

**PUBLIC HEARING FOR CONDITIONAL USE PERMIT**

- 1) Notice of the public hearing was published in the Wisconsin State Journal on October 13 and 20, 2022, and posted at the Town Hall, and on the Town's internet site. A quorum was present with Kris Hampton, Steve Anders, Dave Muehl, Jerry Meylor, Troy Eickhoff, and Mike Klinger attending in person. Clerk Kim Banigan took minutes. Planning Consultant Mark Roffers was also present. The public hearing was accessible virtually through gotomeeting.com. Nick Johnson of MD Roffers consulting was online, along with several citizens.
- 2) Chair Kris Hampton called the public hearing to order at 7:00 P.M.
- 3) Bill French, Catie Malcheski and Kirk Kindred from SunVest were present. Also in attendance were Dave Merritt, Director of Policy and Program Development for Dane County Dept. of Administration, and Steve Greidanus, Ben Tanko and Trent Barron from Alliant. French shared a PowerPoint presentation (Exhibit A) that described SunVest Solar (d.b.a. Dane County Solar, LLC) and the project. Highlights included:
  - The project will have minimal impacts: there is minimal glare from the panels and they have no emissions, the operation is quiet in the day and silent at night, after construction is complete there will be minimal traffic on the site, there will be no buildings or lighting. The site will be seeded with a native mix to control erosion and weeds.
  - The project includes 109 acres inside the 7 foot tall chain link fence.
  - There will be 3 access points: two on Femrite Drive and one on Luds Lane. Construction staging will occur at these entrance points, with the largest one being on Luds Lane.
  - Panels have single-axis tracking, they move with the sun. At full tilt they are 7'11" tall, they are 4' tall at noon (flat). Rows of panels will run north to south, with 16-20 feet between rows.
  - Posts will be pneumatically driven in 8-12 feet deep. No concrete will be used, to make removal easy.
  - There will be three central inverters, one at each entrance.

Next Mr. French presented a document addressing questions from the September 27<sup>th</sup> meeting (Exhibit B):

Questions from the Commission:

- Eickhoff asked for clarification about ownership of the site, and bonding. French said that Dane County will lease the property to SunVest Solar, who will sell the energy to Alliant Energy. Dane County will receive the energy credits. After 7 years, ownership of the property will be transferred to Alliant Energy. Bonding will be with the County.
- Meylor asked if the db levels provided in Exhibit B are per unit or overall. They are per unit. Motors are central to the panel rows, not near the edges.
- Hampton asked if the plantings help dissipate any heat? French said there is very little heat build-up.
- Klinger asked about impact on Femrite Drive during construction. They will be required to obtain all necessary permits to work in the right-of-way, along with driveway permits.

Questions from the public:

- Gary Gausmann, representing Hope Lutheran Church, presented a list of concerns and requested

TOWN OF COTTAGE GROVE  
PUBLIC HEARING PLAN COMMISSION  
OCTOBER 27, 2021

conditions (Exhibit B). In a nutshell, the church does not want construction to take place during church services or events, and wants a visual barrier so they still see a natural setting to the east. He asked if any soil borings have been done; French said they will do these soon, they have been waiting for the crops to be removed. They do not expect to hit any bedrock, but if they do, they will drill through it. Gausmann also expressed concerns over creating a heat island and how this might affect cooling costs for the Clerk. He provided two reports on the topic.

- Andy Moore, 3620 County Road AB, is concerned that seeds from the native plantings will migrate into his adjacent hay field. French said the site will be mowed twice per year, Muehl suggested more frequent mowing adjacent to hay fields, before the native plants go to seed. Moore asked if union contractors will be used; French said yes, as much as possible, and the project will pay prevailing wages. Moore also asked if there will be any tax benefits to surrounding property owners. The answer was no, but French noted that an agreement is in the works under which SunVest will make an annual payment to the Town in lieu of taxes, and when Alliant takes over in 7 years, the Town and County will be eligible for shared revenue.
  - Greg Burmeister, representing Hope Lutheran Church, would like a berm involved in a barrier between the site and the church, and would not want the responsibility of any shrubs planted on church property. He said there are currently occasional problems with flooding from the site into the cemetery, and asked about drainage swales. French said there are no plans for any earth moving. Burmeister also asked if there are any provisions for repairs if nearby foundations are cracked due to pile driving or if sound-proofing of the church is needed. Gausmann said he had visited the solar site near the Dane County Airport and couldn't hear anything.
  - Brian Pook, 3599 South Hope Road, was online and asked for clarification about the purpose of the power. He felt earlier comments that the amount of electricity produced could power 2,000 homes was misleading. French confirmed that the power would go into the grid and Dane County would get the credits to offset energy use by county facilities. Pook asked about the db level of the inverters; French said they are 63 db at 3 meters. Pook expressed concern about a heat island micro climate being created, especially considering the adjacent Copart site with several acres of blacktop. He wondered if the change in heat can be measured, and wondered if there is an alternate site if this one is denied. French said that would be a question for the County.
  - Dean Zuba, 2968 Hope Road, was online and asked if the fence will be along the road or the panels, and wondered if it could be wood like the one in Fitchburg. French said it will be 25' from the panels, at varying distances from the road but 7 feet at the closed point. He said it will be galvanized panels, Hampton asked if they would be open to green, French winced at the price.
  - Steven Bork, 4318 Vilas Road, said he represents many farms in asking when will the taking of farmland end and where will people grow food?
- 4) **MOTION** by Anders/Meylor to close the public hearing. **MOTION CARRIED 6-0.** The public hearing ended at 8:16 P.M.

**PLAN COMMISSION MEETING**

- 1) Notice of the meeting posted at the Town Hall, and on the Town's internet site. Attendance was the same as listed above for the public hearing, and the meeting was accessible virtually through gotomeeting.com.
- 2) Hampton called the meeting to order at 8:16 P.M.

TOWN OF COTTAGE GROVE  
PUBLIC HEARING PLAN COMMISSION  
OCTOBER 27, 2021

- 3) Approve minutes of previous meetings: **MOTION** by Anders/Meylor to approve the minutes of the September 22, 2021 meeting as printed. **MOTION CARRIED 6-0.**
- 4) Public Concerns: None.
- 5) Dane County Solar, LLC, applicant, Dane County, Landowner: Applying for a Conditional Use Permit for a 20-MW solar facility on 178 acres (parcels 0711-302-9501-0, 0711-301-9040-3, 0711-302-8000-2, 0711-302-8500-7, 0711-193-9720-2, 0711-193-9350-0 along County AB and Hope and Femrite Roads). (Tabled from October meeting.): The commission proceeded to evaluate the application for satisfaction of standards under sections 10.101(7) (d) 1 and 10.222 (3) (a), Dane County Code of Ordinances. French had provided a handout addressing the standards (Exhibit D). **MOTION by Klinger/Meylor** finding that all of the standards are satisfied as long as the following conditions are met:
- Pile driving operations are limited to between 7:00 a.m. and 7:00 p.m., Monday-Friday.
  - Seven- to eight-foot-tall arborvitae or cedars shall be planted outside the fence on the border with Hope Lutheran Church (on Dane County Property, so the solar facility will be responsible for their maintenance.)
  - Areas adjacent to crop land that is not row-crops will be mowed 3-4 times per year to keep seeds from native plantings on the site from dispersing onto the crop land.

**MOTION CARRIED 6-0.**

- 6) Aaron Kaleas, applicant, Michael McEvelly, Landowner, parcel #0711-342-8730-0 on North Star Road – seeking concept plan approval for phased commercial development (tabled from July Meeting.): Mr. Kaleas was back with a new concept plan (Exhibit E). There was general agreement that the concept was better than the original proposal in that it did offer larger buildings facing US Hwy 12 & 18 in the second phase. Roffers suggested that the larger buildings be built first. Commission members who had visited the reference sites he provided had concerns over the appearance of the sites, which are no longer managed by Kaleas’ client. Eickhoff in particular was concerned over how the Town can be assured that the property will be properly managed into the future. Roffers agreed that concerns are less about layout and more about long term management, which he said can be controlled through zoning restrictions, design provisions and condo documents. If the roads are dedicated to the Town, the buildings could be sold to individual landowners rather than being condos, however there were questions about whether they would be able to utilize a common septic field. Further discussion revealed that the owner of the residential property surrounded by the proposed site is involved, and thoughts were that commercial development of both lots would be the best approach. **MOTION** by Anders/Muehl to disapprove the currently proposed concept, and suggest that the applicant acquire the residential property and come back with a plan to include both parcels. **MOTION CARRIED 6-0.**
- 7) Continued discussion on the update to the Comprehensive Plan, focusing on review of the draft update to the remainder of Vision & Directions volume (Land Use chapter already reviewed), and to discuss how and when to move forward with the Plan hearing and adoption process: Roffers said that the timeline has not changed, however there was the question of whether to delay adoption of the revised plan while an IGA with Madison is being negotiated. Hampton said the Town Board will decide whether to move forward with that at their meeting on November 1<sup>st</sup>. The Commission reviewed the Visions and Directions Volume page by page. In addition to minor corrections, discussion included:
- Whether to keep language about an Ag Enterprise area in the plan. Muehl felt it should be kept if it

TOWN OF COTTAGE GROVE  
PUBLIC HEARING PLAN COMMISSION  
OCTOBER 27, 2021

could offer any protection against large solar facilities.

