

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use and variance application by Parker Johns to install new signage at 705 Riverfront Drive. CC Zone

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

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**REPORT DATE:** June 9, 2017

**MEETING DATE:** June 13, 2017

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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 Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Parker Johns recently opened and is proposing to install additional signage at their new riverfront shanty restaurant located at 705 Riverfront Drive. The applicant states the following about the proposal:

- Parker John's presently has a wall sign on the west/parking lot side of the building and a projecting sign on the east/river side of the restaurant.
- The applicant is now requesting to install two (2) additional wall signs on the east (river side) and north (main entrance) sides of the new shanty.
- The applicant is proposing a 50sf (4 x 12.4) wall sign on the east side of the building.
- The applicant is proposing a 4sf (1.6 x 2.6) wall sign on the north side of the building.
- The Sheboygan Riverfront has design guidelines and these two (2) sign comply with the requirement that signs be wood with carved insert letters.
- These signs are proposed to provide visibility from the riverfront and to identify the main entrance.

**STAFF COMMENTS:**

The applicant was required to construct a dumpster enclosure as a condition of the original restaurant conditional use permit. Appears the applicant is presently constructing dumpster but it is not complete.

The applicant has also dug a trench in the parking lot in order to provide utility service to the new shanty. This section of the parking lot remains unpaved.

Staff will be recommending a condition of approval that requires the applicant to complete the dumpster enclosure and to repave the parking lot area that has been disturbed prior to issuance of the sign permits allowing installation of the signs as proposed.

The applicant is requesting the following variances:

- To have a total of four (4) wall signs – Maximum number of wall signs permitted is two (2).

**ACTION REQUESTED:**

Staff recommends approval of the conditional use/sign permit and variance subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Signs shall be wood with carved insert letters meeting the Sheboygan Riverfront Design Guidelines.
3. 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 properties.
4. Prior to sign permit issuance, the applicant shall complete the dumpster enclosure.
5. Prior to sign permit issuance, the applicant shall repave the area of the parking lot that has been disturbed to an acceptable standard.

**ATTACHMENTS:**


Conditional Use Permit Application and required attachments.

PARCEL NO. \_\_\_\_\_  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 6/13/17

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT**   
Requirements Per Section 15.905  
Revised November, 2009

Completed application is to be filed with the Department of City Development, 828 Center Avenue. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Jim Marshall - Marshall Sign, LLC  
ADDRESS: W6415 Oak View Lane, Plymouth, WI E-MAIL: marshallsign@wi.rr.com  
PHONE: (920) 893-8306 FAX NO. (920) 892-6463

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Parker Johns  
ADDRESS OF PROPERTY AFFECTED: 705 Riverfront Drive – Sheboygan, WI  
LEGAL DESCRIPTION: Restaurant  
Zoned Suburban Commercial

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
Restaurant

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Same - Unchanged

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Allow 2 extra signs facilitate visibility from the waterfront & to identify the main entrance.

OFFICE USE ONLY

PARCEL NO.: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

OFFICE USE ONLY

REVIEW DATE: \_\_\_\_\_  
APPROVAL: \_\_\_\_\_  
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081  
Phone: (920) 459-3377 Fax: (920) 459-7302  
E-Mail: development@ci.sheboygan.wi.us

**SIGN PERMIT APPLICATION**

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

**1. APPLICANT INFORMATION**

APPLICANT: Jim Marshall - Marshall Sign, LLC  
ADDRESS: W6415 Oak View Lane, Plymouth, WI 53073  
E-MAIL ADDRESS: marshallsign@wi.rr.com  
PHONE: (920) 893-8306 FAX NO: (920) 892-6463

**2. OWNER INFORMATION**

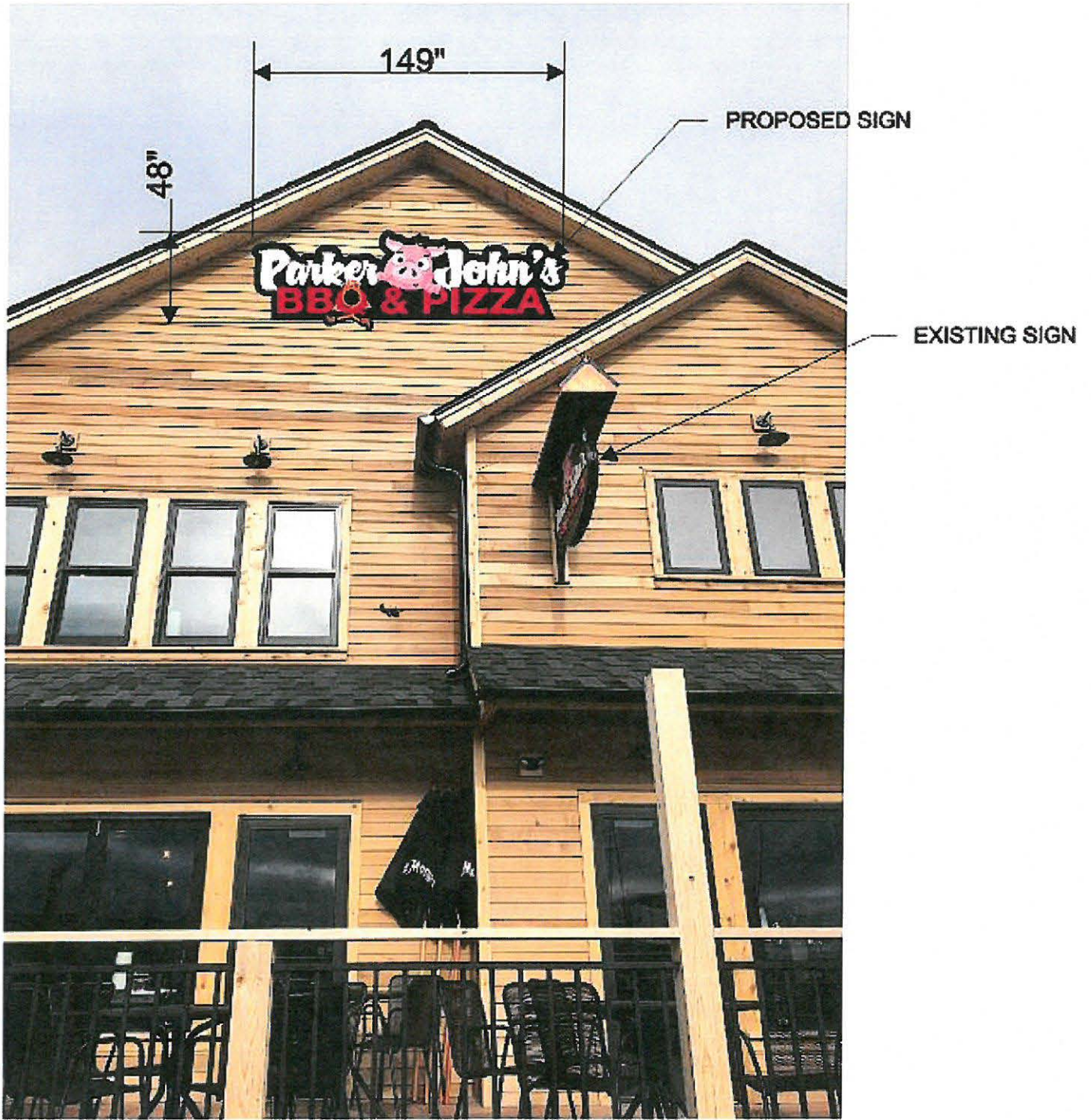
OWNER OF SITE: Aaron & Jennifer Sloma  
ADDRESS: 705 Riverfront Drive – Sheboygan, WI  
PHONE: (920) 286-0906 FAX NO: ( )

