

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/25/2019	DCPREZ-2019-11431
Public Hearing Date	C.U.P. Number
06/25/2019	DCPCUP-2019-02472

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DANE COUNTY	PHONE (with Area Code)	AGENT NAME MADISON GAS AND ELECTRIC CO	PHONE (with Area Code) (608) 252-5607
BILLING ADDRESS (Number & Street) 210 MARTIN LUTHER KING JR BLVD RM 114		ADDRESS (Number & Street) 623 RAILROAD ST.,	
(City, State, Zip) MADISON, WI 53703-3342		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS		E-MAIL ADDRESS tmontevideo@mge.com mallen@energylawwisconsin.com	

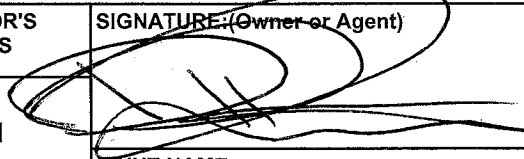
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
5723 US Hwy 51					
TOWNSHIP BURKE	SECTION 17	TOWNSHIP BURKE	SECTION 17	TOWNSHIP BURKE	SECTION 17
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-171-9500-4		0810-171-8190-2		0810-174-8070-4	

REASON FOR REZONE	CUP DESCRIPTION
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TO ALLOW LAND TO BE USED FOR SOLAR GENERATION	SOLAR GENERATION
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
UTR (Utility, Transportation and ROW) District	AT-35 (Agriculture Transition) District	99	10.231(3)(e)	99

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SCW1	SIGNATURE: (Owner or Agent) 
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PRINT NAME:
Donald Peterson

DATE:
4-25-19



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Dane County</u>	Agent's Name <u>Madison Gas and Electric Company</u>
Address <u>210 Martin Luther King Boulevard,</u> <u>Madison, WI 53703-3342</u>	Address <u>623 Railroad Street, Madison, WI</u> <u>53703</u>
Phone _____	Phone <u>(608) 252-5607</u>
Email _____	Email <u>tmontevideo@mge.com</u>

Town: Burke Parcel numbers affected: 0810-171-8190-2, 0810-171-9500-4, 0810-174-8070-4, 0810-174-8000-8

Section: 17 Property address or location: Highway 51

Zoning District change: (To / From / # of acres) To: AT-35; From: UTR; Approximately 100 Acres.

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: _____ %
See below

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

The land is being rezoned to allow it to be used as the location for a solar generation project. The current UTR District does not allow such use. Solar generation is a conditional use in the AT-35 District, Owner is simultaneously submitting a Conditional Use Application, to permit the proposed use.

Soil Subsurface conditions consist of approximately 1 foot of recently tilled topsoil overlying medium stiff sandy clay and loose to dense clayey sand and silty sand glacial till extending to bedrock.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 4-24-19



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Communications Tower \$1145

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Dane County</u>	Agent	<u>Madison Gas and Electric Company</u>
Address	<u>210 Martin Luther King Boulevard</u>	Address	<u>623 Railroad Street</u>
Phone	<u>Madison, WI 53703-3342</u>	Phone	<u>Madison, WI 53703</u> <u>(608) 252-5607</u>
Email	<u></u>	Email	<u>tmontevideo@mge.com</u>

Parcel numbers affected: 0810-171-8190-2; 0810-171-9500-4; Town: Burke Section: 17
0810-174-8070-4 & 0810-174-8000-8
 Property Address: Highway 51

Existing/ Proposed Zoning District : AT-35 (Agriculture Transition, 35 Acres)

- o Type of Activity proposed: See Attachment A & attached Operations Plan
Separate checklist for communication towers and mineral extraction uses must be completed.
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 4-24-19

Dane County Airport Solar Project Solar Generating Facility Operations Plan

Type of Activity Proposed: Madison Gas and Electric Company (MGE) is proposing to build a solar generation plant (the “Facility”) consisting of up to 58 acres of solar modules and associated collection equipment that delivers that power to the electric grid. The Facility will have a maximum capacity of approximately 9 MW. The onsite equipment at the Facility will consist primarily of solar modules mounted on single axis trackers to generate direct current (DC) electricity. Inverters that are integrated into the Facility will convert the DC electricity to alternating current (AC) electricity, to allow it to be delivered to the electric grid. There will also be an electrical equipment pad and a 15kV 3-Way Sectionalizing Cabinet located on this pad.