- Whether to keep the priority for advancement of safe bicycling and walking in the Town. Consensus was to keep it in response to the community survey response.
  - Hampton would like to include the dates that the planners consulted with other municipalities, for tracking purposes.
  - Hampton asked if the Town should be looking for ways to encourage landowners close to the Village to develop in the Town rather than annexing to the Village, possibly with higher RDU ratios, or by waiving TDR requirements in those areas. Roffers felt the County would object to higher ratios, but might be amenable to waiving TDR requirements for areas that are likely to develop anyway. He will draft some language to this effect for future review by the commission.
- 8) Continued discussion on width requirements for future roads to allow for walking and/or bike paths, focusing on advice the Town Engineer: Town Engineer Nick Bubolz had stated in an email that a 70' right-of-way might be advisable where an extra 3' of pavement is added for walking/biking paths. **MOTION** by Anders/Muehl to recommend looking into revising the subdivision ordinance to require a 70' right-of-way for new collector streets. **MOTION CARRIED 6-0.**
- 9) ADJOURNMENT: **MOTION** by Anders/Eickhoff to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 10:03 P.M.

Submitted by: Kim Banigan, Clerk  
Approved 11-24-2021



# SUNVEST

## SOLAR LLC



Dane County Solar, LLC  
20 MW AC Solar Facility  
Town of Cottage Grove, Dane County, WI

Bill French  
Regional Director of Project Development  
[bfrench@sunvest.com](mailto:bfrench@sunvest.com)  
(847) 414-0134

## Project Information

- Landowner: Dane County
- Applicant: Dane County Solar, LLC
  - c/o SunVest Solar, LLC
- Location: North and East of 3087 Lud's Lane
- Property ID Numbers: 018-0711-193-9350-0, 018-0711-193-9720-2, 018-0711-302-8000-2, 018-0711-302-8500-7
- Parcel Size: ~ 178 acres
- Project Size: ~ 109 Acres (inside the fence)
- Current Zoning: RM-8, HC, AT-35 and FP-35
- Current Land Use: Agricultural
- Requesting a Conditional Use Permit

# About SunVest Solar

## Company Overview

- Founded in 2009 and headquartered in Pewaukee, WI
- Complete solar development platform specializing in the marketing, sale, and financing of solar projects
- Recognized solar leader and ranked in the top 10 Solar Developers Nationwide by Solar Power World magazine in 2021
- A+ rating from Better Business Bureau
- Proven track record of successfully developing commercial, community, residential, and non-profit solar projects

850+ projects installed across 12 states

Complete team with 30+ solar professionals

Provider of development & EPC contractor services

Leading experience in Midwestern region

#1 Solar Developer in Wisconsin for 2016-2021

## Notable Partners



## Wisconsin's #1 Solar Developer for 6 Years In-a-Row

Developed Wisconsin's Largest Rooftop Array

Over 12 Years of Solar Experience

Over 1,000 Solar Systems Installed

Part of a Family of Companies Including 5 Sister Companies

Nationwide | Coast-to-Coast

Commercial | Non-Profit | Community | Utilities



## Minimal Impacts

- Minimal to no glare. Panels are designed to absorb sunlight, not reflect it.
- Solar Gardens are quiet during the day and silent at night.
- Minimal moving parts.
- Panels are only 7'to 8' tall.
- Little traffic is generated. The site will be visited periodically for routine inspection.
- Solar Gardens are clean, safe and emit no emissions.
- Solar panels require very little maintenance. Panels are inspected twice a year for maintenance and cleaning.
- No buildings on site.
- No lighting internal or external to the property.

## Minimal Impacts

- After construction, ground is seeded and maintained to control erosion and weeds. Vegetation will be maintained bi-annually or on an “as needed” basis.
- 20 MW of solar power can provide power for ~3000 homes.
- Panels are warrantied for a 20 to 25-years. With approx. 80% of their useful capacity still available.
- Operations and Maintenance done remotely via wireless connection.



