



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 2/23/2022
<b>Common Council Item Number:</b> ID# PC22-0197	<b>Date:</b> 2/23/2022
<b>Submitted By:</b> Doug Koehler, City Planner	<b>City Administrator Approval:</b>
<b>Finance Department Review</b>	<b>City Attorney's Office Review:</b>
<b>Subject:</b> Firestone Building Products- 1245 Chapman Drive, HFO Storage Tank System, Minor Site Plan & Architectural Review. Installation of two (2) horizontal bulk storage tanks with a security fence	

**Details:**

The applicant is proposing to install two (2) horizontal bulk storage tanks on the east side of the existing Firestone Gaco Facility located at 1245 Chapman Drive. The property is zoned M-3, Limited Business and Industrial Park District. One tank will be installed right away, with the second being proposed for a future date. The tanks will be surrounded by a 7' high, black chain-link security fence. Two (2) Eastern White Pine Trees will be planted on Sentry Drive to provide screening for the storage tanks. The applicant will also be adding landscape on the north side of the parking lot, which had been proposed at their June 26, 2019 Plan Commission Meeting.

The 9,200-gallon tanks will contain a raw material called Opteon 1100 (also known as HFO). The tanks will be white in color. Opteon 1100 is a non-flammable liquid used in polyurethane and polyisocyanurate foam applications. Due to supply chain issues, Firestone is being required to provide a bulk storage tank system for this product on site and will no longer be able to use isotainers or totes.

**Options & Alternatives:**  
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**Financial Remarks:**  
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**Executive Recommendation:**  
Staff recommends approval for Conditional Use Permit at 1444 S. West Avenue, Site B with the following conditions:

- Landscaping must be installed on the north side of the property, as proposed at 6-26-2019 Plan Commission Meeting
- All engineering, water utility and fire department comments to be addressed