NOTICE
Village of Roberts
Plan Commission Meeting
Thursday, April 1, 2021
7:00 PM
GoTo Meeting Information below for online access

Agenda

The regularly scheduled Plan Commission meeting will begin at 7:00 PM on April 1, 2021 at the Roberts Village Hall.

Regular Plan Commission Agenda

1. Call to order
2. Proper notification
3. Building Inspectors Report
4. Discussion/approval for zoning change request for Paul Dombrock at 108 W Warren Street from RD-2 Two Family Residential District to RS-7 Single Family Residential District.
5. Discussion/approval for Patty Johnson to go to Zoning Board of Appeals for the height of her garage that she is looking to build on W. Maple Street and to approve that it is residential use so that.
6. Discussion/approval of Northern States Power/Xcel Energy Site Plan and Storm Water Management Plan for a new substation on 130th Street.
7. Discussion/approval of request for a height variance for Northern States Power/Xcel Energy from 8 feet to 10 feet for a security fence and possibly a variance for the height of the building to be greater than 35 feet for the new substation on 130th Street.
8. Discussion/approval regarding Krautlee Holdings Company LLC/Luke Busker's Site Plan for a new building on 70th Avenue.
9. Discussion/approval of renewing the Building Inspection Services Agreement with All Croix Inspections Corp.
10. Other Business
11. Adjourn

Items on the agenda may not be presented in this order.
Agenda may change up to 24 hours before meeting

Megan Dull,
Village Clerk

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/833896125

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 877 309 2073
- One-touch: tel:+18773092073,,833896125#

United States: +1 (646) 749-3129
- One-touch: tel:+16467493129,,833896125#

Access Code: 833-896-125

PETITION FOR ZONING MAP AMENDMENT

TO: Village of Roberts Plan Commission and Village Board

The undersigned do(es) hereby petition the Village Plan Commission and Village Board of the Village of Roberts, St. Croix County, Wisconsin to rezone:

From: Duplex RD-2 District(s)

To: Single family RS-7 District(s)

The following described property: (Include legal description and common description or location. Use supplemental page if necessary). This information can be transmitted electronically also.

PT LOT 8 BLK N VIL ROBERTS; COM NW COR LOT 8 BLK N S 89' E ON S LN WARREN ST 82FT; TH S 139.05FT; TH S 89' W 82FT; TH N 139.55FT TO POB VIL ROBERTS

Address of Property: 108 W Warren St., Roberts, WI 54023

Parcel I.D. Number: 176102470000

Dated this 23rd day of February, 2021 .

Paul E. Dombrock

Owner of described property

Received at Village Hall _____Date Fees Paid _____

Created on 10/24/2007 9:32 AM

Sent from my iPhone

MEMORANDUM

To:	Village of Roberts Plan Commission / Board		
From:	Angi Goodwin		
Date:	March 30, 2021	Project No.:	23-0737.19
Re:	Xcel Energy – New Substation Site Plan Review		

Site Plan Summary

- Xcel Energy submitted a site plan to construct a new substation, south of Packer Drive and immediately west of 130th Street. The old substation will be removed, including the driveway, and restored to grass (no submittals or approvals required).

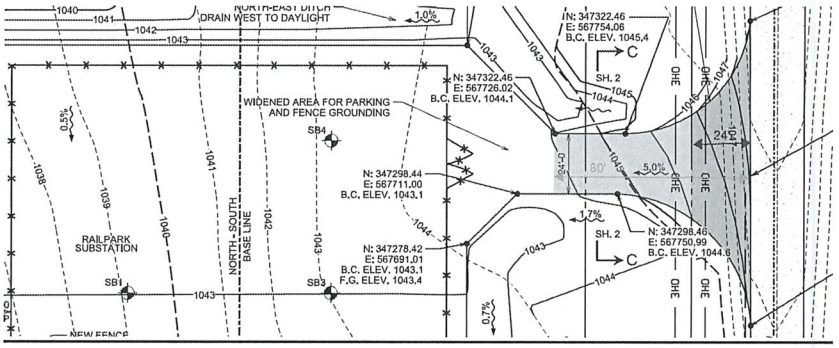
Zoning Code Review (site is zoned I-1 Urban Institutional District, code 70-132)

- Use – proposed use of the site is a conditional use (electricity generating substations)
- Lot Area and Width – meets requirements.
- Building Height and Size – if greater than 35-foot height, will require a variance from the zoning ordinance.
- Setbacks and Yards – meets requirements or not applicable
- Off Street Parking and Loading Space – meet requirements or not applicable
- Minimum Utility Services – not applicable (sanitary and water services not needed)
- Fence Height – proposed 10-foot fence, code allows 8-foot fence, a variance is required.

Design Standards Review

- Driveway Width at 130th Street – driveway width at 130th Street is 120-feet, this is required for the truck turning movements and recommend that this is acceptable
- Hard Surfaced Driveway Pavement - required by ordinance 70-40 (d) (4) (b) to be paved within one year, per ordinance, this could be interpreted as an 80-foot paved driveway (to the point that the 24-foot width ends) but acceptable to consider allowing a paved driveway to the property line, which results in an approximate 24-foot-long driveway. The hard surfaced driveway is recommended for protection of the edge of 130th Street and tracking control. Note if not required, this would need a variance.

715.834.3161 | 3433 Oakwood Hills Parkway | Eau Claire, WI 54701-7698
www.AyresAssociates.com

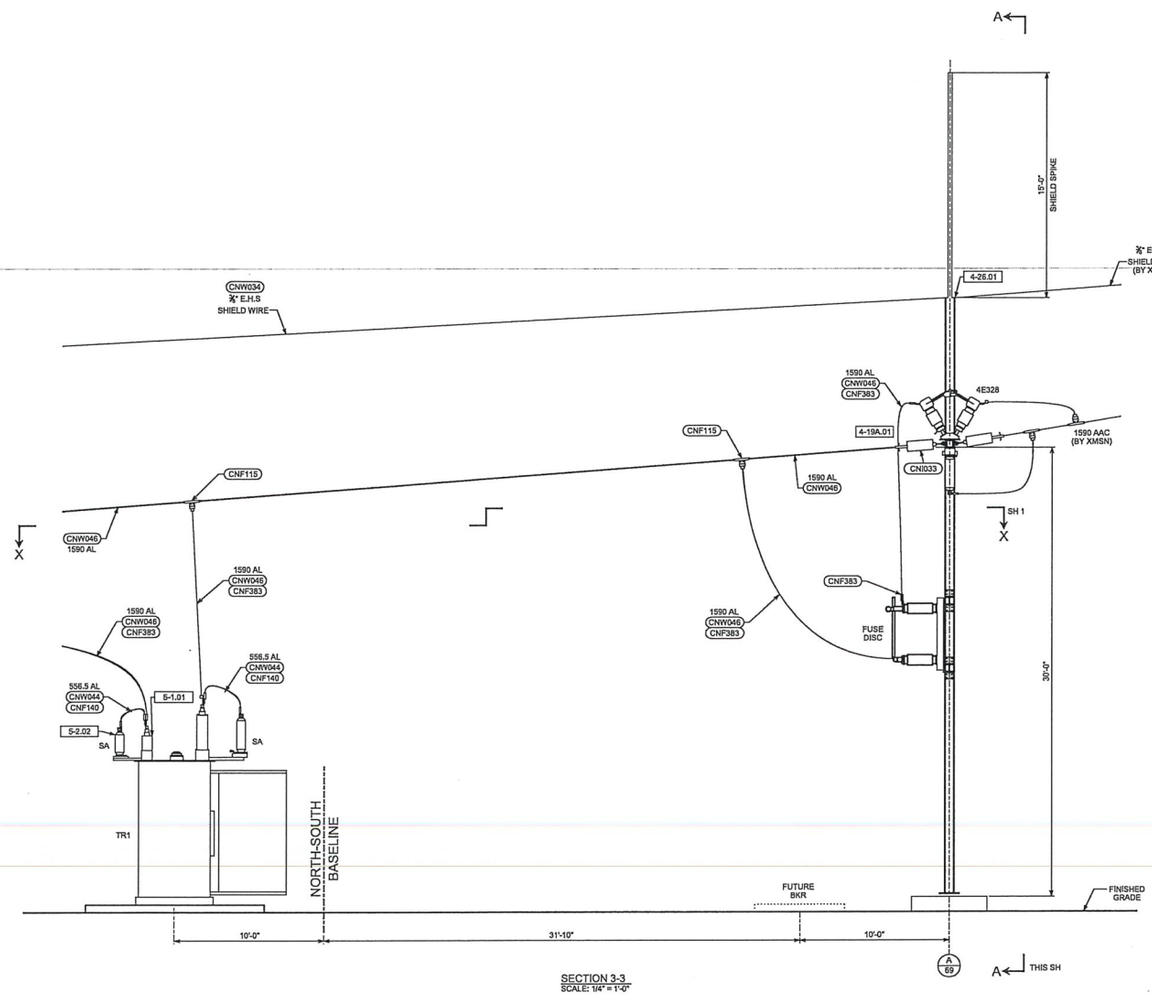


Storm Water Management Review

- The Outlet for Pond P1 appears to have a couple errors:
  - The 18" culvert is shown at 1032.10 on the plans and 1032.25 in the report, please revise.
  - Device #2 is modeled as an orifice but appears to be a weir on the plans. If Device #2 is a weir, the routing for Devices #3 & 4, should be routed to Device #2, not Device #1. Please revise.
- This site drains to a closed depression and therefore, per Robert Storm Water Standards, must safely store the storm water runoff from the 100-year, 10-day rainfall event (9.92 inches) under saturated or frozen soil conditions (CN=100).

Recommendations

- Recommend approval contingent on minimum paved 24-foot apron (to property line), and fire department and police department comments



THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION

FOR GENERAL NOTES AND LEGEND SEE SHEET 1.
FOR DRAWING REFERENCE AND REVISION INFORMATION SEE PHYSICAL INDEX SHEET.

0 1' 2' 5' 10' 15'
SCALE IN FEET
1/4" = 1'-0"

Phillips, Keith R.
Digitally signed by Phillips, Keith R.
Date: 2021.03.22 15:58:14 -06'00'