**3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE**

NAME OF PROPOSED/EXISTING BUSINESS: Parker John's  
ADDRESS OF PROPERTY AFFECTED: 705 Riverfront Drive  
USE OF PROPERTY: Restaurant  
TYPE OF SIGN: Carved Wall Sign  
DESCRIPTION OF PROPOSED SIGN: One Sided Carved Wall Sign

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 47" X WIDTH: 149" = TOTAL SQUARE FOOTAGE: 48.6 SF.



# EAST ELEVATION

OFFICE USE ONLY

PARCEL NO.: \_\_\_\_\_

MAP NO.: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

OFFICE USE ONLY

REVIEW DATE: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN  
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081  
Phone: (920) 459-3377 Fax: (920) 459-7302  
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**1. APPLICANT INFORMATION**

APPLICANT: Jim Marshall - Marshall Sign, LLC

ADDRESS: W6415 Oak View Lane, Plymouth, WI 53073

E-MAIL ADDRESS: marshallsign@wi.rr.com

PHONE: (920) 893-8306 FAX NO: (920) 892-6463

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OWNER OF SITE: Aaron & Jennifer Sloma

ADDRESS: 705 Riverfront Drive – Sheboygan, WI

PHONE: (920) 286-0906 FAX NO: ( )

**3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE**

NAME OF PROPOSED/EXISTING BUSINESS: Parker John's  
ADDRESS OF PROPERTY AFFECTED: 705 Riverfront Drive