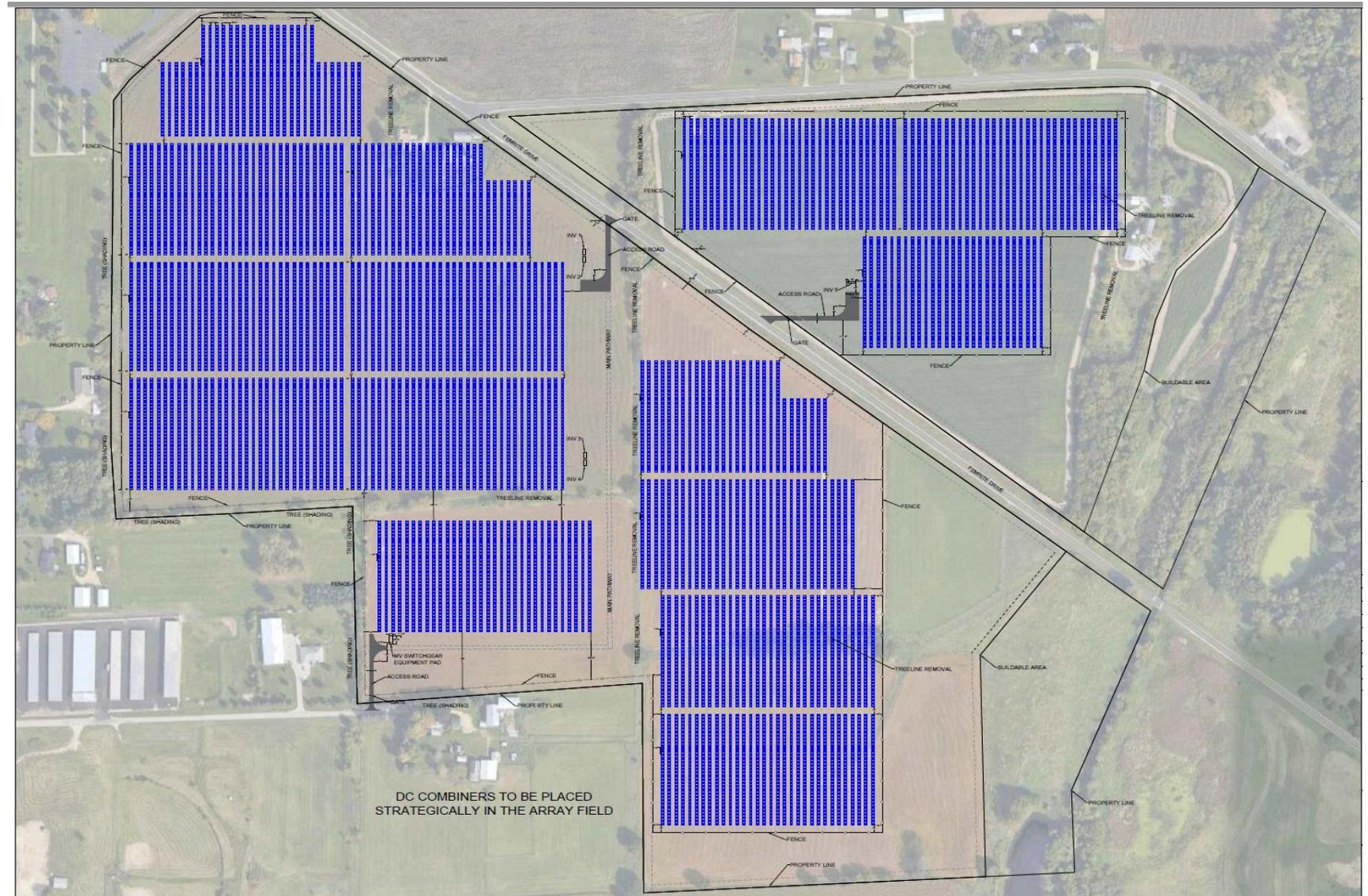
# Project Details



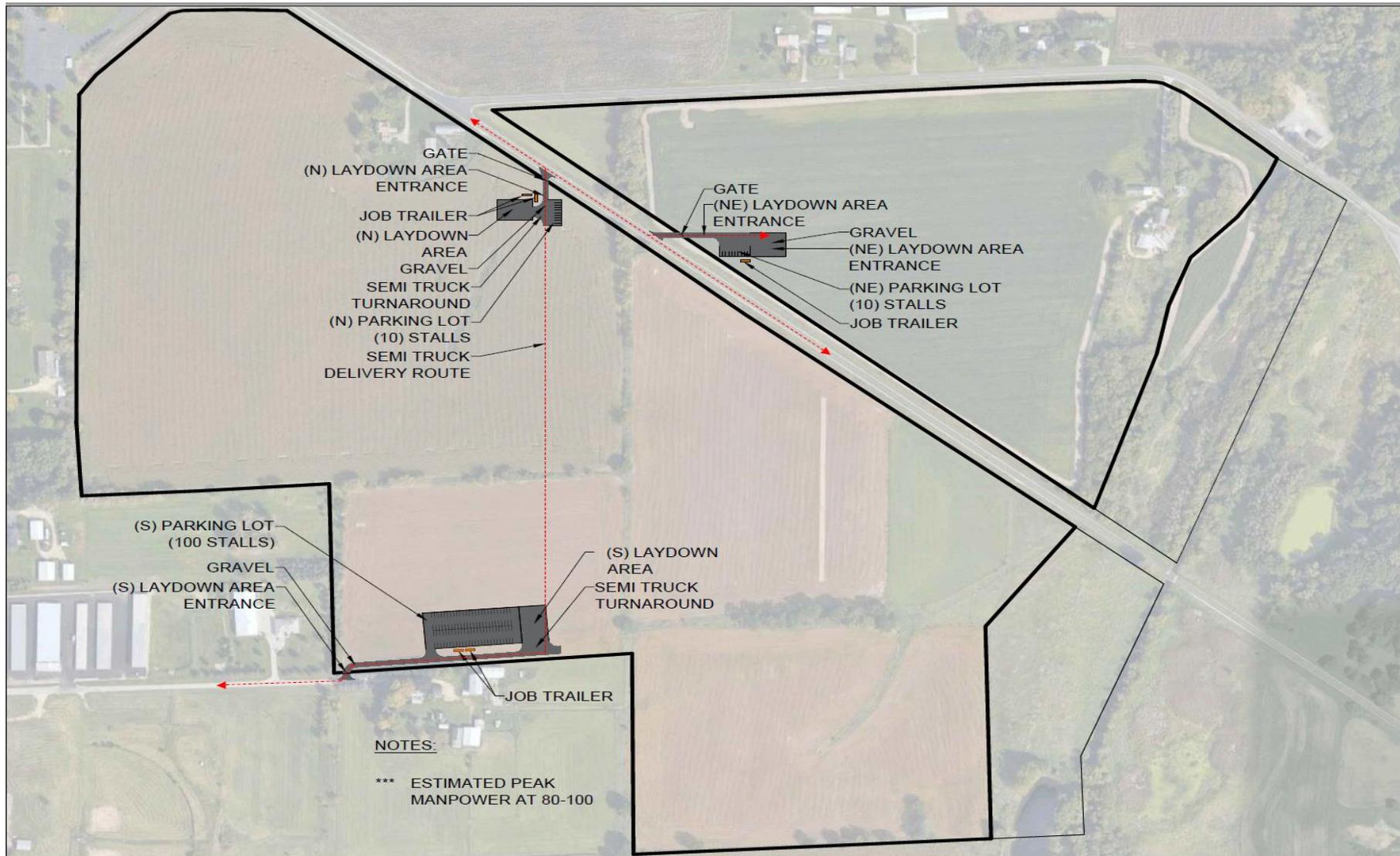


## Dane County Solar, LLC ~ Site Plan

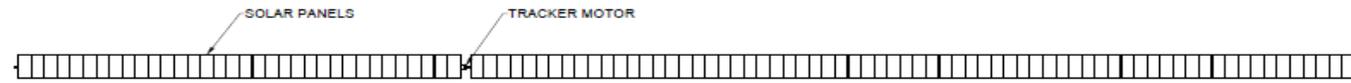
- Located on approximately 109 acres (inside the fence)
- Access drives from Femrite Drive and Lud's Lane into project to reach equipment pad just inside fence.
- Parking for 2 vehicles inside the fence at each access location.
- Panels will be single axis trackers that move with the sun.
- Proposing a 7' fence for security purposes around perimeter of project



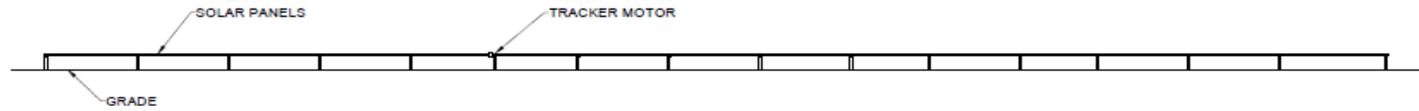
# Dane County Solar, LLC ~ Staging Area Plan



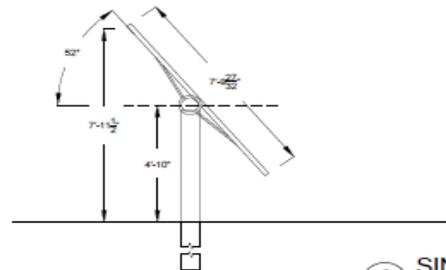
# Dane County Solar, LLC ~ Single Axis Tracker



3 SINGLE AXIS TRACKER TOP DOWN VIEW  
PV-1.00 NOT TO SCALE

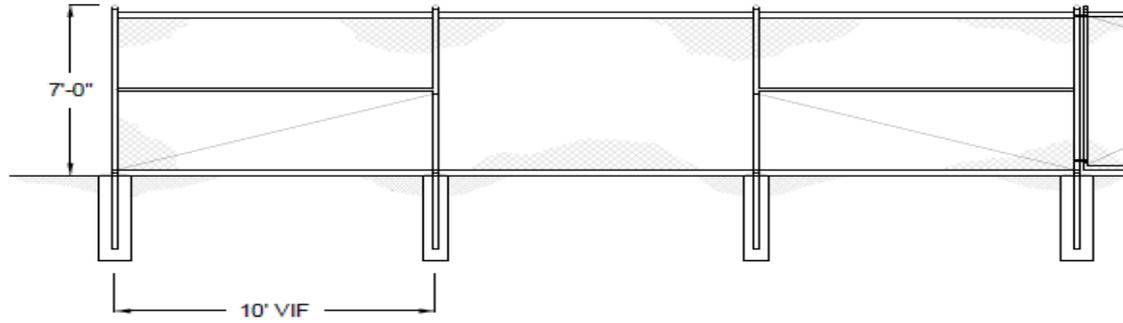


4 SINGLE AXIS TRACKER EAST- WEST ELEVATION  
PV-1.00 NOT TO SCALE

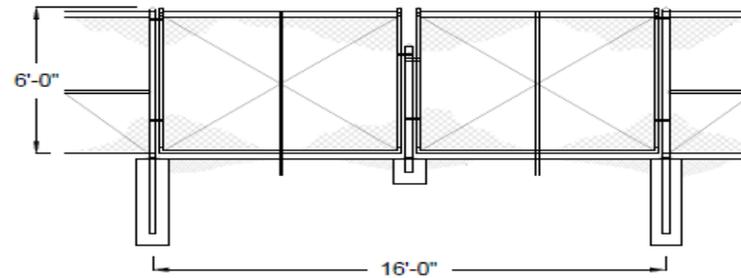


5 SINGLE AXIS TRACKER NORTH-SOUTH ELEVATION  
PV-1.00 NOT TO SCALE

# Dane County Solar, LLC ~ Single Axis Tracker



1 FENCE DETAIL TYP. NOT TO SCALE



2 ACCESS GATE DETAIL TYP. NOT TO SCALE

## Dane County Solar, LLC ~ Installation

- The racking system, which holds the panels in place, are supported by steel “I-beam” pilings driven into the ground. Using steel I-beams minimizes the amount of ground disturbance and generally does not require the use of concrete.
- I-beams driven approximately 8-15 feet into the ground.
- Manual-intensive labor for racking system attached to I-beams.
- Rows for tracker solar installations run north/south.
- Solar panels will face east/west
- Spacing between rows is 16-20 feet depending on the site and surrounding characteristics.



## Dane County Solar, LLC ~ Installation



# Dane County Solar, LLC ~ Pollinator Seed Mix

## LOW PROFILE PRAIRIE SEED MIX

<u>Botanical Name</u>	<u>Common Name</u>	<u>PLS Ounces/Acre</u>
<b>Permanent Grasses:</b>		
<i>Bouteloua curtipendula</i>	Side Oats Grama	192.00
<i>Schizachyrium scoparium</i>	Little Bluestem	95.00
<i>Sporobolus heterolepis</i>	Prairie Dropseed	16.00
<b>Total</b>		<b>303.00</b>
<b>Temporary Cover:</b>		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	120.00
<b>Total</b>		<b>480.00</b>
<b>Forbs:</b>		
<i>Allium cernuum</i>	Nodding Wild Onion	3.00
<i>Amorpha canescens</i>	Lead Plant	1.00
<i>Aquilegia canadensis</i>	Wild Columbine	2.00
<i>Asclepias tuberosa</i>	Butterfly Milkweed	8.00
<i>Astragalus canadensis</i>	Canadian Milk Vetch	1.00
<i>Baptisia lactea</i>	White Wild Indigo	4.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	16.00
<i>Coreopsis palmata</i>	Prairie Coreopsis	4.00
<i>Dalea candidum</i>	White Prairie Clover	6.00
<i>Dalea purpurea</i>	Purple Prairie Clover	6.00
<i>Echinacea pallida</i>	Pale Purple Coneflower	16.00
<i>Kuhnia eupatoides</i>	False Bone-Set	3.00
<i>Lespedeza capitata</i>	Round-Head Bush Clover	4.00
<i>Liatris aspera</i>	Rough Blazing Star	4.00
<i>Potentilla arguta</i>	Prairie Cinquefoil	0.50
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.50
<i>Rudbeckia hirta</i>	Black-Eyed Susan	10.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	2.00
<i>Solidago juncea</i>	Early Goldenrod	0.50
<i>Solidago rigida</i>	Stiff Goldenrod	1.00
<i>Tradescantia ohioensis</i>	Common Spiderwort	5.00
<i>Verbena stricta</i>	Hoary Vervain	3.00
<i>Zizia aurea</i>	Golden Alexanders	5.00
<b>Total</b>		<b>49.75</b>

INSTALL LOW PROFILE PRAIRIE SEED MIX UNDER SOLAR ARRAYS AND WITHIN THE PROPERTY BOUNDARY



Questions/Comments/Discussion

Bill French – [bfrench@sunvest.com](mailto:bfrench@sunvest.com)  
(847) 414-0134

## 10-27-2021 Plan Commission Exhibit B

### Questions from Town of Cottage Grove Meeting 9.22.21

**Will we provide a buffer to the church at the northwest corner of the site. If so, what will it look like.**

After inspecting the site and taking careful consideration of the existing conditions we feel it is unnecessary to provide additional landscape buffering to the church property. The nearest church building will be 280 feet from the array and the church driveway will be 90 feet from the array. In addition, the church owns and uses a portion of their land adjacent to the subject property for growing vegetables that acts as a natural buffer to the project.



