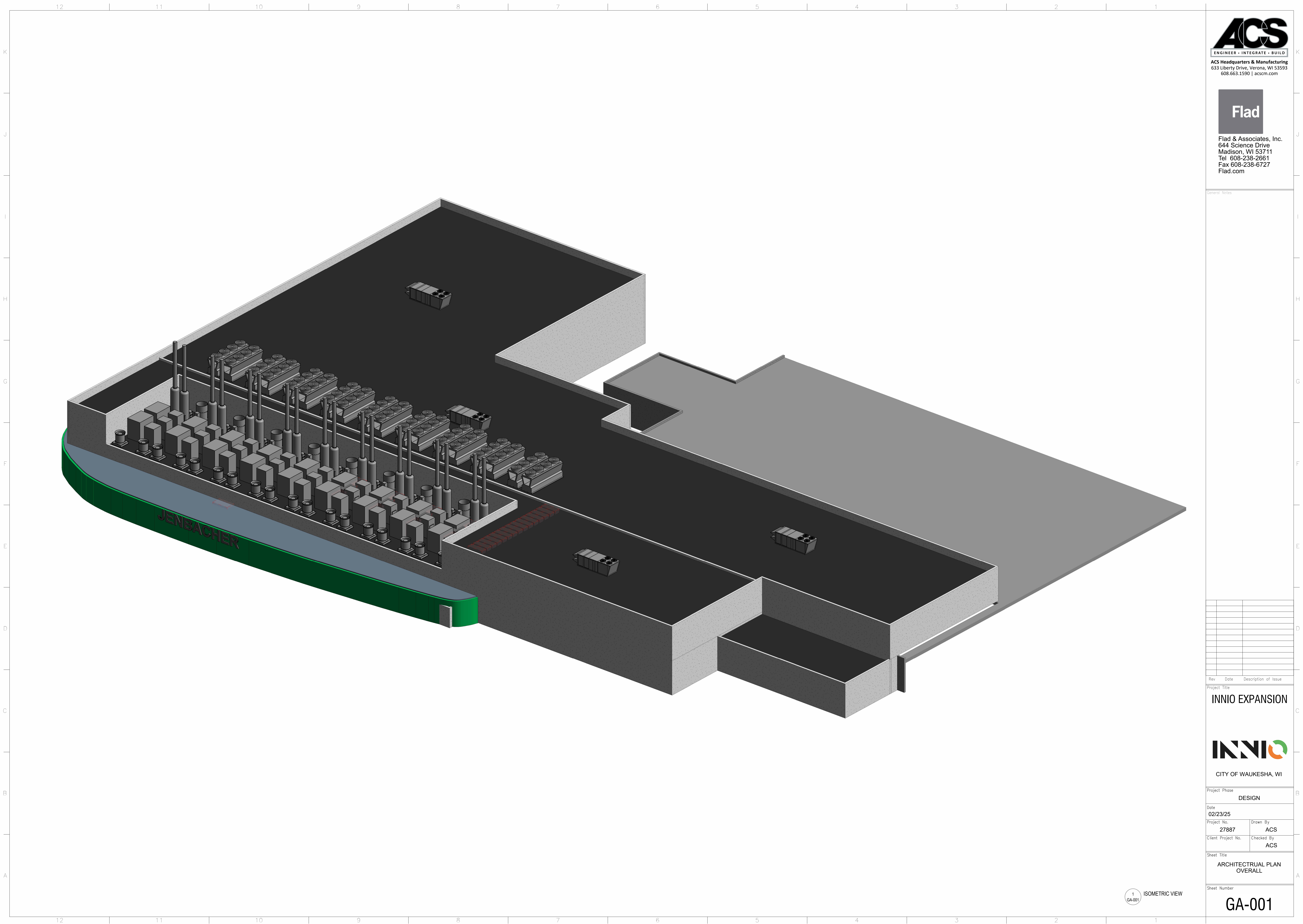
Subject to the Commission's approval, this addition marks an important step in INNIO's vision for long-term operational stability, innovation, and expansion within the City of Waukesha.

We appreciate your time and thoughtful consideration of this proposal and look forward to working collaboratively throughout the review process. Please do not hesitate to contact us should you require any additional information.

A handwritten signature in black ink, appearing to read "Andrew Dawson", with a long, flowing horizontal line extending to the right.