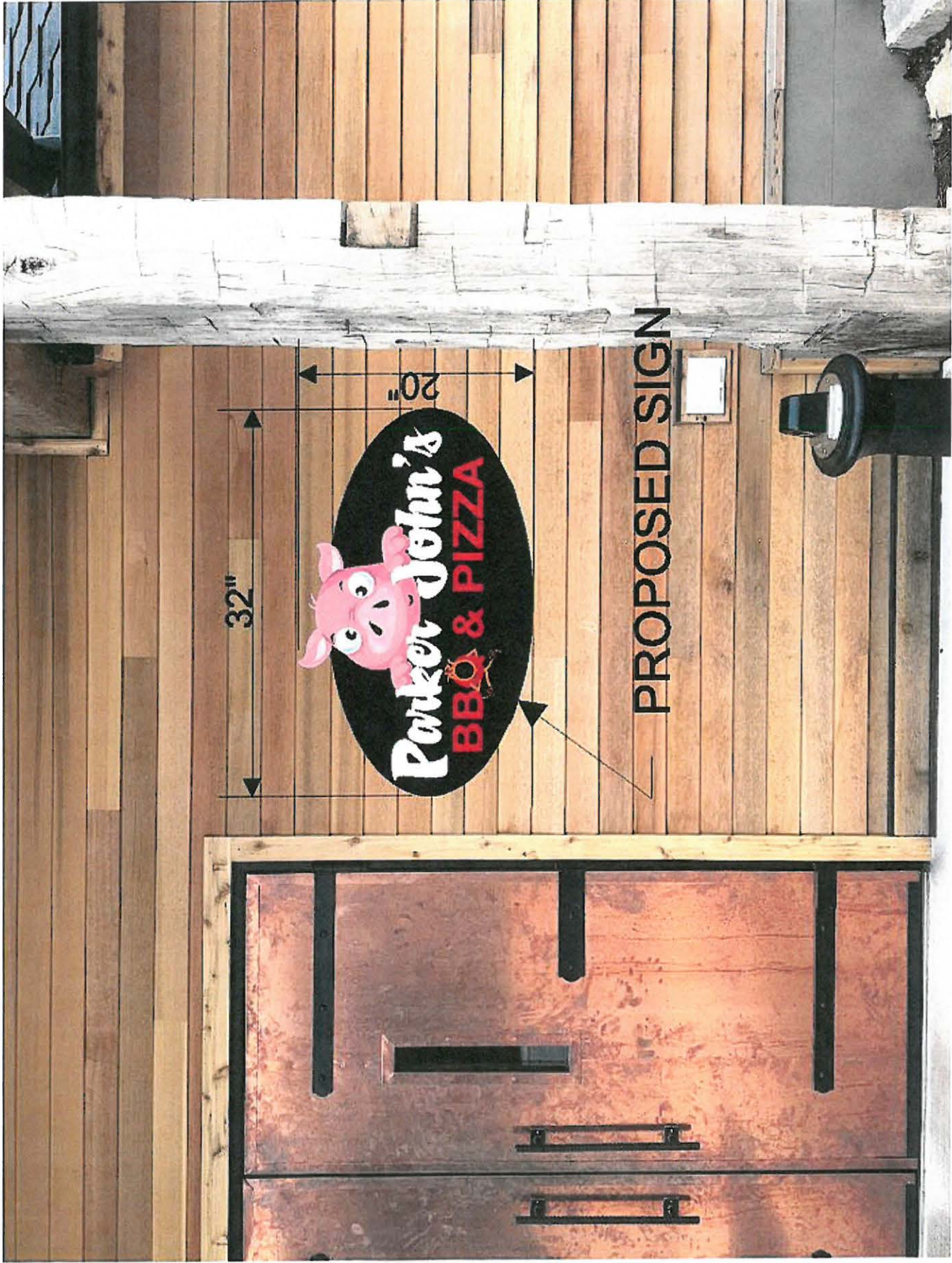
USE OF PROPERTY: Restaurant

TYPE OF SIGN: Carved Wall Sign

DESCRIPTION OF PROPOSED SIGN: One Sided Carved Wall Sign

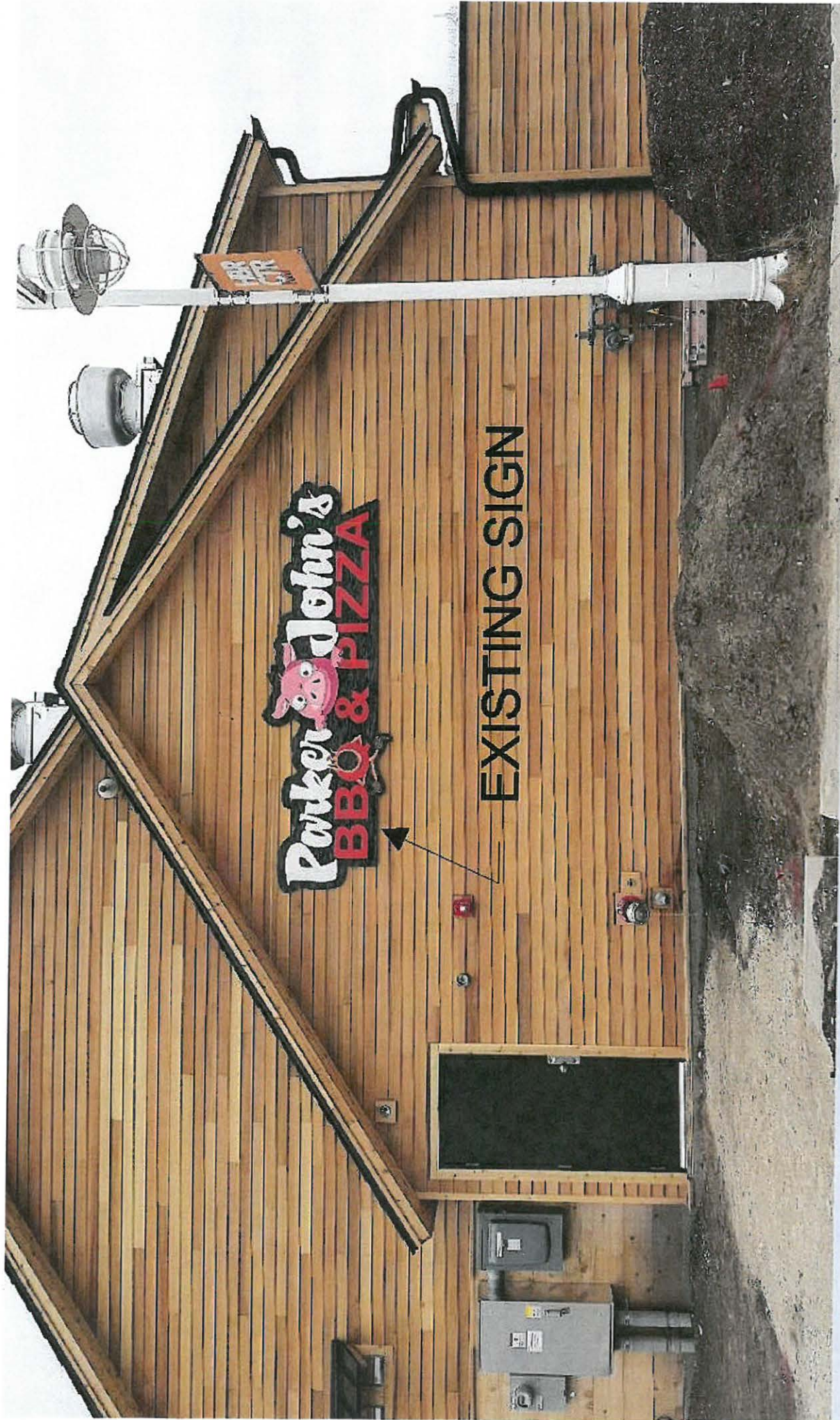
**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 20" X WIDTH: 32" = TOTAL SQUARE FOOTAGE: 4.4 SQ. FT.



# NORTH ELEVATION

## Main Entrance



# WEST ELEVATION

## CITY OF SHEBOYGAN

### REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Conditional Use and variance application by Wisconsin Power and Light Company to rebuild its electrical substation at 2010 S. 19<sup>th</sup> Street. NR Zone

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

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**REPORT DATE:** June 9, 2017

**MEETING DATE:** June 13, 2017

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#### FISCAL SUMMARY:

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

#### STATUTORY REFERENCE:

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

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#### BACKGROUND / ANALYSIS:

Wisconsin Power and Light Company is proposing to rebuild its electrical substation at 2010 S. 19<sup>th</sup> Street. The applicant states:

- Alliant Energy/Wisconsin Power and Light Company (WP&L) is proposing to rebuild its electrical substation at 2010 S. 19<sup>th</sup> Street due to life cycle replacement of outdated facilities to ensure continued safe and reliable electrical power for the area served by the substation. All facilities in the substation are to be replaced including control building, switchgear structure, transformer, breakers and transmission line support structures.
- Two of the three parcels that comprise WP&L's substation property (parcel #'s 413870 and 413880) were recently rezoned from Urban Industrial (UI) to Neighborhood Residential (NR-6) so they would be consistent with the zoning of the third parcel (parcel # 414000), as well as being consistent with the City of Sheboygan Comprehensive Plan. The completion of the rezoning now allows for the three parcels to be combined into one new parcel via certified survey map, so the substation can be rebuilt (the substation facilities would cross an existing property line if the lots were not combined which is not permitted). The accompanying preliminary certified survey map shows the proposed lot configuration.
- The proposed substation rebuild consists of removing all the existing facilities, except for the eight (8) foot high perimeter chain link fence (which has been completed) and installing new facilities including: transformer, switchgear building, breakers and transmission line support structures. There is an existing grounding grid below grade that will also remain intact that the new facilities will be connected to.