**What are the plans for re-routing County Road AB? Will it cut through the project and when will it be built?**

After consulting with the County and DOT it has been determined that there are no active plans for the realignment of County Road AB at this time. There is no funding and no plans for the realignment for at least 30 years.

**Do we anticipate adding battery storage to the project?**

Battery storage is not contemplated at this time.

**Will the additional height (60 feet) to the landfill affect the project performance?**

The Landfill is 2000 feet west of the site and will not affect the performance of the array. This has been taken into consideration along with the existing tree line to the west of the solar facility.

**What is the dBA of the motors on the tracking system and will it be audible and annoying?**

At (3) meters the ambient noise level is 43 db and the motor running level was 53 db. For comparison 43 decibels is about the equivalent of quiet library sounds, 50 decibels would be your typical residential fridge. The motors only run to move the Array periodically as the sun makes its arc, and in between movements is not running. The motor operates for about 17.91 minutes of a 24 hour day. The array will not reset all at once but will be a staggered.

**Where will the tracker motors be located on the string?**

One motor per array and it is located centrally. +/- 24 motors and 4-5 controllers.

**How man panels/modules per string?**

There will be 30 per string.

**Will the project affect property values of adjacent properties?**

Solar Facility installations have been shown through numerous Property Impact Value Studies throughout the United States to not diminish values of surrounding properties. Specifically, the Solar Energy Industries Association (SEIA) and Cohn Reznick LLP (a highly recognized Property Valuation Company) have produced reports showing that there is no negative affect of solar development to adjacent properties and values.

**Where are the locations of the inverters and the transformers?**

The project is proposing to use central inverters and will locate the inverter, switchgear and transformers near each site access drive and parking area.

**What is the proposed route for the underground cable going to the McFarland substation.**

The underground gent-tie route will extend west along Lud's Lane then south along County Road AB, to Sigglekow Road west, to the McFarland substation.

**What is the construction timeline for the project?**

It is anticipated that the project will begin construction in the Spring of 2022 with a completion date in the late Summer or early Fall of 2022. Generally speaking, it should take approximately 4 months to complete the project.

**What will be the DC collector system use?**

We are proposing to use a hanging DC collector system for the solar facility. This will help *minimize and soil disturbance and routine maintenance during the life of the project.*

## 10-27-2021 Plan Commission Exhibit C

Town of Cottage Grove  
Cottage Grove, Wi. 53527

Wednesday, October 27, 2021

Public Hearing for conditional use permit for Dane County Solar, LLC.

- 1) Construction phase
  - a) Prohibit the use of Pile Drivers and other loud equipment during (at the MG&E site on Meir Road there is 3 Pile Drivers on site, that have operated on Sunday)
    - i) Church services
      - (1) Sunday mornings 7:30 am to 12:00 pm
      - (2) During lent
        - (a) Wednesdays 11:00 am to 1:00 pm and 5:30 pm to 8:30 pm
        - (b) Maundy Thursday 6:30 pm to 8:30 pm
        - (c) Good Friday 11:00 am to 1:00 pm and 6:30 pm to 8:30 pm
        - (d) Easter Sunday 7:30 am to 12:00 pm
      - (3) Any funeral service time to be announced if needed (Hope Church will need a contact person for scheduling)
      - (4) Any Wedding services, details same as item 3
    - ii) Church meetings and activity's
      - (1) The second Tuesdays of the month Church Council meetings 5:00 pm to 10:00 pm
      - (2) The second Wednesday of the month Woman's Circle meetings 8:00 am to 10:30 am and 1:00 pm to 2:30 pm
      - (3) Every Wednesday Choir practice and Bell's practice 5:30 pm to 8:30 pm
      - (4) Every Wednesday September 1 to June 1 for Confirmation Class 5:30 pm to 7:30 pm
      - (5) Any other unscheduled events that the Congregation should have (Hope Church will notify the contact person)
        - (a) During the summer months Hope Church has had midweek outside campfire services
        - (b) The Youth Ministry on occasion has had midweek events at Hope Church
      - (6) When the Church rents out part of the facility for a one-day event or partial day (Hope Church will notify the contact person}
- 2) Concerns about the creation of a heat island
  - a) A number of reports have found there can be a 3 degree to 4-degree F increase in heat from the boarder of the solar farm dissipating to 0.5 degree at 300 meters (984 feet), measured 2.5 meters above the ground
    - i) Airconditioning load is determined reducing the outdoor temperature (90 degrees F) to the desired indoor temperature (74 degrees F, Hope Church's desired temperature). The load is 16 degrees.  
Hope Church is 92 yards away from the approximant lot line. With a 3.5 degrees F heat rise at lot line it calculates to 2.8 degrees at the near point of Hope Church, that would be a new

load of 18.8 degrees F or an increase of 17.5%. That would indicate the air conditioners at hope Church are under sized by 17.5% the Church has around 24 tons of cooling currently, the projected new total load would be 28,2 tons from these calculations. Raising the heat load would raise the energy consumption also but not on a straight-line graft. but by a parabola graft.

- b) Hope Church is requesting a visual bearer (earthen berm, trees or both) to provide a pleasing line of sight from Hope Church's building and parking lot.
- c) How will the increase in ambient temperature effect the evaporation rate at surrounding properties?
- d) Will the pile driving of support beams make contact with bed rock? If so, will there be any impact on the foundations of surrounding structures?
- e) Has there been an environment impact study on how raising the ambient temperature will affect the turtles, salamanders' frogs and other wildlife, at the creeks to north and east boundaries?

Prepared by Gary T. Gausmann  
Hope Lutheran Church Council President  
5620 Riveredge Road  
Waunakee, Wi 53507

## 10-27-2021 Plan Commission Exhibit D

### SUPPLEMENTAL INFORMATION STANDARDS FOR A CONDITIONAL USE PERMIT

- 1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, comfort, or general welfare.**

The development of this project is in the best interest of Dane County and will contribute to powering its facilities with 100% renewable energy. Once the Project is completed, the County's portfolio of projects will be expected to provide sufficient RECs to offset all of the County facilities' power usage, thereby, reducing greenhouse gas emissions in the County.

The County, WPL/Alliant and SunVest are collaborating on the development of the Project, with the Project providing RECs to the County and providing clean energy to WPL's Wisconsin customers. The Project will also be one of the first Distributed Energy Resources (DER) projects completed as part of Alliant's Clean Energy Blueprint for Wisconsin, which targets, among other goals, the addition of 1,000 MW's of solar by the end of 2023.

In addition, the solar facility will generate shared revenue utility payments to the Town and County upon full transfer of the facilities to WPL in operating year 7 of the facilities. SunVest Solar d/b/a Dane County Solar will also contribute annual payments to the Town during this period to help offset any expenses the Town may incur.

Environmental studies have been completed and have determined there are little to no impacts to wetlands, waterways, soils, threatened and endangered species, Wisconsin Department of Natural Resources (WDNR) Endangered Species Review, Phase 1 Archaeological Investigation, Historical Investigation, Phase 1 Environmental Site Assessment and preliminary stormwater review. The solar facility has been designed to minimize and or avoid any impacts to native or culturally significant environments.

- 2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance, or operation of the conditional use.**

The surrounding land uses to the project area are made up of a variety classifications. They include, RR-2, RR-4, RR-8, SFR-08, TFR-08, FP-35, NR-C, HC, and GCs. The development of the solar facility will not diminish or impair the establishment, maintenance, or operation of other property in the neighborhood.

Solar Facility installations have been shown through numerous Property Impact Value Studies throughout the United States to not diminish values of surrounding properties. Specifically, the Solar Energy Industries Association (SEIA) and Cohn Reznick LLP (a highly recognized Property Valuation Company) have produced reports showing that there is no negative affect of solar development to adjacent properties and values.

**3. 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.**

As stated in section 2 above, the surrounding properties are a mix of zoning classifications and land uses. Ranging from Single-Family and Two Family Residential, to Heavy Commercial to Farmland Preservation to Open Space Preservation. The solar facility development will not impede the orderly development and improvement of the surrounding property uses. The solar facility is an interim land use with the property reverting back to its pre-solar development use at the end of the project's useful life. At the end of the projects useful life the facilities will be removed, the site restored and made available for agricultural or other uses as deemed appropriate by the Town, County or City of Madison.

**4. Adequate utilities, access roads, drainage, and other necessary site improvements have been or are being made to accommodate the conditional use.**

Due to the unique nature of solar developments, they do not require additional utilities, public road improvements, drainage and other necessary site improvements. The extension of water mains, sanitary sewer, or other improvements will not be required to operate the facility.

All stormwater requirements will be handled onsite and meet the requirements of Dane County. Once the facility is completed, the entire site will be planted in diverse native grasses and with pollinator friendly plant species around the perimeter of the site. These plantings will help control storm run-off and have been shown to have a lower run-off coefficient than an agricultural field.

Access to the site facilities will be via three entrances utilizing existing roads. Two access drives will be located on Femrite Drive with the third entrance located on Lud's Lane.