The Facility will be an unmanned plant that will operate through local and remote control/monitoring. Local control will occur through autonomous controllers. The PV system will be monitored remotely through the MGE energy management system and by the operations and maintenance contractor’s Supervisory Control and Data Acquisition (SCADA) system. After construction is complete, there will be limited access to the site for periodic inspections (monthly), troubleshooting and maintenance.

The Facility will provide solar electricity to serve the needs of Dane County. MGE will own and operate the Facility and will lease the Airport land upon which it is located from Dane County.

1. **Hours of Operation:** This facility will not be manned and will not be open to the public. It is anticipated that once construction is complete, operations and maintenance personnel (one or two people) will access the site a couple times per month for inspection or minor maintenance.
2. **Number of Employees:** There will be no employees stationed at the Facility. As noted in Item No. 2 above, one or two people will visit the site a few times each month for inspection and minor maintenance, as needed.
3. **Anticipated Customers:** No customers will be served at the Facility and there will be no traffic associated with such customers. The renewable electricity generated from the Facility will be used to serve the needs of Dane County, who is an electric service customer of MGE.
4. **Outside Storage:** None
5. **Outdoor Activities:** Inspection of the solar electric system and periodic maintenance as described above.
6. **Outdoor Lighting:** No permanent outdoor lighting.
7. **Outside Loudspeakers:** None.

8. **Proposed Signs:** Signs will be placed on the security fences to identify that MGE is the owner of the Facility, that there are high voltage facilities inside the fence and that the Facility site should not be entered by unauthorized personnel.

9. **Trash Removal:** There should not be trash generated at this site. Any minor trash, such as note paper or written instructions, will be removed immediately.

Attachment A

Six Standards of 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 use of Airport property for the Facility will not be detrimental to, and in fact will positively impact, the public health, safety, comfort and general welfare by providing Dane County renewable energy. Dane County has made a commitment to significantly increase the amount of the County government's electric load serviced by renewable sources to meet the goal of a carbon-free energy supply. The Facility will reduce the County's carbon footprint. The Facility will also benefit the County by reducing the County's electric power cost.

In addition, the associated lease of Airport property will provide revenue for the County and the Facility will generate a shared revenue utility payment for the County and the Town of Burke. The Facility will protect the existing uses of the Airport by complying with all applicable legal requirements, including requirements of the AT-35 Zoning District and applicable requirements of the Federal Aviation Administration ("FAA"). The Facility will not emit noticeable noise and lighting will be minimal.

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 Facility will not impair or diminish current surrounding land uses. These consist of (a) a mineral extraction quarry; (b) the Airport and (c) U.S. Highway 51. As noted previously, the Facility will protect the existing use of Dane County Regional Airport by complying with all applicable FAA requirements. FAA approval requires a variety of studies to demonstrate that the Facility will not pose a hazard to aviation, and also environmental, historical and archeological studies of the Airport land on which the Facility will be located. In addition, no Facility improvements will be constructed within areas restricted for airspace.

The use of U.S. Highway 51 will not be substantially impaired or diminished. There will only be only be very limited vehicle traffic to and from the completed Facility. If necessary, the Facility owner will obtain an access permit for site access to Highway 51 and will comply with all applicable conditions of that permit.

- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The Facility will have no adverse impact on the normal and orderly development and improvements of the surrounding properties for their permitted uses. The current uses, are mineral extraction, highway use and the Airport. As noted above in the response to Standard No. 2, the Facility will be developed in a manner that complies with any requirements necessary to protect the Airport and Highway 51. The Facility will not encroach physically or by effect upon the property used for mineral extraction, so there will no impediment to the normal and ordinary development and improvement of that property for its permitted use.

Finally, the agreements between the County and MGE will incorporate FAA requirements that ensure that Dane County has the ability to develop and improve the Airport for its future needs.

