

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
01/03/2019	DCPCUP-2019-02452
Public Hearing Date	
03/26/2019	

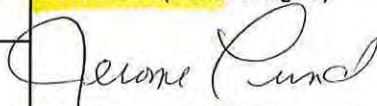
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WISCONSIN POWER AND LIGHT COMPANY	Phone with Area Code (608) 458-6221	AGENT NAME JEROME LUND	Phone with Area Code (608) 458-6221
BILLING ADDRESS (Number, Street) 4902 N BILTMORE LN		ADDRESS (Number, Street) 4902 NORTH BILTMORE LANE	
(City, State, Zip) MADISON, WI 53718		(City, State, Zip) MADISON, WI 53718	
E-MAIL ADDRESS JEROMELUND@ALLIANTENERGY.COM		E-MAIL ADDRESS JEROMELUND@ALLIANTENERGY.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
SOUTH OF 2519 COUNTY HWY W					
TOWNSHIP CHRISTIANA	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-183-8000-7		---		---	

CUP DESCRIPTION

ELECTRIC TRANSMISSION, NOT REQUIRED BY LAW

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.129(3)(d)	10

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials SLJ3	SIGNATURE: (Owner or Agent) 
		PRINT NAME: JEROME LUND
		DATE: 1/3/19



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
- Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	Wisconsin Power and Light Company	Agent	Jerome Lund
Address	4902 North Biltmore Lane Madison, WI 53718-2148	Address	4902 North Biltmore Lane Madison, WI 53718-2148
Phone	608-458-6221	Phone	608-458-6221
Email	jeromelund@alliantenergy.com	Email	jeromelund@alliantenergy.com

Parcel numbers affected: 016/0612-183-8000-7 Town: Christiana Section: 18
 Property Address: CTH W

Existing/ Proposed Zoning District : A-4

- **Type of Activity proposed:** Wisconsin Power and Light Company electrical distribution substation to provide additional electric capacity and backup to surrounding areas.
Separate checklist for mineral extraction
- Hours of Operation: 24/7
- Number of employees: 0
- Anticipated customers: 0 - Electrical service facility only
- Outside storage: None
- Outdoor activities: Occasional inspections and maintenance
- Outdoor lighting: Yes, Security Lighting only * see attachment *
- Outside loudspeakers: None
- Proposed signs: Small fence mounted ID and warning signs
- Trash removal: Only when needed - self removal
- Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Jerome Lund

Date: 1/3/19

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 surrounding area including but not limited to the Town of Christiana, Town of Pleasant Springs, Village of Deerfield and Village of Cambridge. 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. No noticeable noise is created by the substation and lighting is minimal (see attached operations plan).

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 rural residential and agricultural uses. Essentially no additional traffic or audible noise will arise from this installation. The new substation is located approximately 600 to 1,000 feet from neighboring rural residential uses. The substation will be visibly screened from the residential properties to the south and east, by an existing tree line. The excess land area around the proposed substation will continue to be leased for agricultural purposes to the neighboring landowner.

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 rural residential in nature. The new substation will operate at 24.9 Kv which better serves the existing electrical facilities in the immediate area, as well as providing contingency capability to the electrical service for the adjacent communities. This use is compatible with and fully supports the future land use plan.