ISSUED BY ENGINEERING DEPT FOR: CONSTRUCTION

THIS HARDCOPY IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THIS SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.
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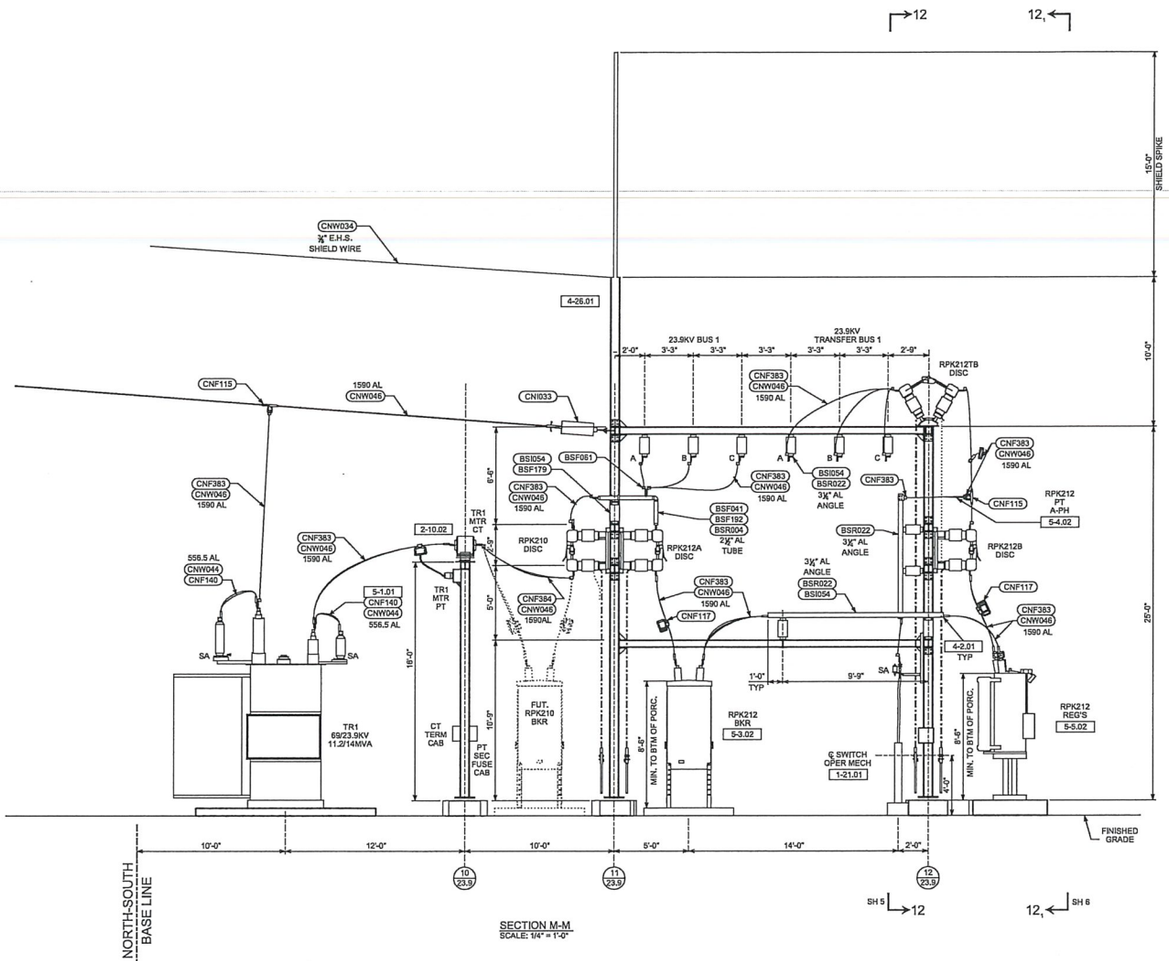
RAILPARK SUBSTATION RPK
ELECTRICAL LAYOUT
69KV SECTIONS

Xcel Energy® | NH-284885-2 | SCALE 1/4"=1'-0" | REV 0

REV	DATE	WBS #	REVISION DESCRIPTION



SECTION M-M
SCALE: 1/4" = 1'-0"

SCALE IN FEET
1/4" = 1'-0"

THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION

REV	DATE	WSS #	REVISION DESCRIPTION
SA	03/10/2021	A.0001247.003.001.002	IFC - RPK - RSLD 69/23 SKV SUS DCP

Phillips, Keith R. Digitally signed by Phillips, Keith R. Date: 2021.03.22 15:59:05 -06'00'

FOR GENERAL NOTES AND LEGEND SEE SHEET 1.
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RAILPARK SUBSTATION — RPK
ELECTRICAL LAYOUT
23.9KV SECTIONS

Xcel Energy® | NH-284886-3 | SCALE 1/4"=1'-0" | REV 0

NH-284886-3.DGN
3/15/2021 5:56:02 PM

RAIL PARK SUBSTATION

ISSUED FOR CONSTRUCTION

SYMBOLS LEGEND

BREAK LINE	SECTION CALL OUT: A – SECTION LETTER; SH2 – SHEET SECTION DRAWN ON
BILL OF MATERIAL CALL OUT	
REVISION CALL OUT (A / 100)	
COLUMN GRID CALL OUT	SECTION DESCRIPTION: SECTION DESCRIPTION / SCALE – DESCRIPTION; SCALE
BAR SCALE (0 1" 2")	
WORK POINT	
INDICATES APPROXIMATE SIGN LOCATION	LINE TYPES
NORTH ARROW (N)	1019 CONTOUR LINE - NEW
P.P POWER POLE	1019 CONTOUR LINE - EXISTING
SB4 SOIL BORING LOCATION	CULVERT
BIO ROLL	EASEMENT
FLOW DIRECTION	FENCE LINE - NEW
SEEDED AND MULCHED OR EROSION CONTROL BLANKET	FENCE LINE - EXISTING
AREAS NOT TO BE DISTRUBED	PROPERTY LINE - EXISTING
	PROPERTY LINE - NEW
	RIGHT OF WAY LINE
	SECTION LINE
	SILT FENCE
	WETLAND BOUNDARY

ABBREVIATIONS

AB	ANCHOR BOLT	MAS	MASONRY
AD	ADDRESS SIGN	MAX	MAXIMUM
BC	BURIED CABLE SIGN, BOLT CIRCLE	NIC	NOT IN CONTRACT
BLDG	BUILDING	NS	NEAR SIDE
BM	BEAM, BENCH MARK	NT	NO TRESPASSING SIGN
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CL/ C	CENTER LINE	OC	ON CENTER
CMP	CORRUGATED METAL PIPE	PJF	PREFORMED JOINT FILLER
CMU	CONCRETE MASONRY UNIT	PROJ	PROJECTION
COL	COLUMN	RAD/R	RADIUS
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CONCRETE PIPE	REF	REFERENCE
Ø, DIA	DIAMETER	REINF	REINFORCING, REINFORCEMENT
DIM	DIMENSION	RO	ROUGH OPENING
EEE	ELECTRICAL EQUIPMENT ENCLOSURE	SCHED	SCHEDULE
EF	EACH FACE	SEC	SECTION
EL	ELEVATION	SH	SHEET
EXT	EXTERIOR	SPEC(S)	SPECIFICATION(S)
FD	FIELD DRILL	SQ	SQUARE
FLG	FLANGE	STRUCT	STRUCTURE, CIVIL
FS	FAR SIDE	STD	STANDARD
FT	FEET	STL	STEEL
GALV	GALVANIZED	TOC	TOP OF CONC
HAS	HEADED ANCHOR STUD	TOM	TOP OF MASONRY
ID	IDENTIFICATION SIGN	TOS	TOP OF STEEL
IN	INCH	TP	TRANSMISSION POLE
JT	JOINT	TYP	TYPICAL
K	KIP (1000 LBS.)	UNO	UNLESS NOTED OTHERWISE
LB	POUND	WR	WARNING SIGN
LLH	LONG LEG HORIZONTAL		
LLV	LONG LEG VERTICAL		

PROJECT REVISION AND DESCRIPTION

REVISION	WBS LEVEL 4	PROJECT DESCRIPTION
REV A	A.0001247.003.001.002	REBUILD 69 23 9KV SUB DCP INSTALL STEPS AND OUTLET CHANGES

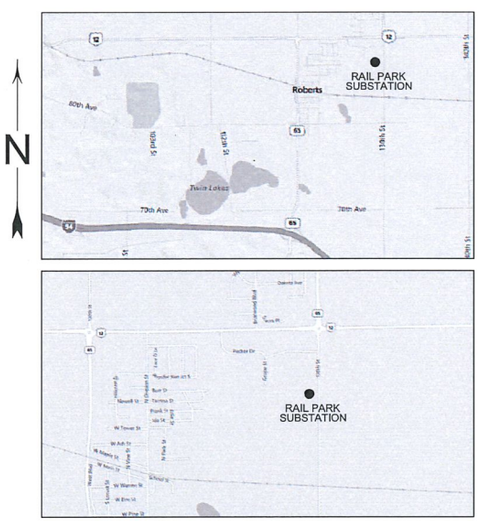
GENERAL NOTES:

1. REVISION LETTERS IN THIS TABLE CORRESPOND TO THE WORK THAT IS TO BE COMPLETED FOR EACH WBS NUMBER LISTED. THESE REVISION LETTERS WILL BE USED THROUGHOUT THE ISSUED DRAWING PACKAGE.
2. THESE LETTERS SEPARATE MULTIPLE WORK ORDER NUMBERS, ISSUED WITHIN THE DRAWING PACKAGE.
3. FOR DRAWING REFERENCE AND REVISION INFORMATION SEE INDEX SHEET.

CONTACT INFORMATION

NAME / TITLE	CONTACT INFORMATION
NAME: MATT SMITH COMPANY NAME: HDR INC. PROFESSIONAL TITLE: PROJECT ENGINEER PROJECT ROLE: CIVIL ENGINEER	OFFICE: (763) 591-6625
NAME: LUKE MULLRANIN COMPANY NAME: HDR INC. PROFESSIONAL TITLE: SUB. CIVIL ASSISTANT P.M. PROJECT ROLE: LEAD DRAINAGE DESIGNER	OFFICE: (763) 278-5964
NAME: BEN SIMON COMPANY NAME: HDR INC. PROFESSIONAL TITLE: SUB. ELECTRICAL DESIGNER III PROJECT ROLE: GRADING DESIGNER	OFFICE: (763) 591-5434
NAME: TROY LIVGARD COMPANY NAME: XCEL ENERGY PROFESSIONAL TITLE: PRINCIPAL ENGINEER PROJECT ROLE: CMT GRADING SPONSOR	OFFICE: (612) 330-6324
NAME: CURTIS FRANK COMPANY NAME: XCEL ENERGY PROFESSIONAL TITLE: STAFF AUG. CONTRACTOR PROJECT ROLE: PROJECT MANAGER	OFFICE: (612) 321-3202

VICINITY MAP



SUBSTATION ADDRESS:
874 130TH STREET
ROBERTS, WI 54023

TELEPHONE NUMBER

SUBSTATION GPS:
LATITUDE: 44.992052
LONGITUDE: -92.537647

REV	DATE	WBS #	REVISION DESCRIPTION

REV	DATE	WBS #	REVISION DESCRIPTION

REV	DATE	WBS #	REVISION DESCRIPTION
0A	11/13/2020	A.0001247.003.001.002	IFC - RPK - RBLD 69 23 9KV SUB DCP
1A	04/01/2021	A.0001247.003.001.002	IFC - RPK - RBLD 69 23 9KV SUB DCP

WISCONSIN
MATTHEW J. SMITH
47884-6
MINNETONKA
MINNESOTA
PROFESSIONAL ENGINEER

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RAILPARK SUBSTATION — RPK
COVER & INDEX SHEET - CIVIL
CIVIL GRADING COVER SHEET