- 4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.**

Adequate services to the Facility, including utilities, access, fencing and communications have all been accounted for in the proposed use. A single driveway will provide access to the site from Highway 51. A security fence will be built around the perimeter of the Facility. A 15' wide access road will be built within the CUP property, inside the security fence to allow access to the Facility. The Facility will be connected to the electric grid by a 15kV cable. Communications to and from the equipment on site will be accomplished by wireless communications.

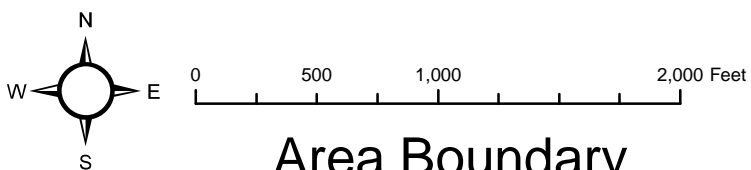
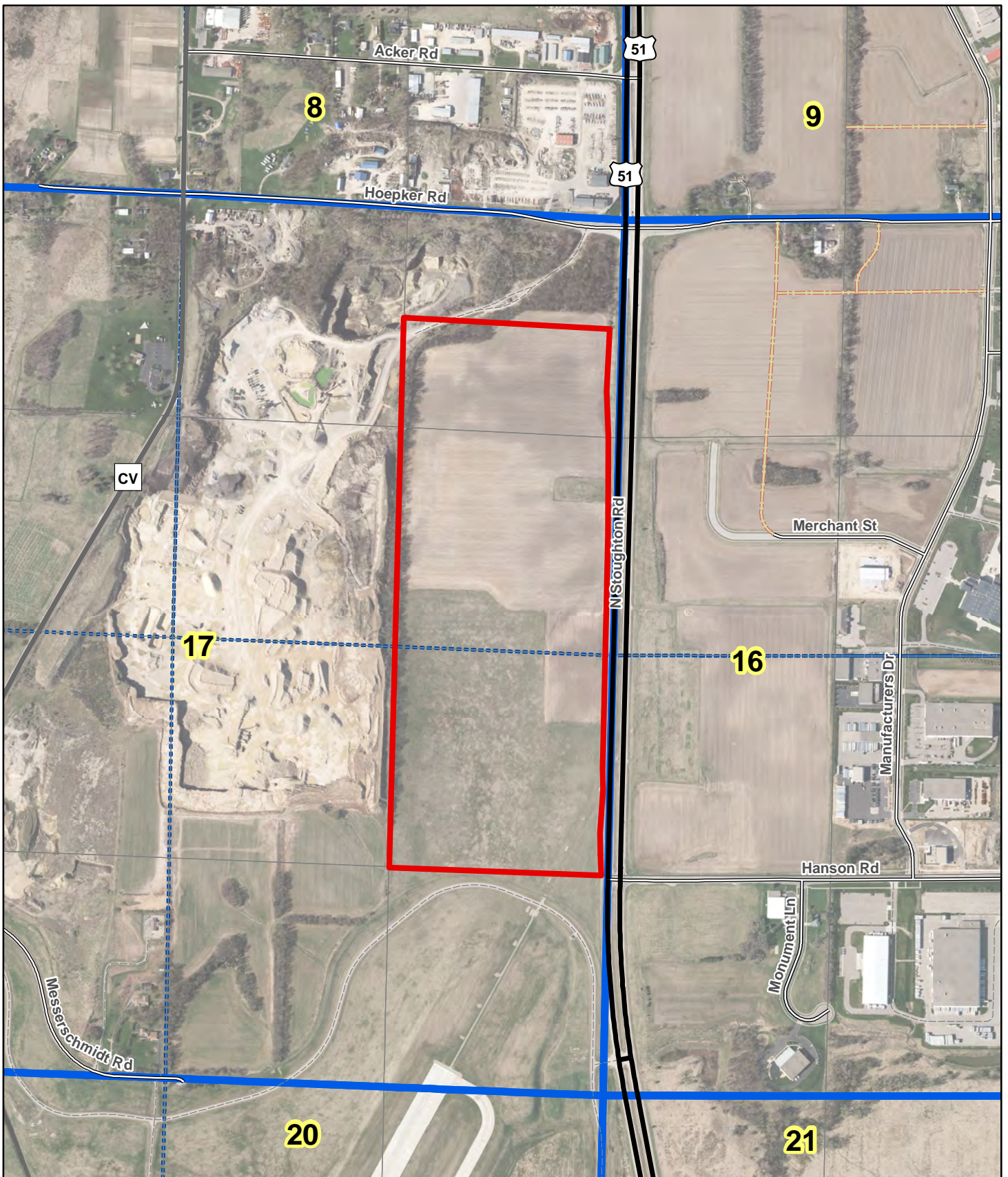
- 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