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

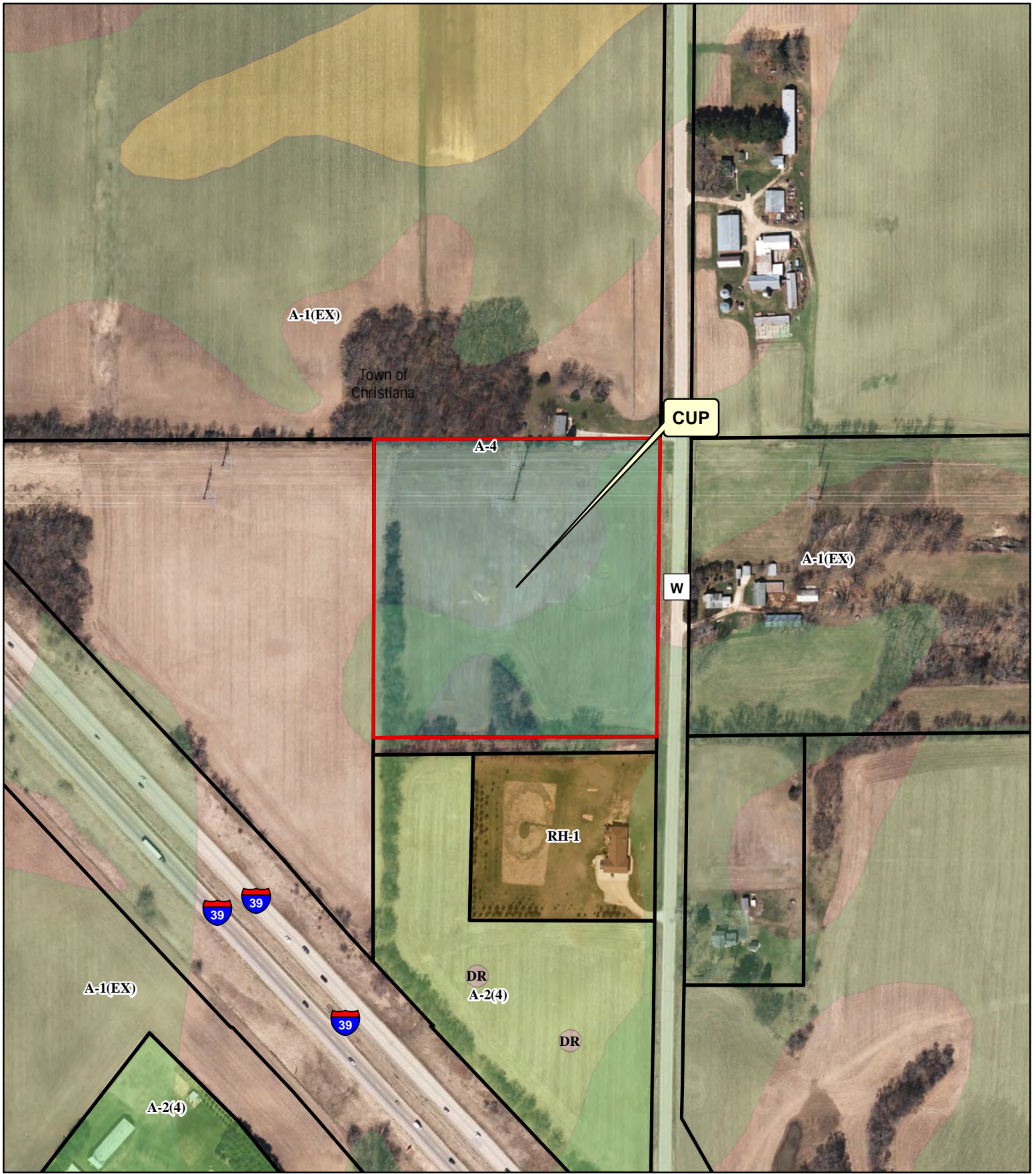
Adequate services including utilities, access and drainage have all been accounted for in the proposed use. A single driveway will provide access to the site from CTH W. Stormwater detention and infiltration areas will be provided in accordance with WisDNR and local ordinances to properly manage storm 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 off of CTH W will be applied for with the Dane County Highway Commission. The facility is not staffed so minimal vehicular traffic will access the site for periodic routine inspections and maintenance. The facility is set back approximately 500 feet from CTH W. Adequate parking for staff is provided within the fenced substation area.





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

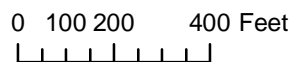
This use meets all applicable regulations most notably those outlined in the Dane County zoning code and Wis Statutes and industry standards. Vegetative screening may be provided if necessary.