Xcel Energy® | NH-284930-1 | SCALE: NONE | REV: 1

NH-284930-1.DGN
3/17/2021 10:20:59 AM

OVERALL	CURRENT	ISSUE TYPE	DRAWING NUMBER	REV	DRAWING DESCRIPTION
			COVER & INDEX SHEET - CIVIL		
X	X	CONSTRUCTION	NH-284930-1	1	CIVIL GRADING COVER SHEET
X	X	CONSTRUCTION	NH-284930-2	2	STRUCTURAL & FOUNDATION COVER SHEET
X	X	CONSTRUCTION	NH-284930-3	3	INDEX
			FOUNDATION LAYOUT		
X		CONSTRUCTION	NH-284941-1	0	SCHEDULE & DETAILS
X		CONSTRUCTION	NH-284941-2	0	69KV-23.9KV PLAN
X		CONSTRUCTION	NH-284941-3	0	ELECTRICAL EQUIPMENT ENCLOSURE SLAB DETAILS
			STRUCTURES		
X		CONSTRUCTION	NH-284937	0	PLAN
X		CONSTRUCTION	NH-284938-1	0	23.9KV PLAN & B.O.M.
X		CONSTRUCTION	NH-284938-2	0	23.9KV ERECTION DIAGRAM
X		CONSTRUCTION	NH-284938-3	0	23.9KV ERECTION DIAGRAM
X		CONSTRUCTION	NH-284938-4	0	23.9KV SHOP DETAILS
X		CONSTRUCTION	NH-284938-5	0	23.9KV SHOP DETAILS
X		CONSTRUCTION	NH-284938-6	0	23.9KV SHOP DETAILS
X		CONSTRUCTION	NH-284939	0	23.9KV CT/PT SUPPORT STRUCTURE (16'-0" HIGH)
X		CONSTRUCTION	NH-284940-1	0	69KV TERMINATION STRUCTURE
X		CONSTRUCTION	NH-284940-2	0	69KV TERMINATION STRUCTURE - DETAILS
X	X	CONSTRUCTION	NH-286024-1	0	5'-6 X 5'-6 LANDING TREAD STAIRS ERECTION PLAN
X	X	CONSTRUCTION	NH-286024-2	0	5'-6 X 5'-6 LANDING DETAILS
X	X	CONSTRUCTION	NH-286025-1	0	10'-0 X 5'-6 LANDING TREAD STAIRS ERECTION PLAN
X	X	CONSTRUCTION	NH-286025-2	0	10'-0 X 5'-6 LANDING DETAILS
			CONTOUR AND GRADING LAYOUT		
X	X	CONSTRUCTION	NH-284933-1	1	PLAN
X		CONSTRUCTION	NH-284933-2	0	SECTIONS
X		CONSTRUCTION	NH-284933-3	0	EROSION CONTROL PLAN
X	X	CONSTRUCTION	NH-284933-4	1	DETAILS
X	X	CONSTRUCTION	NH-284933-5	1	DETAILS
			FENCE LAYOUT		
X		CONSTRUCTION	NH-284934-1	0	PLAN
X		CONSTRUCTION	NH-284934-2	0	DETAILS
			BILL OF MATERIAL - CIVIL		
		CONSTRUCTION	NH-284935	1	WBS# A.0001247.003.001.002
			TOPOGRAPHY LAYOUT		
X		CONSTRUCTION	NH-284932	0	PLAN

REV	DATE	WBS4	REVISION DESCRIPTION

REV	DATE	WBS4	REVISION DESCRIPTION

REV	DATE	WBS4	REVISION DESCRIPTION
2A	03/05/2021	A.0001247.003.001.002	IFC - RPK - RBLD 69 23.9KV SUB DCP
3A	04/01/2021	A.0001247.003.001.002	IFC - RPK - RBLD 69 23.9KV SUB DCP

ISSUED BY ENGINEERING DEPT CONSTRUCTION

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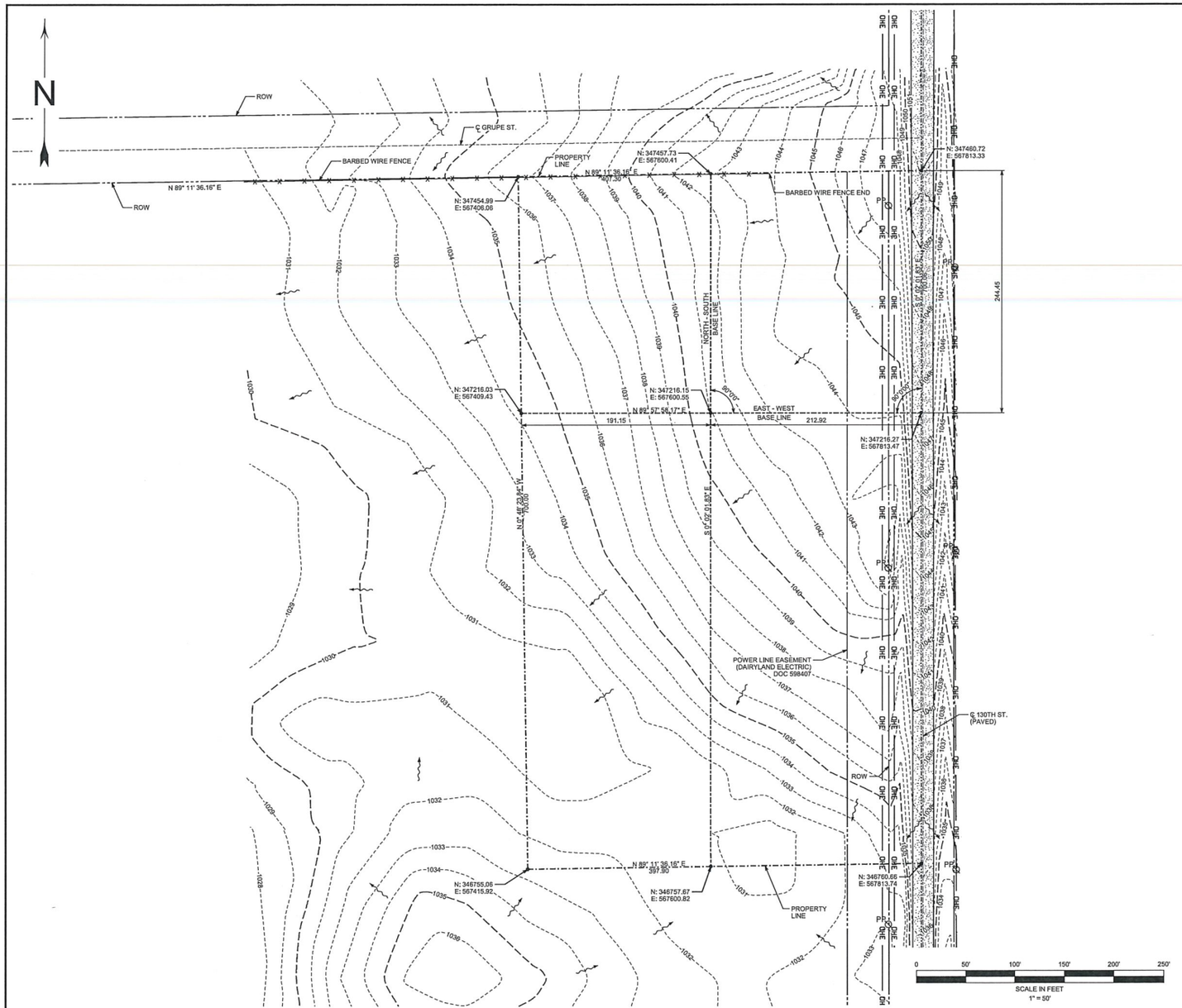
RAILPARK SUBSTATION RPK

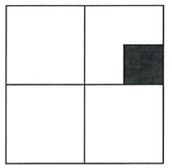
COVER & INDEX SHEET - CIVIL

INDEX

Xcel Energy® NH-284930-3 SCALE NONE REV 3



SECTION MAP



SE ¼ OF NE ¼
SEC 22, T. 29N, R. 18W
ST. CROIX COUNTY, WI

GENERAL NOTES

1. CONTOURS AT ONE FOOT INTERVALS.
2. ST. CROIX COUNTY, WISCONSIN, U.S. SURVEY FEET ELEVATIONS ON NAVD88 ADJUSTMENT. HORIZONTAL CONTROL ON NAD83.
3. SURVEY BY XCEL ENERGY, MARCH, 2020.

LEGEND

- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY
- EASEMENT
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CHAINLINK FENCE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- OHE — OVERHEAD ELECTRIC
- EXISTING FLOW ARROW
- PROPERTY CORNER
- PP — POWERPOLE

REV	DATE	WBS #	REVISION DESCRIPTION

REV	DATE	WBS #	REVISION DESCRIPTION

REV	DATE	WBS #	REVISION DESCRIPTION
GA	11/13/2020	A.0001247.023.001.002	IFC - RPK - RBLD 69 23 kV SUB DCP

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MATTHEW J. SMITH
47884-6
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MINNESOTA
PROFESSIONAL ENGINEER

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RAILPARK SUBSTATION

RPK

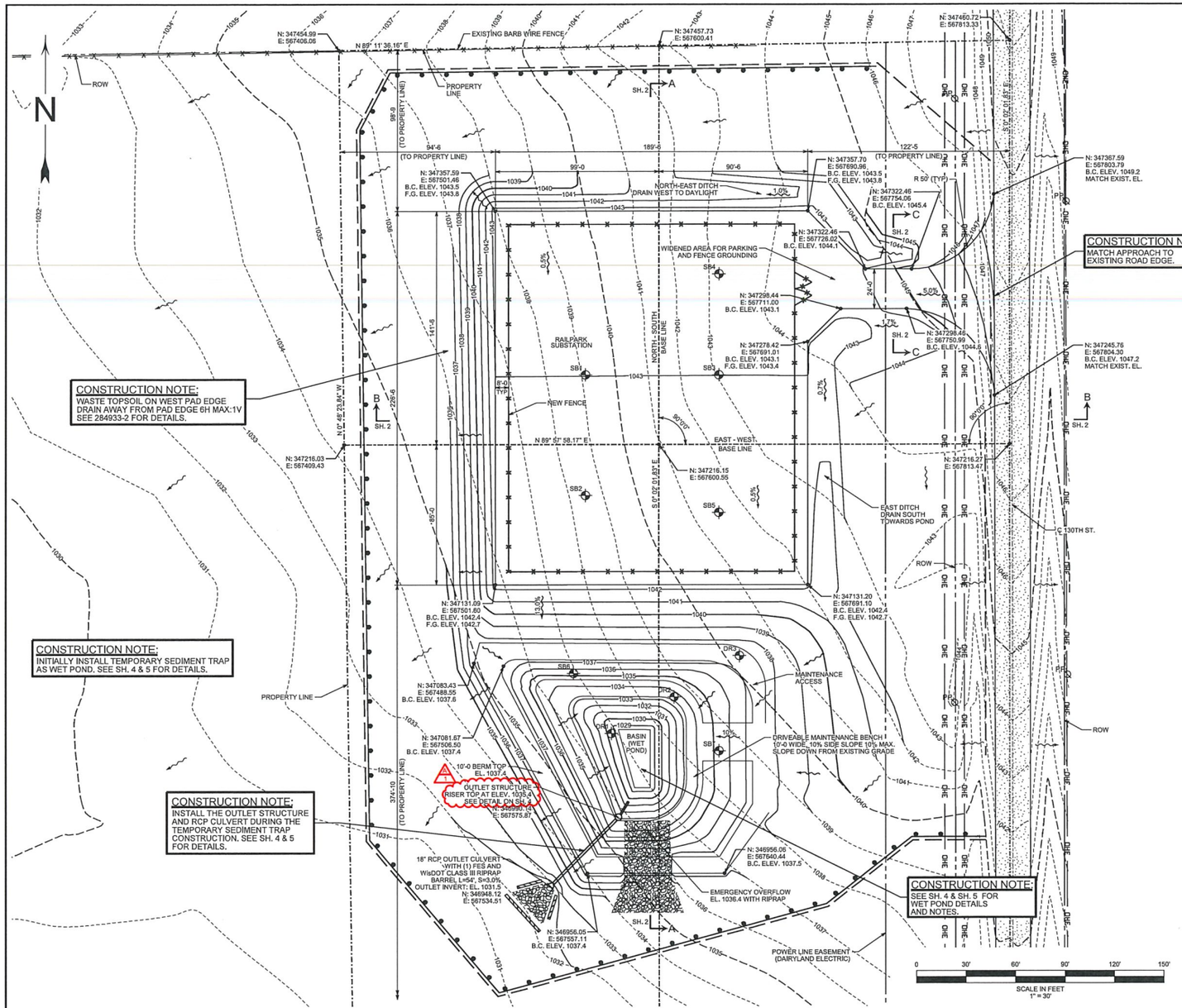
TOPOGRAPHY LAYOUT

PLAN

Xcel Energy® | NH-284932 | SCALE 1"=50'-0" | REV 0

11/24/2020 9:31:41 AM

NH-284932.DGN



GENERAL NOTES

1. LOCATION OF BENCH MARK FOR GRADE ELEVATION IS TO BE SET PRIOR TO GRADING CONSTRUCTION.
2. CONTOURS AT ONE FOOT INTERVALS.
3. CONTOURS AND ELEVATIONS IN SUBSTATION GRADED AREA ARE TOP OF BASE MATERIAL.
4. CONTOURS OUTSIDE OF THE SUBSTATION GRADED AREA INDICATE THE TOP OF FINISHED TOPSOIL.
5. FINISHED GRADE IN SUBSTATION GRADED AREA IS 4 INCHES HIGHER THAN THE ROUGH GRADE ELEVATION. FINISHED GRADE CONSISTS OF 4 INCHES OF CRUSHED ROCK PROVIDED AND INSTALLED BY XCEL ENERGY.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH XCEL ENERGY SPEC. 220 "SPECIFICATION FOR SITE GRADING", REV. 3, DATED 7/15/94.
7. EROSION CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH XCEL ENERGY SPEC. 221 "SPECIFICATION FOR EROSION CONTROL PLAN", REV. 0, DATED 8/18/95.
8. EXCESS SOIL FROM GRADING EXCAVATION TO BE PROPERLY DISPOSED OF OFF-SITE OR UTILIZED IN LANDSCAPING ACTIVITIES AND IN NO CASE SHALL IT AFFECT OVERALL SITE DRAINAGE.

