

**NOTICE OF PUBLIC HEARING**  
**OF THE**  
**APPLETON CITY PLAN COMMISSION**

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Tuesday, November 13, 2018, at 4:00 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-114 of the Appleton Municipal Code, to consider a request by We Energies, applicant, and Appleton West End Realty Ltd, owner, for property located at 139 North State Street (Tax Id #31-5-1138-02) to obtain a Special Use Permit for an essential services facility (utility substation). In the CBD Central Business District, a Special Use Permit is required for an essential services facility (utility substation).
  
- ALDERMANIC DISTRICT: 1 – Alderperson William Siebers

You are being notified as a policy of the City of Appleton Community and Economic Development Department. This notification invites you to appear before the Appleton City Plan Commission, and you will be given an opportunity to express your views or concerns regarding the above-described request. You may also address the City Plan Commission by letter at the address below. The City Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

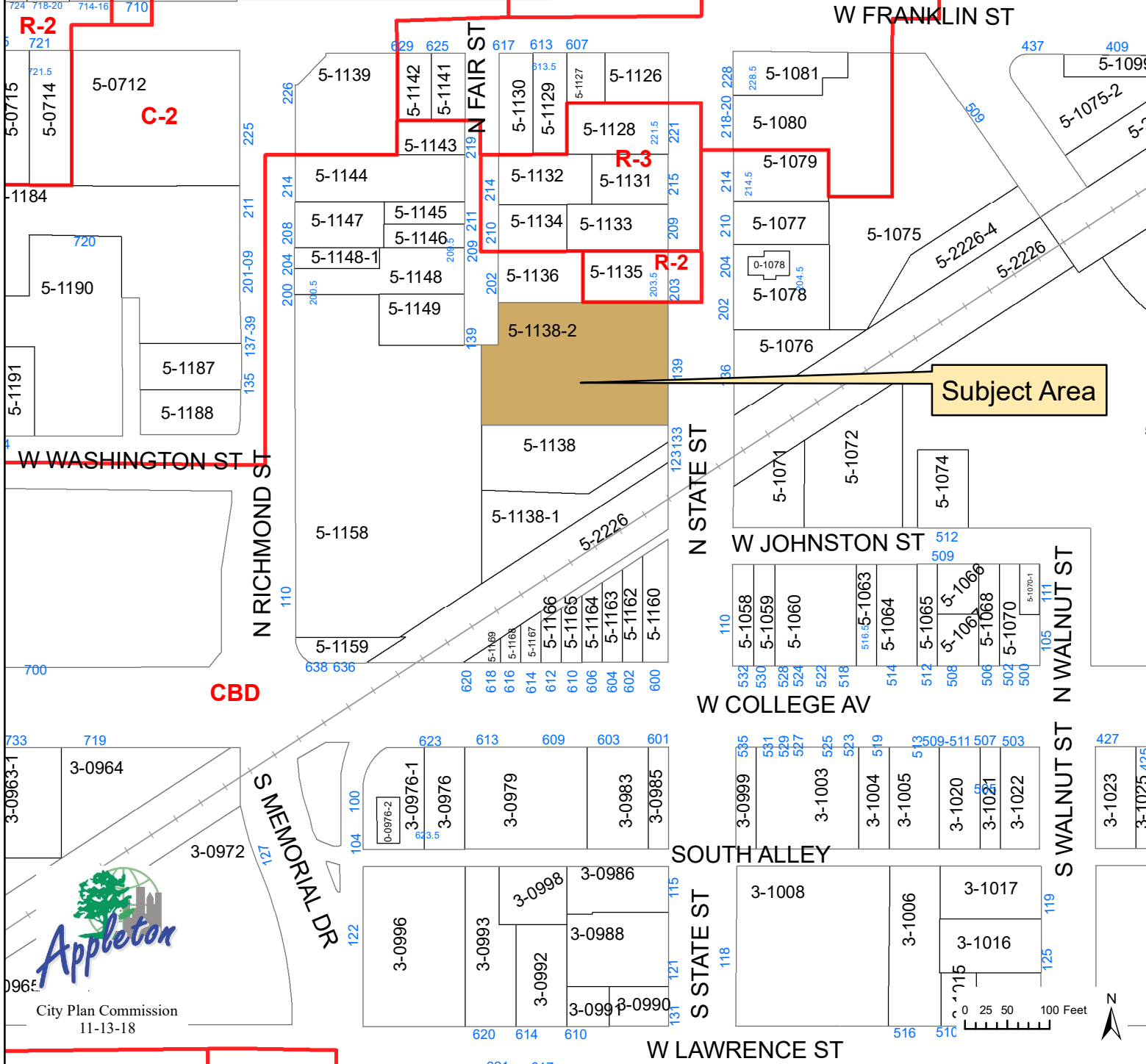
Any questions regarding this matter should be directed to David Kress, Principal Planner, in the Community and Economic Development Department at 920-832-6428.

