

# Alliant Energy Center Parcel Site Constraints

12.11.2015

## Description:

An analysis of the developable property surrounding the AEC was performed to determine the potential impacts of DNR and county waterway regulations. The following regulations would apply to the properties:

- DNR Chapter 30 Waterways
- DNR Chapter 30 Wetlands
- DNR NR151 Erosion Control and Stormwater Management
- Dane County Chapter 11 Shoreland Zoning
- Dane County Chapter 11 Shoreland Mitigation
- Dane County Chapter 11 Shoreland Erosion Control
- Dane County Chapter 14 Stormwater Management

Note: Additional site constraints, including poor underlying hydric (former wetland/saturated) soils were not analyzed.

## Area A:

- Pond on site is considered navigable by the DNR and subject to Chapter 30 waterway regulations.
- Site is in the shoreland zone (mostly within the primary zone).
- Shoreland Mitigation permit would be required for impervious surfaces greater than 15% and would be capped at 30% for areas within the primary shoreland zone.
- A portion of the soils are hydric with the remainder of the site underlain by hydric soils.
- Structural setback from the pond of 75 feet.

## Area B:

- Pond on site is considered navigable by the DNR and subject to Chapter 30 waterway regulations.
- Entire site is in the primary shoreland zone.
- Shoreland Mitigation permit would be required for impervious surfaces greater than 15% and would be capped at 30%.
- Very small area available for meeting stormwater management requirements due to proximity to pond and wetland complex.
- Although soils are technically not hydric due to cut and fill in the area, the underlying soils are hydric.
- Structural setback from wetlands and pond of 75 feet.

**Area C:**

- Site is in the shoreland zone (portions within the primary zone).
- Very small area available for meeting stormwater management requirements due to proximity to wetland complex and site topography.
- A portion of the soils are hydric with the remainder of the site underlain by hydric soils.
- Structural setback from wetlands of 75 feet.