CONSTRUCTION SEQUENCE (STAGES)

1. INSTALL SILT FENCE.
2. CLEAR AND GRUB.
3. GRADE DIVERSION BERMS, DIVERSION SWALES, TEMPORARY SEDIMENT TRAP, AND WET POND STRUCTURE, OUTLET PIPE AND EMERGENCY OVERFLOW RIPRAP.
4. APPLY TEMPORARY SEED (IF NECESSARY). INSTALL CONSTRUCTION ROCK ENTRANCE. GRADE PERMANENT BERMS AND SWALES.
5. COMPLETE MASS GRADING. INSTALL SEDIMENT CONTROL LOGS. RE-SPREAD TOPSOIL, DISPOSE REMAINING TOPSOIL OFFSITE.
6. SEED AND MULCH/BLANKET. CONVERT TEMPORARY SEDIMENT TRAP TO WET POND. REPAIR/RESEED ANY AREAS DISTURBED DURING THE CONVERSION TO WET POND.

AFTER MASS GRADING IS COMPLETED

1. SEED AND BLANKET.
2. CONVERT TEMPORARY SEDIMENT TRAP TO WET POND. RE-SEED WET POND.

AFTER VEGETATION IS ESTABLISHED

1. REMOVE SILT FENCE.
2. SEED AND MULCH/BLANKET. CONVERT TEMPORARY SEDIMENT TRAP TO WET POND. REPAIR/RESEED ANY AREAS DISTURBED DURING THE CONVERSION.

LEGEND

- PROPERTY LINE
- SECTION LINE
- SILT FENCE
- ROW
- 100 PROPOSED MAJOR CONT.
- 101 PROPOSED MINOR CONT.
- 100 EXISTING MAJOR CONT.
- 101 EXISTING MINOR CONT.
- GRAVEL BASE
- NEW CHAINLINK FENCE
- EXISTING FENCE
- OHE OVERHEAD ELECTRIC
- LIMITS OF DISTURBANCE
- PROPERTY CORNER
- PP POWERPOLE
- EXIST. FLOW ARROW
- NEW FLOW ARROW
- SEDIMENT CONTROL LOG
- CULVERT (FES SHOWN)
- EROSION CONTROL BLANKET
- RIPRAP
- SB7 SOIL BORING LOCATIONS

DRAWING REFERENCE

SOIL BORING REPORT ——— NX-283996

PRE-EXCAVATION PROCEDURE

1. CAUTION: THERE MAY BE UNDERGROUND UTILITIES/OBSTRUCTIONS IN THIS AREA. THE UNDERGROUND UTILITIES SHOWN ON THE PROVIDED ELECTRICAL REFERENCE DRAWINGS SHALL NOT BE ASSUMED COMPLETE OR ACCURATE. CONSTRUCTION SHALL LOCATE AND CLEARLY MARK THE LOCATION PRIOR TO ANY EXCAVATION ACTIVITY. 811 SHALL BE CALLED FOR EVERY EXCAVATION PROJECT AT LEAST THREE (3) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
2. FOR UNDERGROUND UTILITY LOCATES INSIDE THE SUBSTATION FENCE, REQUEST LOCATES FROM (CHRIS COTTON - SUPERVISOR FIELD OPS) AT LEAST TEN (10) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
3. SEE REFERENCE DRAWINGS NH-284932 FOR KNOWN UNDERGROUND UTILITIES.
4. REFER TO CONSTRUCTION SPECIFICATION (NSP-STD-CIVIL AND PHYSICAL SUBSTATION CONSTRUCTION SPECIFICATIONS) FOR ADDITIONAL LOCATE INFORMATION.
5. DRAWINGS SHALL NOT BE RELIED ON AS THE SOLE SOURCE OF INFORMATION REGARDING UNDERGROUND UTILITIES.

REV	DATE	WBS #	REVISION DESCRIPTION
GA	11/13/2020	A.0001247.003.001.002	IFC - RPK - REILD 69 23 kV SUS DCP
SA	04/07/2021	A.0001247.003.001.002	IFC - RPK - REILD 69 23 kV SUS DCP

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MATTHEW J. SMITH
47884-6
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PROFESSIONAL ENGINEER

ISSUED BY ENGINEERING DEPT FOR: CONSTRUCTION

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RAILPARK SUBSTATION

CONTOUR AND GRADING LAYOUT

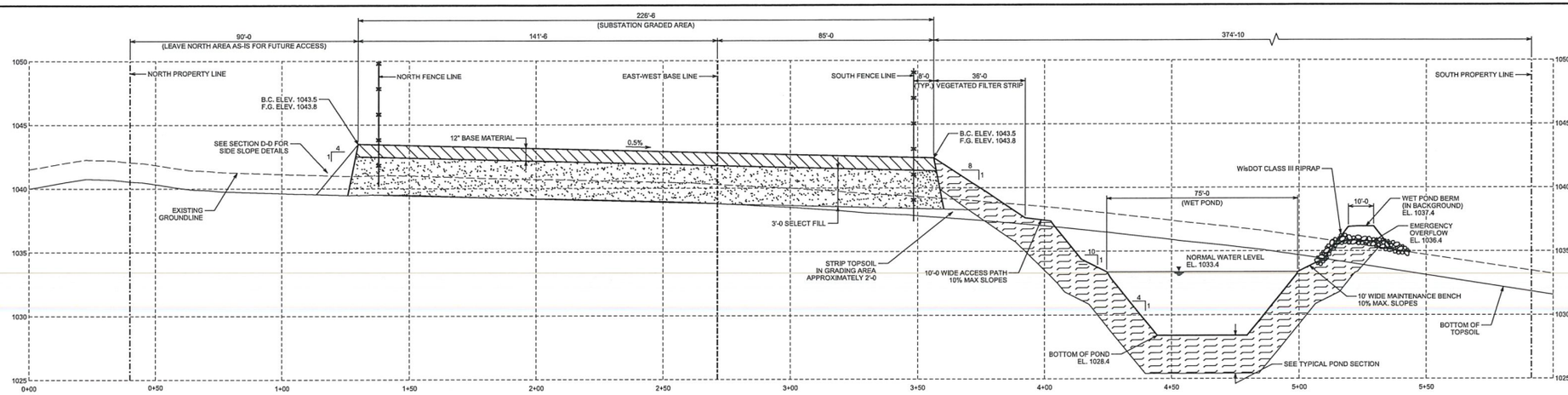
PLAN

RPK

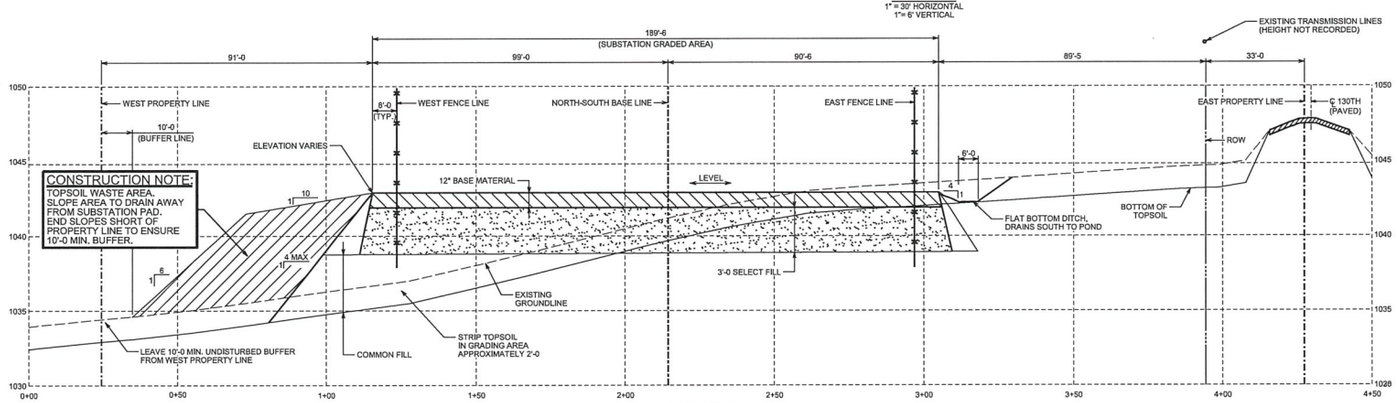
Xcel Energy® | NH-284933-1 | SCALE 1"=30'-0" | REV 1

3/17/2021 11:35:26 AM

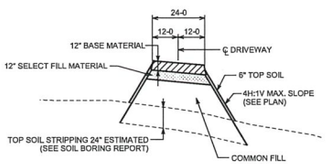
NH-284933-1.DGN



SECTION A-A
1" = 30' HORIZONTAL
1"= 6' VERTICAL



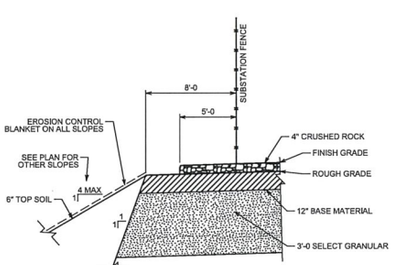
SECTION B-B
1" = 30' HORIZONTAL
1"= 6' VERTICAL



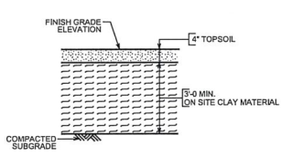
SECTION C-C
(TYPICAL DRIVEWAY)
SCALE: NONE

NOTES:

1. SEE GEOTECH REPORT NX-283996 FOR DISCUSSION OF ON-SITE MATERIALS.
2. GEOTECH RECOMMENDS REMOVING SOFT OR UNSTABLE CLAYS IN THE UPPER 3'-0. STRIP TO 2'-0 AND INSPECT SOIL. IF SOFT, EXCAVATE REMAINDER TO 3'-0. IF STABLE, PROOF-ROLL,THEN PLACE COMMON FILL.



SECTION D-D
GRADING PAD SECTION DETAIL
SCALE: NONE

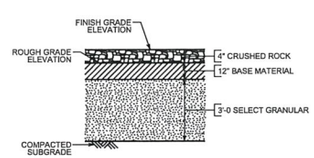


SEE SECTION DETAILS FOR SITE SPECIFIC INFORMATION

NOTES:

1. REPLACE BOTTOM 3'-0 OF POND SOILS WITH ON-SITE CLAY SOILS. PLACE IN 6" MAX LAYERS AND COMPACT TO 96% MINIMUM DENSITY WITH MOISTURE CONTENT AT 2% TO 3% OVER THE OPTIMUM MOISTURE CONTENT.
2. SANDY SOILS REMOVED CAN BE USED FOR COMMON FILL IN BERMS ABOVE THE EMERGENCY OVERFLOW ELEVATION, OR IN THE PAD.

