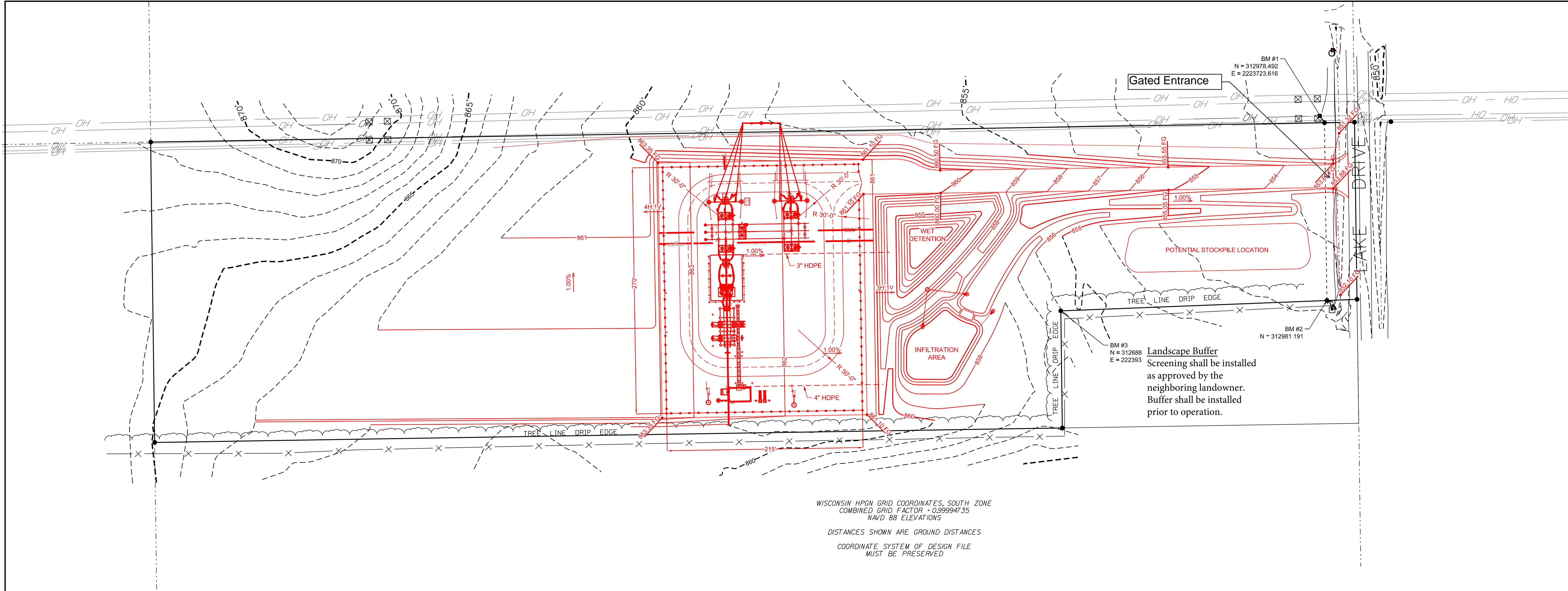
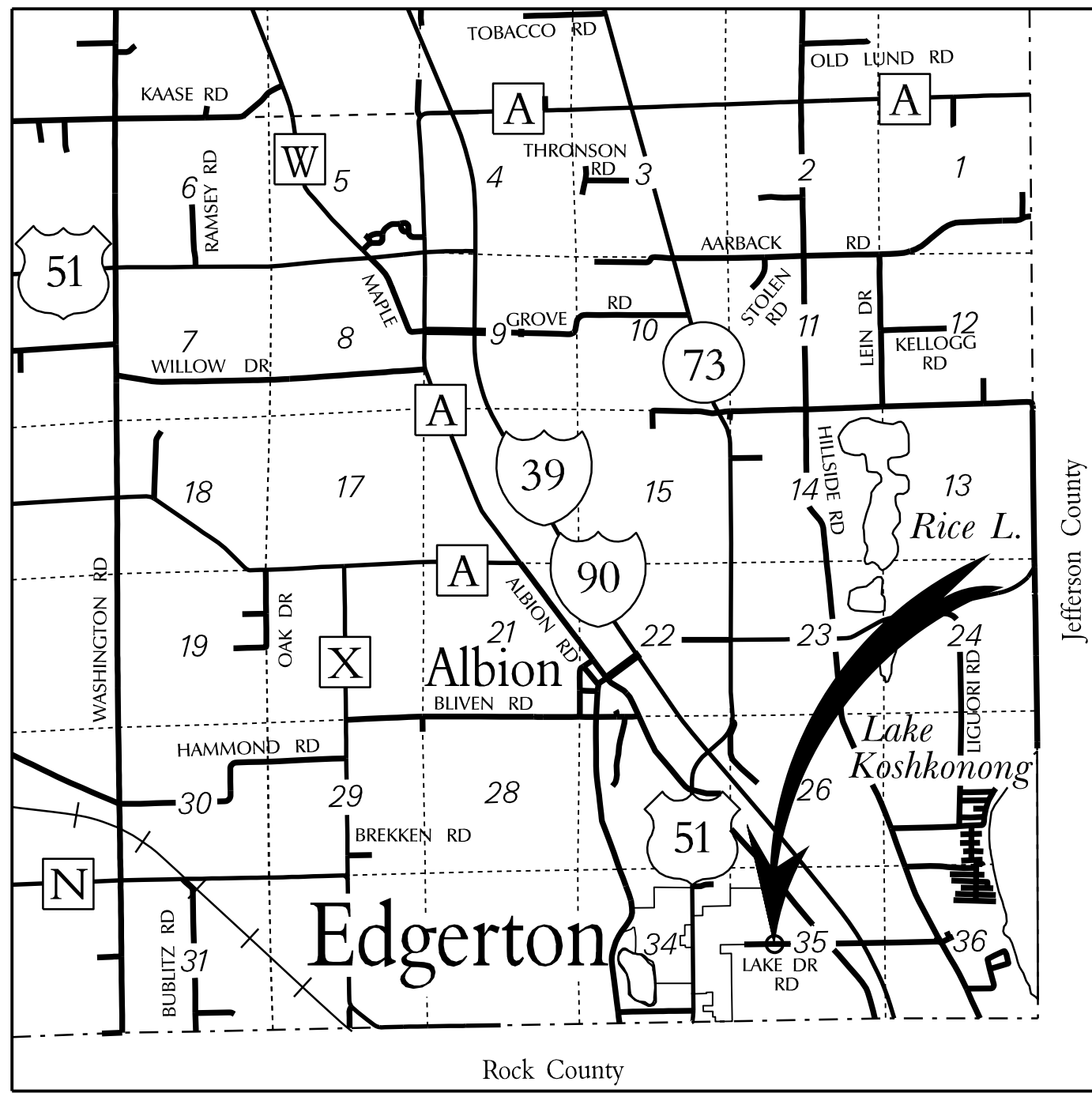