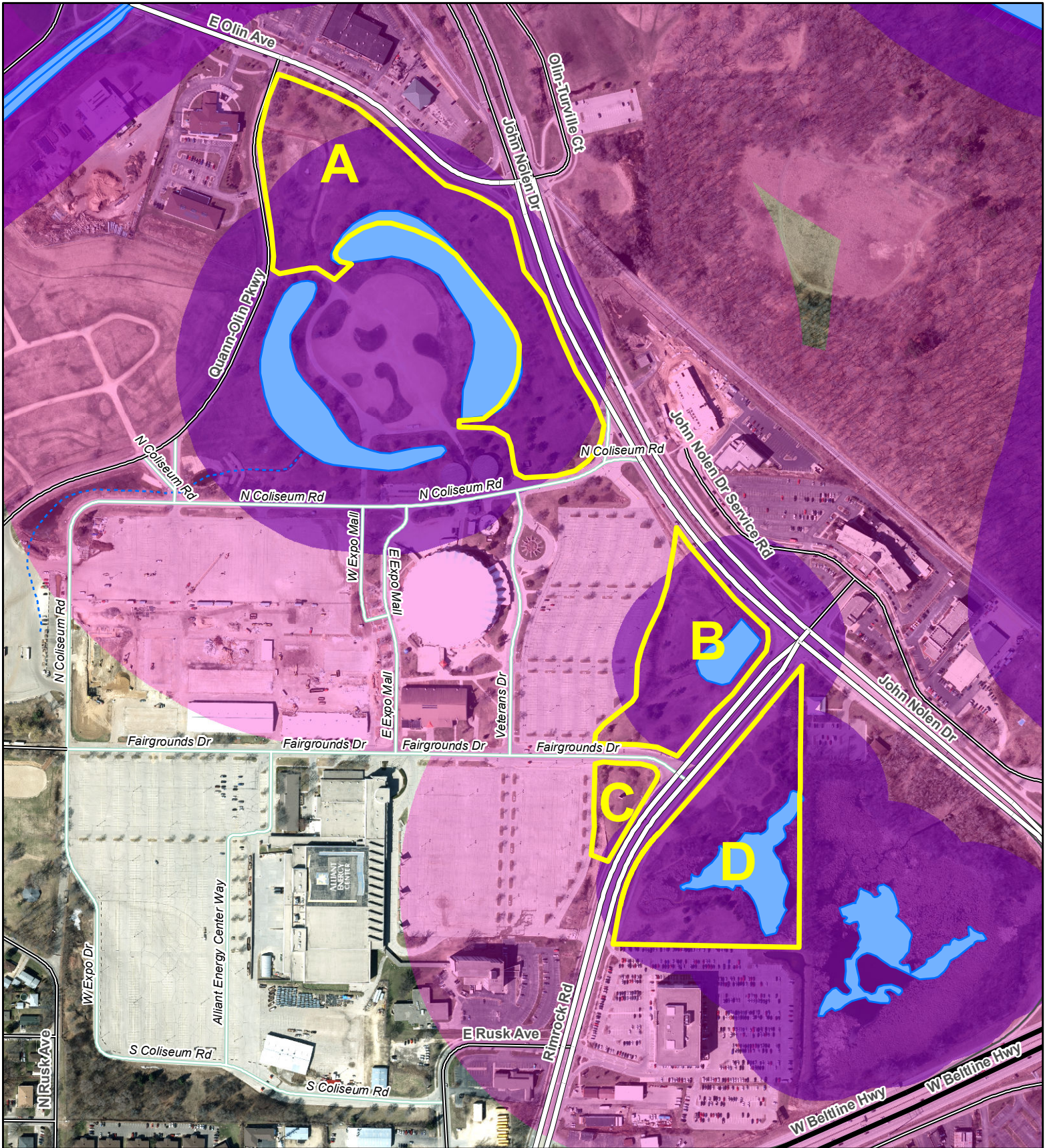
**Area D:**

- Pond on site is considered navigable by the DNR and subject to Chapter 30 waterway regulations.
- Entire site is in the primary shoreland zone.
- Shoreland Mitigation permit would be required for impervious surfaces greater than 15% and would be capped at 30%.
- Very small area available for meeting stormwater management requirements due to proximity to pond and wetland complex.
- Although soils are technically not hydric due to cut and fill in the area, the underlying soils are hydric.
- Structural setback from wetlands and pond of 75 feet.

# Shoreland Zone in the Alliant Energy Center Project Areas

0 200 400 600 Feet

Digital orthophoto taken April 2014.  
Map created Dec. 10, 2015 by Dane Co. LWRD.



 Approximate Area Boundary

 Navigable Lake or Stream 300 ft

 Navigable Lake or Pond (WDNR)

 Navigable Lake-Pond-Flowage 300-1000 ft



# Allowable Building Site Area Alliant Energy Center: Area A

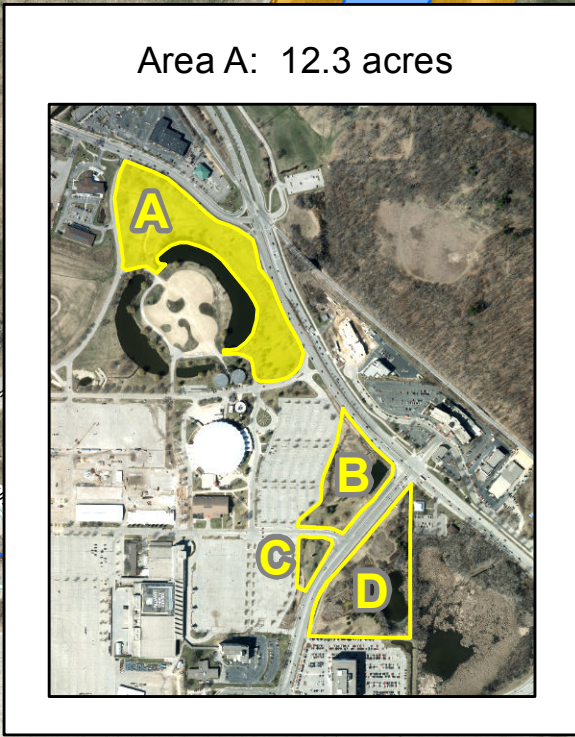
0 80 160 240 320  
Feet

Digital orthophoto taken April 2014.  
Map created Dec. 11, 2015 by Dane Co. LWRD.