TYPICAL POND SECTION
SCALE: NONE



SEE SECTION DETAILS FOR SITE SPECIFIC INFORMATION

NOTES:

1. SELECT FILL SHALL BE USED IN ACCORDANCE WITH XCEL SPEC. 220 SECTION 2 "SPECIFICATIONS FOR SITE GRADING."
2. SEE GEOTECH REPORT NX-283996 FOR UNIQUE SITE GRADING AND DRAINAGE REQUIREMENTS.

TYPICAL GRADING SECTION
SCALE: NONE

PRE-EXCAVATION PROCEDURE

1. CAUTION: THERE MAY BE UNDERGROUND UTILITIES/OBSTRUCTIONS IN THIS AREA. THE UNDERGROUND UTILITIES SHOWN ON THE PROVIDED ELECTRICAL REFERENCE DRAWINGS SHALL NOT BE ASSUMED COMPLETE OR ACCURATE. CONSTRUCTION SHALL LOCATE AND CLEARLY MARK THE LOCATION PRIOR TO ANY EXCAVATION ACTIVITY. 811 SHALL BE CALLED FOR EVERY EXCAVATION PROJECT AT LEAST THREE (3) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
2. FOR UNDERGROUND UTILITY LOCATES INSIDE THE SUBSTATION FENCE, REQUEST LOCATES FROM (CHRIS COTTON - SUPERVISOR FIELD OPS) AT LEAST TEN (10) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
3. SEE REFERENCE DRAWINGS NH-284932 FOR KNOWN UNDERGROUND UTILITIES.
4. REFER TO CONSTRUCTION SPECIFICATION (NSP-STD-CIVIL AND PHYSICAL SUBSTATION CONSTRUCTION SPECIFICATIONS) FOR ADDITIONAL LOCATE INFORMATION.
5. DRAWINGS SHALL NOT BE RELIED ON AS THE SOLE SOURCE OF INFORMATION REGARDING UNDERGROUND UTILITIES.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH XCEL ENERGY SPEC. 220 "SPECIFICATION FOR SITE GRADING", REV. 3, DATED 07/15/94.

FOR GENERAL NOTES AND LEGEND SEE SHEET 1.
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RAILPARK SUBSTATION RPK
CONTOUR AND GRADING LAYOUT
SECTIONS

Xcel Energy® | NH-284933-2 | SCALE: AS NOTED | REV: 0

REV	DATE	WBS #	REVISION DESCRIPTION

REV	DATE	WBS #	REVISION DESCRIPTION

REV	DATE	WBS #	REVISION DESCRIPTION
GA	11/13/2020	A.0001247.003.001.002	IFC - RPK - RIELD 69 23 KV SUB DCP

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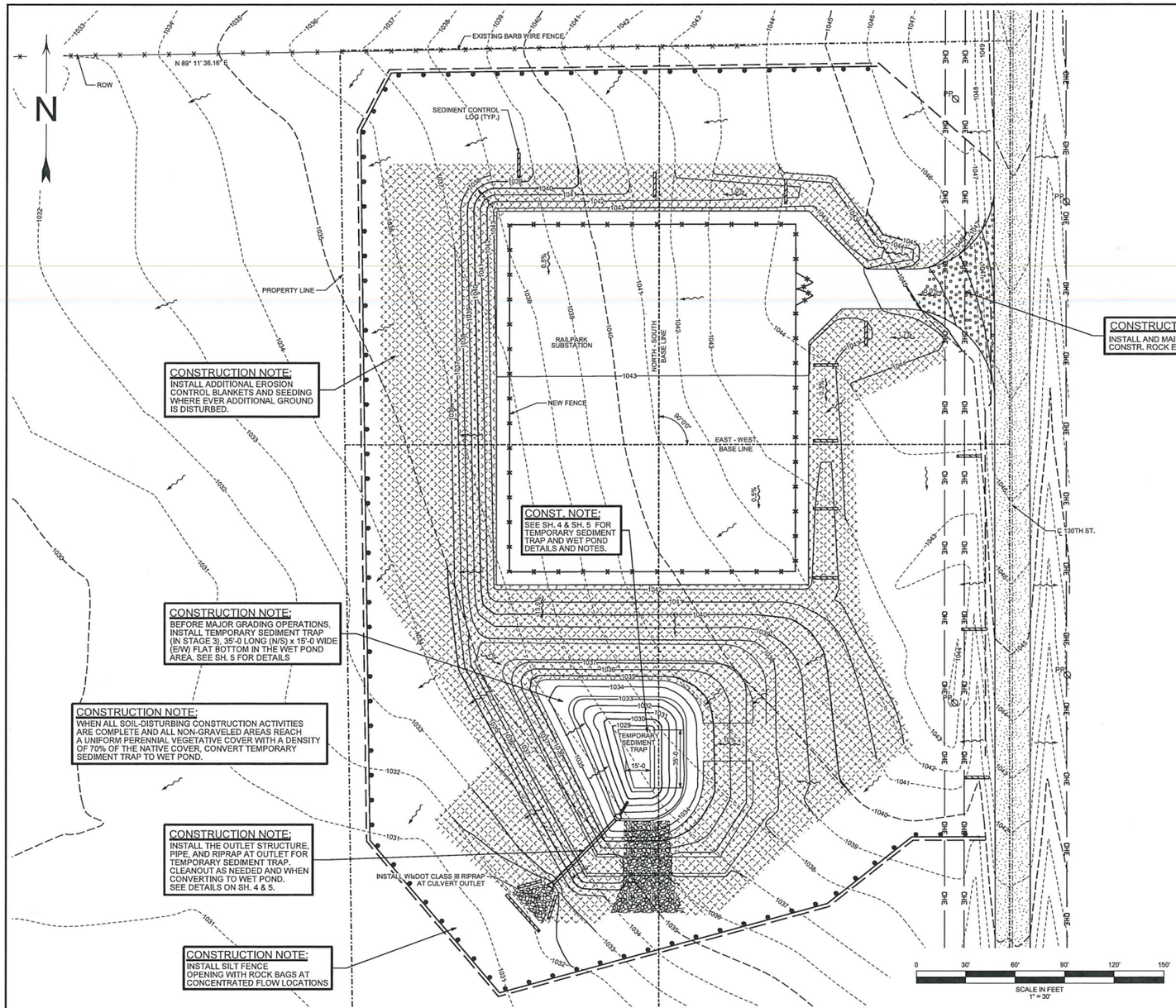

GENERAL NOTES

1. LOCATION OF BENCH MARK FOR GRADE ELEVATION IS TO BE SET PRIOR TO GRADING CONSTRUCTION.
2. CONTOURS AT ONE FOOT INTERVALS.
3. CONTOURS AND ELEVATIONS IN SUBSTATION GRADED AREA ARE TOP OF BASE MATERIAL.
4. CONTOURS OUTSIDE OF THE SUBSTATION GRADED AREA INDICATE THE TOP OF FINISHED TOPSOIL.
5. FINISHED GRADE IN SUBSTATION GRADED AREA IS 4 INCHES HIGHER THAN THE ROUGH GRADE ELEVATION. FINISHED GRADE CONSISTS OF 4 INCHES OF CRUSHED ROCK PROVIDED AND INSTALLED BY XCEL ENERGY.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH XCEL ENERGY SPEC. 220 "SPECIFICATION FOR SITE GRADING", REV. 3, DATED 7/15/94.
7. EROSION CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH XCEL ENERGY SPEC. 221 "SPECIFICATION FOR EROSION CONTROL PLAN", REV. 0, DATED 8/18/95.
8. EXCESS SOIL FROM GRADING EXCAVATION TO BE PROPERLY DISPOSED OF OFF-SITE OR UTILIZED IN LANDSCAPING ACTIVITIES AND IN NO CASE SHALL IT AFFECT OVERALL SITE DRAINAGE.

CONSTRUCTION SEQUENCE (STAGES)

1. INSTALL SILT FENCE.
2. CLEAR AND GRUB.
3. GRADE DIVERSION BERMS, DIVERSION SWALES, TEMPORARY SEDIMENT TRAP, AND WET POND STRUCTURE, OUTLET PIPE AND EMERGENCY OVERFLOW RIPRAP.
4. APPLY TEMPORARY SEED (IF NECESSARY), INSTALL CONSTRUCTION ROCK ENTRANCE. GRADE PERMANENT BERMS AND SWALES.
5. COMPLETE MASS GRADING, INSTALL SEDIMENT CONTROL LOGS, RE-SPREAD TOPSOIL, DISPOSE REMAINING TOPSOIL OFFSITE.
6. SEED AND MULCH/BLANKET. CONVERT TEMPORARY SEDIMENT TRAP TO WET POND. REPAIR/RESEED ANY AREAS DISTURBED DURING THE CONVERSION TO WET POND.

AFTER MASS GRADING IS COMPLETED

1. SEED AND BLANKET.
2. CONVERT TEMPORARY SEDIMENT TRAP TO WET POND. RE-SEED WET POND.

AFTER VEGETATION IS ESTABLISHED

1. REMOVE SILT FENCE.
2. SEED AND MULCH/BLANKET. CONVERT TEMPORARY SEDIMENT TRAP TO WET, POND. REPAIR/RESEED ANY AREAS DISTURBED DURING THE CONVERSION.

LEGEND

SEDIMENT CONTROL LOG

EROSION CONTROL BLANKET

DRAWING REFERENCE

SOIL BORING REPORT ——— NX-283996

PRE-EXCAVATION PROCEDURE

1. CAUTION: THERE MAY BE UNDERGROUND UTILITIES/OBSTRUCTIONS IN THIS AREA. THE UNDERGROUND UTILITIES SHOWN ON THE PROVIDED ELECTRICAL REFERENCE DRAWINGS SHALL NOT BE ASSUMED COMPLETE OR ACCURATE. CONSTRUCTION SHALL LOCATE AND CLEARLY MARK THE LOCATION PRIOR TO ANY EXCAVATION ACTIVITY. 811 SHALL BE CALLED FOR EVERY EXCAVATION PROJECT AT LEAST THREE (3) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
2. FOR UNDERGROUND UTILITY LOCATES INSIDE THE SUBSTATION FENCE, REQUEST LOCATES FROM (CHRIS COTTON - SUPERVISOR FIELD OPS) AT LEAST TEN (10) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
3. SEE REFERENCE DRAWINGS NH-284932 FOR KNOWN UNDERGROUND UTILITIES.
4. REFER TO CONSTRUCTION SPECIFICATION (NSP-STD-CIVIL AND PHYSICAL SUBSTATION CONSTRUCTION SPECIFICATIONS) FOR ADDITIONAL LOCATE INFORMATION.
5. DRAWINGS SHALL NOT BE RELIED ON AS THE SOLE SOURCE OF INFORMATION REGARDING UNDERGROUND UTILITIES.

REV	DATE	WBS #	REVISION DESCRIPTION
SA	11/13/2020	A.0001247.003.001.007	IFC - RPK - RBLD 69 23 kV SUS DCP

WISCONSIN MATTHEW J. SMITH 47884-6 MINNETONKA MINNESOTA PROFESSIONAL ENGINEER

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RAILPARK SUBSTATION

CONTOUR AND GRADING LAYOUT

EROSION CONTROL PLAN

RPK

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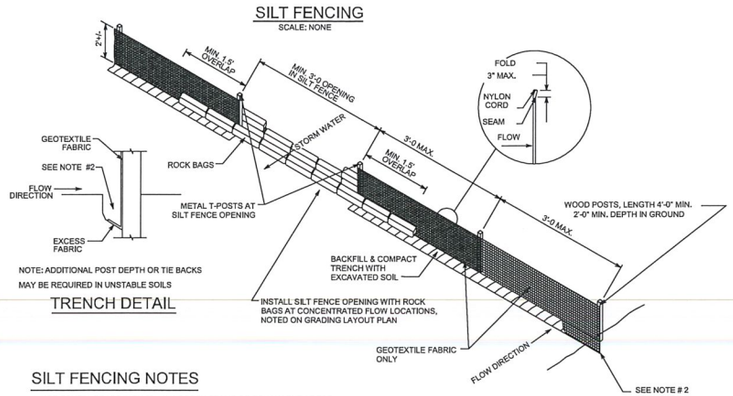
NH-284933-3.DGN

11/6/2020 12:54:36 PM

SILT FENCING
SCALE: NONE



NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

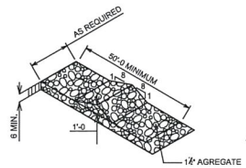
TRENCH DETAIL

SILT FENCING NOTES

1. HORIZONTAL BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" x 1½" OF OAK OR HICKORY.
4. SILT FENCE TO HAVE A MINIMUM NOMINAL PORE SIZE OF 20-MICRONS.

