
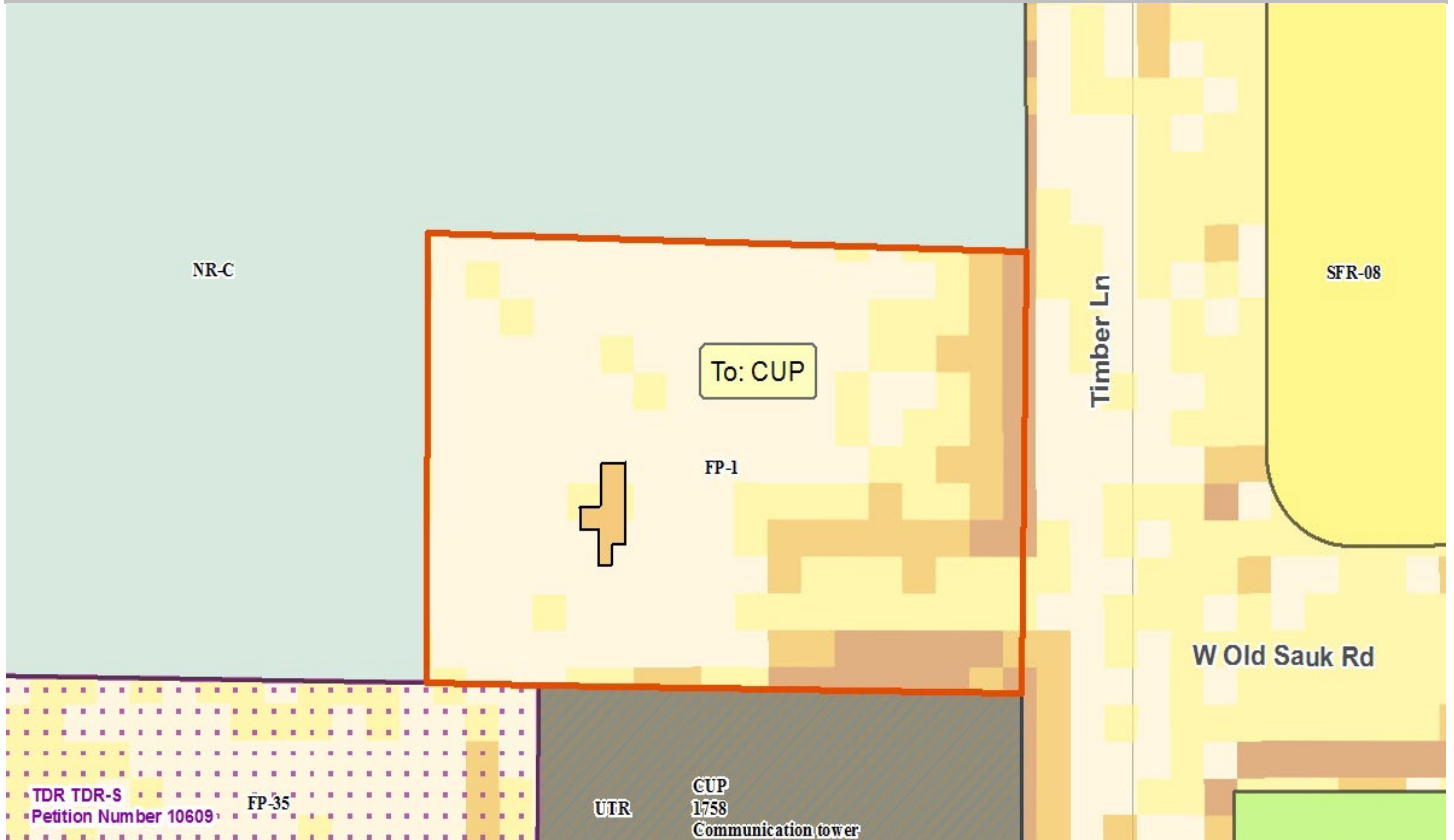


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> July 26, 2022		CUP 02569
	<i>Zoning Amendment Requested:</i> TO CUP: Electrical Distribution Substation		<i>Town/Section:</i> CROSS PLAINS, Section 13
	<i>Size:</i> 0.5 Acres	<i>Survey Required.</i>	<i>Applicant</i> WISCONSIN POWER & LIGHT CO
	<i>Reason for the request:</i> Electrical Distribution Substation		<i>Address:</i> 4017 TIMBER LANE



