

WP&L 32nd Street Substation – Rebuild and Conditional Use Permit Standards

WP&L Conditional Use Permit Standards Responses:

1. How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

Answer: The project involves the replacement of an existing electrical equipment and security fence and installation of landscape screening. (See attached detail sheets). 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.

2. Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

Answer: No, 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 replacement of the security fence and installation of landscape screening will improve the safety and aesthetics of the property. The design of the fence is in accordance with industry, federal and state requirements.

3. How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

Answer: The land use is unchanged. The installation of the new security fence and landscape screening will improve the safety and security of the site along with the aesthetics.

4. Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

Answer: Not applicable.