- The dimensions of the perimeter fence are approximately 120 ft. by 90 ft., for a total area of 9,888sf. The switchgear building, which controls and directs power to the underground circuits, is a prefabricated metal structure 50 feet long by 15 feet wide by 12 feet tall. The roof of the switchgear will be a dark brown color and the exterior walls will be an off-white color.
- The switchgear has a door at each end and a downward shielded, photo-sensitive light mounted above each door. The lights are Philips LED wall sconces, 28 watts, which illuminate 2747 lumens. There are also flood lights mounted near the perimeter fence that are only activated in the event of an emergency at night.
- The tallest structure involved in this is a 48 foot tall dead end structure. Prior to the existing substation structures/equipment being removed, there was a 25.5 ft. tall dead-end structure and a 23 ft. tall circuit switcher in close proximity to each other. Alliant Energy's new substation design only involves the one taller structure. This was done as an evolution of our electrical system protection scheme where the overall performance is increased and the equipment is able to operate faster.
- Landscaping for the substation will consist of vinyl slats being inserted into the chain link perimeter fence and four (4) trees being planted around the fence (three Black Hills spruce and one eastern redbud). Additionally, there a number of existing mature deciduous trees on the property that provide some screening of the substation on the east and south sides.
- The substation will be accessed infrequently once the rebuild is completed, with employees entering the substation only once or twice per month, unless there are maintenance issues that need to be addressed. There is sufficient parking for a couple of vehicles in the driveway to the substation.

#### **STAFF COMMENTS:**

At the southeast corner of the WP&L property there is a street section with no curb along S. 19<sup>th</sup> Street (A curb gap along S. 19<sup>th</sup> Street). Staff will be recommending a condition of approval that requires the applicant to install curb in this S.19<sup>th</sup> Street curb gap area. Applicant will work with the engineering department regarding installation of curb in this area to City specifications.

The applicant is showing two color options with regards to screening the electrical substation – green and tan. Staff believes the tan blends in a little better. The Plan Commission should make a determination as to which color should be included in the slatting condition.

The applicant is requesting the following variance:

- To maintain an unpaved surface – All surfaces for parking a maneuvering shall be paved and if not paved landscaped.

It is proposed that the area within the substation perimeter fence be crushed stone rather than asphalt. The reason is that the electrical characteristics of the surfacing material and its moisture condition substantially affect the exposure voltage and resulting current. Crushed stone is about 100 times more resistive to electrical current than concrete or asphalt, and it is therefore much safer for utility workers inside the substation to prevent potential shock when stepping during fault conditions.

#### **ACTION REQUESTED:**

Staff recommends approval of the conditional use permit and variance 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. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance.
6. Fence shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance.
7. The applicant shall install tan Privacy Decorative Slatting (PDS) material into the chain link fencing in order to effectively screen the substation facilities.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. 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.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
11. The applicant is required to construct curb at the southeast corner of the property along S. 19<sup>th</sup> Street – infill this curb gap to standard City specifications.
12. 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.).
13. 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.
14. Applicant will provide adequate public access along Union Avenue and S. 19<sup>th</sup> Street and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
15. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
16. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.

17. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
18. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
19. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout.
20. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
21. Building permits will be issued only at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and the new lot has been created.
22. 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.

PARCEL NO. 414000  
MAP NO. 27 386 001  
ZONING CLASSIFICATION: NR

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 6/13/17

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2012

*pd*

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Wisconsin Power and Light Company  
ADDRESS: 4902 N Biltmore Lane E-MAIL: briancooke@alliantenergy.com  
Madison, WI 53718-2148  
PHONE: (608) 458-3456 FAX NO. (608) 458-5702

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: WP&L Sauk Trail substation  
ADDRESS OF PROPERTY AFFECTED: 2010 South 19<sup>th</sup> Street  
LEGAL DESCRIPTION: Part of Lots 1, 2, 3, 4, 18, 19, 20 and the vacated alley,  
Block 2 Graff's Subdivision and that part of vacated 19<sup>th</sup> street located in part of the  
SW1/4 of Section 27, Town 15 North, Range 23 East, City of Sheboygan.  
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Electrical substation.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Rebuild of existing substation. All existing  
facilities will be replaced with new equipment: switchgear structure, transformer,  
breakers, and transmission line support structures.



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

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

May 30, 2017

City of Sheboygan  
Dept. of Planning & Development  
828 Center Avenue  
Sheboygan, WI 53081

RE: Land Division request, Conditional Use Permit application and Variance request for property at 2010 S 19<sup>th</sup> Street

Dear Planning & Development staff and Plan Commission members:

Alliant Energy/Wisconsin Power and Light Company (WP&L) is proposing to rebuild its electrical substation at 2010 S 19<sup>th</sup> Street due to life cycle replacement of outdated facilities to ensure continued safe and reliable electrical power for the area served by the substation. To accomplish this, WP&L is requesting three approvals from the City pertaining to the proposed substation rebuild: land division; conditional use; and variance.

**Land Division:** Two of the three parcels on the west side of the intersection of Union Ave. and South 19<sup>th</sup> Street that comprise WP&L's substation property (no. 413870 and no. 413880) were recently rezoned to NR-6 so they would be congruent with the zoning of the third parcel (no. 414000), as well as be consistent with the comprehensive plan. The completion of the rezoning now allows for the three parcels to be combined into one via certified survey map, so the substation can be rebuilt (the substation facilities would cross an existing property line if the lots were not combined).

The accompanying preliminary certified survey map shows the proposed lot configuration.