CITY PLAN COMMISSION

COMMUNITY & ECONOMIC DEVELOPMENT  
CITY HALL - 100 NORTH APPLETON STREET  
APPLETON, WISCONSIN 54911-4799  
920-832-6468

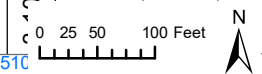
*Reasonable accommodations for persons with disabilities will be made upon request and if feasible.*

# 139 North State Street Special Use Permit Essential Services Facility (Utility Substation) Zoning Map



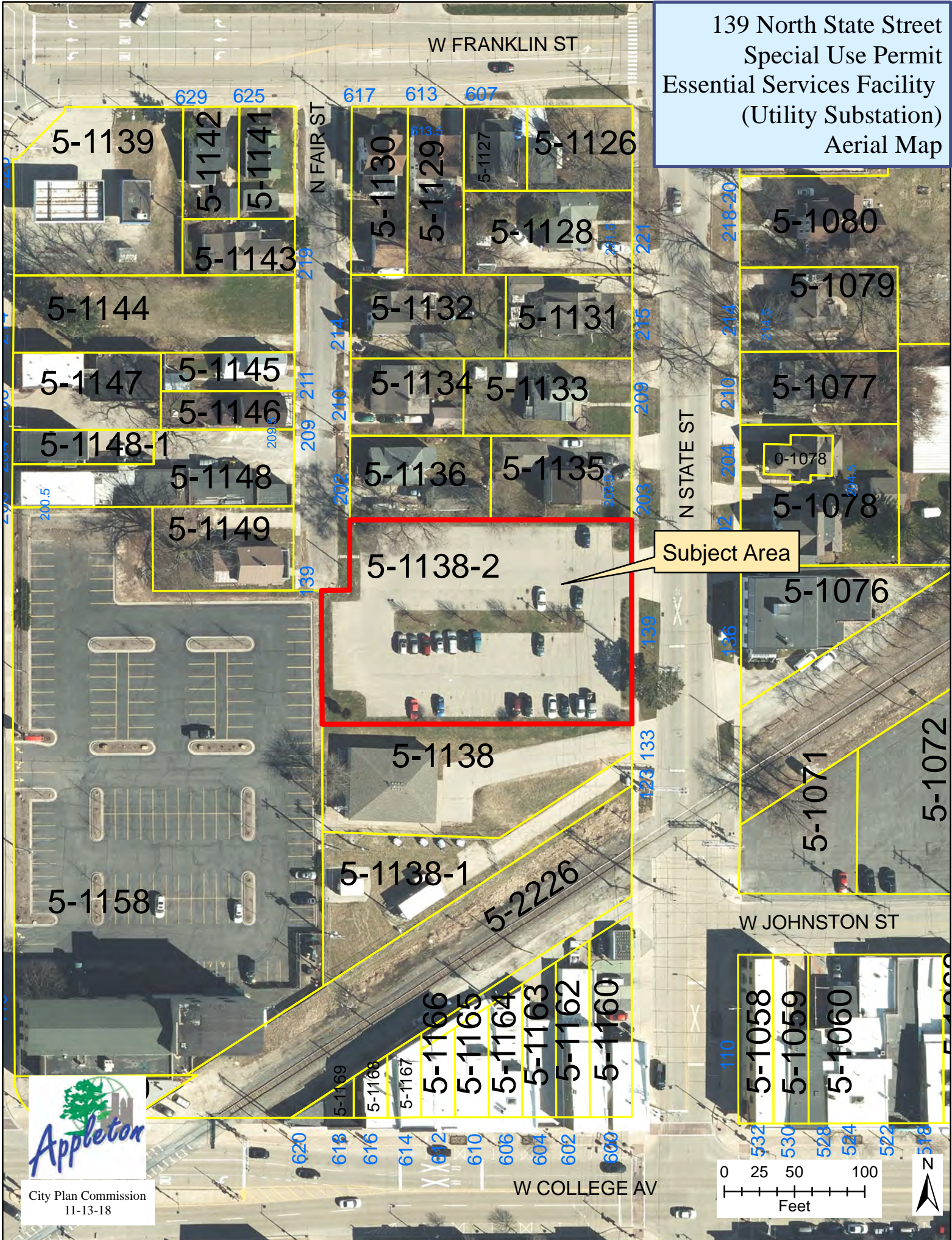
City Plan Commission  
11-13-18

**Subject Area**





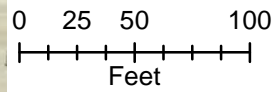
139 North State Street  
Special Use Permit  
Essential Services Facility  
(Utility Substation)  
Aerial Map



