

# ZONING & PLANNING COMMITTEE

## Minutes of WPS Proposed Utility Substation.

WPS, Proposed Buyers; Steigerwaldt Land Services, Inc., Agent; Stuart & Kathy Foltz, Property Owner's.

Conditional Use Permit Hearing

December 4, 2008

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**Call to Order:** Chris Mayer called the Public Hearing to order at 9:00 a.m. on December 4, 2008, at the Arbor Vitae Town Hall, Arbor Vitae, WI.

**Members Present:** Chris Mayer, Jack Harrison, Bob Egan, Fred Radtke, Maynard Bedish.

**Others Present:** Dawn Schmidt, Zoning Administrator; Tammy Baughman, Secretary; Doug Mathys, Wisconsin Public Service Representative, Tom Hoff, Bob Teska, Robert Winat, Wisconsin Department of Transportation, Dan Tannah, Wisconsin Public Service, Richard Reitz, Wisconsin Public Service.

Chris read the legal notice, and asked for any testimony.

Doug Mathys, Agent for Wisconsin Public Service, was sworn in and testified. Doug states the purpose is to increase their reliability in Vilas County and Oneida County.

Richard Reitz was sworn in and testified. Richard is an engineer for WPS and works out of the Rhinelander office. There are 3 main reasons for the proposed substation. First, the electrical feed for this area is from Woodruff to Lake Tomahawk, which services Minocqua, Woodruff, Arbor Vitae, and Lac du Flambeau. They are predicting to have voltage problems by the year 2012, particularly in Lac du Flambeau and in the Town of Arbor Vitae area. Second, they are running at capacity at their substation in Clear Lake. Third, they want to increase their reliability.

Tom Hoff was sworn in and testified. Tom states he understands that the power is needed and the station is needed but why is the substation built in an open field and not across the street on the wooded lot?

Doug responded they will be doing landscaping and they also had a willing seller of property.

Chris asks for any further public comment.

Open Discussion.

Fred discussed that the property was currently zoned all-purpose. The substation was going to be approximately 200' x 200'. The size of the lot is 2.63 acres.

Motion by Bob Egan, second by Fred Radtke to close the Public Hearing. All say aye, motion carried.

No further testimony and the committee members completed the findings of fact decision form.

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare. The Zoning and Planning Committee's findings are: It will provide added electric power and reliability to the area.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall in no foreseeable manner be substantially impaired or diminished by establishment, maintenance or operation of the conditional use. The Zoning and Planning Committee's findings are: There is no change in what is permitted as it is an All-Purpose Zoning District.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The Zoning and Planning Committee's findings are: The uses in the All-Purposes District are permitted. This will not provide any change in the zoning, and would offer more service for the community.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or will be provided. The Zoning and Planning Committee's findings are: The will provide the necessary landscape for stormwater and runoff, and a DNR permit will be submitted.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The Zoning and Planning Committee's findings are: Application will be conditionally approved based on an approved access from the Department of Transportation.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located. The Zoning and Planning Committee's findings are: This application meets conditions of an All-Purpose Zoning District.

Motion by Bob Egan, second by Fred Radtke to approve as presented subject to the following conditions: DOT approved access; perimeter screening and stormwater drainage; submit a copy of the DNR permit. All say aye, motion carried.

**Adjourn:** Motion by Bob Egan, second by Jack Harrison to adjourn. All say aye, motion carried. Adjourned at 9:35 a.m.