The Facility will have not on site employees and therefore will require very infrequent vehicle access, so there should be no associated traffic congestion in the public streets. MGE has contacted the Wisconsin Department of Transportation about access to Highway 51 and, if necessary, MGE will obtain a highway access permit for access to the Facility and will comply with its terms.

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

The use meets all applicable regulations of the AT-35 Zoning District set for in Section 10.231 of Chapter 10 (Zoning) of the Dane County Code of Ordinances. This includes

minimum lot size requirements, setbacks, building height, and other building restrictions. The Facility will also comply with any additional requirements the FAA may impose in approving the Concurrent Use Request to permit the Facility upon Airport property.



Area Boundary Description

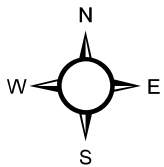
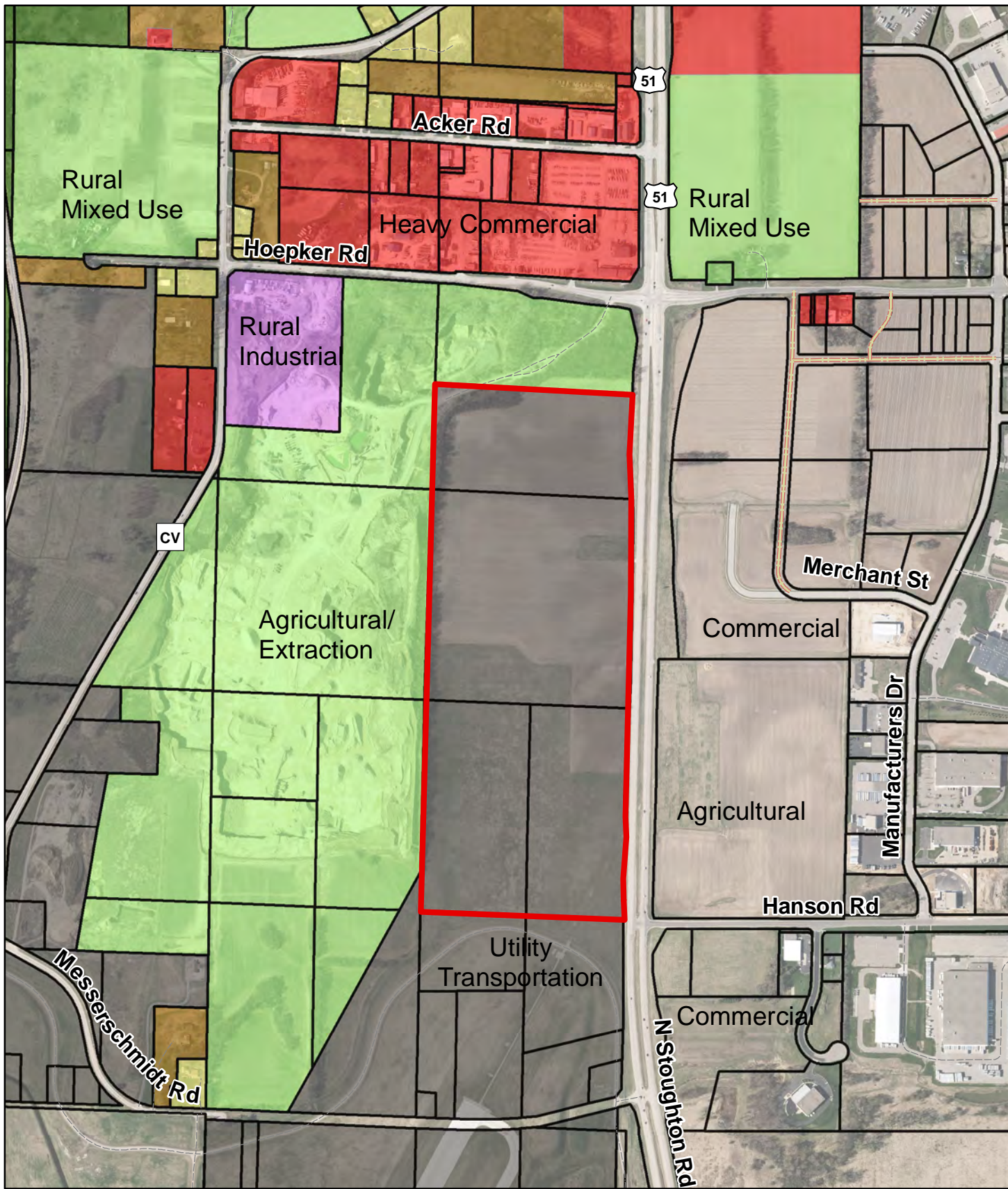
Part of the east half of Section 17, Township 08 North, Range 10 East, Town of Burke, Dane County, Wisconsin, more fully described as follows: the northeast 1/4 of the southeast 1/4, the southeast 1/4 of the northeast 1/4, and the south 1/2 of the northeast 1/4 of the northeast 1/4 of Section 17.