**Conditional Use:** The proposed substation rebuild consists of removing all the existing facilities, except for the 8 ft. high perimeter chain link fence (which has been completed) and installing new facilities, including: transformer, switchgear building, breakers and transmission line support structures. There is an existing grounding grid below grade that will also remain intact that the new facilities will be connected to.

The dimensions of the perimeter fence are approximately 120 ft. by 90 ft., for a total area of 9,887.5 sq. ft. The switchgear building, which controls and directs power to the underground circuits exiting the building is a prefabricated metal structure 50' – 2 ¼" long by 15' wide by 11' – 9 ¼" high. The roof of the switchgear will be a dark brown color and the exterior walls will be an off-white color. The switchgear has a door at each end and a downward shielded, photo-sensitive light mounted above each door. The

May 30, 2017

Page 2

lights are Philips LED wall sconces, 28 watts, which illuminate 2747 lumens. There are also flood lights mounted near the perimeter fence that are only activated in the event of an emergency at night.

The new transformer will be quieter than the old transformer, and given the distance to adjoining residences, will not pose a concern for noise. The transformer contains oil as a coolant, and the crushed stone base around the transformer, along with a crushed stone berm, will contain an oil-impermeable barrier.

Landscaping for the substation will consist of vinyl slats being inserted in the chain link perimeter fence and four trees being planted around the fence: three Black Hills spruce and one eastern redbud. Additionally, there a number of existing mature deciduous trees on the property that provide some screening of the substation on the east and south sides.

The substation will be accessed infrequently once the rebuild is completed, with employees entering the substation only once or twice per month, unless there are maintenance issues that need to be addressed. There is sufficient parking for a couple of vehicles in the driveway to the substation.

**Variance:** A variance is being requested regarding the City's ordinance provision requiring all non-landscaped ground surfaces to be paved. It is proposed that the area within the substation perimeter fence be crushed stone rather than asphalt. The reason is that the electrical characteristics of the surfacing material and its moisture condition substantially affect the exposure voltage and resulting current. Crushed stone is about 100 times more resistive to electrical current than concrete or asphalt, and it is therefore much safer for utility workers inside the substation to prevent potential shock when stepping during fault conditions.

I appreciate your review, consideration and approval of these requests.

Sincerely,



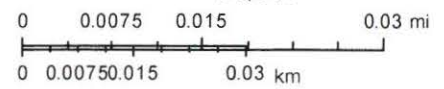
Brian Cooke  
Sr. Real Estate Representative

# 2010 S 19th Street



May 23, 2017

1:1,017



- |                         |                                       |
|-------------------------|---------------------------------------|
| Control Corners         | Local Roads                           |
| <b>Road Centerlines</b> | Ramp                                  |
| <all other values>      | ShebcoLocalGovernment.gis.V_TaxParcel |
| Interstate Highway      | Red: Band_1                           |
| State Highway           | Green: Band_2                         |
| County Road             | Blue: Band_3                          |

**PRELIMINARY**

**CERTIFIED SURVEY MAP NO. —  
SHEBOYGAN COUNTY, WISCONSIN**

PART OF LOTS 1, 2, 3, 4, 18, 19, 20 AND THE VACATED ALLEY  
BLOCK 2 GRAFF'S SUBDIVISION AND THAT PART OF VACATED 19TH STREET  
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER  
SECTION 27, TOWNSHIP 15 NORTH, RANGE 23 EAST  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

**INTENT OF SURVEY:**

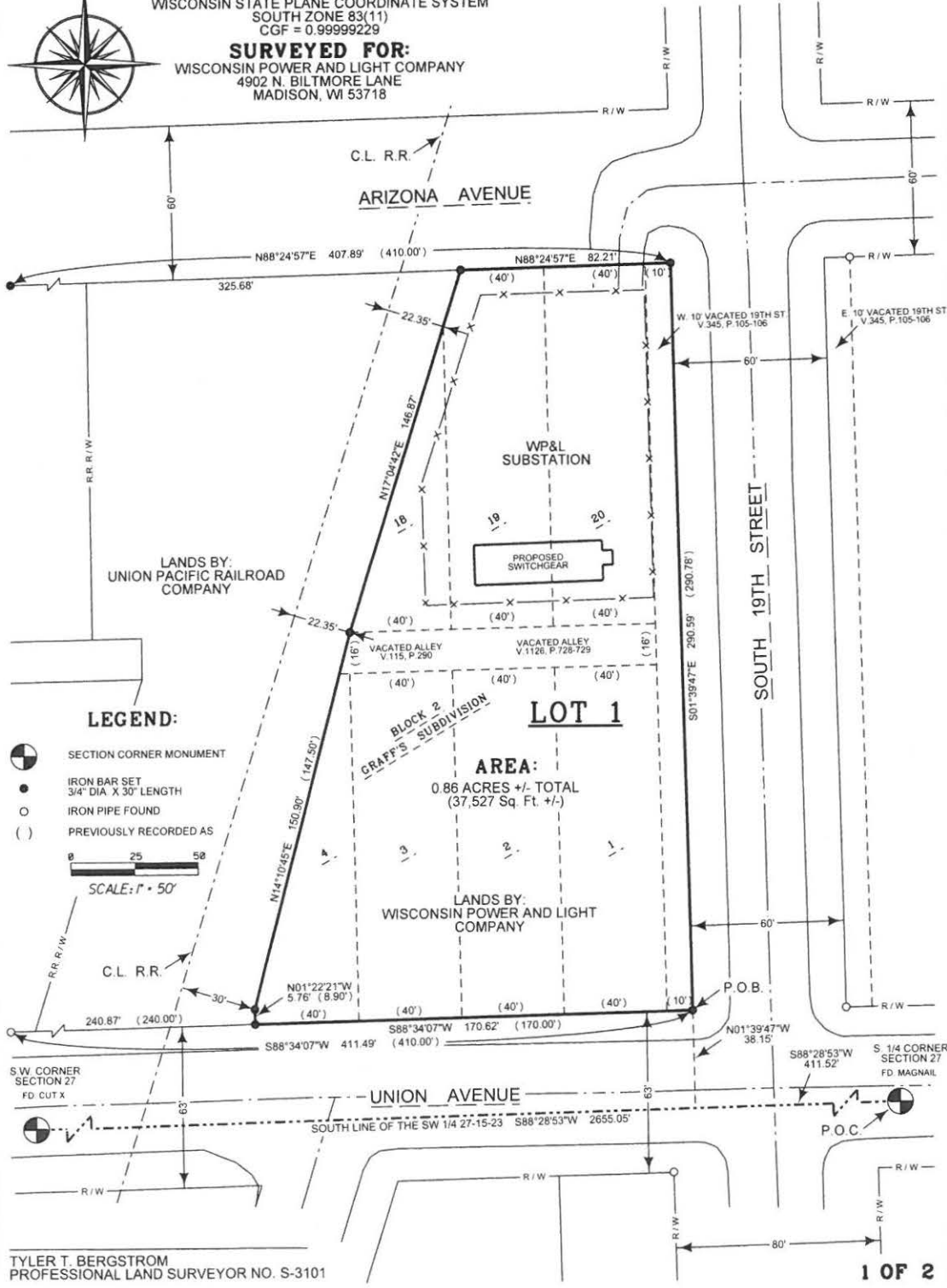
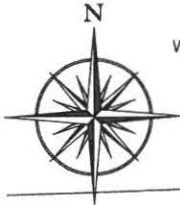
SURVEY OF LANDS TO COMBINE PARCELS OWNED BY  
WISCONSIN POWER AND LIGHT COMPANY AS DESCRIBED IN VOLUME: 1022, PAGE: 173-177  
AND AS CONVEYED TO WISCONSIN POWER AND LIGHT COMPANY  
IN VOLUME: 1131, PAGE 694, DOC. 1197638

