



Staff Report

Public Hearing: July 24, 2018

Petition: **Petition 11311**
CUP 02428

Zoning Amendment:
**A-1EX Agriculture District TO A-4
Agriculture District**

Town/sect:
ALBION, Section 35

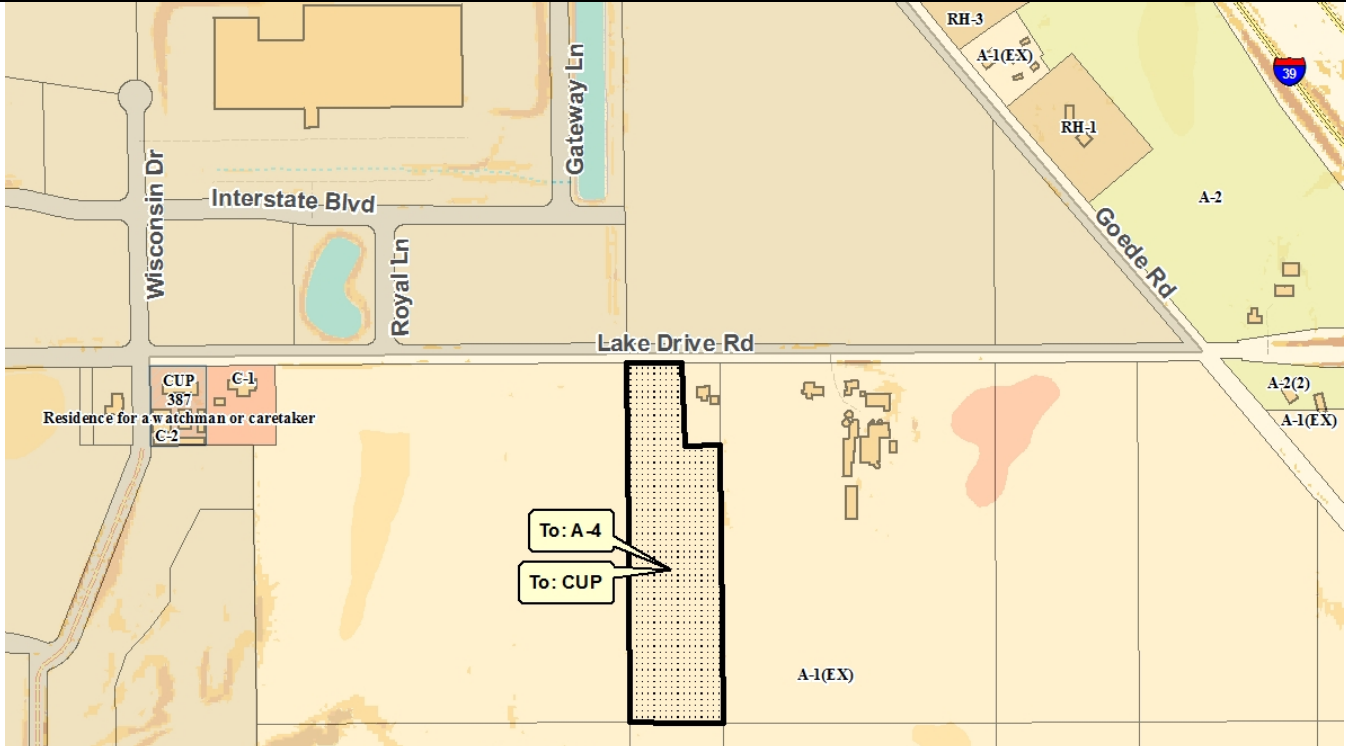
Acres: 9.03
Survey Req. Yes

Applicant
**WISCONSIN POWER &
LIGHT CO**

Reason:
**to allow the construction of a
WP&L substation**

Location:
**WEST AND SOUTH OF
449 LAKE DRIVE ROAD**

Zoning and Land Regulation Committee



DESCRIPTION: Applicant, Wisconsin Power & Light (Alliant Energy), is requesting approval of A-4 zoning on a 9 acre parcel with a Conditional Use Permit to allow construction of an electrical substation. The 9 acre parcel was transferred to WP&L in 2016 without the required change in zoning or Certified Survey Map. The proposal will bring the property into compliance with zoning and land division regulations. The applicant indicates that the new substation is needed to fill demand from Rock Electric Coop, as well as area residents and businesses, including the nearby Edgerton Business Park.

OBSERVATIONS: Surrounding uses of property include agriculture and scattered rural / farm residences. The City of Edgerton Business Park is located to the north across Lake Drive Road. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area. The city of Edgerton's future land use map shows the property as "planned industrial".

RESOURCE PROTECTION: There are no areas of resource protection corridor located on the property.

STAFF: The substation will be setback several hundred feet from Lake Drive, with the entire complex occupying the northerly 3.9 acres of the larger 9 acre parcel. The site will be secured with a gate and 8' high perimeter fence with 1' of barbed wire. Minimal lighting is proposed. Staff recommends postponement to provide time for the applicant to provide additional information on the project as requested by the town of Albion at their July 10 meeting.

JULY 24th ZLR: The Committee postponed the petition due to no town action.

TOWN: The Town Board approved the rezone with no conditions. They have also approved the Conditional Use Permit with four conditions. See conditions on the next page.

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
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.
3. 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.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of draft potential conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. A Landscape plan will be in place and approved by Mr Harris(adjoning neighbor) and the Albion Plan Commission prior to completion of the project and be implemented within 6(six) months of completion of the project. Landscaping with be maintained per the plan.
2. This Conditional Use Permit shall be for an electrical distribution substation.
3. Development of the site, including outdoor lighting, access gate, security fencing, and location of buildings and facilities shall be consistent with the site and operations plan submitted with CUP# 2428.
4. Hours of operation shall be 24 hours/day, 7 days/week, 365 days/year.