**5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

As stated in item 4 above, access to the facilities will be via 3 access drives. Once the project is completed, there will be very little additional traffic generated by the facilities. Generally, the site will receive routine maintenance twice a year and light vehicle inspections one or twice a month. There will be no on-site employees at the facility on a regular basis and all operations will be monitored off-site via a wireless connection.

**6. That the conditional use shall conform to all applicable regulations of the district in which it is located.**

The proposed use meets the applicable regulations of the various zoning designations within the project area. Solar facilities are a permitted Conditional Use in all of the existing districts. This includes minimum lot size requirements, setbacks, building height, and other building restrictions.

**7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.**

The proposed use will conform to applicable County, Town and City of Madison comprehensive land use, neighborhood, neighborhood development, and special use are plans. Although located in the Town of Cottage Grove, the entire project area is located within City of Madison Extraterritorial Jurisdiction Boundary (June 2020). The Future Land Use Plan for the area indicates the project area for future commercial development and agricultural preservation.

**8. If located in the Farmland Preservation Zoning (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1).**

Section 10.220(1)(a) provides that in addition to the requirements and standards for conditional use permits in Section 10.101(7)(d), the zoning committee must find that the following standards are met before approving any conditional use permit in any Farmland Preservation Zoning District.

**A. The use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district.**

The use of the Site for solar generation is consistent with uses allowed by the Farmland Preservation Statute, Wis. Stat. §91.46(1)(f). The term "Utility Use" has been further defined by the Department of Agriculture, Trade and Consumer Protection with respect to farmland preservation and "includes facilities for the generation of electricity from sunlight..." See Wis. Admin. Code Department of Agriculture, Trade and Consumer Protection §ATCP 49.01(19). In addition to the promogulated rules by the Department of Agriculture, Trade and Consumer Protection described above that allow solar generation as a conditional use, the Project is consistent with the purpose of the FP-35 Farmland Preservation Zoning District for the following reasons:

- The Project will consider different low-growth seed mixes, including those that may be pollinator friendly for final site stabilization when the Project is complete. The final seed mix chosen will be consistent with best practices for similar solar projects.
- The Project will continue to support agricultural use through the introduction of the pollinator mix and remaining lands will continue to be available for other agricultural uses.
- The Project will not negatively affect and more likely will positively affect neighboring agricultural uses as a result of established pollinator-friendly plantings necessary for healthy crop production.
- The Project will be consistent with the future land use plan in maintaining the urban growth plans for the area and preserving these agricultural lands.

**B. The use and its location in the Farmland Preservation Zoning District are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.**

The proposed use and its location in the FP-35 District is reasonable and appropriate, considering alternative locations, as WPL requires a large undeveloped level area within its service territory and the proposed location is one of a limited number of sites in WPL's electric service territory that offers such characteristics. Solar, or Utility Use, is an approved Conditional Use in the FP-35. The Site's proximity to existing electrical distribution make it a cost-effective location for siting solar generation.

**C. The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.**

Solar projects generally do not spawn additional growth around them and will not contribute to the conversion of land around them. Instead, the Facility will enable preservation of the area and its continued and future use for agriculture.

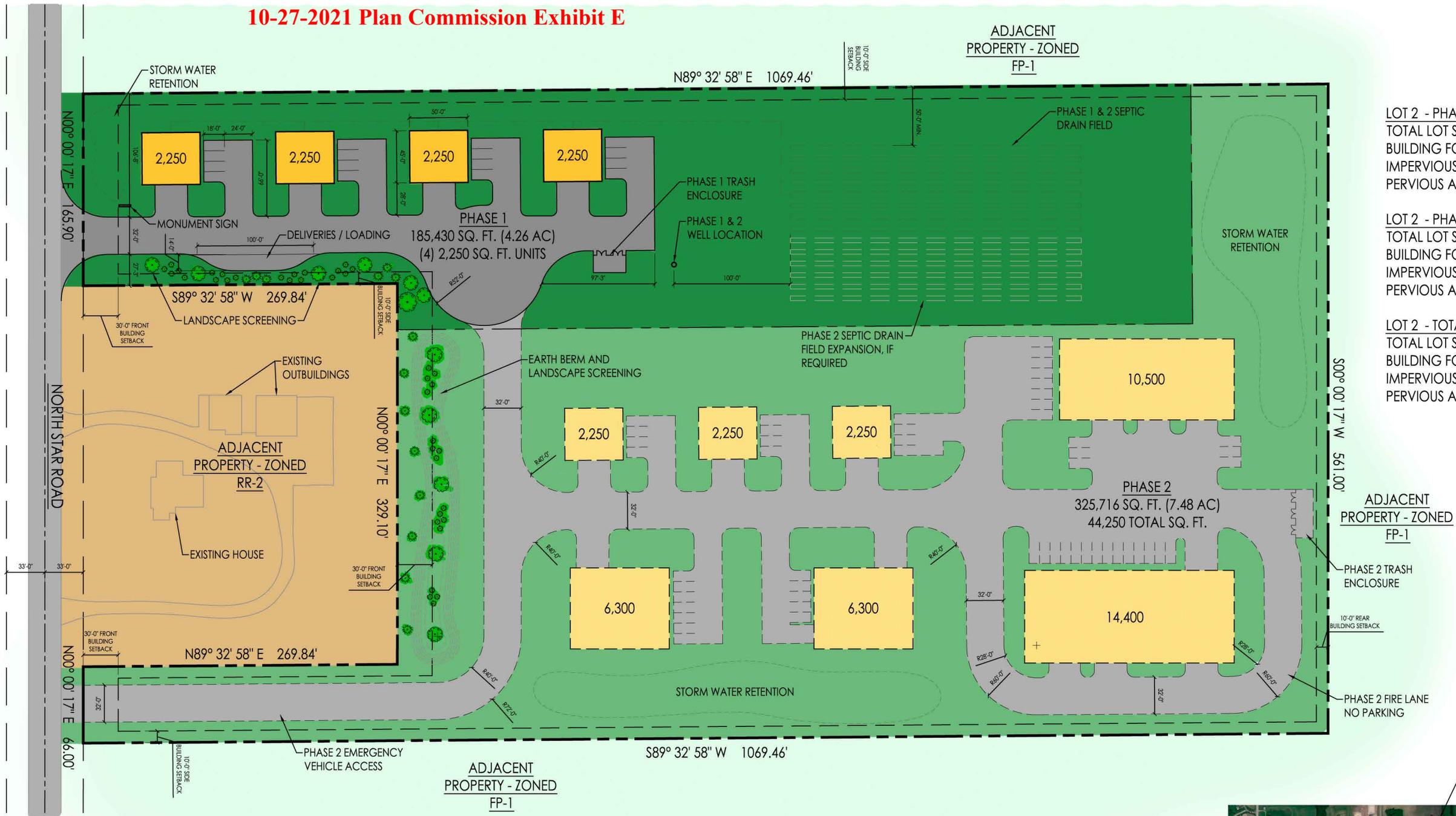
**D. The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.**

The Facility will not limit or impact adjacent uses, including agricultural uses. Facilities of this size and nature tend to be sited on agricultural sites and/or adjacent to a variety of zoning districts. Solar lends itself to a compatible use in a variety of scenarios with no effect on adjoining uses.

**E. Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.**

The Facility is designed to minimize any disturbance to the agricultural land. The Facility uses a driven post solution which, when decommissioned, is easily removed from the site. In addition, all topsoil will remain on-site; minimal grading is required. At the end of the Facility's useful life, all components are removed, and the land returned to substantially the same condition as it was previously.

**10-27-2021 Plan Commission Exhibit E**



**LOT 2 - PHASE 1 LOT COVERAGE**

TOTAL LOT SIZE:	185,430 SQ. FT.
BUILDING FOOTPRINT TOTAL:	9,000 SQ. FT. 4.85%
IMPERVIOUS PAVING TOTAL:	35,056 SQ. FT. 18.91%
PERVIOUS AREA TOTAL:	141,374 SQ. FT. 76.24%

**LOT 2 - PHASE 2 LOT COVERAGE**

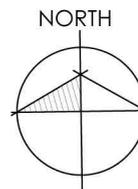
TOTAL LOT SIZE:	325,716 SQ. FT.
BUILDING FOOTPRINT TOTAL:	44,250 SQ. FT. 13.59%
IMPERVIOUS PAVING TOTAL:	100,258 SQ. FT. 30.78%
PERVIOUS AREA TOTAL:	181,208 SQ. FT. 55.63%

**LOT 2 - TOTAL LOT COVERAGE**

TOTAL LOT SIZE:	511,146 SQ. FT.
BUILDING FOOTPRINT TOTAL:	53,250 SQ. FT. 10.42%
IMPERVIOUS PAVING TOTAL:	135,314 SQ. FT. 26.47%
PERVIOUS AREA TOTAL:	322,582 SQ. FT. 63.11%

**A1 PROPOSED SITE PLAN - PHASE 1 & 2**  
 SCALE: 1" = 100' - 0" 9.14.21

- NOTES:**
1. ALL SITE INFORMATION AND DIMENSIONS FROM DOCUMENT PREPARED BY LICENSED LAND SURVEYOR DATED MARCH 27th 2020.
  2. FINAL WELL AND SEPTIC LOCATION AND SIZING TO BE DETERMINED AFTER SOIL TESTING.
  3. ALL SITE LIGHTING TO BE DARK SKY COMPLIANT BUILDING MOUNTED WITH FULL CUT OFFS.