Legend

Wetland > 2 Acres Significant Soils

- | | |
|---|---|
|  Wetland |  Class 1 |
|  Floodplain |  Class 2 |



CUP 02452
WISCONSIN POWER AND
LIGHT COMPANY

DR
9578

2610

2590

2582

A-1(EX)
DCPREZ-0000-00000

W

2534

2519

Not Effective
A-1(EX) DCPREZ-0000-00000
A-4
DCPREZ-0000-10128

Zone X

2488

A-1(EX)
DCPREZ-0000-00000



RH-1
DCPREZ-0000-245598

2456

2454

DR A-2(4)
9798 DCPREZ-0000-09798

DR
9798

Not Effective
A-1(EX) DCPREZ-0000-00000

A-2(4)
DCPREZ-2015-10927

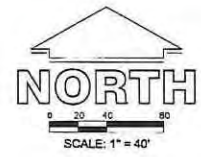
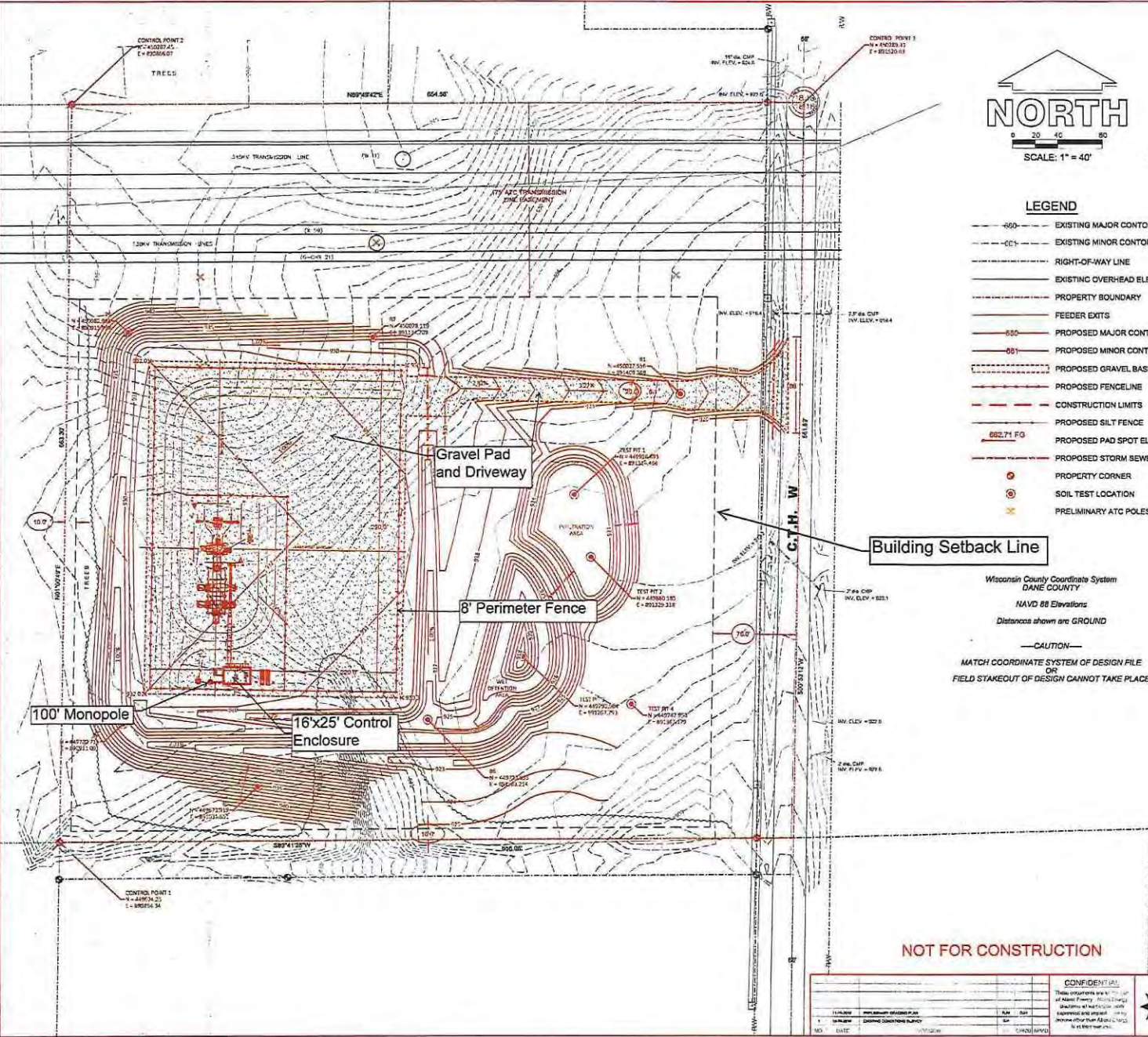
Not Effective
RH1546 DCPREZ-0000-10590

A-1(EX)
DCPREZ-0000-00000

Koshkonong Rd

A-1(EX)
DCPREZ-0000-000001515

11/14/2018
 Plot: 11/14/2018
 File: P:\1899 - Alliant - Koshkonong Substation\Drawings\Design\ACAD\01\60\00\Koshkonong Substation - Preliminary Grading Plan 11-14-18-Moore-Moell.dwg



LEGEND

- 650 --- EXISTING MAJOR CONTOUR
- 60' --- EXISTING MINOR CONTOUR
- --- RIGHT-OF-WAY LINE
- --- EXISTING OVERHEAD ELECTRIC
- --- PROPERTY BOUNDARY
- --- FEEDER EXITS
- 650 --- PROPOSED MAJOR CONTOUR
- 60' --- PROPOSED MINOR CONTOUR
- --- PROPOSED GRAVEL BASE
- --- PROPOSED FENCELINE
- --- CONSTRUCTION LIMITS
- --- PROPOSED SILT FENCE
- 662.71 FG --- PROPOSED PAD SPOT ELEVATION
- --- PROPOSED STORM SEWER
- --- PROPERTY CORNER
- --- SOIL TEST LOCATION
- --- PRELIMINARY ATC POLES



Wisconsin County Coordinate System
 DANE COUNTY
 NAVD 88 Elevations
 Distances shown are GROUND

