

## CITY OF SHEBOYGAN

### REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Wisconsin Power and Light Co to make improvements at the electrical substation located at 2214 N Taylor Drive. SR-5 Zone

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**REPORT PREPARED BY:** Ellise Rose, Program Assistant

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**REPORT DATE:** November 22, 2023

**MEETING DATE:** December 12, 2023

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#### FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

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#### STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

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#### BACKGROUND / ANALYSIS:

Wisconsin Power and Light Co is proposing to make improvements at the electrical substation located at 2214 N Taylor Drive. The applicant states:

- The project involves the replacement of an existing electrical equipment and security fence and installation of landscape screening.
- The new equipment includes 4 major pieces of equipment: a new pad mounted transformer, deadend structure, circuit breaker, and metal clad switchgear building.
- No additional noise will be created by the new equipment.
- The WP&L replacement project is required due to the aging infrastructure within the substation, and the growth and resulting demand for reliable electric service in the immediate area. The original substation facility dates to the mid-1950's.
- The replacement of the fence will be done in a neutral color scheme to minimize the visual impact of the facility. In addition, landscape screening will be install based on the attached landscape plan.
- There will be no adverse impacts of the replacement of the existing equipment, and there will be no change in the current use as an electric substation.

- The fence will be replaced in its current location. The replacement of the security fence and installation of landscape screening will improve the safety and aesthetics of the property.

### **STAFF COMMENTS:**

The Plan Commission should have the applicant address the following:

- What is the proposed color of the mesh to be installed to screen the substation from the adjoining properties? Applicant has provided a photo that shows an existing substation that is black in color. The Plan Commission approved a previous substation improvement on S. 19<sup>th</sup> Street with mesh that was green in color. Does the Plan Commission prefer the green compared to the black?

### **ACTION REQUESTED:**

Staff recommends approval of the conditional use permit and exception subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, hazardous materials, etc.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Fence shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance.
5. The applicant shall install Privacy Decorative Slating (PDS) or mesh screening material into the chain link fencing in order to effectively screen the substation facilities.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent streets and/or properties.
8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
9. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
10. Applicant will provide adequate public access along streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).

14. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
15. Applicant shall construct the building addition to match the existing building in terms of design, materials, colors, etc.
16. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.