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 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 used 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.