Subject Area



City Plan Commission  
11-13-18





**SITE & UTILITY PLAN**

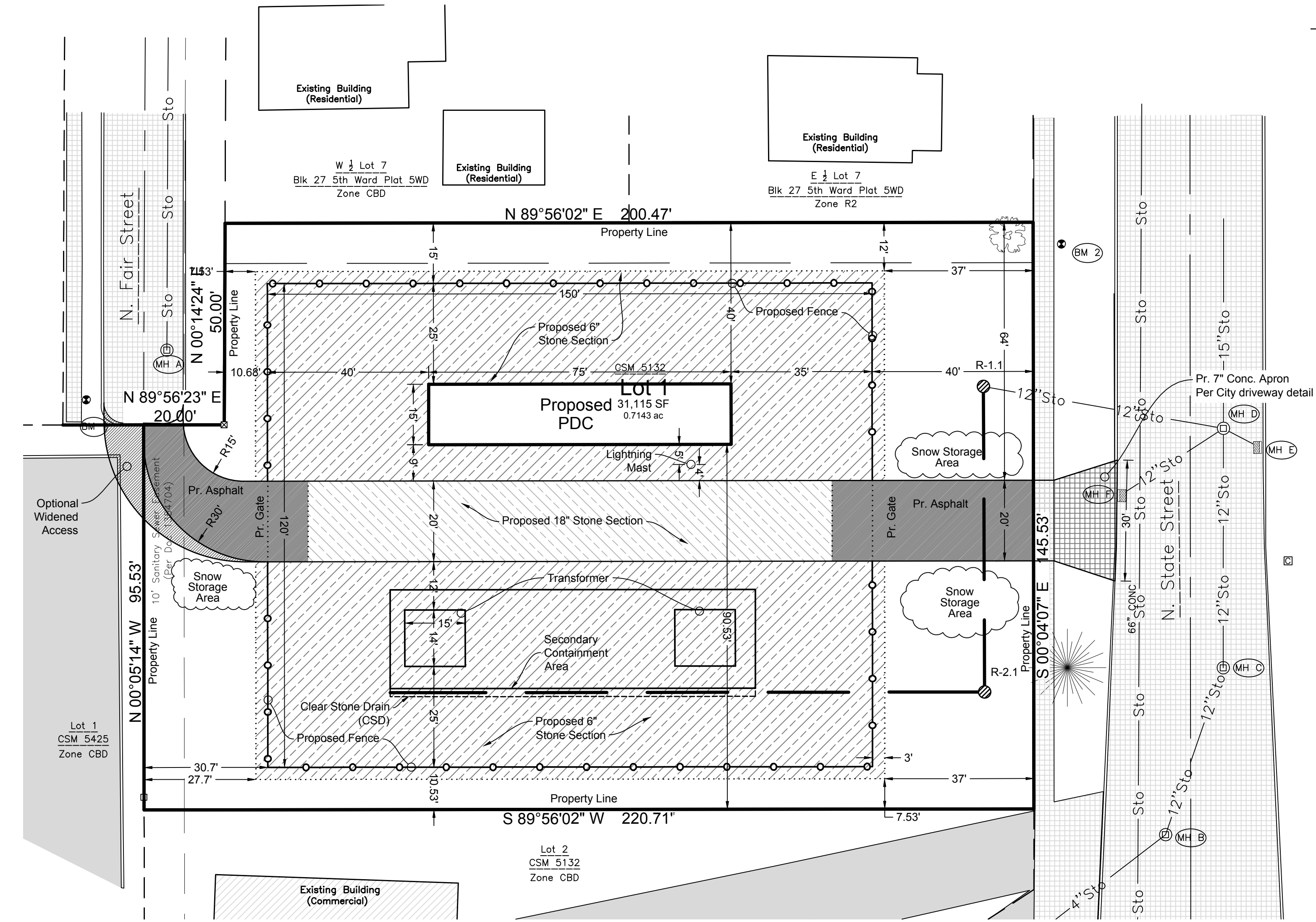
**139 N. State Street**  
 City of Appleton, Outagamie County, WI  
 For: We Energies

**STORM SEWER PIPE SUMMARY**

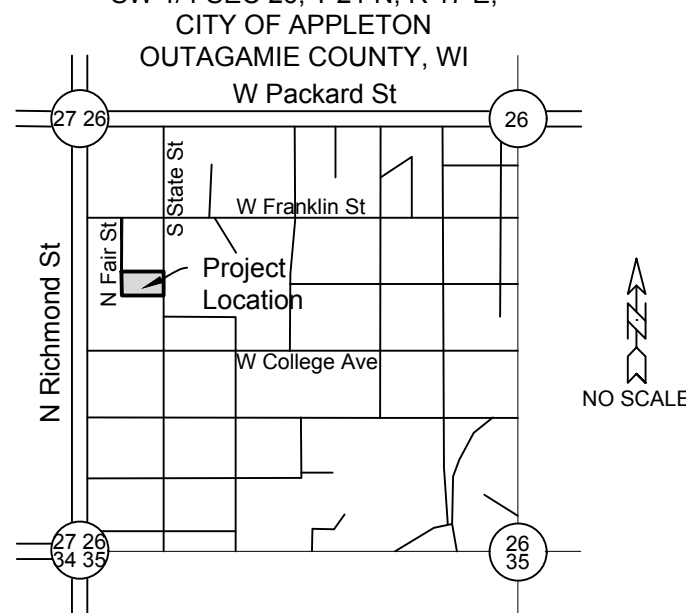
Reach	US DS	US Inv	DS Inv	Length	Slope	Pipe Size (in)	Node Drop	GRASS AREA (SF)	ROOF AREA (SF)	PAVEMENT AREA (SF)	PEAK FLOW GPM	Flow (cfs)	Capacity (cfs)	Velocity (ft/s)
R-1.1	MH D	785.82	785.01	60	0.0135	12	0.00	12000	2500	0	212	1.52	4.48	5.7
R-2.1	R-1.1	786.05	785.82	75	0.0030	12	0.00	18600	2000	6900	468	1.04	2.11	2.7
CSD	R-2.1	789.19	786.25	147	0.0200	6	0.00	0	0	0	0	0.00	0.86	4.4