Written Legal Description of the Proposed Zoning Boundaries

Part of the east half of Section 17, Township 08 North, Range 10 East, Town of Burke, Dane County, Wisconsin, more fully described as follows:

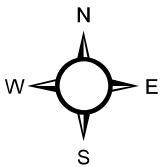
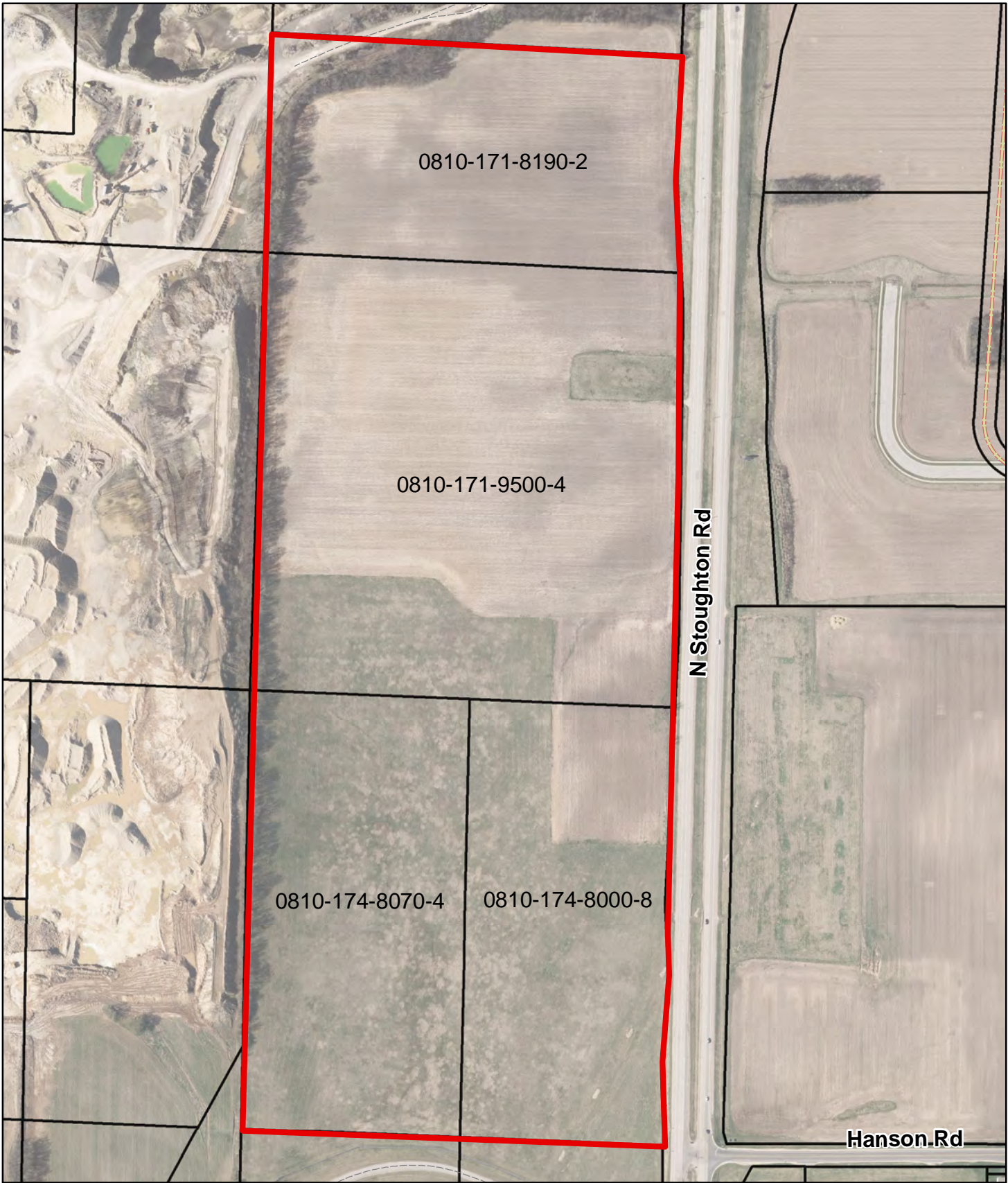
The northeast 1/4 of the southeast 1/4, the southeast 1/4 of the northeast 1/4, and the south 1/2 of the northeast 1/4 of the northeast 1/4 of Section 17.