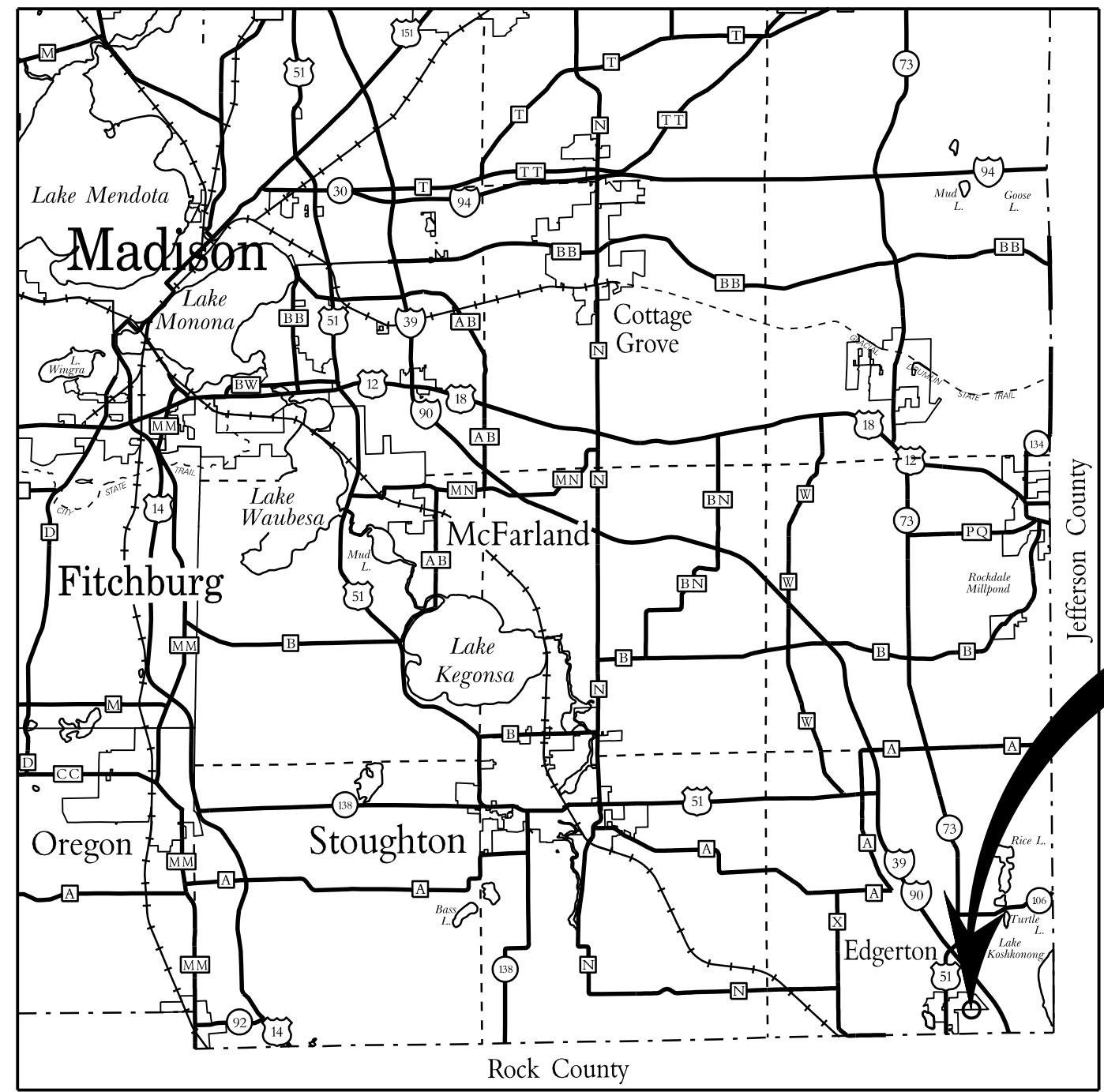