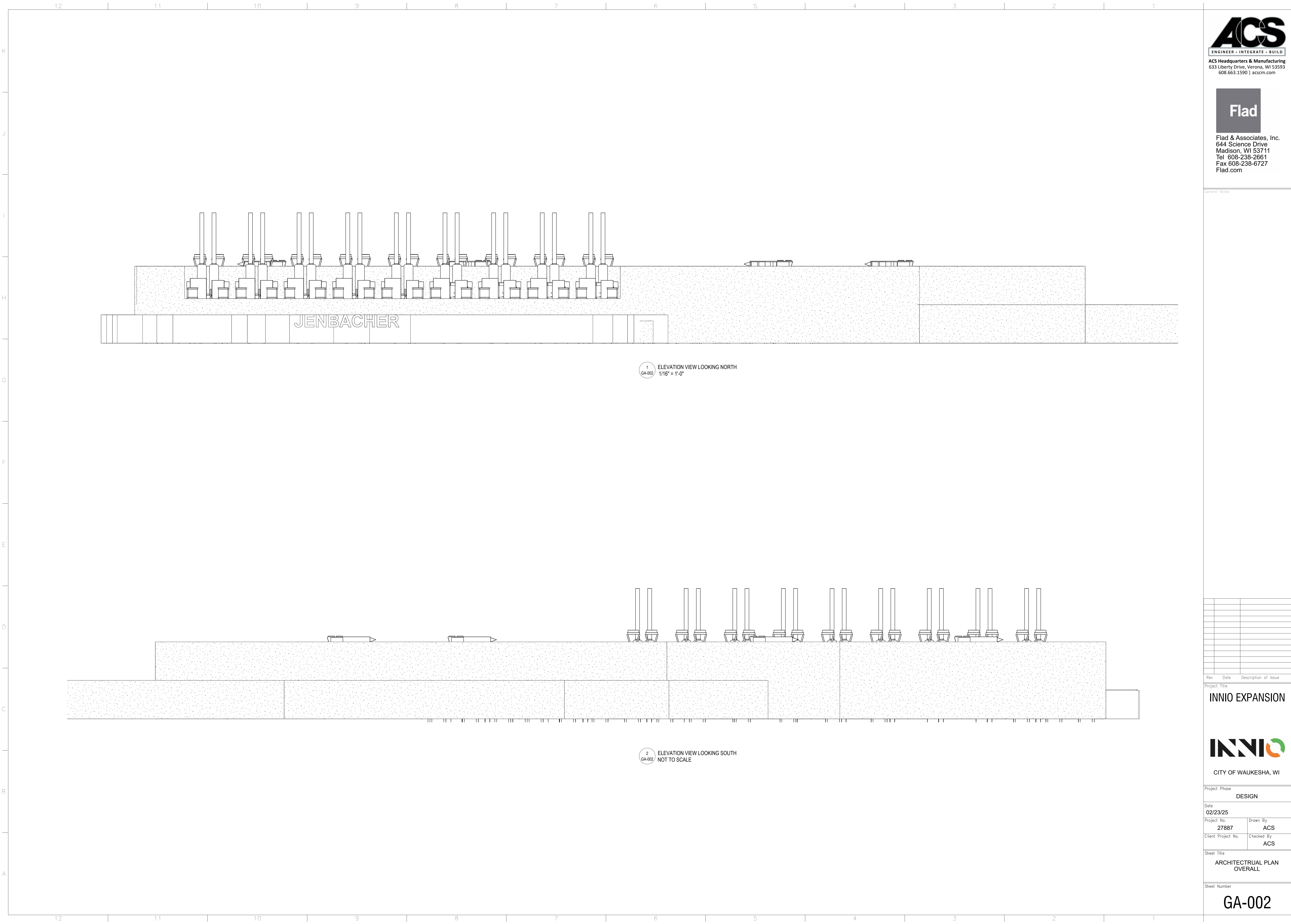
Andrew Dawson





General Notes

Rev	Date	Description of Issue
Project Title		
INNIO EXPANSION		
Project Phase		
DESIGN		
Date		
02/23/25		
Project No.		Drawn By
27887		ACS
Client Project No.		Checked By
		ACS
Sheet Title		
ARCHITECTURAL PLAN OVERALL		
Sheet Number		
GA-001		





ENGINEER • INTEGRATE • BUILD

ACS Headquarters & Manufacturing
633 Liberty Drive, Verona, WI 53593
608.663.1590 | acscm.com



