



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/9/2015
Common Council Item Number: PC15-0223	Date: Click here to enter a date.
Submitted By: Jennifer Andrews, DCD	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: WE Energies Substation, 310 Merrill Hills Road – Final Site Plan & Architectural Review	

Details:
 The WE Energies substation at Merrill Hills Road (CTH TT) has access directly off of Merrill Hills Road. The west by-pass project will impact that existing access. This proposal is to remove the access along Merrill Hills Road and provide a new access drive from the west off of Howell Ave. Additional landscaping is proposed with the new driveway.
 (Update) The Plan Commission held this item and asked for a revised Landscape plan and some details on the proposed gate.

Options & Alternatives:
 Deny the proposal and have them come up with different configuration trying to maintain the access on Merrill Hills Road.

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
 Staff recommends approval of the proposal with the addition of more landscaping along both sides of the entire length of the new driveway, especially north of the new driveway to screen from the existing single family homes to the north. Staff also recommends that the applicant increase screening along Merrill Hills Road to more effectively screen the view of the substation from the sidewalk and roadway. It should be clarified that approval of this site plan does not provide legal authority to obtain access to 310 Merrill Hills Road across the property not owned by WeEnergies. Staff also recommends a gate with brick or stone pillars and that the gate be painted black.



Committee Recommendation:

Click here to enter text.