



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: 6/24/2026
ID Number: PC226-0064	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Board/Council Meeting Date:
Agenda Item Title: Final Site Plan & Architectural Review, 1101 W St. Paul Avenue, INNIO – a request to approve final plans for an 84,414 sq. ft. manufacturing addition at the southwest end of the existing facility located in the M-2 General Manufacturing District	

Issue Before the Council: Review and take action on plans for an 84,000 sq. ft. addition to the manufacturing facility along with other site improvement to accommodate a new engine line to be produced at this facility.
Options & Alternatives: <ul style="list-style-type: none"> • Opportunity for discussion, no formal action to be taken
Additional Details: INNIO is proposing an 84,000 sq. ft addition which will be at the southwest end of their 600,000 sq. ft. industrial facility. The additon will be located mostly behind and to the west of the current facility, and minimally visible from the St. Paul Avenue corridor. The additon will serve as a state-of-the-art testing facility supoporting a new engine line that INNIO intends to manufacture at this location. This represents a substantial capital investment in the existing facility, and a long term commitment to its Waukesha campus. There other site improvements including new pavement and traffic patterns around the facility to accommodate the shipping of product and materials, utiity relocations, and underground stormwater detention.



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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?

Opportunity for new development and operational stability on a large industrial site

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the Final Site Plan and Architectural Review with all City Department comments and concerns to be addressed.

Recommended Motion: I move to approve the Final Site Plan and Architectural review for an 84,414 sq. ft addition and other site improvements to the INNIO facility at 1101 W St Paul Avenue with all City Department comments and concerns to be addressed.

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature