

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/24/2025	DCPCUP-2025-02661
Public Hearing Date	
05/27/2025	

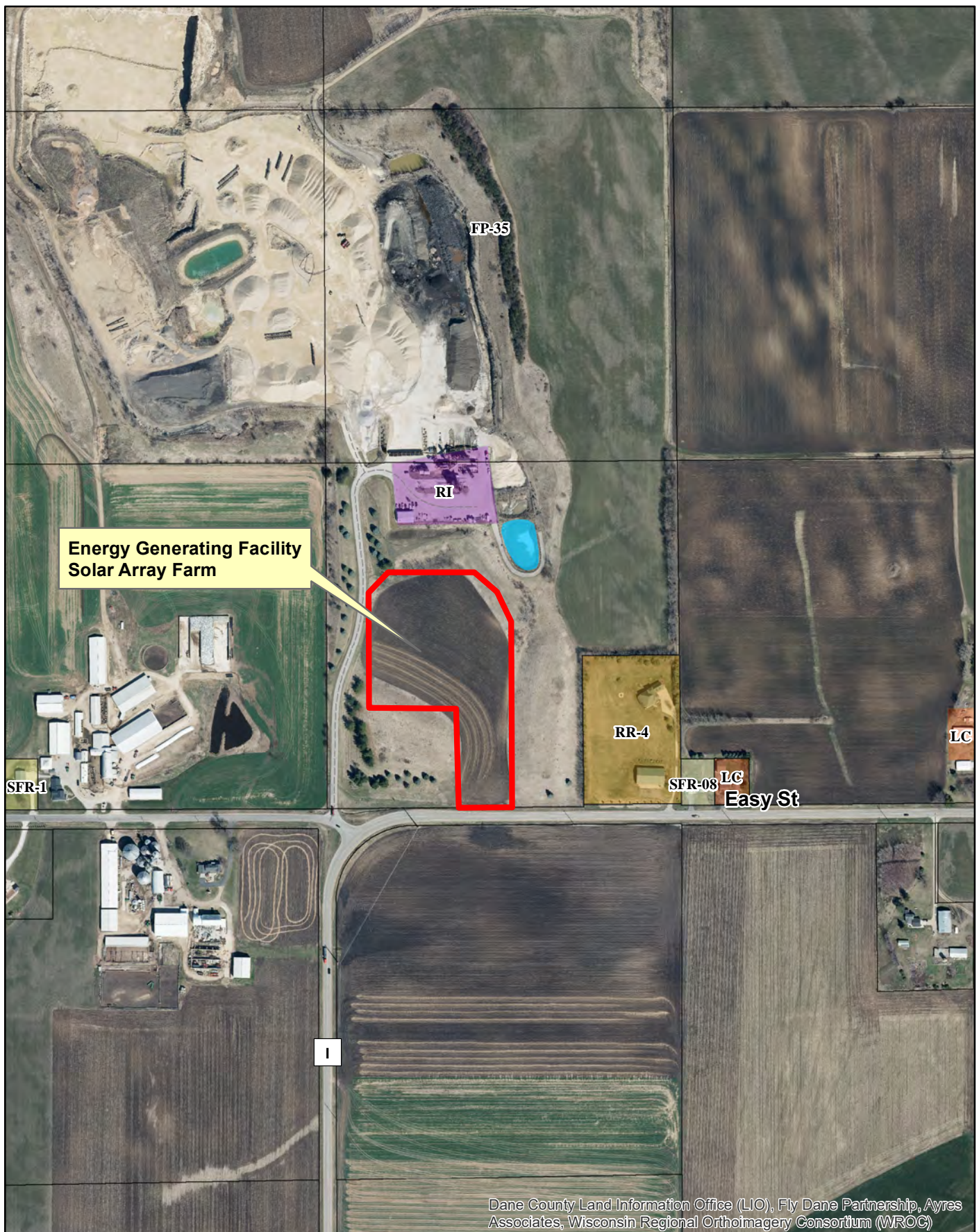
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PAYNE & DOLAN INC	Phone with Area Code (262) 366-5124	AGENT NAME WALBEC GROUP (C/O HOLLY MERSON)	Phone with Area Code (262) 366-8076
BILLING ADDRESS (Number, Street) PO BOX 781		ADDRESS (Number, Street) N6 W23673 BLUEMOUND ROAD	
(City, State, Zip) WAUKESHA, WI 53187		(City, State, Zip) Waukesha, WI 53188	
E-MAIL ADDRESS bbucholtz@walbecgroup.com		E-MAIL ADDRESS hmerson@walbecgroup.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
5416 Easy Street					
TOWNSHIP VIENNA	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-344-9000-1		---		---	

CUP DESCRIPTION
Electric Generating Facility - 7.4-acre solar array farm

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3)	7.4

COMMENTS: SEE SITE PLANS FOR SPECIFIC LOCATION AND OTHER INFORMATION	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) _____
			PRINT NAME: _____
			DATE: _____



Legend



Wetland



Floodplain



0 250 500 1,000 Feet

CUP 2661
Payne & Dolan
Walbec Group

March 19, 2025

Mr. Roger Lane
Dane County Department of Planning & Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

RE: Conditional Use Permit Application – Alliant Energy & Payne+Dolan, Inc. Vienna Quarry Solar Project.

Dear Mr. Lane,

Payne+Dolan, Inc. respectfully request review of the attached Conditional Use Permit Application for a 1,400 kW DC solar facility in the Town of Vienna, Dane County, Wisconsin at the next available Dane County Zoning and Land Regulation committee meeting. The facility will be developed, operated and maintained by and Wisconsin Power and Light (WPL), the Wisconsin electric subsidiary of Alliant Energy on leased land owned by Payne+Dolan, Inc.

Attached with the Conditional Use Permit Application are the following exhibits of information:

- Exhibit A Standards for Conditional Use Permits
- Exhibit B Written Statement of Intent and Operations Plan
- Exhibit C Project Boundary Legal Description
- Exhibit D Preliminary Site Plan & Details

Thank you for your consideration of this project application. We look forward to discussing the application and project with you further. If any questions arise, please feel free to contact me.

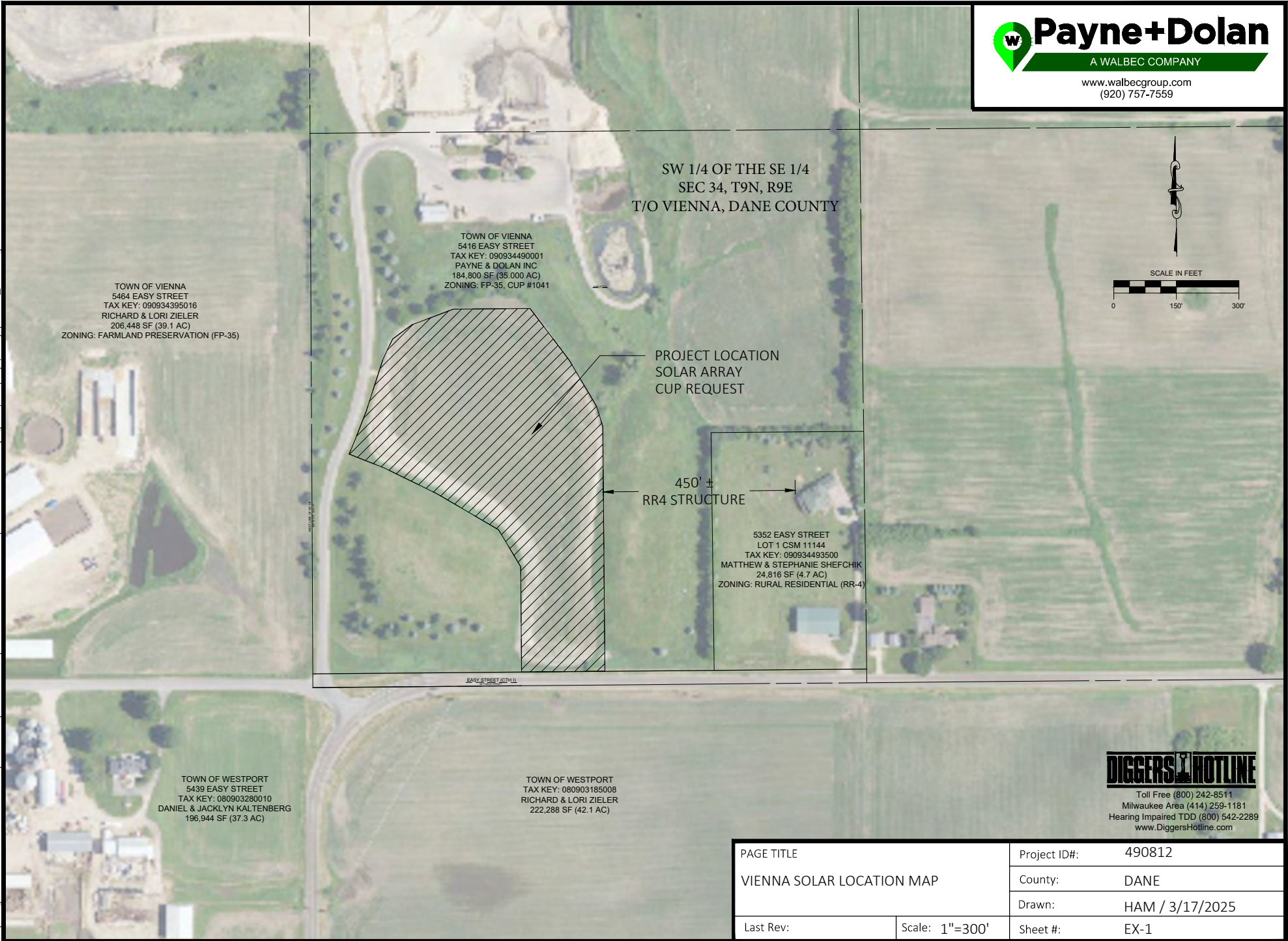
Sincerely,



Holly Merson, PE
Engineering Leader

cc by email: Bryanna Burcholtz, Payne+Dolan, Inc.
Craig Donze, Payne+Dolan, Inc.
Dan Dassow, Zenith Tech, Inc.

Mar 19, 2025 - 3:59pm
S:\Design & Construction Services\080-C3D\Zenith Tech\490812 - Vienna Solar\040-Sheets\Other (Figures, Displays, etc)\Exhibit_CUP.dwg



PAGE TITLE		Project ID#:	490812
VIENNA SOLAR LOCATION MAP		County:	DANE
		Drawn:	HAM / 3/17/2025
Last Rev:	Scale: 1"=300'	Sheet #:	EX-1



Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Payne & Dolan, Inc.	Agent Name:	Holly Merson
Address (Number & Street):	PO Box 781	Address (Number & Street):	N6 W23673 Bluemound Road
Address (City, State, Zip):	Waukesha, WI 53187	Address (City, State, Zip):	Waukesha, WI 53188
Email Address:	BBucholtz@walbecgroup.com	Email Address:	hmerson@walbecgroup.com
Phone#:	262-366-5124	Phone#:	262-366-8076

SITE INFORMATION

Township:	Vienna	Parcel Number(s):	064/0909-344-9000-1
Section:	Sec 34	Property Address or Location:	5416 Easy Street
Existing Zoning:	FP 35	Proposed Zoning:	CUP Code Section(s): 10.101(7)

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): 1400 kWDC Solar Electric Generating Facility	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: 1400 kWDC ground mounted solar panel arrays, electrical equipment pads, access drives and fencing. Located on 7.365 leased acres of land.	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: Holly Merson

Date: 3/19/2025

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

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

See Exhibit A for details.

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.

See Exhibit A for details.

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.

See Exhibit A for details.

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

See Exhibit A for details.

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.

See Exhibit A for details.

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

See Exhibit A for details.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

See Exhibit A for details.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

See Exhibit A for details.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

See Exhibit A for details.

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

See Exhibit A for details.

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

See Exhibit A for details.

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

See Exhibit A for details.



WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

See Exhibit B for details.

List the proposed days and hours of operation.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

See Exhibit B for details.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

See Exhibit B for details.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

See Exhibit B for details.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

See Exhibit B for details.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

See Exhibit B for details.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

See Exhibit B for details.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

See Exhibit B for details.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

See Exhibit B for details.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

See Exhibit B for details.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

See Exhibit B for details.

Briefly describe the current use(s) of the property on which the conditional use is proposed.

See Exhibit B for details.

Briefly describe the current uses of surrounding properties in the neighborhood.

See Exhibit B for details.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

☒ **SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- ☒ Scale and north arrow.
- ☒ Date the site plan was created.
- ☒ Existing subject property lot lines and dimensions.
- ☐ Existing and proposed wastewater treatment systems and wells.
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☒ All dimension and required setbacks, side yards and rear yards.
- ☒ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☒ Location and dimensions of any existing utilities, easements or rights-of-way.
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#).
- ☐ Proposed loading/unloading areas.
- ☒ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- ☒ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☒ **NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:**

- ☒ Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- ☒ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☒ **OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- ☒ Hours of operation.
- ☒ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- ☒ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☒ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- ☒ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- ☐ Signage, consistent with section [10.800](#).

☐ **ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- ☐ Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

Exhibit A
Standards for Conditional Use Permit

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

The solar facility will not have a negative effect or be detrimental to or endanger the public health, safety, comfort or general welfare. The facility will provide clean energy to the surrounding area. Due to the surrounding terrain, the facility location is in low visibility to nearby residents and drivers on CTH I. The solar facility will enhance the current space, as it will be located on an existing agriculture field and will be vegetated with low growth native species. The solar facility will provide an opportunity for prospective industrial, utility and construction sector solar customers to visit the solar facility in their utility service area.

- 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 solar facility will not substantially impair or diminish the uses, values, and enjoyment of other property in the neighborhood. The location of the facility will be set back over 100 feet from CTH I and is surrounded by three berms, providing low visibility from nearby residents and drivers on CTH I. The existing residential property to the East is set more than 450 feet horizontally and 15-18 feet vertically above the proposed solar facility. The facility will have an access road located 575 feet off Easy Street and use the existing driveway to Payne + Dolan Vienna Site. Maintenance vehicles will be minimally seen by the surrounding residents.

- 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.**

The solar facility will not impede the normal and orderly development and improvement of the surrounding property. The North, East, and West boundary of the proposed solar facility's abutting land is owned by Payne & Dolan, Inc. zoned General Farmland Preservation (FP-35). The abutting land to the South is right of way to CTH I. The solar facility's nearby neighbors to the North, South, and West are zoned General Farmland Preservation (FP-35). The solar facility will not cause any disturbance to agricultural operations and production. The property nearby to the East is zoned Rural Residential (RR-4), and will have low visibility to the solar facility due to a berm fully spanning the west property line of the residential property.

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

The solar facility will have a gravel access road located off the private driveway of Payne & Dolan, Inc. Any necessary improvements for site drainage are included in the scope of the project. A 7-foot woven wire and steel frame game fence will be installed at the perimeter of

Exhibit A
Standards for Conditional Use Permit

the solar facility for security. Concrete pads will be put in place for heavy electrical equipment. Public water and sanitary sewer are not required for the facility.

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 solar facility will include adequate measures for ingress/egress. All ingress/egress to the solar facility will utilize the 20-foot wide gravel access road, located off the private driveway of Payne+ Dolan, Inc. Vienna Site, 5416 Easy Street. Vehicle traffic will be contained to the private driveway and gravel access road.

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

The solar facility is in zoning district is General Farmland Preservation (FP-35), which renewable energy electricity generators are an approved conditional use under Section 10.222(3). All requirements for setbacks, height, and any accessory buildings or structures will be met.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

The solar facility is consistent with the Town of Vienna comprehensive plan and Town of Vienna Agriculture Ordinance (1.03.10). Renewable energy electricity generation is an approved conditional use in the General Farmland Preservation (FP-35) Zoning district.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- **Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:**

Renewable energy electricity generation is an approved conditional use in the General Farmland Preservation (FP-35) Zoning district. The facility will meet setback requirements, height limit, and other district requirements. Areas surrounding the site are used for commercial agricultural production, these will continue as such. The solar facility will not cause any disturbance to agricultural operations and production.

- **Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:**

The solar facility will be located on the interior of three large berms that surround much of the facility's perimeter. The proposed location is well suited for a solar facility due to the terrain surrounding the solar facility providing low visibility to

Exhibit A

Standards for Conditional Use Permit

drivers and residents. The solar facility will provide allow for pollinator friendly vegetation and low growth native species to continue to grow and enrich our ecosystem.

- **Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:**

The solar facility is designed as an efficient use of land and has no effect on the commercial agricultural production in the surrounding area. The facility location coexists within in three large existing berms. These berms provide low visibility of the facility. At the end of the leasing agreement equipment will be decommissioned, removed and the site returned to pre-development conditions to the extent practicable.

- **Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:**

The solar facility will not have any effect on surrounding parcels zoned for agricultural use. Vehicles will access the facility from a gravel access road from an existing private driveway of Payne & Dolan, Inc. Vienna Site. The pollinator friendly, low growth native species to be planted on the solar facility will contribute to the area's healthy crop production.

- **Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:**

During construction a designated laydown area will be used to store equipment and materials to reduce the impact to the surrounding land. The solar facility will have a gravel access road, which will mitigate the impact ingress/ egress will have on the agricultural land. At the end of the leasing agreement equipment will be decommissioned, removed and the site returned to pre-development conditions to the extent practicable.

Exhibit B
Written Statement of Intent and Operations Plan

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

Wisconsin Power and Light Company (WP&L), a subsidiary of Alliant Energy are to lease land from Payne & Dolan, Inc. as a part of Alliant's Customer Hosted Renewables Program. This program allows customers with available land to host solar facilities and receive lease payments and renewable energy credits. WP&L is proposing to develop, operate, and maintain a 1400 kWDC solar electric facility in the Town of Vienna, Wisconsin. The Customer Hosted Renewables Programs aims to further Alliant Energy's goal to achieve net zero carbon dioxide emissions from energy generated by 2050. WP&L are seeking approval of a Conditional Use Permit for the maximum lease term of 40 years. The proposed conditional use is renewable energy electricity generators, as permitted under the Dane County Zoning Ordinance 10.222(3).

The proposed project area (up to 7.365 Acres) would contain a solar facility operated and monitored by WP&L leased on land owned by Payne & Dolan, Inc. The location of the facility will be set back over 100 feet from CTH I. Access to the solar facility will occur off CTH I to the private driveway entrance of Payne & Dolan, Inc., which will lead to a gravel access road providing ingress/egress to the solar facility. The current land is zoned General Farmland Preservation (FP-35), with a current conditional use permit for mineral extraction (CUP #1041). The property has been used for row crop farming. The North, Northeast, and West boundary of the proposed solar facility's abuts land owned by Payne & Dolan, Inc. The solar facility's nearby neighbors to the North, South, and West are zoned FP-35, and are active commercial agricultural producers. East of the proposed solar facility, there is a single parcel zoned Rural Residential (RR-4). The solar facility location on the interior of three large berms that will surround the perimeter of facility. The proposed location is well suited for a solar facility as it will provide low visibility to drivers and residents.

The project's site improvements consist of ground mounted photovoltaic solar panels on a racking system comprising of driven steel piles, a perimeter security fence, concrete electrical equipment pads, and an access gravel road. The perimeter fence will be a 7-foot woven wire and steel frame game fence for security. The solar facility will have a gravel access road located off the private driveway of Payne & Dolan, Inc. Vienna Site. The site will be vegetated with pollinator friendly, low growth native species.

List the proposed days and hours of operation.

Hours of operation for the facility will be during daylight hours for inspections and maintenance. The facility will be monitored remotely with WP&L's supervisory control and data acquisition (SCADA) system.

Exhibit B
Written Statement of Intent and Operations Plan

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

The solar facility will not have any permanent onsite employees. Periodic inspections and maintenance will be performed as required.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

The photovoltaic solar arrays are relatively quiet and do not produce any odors, dust, soot, runoff or pollutions. The solar facility will be located on the interior of three large berms that surround much of the facility's perimeter. The surrounding landscape provides low visibility of the facility to neighboring parcels and drivers.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

As construction would occur a designated laydown area would be used to store equipment and materials to reduce the impact to the surrounding land.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.

During the construction of the facility, surface water runoff will be controlled with devices per construction best management practices (Wisconsin Administration Code Chapter NR 151 Runoff Management and NR 216 Stormwater Discharge Permits). Siltation devices such as silt fencing, sediment logs, ditch checks, and straw bales would be used at the perimeter of the project site to mitigate sediment from the project from leaving the site. In an addition, a tracking pad at the entrance of the project site will be used to protect the ground and reduce debris from being tracked out from the construction site by vehicle traffic. An Erosion Control Plan, Stormwater Management Plan, and Storm Water Pollution Prevention Plan will be submitted.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

There is no existing or proposed sanitary facilities or wastewater treatment systems on the project site. There will be no use involving domestic pet or livestock on the project site.

Exhibit B
Written Statement of Intent and Operations Plan

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

There are no existing or proposed solid waste facilities, trash removal or recyclable materials for this site.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Maintenance vehicles would periodically be onsite for inspections and for required maintenance to be performed. A gravel access road will be constructed to serve vehicle access on the facility, which will help mitigate the impact ingress/egress will have on the agricultural land. During construction and prior to the construction of the gravel access road, a tracking pad at the site entrance would be used to protect the ground and reduce debris from being tracked out from the construction site from vehicles.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

The photovoltaic solar arrays do not produce any odors, dust, soot, runoff or pollutions. During construction a designated laydown area would be used to store equipment and materials to reduce the impact to the surrounding land. There are no hazardous, toxic or explosive materials that will be stored on site.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

There are no existing or proposed outdoor lights for the solar facility. The proposed solar facility will have zero impact on light pollution to neighboring properties.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.

At the entrance of the solar facility, signage indicating the ownership by WP&L and notice that the facility should not be entered by unauthorized personnel will be posted. Electrical warning signs will be placed along the security fence, and at the entrance of the solar facility.

Briefly describe the current use(s) of the property on which the conditional use is proposed.

The current land is zoned General Farmland Preservation (FP-35), with a current conditional use permit for mineral extraction (CUP #1041). The property has been used for row crop farming.

Exhibit B
Written Statement of Intent and Operations Plan

Briefly describe the current uses of surrounding properties in the neighborhood.

The North, Northeast, and West boundary of the proposed solar facility's abutting land is owned by Payne & Dolan, Inc. zoned General Farmland Preservation (FP-35). The abutting land to the South is right of way for CTH I. Surrounding the proposed solar facility, the nearby neighbors to the North, South, and West are zoned FP-35. The solar facility will not cause any disturbance to agricultural operations and production. The property nearby to the East of the solar facility, zoned Rural Residential (RR-4), will have low visibility to the solar facility due to a berm fully spanning to the west property line of the residential property.

EXHIBIT C
PROJECT BOUNDARY LEGAL DESCRIPTION

SOLAR LEASE EXHIBITS "A" + "B"

LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 34, TOWNSHIP 09 NORTH, RANGE 09 EAST, TOWN OF VIENNA,
DANE COUNTY, WISCONSIN.

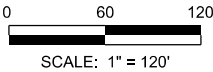
Commencing at the south quarter corner of said Section 34;
thence North 89°29'48" East, 500.42 feet along the south line of the Southeast Quarter of said
Section 34, thence North 00°30'12" West, 33.00 feet to the North right-of-way line of Easy Street
and the POINT OF BEGINNING of the leased area to be described;

thence North 89°29'48" East, 200.00 feet along north right-of-way line of Easy Street;
thence North 00°30'12" West, 696.00 feet;
thence North 29°51'43" West, 123.25 feet;
thence North 47°52'50" West, 100.25 feet;
thence South 89°29'48" West, 314.00 feet;
thence South 44°29'48" West, 106.50 feet;
thence South 00°30'12" East, 417.00 feet;
thence North 89°29'48" East, 323.50 feet;
thence South 00°30'12" East, 379.00 feet to the POINT OF BEGINNING.

Said described leased area contains 320,835 Sq. Ft. or 7.365 acres more or less.

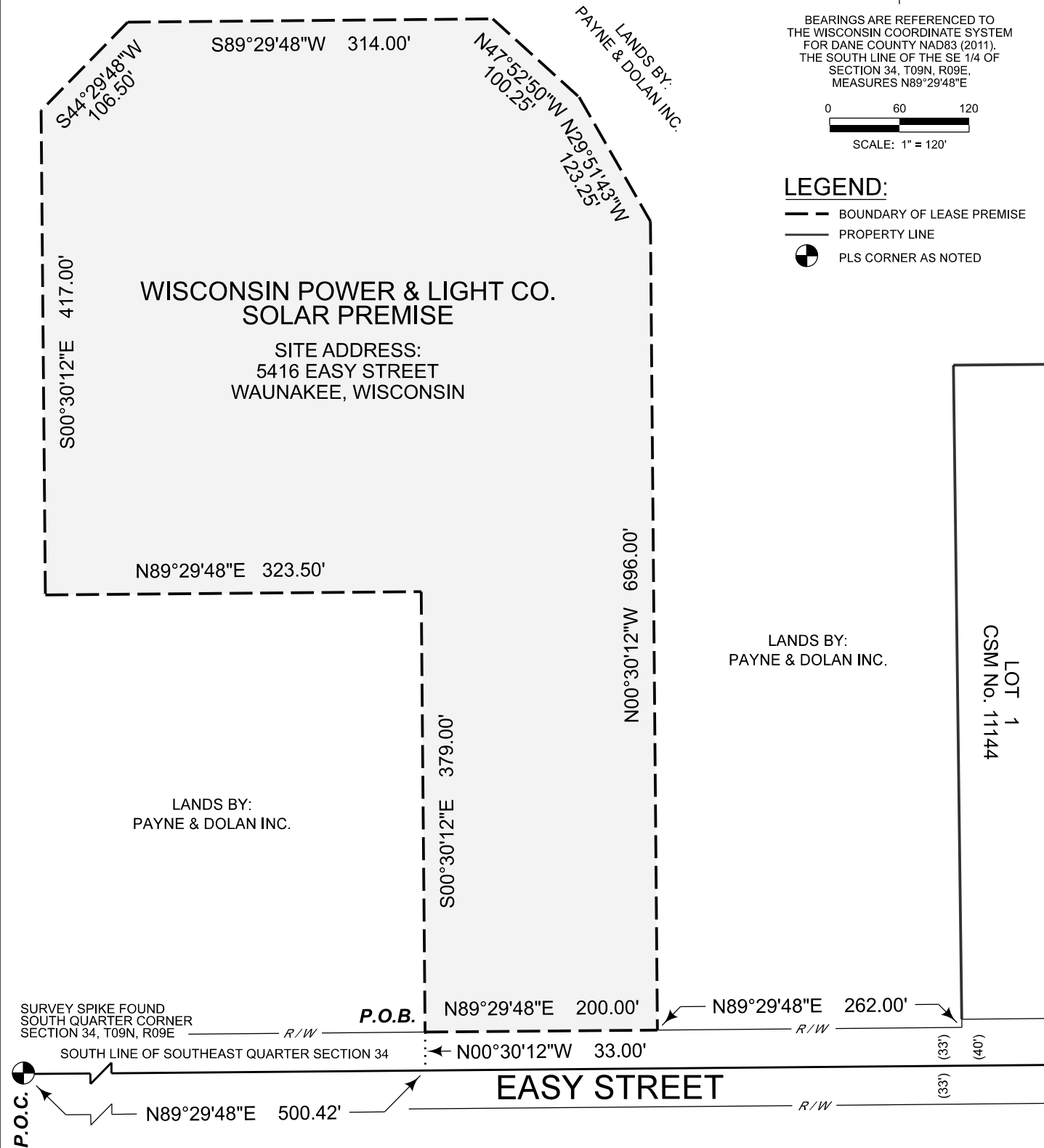


BEARINGS ARE REFERENCED TO
THE WISCONSIN COORDINATE SYSTEM
FOR DANE COUNTY NAD83 (2011).
THE SOUTH LINE OF THE SE 1/4 OF
SECTION 34, T09N, R09E,
MEASURES N89°29'48"E



LEGEND:

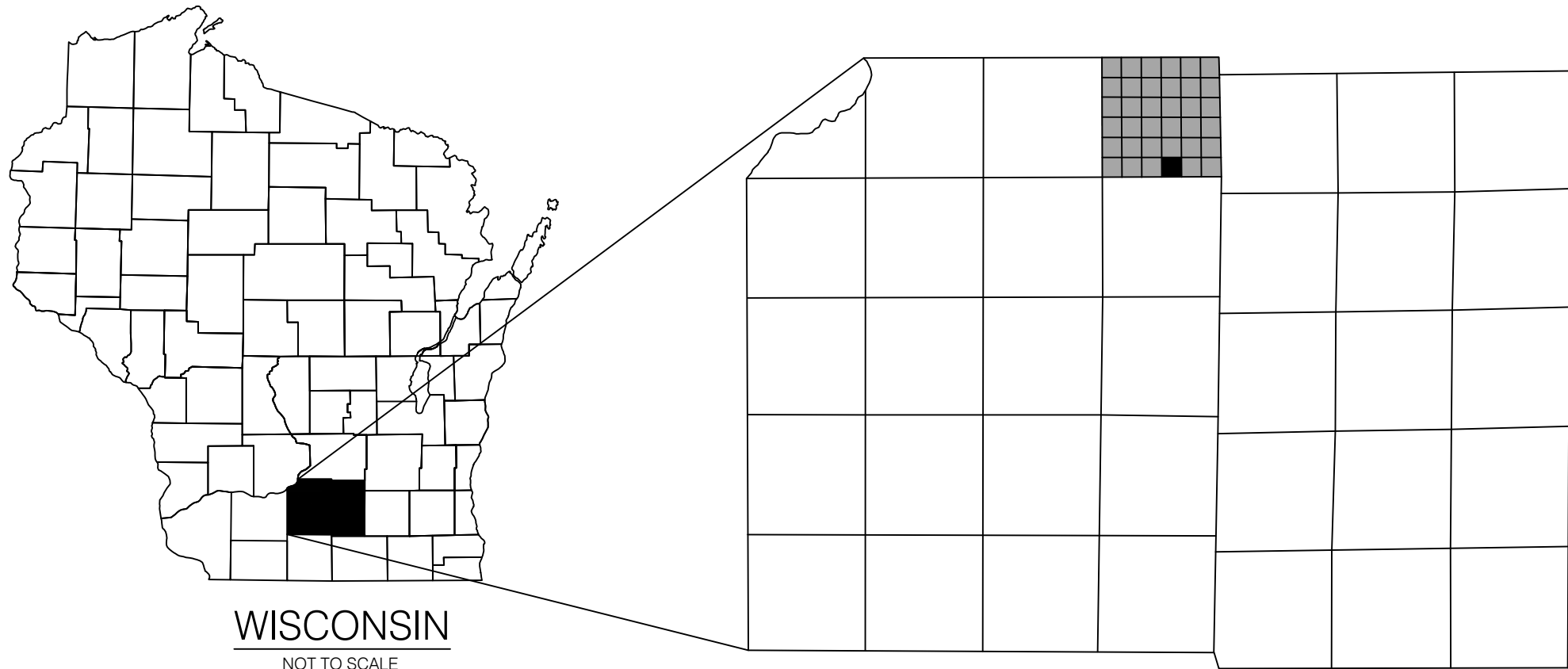
- BOUNDARY OF LEASE PREMISE
- PROPERTY LINE
- ⊙ PLS CORNER AS NOTED



Mar 18, 2025 -- 1:28pm
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SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS & DEMO PLAN
C2.0	SITE PLAN
C3.0	PLAN & PROFILE DRIVEWAY
C4.0	GRADING & EROSION CONTROL PLAN
C5.0 - C5.2	LANDSCAPE PLAN
C6.0 - C6.1	CONSTRUCTION DETAILS
C7.0	TRAFFIC CONTROL PLAN

LOCATION MAP
NOT TO SCALE



SW 1/4 SE 1/4 SECTION 34 T9N R9E
DANE CO.

PROJECT TEAM:

UTILITY:
ALLIANT ENERGY
4902 NORTH BILTMORE LANE
MADISON, WI 53718-2148
CONTACT: BOB TANDY

APPLICANT & FACILITY OWNER:
PAYNE & DOLAN, INC.
N3 W23650 BADINGER ROAD
WAUKESHA, WI 53188
CONTACT: BRIAN WALLACE

EPC CONTRACTOR:
ZENITH TECH, INC.
PO BOX 781
WAUKESHA, WI 53187-0781
CONTACT: DAN DASSOW, PE

CIVIL ENGINEER:
PAYNE & DOLAN, INC.
PO BOX 781
WAUKESHA, WI 53187-0781
CONTACT: CRAIG DONZE, PE PLS/PS

ELECTRICAL ENGINEER:
ZENITH TECH, INC.
PO BOX 781
WAUKESHA, WI 53187-0781
CONTACT: MIKE GERKHARDT
(262) 666.4501

PERMITTING AUTHORITY:

TOWN OF VIENNA
7161 CR I
DEFOREST, WI 53532
(608)-846-3800

DANE COUNTY
DEPARTMENT OF PLANNING AND
DEVELOPMENT
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WI 53703
(608)-266-4266

PLAN OF PROPOSED IMPROVEMENT FOR VIENNA SOLAR

DRAFT

1,400 KW-DC GROUND-MOUNTED SOLAR POWER GENERATING FACILITY

PROJECT LOCATION:
5416 EASY STREET, VIENNA TOWNSHIP
DANE COUNTY, WISCONSIN

ZONING DATA:

ZONING DISTRICT: FP-35
(GENERAL FARMLAND PRESERVATION)

ORDINANCE NO. 10.222(5) & 10.222(6)
REQUIRED ALL STRUCTURES FRONT SETBACK: 42'

SITE DATA:

OWNER: PAYNE & DOLAN, INC
PARCEL NUMBER: 064/0909-344-9000-1
PARCEL AREA: 35.0 Ac

PHOTOVOLTAIC SYSTEM DATA:

SYSTEM CAPACITY: 1,400 KW-DC
GROUND MOUNTED SOLAR ARRAY
MODULES: XXXXX MODULES
INVERTERS: XX
STRINGS: XXX STRINGS
RACKING SYSTEM: DUAL TILT FIXED RACKING
TILT: XX°
AZIMUTH: XXX°

SOIL DATA:

SOIL DATA IS REFERENCED TO THE NRCS SOIL SURVEY OF
DANE COUNTY WISCONSIN, 2024.

PROJECT SCHEDULE:

SPECIFICS OF HOW WORK IS TO BE COMPLETED SHALL ALSO BE BASED ON
ENVIRONMENTAL CONSIDERATIONS ASSOCIATED WITH SEASONAL CHANGES.
THE FOLLOWING DATES ARE PROVIDED TO ESTABLISH A GENERAL GUIDELINE:

WINTER: NOV 1 THRU APRIL 15
MUD SEASON: APRIL 16 THRU APRIL 30
SPRING: MAY 1 THRU JUNE 21
SUMMER: JUNE 22 THRU SEPT 15
FALL: SEPT 16 THRU OCT 31

WORK IS ANTICIPATED TO OCCUR AS FOLLOWS:

PILE LOAD TESTING
TEMPORARY SEEDING OF FALLOW FIELD
INSTALL EROSION CONTROL PRACTICES
SITE PREPARATION
POST INSTALLATION
ELECTRICAL TRENCHING AND RACKING
FINAL RESTORATION

SURVEY NOTES:

- PROPERTY BOUNDARIES AND EXISTING TOPOGRAPHIC DATA ARE DERIVED FROM THE LAND SURVEY COMPLETED BY: ALLIANT ENERGY - DATED 02/04/2025
- THE HORIZONTAL DATUM FOR THIS PLAN IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY NAD83 (2011); VERTICAL DATUM IS REFERENCED TO NGVD88 (2012).
- ALL SUBSTANTIAL FEATURES OBSERVED DURING THE FIELDWORK AREA PLOTTED ON THE EXISTING CONDITIONS MAP, INCLUDING ANY ABOVE GROUND UTILITIES.
- FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.
- ALL PROPERTY CORNERS OR MONUMENTS DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED. ALL PROPERTY CORNERS MUST BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WISCONSIN.

UTILITY NOTES:

- EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY CONTRACTOR. DIGGERS HOTLINE (411) SHALL BE NOTIFIED A MINIMUM OF 72-HOURS PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
- ALL EXISTING UTILITIES SHALL BE PROTECTED WITHIN OR ADJACENT TO THE CONSTRUCTION AREA. ANY DAMAGE TO THE EXISTING FACILITIES SHALL BE REPORTED TO THE UTILITY COMPANIES IMMEDIATELY.

WETLAND & FLOODPLAIN NOTES:

- SOLAR LEASE AREA IS NOT LOCATED WITHIN THE "0.1% ANNUAL CHANCE FLOODPLAIN" BASED ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 55025C0233H, EFFECTIVE DATE OF SEPTEMBER 17, 2014) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE SOLAR LEASE AREA IS LOCATED OUTSIDE OF MAPPED WETLANDS.
- THE SUBJECT ACTIVITIES ARE NOT SUBJECT TO REGULATION BY WNDR NOR USACOE.
- NO DISTURBANCE ACTIVITIES WILL TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCES.

GENERAL NOTES:

- CONTRACTORS SHALL BE RESPONSIBLE FOR JOB SITE SAFETY AND CONSTRUCTION MEANS AND METHODS.
- LIMITS OF WORK SHALL BE EROSION CONTROL BARRIERS AS INDICATED ON THE PLANS.
- ANY AREA OUTSIDE THE LIMITS OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
- EXISTING VEGETATION OUTSIDE THE FENCE LINE SHALL NOT BE CLEARED, UNLESS OTHERWISE DIRECTED. ALL EXISTING VEGETATION INSIDE THE FENCE SHALL BE CLEARED AND GRUBBED.
- CONSTRUCTION SHALL NOT OCCUR IN ANY PUBLIC RIGHTS OF WAY, PUBLIC OR PRIVATE EASEMENTS, BEYOND THE LIMITS OF DISTURBANCE OR OUTSIDE THE PROJECT LIMITS WITHOUT THE NECESSARY PERMITS AND/OR PERMISSION.

ZONING & PERMITTING:

- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CONDITIONS CONTAINED IN THE BUILDING PERMIT AND CONDITIONAL USE PERMIT.
- THE CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE REQUIREMENTS OF THE COUNTY PLANNING AND ZONING DEPARTMENT, SOIL AND WATER CONSERVATION DISTRICT AND LOCAL ORDINANCES RELATED TO THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING, SECURING AND COMPLIANCE WITH ALL NPDES CONSTRUCTION GENERAL PERMIT CONDITIONS.
- THE PERMITTEE SHALL BE RESPONSIBLE FOR THE WORK PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND IN ACCORDANCE WITH THE PROVISIONS OF THE WISCONSIN BUILDING CODE.

CONSTRUCTION NOTES:

- SPILL PREVENTION - CONTROLS SHALL BE IN PLACE TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS USED AND STORED ONSITE. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO, PROPER STORAGE PRACTICES THAT MINIMIZE EXPOSURE OF MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENT, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION. ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED.
- GROUNDWATER PROTECTION - DURING CONSTRUCTION, PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS MAY NOT BE STORED WITHIN 100 FEET OF A CRITICAL RESOURCE AREA OR STREAM. A DIKE, BERM, SUMP OR OTHER FORM OF SECONDARY CONTAINMENT THAT PREVENTS DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE WHEN STORING AND HANDLING OF LIQUID HAZARDOUS MATERIALS IS REQUIRED.
- FUGITIVE SEDIMENT PROTECTION - ALL NECESSARY ACTIONS SHALL BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. ALL VEHICLES ENTERING AND EXITING THE PROJECT SITE MUST BE MONITORED FOR EVIDENCE OF TRACKING MUD, SANDS AND GRAVELS ONTO PUBLIC OR PRIVATE ROADWAYS OUTSIDE OF THE WORK AREA. A MEANS TO SWEEP AND CLEAN THE ROAD AREAS EXPERIENCING TRACKING MUST BE AVAILABLE TO ENSURE TRACKING DEBRIS IS REMOVED IN A TIMELY MANNER, NOT LESS THAN ONCE AT THE END OF THE WORKDAY. IT MAY BE NECESSARY TO INCREASE THE SIZE OF THE STABILIZED CONSTRUCTION ENTRANCE OR PROVIDE A WHEEL WASHING SYSTEM DURING THE MUDDY SEASONS.
- DEBRIS AND OTHER MATERIAL - ALL LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION WASTE MUST BE MANAGED AND PROPERLY DISPOSED TO PREVENT THE MATERIALS FROM BECOMING A SOURCE OF POLLUTION OR A NUISANCE TO THE PUBLIC AND ADJACENT LANDOWNERS.
- TRENCH OR EXCAVATION DEWATERING - WATER REMOVED FROM EXCAVATIONS, COFFERDAMS, SUMPS, BASINS OR OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER MUST BE PROPERLY MANAGED TO REMOVE SILT AND CLAYS PRIOR TO DISCHARGE. DISCHARGE FROM PUMPS SHALL NOT FLOW OVER DISTURBED AREA OF THE PROJECT SITE. APPROPRIATE MEASURES OR METHODS SHALL BE UTILIZED TO REMOVE SEDIMENT FROM THE DISCHARGE AND ENSURE EROSION DOES NOT RESULT FROM THE DEWATERING ACTIVITY.
- SNOW REMOVAL - A CLEAR ACCESS DRIVE SHALL BE MAINTAINED FROM THE PUBLIC STREET/ACCESS POINT TO EACH EQUIPMENT PAD AND LAYDOWN AREA.

GRADING NOTES:

- EXCESS MATERIAL THAT IS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL REGULATORY AUTHORITIES.
- NON-HAZARDOUS EXCAVATED MATERIAL MAY BE STOCKPILED IN DESIGNATED AREAS.
- FILL MATERIAL SHALL NOT CONTAIN DELETERIOUS MATERIALS OR ORGANIC MATTER. NO ROCK OR IRREDUCIBLE MATERIAL WITH A MINIMUM DIMENSION GREATER THAN 2 INCHES SHALL BE BURIED OR PLACED IN FILL.
- CONDUCT EARTHWORK OPERATIONS ONLY IN AREAS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY AND THEN ONLY IF SEDIMENT CONTROL PRACTICES ARE IN PLACE.
- TRENCHES ARE TO BE BACKFILLED WITH NATIVE SOIL PLACED IN UNIFORM LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR.
- PROOF ROLL THE DRIVEWAY AFTER REMOVAL OF TOPSOIL AND PRIOR TO PLACEMENT OF GEOTEXTILE SEPARATION FABRIC AND STONE BASE COURSE. SEGEMENTS OF THE ROAD WHICH FAIL TO PERFORM UNDER PROOF ROLLING SHALL BE UNDERCUT, STABILIZED WITH BI-AXIAL GEOGRID AND 12 INCH OR LARGER BASE AGGREGATE AND PROOF ROLLED AGAIN FOR CONFORMANCE.
- TREES ARE TO BE TRIMMED AS NEEDED TO AVOID SHADING ON MODULES.

DRAIN TILE:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING DRAIN TILES ENCOUNTERED DURING CONSTRUCTION AND REPLACE IN KIND AS NEEDED.
- CONTRACTOR SHALL NOTIFY APPROPRIATE AUTHORITIES UPON ENCOUNTERING EXISTING DRAIN TILES NOT SHOWN ON THE PLANS.



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PLAN REPRODUCTION NOTE:
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SHEETS, FOR REDUCTIONS REFER TO GRAPHIC SCALE.

NO.	REVISION DESCRIPTION	DATE



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Seal

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COVER SHEET

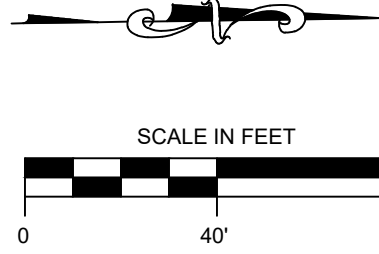
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R&D Project No:	#490812

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TOPO LEGEND

- | | |
|--|----------------------------|
| | FIELD INLET |
| | EXISTING CABLE TV OVERHEAD |
| | EXISTING STORM SEWER LINE |
| | EXISTING TREELINE |
| | EXISTING SANITARY |
| | EXISTING FIBER OPTIC |
| | RIGHT-OF-WAY |
| | EXISTING WATER LINE |
| | EXISTING CONTOUR |

TOWN OF VIENNA
5416 EASY STREET
TAX KEY: 090934490001
PAYNE & DOLAN INC
184,800 SF (35,000 AC)
ZONING: FP-35, CUP 1120
UNPLATTED

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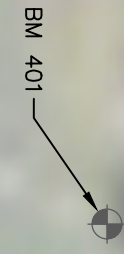
PROJECT	CLIENT
VIENNA SOLAR 5416 EASY STREET WAUNAKEE, WI 53597	PAYNE & DOLAN, INC. PO BOX 781 WAUKESHA, WI 53187

DATE/TITLE	Scale
EXISTING CONDITIONS & DEMO PLAN	

DATE/TITLE	Scale
EXISTING CONDITIONS & DEMO PLAN	



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SCALE IN FEET

0 40' 80'

- | <u>PROPOSED LEGEND</u> | |
|---|-----------------------------|
| ——— STO ——— | STORM CULVERT |
| ——— X ——— | GAME FENCE |
|  | PROP CONC PAD (XX SF) |
|  | GRAVEL ACCESS DRIVE (XX SF) |

TOWN OF VIENNA
5416 EASY STREET
TAX KEY: 090934490001
PAYNE & DOLAN INC
184,800 SF (35,000 AC)
ZONING: FP-35, CUP 1120
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5416 EASY STREET
WAUNAKEE, WI 53597

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DIMENSIONED SITE PLAN

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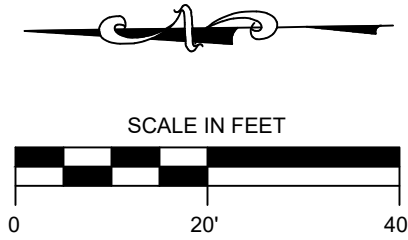
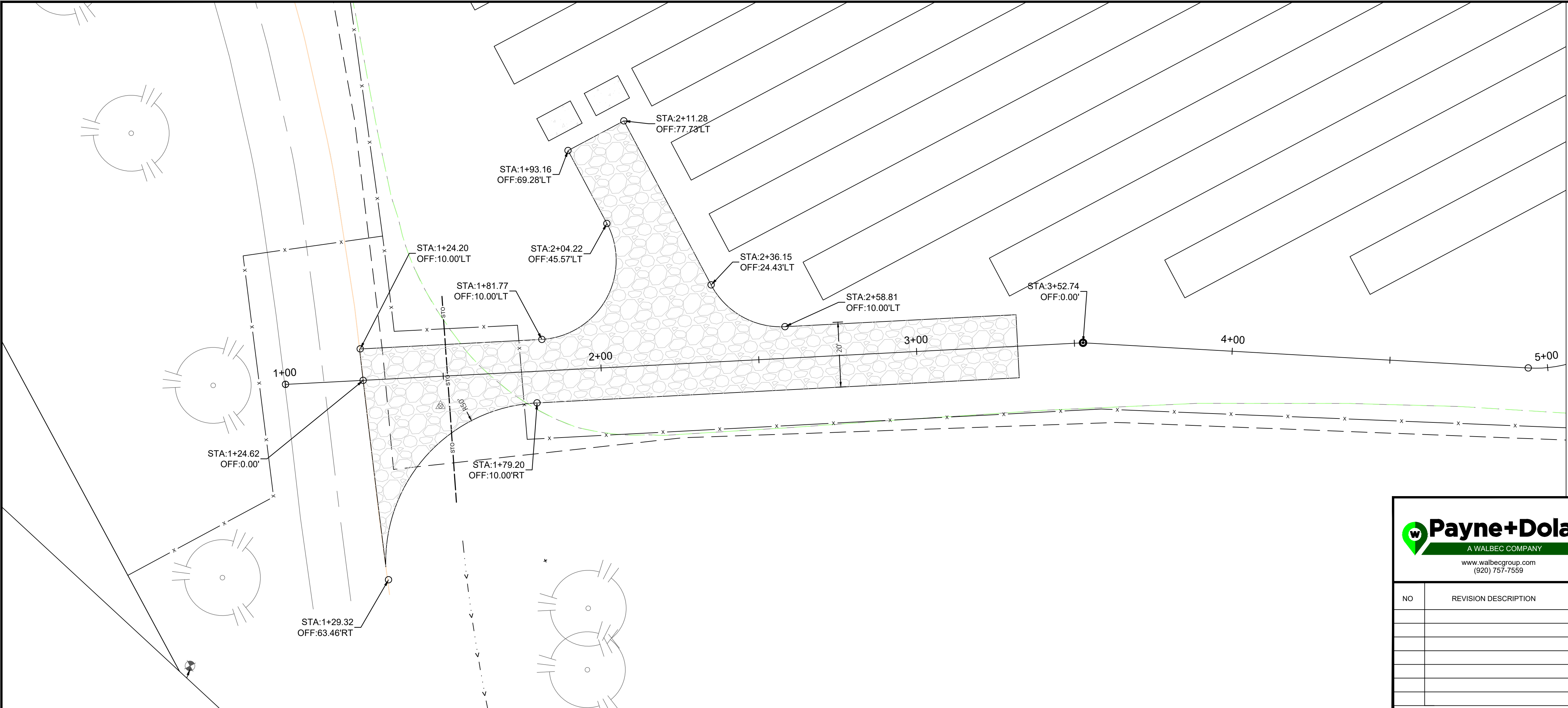
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DRAFT

- LEGEND
- EXISTING FIELD INLET
 - EXISTING CABLE TV OVERHEAD
 - EXISTING DRAINTILE
 - EXISTING GAS LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STORM CULVERT
 - PROPOSED GAME FENCE

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PROJECT

VINENNA SOLAR

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WAUNAKEE, WI 53597

PREPARED FOR:

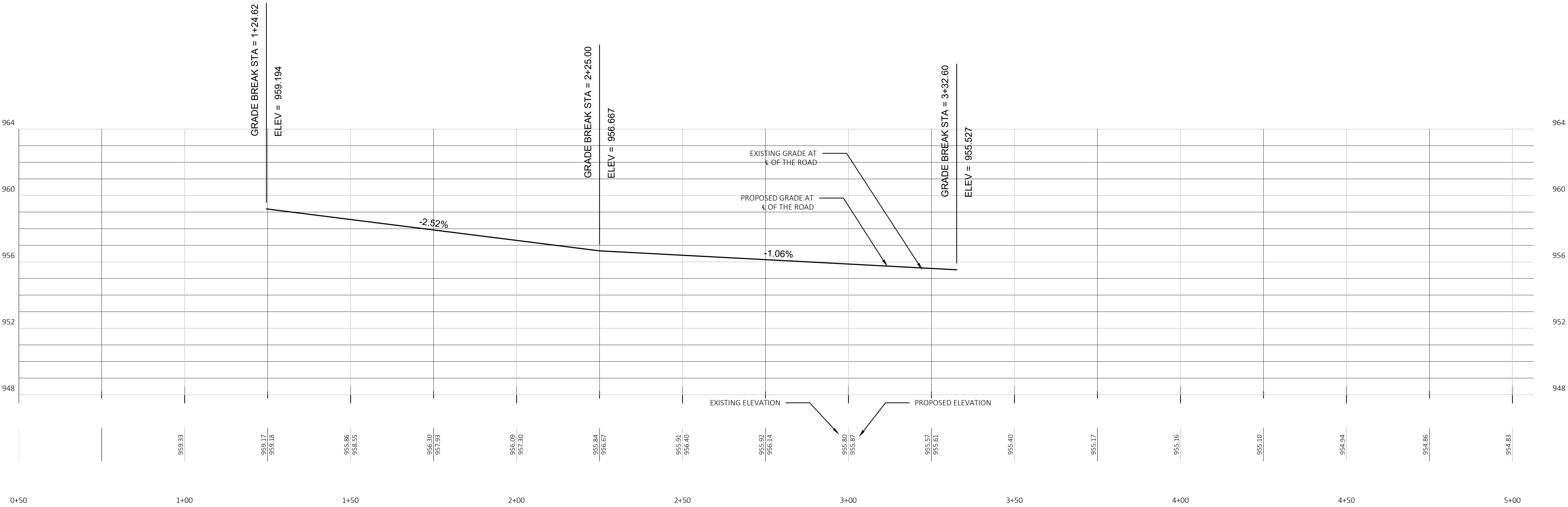
PAYNE & DOLAN, INC,
PO BOX 781
WAUKESHA, WI 53187

IN: DRIVEWAY

FROM: 1+00

TO: 5+66

DRIVEWAY PLAN PROFILE



C3.0



DRAFT

EROSION CONTROL LEGEND

- DRAINAGE ARROW
- TOP OF PAVEMENT OR FINISHED GROUND ELEV
- PERIMETER EROSION CONTROL - TO BE CONSTRUCTED WITH ROLLED EXCelsior, SILT FILTER FENCE, OR URETHANE FOAM/GEOTEXTILES AT THE DISCRETION OF THE CONTRACTOR
- TRACKING PAD

CONSTRUCTION ACTIVITY AND SEQUENCE

- ANTICIPATED DISTURBANCE: XX.XX AC
SITE CONSTRUCTION: JULY 2025 TO JULY 2026, DURATION: 12 MONTHS
- BEGIN CONSTRUCTION AFTER RECEIPT OF ALL CITY, COUNTY AND WDNR PERMITS
 - GRADE IN ACCESS DRIVEWAY AND DRAINAGE SWALES. STABILIZE DRAINAGE SWALES WITHIN 7 DAYS OF FINAL GRADING.
 - INSTALL PERIMETER FENCE AND INSTALL SOLAR ARRAY.
 - COMPLETE PERMANENT RESTORATION OF ALL REMAINING DISTURBED AREAS BY XX/XX/XXXX
 - ESTABLISHMENT PERIOD THRU XX/XX/XXXX

PRECONSTRUCTION TEMPORARY SEEDING

A TEMPORARY COVER CROP SHALL BE ESTABLISHED IN ADVANCE OF CONSTRUCTION ACTIVITIES ON THE PORTIONS OF THE LEASE AREA WHERE BARE SOIL IS EXPOSED AS A RESULT OF PAST AGRICULTURAL PRACTICES. THE TEMPORARY COVER CROP IS INTENDED TO SUPPORT CONSTRUCTION ACTIVITIES, REDUCE SEDIMENT TRANSPORT, AND MINIMIZE FUGITIVE DUST. THE TEMPORARY COVER CROP SHALL BE PLANTED AS FOLLOWS:

- IF THE SITE WAS TILLED THE PREVIOUS GROWING SEASON OR PLANTED IN THE CURRENT GROWING SEASON
 - TILL THE SITE PARALLEL TO THE CONTOURS TO A DEPTH OF 4"
 - LEVEL AND FIRM THE AREA WITH A HARROW TO ENSURE A FIRM SEEDBED.
 - APPLY SEED BY BROADCAST SPREADER.
- IF THE SITE IS FALLOW, PLANT USING A SEED DRILL.
- APPLY AGRICULTURAL LIME AND FERTILIZER AS RECOMMENDED BASED UPON A SOIL TEST.
- ROLL OR DRAG THE AREA TO LIGHTLY COVER THE SEED WITH SOIL USING A SPRING TOOTH HARROW OR CHAIN LINK FENCING
- MONITOR SITE FOR NOXIOUS WEED GROWTH AND/OR INVASIVE SPECIES. ONCE PRESENT, CONSULT WITH A LICENSE APPLICATOR TO APPLY AN APPROPRIATE TARGETED HERBICIDE TO REDUCE NOXIOUS WEED GROWTH WITHOUT KILLING THE TEMPORARY VEGETATION NEEDED FOR EROSION CONTROL.

- SPRING PLANTING (DAYTIME HIGHS ABOVE 60 F)
- SOIL TEMPERATURE ABOVE 53F
 - OATS AT 130#/ACRE

- FALL PLANTING (AFTER FIRST FROST OR OCTOBER 15)
- SOIL TEMPERATURE BELOW 53F
 - WINTER WHEAT AT 130#/AC
 - CEREAL RYE AT 130#/AC
 - ANNUAL RYE AT 80#/AC

CONSTRUCTION EROSION CONTROL

THE FOLLOWING EROSION AND POLLUTANT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THIS SITE AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME THAT THE SITE IS STABILIZED.

EROSION CONTROL MEASURES:

- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF DISTURBANCE OF UPLAND AREAS.
- STABILIZED CRUSHED STONE VEHICLE TRACKING MATS SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROMPTLY CLEAN UP ALL SEDIMENT DEPOSITS THAT OCCUR OFF SITE BY THE END OF EACH WORKDAY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES UNTIL THE SITE HAS BEEN STABILIZED. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND AFTER EACH RAINFALL EVENT OF 1/4 INCH OR MORE. CONTRACTOR SHALL KEEP A LOGBOOK OF ALL INSPECTION REPORTS ONSITE ALONG WITH ALL PERMITS THAT ARE REQUIRED FOR THE PROJECT. THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- ALL AREAS OF BARE SOIL LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE SEEDDED WITH A FAST GROWING ANNUAL GRASS (TEMPORARY) SUCH AS OATS AND RYE AND MULCHED
- ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- DRAINAGE WAYS ARE TO BE SEEDDED AND MULCHED OR SODDED AS SOON AS POSSIBLE. SIDE SLOPES OF DRAINAGE WAYS THAT ARE SLOPED 3:1 OR GREATER AND FLOW LINES OF THE DRAINAGE WAYS SHALL HAVE EROSION FABRIC OR MATTING INSTALLED TO PROTECT FROM EROSION. DITCH CHECKS SHALL BE INSTALLED AS INDICATED ON THE GRADING AND EROSION CONTROL PLAN.
- DUST CONTROL MEASURES FOR CONSTRUCTION ACTIVITIES SHALL INCLUDE MINIMIZATION OF SOIL DISTURBANCE, APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS. THESE MEASURES SHALL BE APPLIED AS APPLICABLE TO THE SITE CONDITIONS. CONTRACTOR SHALL HAVE A DESIGNATED AREA FOR TRASH AND PROMPTLY DISPOSE OF ALL WASTE MATERIAL.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENT. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER, CODE ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

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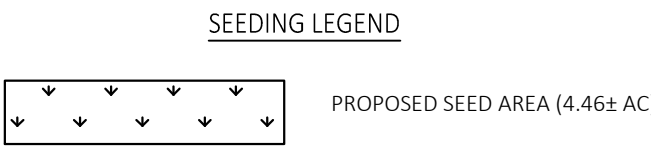
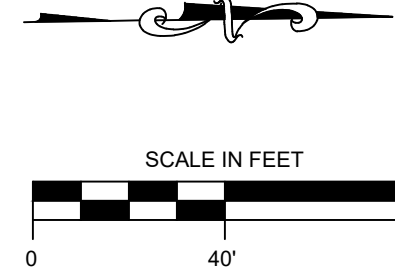
Paynet+Dolan A WALBECK COMPANY www.walbeckgroup.com (820) 767-7560	PROJECT VIENNA SOLAR 5416 EASY STREET WAUNAKEE, WI 53597
	CLIENT PAYNE & DOLAN, INC. PO BOX 781 WAUKESHA, WI 53187

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P&D Project No:	#490812
Sheet No:	C4.0

EASY STREET (C1H1)
66 PUBLIC STREET



DRAFT



- PLANTING AND SEEDING MEASURES:**
- SITE PREPARATION**
- WEED CONTROL:**
- IN MANY CASES WEEDS MAY BE PRESENT AND NEED TO BE TERMINATED BEFORE PLANTING
 - A BROAD-SPECTRUM SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE WORKS IN MOST CASES
 - IN SOME CASES, SUCH AS WITH THE PRESENCE OF SERICEA LESPEDEZA, OTHER HERBICIDES MAY NEED TO BE USED AS WELL
 - MULTIPLE APPLICATIONS MAY NEED TO BE MADE. THIS IS ESPECIALLY TRUE IF TALL FESCUE IS PRESENT.
 - WEED SEEDS CAN BE STIMULATED BY TILLAGE. IF TILLAGE IS USED, WAIT UNTIL WEEDS REACH APPROPRIATE HEIGHT AFTER TILLAGE TO SPRAY.
 - ALWAYS READ AND FOLLOW HERBICIDE LABELS
- SEEDBED:**
- BARE GROUND IS THE IDEAL SEEDBED
 - IF USING A NO-TILL DRILL, MINIMAL SEEDBED PREPARATION IS NEEDED. ANY ERODED GULLIED OR WASHES SHOULD BE WORKED AND SMOOTHED.
 - IF BROADCAST SEEDING, WORK THE GROUND FINE THEN FIRM THE SEEDBED WITH A CULTIPACKER OR SIMILAR. GROUND SHOULD BE FIRM NOT HARD.
- SEEDING**
- SPECIES SHOULD BE NATIVE TO THE AREA AND ADAPTED TO THE SITE (I.E. LITTLE BLUESTEM ON A DRY SITE OR MONKEY FLOWER ON A WETTER SITE).
 - IT IS VERY IMPORTANT THAT SEED NOT BE PLANTED TOO DEEP. 1/8"-1/4" IS THE TARGET DEPTH. SOME SEED SITTING ON TOP IS OK.
 - IF BROADCAST SEEDING THE AREA SHOULD BE ROLLED WITH CULTIPACKER, HARROW OR SIMILAR AFTER SEEDING.
 - SEEDING SHOULD GENERALLY BE DONE BETWEEN NOVEMBER 15 AND JUNE 15.
 - SEEDING RATES SHOULD BE CALCULATED BY SEEDS/ FT² (NOT BY WEIGHT) OF PURE LIVE SEED (PLS). O PLS = % PURITY X % TOTAL GERMINATION/100
 - FOR POLLINATORS, THE MORE FLOWERS THE BETTER. A RATIO OF 25% NATIVE GRASS TO 75% NATIVE FORBS (WILDFLOWERS) IS PREFERRED.
 - THE GOAL IS TO PROVIDE FOOD FOR POLLINATORS THROUGHOUT THE YEAR, HAVING A MINIMUM OF THREE SPECIES BLOOMING IN THE SPRING (APRIL-MAY), SUMMER (JUNE-AUGUST), AND FALL (SEPTEMBER-OCTOBER) CAN ACCOMPLISH THIS.
 - SLOPE 5% OR LESS - MINIMUM SEEDING RATE OF 20 SEEDS/ FT² PLS. (5 GRASS SEEDS AND 15 FORB SEEDS)
 - SLOPE > 5% - MINIMUM SEEDING RATE OF 40 SEEDS/ FT² PLS. (10 GRASS SEEDS AND 30 FORB SEEDS)
 - AN OAT COMPANION CROP SHOULD BE USED IF SLOPES ARE >5% AND IN AREAS WITH EROSION POTENTIAL.
 - IF THE SITE WAS PREVIOUSLY AN AGRICULTURAL FIELD, THE FARM MAY HAVE USED AN HERBICIDE WITH RESIDUAL CONTROL. CONTACT THE FARMER TO GET THIS INFORMATION AND APPLICATION DATES. THEN WAIT UNTIL AFTER HERBICIDE EFFECTS HAVE EXPIRED. A TEMPORARY COVER OF OATS, WHEAT OR RYE CAN BE USED TO PREVENT EROSION DURING THIS TIME.
 - PLANTING PLUGS CAN BE A WAY TO INCREASE DIVERSITY WITHOUT WAITING FOR SEEDS TO GERMINATE. BE SURE TO KEEP PLUGS MOIST BEFORE PLANTING.

- MAINTENANCE**
- DURING THE FIRST YEAR, MOW AT A HEIGHT OF 10" OR GREATER 1-3 TIMES DURING THE GROWING SEASON IF UNDESIRABLE WEEDS ARE OVERTOPPING THE NEWLY ESTABLISHED SEEDLINGS.
 - USE SPOT MOWING AND/OR SPOT HERBICIDE TREATMENT TO CONTROL NOXIOUS AND UNDESIRABLE WEEDS.
 - AFTER THE FIRST YEAR, AVOID MOWING BETWEEN APRIL 15TH AND OCTOBER 1ST
 - PRESCRIBED FIRE EVERY 1-3 YEARS IS THE IDEAL MAINTENANCE METHOD AND CAN BE USED ON PERIMETER AND BUFFER AREAS TO THE SOLAR PANELS.
 - FIRE IS NOT AN OPTION BETWEEN AND IMMEDIATELY ADJACENT TO SOLAR PANELS. IN PLACE OF FIRE, HAY BETWEEN ROWS EVERY 1-3 YEARS TO REMOVE THATCH BUILDUP.
 - MOWING CAN TEMPORARILY CONTROL INVASION BY TREES, INVASIVE SPECIES, AND OTHER UNDESIRABLE SPECIES. HOWEVER, IT IS NOT EFFECTIVE IN THE LONG RUN. INSTEAD, SPOT TREAT WITH HERBICIDE BEING CAREFUL NOT TO DAMAGE THE GRASSES AND FORBS.

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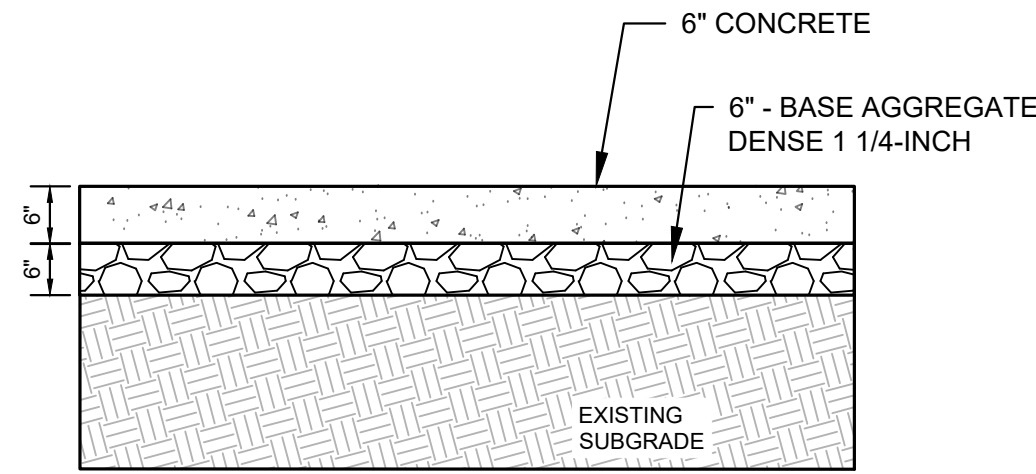
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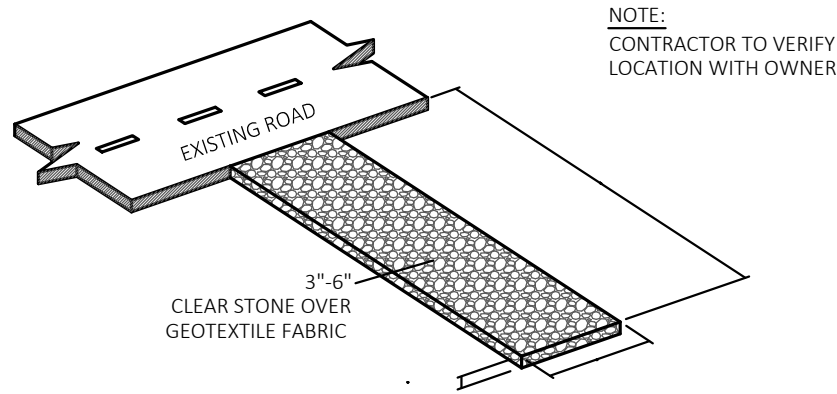
LANDSCAPE PLAN	DATE/TITLE

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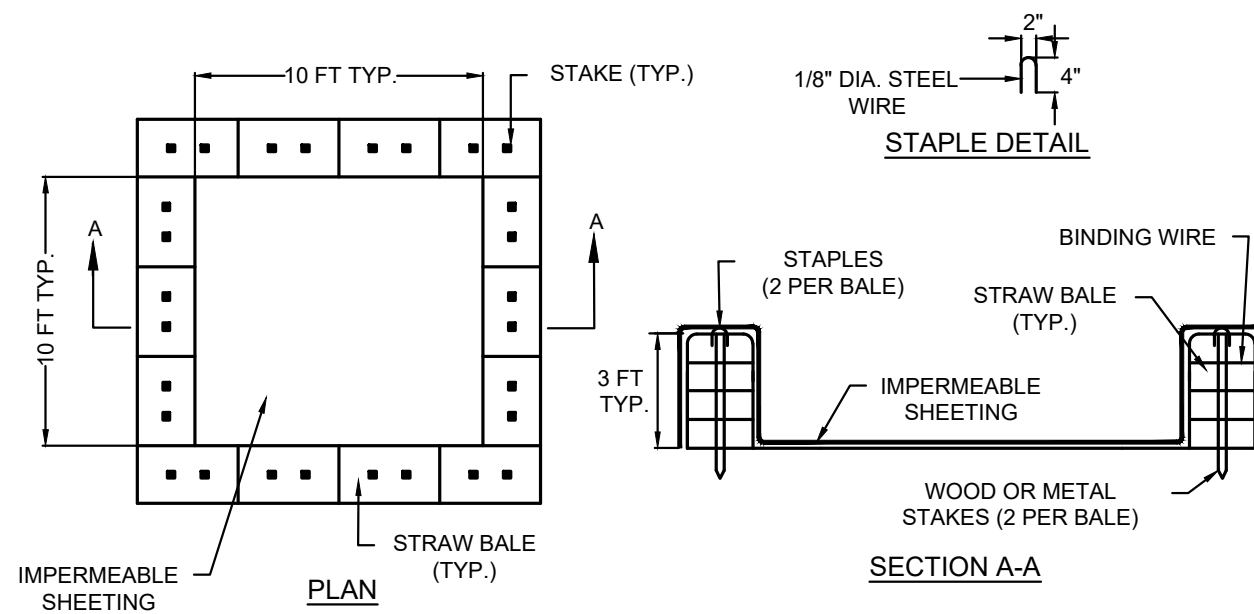
CONCRETE GENERATOR PAD
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GENERAL NOTES:

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH W/8DOT TYPE "R" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

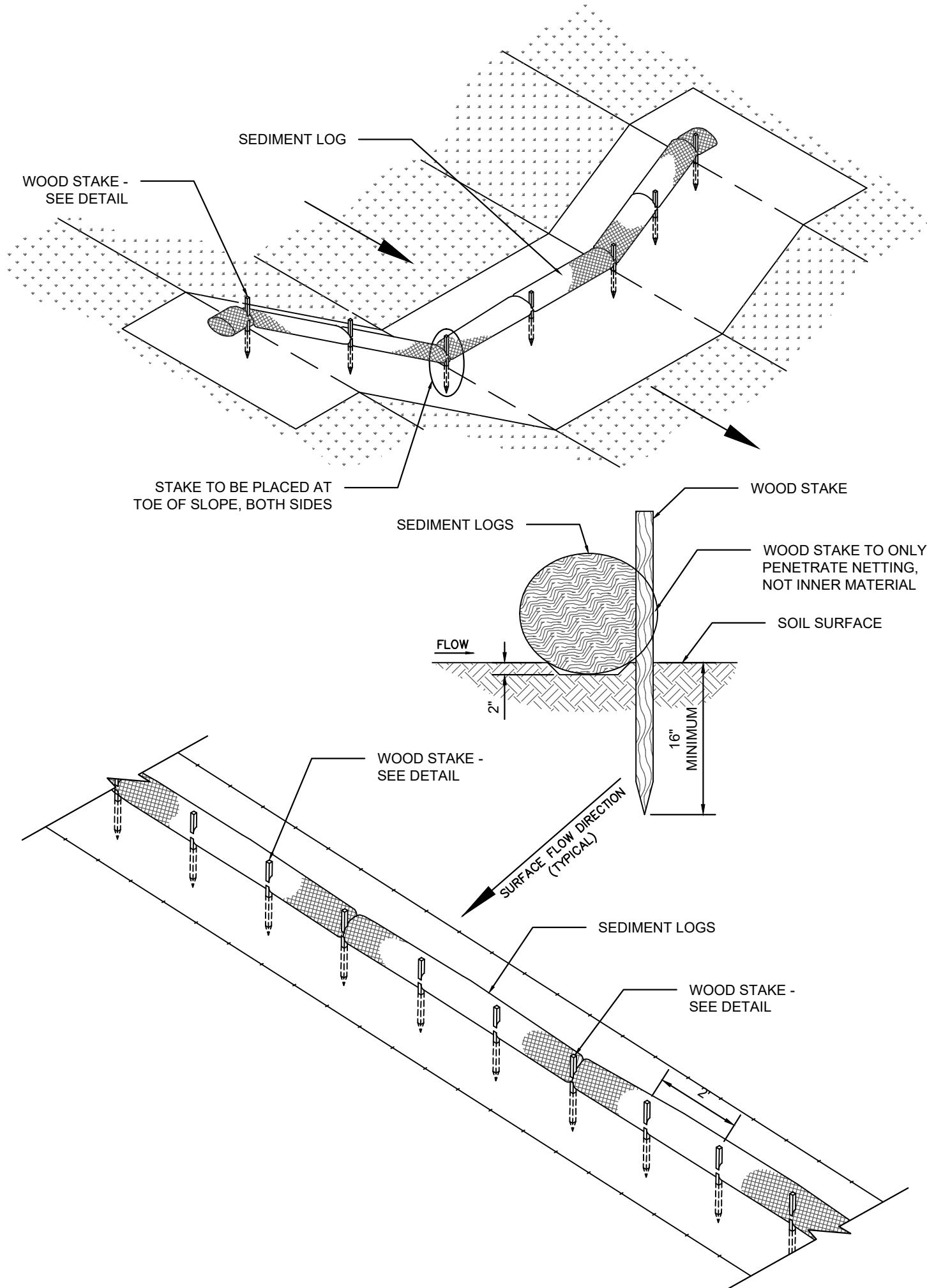
CONSTRUCTION ENTRANCE
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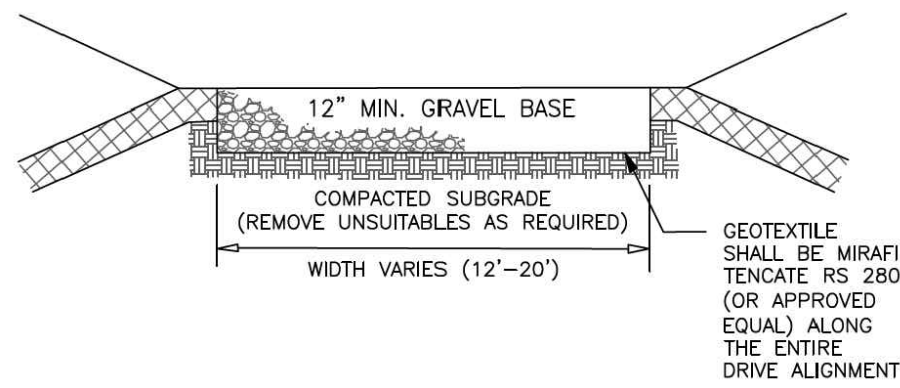
CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

CONCRETE WASHOUT STRUCTURE W/ STRAW BALES

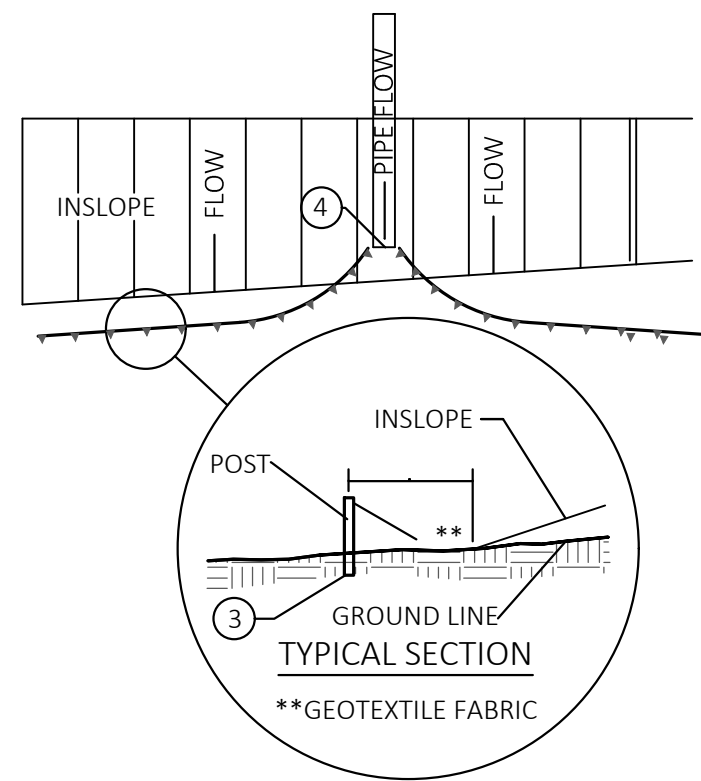


PERIMETER EROSION CONTROL OPTION - SEDIMENT LOG
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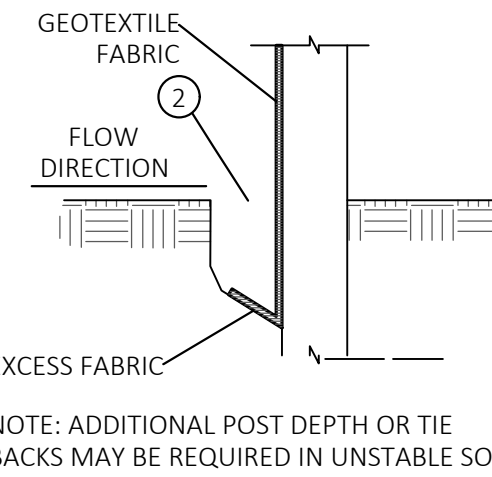


- NOTES:
1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
 2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE AT A MINIMUM OF 2.0% DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET ACROSS IT AND TO PREVENT PUDDLING.