**STORM SEWER STRUCTURE SUMMARY**

Structure	Type	Size	Cover	Final Grade		Final Grade Depth
				Rim	Invert	
R-1.1	Catch Basin	36" ID	R-1550 (open)	789.00	785.82	3.18
R-2.1	Catch Basin	36" ID	R-1550 (open)	789.00	786.05	2.95



**LOCATION MAP**



**Project Information**

**Agent:**  
 We Energies  
 333 West Everett  
 Milwaukee, WI 53201  
 Business (414) 221-2850  
 Fax (414) 221-2202

**Site:**  
 Parcel ID # 315113802

139 North State Street  
 Zoning: CBD Central Business District  
 Construction Class: U  
 Existing Use: Commercial

The facility will be an electric substation and will not manufacture, sell, distribute, or store products. No below grade/basement space.

No hazardous material will be stored onsite with the exception of acid contained within the battery cells located in the PDC.

Any existing sidewalk damaged during construction will be replaced as part of this project.

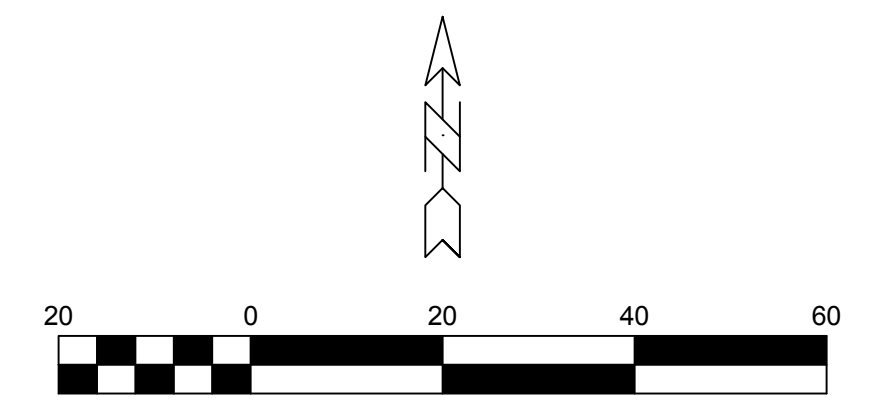
Perimeter fence shall conform to We Energies standard detail drawing.

**Existing Site Information:**  
 Lot Area = 0.714 acres  
 Building Area = 0.000 acres  
 Pave Area = 0.552 acres  
 Green Space = 0.162 acres  
 Ex Impervious Surface percentage: 77.3%

**Proposed Site Information:**  
 Lot Area = 0.714 acres  
 Building Area = 0.022 acres  
 Dense Gradation Aggregate Area = 0.060 acres  
 Open Gradation Aggregate Area = 0.357 acres  
 Asphalt Area = 0.042 acres  
 Green Space = 0.233 acres  
 Impervious Surface percentage: 17.4% (Excludes open gradation aggregate)

**Setbacks:**  
 Front: none  
 Rear: none; 10' if abutting residential zoned district.  
 Side: none; 10' if abutting residential zoned district.