CAUTION
 MATCH COORDINATE SYSTEM OF DESIGN FILE
 OR
 FIELD STAKEOUT OF DESIGN CANNOT TAKE PLACE

NOT FOR CONSTRUCTION

LAT. = 42°59'02.80024"N
 LONG. = 89°07'21.26615"W

WISCONSIN POWER AND LIGHT COMPANY

KOSHKONONG SUBSTATION STOUGHTON, WI

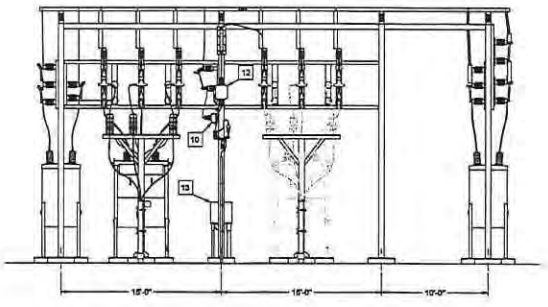


PRELIMINARY GRADING PLAN
 NE1/4-NE1/4-SW1/4, SECTION 18, T6N, R12E
 TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

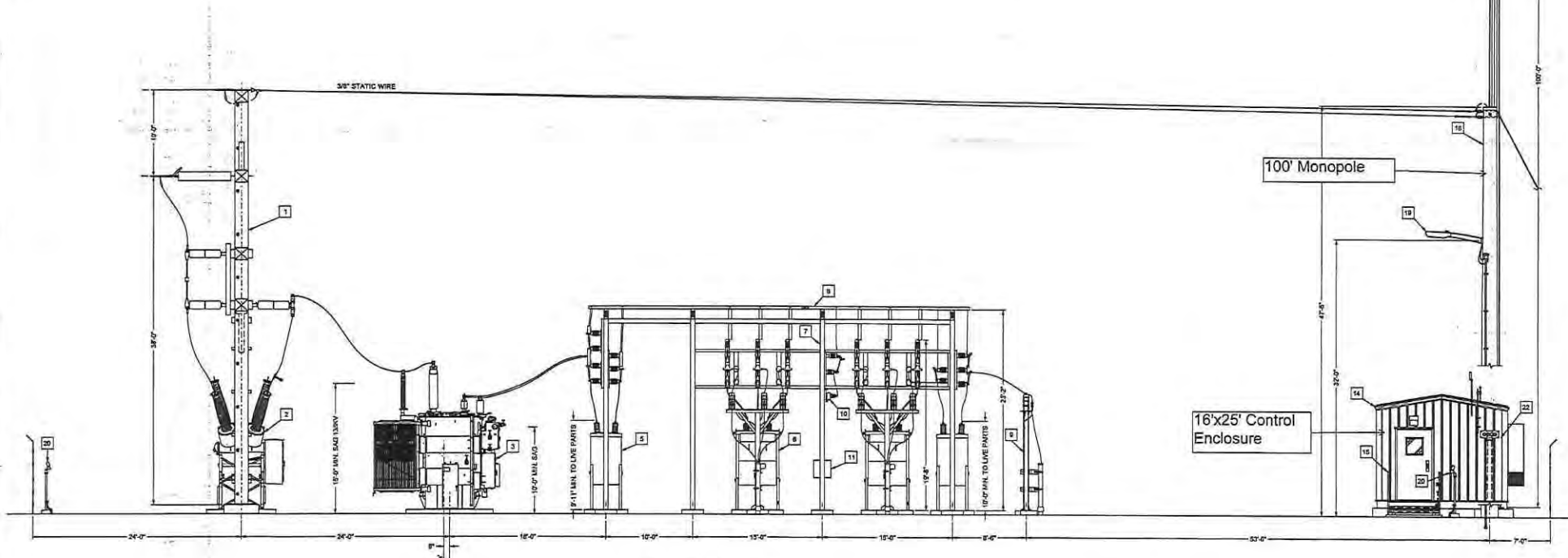
SCALE: 1"=40' 16766-02-02

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11/14/2018 11:14:20 AM 11/14/2018	11/14/2018 11:14:20 AM 11/14/2018
11/14/2018 11:14:20 AM 11/14/2018	11/14/2018 11:14:20 AM 11/14/2018