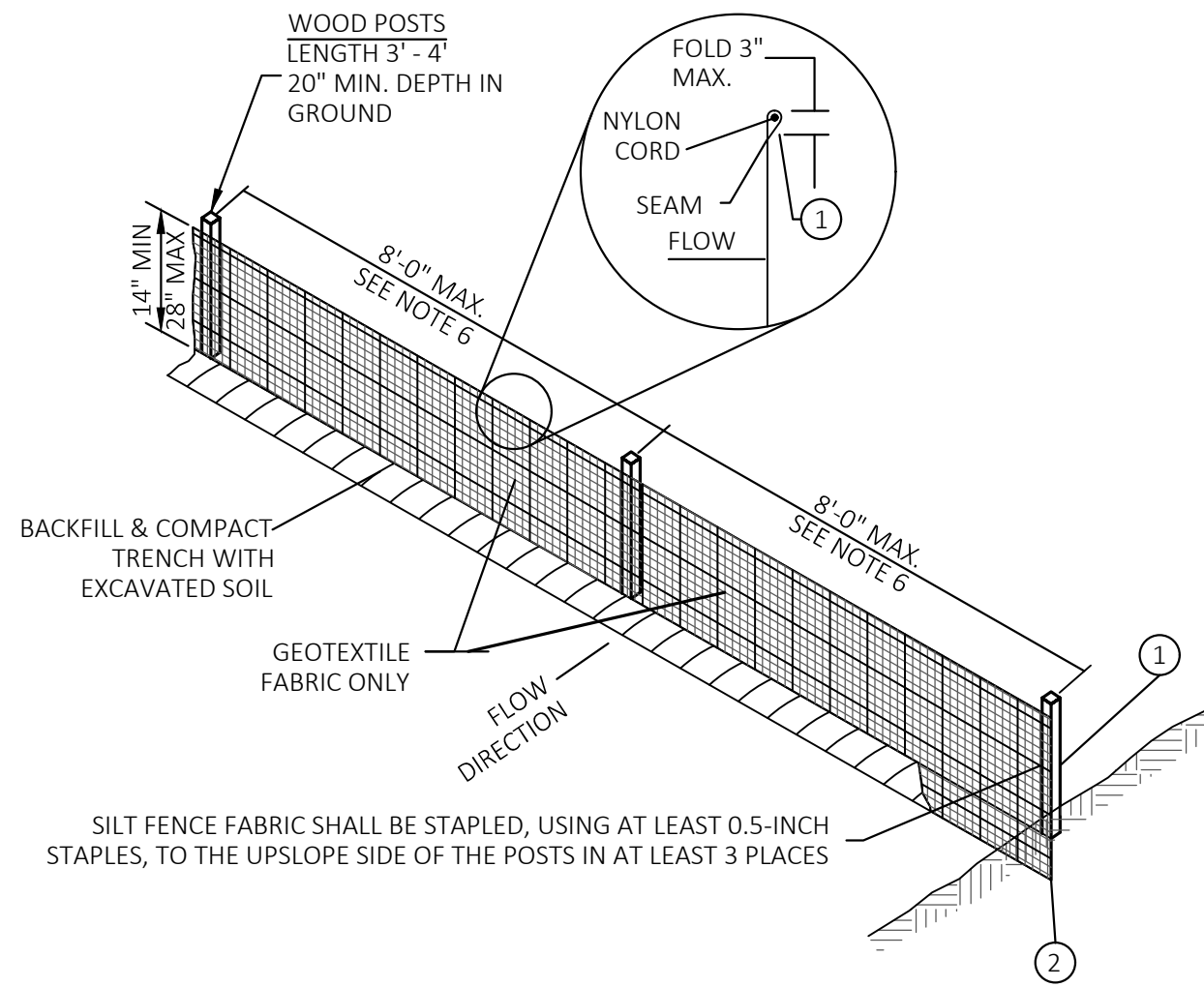
ACCESS DRIVE CROSS SECTION
NOT TO SCALE



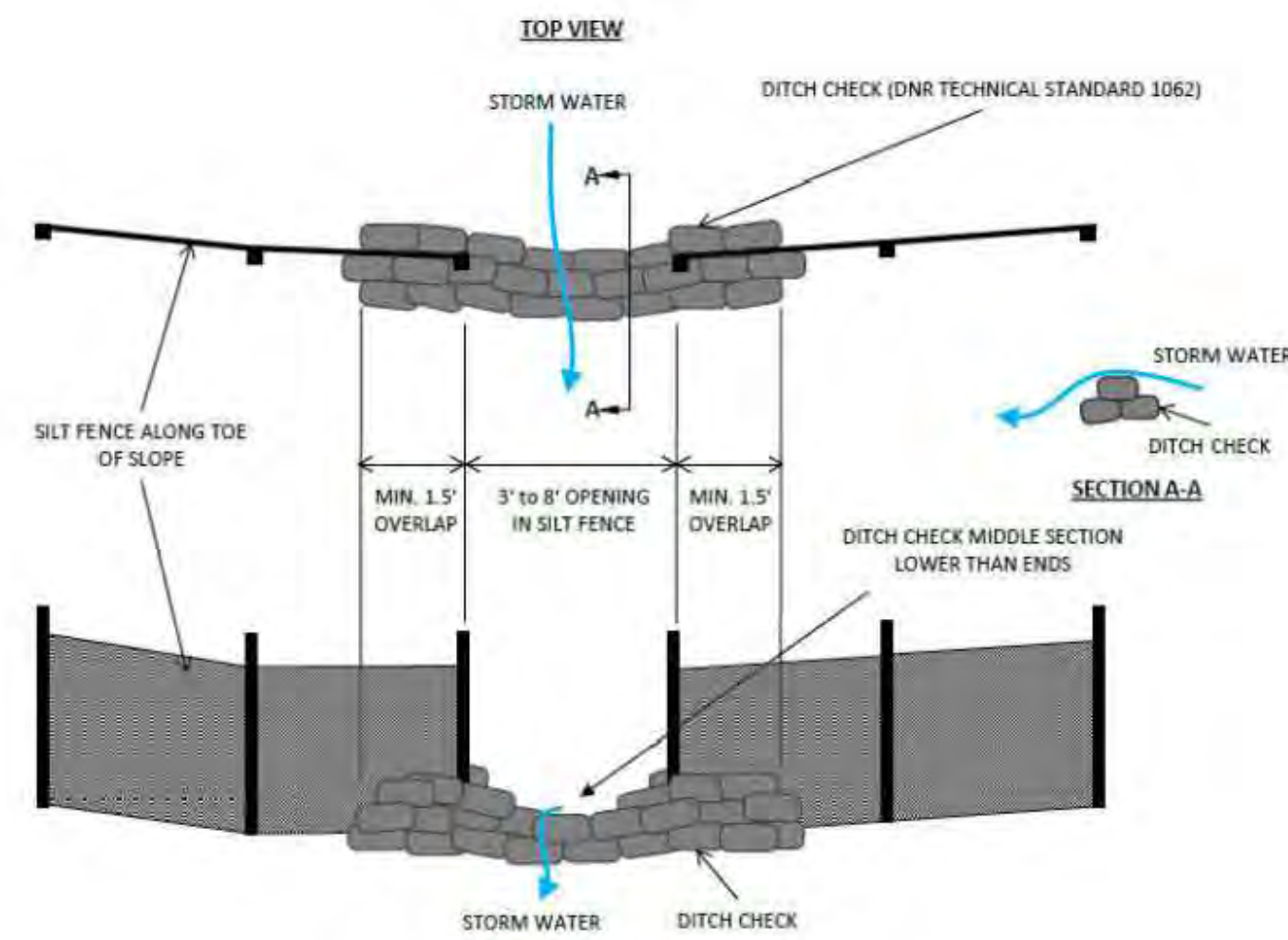
SILT FENCE ALONG SLOPES & OUTFALLS



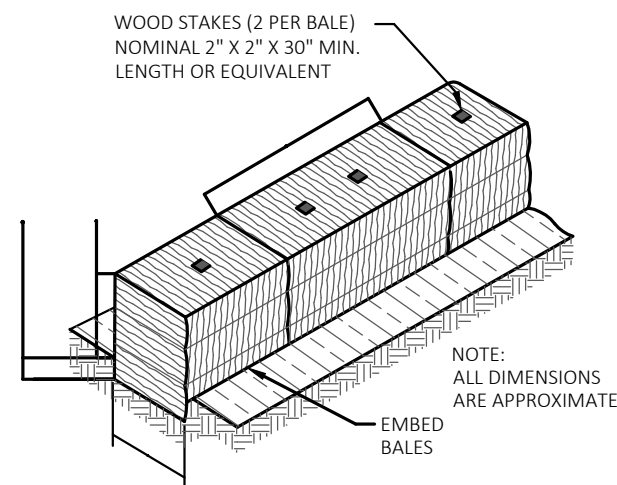
TRENCH DETAIL



PERIMETER EROSION CONTROL OPTION - SILT FENCE
N.T.S.



PERIMETER EROSION CONTROL - BARRIER RELIEF
N.T.S.



GENERAL NOTES:

1. BALES SHALL BE PLACED AT THE TOP OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4", AND PLACED SO THAT BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

PERIMETER EROSION CONTROL OPTION - STRAW BALES
N.T.S.

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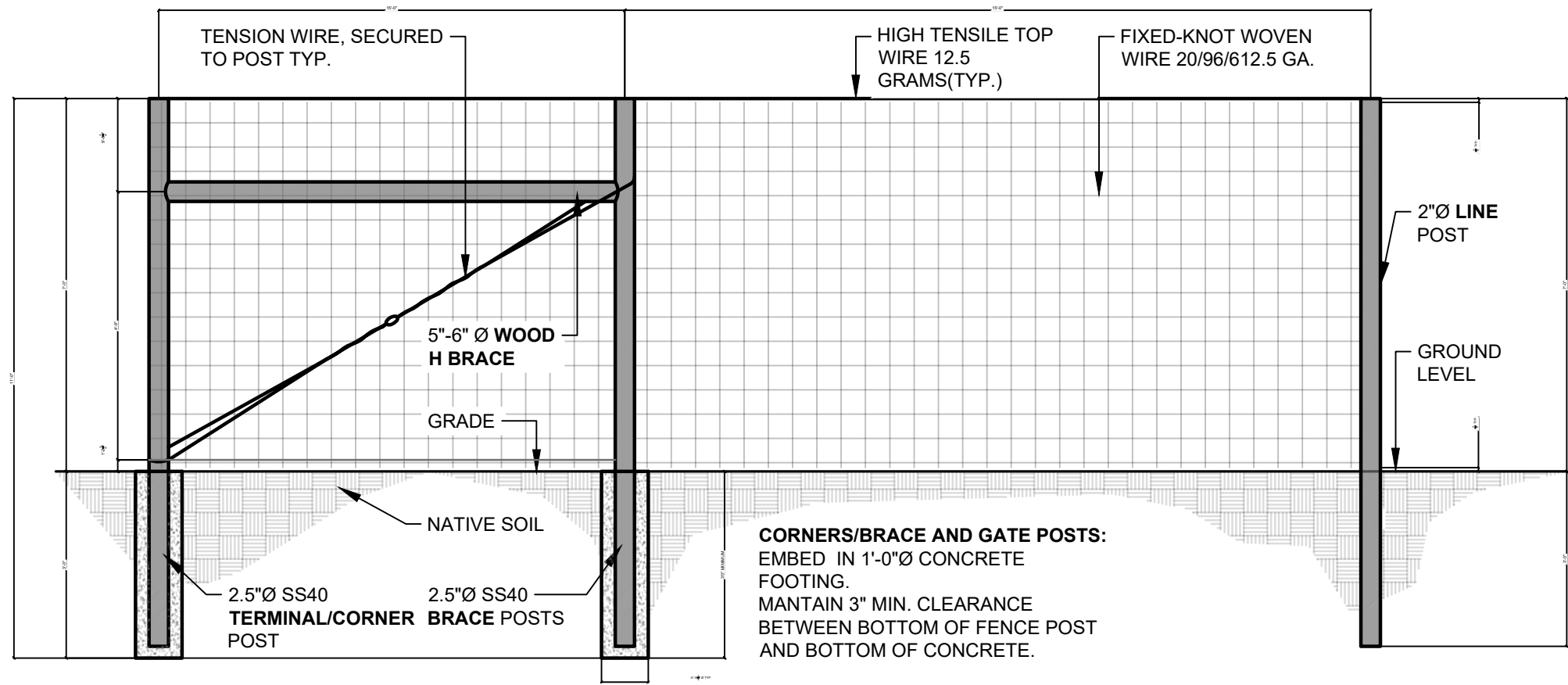
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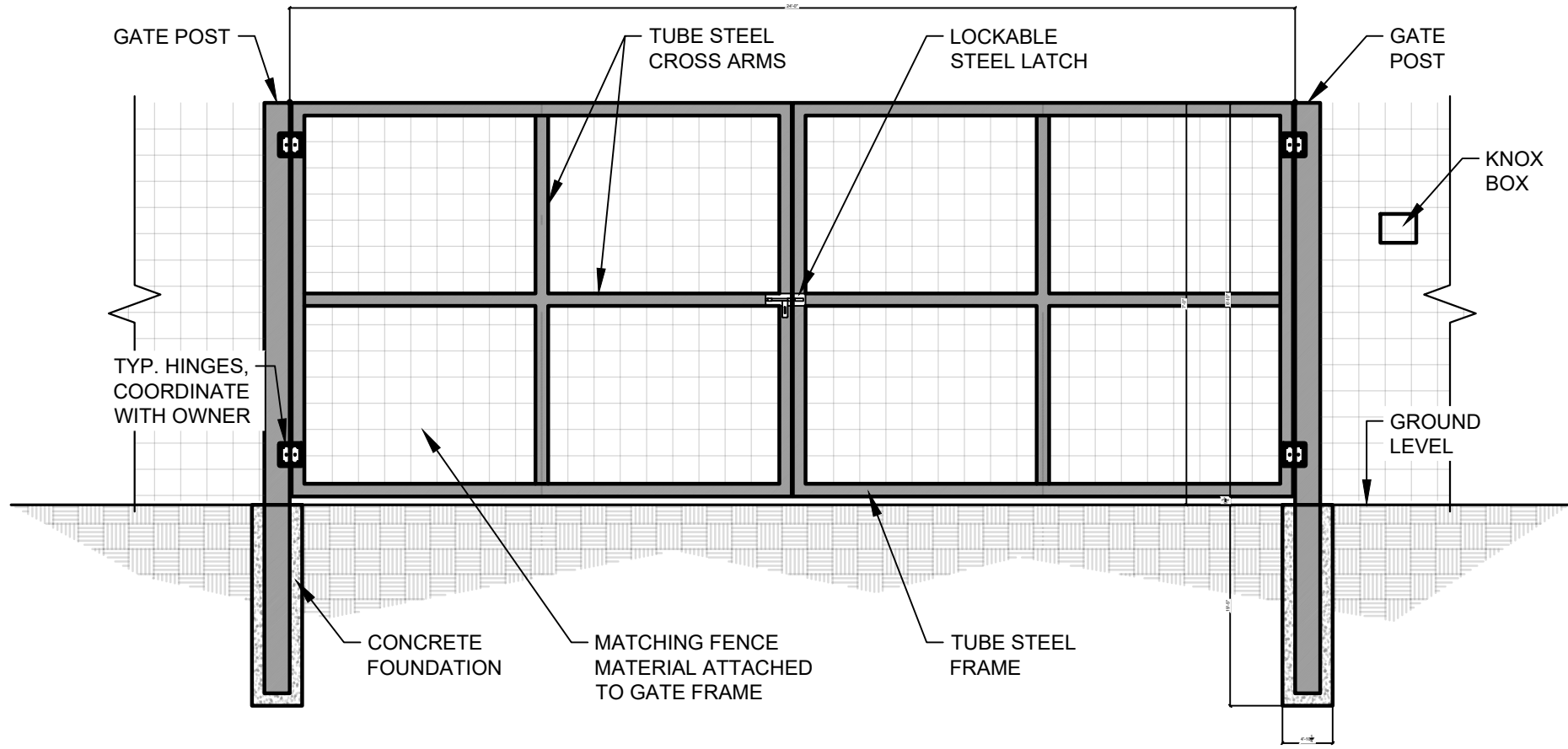
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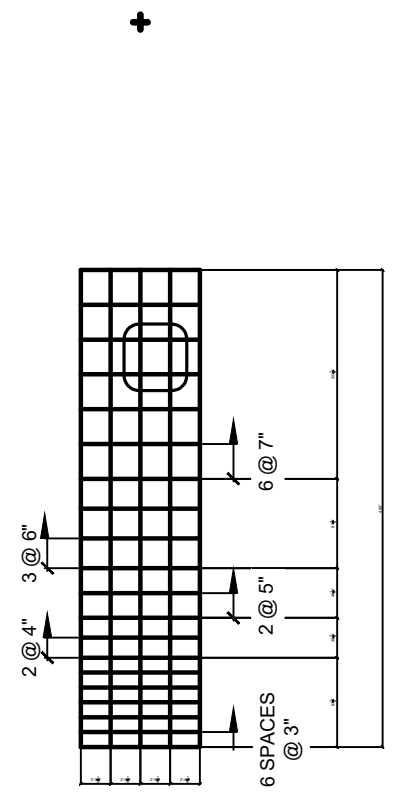
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GAME FENCE - CORNER & LINE POSTS



GAME FENCE - DRIVE GATE



LINE WIRE SPACING

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CUP 2661 Payne & Dolan - Neighborhood Map

5416 Easy Street, Town of Vienna



Location in Dane County