19-APR-2018 19-APR-2018 Edgerton Business Park SS02 Substation\10 Drawings\05 PDFs\Submittal PDFs\04-18-18 PERMITTING\16762-02-01.dgn

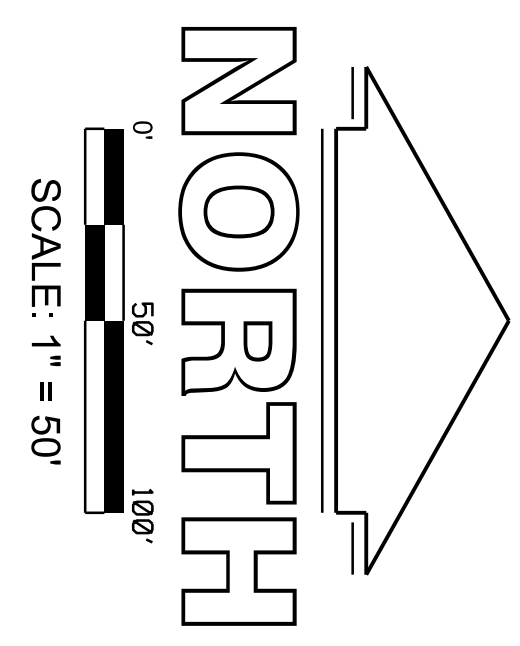


WISCONSIN HPGN GRID COORDINATES, SOUTH ZONE
 COMBINED GRID FACTOR = 0.99994735
 NAVD 88 ELEVATIONS
 DISTANCES SHOWN ARE GROUND DISTANCES
 COORDINATE SYSTEM OF DESIGN FILE
 MUST BE PRESERVED

Landscape Buffer
 Screening shall be installed as approved by the neighboring landowner. Buffer shall be installed prior to operation.



-661..... EXISTING MINOR CONTOUR
- RIGHT-OF-WAY LINE
- EXISTING OVERHEAD ELECTRIC
- PROPERTY BOUNDARY
- - - - FEEDER EXITS
- 660———— PROPOSED MAJOR CONTOUR
- 661———— PROPOSED MINOR CONTOUR
- PROPOSED GRAVEL BASE
- PROPOSED SILT FENCE
- 662.71 FG PROPOSED PAD SPOT ELEVATION
- EXISTING STORM DRAIN
- EXISTING SEWER
- PROPERTY CORNER



BENCHMARK INFORMATION
 BM #1 N=312978.492 E=2223723.616 ELEV=851.47'
 BM #2 N=312981.191 E=2223918.712 ELEV=852.93'
 BM #3 N=312688.884 E=2223930.086 ELEV=855.82'

BM #1
 LATITUDE: 42°51'17.00294"N
 LONGITUDE: 89°02'53.41229"W

NEW
FOR PERMITTING
CLASSIFIED: CONFIDENTIAL PCI

WISCONSIN POWER AND LIGHT COMPANY
 EDGERTON BUSINESS PARK SUBSTATION EDGERTON, WI
SITE PLAN
 PART OF THE NE 1/4 OF THE SW 1/4 SEC. 35, T.5 N, R.12 E
 TOWN OF ALBION, DANE COUNTY, WI
 SCALE: 1" = 50'
 DWG. NO. 16762-02-01

NO.	DATE	REVISION	BY	CHKD	APV'D
0	04-18-2018	NEW SUB (W.R. #4085518 & W.O. #602811) FOR PERMITTING	TRW	RMM	DJA
1	07-01-2016				

CONFIDENTIAL
 These documents are for the use of Alliant Energy. Alliant Energy disclaims all warranties, both expressed and implied. Use by anyone other than Alliant Energy is at their own risk.