Potential  
buildable  
area  
(3.7 ac) \*


Area A: 12.3 acres




 Approximate Area Boundary

 Navigable Pond (WDNR)

 Wetland (Stantec, 2015)

 75-foot Setback

 Acres excluded  
for display purposes  
(30% maximum  
impervious surface)

\* Does not include area required for stormwater management and mitigation

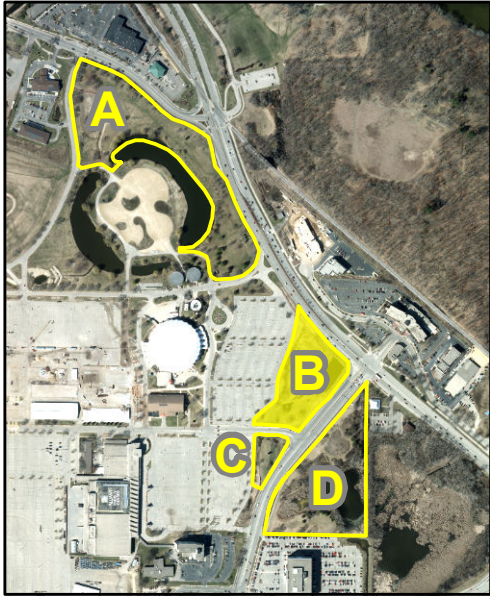






# Allowable Building Site Area Alliant Energy Center: Area B

0 40 80 120 160  
Feet

Digital orthophoto taken April 2014.  
Map created Dec. 11, 2015 by Dane Co. LWRD.

Area B: 5.2 Acres



-  Approximate Area Boundary
-  Wetland (Stantec, 2015)
-  Navigable Pond (WDNR)
-  75-foot Setback

\* Does not include area required for stormwater management and mitigation

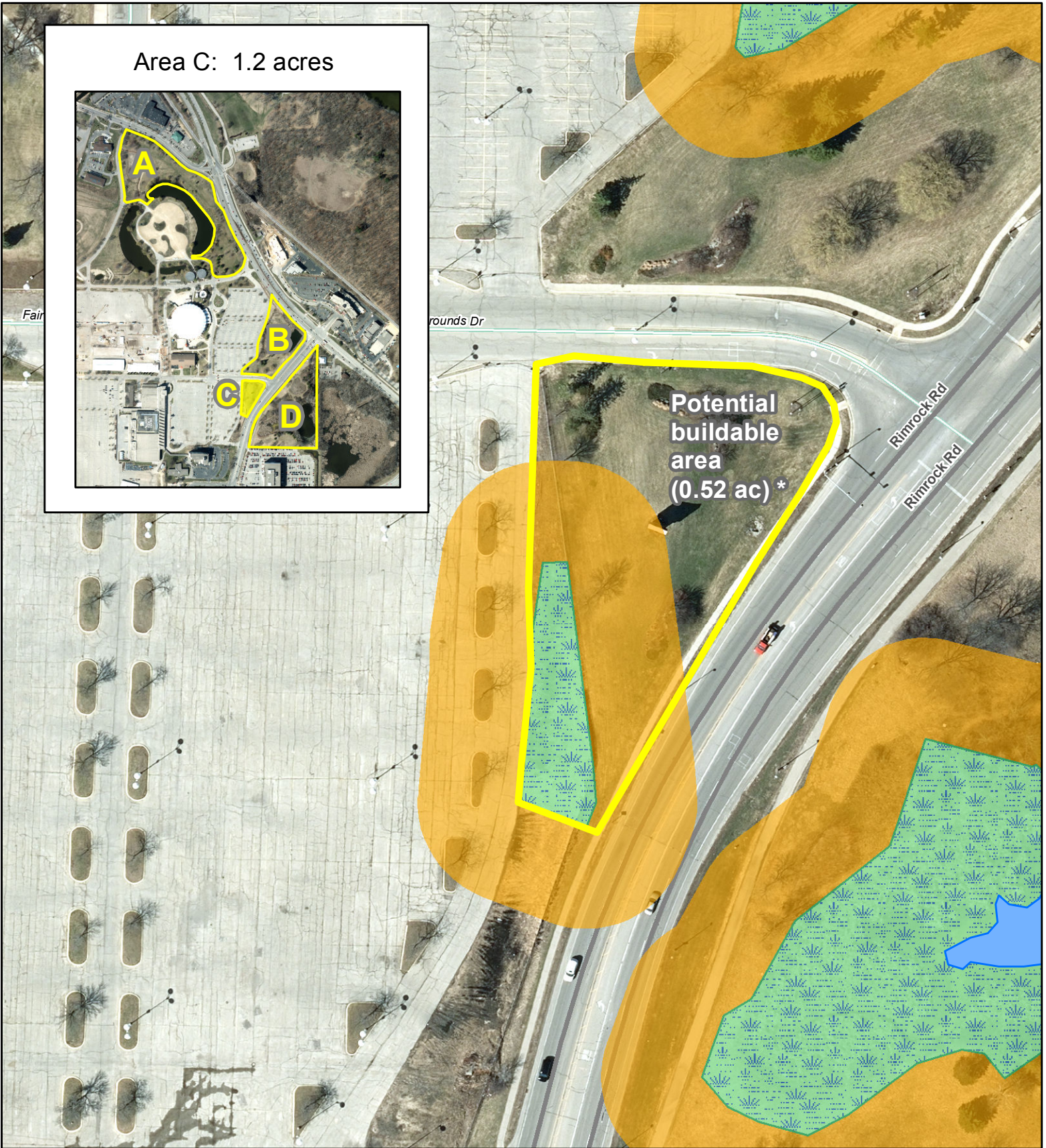
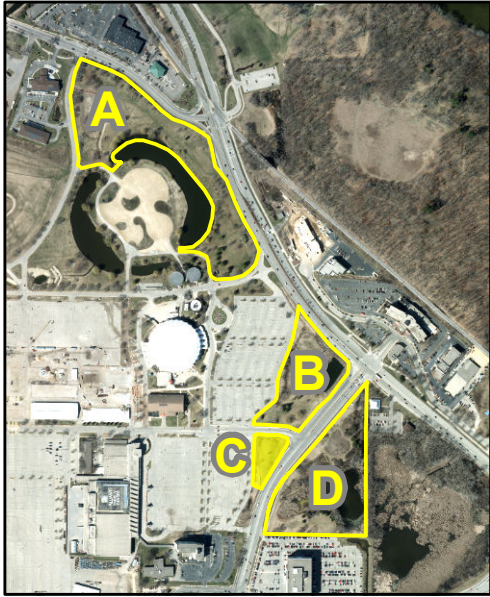