CONCRETE WASHOUT NOTES:

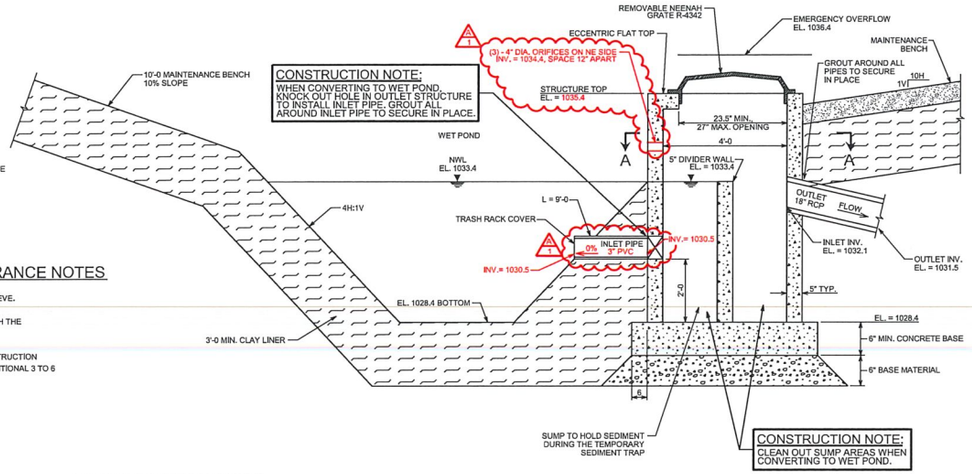
1. CONCRETE WASHOUT NOT ALLOWED ON SITE.
2. RETURN WASTE CONCRETE AND UNUSED CONCRETE TO BATCH PLANT AND DISPOSE.



ROCK CONSTRUCTION ENTRANCE

ROCK CONSTRUCTION ENTRANCE NOTES

1. ALL ROCK INSTALLED SHALL BE RETAINED ON A 3" SIEVE.
2. PREVENT SURFACE WATER FROM PASSING THROUGH THE ROCK CONSTRUCTION ENTRANCE.
3. DURING PROJECT DURATION, MAINTAIN ROCK CONSTRUCTION ENTRANCE BY SCRAPING OR TOP DRESSING WITH ADDITIONAL 3 TO 6 INCH CLEAR/WASHED STONE.



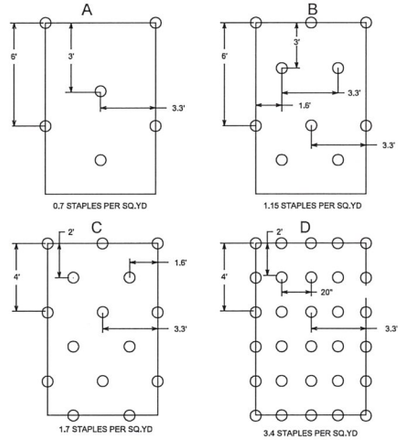
EROSION CONTROL BLANKET TYPES

CATEGORY	SERVICE APPLICATION	USE	ACCEPTABLE TYPES
1	VERY TEMPORARY	FLAT AREAS, SHOULDER DRAIN OUTLETS ROADWAY SHOULDERS, LAWNS, MOWED AREAS	STRAW, WOOD FIBER, RAPIDLY DEGRADABLE NETTING ON ONE SIDE
2	ONE SEASON	SLOPES 1:3 AND STEEPER LESS THAN 50 FT LONG, DITCHES WITH GRADIENTS 2% OR LESS, FLOW VELOCITIES LESS THAN 5.0 FPS.	STRAW, WOOD FIBER, NETTING ON ONE SIDE
3	ONE SEASON	SLOPES 1 VERTICAL:3 HORIZONTAL AND STEEPER, MORE THAN 50 FT. LONG, DITCHES WITH GRADIENTS 3% OR LESS, FLOW VELOCITIES LESS THAN 6.5 FPS.	STRAW, WOOD FIBER, NETTING ON TWO SIDES
4	SEMIPERMANENT	DITCHES WITH GRADIENTS 4% OR LESS, FLOW VELOCITIES LESS THAN 8.0 FPS, FLOW DEPTH 6 INCHES OR LESS.	STRAW/COCONUT, WOOD FIBER, NETTING ON TWO SIDES
5	SEMIPERMANENT	DITCHES WITH GRADIENTS 8% OR LESS, FLOW VELOCITIES LESS THAN 15.0 FPS AND FLOW DEPTH LESS THAN 8 INCHES. WATERCOURSE BANKS WITHIN THE NORMAL FLOW ELEVATION	COCONUT FIBER, NETTING ON TWO SIDES

SOURCE: MPCA 2000

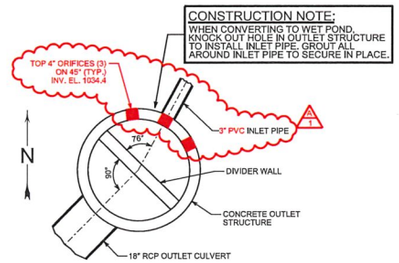
STAPLE PATTERN GUIDE FOR 6.67' WIDE ROLLS (STANDARD)*

STAPLE PATTERN TYPE	USE
A	4:1 SLOPES
B	3:1 SLOPES
C	2:1 & STEEPER SLOPES
D	MEDIUM/HIGH FLOW CHANNEL



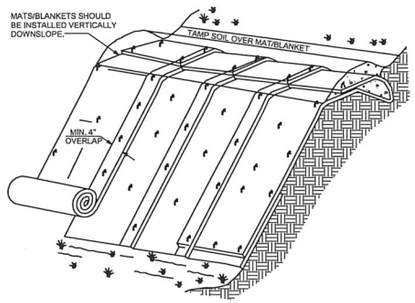
* IF OTHER WIDTH OF ROLLS IS USED CONSULT ENGINEER OF MANUFACTURER FOR STAPLE PATTERN GUIDE.

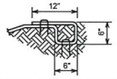
POND OUTLET STRUCTURE DETAIL
SCALE: NONE



SECTION A-A
OUTLET STRUCTURE LAYOUT
SCALE: NONE

EROSION CONTROL BLANKET INSTALLATION





TERMINAL SLOPE AND CHANNEL

STANDARD MATTING OVERLAP

EROSION CONTROL BLANKET INSTALLATION NOTES

1. PREPARE SOIL (GRADE AND SMOOTH SLOPES) BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (REP'S). INCLUDING ANY APPLICATION OF LIME, FERTILIZER AND SEED.

2. BEGIN AT TOP OF THE SLOPE BY ANCHORING THE REP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WITH OF THE RECP'S.

3. ROLL THE RECP'S DOWN ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN.

4.THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP.

5.CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH APPROPRIATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WITH.

IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

MAINTENANCE

1. INSPECT ALL MULCHES AND EROSION CONTROL FABRICS PERIODICALLY, AND AFTER RAINSTORMS TO CHECK FOR RILL EROSION, DISLOCATION OR FAILURE. WHERE EROSION IS OBSERVED, APPLY ADDITIONAL MULCH OR REPAIR FABRIC.

2. CONTINUE INSPECTIONS UNTIL VEGETATION IS ESTABLISHED.

3. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED AND REINSTALL MULCH. CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.

REV	DATE	WBS #	REVISION DESCRIPTION
0A	11/13/2020	A.0001247.003.001.002	IFC - RPK - RBLD 69 23 9KV SUS DCP
1A	04/07/2021	A.0001247.003.001.002	IFC - RPK - RBLD 69 23 9KV SUS DCP

WISCONSIN — MATTHEW J. SMITH — 47884-6 — MINNETONKA MINNESOTA — PROFESSIONAL ENGINEER

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RAILPARK SUBSTATION — RPK
CONTOUR AND GRADING LAYOUT
DETAILS

Xcel Energy® | NH-284933-4 | SCALE: NONE | REV: 1

NH-284933-4.DGN

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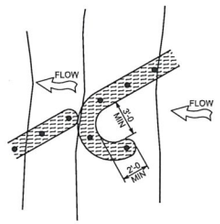


"J" HOOK (TYP)
SCALE: NONE

SEDIMENT CONTROL LOG INSTALLATION NOTES:

1. SEE PLAN VIEW FOR:
-LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.

2. PERIMETER SEDIMENT CONTROL LOG INDICATED ON INITIAL PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.

4. NOT FOR USE IN CONCENTRATED FLOW AREAS.

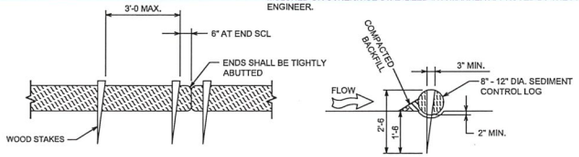
5. THE SEDIMENT CONTROL LOGS SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL INSPECT SEDIMENT CONTROL LOGS DAILY. DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.

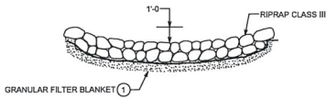
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS HALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 1/2 THE HEIGHT OF THE CREST OF LOG.

3. SEDIMENT CONTROL LOGS SHALL BE REMOVED ONCE SITE STABILIZED. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE PROJECT ENGINEER.

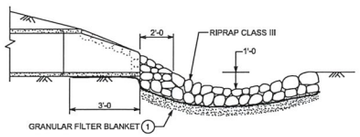


SECTION
SCALE: NONE

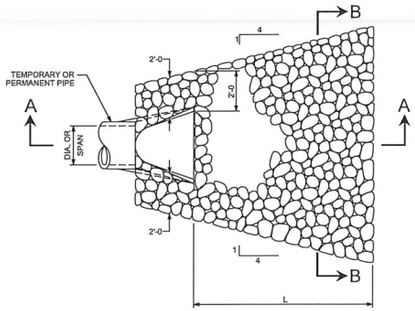
SEDIMENT CONTROL LOG (SCL) DETAIL
SCALE: NONE



SECTION B-B



SECTION A-A



CULVERT OUTLET DETAIL
SCALE: NONE

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d_{50}= 6" 12" DEPTH RIPRAP (CU. YDS.)	CLASS II d_{50}= 6" 6" DEPTH GRANULAR FILTER (CU. YDS.)	CLASS III d_{50}= 9" 18" DEPTH RIPRAP (CU. YDS.)	CLASS III d_{50}= 9" 9" DEPTH GRANULAR FILTER (CU. YDS.)	CLASS IV d_{50}= 12" 24" DEPTH RIPRAP (CU. YDS.)	CLASS IV d_{50}= 12" 12" DEPTH GRANULAR FILTER (CU. YDS.)
12	8	2.8	1.4	4.1	2.1	5.5	2.8
15	8	2.9	1.5	4.4	2.2	5.8	2.9
18	10	3.9	2.0	5.9	3.0	7.8	3.9
21	10	4.2	2.1	6.3	3.2	8.4	4.2
24	12	5.5	2.8	8.3	4.2	11.0	5.5
27	12	5.8	2.9	8.7	4.4	11.6	5.8
30	14	7.3	3.7	10.9	5.5	14.5	7.3
36	16	9.2	4.6	13.8	6.9	18.3	9.2
42	18	10.9	5.5	16.3	8.2	21.7	10.9
48	20	12.9	6.5	19.4	9.7	25.8	12.9

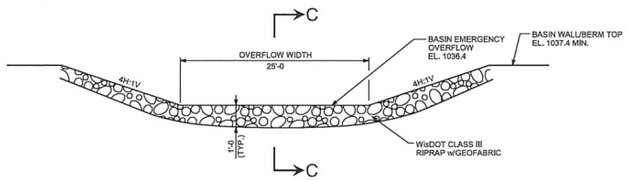
(1) THE CONTRACTOR SHALL USE A GEOTEXTILE FABRIC. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FT.