Flad & Associates, Inc.
644 Science Drive
Madison, WI 53711
Tel 608-238-2661
Fax 608-238-6727
Flad.com

General Notes

Rev	Date	Description of Issue
Project Title		
INNIO EXPANSION		
Project Phase		
DESIGN		
Date		
02/23/25		
Project No.		Drawn By
27887		ACS
Client Project No.		Checked By
		ACS
Sheet Title		
ARCHITECTURAL PLAN OVERALL		
Sheet Number		
GA-002		

PRELIMINARY SITE CIVIL AND LANDSCAPE PLANS
FOR
INNIO - WAUKESHA ENGINE PLANT EXPANSION
1101 W ST PAUL AVE
WAUKESHA, WI 53188

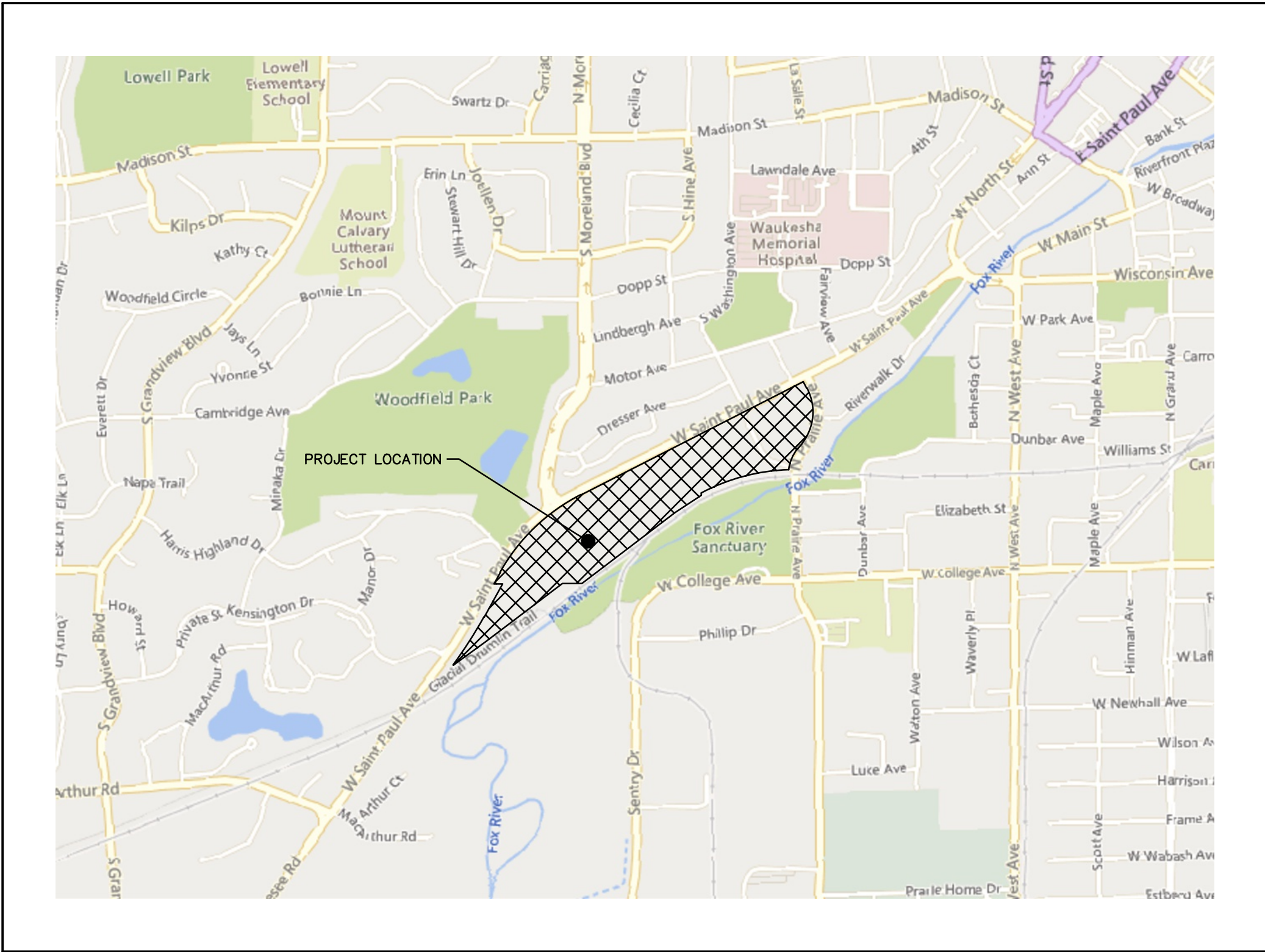
VICINITY MAP

LEGEND
(PROPOSED FEATURES)

