



City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2007-0519 Special Use Permit In Committee

Special Use Permit for proposed transformer addition to the existing We Energies substation, located at 3049 S. 99 St. (Tax Key No. 518-0253-004)

Introduced: 9/4/2007

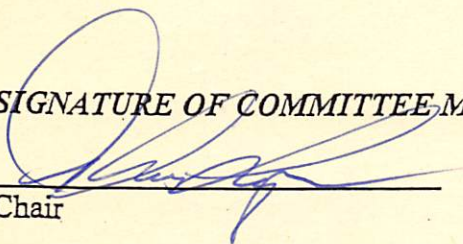
Controlling Body: Safety & Development Committee
Plan Commission

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>9/4/07</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski				
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin				
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock				
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER


 Chair Vice-Chair Member

COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>SEP 04 2007</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>10</u>	<u>-</u>		

**STANDING COMMITTEES OF THE
CITY OF WEST ALLIS COMMON COUNCIL
2004**

ADMINISTRATION & FINANCE

Chair: Michael J. Czaplewski
Vice-Chair: Martin J. Weigel
Gary T. Barczak
Thomas G. Lajsic
Rosalie L. Reinke

PUBLIC WORKS

Chair: Richard F. Narlock
Vice-Chair: Linda A. Dobrowski
Kurt E. Kopplin
Vincent Vitale
James W. Sengstock

SAFETY & DEVELOPMENT

Chair: Thomas G. Lajsic
Vice-Chair: Vincent Vitale
Gary T. Barczak
Martin J. Weigel
Rosalie L. Reinke

LICENSE & HEALTH

Chair: Kurt E. Kopplin
Vice-Chair: James W. Sengstock
Linda A. Dobrowski
Richard F. Narlock
Michael J. Czaplewski

ADVISORY

Chair: Rosalie L. Reinke
Vice-Chair: Gary T. Barczak
Linda A. Dobrowski
Vincent Vitale
Martin J. Weigel

Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214
414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

Applicant or Agent for Applicant

Agent is Representing (Owner/Leasee)

Name ROBERT BOKOWSKI
 Company WE ENERGIES
 Address 231 W. MICHIGAN ST. A252
 City MILWAUKEE State WI Zip 53203
 Daytime Phone Number 414-221-2806
 E-mail Address ROBERT.BOKOWSKI@WE-ENERGIES.COM
 Fax Number 414-221-2713

Name _____
 Company _____
 Address _____
 City _____ State _____ Zip _____
 Daytime Phone Number _____
 E-mail Address _____
 Fax Number _____

Project Name/New Company Name (If applicable) WILDWOOD SUBSTATION (REPLACE BUS SWITCH GEAR)
 Agent Address will be used for all official correspondence.

Property Information
 Property Address 3049 S. 99TH STREET
 Tax Key Number 518-0253-001
 Current Zoning C-3
 Property Owner WE ENERGIES
 Property Owner's Address 231 W. MICHIGAN ST. A-252 MILWAUKEE, WI 53203
 Existing Use of Property ELECTRIC POWER SUBSTATION
 Structure Size N/A Addition N/A
 Construction Cost Estimate: Hard _____ Soft _____ Total _____
 Landscaping Cost Estimate TBD
 Total Project Cost Estimate: \$1,755,129
 Previous Occupant N/A

- Application Type and Fee**
(Check all that apply)
- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
 - Request for Ordinance Amendment \$500.00
 - Special Use: \$500.00 (Public Hearing required)
 - Transitional Use \$500.00 (Public Hearing Required)
 - Level 1 Site, Landscaping, Architectural Plan Review \$100.00
 - Level 2 Site, Landscaping, Architectural Plan Review \$250.00
 - Level 3 Site, Landscaping, Architectural Plan Review \$500.00
 - Site, Landscaping, Architectural Plan Amendments \$100.00
 - Extension of Time: \$250.00
 - Certified Survey Map: \$500.00 + \$30.00 County Treasurer
 - Planned Development District \$1500.00(Public Hearing required)
 - Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
 - Signage Plan Review \$100.00
 - Street or Alley Vacation/Dedication: \$500.00
 - Signage Plan Appeal: \$100.00

Attach detailed description of proposal.

