

TOWN OF ALBION
PLANNING COMMISSION PUBLIC HEARING
TUESDAY, JULY 10, 2018
6:30 P.M. ALBION TOWN HALL

Please take notice that a public hearing will be held at the Albion Town Hall, 620 Albion Rd., Edgerton, WI beginning at 6:30 pm to consider a zoning change

Petition# DCPREZ-2018-11311 for Wisconsin Power & Light, Co, Owner, parcel located at west and south of 449 Lake Drive Road, Edgerton, WI, Rezone from A-1Ex to A-4 9.03 Acres m/l. Change zoning to allow construction of a WP&L substation.

Petition# DCPCUP-2018-02428 for Wisconsin Power & Light, Co, Owner, parcel located at west and south of 449 Lake Drive Road, Edgerton, WI, CUP to allow substation.

Commercial Design Review for HRK, LLC - Ryan Kratky, 1242 State Hwy 73, Edgerton, WI 53534

Any person interested and/or affected by this change will be given the opportunity to express their opinions/concerns at this time. Following the recommendation by the Planning Commission the Town Board will take action at the Board meeting immediately following.

Adjourn

Julie Hanewall, Clerk

Dane County Rezone & Conditional Use Permit

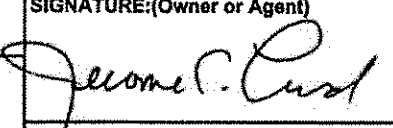
Application Date	Petition Number
05/18/2018	DCPREZ-2018-11311
Public Hearing Date	C.U.P. Number
07/24/2018	DCPCUP-2018-02428

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WISCONSIN POWER & LIGHT CO	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 N BILTMORE LANE	
(City, State, Zip) MADISON, WI 53718		(City, State, Zip) Madison, WI 53718-2148	
E-MAIL ADDRESS		E-MAIL ADDRESS jeromelund@alliantenergy.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
west and south of 449 Lake Drive Road					
TOWNSHIP ALBION	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-353-8110-0					

REASON FOR REZONE	CUP DESCRIPTION
TO ALLOW THE CONSTRUCTION OF A WP&L SUBSTATION	SUBSTATION

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1 Ex Exclusive Ag District	A-4 Agriculture District	9.03	10.129(3)(d)	9.03

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>JL</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JL</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JL</i>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: JEROME C. LUND
				DATE: 5/18/18

11311 482



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

Zoning Change Application

Items that must be submitted with your application:

- Written Legal Description of the proposed Zoning Boundaries
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
Scaled Drawing of the location of the proposed Zoning Boundaries
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

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

Town: Albion Parcel numbers affected: 002/0512-353-8110-0

Section: 35 Property address or location: 457 Lake Drive Road

Zoning District change: (To / From / # of acres) A-4 from A-1(Ex) 9.03 acres gross and 8.88 acres net ROW

Soil classifications of area (percentages) Class I soils: % Class II soils: 100% Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
Creation of a residential lot
Compliance for existing structures and/or land uses
Other:

A rezoning is required to allow the construction of a Wisconsin Power and Light (WP&L) substation to serve the electrical needs of the Town of Albion, City of Edgerton and the nearby industrial park. The WP&L parcel is vacant and is also under the minimum size for a parcel in A-1(Ex) zoning. The current A-1 (Ex) zoning is to be changed to A-4 due to the site size and proposed use. The WP&L substation construction is slated for the 4th quarter of 2018. A conditional use permit is also required, and a certified survey map has been completed and application made.

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: 5/19/18

DATE: 5/19/18
BY: JEROME LUND
DANE COUNTY PLANNING DEVELOPMENT
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WI 53703-3342

486



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

Table with 4 columns: Owner, Address, Phone, Email, Agent, Address, Phone, Email. Values include Wisconsin Power and Light Company, Jerome Lund, 4902 North Biltmore Lane, Madison, WI 53718-2148, 608-458-6221, jeromelund@alliantenergy.com.

Parcel numbers affected: 002/0512-353-8110-0 Town: Albion Section: 35
Property Address: 457 Lake Drive Road

Existing/ Proposed Zoning District : A-1 (Ex) to A-4

- Type of Activity proposed: Alliant Energy electrical distribution substation to provide reliable electric capacity to surrounding areas.
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: 5/18/18

Substation Acreage Estimate

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE W1/4 OF THE NE1/4 OF THE SW1/4 OF SECTION 35.
TOWNSHIP 05 NORTH, RANGE 12 EAST OF THE 4th
PRINCIPAL MERIDIAN, TOWN OF ALBION,
DANE COUNTY, WISCONSIN.

VOLUME _____

PAGE _____

BEARINGS REFERENCED TO GRID NORTH AS BASED
ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE, NAD 83 (2011), CGF.= 0.99994735

