

PLAN COMMISSION AGENDA
Wednesday, April 25, 2018
6:00 pm
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

7. **Site, Landscaping and Architectural Plans for American Transmission Company LLC, for a proposed wall around an existing electrical substation located at 220 S. 116 St., submitted by Kevin Lynch, d/b/a American Transmission Company LLC. (Tax Key No 414-999-3004)**

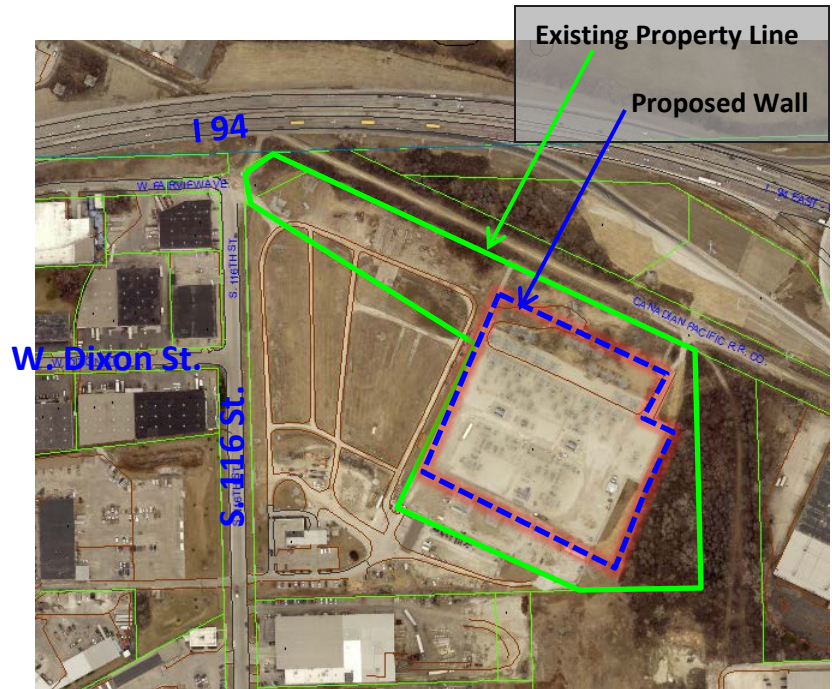
Overview and Zoning

The property is zoned M-1, Manufacturing District and is owned by American Transmission Companies. Surrounding uses are zoned and developed for manufacturing/industrial uses. To the east Quad Graphics, to the south Cleveland Gear Company, to the west WeEnergies land and S. 116 St. and to the north the Hank Aaron State Trail lands and Interstate 94.

The overall property is 16 acres in size.

The applicant's project description indicates the following: As an owner and operator of electric transmission system facilities, ATC has a responsibility to support the stability of this system and protect its reliability and resilience. Bluemound Substation has been identified as a facility that, if rendered inoperable or damaged as a result of a physical attack could have a critical impact on the operation of the interconnection through instability, uncontrolled separation, or cascading failures of the Bulk-Power System.

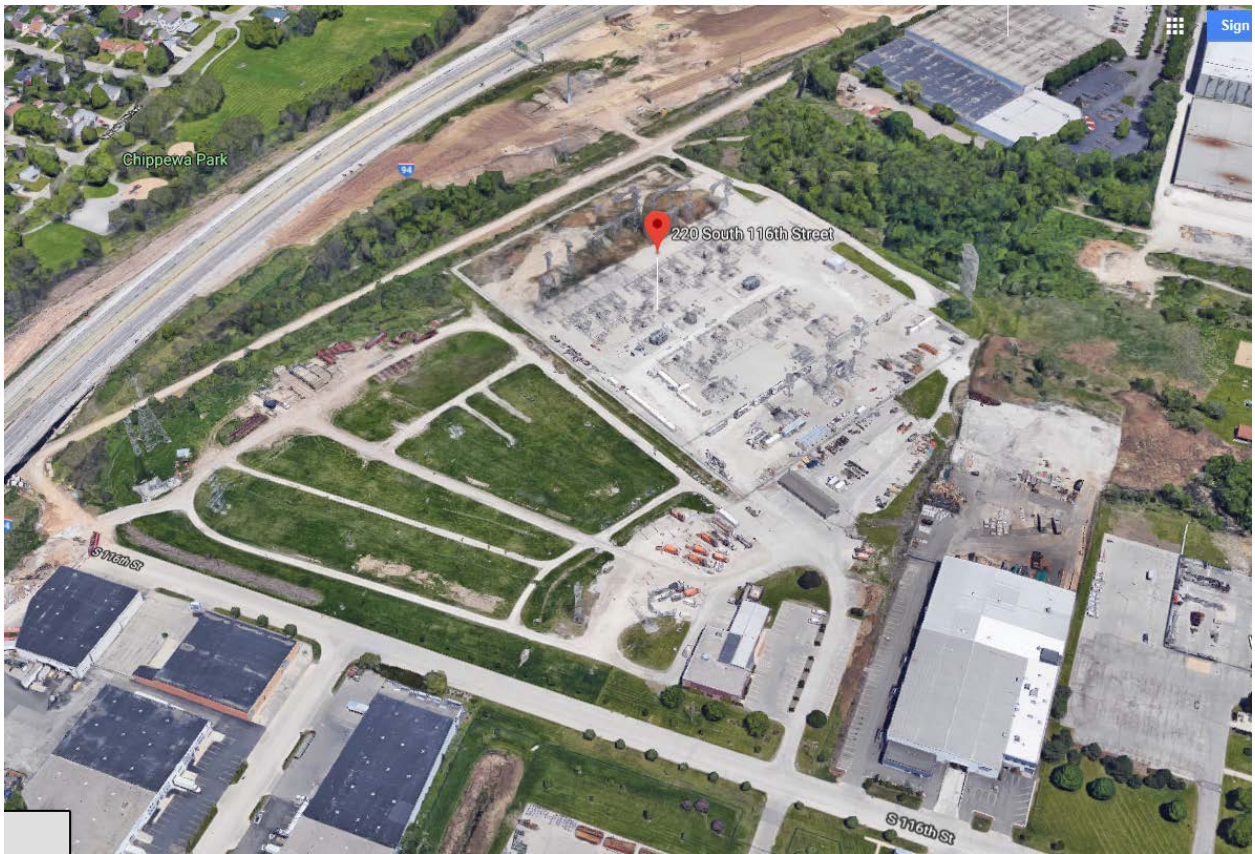
A concrete, 20ft perimeter wall economically protects vital equipment against ballistics attacks and intrusion. Electrical transformers extend to over 20ft tall and with the proposed wall they are protected from a sufficient distance (over 200 yards) due to sight obstruction to someone at ground level. A shorter wall, say 16ft, would only protect to a distance of about 30 yards.



Transformers are over 20ft tall

Breakers are 16ft tall, but much more numerous





Recommendation: Approve the Site, Landscaping and Architectural Plans for American Transmission Company LLC, for a proposed wall around an existing electrical substation located at 220 S. 116 St., submitted by Kevin Lynch, d/b/a American Transmission Company LLC. (Tax Key No 414-999-3004), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly).

1. Revised Site/Landscaping Plan being submitted to and approved by the Department of Development to show landscaping areas being added around the exterior of the

proposed wall area (species/key and locations referenced on the site plan). Contact Steve Schaer, City Planner at 414-302-8466.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8466.
4. Contact the Mark Dombrowski of the West Allis Fire Department (414) 302-8905 relative to accessing the site.