**Construction Access:**  
 Construction traffic shall enter/exit from North State Street.

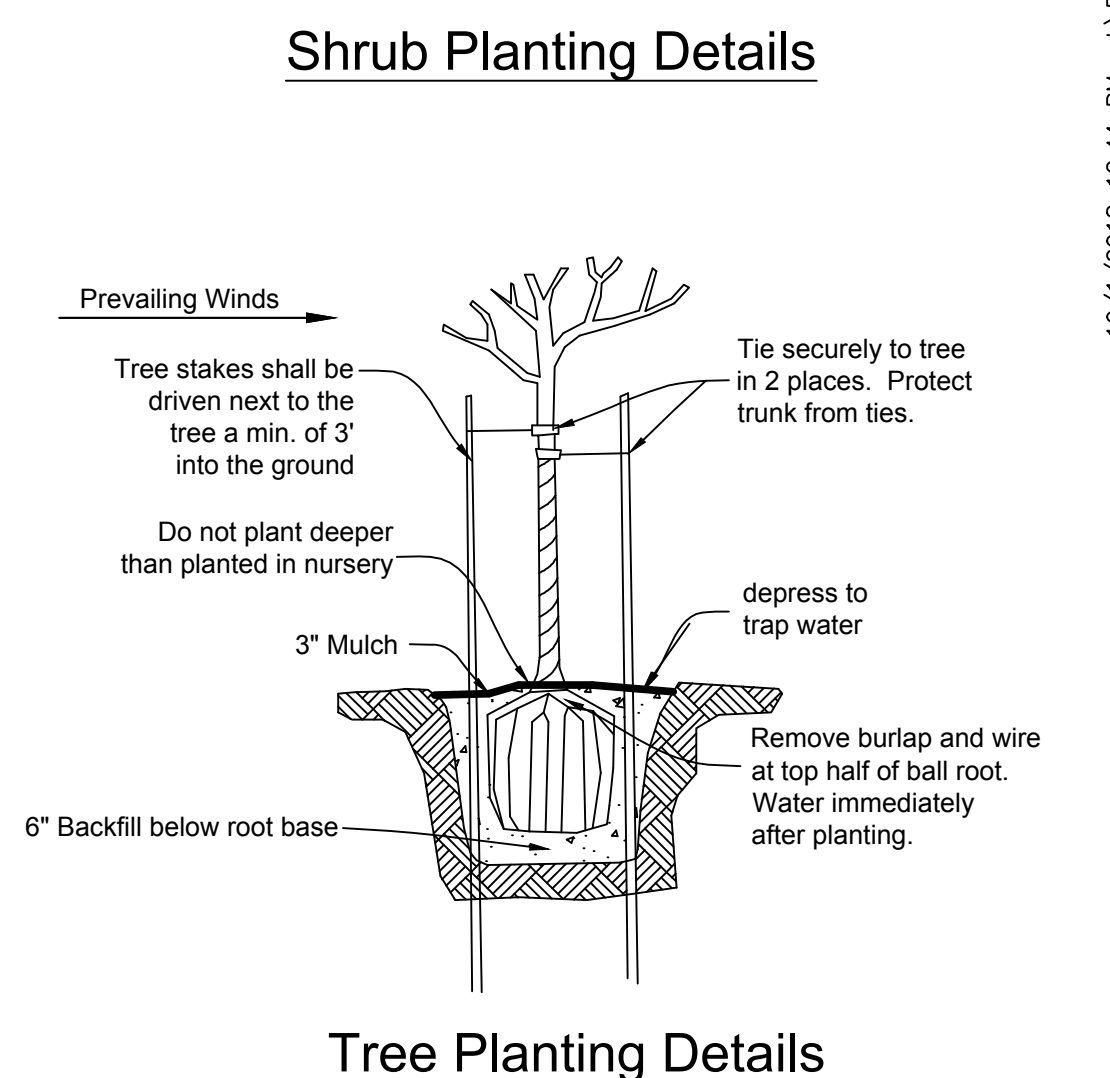
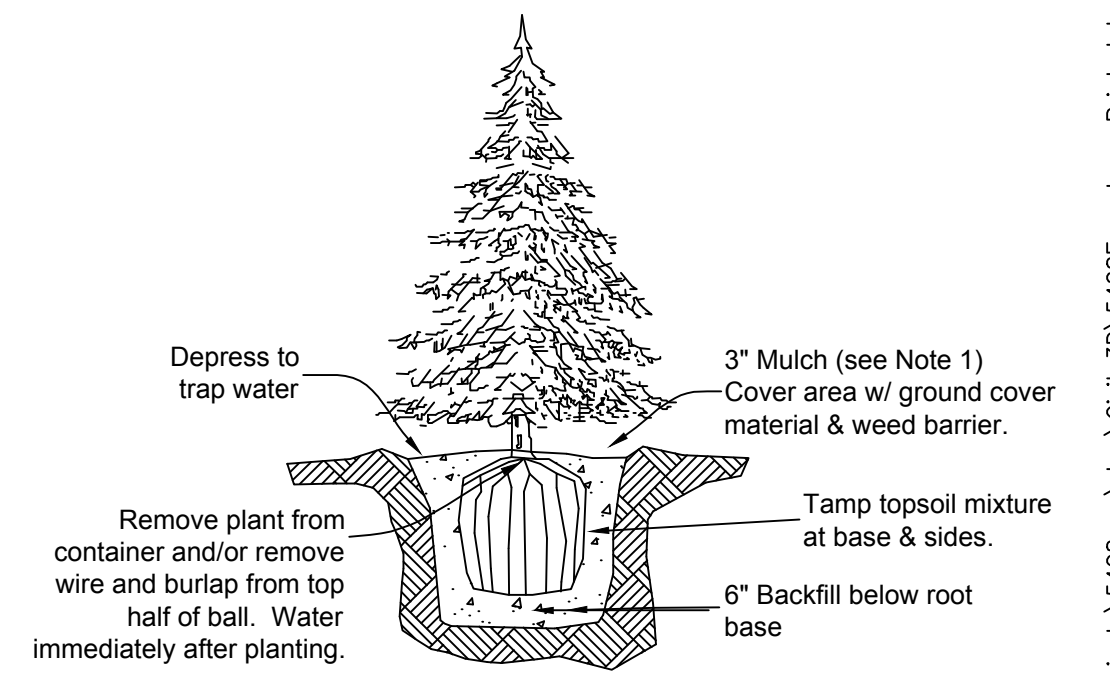
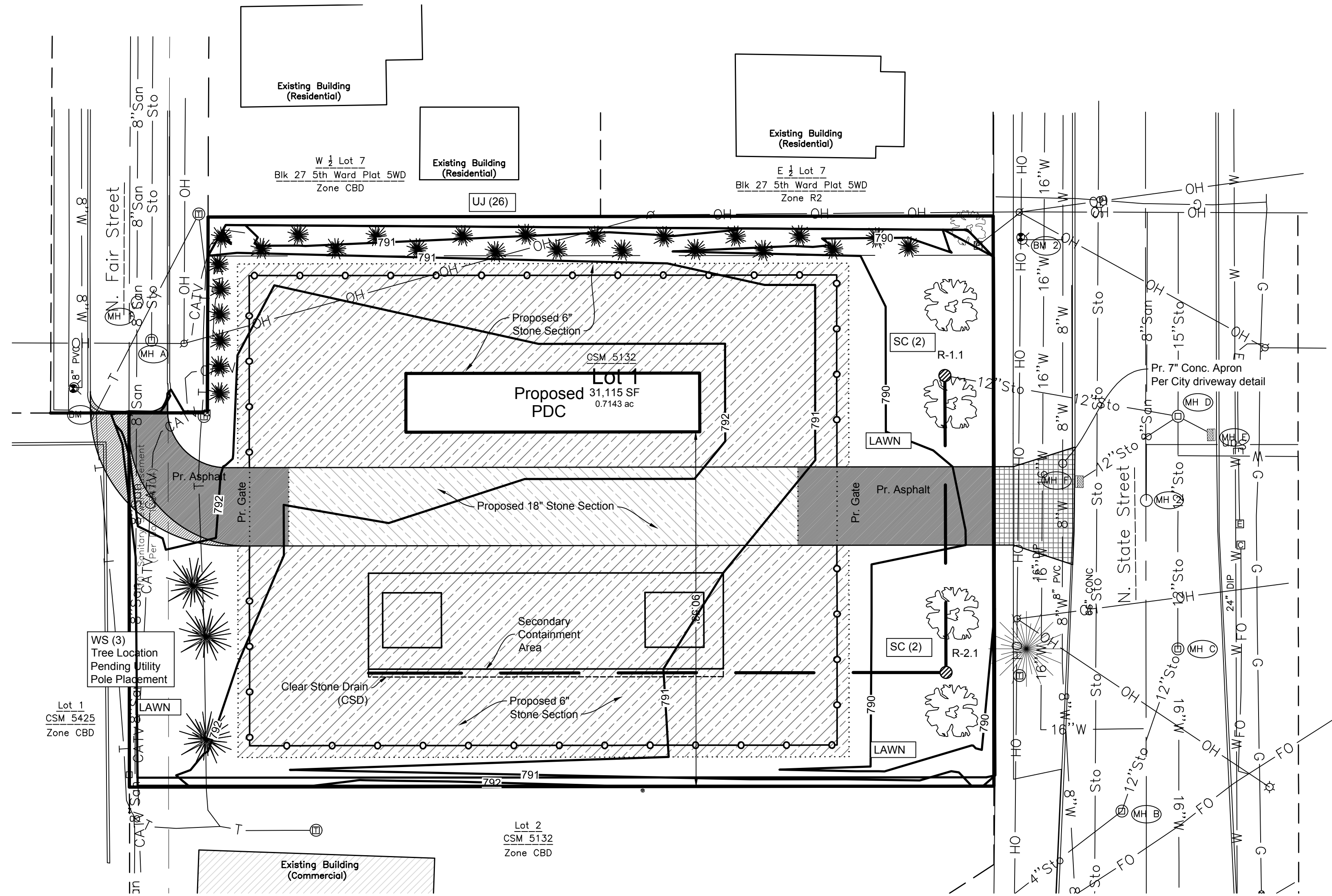