**BEARINGS:**

GRID NORTH AS REFERENCED TO THE  
WISCONSIN STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE 83(11)  
CGF = 0.99999229

**SURVEYED FOR:**

WISCONSIN POWER AND LIGHT COMPANY  
4902 N. BILTMORE LANE  
MADISON, WI 53718



**LEGEND:**

- SECTION CORNER MONUMENT
  - IRON BAR SET  
3/4" DIA X 30" LENGTH
  - IRON PIPE FOUND
  - PREVIOUSLY RECORDED AS
- SCALE: 1" = 50'

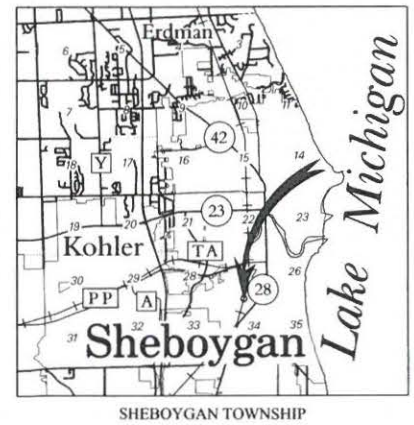
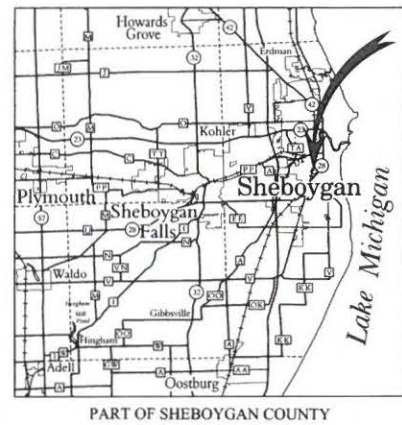
**AREA:**  
0.86 ACRES +/- TOTAL  
(37,527 Sq. Ft. +/-)



WISCONSIN HYPER GRID COORDINATES, SOUTH ZONE  
 COMBINED GRID FACTOR = 0.99999229  
 NAVD 83 ELEVATIONS  
 DISTANCES SHOWN ARE GROUND DISTANCES  
 COORDINATE SYSTEM OF DESIGN FILE  
 MUST BE PRESERVED

**LEGEND**

- 6.45' --- MAJOR GROUND CONTOUR
- 6.46' --- MINOR GROUND CONTOUR
- SPOT ELEVATION
- UNDERGROUND FIBER OPTICS
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER MAIN
- UNDERGROUND ELECTRIC
- FENCE
- TELEPHONE PEDESTAL
- TRANSMISSION POLE
- DISTRIBUTION POLE
- ANCHOR
- FIRE HYDRANT
- MANHOLE