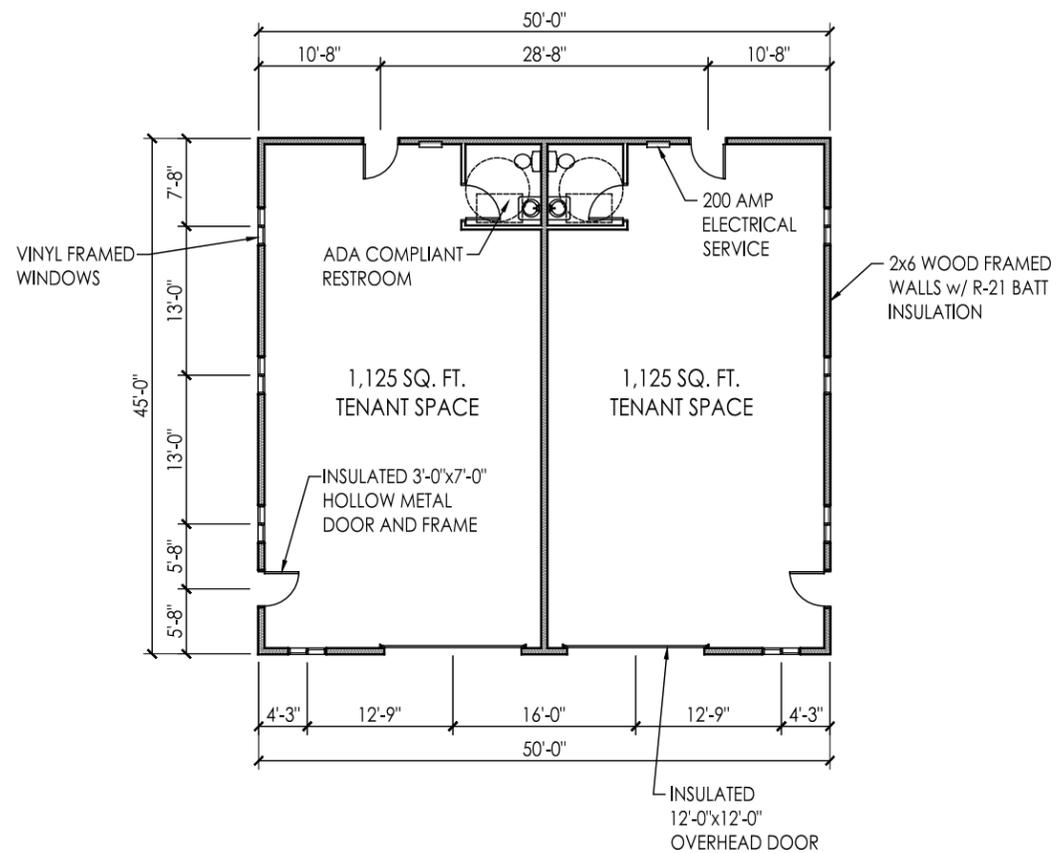
SITE LOCATION MAP

LOT 2 - PHASE 1 LOT COVERAGE	
TOTAL LOT SIZE:	185,430 SQ. FT.
BUILDING FOOTPRINT TOTAL:	9,000 SQ. FT. 4.85%
IMPERVIOUS PAVING TOTAL:	35,056 SQ. FT. 18.91%
PERVIOUS AREA TOTAL:	141,374 SQ. FT. 76.24%

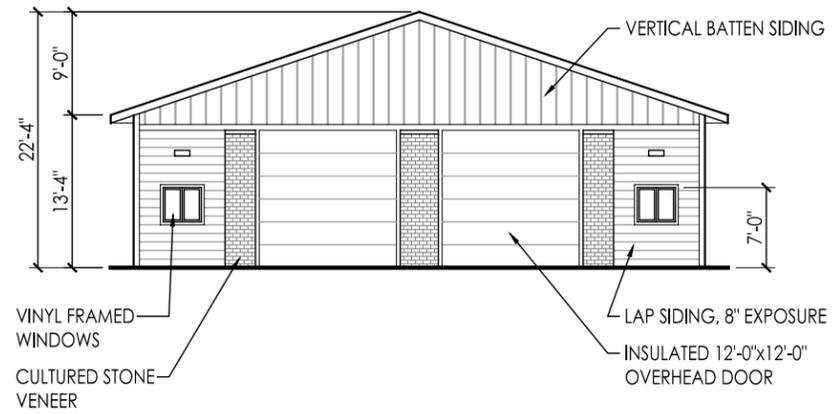


**A2** PROPOSED SITE PLAN - PHASE 1  
 SCALE: 1" = 50' - 0" 9.14.21

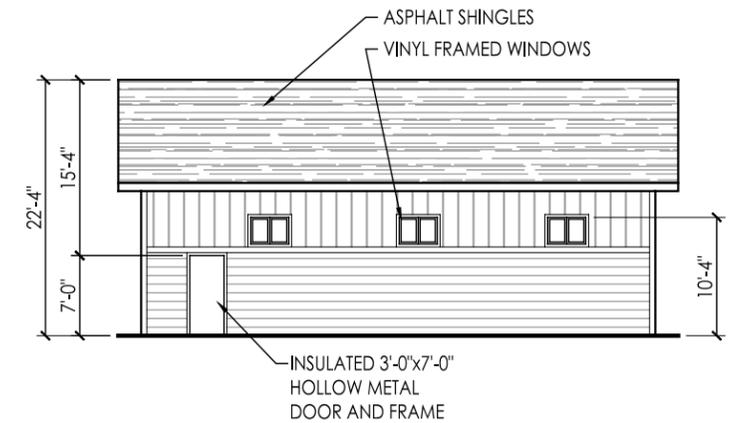
- NOTES:  
 1. ALL SITE LIGHTING TO BE BUILDING MOUNTED WITH FULL CUT-OFF.