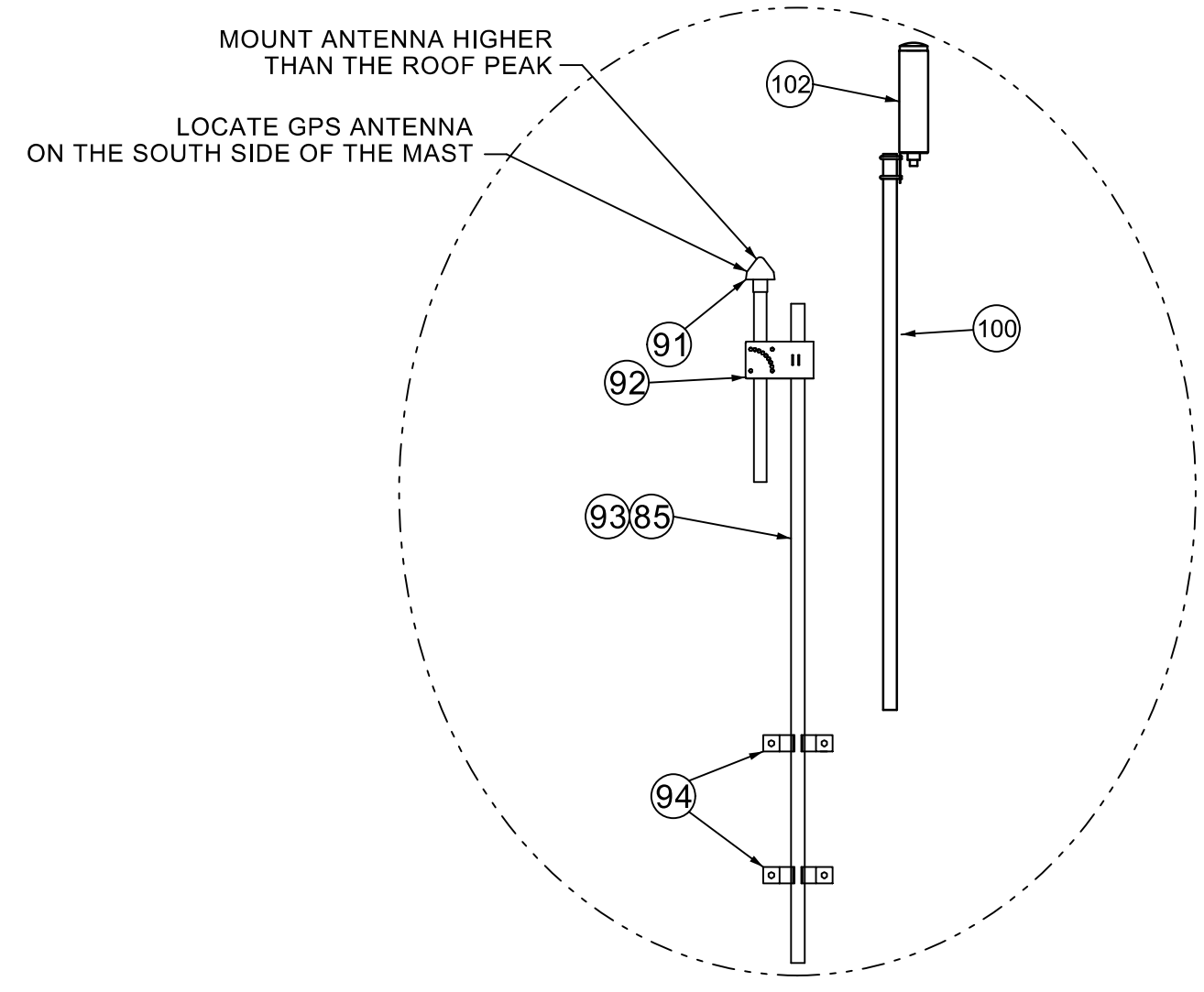
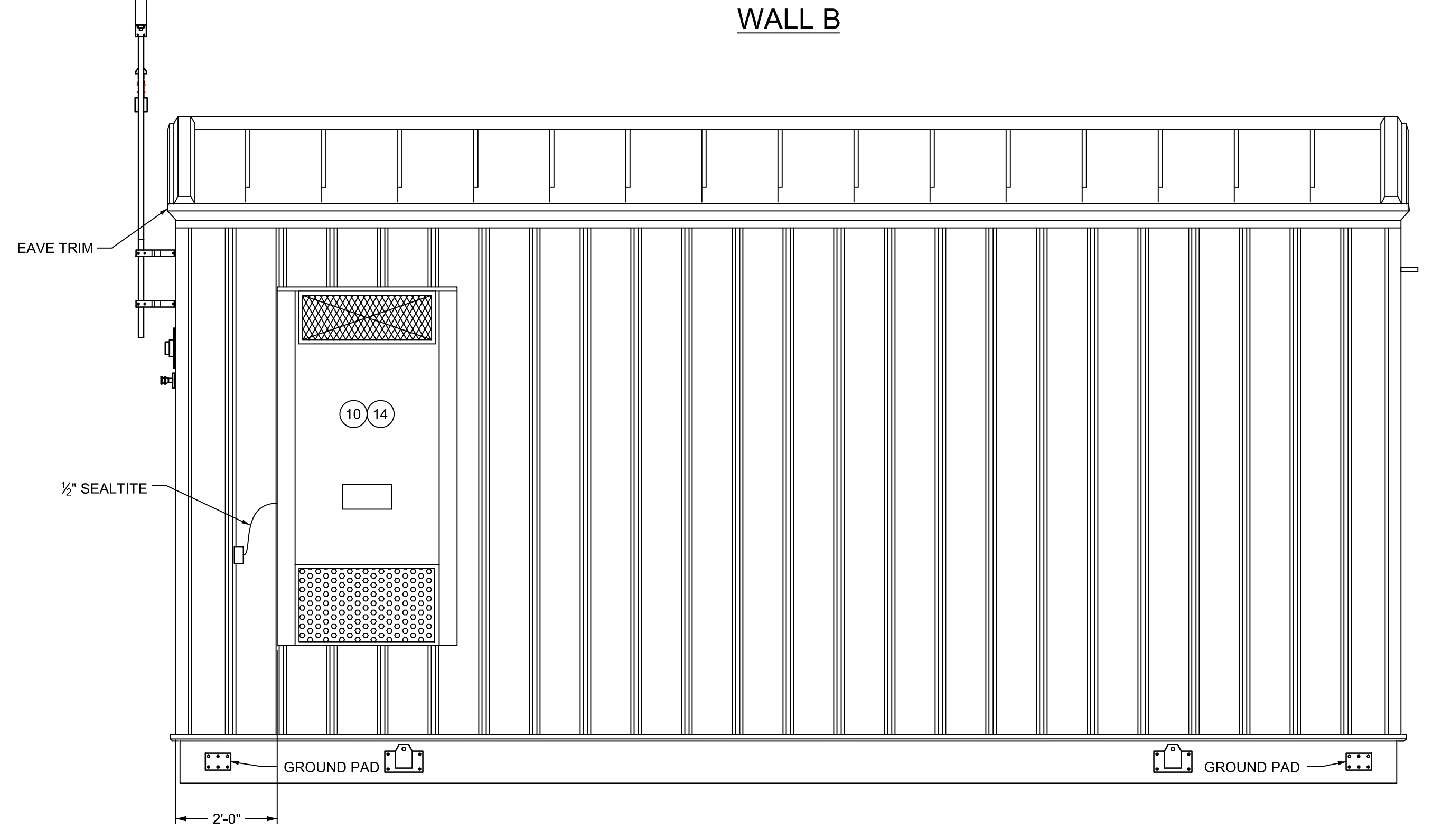