SUBSTATION SITE ADDRESS:  
 2010 S. 19TH ST.  
 SHEBOYGAN, WI 53081

FOR CONSTRUCTION

NO.	DATE	REVISION	BY	(CHECK) APPROV.
1	10/20/17	INITIAL SURVEY	TR	AMM
2	10/20/17	ADDITIONAL SURVEY	TR	AMM
3	10/20/17	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	AMM	TR
4	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
5	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
6	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
7	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
8	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
9	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
10	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
11	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
12	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
13	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
14	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
15	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
16	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
17	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
18	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
19	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
20	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
21	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
22	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
23	11/08/18	REVISIONS TO THE DESIGN FILE FOR CONSTRUCTION	TR	AMM
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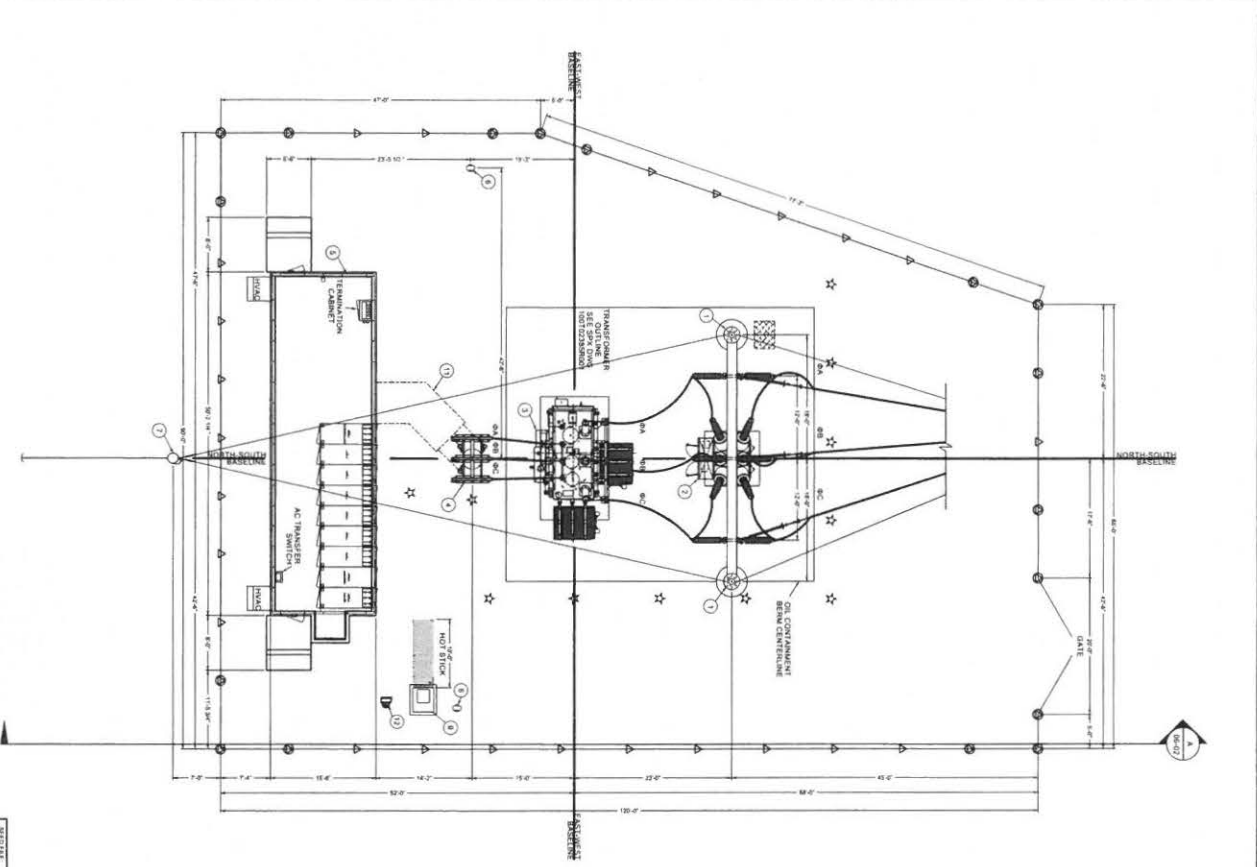
SAUK TRAIL SUBSTATION  
 SITE PLAN  
 PART OF THE SE 1/4 OF THE SW 1/4 SEC. 27, T. 15N., R. 23E.  
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WI

SCALE: 1" = 40'

16166-02-01

WISCONSIN POWER AND LIGHT COMPANY  
 SHEBOYGAN, WI

16166-02-01  
 Project: SAUK TRAIL SUBSTATION  
 File: X:\Office\MapInfo\Survey\16166-02-01



**EQUIPMENT DETAILS LIST**

NO.	DESCRIPTION	DRAWING
1	DEAD END TOWER/PILE	06-01
2	TRANSFORMER POWER	06-02
3	TRANSFORMER RIGGING	06-03
4	TRANSFORMATION FLANK, UNTERGROUND RISER	06-04
5	TRANSFORMER TANK, UNTERGROUND RISER	06-05
6	TRANSFORMER TANK, UNTERGROUND RISER	06-06
7	TRANSFORMER TANK, UNTERGROUND RISER	06-07
8	TRANSFORMER TANK, UNTERGROUND RISER	06-08
9	TRANSFORMER TANK, UNTERGROUND RISER	06-09
10	TRANSFORMER TANK, UNTERGROUND RISER	06-10
11	TRANSFORMER TANK, UNTERGROUND RISER	06-11
12	TRANSFORMER TANK, UNTERGROUND RISER	06-12
13	TRANSFORMER TANK, UNTERGROUND RISER	06-13
14	TRANSFORMER TANK, UNTERGROUND RISER	06-14
15	TRANSFORMER TANK, UNTERGROUND RISER	06-15
16	TRANSFORMER TANK, UNTERGROUND RISER	06-16
17	TRANSFORMER TANK, UNTERGROUND RISER	06-17
18	TRANSFORMER TANK, UNTERGROUND RISER	06-18
19	TRANSFORMER TANK, UNTERGROUND RISER	06-19
20	TRANSFORMER TANK, UNTERGROUND RISER	06-20