EQUIPMENT SCHEDULE		
ITEM	DESCRIPTION	DRAWING
1	DEAD END STRUCTURE	08-01
2	HIGH VOLT CIRCUIT BREAKER	08-02
3	POWER TRANSFORMER	08-03
4		
5	MAIN CIRCUIT BREAKER	08-04
6	FEDDER CIRCUIT BREAKER	08-05
7	DISTRIBUTION BOX STRUCTURE (BUS #1)	08-06
8	BUS WORK	08-07
9	FEDDER EXIT TERMINATION STRUCTURE (BGA)	08-08
10	VOLTAGE TRANSFORMER	08-09
11	V7 JUNCTION BOX	08-10
12	PRIMARY RESER WITH CT	08-11
13	BUS DIFFERENTIAL JUNCTION BOX	08-12
14	CONTROL ENCLOSURE	08-01
15	STAIRS	08-13
16	FAULTPOINT TRANSFORMER	08-14
17	SAFETY SWITCH	08-14
18	STATIC POLE	08-15
19	SECURITY LIGHT	08-16
20	MAINTENANCE FLOOD LIGHT	08-16
21	COMMUNICATIONS POLE	08-17
22	ICE BRIDGE	08-18
23	CONTROL TRENCH	03-14
24	Oil CONTAINMENT SYSTEM	03-18



B EQUIPMENT ELEVATION
SCALE: 3/16" = 1'-0"



A EQUIPMENT ELEVATION
SCALE: 3/16" = 1'-0"

FOR CLIENT REVIEW
Date: 11-15-2018

SEED FILE: 043-09-02
REV: 7 DATE: 12-13-2017

NO.	DATE	REVISION	BY	CHKD (APVT)

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WISCONSIN POWER AND LIGHT COMPANY
KOSHKONONG SUBSTATION
STOUGHTON, WI

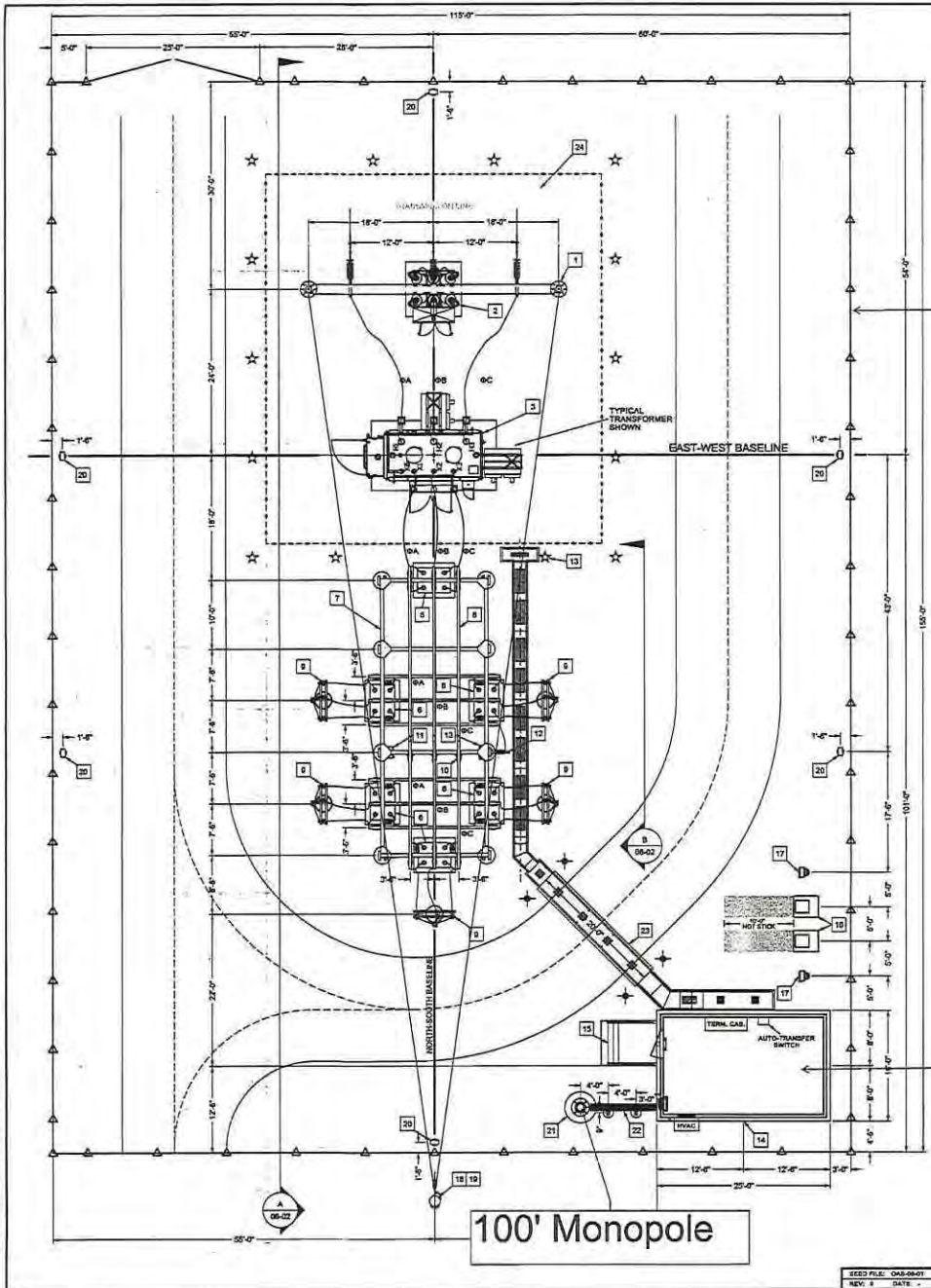
SUBSTATION ELEVATION VIEWS
SECTIONS A AND B

SCALE: 3/16" = 1'-0"