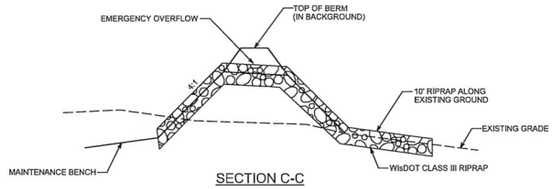
TABLE OF SEED MIXES
TEMPORARY SEED MIX (VARIES) - APPLY AT 130.7 LBS/AC.

SPECIES	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)	SEASON TO APPLY
ANNUAL OATS	98	90	SPRING, SUMMER
AGRICULTURAL RYE	97	85	FALL, IN COMBINATION WITH WINTER WHEAT
WINTER WHEAT	95	90	FALL, IN COMBINATION WITH AGRICULTURAL RYE

PERMANENT SEED MIXES

NAME	USE	APPLICATION RATE
WisDOT MIX #70	LOAMY SOILS	17.4 LBS/AC
WisDOT MIX #60	WET POND	65.4 LBS/AC

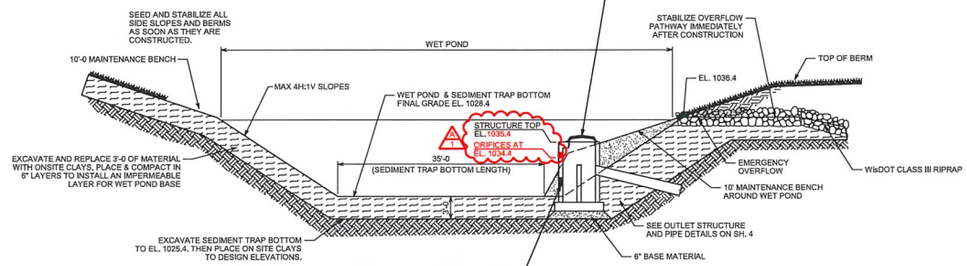




SECTION C-C

RIPRAP WEIR DETAIL
(BASIN EMERGENCY OVERFLOW)
SCALE: NONE

CONSTRUCTION NOTE:
COVER INLET WITH DRAIN-SEAL FABRIC (ULTRATECH 2130 OR SIMILAR) DURING THE SEDIMENT TRAP. REMOVE WHEN CONVERTING TO WET POND



CONSTRUCTION NOTE:
PLUG STRUCTURE'S INLET HOLE, TO ENSURE THE EMERGENCY OVERFLOW IS THE PRIMARY OUTLET FOR THE TEMPORARY SEDIMENT TRAP.

TEMPORARY SEDIMENT TRAP
SCALE: NONE

NOTES:
INSTALL TEMPORARY SEDIMENT TRAP (DURING STAGE 3), BEFORE MAJOR GRADING ACTIVITIES. PRIOR TO INSTALLING THE OUTLET STRUCTURE AND CULVERT, EXCAVATE AND INSTALL BOTTOM 3'-0 COMPACTED CLAY LAYER. CLEANOUT SEDIMENT WHEN BUILDUP DEPTH IS 2'-0.

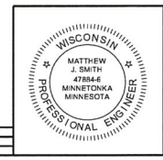
WHEN MAIN GRADING ACTIVITIES ARE COMPLETE, SLOPES AND DITCHES ARE STABILIZED, CONVERT TEMPORARY SEDIMENT TRAP TO WET POND BY:

1) REMOVE ALL SEDIMENT IN THE TRAP AND IN OUTLET STRUCTURE.
2) ENSURE CLAY LINER IS INTACT, REPAIR AND BUILD UP AS NEEDED TO MATCH FINAL WET POND ELEVATIONS.
3) KNOCK OUT HOLE IN OUTLET STRUCTURE AND INSTALL INLET PIPE.
4) SEED THE WET POND AREA WITH WisDOT MIX #60.

REV	DATE	ISSD'd	REVISION DESCRIPTION

REV	DATE	ISSD'd	REVISION DESCRIPTION

NO.	DATE	APP'd	REVISION DESCRIPTION
1A	11/13/2020	A.000124T.223.001.002	IFC - RPK - RBLD 69 23 kV SUS DCP
1A	04/07/2021	A.000124T.223.001.002	IFC - RPK - RBLD 69 23 kV SUS DCP



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ISSUED BY ENGINEERING DEPT FOR: CONSTRUCTION

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INTERNAL FUNCTION FOR CLIENT'S EMPLOYEES OF DISTRIBUTION, INSTALLATION AND MAINTENANCE PURPOSES ONLY.

RAILPARK SUBSTATION
CONTOUR AND GRADING LAYOUT
DETAILS

RPK

Xcel Energy® | NH-284933-5 | SCALE: NONE | REV: 1

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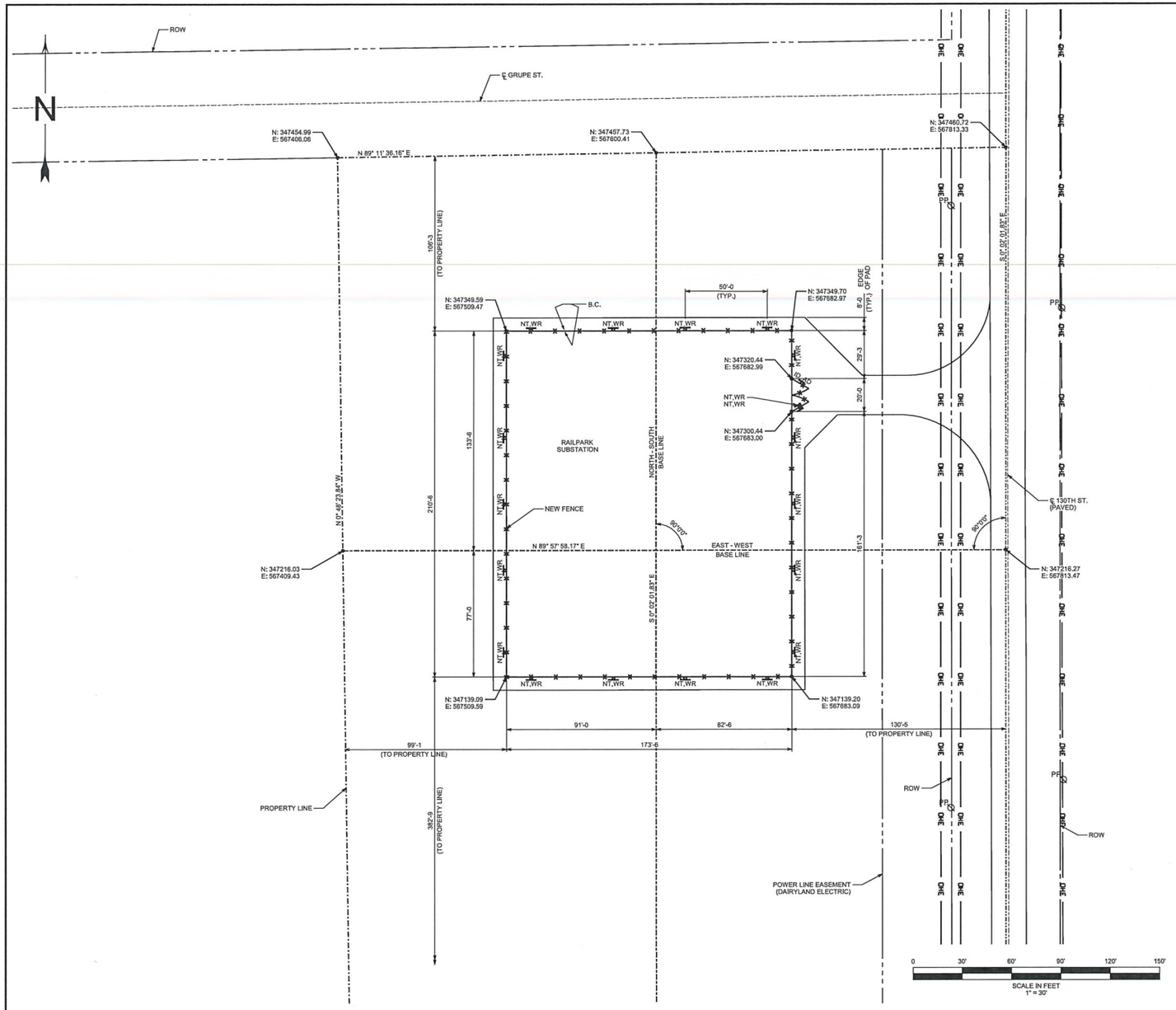

FENCE SIGN SCHEDULE

QTY REQ'D	QTY	CALL OUT	XP#	DESCRIPTION	MOUNTING LOCATION
1		AD	SGN038	911 ADDRESS SIGNS	MOUNTED BELOW SUBSTATION IDENTIFICATION SIGN.
6		BC	SGN062	BURIED CABLE SIGN (EX: CONTROL, FIBER, HIGH VOLTAGE, PHONE)	MOUNTED ON EACH SIDE OF FENCE, BACK TO BACK AND APPROXIMATLY 3'-6 FROM GRADE TO TOP OF SIGNS.
1		ID	SGN040	SUBSTATION IDENIFICATION SIGN	MOUNTED 5'-0 FROM GRADE TO TOP OF SIGN AND LOCATED ADJACENT DRIVE GATES.
20		NT	SGN071	NO TRESPASSING SIGN	MOUNTED 5'-0 FROM GRADE TO TOP OF SIGN, NO MORE THAN 50'-0 APART AND NO MORE THAN 20'-0 FROM CORNER. SIGN SHALL BE PLACED ADJACENT TO THE WARNING SIGN. ONE SIGN SHOULD BE PLACED ON THE INSIDE & OUTSIDE OF EACH GATE.
20		WR	SGN055	WARNING SIGN	MOUNTED 5'-0 FROM GRADE TO TOP OF SIGN, NO MORE THAN 50'-0 APART AND NO MORE THAN 20'-0 FROM CORNER. SIGN SHALL BE PLACED ADJACENT TO THE TRESPASSING SIGN, ONE SIGN SHOULD BE PLACED ON THE INSIDE & OUTSIDE OF EACH GATE.

