



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: 4/22/2026
ID Number: PC26-0034	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Final Site Plan & Architectural Review, 1101 W St. Paul Avenue, INNIO – a request to approve final plans for a new 80' x 45' concrete pad behind the R&D building to support testing operation in the M-2 General Manufacturing District.	

Issue Before the Council: Proposal to install a new concrete pad near the south end of the lot to support testing operations behind the Research and Design building.
Options & Alternatives: The Plan Commission could approve the application with or without conditions, or deny it. If the Plan Commission denies the application, the project will not be able to go forward.
Additional Details: Innio -Waukesha Engine is a large manufacturing facility at 1101 W St. Paul Avenue. They have R&D buildings at the south end of the site. Adjacent to this space is where they are proposing to add a 3,600 sq. ft. concrete pad to use for testing operations. The new pad will extend south from the existing pavement behind the R&D building. There is a fence along the existing paved area, and it will be extended out around the new concrete pad to complete the project.

What is the Strategic Plan Priority this item relates to: People-Centered Development
What impact will this item have on the Strategic Plan Priority? This proposal will allow improvement of a Industrial space in the City.



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Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for the proposed placement of a new 3,600 sq. ft. concrete pad for testing operations at the south end of the INNIO site adjacent to the current paving.

Recommended Motion: "I move to approve the proposed Final Site Plan and Architectural Review for 1101 W St. Paul Avenue to construct a new 80' x 45' concrete pad for testing operations at the south end of the site."

Reviewed By:

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