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the first Friday of the month.

- Attached Plans Include:** (Application is incomplete without required plans, see handout for requirements)
- Site Plan
 - Floor Plans
 - Elevations
 - Signage Plan
 - Legal Description
 - Certified Survey Map
 - Landscaping/Screening Plan
 - Grading Plan
 - Utility System Plan
 - Other _____

Applicant or Agent Signature *Robert Bokowski* Date: 7-31-07
 Subscribed and sworn to me this _____ day of August, 2007
 Notary Public: *[Signature]*
 My Commission: 4-16-10

Please do not write in this box

Application Accepted and Authorized by: _____
 Date: _____
 Meeting Date: _____
 Total Fee: _____

**Please make checks payable to:
City Of West Allis**

Oper: GNRCDDEV Type: DC Drawer: 1
Date: 7/27/07 01 Receipt no: 64204
GH DEV SPECIAL USE 1 \$500.00
WE ENERGIES
GO DEV LVL 3 SITE-A 1 \$500.00
WE ENERGIES
GH DEV SPECIAL USE 1 \$500.00
WE ENERGIES
GO DEV LVL 3 SITE-A 1 \$500.00
WE ENERGIES
CK CHECK PA 3012 \$1000.00
CK CHECK PA 3011 \$1000.00
Total tendered \$2000.00
Total payment \$2000.00

Trans date: 8/01/07 Time: 9:34:08



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2007-0222

Final Action: 9/4/2007

Sponsor(s): Safety & Development Committee

Resolution relative to determination of Special Use Permit for proposed transformer addition to the existing We Energies substation, located at 3049 S. 99 St. (Tax Key No. 518-0253-001)

WHEREAS, Robert Bokowski of We Energies, duly filed with City Administrative Officer-Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.16 and Sec. 12.42(2) of the Revised Municipal Code to install a replacement transformer within the existing public utility service substation located at 3049 S. 99 St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 4, 2007, at 7:00 p.m. in the Common Council Chambers to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, Robert Bokowski of We Energies has offices at 231 W. Michigan St., A 252, Milwaukee, WI 53203.
2. We Energies owns said premises located at 3049 S. 99 St., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Southeast $\frac{1}{4}$ of Section 8, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, State of Wisconsin, described as follows:

Lots 15 and 16 in the Block 10 of Wildwood Park Addition No.2 subdivision.

Tax Key No. 518-0253-001

Said Property being located at 3049 S. 99 St.

3. The aforesaid area is zoned C-3 Community Commercial District under the Zoning Ordinance which permits public utility services and structures as a special use, pursuant to Sec. 12.16 and Sec. 12.42(2) of the Revised Municipal Code.
4. The applicant is proposing to replace the existing transformer with a new larger transformer on site and install a new 8 ft. high decorative fence along W. Oklahoma Ave. and S. 99 St. to screen the infrastructure from view. This electric distribution substation consists of three (3) transformers and

three (3) switchgear sections, which contain four (4) circuit breakers each. One (1) transformer and one (1) switchgear section of the subject location are over 50 years old and deteriorated. The substation serves about 5,000 residential and commercial customers in West Allis. The new equipment will be state of the art, more reliable and remotely monitored. Construction will begin in late 2007 and be completed by June 2008. No customers will be affected.

5. The subject property is located on the north side of W. Oklahoma Ave. between S. 99 St. and Interstate 894. Properties to the north, south and east are developed as residential. Properties to the west are developed as We Energies right of way and State right of way.