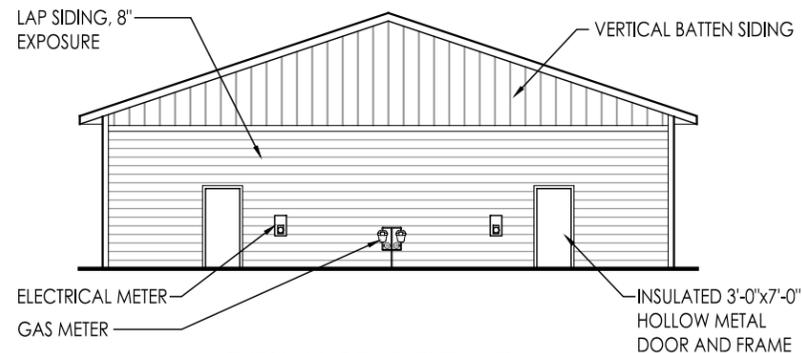
TYPICAL UNIT LAYOUT



TYPICAL FRONT ELEVATION



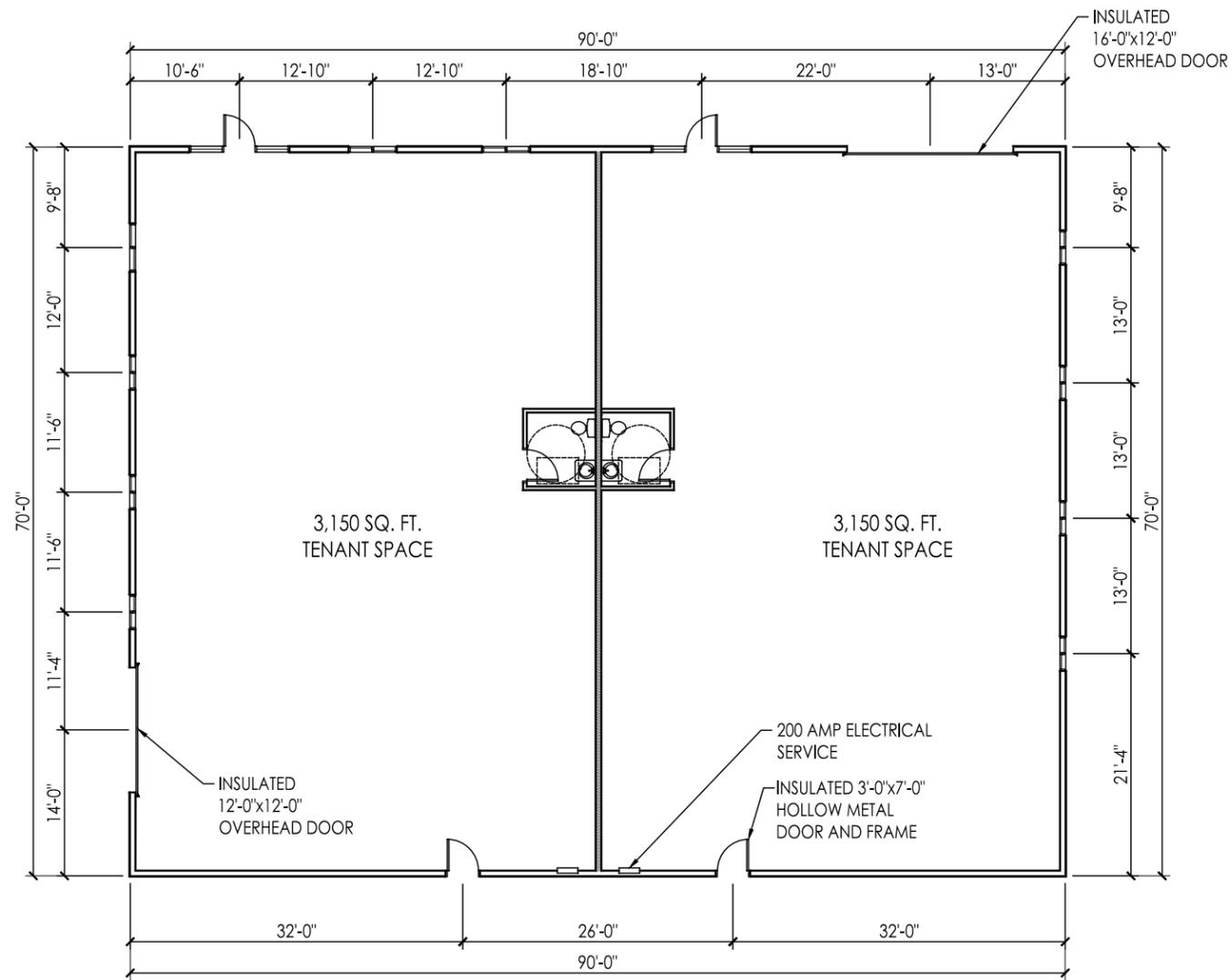
TYPICAL SIDE ELEVATION



TYPICAL REAR ELEVATION

**A3** PRELIMINARY 2,250 SQ. FT. BUILDING LAYOUT AND ELEVATIONS

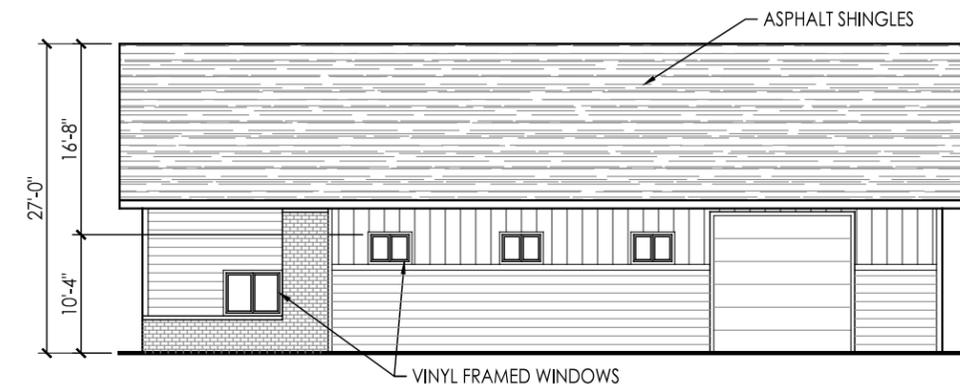
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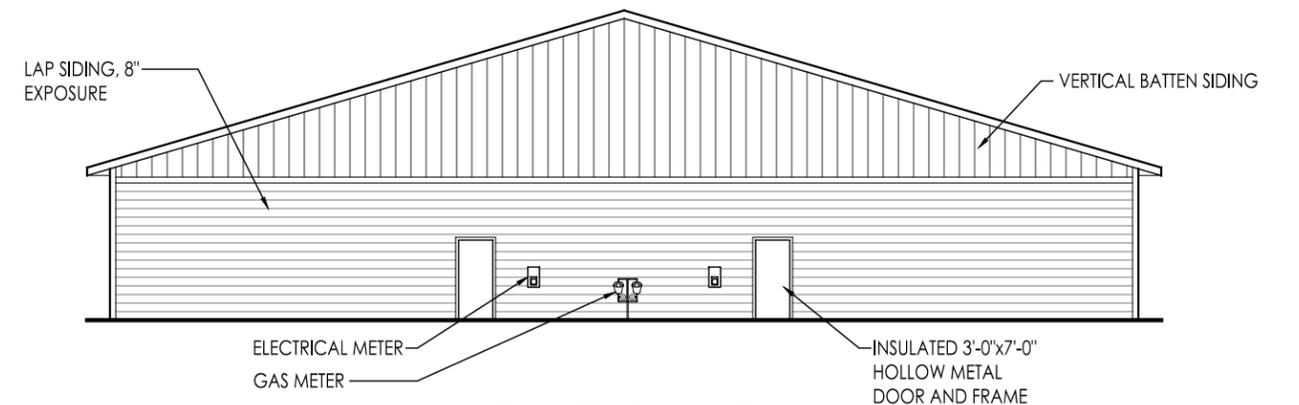
TYPICAL UNIT LAYOUT