	TREE REMOVAL
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING GRAVEL TO BE REMOVED
	EXISTING BUILDING/STRUCTURE TO BE REMOVED
	SAWCUT LINE
	PROPOSED PROPERTY LINE
	PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
	MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
	SIGN
	HEAVY-DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	HEAVY-DUTY ASPHALT PAVEMENT
	STANDARD-DUTY ASPHALT PAVEMENT
	COLORLED AND STAMPED CONCRETE
	PROPOSED 18" HIGH-SIDE CURB & GUTTER (AS SHOWN ON SITE PLAN)
	PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
	PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCESSIBLE STALL
	PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	DOOR
	STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
	PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
	PROPOSED 1-FOOT GRADE CONTOUR
	PROPOSED 5-FOOT GRADE CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED TOP OF CURB
	PROPOSED FINISHED SURFACE GRADE ADJACENT TO TOP OF WALL
	PROPOSED FINISHED SURFACE GRADE ADJACENT TO BASE OF WALL
	PROPOSED EROSION CONTROL BALE
	PROPOSED TEMPORARY DITCH CHECK
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED TEMPORARY DIVERSION SWALE & BERM
	PROPOSED LEVEL SPREADER
	PROPOSED STONE TRACKING MAT
	PROPOSED PERMANENT TURF REINFORCEMENT MAT
	EROSION CONTROL BLANKET
	PROPOSED RIPRAP
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONE LINE
	PROPOSED WATER MAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET / CB
	PROPOSED STORM MANHOLE
	PROPOSED AREA DRAIN
	PROPOSED SANITARY MANHOLE

LEGEND

()	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR 1/4 SECTION OR 1/4 SECTION CORNER AS DESCRIBED	
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	
1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)	
BOLLARD	
SOIL BORING/MONITORING WELL	
FLAGPOLE	
MAILBOX	
SIGN	
BILLBOARD	
AIR CONDITIONER	
CONTROL BOX	
TRAFFIC SIGNAL	
RAILROAD CROSSING SIGNAL	
CABLE PEDESTAL	
POWER POLE	
GUY POLE	
GUY WIRE	
LIGHT POLE	
SPOT/YARD/PEDESTAL LIGHT	
HANDICAPPED PARKING	
ELECTRIC MANHOLE	
ELECTRIC PEDESTAL	
ELECTRIC METER	
ELECTRIC TRANSFORMER	
TELEPHONE MANHOLE	
TELEPHONE PEDESTAL	
MARKED FIBER OPTIC	
GAS VALVE	
GAS METER	
GAS WARNING SIGN	
STORM MANHOLE	
ROUND INLET	
SQUARE INLET	
STORM SEWER END SECTION	
SANITARY MANHOLE	
SANITARY CLEANOUT OR SEPTIC VENT	
SANITARY INTERCEPTOR MANHOLE	
MISCELLANEOUS MANHOLE	
WATER VALVE	
HYDRANT	
WATER SERVICE CURB STOP	
WATER MANHOLE	
WELL	
WATER SURFACE	
WETLANDS FLAG	
MARSH	
CONIFEROUS TREE	
DECIDUOUS TREE	
SHRUB	
EDGE OF TREES	
SANITARY SEWER	
STORM SEWER	
WATERMAIN	
MARKED GAS MAIN	
MARKED ELECTRIC	
OVERHEAD WIRES	
BUREAU ELEC. SERV.	
MARKED TELEPHONE	
MARKED CABLE TV LINE	
MARKED FIBER OPTIC	
INDICATES EXISTING CONTOUR ELEVATION	
INDICATES EXISTING SPOT ELEVATION	
EXISTING PROPERTY LINE	
EXISTING EASEMENT LINE	



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C300	SITE PLAN OVERALL
C301	SITE PLAN BUILDING ADDITION
C302	SITE PLAN ACCESS ROAD
C303	SITE PLAN PARKING REVISIONS
C500	UTILITY PLAN OVERALL
C501	UTILITY PLAN BUILDING ADDITION
C502	UTILITY PLAN ACCESS ROAD
C503	UTILITY PLAN PARKING REVISIONS