Comprising Approximately 100 Acres



0 500 1,000 2,000 Feet

Neighboring Zoning



0 250 500 1,000 Feet

A horizontal scale bar with tick marks at 0, 250, 500, and 1,000 feet.

Boundary
Parcel Numbers

PREPARED FOR:



REVISION #	DATE	COMMENT
A	12/17/18	PRELIMINARY SITE PLAN
D	01/25/19	PRELIMINARY SITE PLAN - Revised Tracker
E	02/12/19	PRELIMINARY SITE PLAN - Revised Area w/ Tracker
F	03/29/19	PRELIMINARY SITE PLAN - Revised Area
G	04/17/19	PRELIMINARY SITE PLAN - Revised Lot Lines



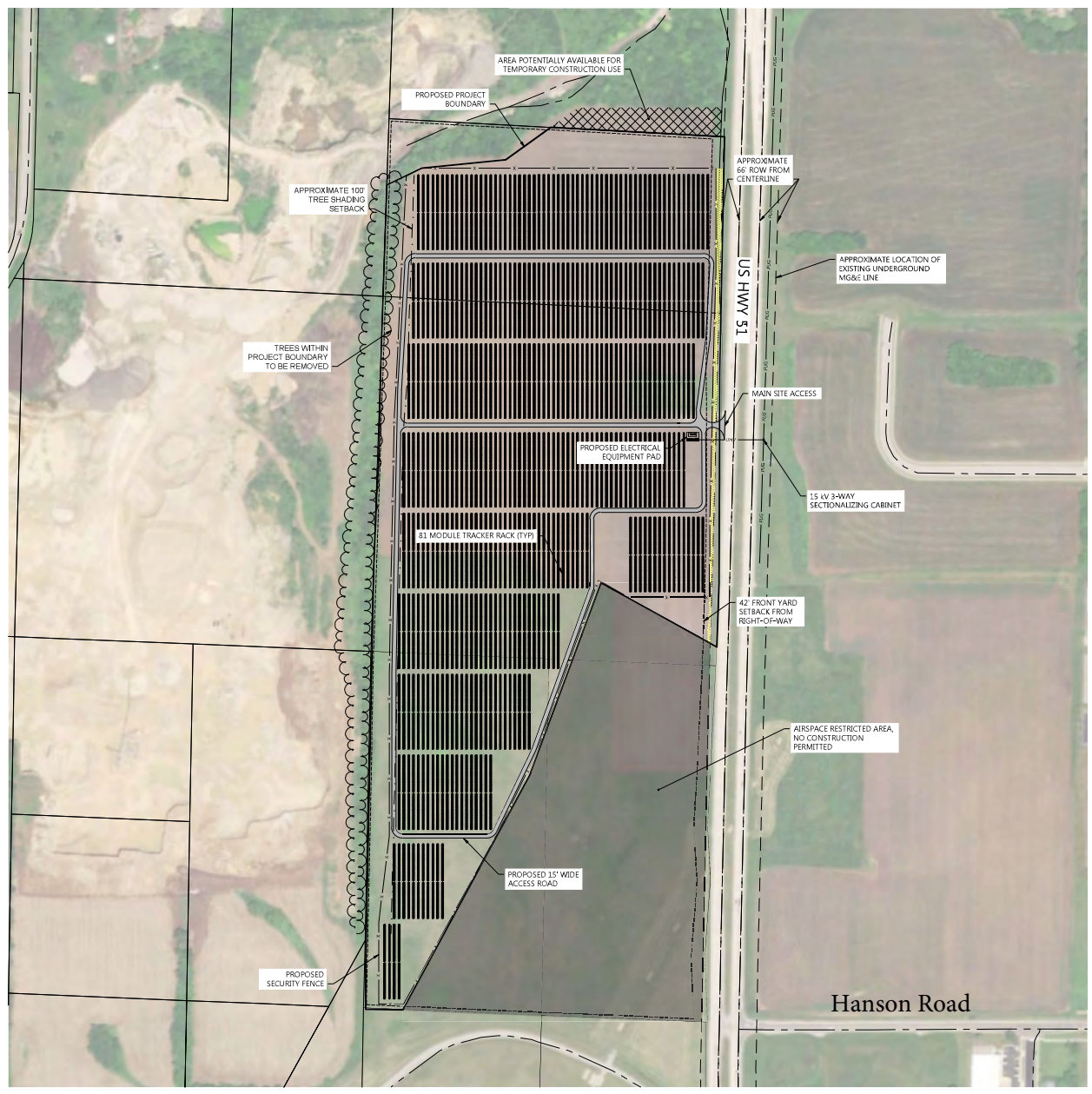
**Dane County
Airport Solar**
Dane County, WI
N Stoughton Rd
Madison, WI 53704

Overall Site Plan

**PRELIMINARY
NOT FOR CONSTRUCTION**

DATE: 04/17/2019

SHEET: C.100



LEGEND

	SWITCHBOARD AND TRANSFORMER PAD
	SINGLE AXIS TRACKER
	PROPOSED POWER POLE
	PROPOSED GRAVEL ACCESS ROAD (DRIVEWAY)
	PROPOSED UNDERGROUND COLLECTOR
	PROPOSED OVERHEAD POWERLINE
	PROPOSED FENCE LINE
	PROPOSED PROJECT BOUNDARY
	EXISTING PROPERTY LINE
	YARD SETBACK LINE
	APPROXIMATE RIGHT OF WAY
	PROPOSED POLLINATOR FRIENDLY SEEDING
	POTENTIAL TEMPORARY CONSTRUCTION AREA
	AIRSPACE RESTRICTED AREA

SYSTEM SPECIFICATIONS

SYSTEM DC RATING (STC)	11,937.375 kW
SYSTEM AC RATING (40 C° AMBIENT)	9,000 kW AT 1.0 POWER FACTOR
DC/AC RATIO	1.326
MODULE RATING	375 W
TOTAL MODULE QTY	31,833
TOTAL NO. 81 MODULE RACKS	393
INVERTER MODEL	SMA SUNNY HIGHPOWER PEAK3 150-HLS
TOTAL NO. 150kW INVERTERS	60
INTER-ROW SPACING	11.44'
PITCH (TRACKER ROW CENTER-TO-CENTER)	17.88°
GCR	36%
FENCED AREA	58 ACRES

GENERAL NOTES

- 15' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
- DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.