16766-06-02

15-NOV-2018
 Project: 16766-06-02.dgn
 File: \\ud.com\usag\p\Projects\2018\18-014\00Drawings\16766-06-02.dgn

06/DEC/2017
 File: V:\Substation Engineering\CADD\NE Standard Template\WIP\WIP - BUC\koshkonong scope - 12.5-17OAS-06-01.dgn



8' Perimeter Fence

25'x16' Control Enclosure

100' Monopole

EQUIPMENT SCHEDULE		
ITEM	DESCRIPTION	DRAWING
1	DEAD END STRUCTURE	06-01
2	HIGH SIDE CIRCUIT BREAKER	06-02
3	POWER TRANSFORMER	06-03
4		
5	MAIN CIRCUIT BREAKER	06-04
6	FEEDER CIRCUIT BREAKER	06-05
7	DISTRIBUTION BOX STRUCTURE	06-06
8	BUS WORK	06-07
9	FEEDER EXIT TERMINATION STRUCTURE (ROSA)	06-08
10	VOLTAGE TRANSFORMER	06-09
11	VJ JUNCTION BOX	06-10
12	PRIMARY RISER WITH CT	06-11
13	BUS DIFFERENTIAL JUNCTION BOX	06-12
14	CONTROL ENCLOSURE	06-01
15	STAIRS	06-13
16	PADMOUNT TRANSFORMER	06-14
17	SAFETY SWITCH	06-14
18	STATIC POLE	06-15
19	SECURITY LIGHT	06-16
20	MAINTENANCE FLOOD LIGHT	06-16
21	COMMUNICATIONS POLE	06-17
22	ICE BRIDGE	06-18
23	CONTROL TRENCH	06-17
24	OIL CONTAINMENT SYSTEM	06-17



NOTES:
 1. DRIVE PATH WIDTH IS 15'-0" AND A TURNING RADIUS OF 25'-0". THIS DESIGN ACCOMMODATES A SINGLE UNIT (SU) TRUCK DESIGN VEHICLE.

FOR SCOPE
 Date: 12.5.2017 PHS: BUCBCH

- LEGEND:**
- ▲ FENCE PORT
 - ◆ STEEL BOLLARD
 - ★ SAFETY MARKER
 - OIL CONTAINMENT AGGREGATE EXTENTS

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WISCONSIN POWER AND LIGHT COMPANY
 KOSHKONONG SUBSTATION STOUTON, WI
 SUBSTATION PLAN VIEW

REV #	DATE	NO.	DATE	REVISION	BY	CHKD/APPR

SCALE: 1/8" = 1'-0"

OAS-06-01



Neighboring Land Uses and Zoning

WP&L KOSHKONONG ELECTRIC SUBSTATION

OPERATIONS PLAN

Electric Substation Operations Plan

1. Type of Activity Proposed
 - a. Alliant Energy is proposing to build a distribution substation that will provide additional electric capacity and a contingency option for the surrounding areas.
2. Hours of operation:
 - a. 24/7
3. Number of employees
 - a. 0 when in operation
4. Outside Storage
 - a. Distribution poles, conductors, transformers for local engineering crews
5. Outdoor activities
 - a. Occasional substation inspections and maintenance. Local engineering crews will visit the site on occasion for pick up and drop off of electrical equipment located in the outdoor storage area. WP&L vehicles limited to pick-up style trucks and occasional bucket trucks.
6. Outdoor lighting
 - a. One (1) dusk to dawn building mounted light with occupancy sensor to reduce light levels when the site is unoccupied.
 - b. One (1) pole (static mast) mounted area light, with shielding to reduce peripheral light pollution and dusk to dawn controlled for security.
 - c. Six (6) pedestal mounted floodlights to be used when emergency maintenance and/or emergency operations is required. These are normally off.
7. Outside loudspeakers
 - a. None
8. Proposed signs
 - a. Small, fence mounted identification and warning signs.
9. Trash removal
 - a. Not normally required. Alliant Energy will remove trash as needed for activities that require it.