**LEGEND**

- CATV ——— Underground Cable TV
- FO ——— Underground Fiber Optic
- OH ——— Overhead Electric Lines
- Utility Guy Wire
- San ——— Sanitary Sewer
- Sto ——— Storm Sewer
- E ——— Underground Electric
- G ——— Underground Gas Line
- T ——— Underground Telephone
- W ——— Water Main
- Fence — Steel
- Fence — Wood
- Culvert
- Index Contour
- Intermediate Contour
- +799.9 ——— Ex Spot Elevation
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Asphalt
- Proposed 6" Crushed Stone
- Proposed 18" Crushed Stone
- Proposed Concrete
- Pr. High Security Fence
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Telephone Pedestal
- Telephone Manhole
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Curb Stop
- CATV Pedestal
- Gas Regulator
- Sign
- Post / Guard Post
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- 3/4" Rebar Found
- 1" Iron Pipe Found
- Chiseled "X" Found
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- ▲ Proposed Reducer
- Proposed Plug
- Proposed Water MH
- Proposed Tee
- Proposed Cross
- Proposed 90° Bend
- Proposed 45° Bend
- Proposed 22.5° Bend

**SHEET INDEX:**

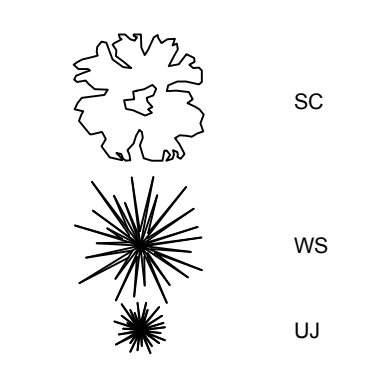
Sheet	Page
Site & Utility Plan	1.0
Topographic Survey	1.1
Demolition Plan	1.2
Drainage and Grading Plan	1.3
Erosion & Sediment Control Plan	1.4
Landscape Plan	1.5
Construction Details	2.1
Erosion & Sediment Control Details	2.2



**Landscape Requirements**

- Note:**
- All Planting beds are to be mulched with hardwood mulch.
  - Lawn areas are to be seeded with Wisconsin DOT seed mixture no. 40 or equivalent applied at 2 lbs per 1,000 square feet. Seeded areas not receiving e-mat will be mulched and anchored following DNR Technical Standard 105B.
  - All plantings shall be of adequate size and maturity to screen the substation from the adjacent properties. Deciduous shade trees must have a trunk size of 2.5 inches in diameter. Deciduous ornamental trees must have a trunk size of 1.5 inches in diameter. Evergreen trees/shrubs must be a minimum 48 inches in height. Deciduous shrubs must be a minimum 24" inches height.
  - Any plant species substitutions must be approved by the project engineer.

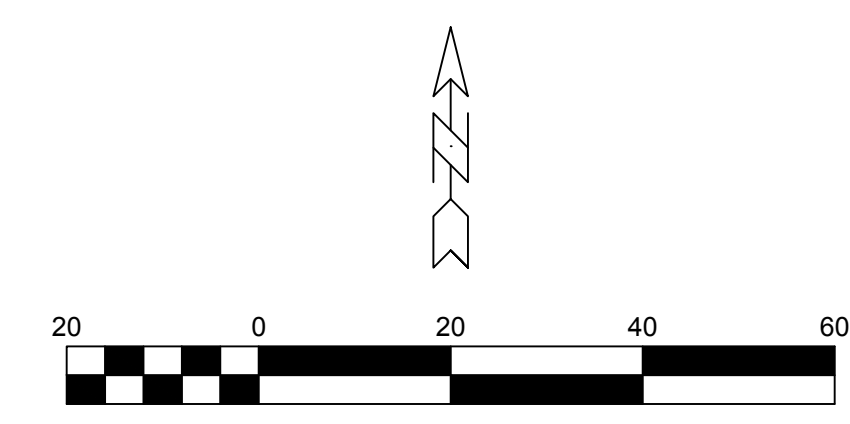
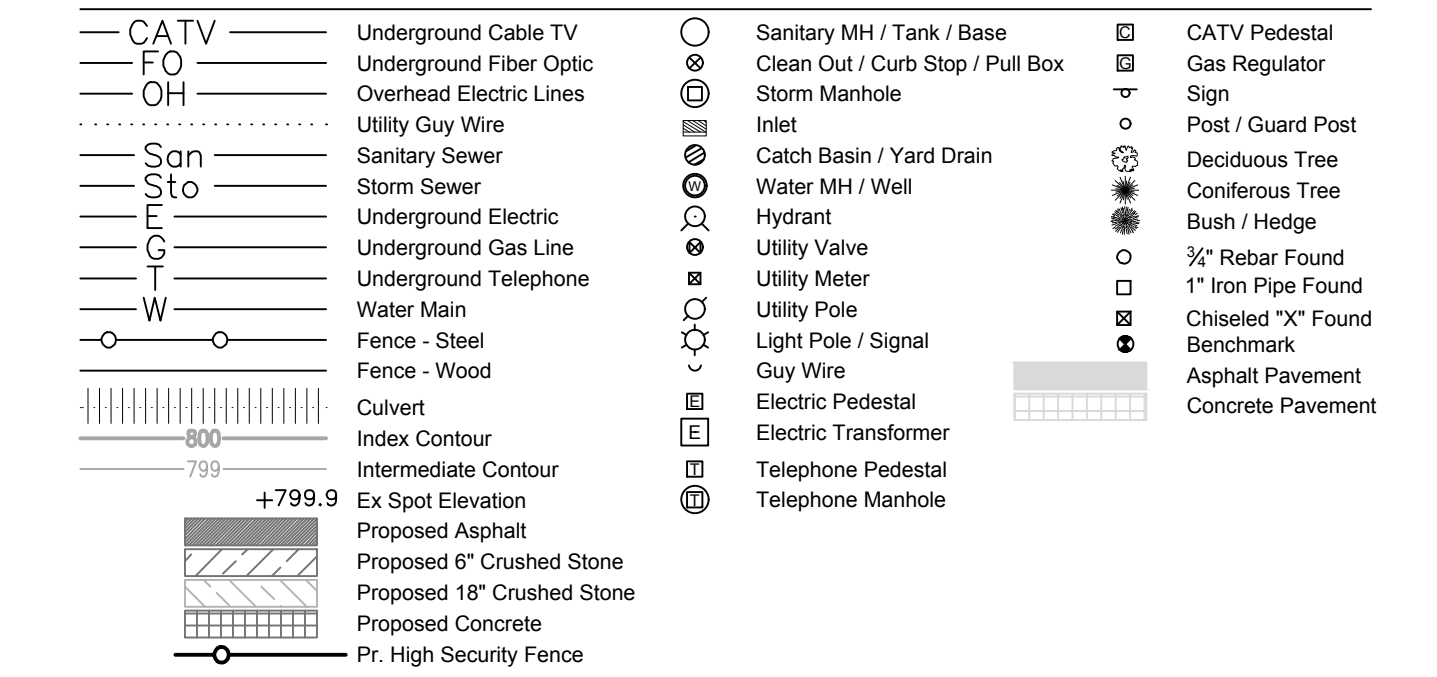
**PLANT LEGEND**



