



**City of Waukesha**  
201 Delafield Street  
Waukesha, WI 53188  
Tel: 262.542.3700  
waukesha-wi.gov

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 9/24/2025
<b>ID Number:</b> PC25-0146	<b>Ordinance/Resolution Number (if applicable):</b> N/A
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b>
<b>Agenda Item Title:</b> <b>Minor Site Plan and Architectural Review – 801 N. East Ave. A request from AT&amp;T to approve plans for the placement of a backup generator outside the northeast corner of the building located in the Rm-3 Multi-family Residential District.</b>	

<b>Issue Before the Council:</b> Proposed generator to support an AT&T Cellular installation at 801 N. East Ave.
<b>Options &amp; Alternatives:</b> The Plan Commission could approve the application with or without conditions, or deny it. If the application is denied the proposal will not be able to go forward.
<b>Additional Details:</b> The applicant would like to add a ground level generator to support the AT&T cellular antenna on the roof of 801 N. East Ave., the East Terrace Apartments. The building, which is nine stories high, has an existing cellular array on the roof, but until now it has not had any support equipment outside at ground level. The generator will provide backup power, ensuring that cellular service can be maintained in the event of a power outage. Aside from use during an emergency, it will be run every few weeks for 15-30 minutes, to exercise the engine.  The generator will be located inside an 8 foot tall brick enclosure, with composite panel doors on the front end. It will be on the east side of the building, facing toward Pleasant Street, next to the east stairwell. Staff has requested that the applicants consider moving the generator from the north to the south side of the stairwell, to maximize its distance from the neighboring residential uses. The applicants have told staff that they cannot move the generator from its proposed location because the landlord will not allow it. Property managers at the East Terrace Apartments have stated that they are unaware of the proposal.



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The applicants have provided a noise study showing that noise levels will be a maximum of roughly 71 decibels at a distance of 23 feet. The closest house to the north is roughly 40 feet away.

State and Federal law strictly limits a municipality's ability to regulate most cellular transmission installations. However, since this application is for a generator at the base of the building, staff feels that Plan Commission review and comment is allowed and appropriate.

**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 for more reliable cellular service in the event of power outages.

**Financial Remarks:** No direct financial impact to the City.

**Executive Recommendation:** Staff recommends approval Minor Site Plan and Architectural review for the proposed generator at 801 N. East Ave. with the following conditions:

- The generator must be located on the south side of the east stairwell rather than the north side.

**Recommended Motion:** "I move to approve Minor Site Plan and Architectural Review for the proposed generator at 801 N. East Ave. with all staff comments to be addressed."

**Reviewed By:**

<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>



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