ENGINEER AND LANDSCAPE ARCHITECT:



16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

OWNER:

INNIO WAUKESHA ENGINE
CONTACT: CRAIG HEGEMANN, PLANT MANAGER
1101 WEST ST., PAUL AVE
WAUKESHA, WI 53188
EMAIL: CRAIG.HEGEMANN@INNIO.COM

ADDRESS:

1101 W ST PAUL AVE,
WAUKESHA, WI 53188

CITY OF WAUKESHA NOTE

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON PLANS SHALL CONFORM TO THE CITY OF WAUKESHA DEVELOPMENT HANDBOOK & INFRASTRUCTURE SPECIFICATIONS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

PLAN DATE: 02/20/2026

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

INNIO EXPANSION
CITY OF WAUKESHA, WI

TITLE SHEET

PRELIMINARY
NOT FOR
CONSTRUCTION

© COPYRIGHT 2026
R.A. Smith, Inc.

DATE: 02/20/2026

SCALE: N.T.S.

JOB NO. 3250244

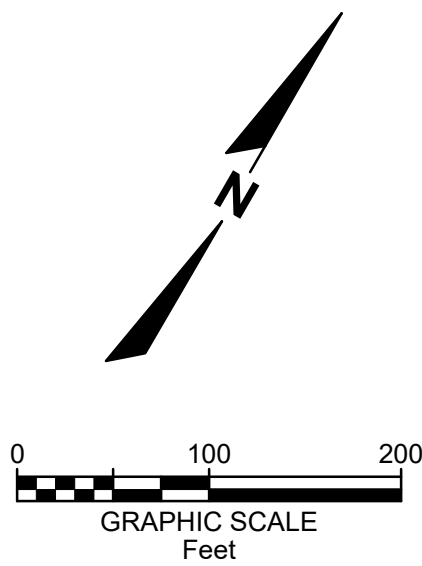
PROJECT MANAGER:
RYAN J. LANCOUR, P.E.

DESIGNED BY: TJR

CHECKED BY: RJY

SHEET NUMBER

C000



 PROPOSED PROPERTY LINE
 PRIMARY ENVIRONMENTAL CORRIDOR
 PRELIMINARY WETLAND
 100 YEAR FLOOD ELEVATION
 HEAVY-DUTY CONCRETE PAVEMENT
 CONCRETE SIDEWALK
 HEAVY-DUTY ASPHALT PAVEMENT
 STANDARD-DUTY ASPHALT PAVEMENT
 PROPOSED 18" HIGH-SIDE CURB & GUTTER
 (AS SHOWN ON SITE PLAN)
 PROPOSED 18" STANDARD CURB & GUTTER
 (AS SHOWN ON SITE PLAN)
 PROPOSED ACCESSIBLE PAVEMENT MARKING
 VAN ACCESSIBLE STALL
 PARKING STALL COUNT

1. EXISTING TOPOGRAPHY OBTAINED BY RASMIITH INC., DATED 02/12/2026
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, DOOR LOCATION, AND BUILDING UTILITY ENTRANCE LOCATIONS, ETC.
3. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED PARALLEL AND PERPENDICULAR TO THE EXISTING BUILDING.
4. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS, AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. CURB DATA ARE "S" UNLESS OTHERWISE NOTED. BUILDING ARE DIMENSIONED TO FACE OF BUILDING.
5. ALL SITE SIGNAGE AND MARKINGS MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH WISCONSIN ADA STANDARDS.
7. SEE LANDSCAPE PLAN FOR PLANTING INFORMATION IN UNPAVED AREAS.
8. SEE ARCHITECT PLANS FOR SITE SIGNAGE DETAILS.

DESCRIPTION

DATE _____

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



raSmith
CREATIVITY BEYOND ENGINEERING

**Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA**

INNIO EXPANSION
CITY OF WAUKESHA, WI

SITE PLAN

© COPYRIGHT 2026
B.A. Smith, Inc.

DATE: 02/20/2026

SCALE: 1" = 100'

JOB NO. 325024

PROJECT MANAGER:
RYAN J. LANCOIR, P.E.