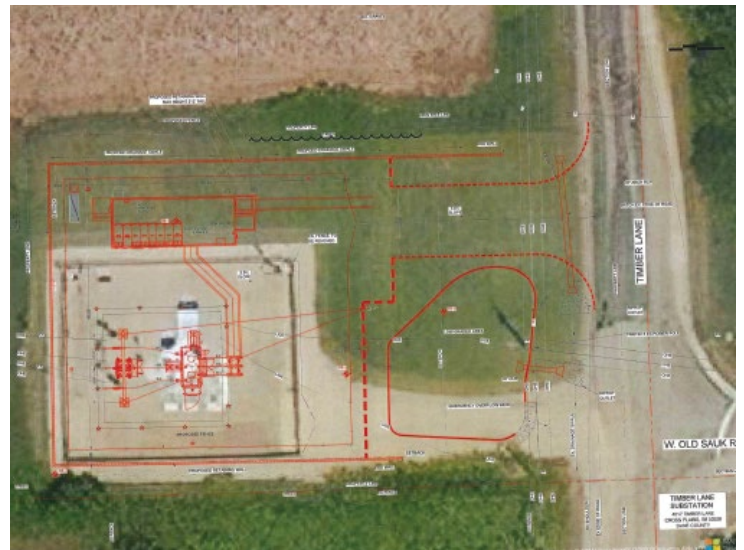
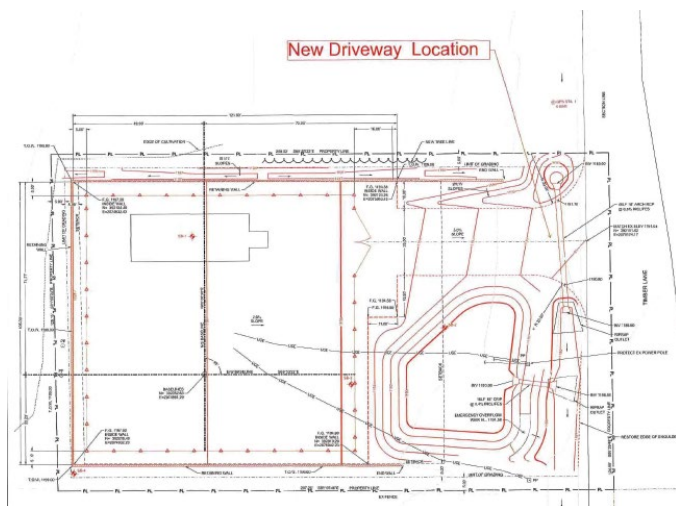
DESCRIPTION: Applicant, Alliant Energy, requests approval of a Conditional Use Permit (CUP) for utility services to allow reconstruction/updating of the existing electric substation located on the property at 4017 Timber Lane. The project is designed to provide increased capacity and reliability for electric transmission services to the surrounding area. According to the application submittal, the project would include installation of a new transformer, control enclosure, security fencing, and relocation of the existing driveway serving the property.

OBSERVATIONS/ FACTUAL INFORMATION: Current and proposed land use is utility services (electric substation). Surrounding land uses are agriculture/open space, and rural residential. There is an existing communications tower located on the adjoining property to the south. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: No resource protection corridors located on or near the property.

STAFF: The proposed reconstruction of the existing WP&L (Alliant) electric substation appears consistent with town plan policies.



Since this is an existing land use at the property, additional / different impacts are not anticipated.

Pending any concerns expressed at the ZLR Public Hearing, staff recommends approval of the petition subject to the following “standard” conditions of approval as required under section 10.101(7)(d):

1. Any conditions required for specific uses listed under s. [10.103](#). (Note: no such conditions for utility services use.)
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner’s expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. [10.102\(8\)](#).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff

conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.

11. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
12. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
13. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved with no conditions.