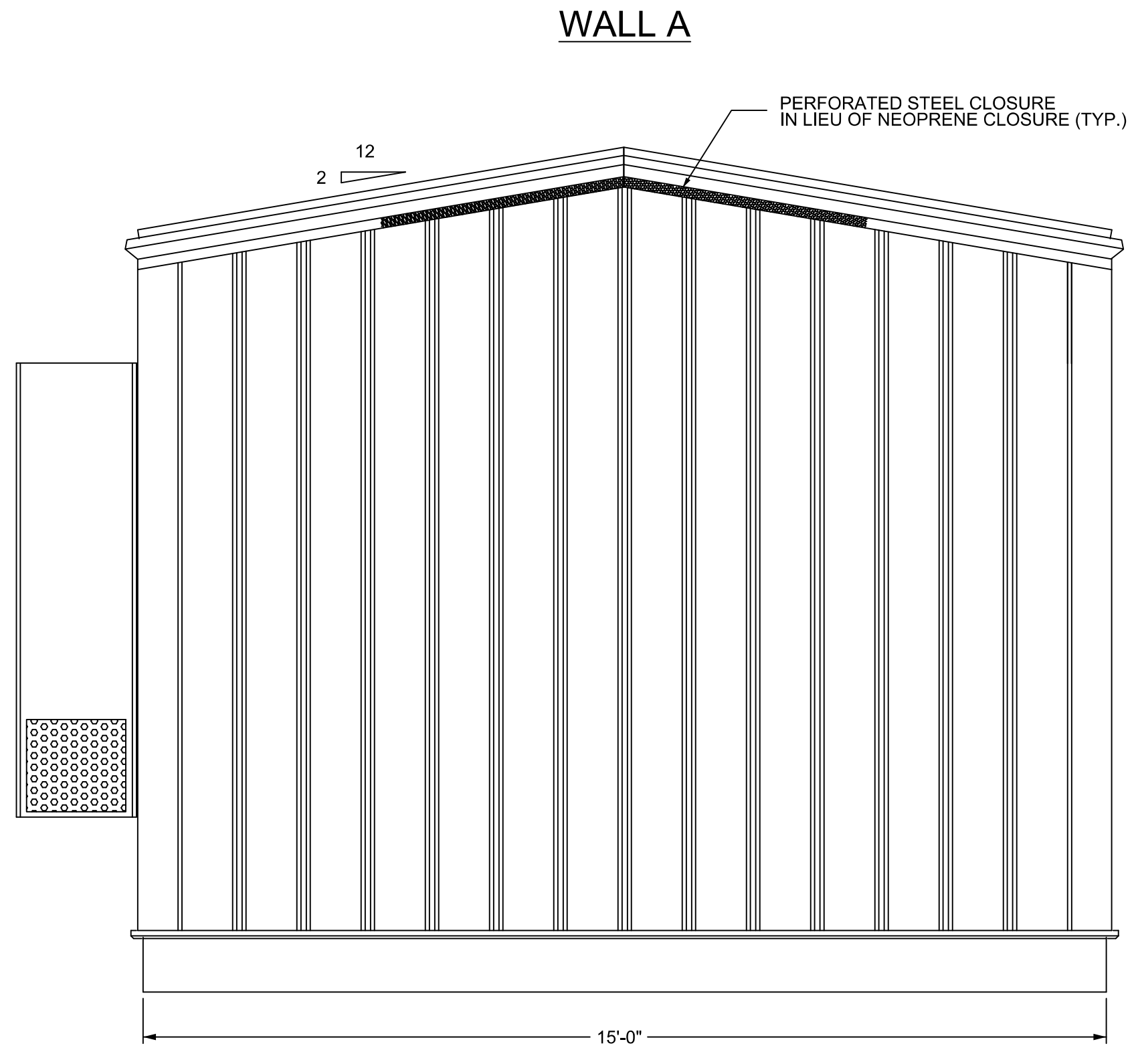