**Plant Schedule**

I.D.	Common Name	Latin Name	Planting Size	Mature Size Ht. / Spread	Qty.
WS	White Spruce	Pinus glauca	Refer Note #3	50'-60' / 15'	3
SC	Snowdrift Crabapple	Malus 'Snowdrift'	Refer Note #3	15'-20' / 15'-20'	4
UJ	Upright Juniper	Juniperus cultivars	Refer Note #3	15'-20' / 15'-20'	26

**LEGEND**







Example Substation  
Northland Substation from Northwest  
(Photo taken 05/01/17)



## State Street Substation Project Summary

### Project Description:

**Construction of a new 34.5-12 kV electric distribution substation to replace the current Washington Street Substation (SS) and support voltage conversion of the surrounding line distribution area from 4kV to 12kV.**

**This is the next phase, and final new substation, in a series of planned projects to fully convert the City of Appleton's aging 4kV system to operate at the modern 12kV standard.**

### Project Drivers:

- The existing Washington Street SS 4kV substation and equipment is nearing the end of its design life.
- The transformer and switchgear at the existing Washington Street SS are more than 60 years old.
- About 50% of the poles in the 4KV distribution area are more than 40 years old. 30% of the poles are more than 50 years old, and 19% of the poles are more than 60 years old.
- Converting the distribution system to 12kV operation will provide for the installation of modern technology that will allow remote substation control and monitoring, increase reliability, and increase capacity to provide for future growth.

### New Substation construction overview:

- Construction equipment and layout will be very similar to Northland SS, constructed on Northland Avenue in 2015/2016 and Winnebago Street SS, constructed on Winnebago Street in 2017/2018.
- We Energies plans to purchase an approximate 0.75-acre land parcel just west of the existing Washington Street SS.
- The land consists of a single parcel currently zoned CBD. This zoning is consistent with the City's 2010-2030 Comprehensive Plan, and We Energies does not anticipate a revision to the parcel zoning as part of this project.
- The property is currently utilized as a parking lot. Pavement will be removed prior to substation construction.
- We plan to utilize the majority of the property for the new substation. Once the new substation is constructed, the equipment at Washington Street SS will be demolished. The Washington Street SS and Metro SS properties may be retained by We Energies for placement of lower-profile, enclosed electrical equipment or may be made available for future development. Primary customer decisions/upgrades in the downtown area will help to determine the final plans for the Washington Street SS and Metro SS properties.
- Once the new substation is in place, existing 4kV substations on Water Street (Water Street SS), Durkee Street (Metro SS), and Richmond Street (Bell Heights SS) can also be retired following associated line project work, which is expected to continue for the next several years.
- The substation will include installation of two 25MVA transformers, an enclosed power distribution center (PDC), and a telecommunications/lightning mast.

- The substation will occupy an area of approximately 150 feet east to west by 125 feet north to south and will be surrounded by a 7' 6" "no-cut" expanded metal fence with an additional 12" of barbed wire at the top.
- Modern substation design significantly limits the amount of above-ground construction compared to older substation designs, resulting in improved aesthetics. We Energies will also provide a detailed landscaping plan for this project to assist in this effort.
- Two drives will access the substation, one from State Street and one from Fair Street. The State Street drive will be the primary entrance.

**Associated line distribution work to be performed concurrently:**

- Poles, transformers, overhead conductors, and other service equipment in the surrounding area will also be replaced as part of the broader conversion project.
- This work will be primarily in the areas between Locust Street, Atlantic Street, Union Street and the Fox River.

**Project Schedule:**

- We Energies will seek necessary approvals and permits in late 2018/early 2019 and anticipates beginning construction in the late spring of 2019.
- Construction will be complete by late fall 2019. Washington Street SS will remain in operation until the area conversion is completed. Demolition and retirement of the existing Washington Street SS and the remaining substations will occur in the 2021 to 2023 time frame.

**Communication Plan:**

- We Energies plans contacts with nearby residents that include door to door visits in the immediate vicinity of the planned substation to provide information regarding the upcoming project along with project contact information.