6. The use, value and enjoyment of other property in the surrounding area for permitted uses will not be substantially impaired or diminished by the establishment, maintenance or operation of the special use. Landscaping and screening of all parking/truck turn-around areas on site shall be required.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of We Energies, be and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 12.16 and Sec. 12.42(2) of the Revised Municipal Code, so as to permit the issuance of a Special Use Permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site, Landscaping, Screening and Architectural Plans. The grant of this Special Use Permit is subject to and conditioned upon a site, landscape, screening and architectural plans approved August 22, 2007 by the West Allis Plan Commission. No alteration or modification of the approved plan shall be permitted without approval by the West Allis Plan Commission. Addition of board-on-board fence along north side to screen the infrastructure from view.
2. Building Plans and Fire Codes. The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspections and Zoning and by the Fire Department.
3. Outdoor Storage. Outdoor storage is not permitted on site. All equipment and structures on site shall be screened from view.
4. Abatement Controls. The proposed use shall not emit foul, offensive, noisome noxisome, oxious or disagreeable odors, gases, dust or effiluvia into the air.
5. Parking. All service vehicle parking will be on site. The site will not generate a parking demand. Only service vehicles are allowed within the confines of the substation perimeter fence.
6. Pagers/Intercoms. The use of outdoor pagers, intercoms, or loud speakers shall not be permitted

on site.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Litter. Employees shall inspect the site and immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, grease, and other waste materials will be fully enclosed within an approved structure.

9. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries.

10. Sidewalk Repair. The grant of this special use is subject to compliance with Policy No. 2806 of the Revised Municipal Code relative to the City's sidewalk improvement policy as it relates to damaged, (if any) abutting sidewalk.

11. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

12. Miscellaneous.

A. Applicant is advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicant's compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 12.16 of the Revised Municipal Code.

Applicant is advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

The grant of this special use shall become null and void within one (1) year of the date thereof, unless construction is under way, or the current owner possesses a valid building permit under which construction is commenced, within sixty (60) days of the date thereof and which shall not be renewed unless construction has commenced and is being diligently pursued. No extension of these time limitations will be permitted under any circumstances, including the applicant's failure to obtain other necessary building and zoning approvals.

The special use, as granted herein, is subject to applicant's compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

The use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without approval of the Common Council, following public hearing, as provided in Sec. 12.16 of the Revised Municipal Code.

Mailed to applicant on the

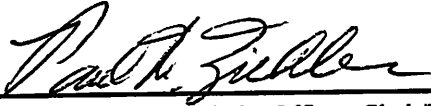
10th day of September, 2007

Monica Schultz
Assistant City Clerk

cc: Dept. of Development
Dept. of Building Inspections and Zoning
Div. of Planning and Zoning

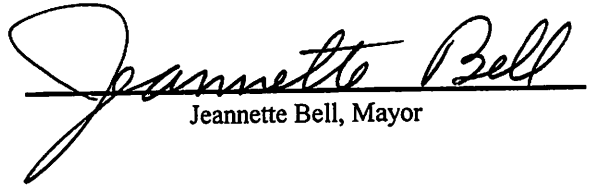
ZON-R-643-9-4-07

ADOPTED AS AMENDED 09/04/2007



Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED AS AMENDED 9-7-07



Jeannette Bell, Mayor



CITY CLERK/TREASURER'S OFFICE

414/302-8200 or 414/302-8207 (Fax)

www.ci.west-allis.wi.us

Paul M. Ziehler

City Admin. Officer, Clerk/Treasurer

Monica Schultz

Assistant City Clerk

Rosemary West

Treasurer's Office Supervisor

September 10, 2007

WE Energies
Robert Bokowski
231 W. Michigan St., A252
Milwaukee, WI 53203

Dear Mr. Bokowski:

On September 4, 2007 the Common Council approved a Resolution relative to determination of Special Use Permit for proposed transformer addition to the existing We Energies substation, located at 3049 S. 99 St.

A copy of Resolution No. R-2007-0222 is enclosed.

Sincerely,

Monica Schultz
Assistant City Clerk

/amn
enc.

cc: John Stibal
Ted Atkinson
Steve Schaer
Barb Burkee