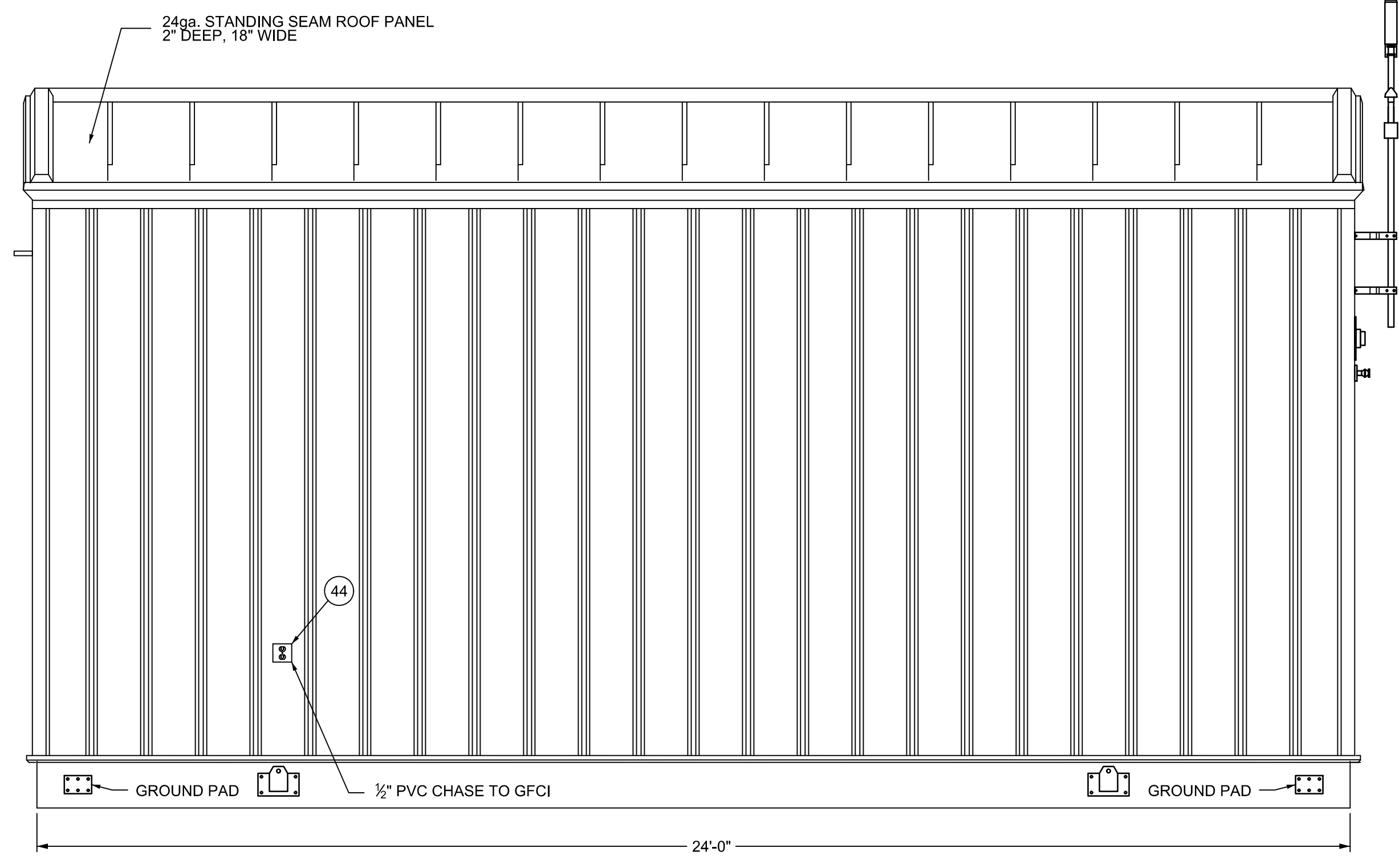
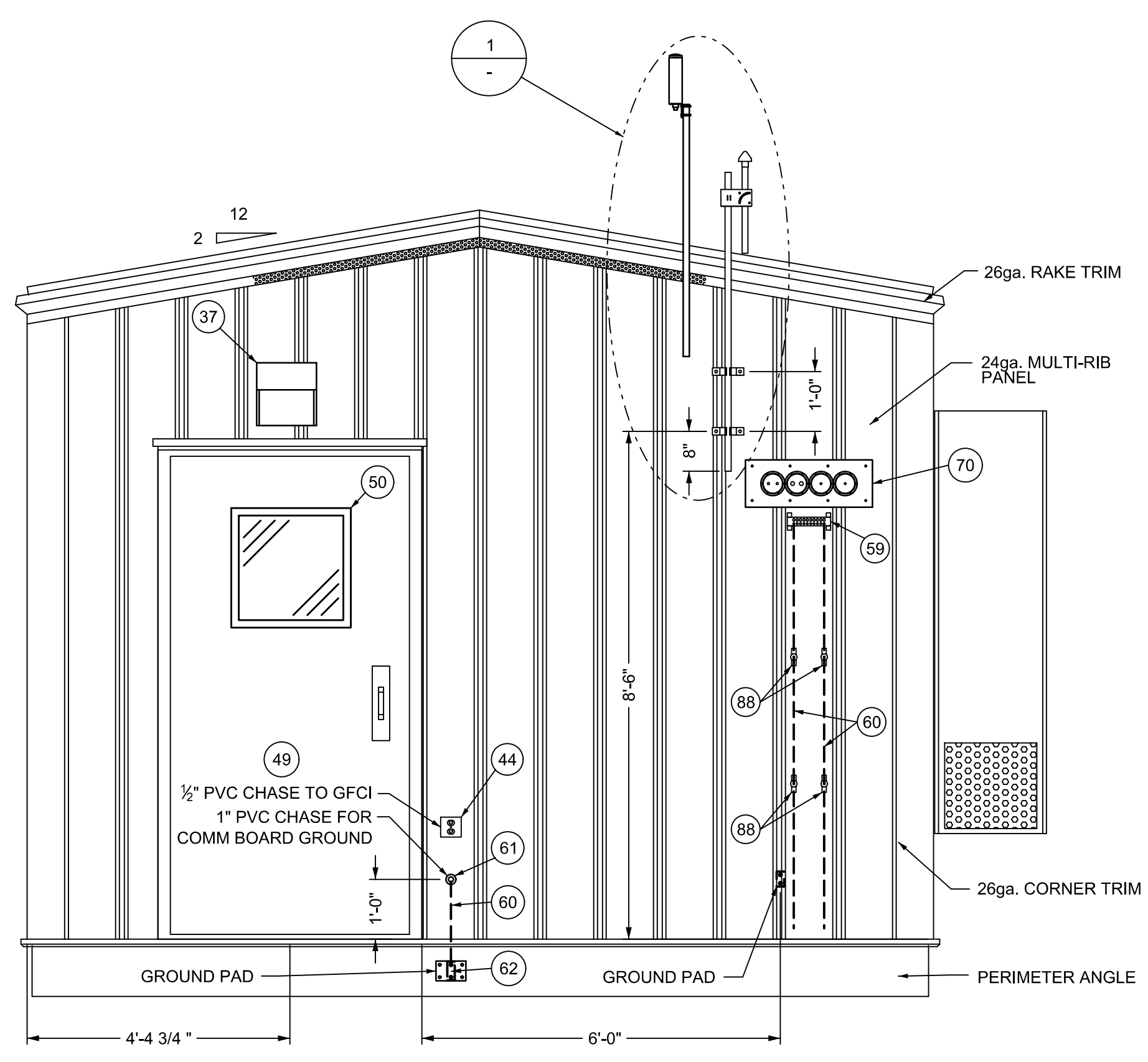