DESIGNED BY: TJR

CHECKED BY: RJY

SHEET NUMBER

C300

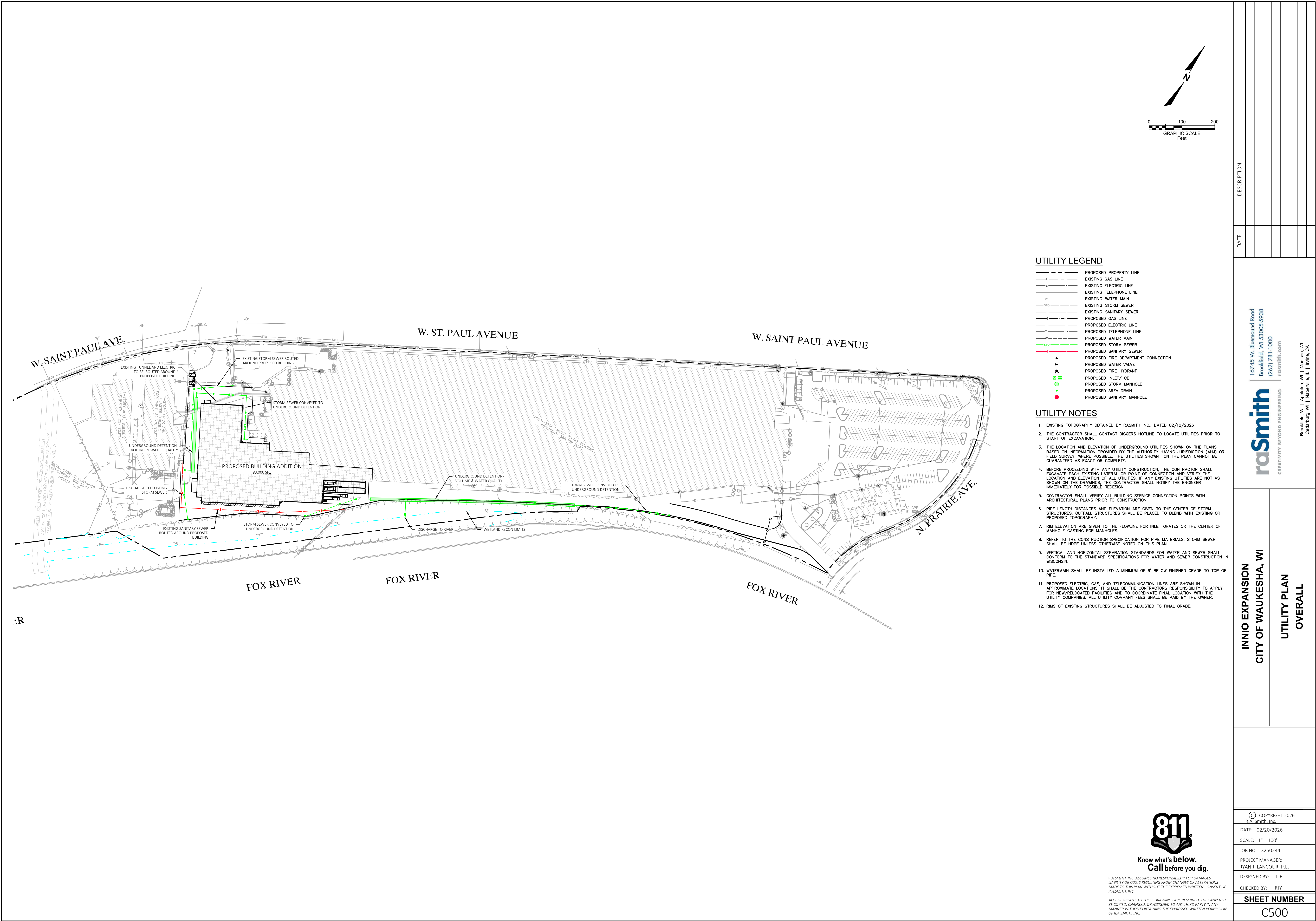


Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES,
LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS
MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF
R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

[illegible]



UTILITY LEGEND

- PROPOSED PROPERTY LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET / CB
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