TYPICAL FRONT ELEVATION



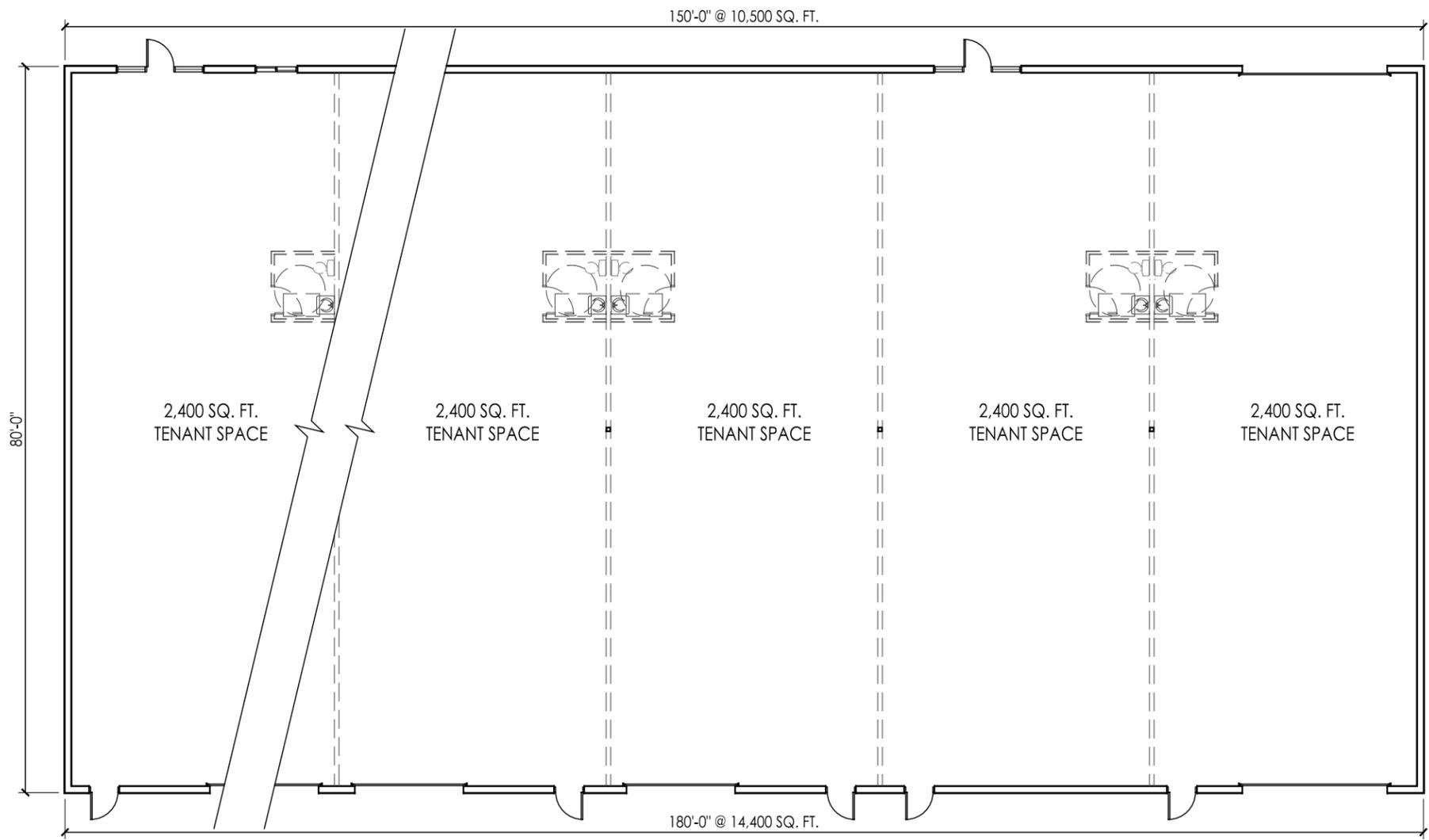
TYPICAL SIDE ELEVATION



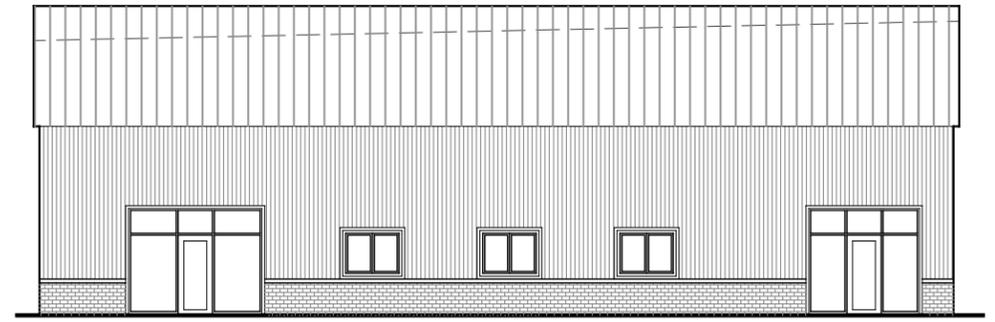
TYPICAL REAR ELEVATION

A4 PRELIMINARY 6,300 SQ. FT. BUILDING LAYOUT AND ELEVATIONS

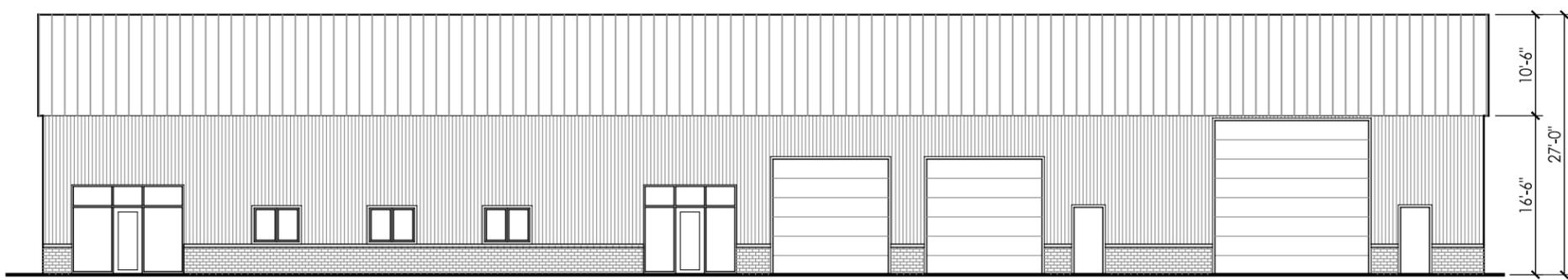
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PRELIMINARY UNIT LAYOUT



PRELIMINARY SIDE ELEVATION

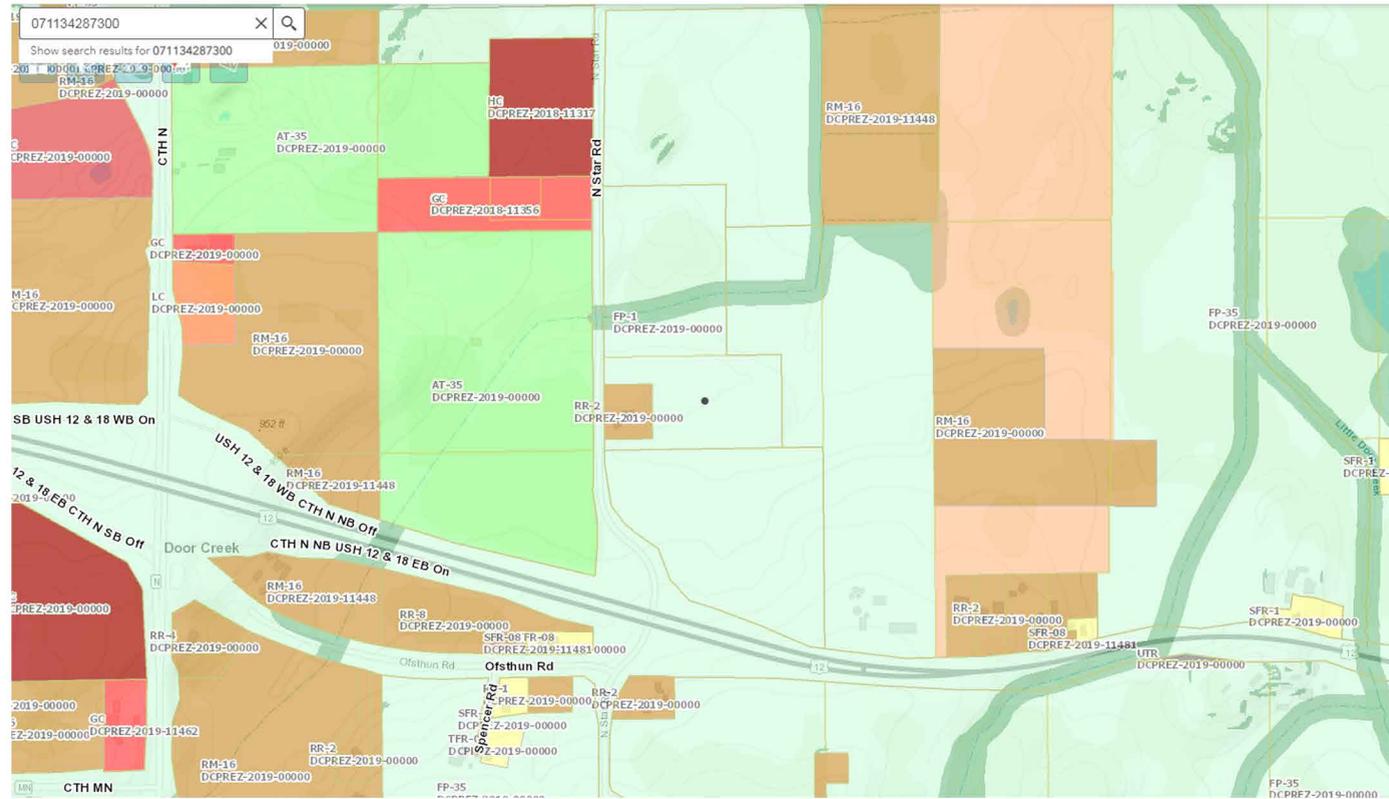


PRELIMINARY FRONT ELEVATION

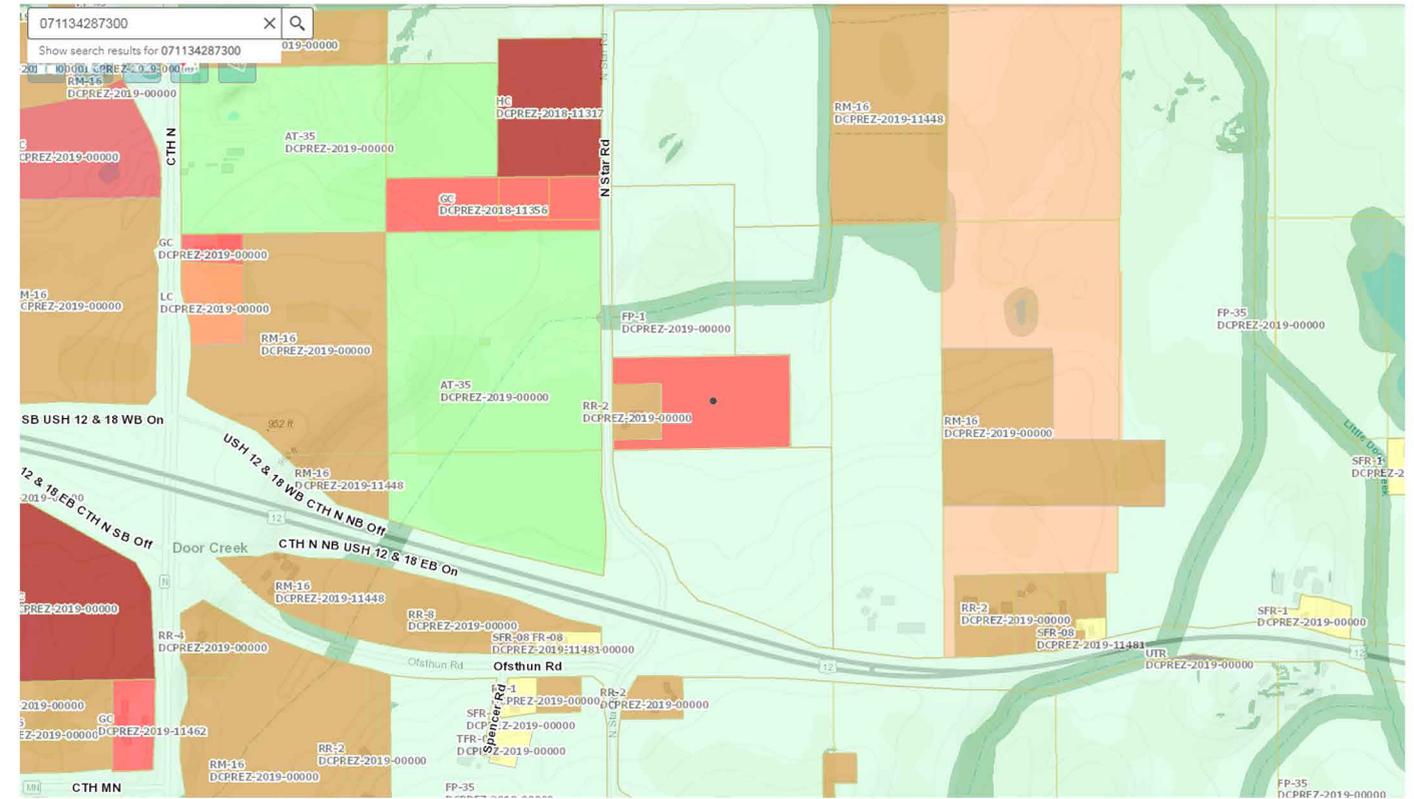
A5 PRELIMINARY 10,500 & 14,400 SQ. FT. BUILDING LAYOUT AND ELEVATIONS

9.14.21





EXISTING ZONING MAP



PROPOSED ZONING MAP

ZONING MAP KEY	
FARMLAND PRESERVATION	
AGRICULTURAL TRANSITION	
GENERAL COMMERCIAL	
HEAVY COMMERCIAL	
RURAL RESIDENTIAL and RURAL MIXED USE	
ACTIVE MINERAL EXTRACTION SITE	
RESOURCE PROTECTION CORRIDORS	

A6

EXISTING AND PROPOSED ZONING MAP

SCALE: N.T.S.

9.14.21

NORTH