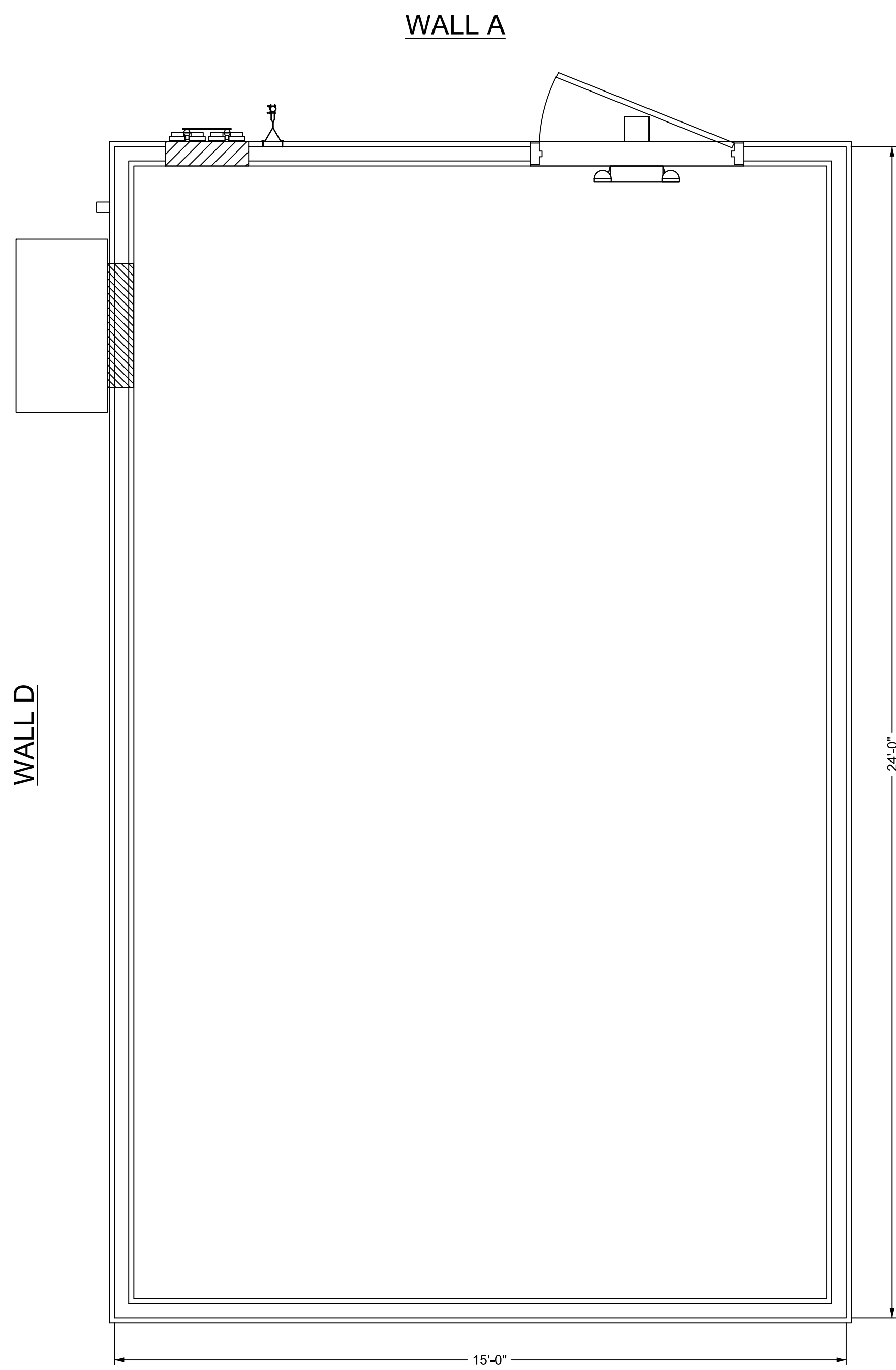