UTILITY NOTES

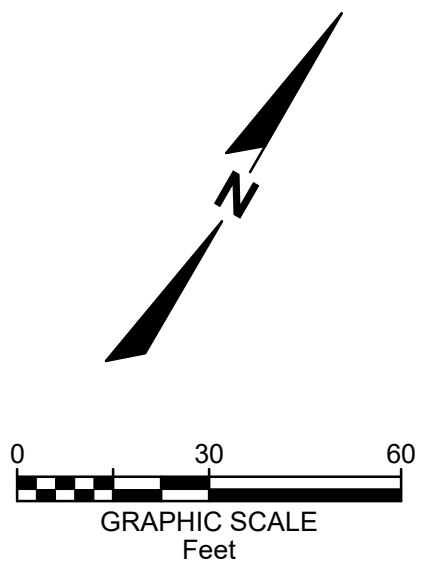
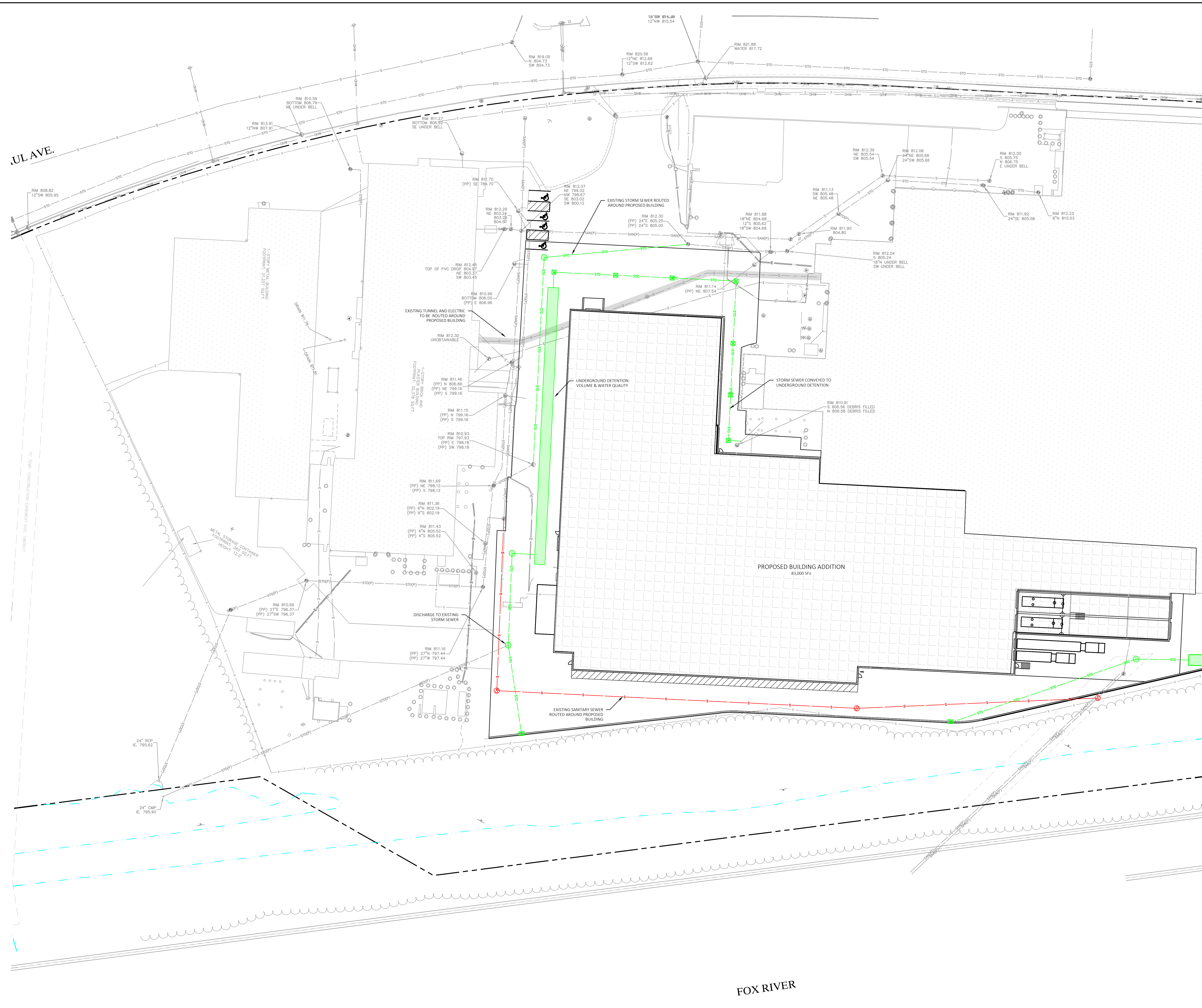
- EXISTING TOPOGRAPHY OBTAINED BY RASMITH INC., DATED 02/12/2026
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE TO LOCATE UTILITIES PRIOR TO START OF EXCAVATION.
- THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS BASED ON INFORMATION PROVIDED BY THE AUTHORITY HAVING JURISDICTION (AHJ) OR, FIELD SURVEY, WHERE POSSIBLE. THE UTILITIES SHOWN ON THE PLAN CANNOT BE GUARANTEED AS EXACT OR COMPLETE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE CONNECTION POINTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- PIPE LENGTH DISTANCES AND ELEVATION ARE GIVEN TO THE CENTER OF STORM STRUCTURES. OUTFALL STRUCTURES SHALL BE PLACED TO BLEND WITH EXISTING OR PROPOSED TOPOGRAPHY.
- RIM ELEVATION ARE GIVEN TO THE FLOWLINE FOR INLET GRATES OR THE CENTER OF MANHOLE CASTING FOR MANHOLES.
- REFER TO THE CONSTRUCTION SPECIFICATION FOR PIPE MATERIALS. STORM SEWER SHALL BE HDPE UNLESS OTHERWISE NOTED ON THIS PLAN.
- VERTICAL AND HORIZONTAL SEPARATION STANDARDS FOR WATER AND SEWER SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN.
- WATERMAIN SHALL BE INSTALLED A MINIMUM OF 6' BELOW FINISHED GRADE TO TOP OF PIPE.
- PROPOSED ELECTRIC, GAS, AND TELECOMMUNICATION LINES ARE SHOWN IN APPROXIMATE LOCATIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO APPLY FOR NEW/RELOCATED FACILITIES AND TO COORDINATE FINAL LOCATION WITH THE UTILITY COMPANIES. ALL UTILITY COMPANY FEES SHALL BE PAID BY THE OWNER.
- RIMS OF EXISTING STRUCTURES SHALL BE ADJUSTED TO FINAL GRADE.