# Allowable Building Site Area Alliant Energy Center: Area C

0 30 60 90 120  
Feet

Digital orthophoto taken April 2014.  
Map created Dec. 11, 2015 by Dane Co. LWRD.

Area C: 1.2 acres



- Approximate Area Boundary
- Wetland (Stantec, 2015)
- Navigable Pond (WDNR)
- 75-foot Setback

\* Does not include area required for stormwater management and mitigation

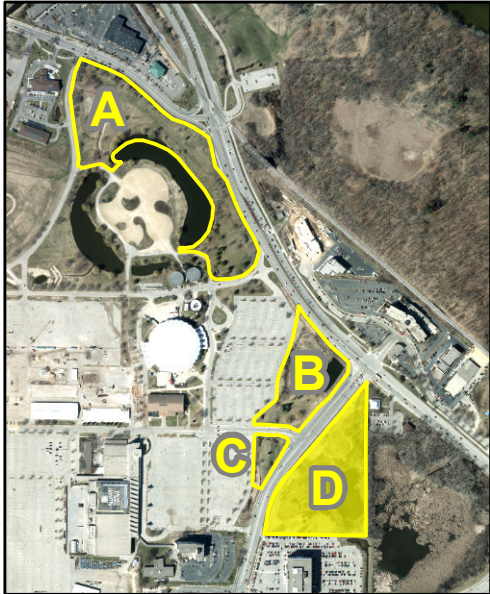


# Allowable Building Site Area Alliant Energy Center: Area D

0 50 100 150 200 Feet

Digital orthophoto taken April 2014.  
Map created Dec. 11, 2015 by Dane Co. LWRD.

Area D: 8.9 acres



Potential buildable area  
(1.48 ac) \*

Potential buildable area  
(0.3 ac) \*

- Approximate Area Boundary
- Navigable Pond (WDNR)
- 75-foot Setback
- Wetland (Stantec, 2015)

\* Does not include area required for stormwater management and mitigation