FOR PROJECT WBS# A.0001247.003.001.002 IN PLACE

CONSTRUCTION NOTE:
BURIED CABLE SIGN (BC) LOCATIONS ARE APPROXIMATE, CONSTRUCTION TO LOCATE CABLES AND PLACE SIGNS AT THOSE LOCATIONS. △0

CONSTRUCTION NOTE:
VERIFY ALL FENCE DIMENSIONS AND FENCE CORNER COORDINATES FOR AS BUILT DRAWINGS. △0

LEGEND

- PROPERTY LINE
- ROW
- GRAVEL BASE
- NEW CHAINLINK FENCE
- OHE — OVERHEAD ELECTRIC
- SIGN
- PP — POWERPOLE

GENERAL NOTES:

1. SEE NH-284934-2 FOR FENCE & FOUNDATION DETAILS.

PRE-EXCAVATION PROCEDURE

1. CAUTION: THERE MAY BE UNDERGROUND UTILITIES/OBSTRUCTIONS IN THIS AREA. THE UNDERGROUND UTILITIES SHOWN ON THE PROVIDED ELECTRICAL REFERENCE DRAWINGS SHALL NOT BE ASSUMED COMPLETE OR ACCURATE. CONSTRUCTION SHALL LOCATE AND CLEARLY MARK THE LOCATION PRIOR TO ANY EXCAVATION ACTIVITY. 811 SHALL BE CALLED FOR EVERY EXCAVATION PROJECT AT LEAST THREE (3) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
2. FOR UNDERGROUND UTILITY LOCATES INSIDE THE SUBSTATION FENCE, REQUEST LOCATES FROM (CHRIS COTTON - SUPERVISOR FIELD OPS) AT LEAST TEN (10) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
3. SEE REFERENCE DRAWINGS NH-284932 FOR KNOWN UNDERGROUND UTILITIES.
4. REFER TO CONSTRUCTION SPECIFICATION (NSP-STD-CIVIL AND PHYSICAL SUBSTATION CONSTRUCTION SPECIFICATIONS) FOR ADDITIONAL LOCATE INFORMATION.
5. DRAWINGS SHALL NOT BE RELIED ON AS THE SOLE SOURCE OF INFORMATION REGARDING UNDERGROUND UTILITIES.

REV	DATE	WBS #	REVISION DESCRIPTION
0A	11/13/2020	A.0001247.003.001.002	IFC - RPK - RBLD 69 23 kV EJS DCP

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47884-6
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MINNESOTA
PROFESSIONAL ENGINEER

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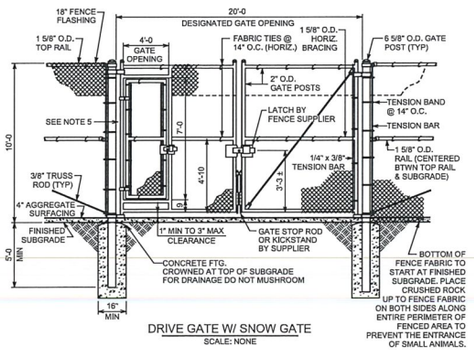
RAILPARK SUBSTATION
FENCE LAYOUT
PLAN

RPK

Xcel Energy® | NH-284934-1 | SCALE 1"=30'-0" | REV 0

NH-284934-1.DGN
11/6/2020 1:07:01 PM



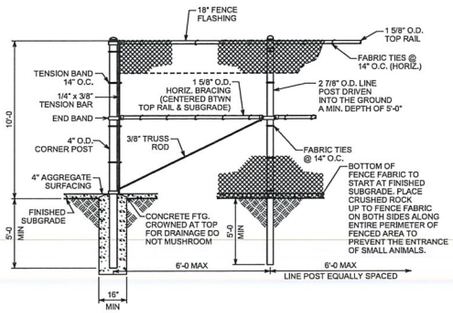
DRIVE GATE W/ SNOW GATE

SCALE: NONE

NOTES

1. FENCE DESIGNED FOR: LC#1 40 MPH WIND, 1" ICE
   LC#2 90 MPH WIND, NO ICE

   ENGINEERING CALCS NX-278980
2. FENCE FABRIC TO BE 9 GAUGE, 1" GALVANIZED DIAMOND MESH CHAIN LINK STYLE
3. ALL GATE CONNECTIONS ARE WELDED
4. PIPE OR TENSION BAR INSTALLED TO FILL GAP BETWEEN THE GATE POST & GATE
5. FENCE FLASHING TO BE 24 GA W/ 1" HEM TOP & BOTTOM MOUNTED OUTSIDE OF FENCE ON TOP
6. ALL PIPE MATERIAL IS SCH. 40



NOTES

1. FENCE DESIGNED FOR: LC#1 40 MPH WIND, 1" ICE
   LC#2 90 MPH WIND, NO ICE

   ENGINEERING CALCS NX-278980
2. FENCE FABRIC TO BE 9 GAUGE, 1" GALVANIZED DIAMOND MESH CHAIN LINK STYLE
3. FENCE FLASHING TO BE 24 GA W/ 1" HEM TOP & BOTTOM MOUNTED OUTSIDE OF FENCE ON TOP
4. ALL PIPE MATERIAL IS SCH. 40

REV	DATE	WBS #	REVISION DESCRIPTION

REV	DATE	WBS #	REVISION DESCRIPTION

REV	DATE	WBS #	REVISION DESCRIPTION
5A	11/13/2020	A.0001247.003.001.002	IFC - RPK - RBLD 69 23 9kV SUS DCP

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FOR GENERAL NOTES AND LEGEND SEE SHEET 1.
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FOR DRAWING REFERENCE AND REVISION INFORMATION SEE CIVIL INDEX SHEET.

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RAILPARK SUBSTATION RPK
FENCE LAYOUT
DETAILS

Xcel Energy® | NH-284934-2 | SCALE: NONE | REV: 0

NH-284934-2.DGN

10/20/2020 4:31:43 PM

XP#	QTY	UNIT	COMPONENT	DESCRIPTION	PM#
SGN040	1	EA	210621	PLATE,SUBSTATION INDENTIFICATION SIGN,14" X 23",ALUM,BLACK W/SILVER LETTERS & XCE ENERGY LOGO	104873476
SGN038	1	EA	210575	PLATE,SUBSTATION ADDRESS SIGN,7" X 36",ALUM,BLACK W/SILVER LETTERS	104873476
SGN055	20	EA	219398	SIGN,ELECTRICAL SAFETY,FENCE,WARNING HAZARDOUS,VOLTAGE KEEP OUT,12" X 14",BLA ORANGE ON WHITE,ALUM,ENGLISH & BI-LINGUAL	104873476
SGN071	20	EA	220845	SIGN,BUILDING,NOTICE NO TRESPASSING,14" X 20",.040" THK,0.5" RADIUS CORNERS,WITH 0.5 CORNER HOLES,ALUM	104873476
SGN062	6	EA	109685	SIGN,ELECTRICAL SAFETY,CAUTION BURIED CABLE,7" H X 10" L,YELLOW/BLACK LETTERS,BA	104873476
				ENAMEL ALUM	

XP#	QTY	UNIT	COMPONENT	DESCRIPTION	PM#

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RAILPARK SUBSTATION RPK

BILL OF MATERIAL - CIVIL

WBS# A.0001247.003.001.002 SHEET 1 OF 1

Xcel Energy® NH-284935

SCALE	REV
NONE	0

Variance Procedure

1. Zoning Board of Appeals meetings are held on an as needed basis at 7:00 PM at Village Hall, 107 E. Maple Street. Prior to submitting the final application, it is recommended that the applicant submit 2 draft copies of the application and map for review by the Building Inspector and Clerk 10 days before the application deadline.

   An application must be accompanied by the following:
   - $100 application fee plus advertising costs
   - A map of the existing and proposed conditions of the property
   - The complete application

2. Upon receiving a complete application, the Village Clerk will notify the neighbors within 250 feet of the proposed variance. The Clerk will also publish a notice in the paper describing the variance request.

3. It is strongly suggested that the applicant attend the meeting. An attorney or agent may appear on his/her behalf. If the applicant cannot attend the meeting, the representative must be fully informed and able to answer questions pertaining to the proposal.

4. The Board of Appeals shall make its determination on the application within 35 days of the public hearing, unless an extension is granted by the Board. The Board may make its determination the night of the public hearing.

If you have any questions, feel free to contact the Village Hall at 749-3126.

Date Draft Submitted
Date Application Submitted
Fee Paid

Application for Variance

Owner (must be the applicant) Northern States Power Company, a Wisconsin corporation

Parcel Address 874 130th St., Roberts, WI 54023

Parcel Number 176-1070-30-000 Parent Parcel

Owner Address 1414 W Hamilton Ave, Eau Claire, WI 54701 Daytime Phone 218-428-3894

Present Use of the Property Vacant/Agriculture

Zoning Classification Urban Institutional District (I-1)

The following items must be submitted with each application. Additional site plan information as described in Section 70-325 may be required by the Zoning Administrator (Ordinance section referenced in this application are available upon request):

(1) **Map of the property showing the following**:

Entire property
All lot dimensions
Existing structures with dimensions to property lines (buildings, fences, walls etc)
Proposed structures with written dimensions to property lines
Existing paved surfaces (driveways, walks, decks, etc)
Proposed paved surfaces with dimensions to property lines
Written dimensions to buildings on adjoining properties if setback variance is requested
Zoning of adjacent parcels
Street(s) which are adjacent to the parcel
Graphic scale and north arrow
Changes in land use intensity due to the variance (additional dwelling units, more customers, more parking, outside lighting, outside storage, etc)

(2) **Written description of proposed variance** answering the following questions:
Village of Roberts Ordinance Section # 70-42 & 70-132 cannot be entirely satisfied because: Proposed fence height is 10' for security purposes, current allowed height is 8'. There are structures inside the fence area that are taller than 35' these are not buildings; these are poles for electrical transmission lines and distribution lines. There are also metal beams that are higher than 35', these are support structures for electrical components which are essential for an electrical substation.

In lieu of complying with the ordinance, the following alternative is proposed (please describe the proposal in detail):

NSP is requesting a variance for a 10' high fence. NSP is also requesting a variance for structures higher than 35' if the height requirement includes wood/metal poles and metal beams.

(3) **Written justification of the requested variance** with reasons why the Applicant believes the proposed variance is appropriate. Before the Zoning Board of Appeals can grant a variance, they must find that the following criteria have been satisfied. Describe how your request meets the following criteria: (section 70-327)

What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district.

A 10' high chain link fence is a standard design for NSP Electrical Substation sites. The fence also includes barbed wire at the top, this along with the height of 10' provides more security than an 8' design. The structures that are higher than 35' are required to be this high for safety and electrical clearances for equipment (electrical codes)

- The hardship or difficulty shall be peculiar to the subject property and different from that of other properties and not one that affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;
- Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;
- Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;
- Violations by, or variances granted to, neighboring properties shall not justify a variance;
- The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.
This property is and use of this property is unique, NSP does not know of another property and/or use that can be compared to NSP's property and intended use of the property.

Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

No, this variance will have no detriment to adjacent properties. The higher fence height will provide better security and the taller structures are essential to maintain electrical clearances and adhere to electrical codes.

Would the granting of the proposed variance as depicted on the required site plan, result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this Chapter, the Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

No, this variance will have no adverse impact on the neighborhood, environmental factors, traffic. The higher fence height will provide better security and the taller structures are essential to maintain electrical clearances and adhere to electrical codes. The substation is also an improvement to the local electrical "grid" and is designed to handle more electrical load than the existing substation just north of this location.

Have the factors causing the variance request been created by the act of the applicant or previous property owner or their agent (for example: previous development decisions such as

building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of this Chapter. The response to this question shall clearly indicate that such factors existed prior to the effective date of this Chapter and were not created by action of the Applicant, a previous property owner, or their agent.

Yes, NSP has design standards for fence height and electrical structures adequately tall enough to provide clearances necessary to adhere to electrical codes.

Does the proposed variance involve the regulations of Subsection 22.304 or the district use regulations in each zoning district of Section 22.700? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Subsection.

N/A

Verification by applicant: I, Pamela J Rasmussen, agent For the owner for which relief is sought, certify that the application and the above information is truthful and accurate to the best of my ability.

Applicant Signature Pamela J Rasmussen Date March 29, 2021

Applicant Signature _____ Date _____

Consideration for Approval: Granted _____ Denied _____
Date
Chairman, Village of Roberts Zoning Board of Appeals

Revised date 8/11/2009

NSP Electrical Sub
Parcel Map
Legend
Style1
Style2
Style3
PROPOSED SUBSTATION PROPERTY
130th St
Google Earth
© 2021 Google
N
400 ft