Know what's below.
Call before you dig.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.
ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

DESCRIPTION	
DATE	
16745 W. Blumound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
INNIO EXPANSION CITY OF WAUKESHA, WI	
UTILITY PLAN OVERALL	
© COPYRIGHT 2026 R.A. Smith, Inc.	
DATE: 02/20/2026	
SCALE: 1" = 100'	
JOB NO. 3250244	
PROJECT MANAGER: RYAN J. LANCOUR, P.E.	
DESIGNED BY: TJR	
CHECKED BY: RJY	
SHEET NUMBER	
C500	



SEE SHEET C500 FOR
LEGEND AND NOTES

DESCRIPTION

DATE _____

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



**Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA**

INNIO EXPANSION
CITY OF WAUKESHA, WI

UTILITY PLAN



Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES,
LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS
MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF
R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT
BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY
MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION
OF R.A.SMITH, INC.

© COPYRIGHT 2026
R.A. Smith, Inc.

DATE: 02/20/2026

SCALE: 1" = 30'

JOB NO. 3250244

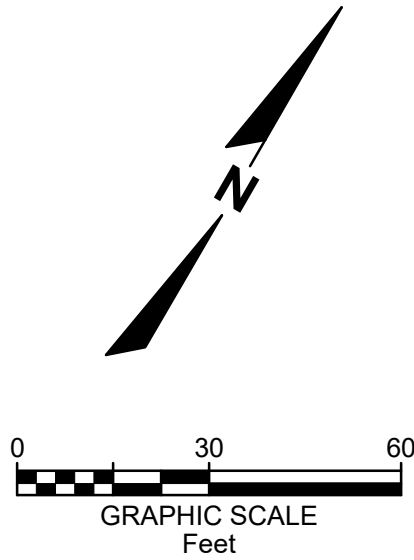
PROJECT MANAGER:

RYAN J. LANCOUR, P.

DESIGNED BY: TJR

CHECKED BY: RJY

SHEET NUMBER



DATE	DESCRIPTION

16745 W. Blumound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

INNIO EXPANSION
CITY OF WAUKESHA, WI

UTILITY PLAN
ACCESS ROAD



R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.
ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

© COPYRIGHT 2026 R.A. Smith, Inc.
DATE: 02/20/2026
SCALE: 1" = 30'
JOB NO. 3250244
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: TJR
CHECKED BY: RJY
SHEET NUMBER C502