19-APR-2018

PART OF DANE COUNTY

ALBION TOWNSHIP

SEED FILE: QADB-06-01-138
 REV: 0 DATE: 07-01-2016



NEW
 FOR PERMITTING
 CLASSIFIED: CONFIDENTIAL PCI

NOTES:
 1. FOR MATERIAL LIST, SEE DRAWING 05-04.

06-DEC-2017
 06-DEC-2017
 TB\06\01\03
 Plotted: V:\Substation Engineering\CADD\AE Standard Templates\WIP\WIP - Lisa\STND-05-03-SMALL.dgn

1 DETAIL - ANTENNA MOUNTING BRACKETS AND ANTENNAS
 SCALE: 3/4" = 1'-0"

SEED FILE: STND-05-03-SMALL
 REV: 4 DATE: 12-13-2017

NO.	DATE	REVISION	BY	CHKD	APVD
0	MM-DD-YYYY	PROJECT DESCRIPTION (WORK FOR CONSTRUCTION)			

CONFIDENTIAL
 These documents are for the use of Alliant Energy. Alliant Energy disclaims all warranties, both expressed and implied. Use by anyone other than Alliant Energy is at their own risk.



CLIENT/UTILITY
 CITY, ST
 SUBSTATION NAME
 15' X 24' X 10'-6" CONTROL ENCLOSURE
 EXTERIOR ELEVATION VIEWS

SCALE: 1/2" = 1'-0"
 DWG. NO. STND-05-03-SMALL

Outdoor Lighting Schedule

One (1) dusk to dawn building mounted light with occupancy sensor to reduce light levels when the site is unoccupied

One (1) pole mounted area light, dusk to dawn controlled for security

Approximately ten (10) pedestal mounted flood lights used during maintenance and emergency operations. Normally off.

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The use will positively impact the public safety, comfort and general welfare by providing reliable electrical service to the Town of Albion and City Edgerton and the adjacent industrial park. The design of the substation is in accordance with industry, state, and local requirements. The substation will have an 8 foot high perimeter fence with an additional 1 foot of barbed wire. The entrance off of Lake Drive Road will be gated to prevent unauthorized entry.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

There will be no substantial impairment or diminishment of the current surrounding land uses. There are numerous examples of existing electrical substations coexisting with both residential and commercial uses. Essentially no additional traffic or audible noise will arise from this installation. The new substation is located in an area where electrical facilities are reaching capacity. It will provide capacity for Rock Electric Coop's request for additional capacity, the adjacent business park and near future commercial load, resulting in less electrical loss than the existing system.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This use will have no adverse impact on the normal and orderly development and improvements of the surrounding properties for their permitted uses. The current permitted uses are agricultural and light industrial in nature. The new substation will provide additional power and backup for existing electrical facilities in the area as well as power for the adjacent business park. This use is compatible with and fully supports the neighborhood development plan and the future land use plan. (See attached land use maps)

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Adequate services including utilities, access and drainage have all been accounted for in the proposed use. A single driveway will provide access to the site from Lake Drive Road. A gated entrance near the road frontage will prevent unqualified personnel from accessing the driveway. Stormwater detention and infiltration areas will be provided in accordance with WisDNR and local ordinances to properly manage storm drainage from the site. Access to the existing ATC transmission line is the only utility needed for the site.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Ingress and egress has been addressed in the proposed use. A driveway permit will be applied for in the Town of Albion. The facility is not staffed so minimal vehicular traffic will access the site for periodic routine inspections and maintenance. A single gated entrance will provide access to the site from Lake Drive Road. The facility is set back approximately 500 feet from Lake Drive Road. Adequate parking for staff is provided within the fenced substation area, along with the lengthy driveway

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

This use meets all applicable regulations most notably those outlined in the Dane County zoning code and Wis Statutes and industry standards.