NOTES:  
 1. EQUIPMENT SHOWN IS TYPICAL INSTALLATION ONLY SEE VENDOR DRAWINGS FOR DETAILS

- LEGEND:**
- ▲ FENCE POST
  - ⊙ FENCE POST FOUNDATION
  - ✱ TRENCH MARKER
  - ⊞ GROUND GRADE



REVISIONS

NO.	DATE	DESCRIPTION
1	05/25/17	ISSUE FOR PERMITTING

DESIGNED BY: [ ]  
 CHECKED BY: [ ]  
 DRAWN BY: [ ]  
 PROJECT NO.: 16166-06-01

**ALLIANT ENERGY**

SAUK TRAIL SUBSTATION  
 SUBSTATION PLAN VIEW

WISCONSIN POWER AND LIGHT COMPANY  
 SHEBOYGAN, WI

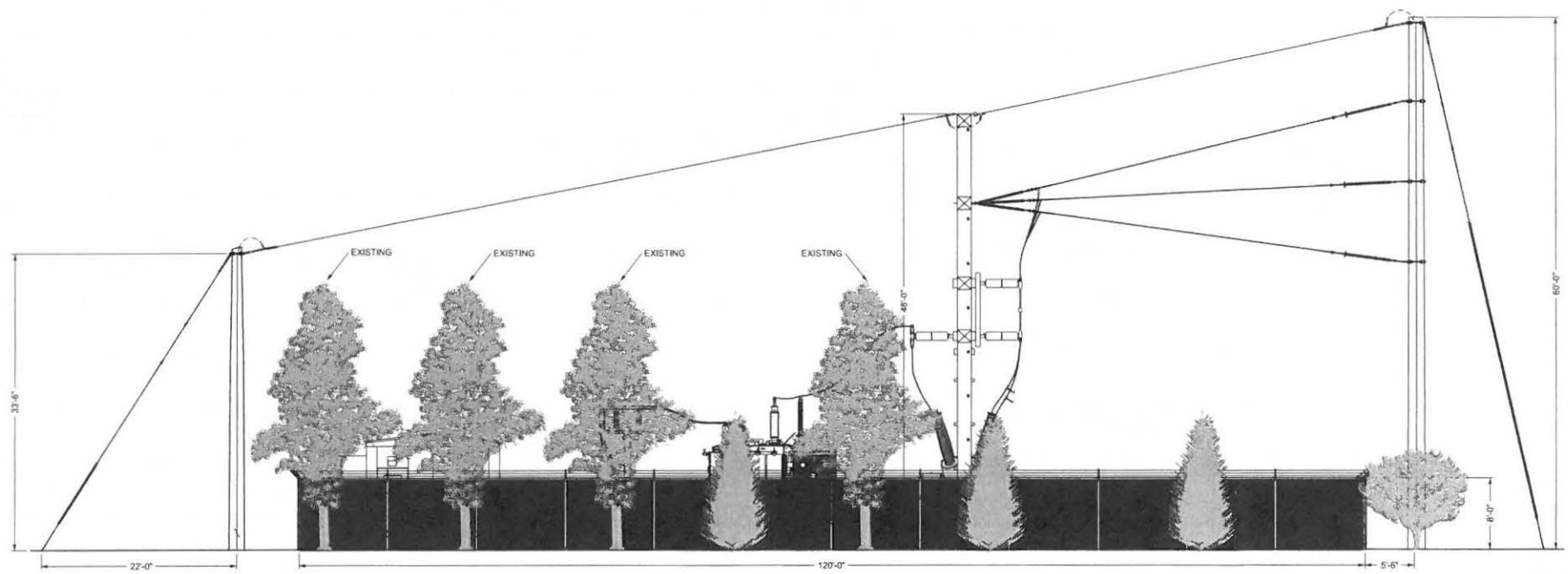
SCALE: 1/8" = 1'-0"

16166-06-01

FOR PERMITTING

**NEW**

08-MAY-2017  
 File: L:\ALTA\1-26\_Sauk Trail ES02 Substation\01 Permits\03 Working\01 Physical\03 Temp\Permitting\Updated Drawing\16166-06-03 Option B.dgn



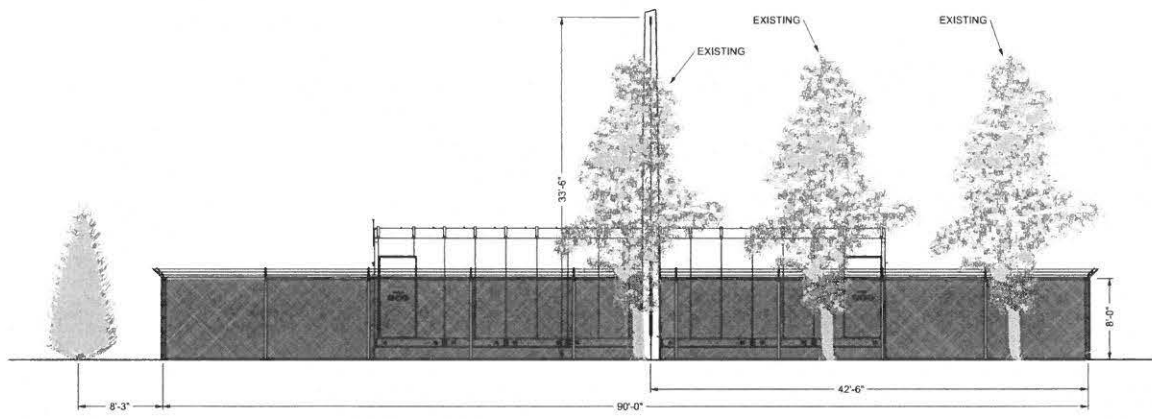
**B** EQUIPMENT ELEVATION  
STANDARD FENCE WITH SLATS

**NEW**  
FOR PERMITTING

SEED FILE: SGS-06-02-SUB_PROFILE		NO.		DATE		REVISION		BY		CHECKED		CONFIDENTIAL These documents are for the use of Alliant Energy. Alliant Energy disclaims all warranties, both expressed and implied, and is not liable for any damages, including consequential damages, arising from the use of these documents.		SAUK TRAIL SUBSTATION SUBSTATION EAST ELEVATION VIEW SECTION B	SCALE: 3/16" = 1'-0" SHEET NO. 16166-06-03
REV.	DATE	NO.	DATE	REVISION	BY	CHECKED	DATE								

WISCONSIN POWER AND LIGHT COMPANY  
SHEBOYGAN, WI

25-MAY-2017  
 1:26:12 PM  
 File: L:\A\T\ALT-126\_Sauk Trail SS\02 Substation\10 Drawings\03 Working\01 Physical\03 Temp\Permitting\Substation\Change\16186-06-04 Option 1 with existing trees.dgn



C EQUIPMENT ELEVATION  
 STANDARD FENCE WITH SLATS

△ NEW  
 FOR PERMITTING

WISCONSIN POWER AND LIGHT COMPANY

SHEET FILE: SCS-06-02-SUB\_PROFILE  
 REV. 3 DATE: 03-31-2016

NO.	DATE	REVISION	BY	CHECKED
1	03-31-2016	SUBSTATION FENCE WITH SLATS FOR PERMITTING	JAN	LDL
2	03-31-2016	SUBSTATION FENCE WITH SLATS FOR PERMITTING	JAN	LDL

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SAUK TRAIL SUBSTATION SHEBOYGAN, WI  
 SUBSTATION SOUTH ELEVATION VIEW  
 SECTION C

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

16166-06-04







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Google Earth



Sauk Trail Substation Looking South/Southwest



Sauk Trail Substation Looking Southwest



**Sauk Trail Substation Looking West**



**Sauk Trail Substation Looking Northwest**



**Sauk Trail Substation Looking Northwest**



**Sauk Trail Substation Looking North**



**Sauk Trail Substation Looking North**



**Sauk Trail Substation Looking East**



**Sauk Trail Substation Looking Southeast**



**Sauk Trail Substation Looking South**