Legal Description of Conditional Use Permit Boundaries – WP&L Property Town of Christiana

A part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 18, Township 6 North, Range 12 East, 4th Principle Median, Town of Christiana, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Center Quarter corner of said Section 18, said point being in the centerline of CTH W;

thence $S00^{\circ}53'12''W$ along the East line of said Southwest Quarter (SW1/4) and the centerline of CTH W, 661.69 feet to the Southeast corner of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4);

thence $S89^{\circ}41'25''W$ along the South line of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), 656.06 feet to the Southwest corner thereof;

thence $N01^{\circ}00'49''E$ along the West line of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), 663.60 feet to the Northwest corner thereof;

thence $N89^{\circ}49'42''E$ along the North line of said Southwest Quarter (SW1/4), 654.56 feet to the point of beginning.



Alliant Energy
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

1-800-ALLIANT (800-255-4268)
alliantenergy.com

January 2, 2019

Roger Lane, Zoning Administrator
Dane County Planning and Development
City County Building Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Conditional Use Permit and CSM Applications
Wisconsin Power and Light
Koshkonong Electric Substation – Town of Christiana

Dear Mr. Lane,

Wisconsin Power and Light Company (WP&L) respectfully requests the review and approval of a conditional use permit and a CSM application for the construction and operation of a new electric substation in the Town of Christiana located along CTH W, to be named the Koshkonong Substation.

I have included the following:

- Completed Conditional Use Application Form
- Proposed Certified Survey Map and Legal Description
- Scaled drawing and plan for the substation
- Map showing neighboring land uses and zoning
- Operations Plan

I can be reached at the number or email address below if you have questions about the conditional use application.


Thank you,

A handwritten signature in blue ink that reads "Jerry Lund".

Jerry Lund, Real Estate and ROW Consultant
Alliant Energy – Wisconsin Power and Light Company
4902 North Biltmore Lane
Madison, WI 53718
Office: 608-458-6221
Email: jeromelund@alliantenergy.com

Enclosures

Parcel Number - 016/0612-183-8000-7**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
PLSS (T,R,S,QQ,Q)	06N 12E 18 NE SW (Click link above to access images for Qtr-Qtr)	
Section	06N 12E 18 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 18-6-12 NE1/4 NE1/4 SW1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	WISCONSIN POWER AND LIGHT COMPANY 	
Primary Address	No parcel address available.	
Billing Address	4902 N BILTMORE LN MADISON WI 53718	

Assessment Summary**More +**

Assessment Year	2018
Valuation Classification	X4
Assessment Acres	10.000
Land Value	\$0.00
Improved Value	\$0.00
Total Value	\$0.00

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-4 DCPREZ-0000-10128

Zoning District Fact Sheets

Parcel Maps

Surveyor Map

DCiMap

Tax Summary (2018)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$0.00	\$0.00	\$0.00
Taxes:		\$0.00
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$0.00

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	11/02/2017	5369086		

[Show More ▼](#)**DocLink**

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0612-183-8000-7

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

A-4 Small Lot Agricultural District

Zoning district for small lot agricultural uses

CH. 10-Zoning, Section 10.129

Permitted uses 10.129(2)

- Agricultural uses including: crop or forage production, keeping livestock, beekeeping, nursery, sod, or tree production, floriculture, aquaculture, fur farming, forest management, or enrollment in federal or state commodity or conservation payment program
- Agricultural accessory uses including: buildings, structures, improvements, activities or business operations of an integral part of, or incidental to, an agricultural use **except** farm residences, limited family businesses, and limited rural businesses.
- Undeveloped natural resources and open space areas
- Transportation, utility, communication or other uses required by law
- Farm exhibitions, sales or events up to 5 days per year

Conditional uses 10.129(3)

- Livestock in excess of 1 animal unit per acre
- Sale of agricultural and dairy products not produced on the premises
- Incidental sale of non-alcoholic beverages and snacks
- Seasonal storage of recreational equipment and motor vehicles in existing buildings
- Farm related exhibitions, sales or events exceeding 5 days a year
- Agricultural entertainment activities: exceeding 45 days a year or in excess of 200 persons
- Horse boarding stables, riding stables, hay and sleigh rides, and horse training facilities
- Sale of bridles, saddles, and grooming supplies
- Governmental, institutional, religious, or nonprofit community uses
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law

Setbacks and Height requirements for structures 10.129(4),(6),(7),(8)

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Non-Agricultural buildings: 35 feet maximum

Agricultural buildings: No height requirements

Setbacks for agricultural buildings not housing livestock: Minimum 10-foot side and rear yards

Setbacks for agricultural buildings with livestock:

On parcels 35 acres or less:

Minimum 50-foot side & rear yards

On parcels more than 35 acres:

Minimum 10-foot side & rear yards

Note: 100-foot side and rear yard requirement when adjacent to R- district parcels

Lot Size 10.129(5)

