



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: 5/27/2026
ID Number: PC26-0053	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Minor Site Plan & Architectural Review, 1101 W St. Paul Avenue, INNIO – a request to approve final plans to remodel the main entrance along W St Paul Avenue in the M-2 General Manufacturing District.	

Issue Before the Council: Proposal to renovate the main vestibule entrance to the facility along W St Paul Ave. The renovated entrance will continue to serve as the main entrance to the 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 are proposing a renovation to the main entrance vestibule. The renovation will maintain the existing interior SF while building out the exterior face of the entrance with light grey architectural metal panel to a maximum height of 22'-6". The entrance doors will be inset from the metal panel in a 15' tall clear glass curtain wall.

The existing vestibule does not meet the 25-foot street yard setback, and the proposed one is essentially in the same footprint so will also not meet the M-2 District street yard setback. This proposed project was before the Boar of Zoning Appeals on May 11, 2026, and received a setback variance for the project as proposed.

What is the Strategic Plan Priority this item relates to:

People-Centered Development



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

This proposal will allow improvement of an Industrial facility in the City.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for the proposed plans to remodel the main entrance along W St Paul Avenue.

Recommended Motion: “I move to approve the proposed Minor Site Plan and Architectural Review for 1101 W St. Paul Avenue to remodel the main entrance along W St Paul Avenue in the M-2 General Manufacturing District.”

Reviewed By:

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