Minimum 5 acres; maximum 35 acres

MICHAEL J DAHL
2534 COUNTY HIGHWAY W
STOUGHTON, WI 53589

LARS TOMMERLI

LUCILLE NOTTESTAD

ANN M HEISER
2454 COUNTY HIGHWAY W
STOUGHTON, WI 53589

LUCILLE NOTTESTAD

BRENT KOSOK
2488 COUNTY HIGHWAY W
STOUGHTON, WI 53589

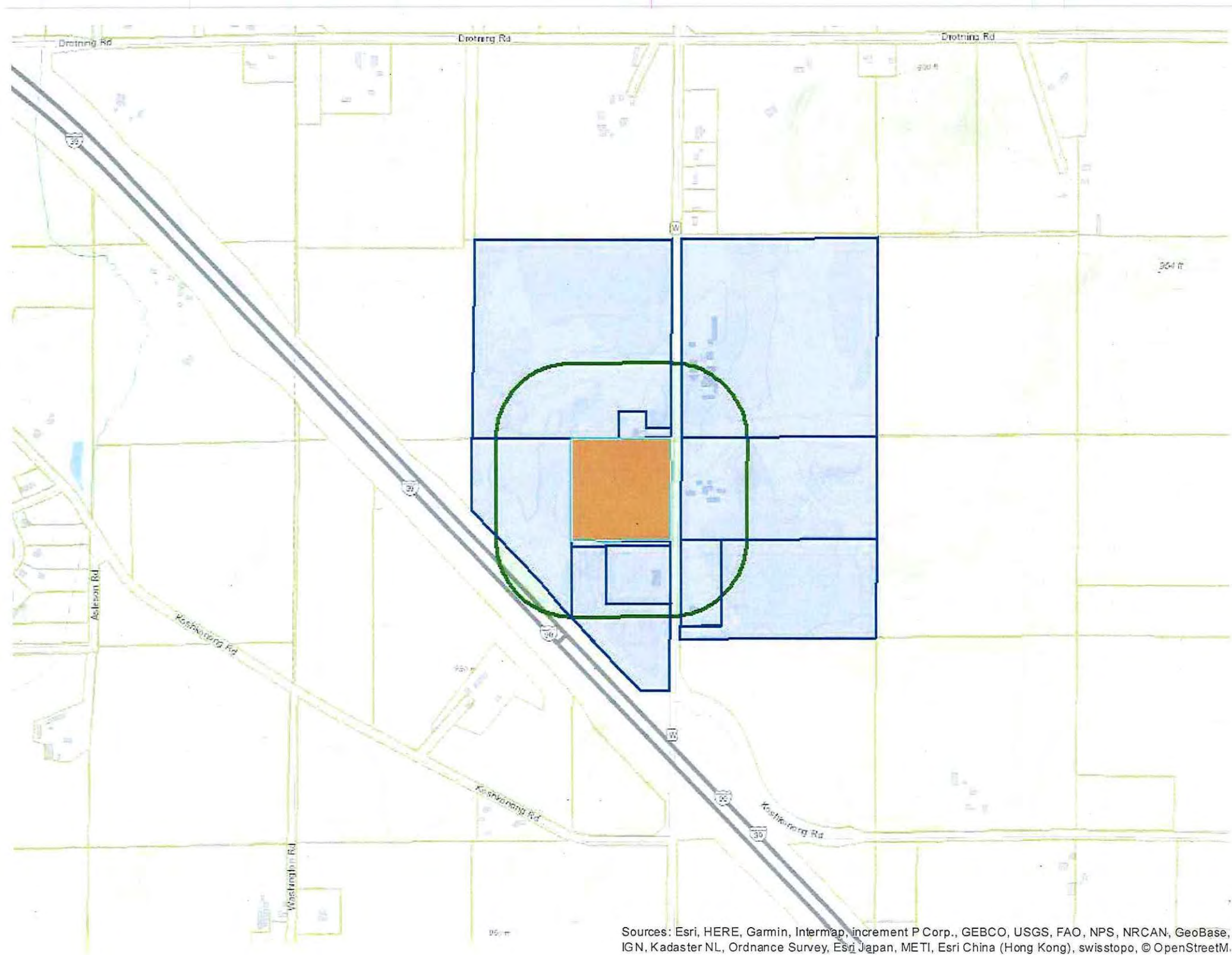
WISCONSIN POWER AND LIGHT COMPANY

GARY A JOHNSON

SCOTT H NOTTESTAD
2455 COUNTY HIGHWAY W
STOUGHTON, WI 53589

DAVID W SMITHBACK

DAVID W SMITHBACK
1469 KRABY DR
DEERFIELD, WI 53531



Sources: Esri, HERE, Gamin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetM.