



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Sterling Root (EDF Renewables Distributed Solutions, Inc.)

Address: 6940 Columbia Gateway Dr. Suite 400

Phone Number of Contact Person: (240) 620-1132

City, State, Zip Code: Columbia, MD 21046

Email of Contact Person: sterling.root@edf-re.com

Project Address: 2652 S. Seminole Hwy. Fitchburg WI 5371 **Lot:** See Comment **Subdivision:** N/A

Project Type: ☒ Multi-Family ☐ Commercial ☐ Industrial ☐ Utility ☐ Other
☐ New ☐ Addition

Impervious Surface Ratio (ISR): ~ 3% (City Standard: maximum 65% ISR)
(based on percentage of project footprint, will be reflected in final stormwater plans)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

Site Data:

- | | |
|-------------------------------------|--|
| ☒ | 1. Lot or property dimensions. See Attachment A: Parcel Boundary Map (Parcel A & C) |
| ☒ | 2. Orientation (to north). See Attachment A: Parcel Boundary Map (Parcel A & C) |
| ☒ | 3. Adjacent highways, roads, drive, etc. See Attachment A: Parcel Boundary Map (Parcel A & C) |
| ☒ | 4. Existing natural features (rivers, ponds, wetlands). See Attachment B: Preliminary Site Plan |
| ☒ | 5. Existing buildings and/or improvements. See Attachment A: Parcel Boundary Map (Parcel A & C) |
| ☒ | 6. Existing and proposed site drainage. See Attachment B: Preliminary Site Plan |
| ☒ | 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site. See Attachment B: Preliminary Site Plan (not applicable other than electrical) |
| ☒ | 8. ISR shall be indicated on all plans. See Attachment B: Preliminary Site Plan |
| ☒ | 9. Stormwater management plans and details, including grading plan. To be submitted to City Engineer |
| ☒ | 10. Lighting plan in footcandles and light fixture cut sheets. No lighting proposed |

Building:

- | | |
|-------------------------------------|--|
| ☒ | 1. Building size, configuration and orientation. Note much is not applicable to the solar array; no additional building proposed |
| ☒ | 2. Distance from lot lines. |
| ☒ | 3. Distance from other buildings, improvements and natural features. |
| ☐ N/A | 4. Location of well, septic tank, drainfield, etc. (if applicable) |
| ☐ N/A | 5. Additional proposed additions or new structures, including trash/recycling enclosure(s). |
| ☐ N/A | 6. Construction type (wood frame, structural steel, etc.). |
| ☐ N/A | 7. Foundation type (full basement, slab on grade, etc.). |
| ☐ N/A | 8. Number of levels. |
| ☐ N/A | 9. Siding/exterior covering type, color, texture, etc. No outbuilding proposed |
| ☐ N/A | 10. Roof type (gable, hip, shed, flat, etc.) and pitch. |
| ☐ N/A | 11. Roofing material type, color, texture, etc. |
| ☐ N/A | 12. Exterior door and window location, size, type, etc. |
| ☐ N/A | 13. Fire protection sprinklers or fire alarm systems. |

Ingress, Egress, Parking:

- | | |
|-------------------------------------|---|
| ☒ | 1. Location of highway and road access points. |
| ☒ | 2. Location, size, configuration of drivers and walks. |
| ☐ N/A | 3. Number, size, location of parking spaces. No permanent parking required. |
| ☐ N/A | 4. Location of handicapped parking and accessible building entrances. No permanent parking required |
| ☐ N/A | 5. Bicycle rack(s). No parking / public access |

ARCHITECTURAL AND DESIGN REVIEW APPLICATION
Page 2

Landscaping: See Attachment H: Landscaping Plan

- | | |
|-------------------------------------|---|
| ☒ | 1. Location, species, size of <u>existing</u> trees, shrubs, and plantings. |
| ☒ | 2. Location, species, size of <u>proposed</u> plantings. |
| ☒ | 3. Location and size of all paved, seeded/sodded and gravelled areas. |
| ☒ | 4. Location of all retaining walls, fences, berms and other landscape features. |

***It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**
Community open house held.

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: Sterling Root Date: 6/23/2020
Applicant or Authorized Agent

***** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

FOR CITY USE ONLY

Date Received: 6/23/20 Plan Commission Date: 7/24/20

Comments:

~~See Addendum to Conditional Use Permit Application and Architectural Review and associated attachments as noted above.~~

**AMENDMENT TO ARCHITECTURAL DESIGN REVIEW AS APPROVED ON
JANUARY 1, 2021**

The O'Brien Solar Fields Project, as approved in the Architectural Design Review permit dated January 1, 2020, is in the final design phase and with this letter respectfully requests an amendment / clarification to the maximum height referenced with the previously submitted ADR application materials. Specifically, the Applicant previously referenced a 12' maximum height when the panels are at full tilt (see page 6 Attachment B, ADR Approval). Applicant is now considering the use of a single-axis tracker known as a "2v" system which includes 2 panels mounted side-by-side on a rack as opposed to a single panel high. Doing so would increase the approximate height of the system at full tilt to between 14'-15'. As a result, Applicant is requesting clarification (or amendment as needed) that a maximum height of 15' is permissible. For illustrative purposes, visual renderings are provided in the attached comparing the original height of the system to the new height of the system at full-tilt, as well as comparison photos for comparable tracker systems using a 2-panel high versus 1-panel high system. The following enclosures are provided with this request:

- **Attachment A:** ADR Approval dated 1/21/2020;
- **Attachment B:** Visual Renderings
- **Attachment C:** Comparison Photos

Attachment A: ADR Approval Dated 1/21/2020

Request Details

Print Date: Wed 01/22/2020

Category: ADR

Location:

Request ID: ADR 2019

Metes and Bounds:

Decision Date: 1/21/2020

Section: 17

House Number: 2652

Project Name: O'Brien Solar Farm

Street: S Seminole Highway

Comments:

Lot:

Zoning Conditions

- 1 No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2 The Plan Commission has identified no conflicts with Chapter 91 State Statutes, sections 91.01(10), 92.10, and 91.46(4).
- 3 Erosion Control and Stormwater Management (ECSWM) permits shall be obtained if land disturbance exceeds 4,000 SF prior to issuance of any permit.
- 4 A Stormwater Maintenance Agreement for private stormwater facilities shall be recorded prior to issuance of any permits. Practices shall be designed to infiltrate one hundred percent (100%) of the average annual pre-development infiltration volume.
- 5 Comply with all dimensional standards of the A-X zoning district.
- 6 Fence shall be knot style agricultural fence as proposed.
- 7 Install and maintain landscape screening as proposed along Lacy Road.
- 8 Any additional driveways shall require new driveway permits from the City of Fitchburg.
- 9 Applicant shall work with Fitchburg Fire, EMS, and Public Works to ensure driveway widths and turnarounds are sufficient prior to issuance of permits.
- 10 At the time the project permanently ceases to operate, the permit holder shall restore the site to substantially the same condition as it existed prior to construction.
- 11 Applicant shall submit a maintenance plan for landscaping and pollinator plantings for the duration of the agreement, for approval by the City Planner prior to issuance of permits.



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Address: 9175 Guilford Rd. Suite 202

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City, State, Zip Code: Columbia, MD 21046

Email of Contact Person: sterling.root@adf-re.com

Project Address: 2652 S. Seminole Hwy. Fitchburg WI 5371 **Lot:** See Comment **Subdivision:** N/A

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Building:

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| ☒ | 1. Building size, configuration and orientation. | Note much is not applicable to the solar array; no additional building proposed |
| ☒ | 2. Distance from lot lines. | |
| ☒ | 3. Distance from other buildings, improvements and natural features. | |
| ☐ N/A | 4. Location of well, septic tank, drainfield, etc. (if applicable) | |
| ☐ N/A | 5. Additional proposed additions or new structures, including trash/recycling enclosure(s). | |
| ☐ N/A | 6. Construction type (wood frame, structural steel, etc.). | |
| ☐ N/A | 7. Foundation type (full basement, slab on grade, etc.). | |
| ☐ N/A | 8. Number of levels. | |
| ☐ N/A | 9. Siding/exterior covering type, color, texture, etc. | No outbuilding proposed |
| ☐ N/A | 10. Roof type (gable, hip, shed, flat, etc.) and pitch. | |
| ☐ N/A | 11. Roofing material type, color, texture, etc. | |
| ☐ N/A | 12. Exterior door and window location, size, type, etc. | |
| ☐ N/A | 13. Fire protection sprinklers or fire alarm systems. | |

Ingress, Egress, Parking:

- | | |
|-------------------------------------|--|
| ☒ | 1. Location of highway and road access points. |
| ☒ | 2. Location, size, configuration of drives and walks. |
| ☐ N/A | 3. Number, size, location of parking spaces. No permanent parking required. |
| ☐ N/A | 4. Location of handicapped parking and accessible building entrances. No permanent parking required. |
| ☐ N/A | 5. Bicycle rack(s). No parking / public access |

ARCHITECTURAL AND DESIGN REVIEW APPLICATION

Page 2

Landscaping: See Attachment H: Landscaping Plan

- ☒ 1. Location, **species**, size of existing trees, shrubs, and plantings.
- ☒ 2. Location, species, size of proposed plantings.
- ☒ 3. Location and size of all paved, seeded/sodded and gravelled areas.
- ☒ 4. Location of all retaining walls, fences, berms and other landscape features.

***It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

Community open house held.

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It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: _____

Applicant or Authorized Agent

Date: 12/17/19

***** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

FOR CITY USE ONLY

Date Received: 12/17/19

Plan Commission Date: 1/14/19

Comments:

~~See Addendum to Conditional Use Permit Application and Architectural Review and associated attachments as noted above.~~

December 17, 2019

City of Fitchburg, WI
Planning & Zoning
Attn: Sonja Kruesel
5520 Lacy Road
Fitchburg, WI 53711
Ph: 608-270-4200

Dear Planning and Zoning Members,

On behalf of O'Brien Solar Fields LLC, please find included with this letter a Conditional Use Permit Application and Architectural & Design Review Application for construction and operation of an up to 20 MW AC solar Project on the O'Brien farm, located at 2652 S. Seminole Hwy. Fitchburg WI. Below please find a complete list of enclosures for ease of reference in your review:

1. Conditional Use Permit Application;
2. Architectural & Design Review Application;
3. Addendum to Conditional Use Permit Application & Architectural Review for O'Brien Solar Fields, LLC;
 - a. Attachment A: Parcel Boundary Map (Parcels A and C)
 - b. Attachment B: Preliminary Site Plan
 - c. Attachment C: Project Profile
 - d. Attachment D: Natural Resources Review, Concurrences
 - e. Attachment E: Project Viewshed Simulations
 - f. Attachment F: Operations Plan
 - g. Attachment G: Landscaping Plan

We are excited to advance this local solar project in the City of Fitchburg with an eye towards Spring construction. Please do not hesitate to call with any questions. Contact information for myself and team members is provided below.

Sincerely,



Lincoln Lande
Sr. Director, Business Development
EDF Renewables Distributed Solutions
Lincoln.Lande@edf-re.com
(802) 698-3060

Sterling Root
Manager, Business Development
EDF Renewables Distributed Solutions
Sterling.Root@edf-re.com
(240) 620-1132

“AS SURVEYED” DESCRIPTION:

PARCEL A:

All of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and also part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Seventeen (17), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 1,898,218 square feet (43.577 acres) of land and being described by:

Beginning at the West Quarter Corner of said Section 17; thence N00°-25'-40"E 1312.44 feet along the west line of the NW1/4 of said Section 17; thence N89°-02'-34"E 1448.93 feet; thence S02°-36'-00"E 552.33 feet to a point on the west line of S. Seminole Highway; thence S07°-03'-31"W 768.30 feet along said west line of S. Seminole Highway to a point on the south line of the NW1/4 of said Section 17; thence S89°-04'-39"W 1389.35 feet along said south line of the NW1/4 of Section 17 to the point of beginning.

PARCEL C:

All of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and also all of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and also part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and also part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) all in Section Seventeen (17), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 5,927,670 square feet (136.081 acres) of land and being described by:

Commencing at the Northeast Corner of said Section 17; thence S88°-56'-15"W 1309.40 feet along the north line of the NE1/4 of said Section 17; thence S01°-00'-35"W 45.03 feet to a point on the south line of Lacy Road and the point of beginning; thence continue S01°-00'-35"W 2589.75 feet to a point on the south line of the NE1/4 of said Section 17; thence S89°-11'-59"W 1304.16 feet along said south line of the NE1/4 of Section 17 to the South Quarter Corner thereof; thence S89°-04'-39"W 1074.54 feet along the south line of the NW1/4 of said Section 17; thence N02°-38'-17"E 856.26 feet to a point on the east line of S. Seminole Highway; the following 5 calls are along said east line of S. Seminole Highway; thence N07°-03'-31"E 837.59 feet; thence S83°-29'-42"E 6.99 feet; thence N06°-36'-27"E 241.06 feet; thence N07°-15'-17"E 447.87 feet; thence N08°-42'-21"E 188.57 feet to a point on the south line of Lacy Road; the following 3 calls are along said south line of Lacy Road; thence N65°-48'-17"E 75.84 feet; thence N89°-00'-30"E 783.80 feet; thence N88°-56'-15"E 1309.31 feet to the point of beginning.

ADDENDUM TO CONDITIONAL USE PERMIT APPLICATION AND ARCHITECTURAL REVIEW FOR O'BRIEN SOLAR FIELDS LLC

This Conditional Use Permit Application ("CUP Application") is made pursuant to Section 22-483 of the Fitchburg Zoning Code to allow O'Brien Solar Fields to install, operate, and maintain a solar generation project. The project is located on lands owned by the O'Brien family and will occupy approximately 150 +/- acres to be leased from the O'Brien family farm.

1. Background.

The O'Brien Solar Fields Project (the "Project") is proposed for up to 20 MW AC utility solar generation. The Applicant for the CUP is O'Brien Solar Fields LLC, a subsidiary of EDF Renewables Distributed Solution Inc. When complete the project is intended to be transferred to Madison Gas and Electric Company ("MGE"). MGE is working with EDF Renewables Distributed Solutions to construct, operate, and maintain the project. Output from the Project will be used to provide renewable energy to MGE customers who choose to participate in the Renewable Energy Rider program.

Over the past year, the Applicant has met with local community stakeholders including representatives from the City of Fitchburg, the Alderman for the District, and neighboring landowners. In addition, the Applicant hosted an open forum community meeting on the Project to answer questions and receive feedback on September 16th 2019. Several community members attended to learn more about the project. Throughout this process, comments have been considered and used to refine the site plan including adding a buffer of 150' between the start of the array and Lacy Road on north side of the Project, as well as targeted landscaping to mitigate views from the northeast of the Project. Additional details about the Project, as provided at the community meeting, are provided in **Attachment C: Project Profile**.

The Applicant has completed all environmental studies and surveys required to construct the Project including: wetlands delineation, stormwater review, cultural and historic resource review, and endangered resources review. The Applicant submitted requests for concurrence, where applicable, from State agencies (see **Attachment D: Natural Resources Review, Concurrences**). The Project will have no natural resources impacts. A small wetland was delineated as noted on **Attachment B: Preliminary Site Plan** but is avoided with a 30' minimum buffer from the Project fence. In addition, a stormwater and erosion control plan is being developed and will be submitted to the City Engineer and the State for approval prior to January 21, 2020, with a copy to the City of Fitchburg Zoning Department.

The Applicant intends to start construction on the Project in the spring of 2020, pending receipt of all required permits and approvals. The Project may be constructed in up to three phases, or as little as one, with construction substantially complete no later than 2021. Once complete, the Project will generate local power for local customers within MGE's service territory.

2. Project Details.

The Project will use single-axis trackers for racking. Single-axis trackers follow the sun, turning from east to west throughout the day. A precisely controlled very small motor automatically rotates the trackers 120 degrees over the course of the day. The trackers face panels to the east in the morning, rotate so they are flat at zero degrees (parallel to the ground) when the sun is highest in the sky, and then follow the sun west. The result is a design that yields more renewable energy compared to fixed-tilt panel system. The project is expected to generate 39,000 +/- MWhs per year when fully operational, the equivalent of powering 6,300 +/- average homes for a year.

The overall Project configuration was designed to avoid impacts to environmental resources and to minimize any visual intrusiveness on the surrounding land uses. Final design of the project will substantially conform to the Attachments. The siting of the Project on the parcel took several factors into account:

- Minimizing Environmental Impacts: The Project is designed to reduce and limit impacts on natural resources, including:
 - The site is clear, and no additional clearing is proposed.
 - The site was selected because of its topography to accommodate single-axis trackers. As a result, no grading is proposed other than that necessary to install the access drives at grade and equipment pads.
 - Access to the Project will occur via two existing driveways used as farm access off Seminole Highway.
 - Wetlands and associated buffers are entirely avoided. A wetlands delineation was performed this summer. One wetland was identified on the northern portion of the site, but is entirely avoided with no impact and a 30' buffer. See **Attachment D, Exhibit 1** for a map of the delineated wetland and the WDNRs concurrence with the delineation.
- Optimal Solar Feasibility: The Project is optimally sited on the parcel to capture solar energy efficiently without undue shading. The single-axis trackers sited in the open field will create ideal conditions for solar energy gain.
- Setbacks: The solar panels have been sited away from residential properties, while still preserving the other factors noted above. All setbacks conform to all applicable minimum standards from highways and bordering property boundaries.
- Stormwater: An Erosion Control and Stormwater Management Permit will be applied for and obtained from the City Engineer. In discussions with the City Engineer, stormwater controls will likely entail swales and/or rain garden solutions along the access drive.
- Anti-glare: Solar modules are designed to absorb the sun's rays, not reflect them. In addition, solar modules have an anti-glare coating on the top of the panel to further mitigate potential glare. There are currently many solar facilities installed and operational at airports and military bases across the country, the gold standard for anti-glare requirements.

- Site Restoration: When the Project is ultimately decommissioned, the infrastructure will be removed and the site restored to predevelopment conditions for continued agricultural use.

In addition, the Project will have the following characteristics when fully constructed:

- Nameplate Capacity: Up to 20 MWs AC.
- Maximum Height of Panels at Full Tilt: 12'.
- Access: The Project will utilize existing driveways off Seminole Highway as noted on **Attachment B: Preliminary Site Plan**. The existing driveways will be resurfaced if necessary. Internal access to the Project equipment pads will be approximately 16' wide gravel access.
- Seeding: The Project will use a low-growth pollinator seed mix.
- Fence: The Project will use a fixed-knot type agricultural fence with woods posts so as to maintain the agricultural aesthetics of the area and blend well into the landscape.
- Operations: The Project will be monitored remotely 24/7 with no manned operation. Additional details are provided in **Attachment F: Operations Plan**.
- Educational Kiosk: An educational kiosk will be installed in the approximate location shown on Attachment B, Preliminary Site Plan for the purposes of facilitating project tours and the like for community organizations and schools. A representative photo of the educational kiosk is provided in **Attachment C: Project Profile**.

Electrical lines connecting the panels to the inverters, located on the equipment pads within the Project, will run underground or hang below the panels, and underground connections then made from the inverters to the transformers. Electrical lines from the equipment pads will run underground to the approximate locations of the point of interconnect, or POI, as identified on **Attachment B: Preliminary Site Plan**. The Applicant has developed a preliminary site plan for approval, defining the Project boundaries, location of the access drives, and layout for the panels. The final selection of equipment and final layout within the proposed fenced area will be made after all permitting is complete and Petitioner selects equipment manufacturers. Final design will substantially conform with the Preliminary Site Plan, with adjustments primarily made to final location of equipment within the Preliminary Site Plan. Any other adjustments will be relatively minor, such as final point of interconnection to the distribution grid and the like as noted on the Preliminary Site Plan.

Enclosures related to the approval of this CUP and Architectural Design Review include:

Attachment A: Parcel Boundary Map (Parcels A and C)

Attachment B: Preliminary Site Plan

Attachment C: Project Profile

Attachment D: Natural Resources Review, Concurrences

Attachment E: Project Viewshed Simulations

Attachment F: Operations Plan

Attachment G: Landscaping Plan

3. Proposed Conditions.

- a. O'Brien Solar Fields shall obtain and maintain all applicable federal, state, and local approvals and permits necessary to install, maintain, and operate the Project including:
 - i. Submission of, and compliance with, an Erosion Control and Stormwater Management Permit as may be approved by the City Engineer.
- b. Construction, operation, and maintenance of the proposed Project shall substantially conform with this application and Attachments A through H including:
 - i. Setbacks: The Project shall comply with all setbacks for the A-X Exclusive Agricultural District and include a minimum setback from Lacy Road of 150'.
 - ii. Seeding: The Project shall utilize a low-growth pollinator seed mix for final site stabilization when the Project is complete.
 - iii. Fence: The Project shall utilize a fixed-knot agricultural type fence with wooden posts.
 - iv. Landscaping Plan: The Project shall install and maintain the landscaping in substantial conformance with **Attachment G**.
 - v. Access: Access to the Project shall occur via two existing driveways shown on **Attachment B**. Any additional driveway shall require a new Driveway Permit from the City of Fitchburg.
 - vi. Operations Plan: The Project shall substantially conform with **Attachment F**.
- c. No parking shall be allowed on public roadways, and permit holder shall provide temporary parking for construction within the Project areas, or staging areas.
- d. During the Project construction period, the permit holder shall pick up and dispose of all mud, dirt, and debris generated by Project construction on public roads and rights-of-way on a daily basis.
- e. Upon request of the City of Fitchburg, the permit holder shall arrange for appropriate on-site training for entities providing emergency services to the City of Fitchburg.
- f. At the time the Project permanently ceases to operate, the permit holder shall restore the site to substantially the same condition as it existed prior to construction.
- g. Upon reasonable advance notice, the City of Fitchburg Planning and Zoning staff may enter the premises of operation in order to inspect those premises and to ascertain compliance with these conditions. Zoning staff conducting inspections

shall be accompanied by the staff or employees of permit holder and will comply with any applicable workplace safety rules or standards for the Project.

4. **General Standards.**

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

The use of this property for the Project will not be detrimental to, and in fact will positively impact, the public health, safety, comfort, and general welfare by providing local renewable energy to the community. A number of business and local governments have made a commitment to significantly increase the amount of the electric load serviced by renewable sources to meet the goal of a carbon-free energy supply. The Project will reduce the local carbon footprint while not requiring or impacting additional public services, e.g., sewer, water. The Project will not emit noticeable noise and no lighting is required.

- b. **That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The Project will not be injurious to the use and enjoyment of other property in the area. The Project will be sited in a compatible agricultural land use area and exceed all applicable setbacks for the district. The Project will not require manned operation nor will it emit noticeable noise, nor require external lighting. In addition, targeted landscaping will mitigate the viewshed into the Project from neighboring properties to the northeast. On all other sides of the Project, the land use primarily consists of open agricultural lands and thus will not diminish or affect the character or enjoyment of those lands. The Project is, notably, on the edge of the A-X district, but substantially far enough away from residential areas to minimize adverse impacts.

- c. **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 Project will have no adverse impact on the normal and orderly development and improvements of the surrounding properties for their current or future permitted uses. The property will remain in the A-X Exclusive Agricultural District consistent with the City of Fitchburg's Future Land Use plan. The Project will be developed in a manner that complements the agricultural setting but using an agricultural fence, a pollinator seed mix to attract foragers and birds, and top

soil will remain on-site consistent with good agricultural practices. The facility will not encroach physically or otherwise change the character of adjoining future property uses and maintain sufficient setbacks so as to further mitigate any potential effects.

d. That adequate utilities, access road, drainage, and/or necessary facilities have been or are being provided.

Adequate services to the Project, including utilities, access, fencing, and communications, have all been accounted for in the proposed use. Access will be via existing driveways from Seminole Highway (currently used for farm access). A fence will be built around the perimeter of the Project. An approximately 16' wide access drive will be built within the CUP property, inside the security fence to allow access to the Project. The facility will be connected to existing electric distribution infrastructure. Communications to and from the equipment on-site will be accomplished by wireless communications. Necessary stormwater improvements will be made consistent with the plans submitted by Applicant or as approved by the State. There will be no burden on additional City services such as sewer, water, or educational resources.

e. That 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 Project 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. During construction, there will be no on-street parking and the design for temporary staging areas provides sufficient room for off-street parking.

f. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The use meets all applicable regulations of the A-X-Exclusive Agriculture Zoning District set forth in Section 22.481-484 of the City of Fitchburg Zoning Ordinance. This includes minimum lot size requirements, setbacks, height restrictions, and other building restrictions.

5. Conditional Use Standards, Zoning District A-X Exclusive Agriculture.

Section 22-483 of the City of Fitchburg Zoning Ordinance designates the intended use, a utility solar energy project, as a conditional use: "For the A-X Exclusive Agriculture District, conditional uses are as follows: ... (3) Transportation, communications, pipeline, electric transmission, utility including wind energy, and drainage use." The use of the property for the project 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)*. Thus, the proposed solar project meets the definition of allowed “Utility Use” per the City of Fitchburg Conditional Use standards and is consistent with the Farmland Preservation Program as further supported below and by the Department of Agriculture, Trade and Consumer Protection’s promulgated rules.

a. The use and its locations in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.

In addition to the promulgated 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 farmland preservation zoning district for the following reasons:

- The Project will use a native low-growth pollinator mix to establish habitat for bees, foragers, and the like, consistent with the intended use of agricultural land.
- 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 habitat 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.

Solar, or Utility Use, is an approved Conditional Use in the Exclusive Agricultural District. In addition, Fitchburg is relatively land constrained when considering where to site a solar project. 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 Project 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 Project will not limit or impact adjacent uses, including agricultural uses. In fact, the remaining O'Brien property may continue to be farmed right up to the fence line in places if the landowner chooses. Projects of this size and nature tend to be sited on agricultural sites and/or adjacent to a variety of zoning districts, and solar lends itself to a compatible use in a variety of scenarios with no effect on adjoining uses.

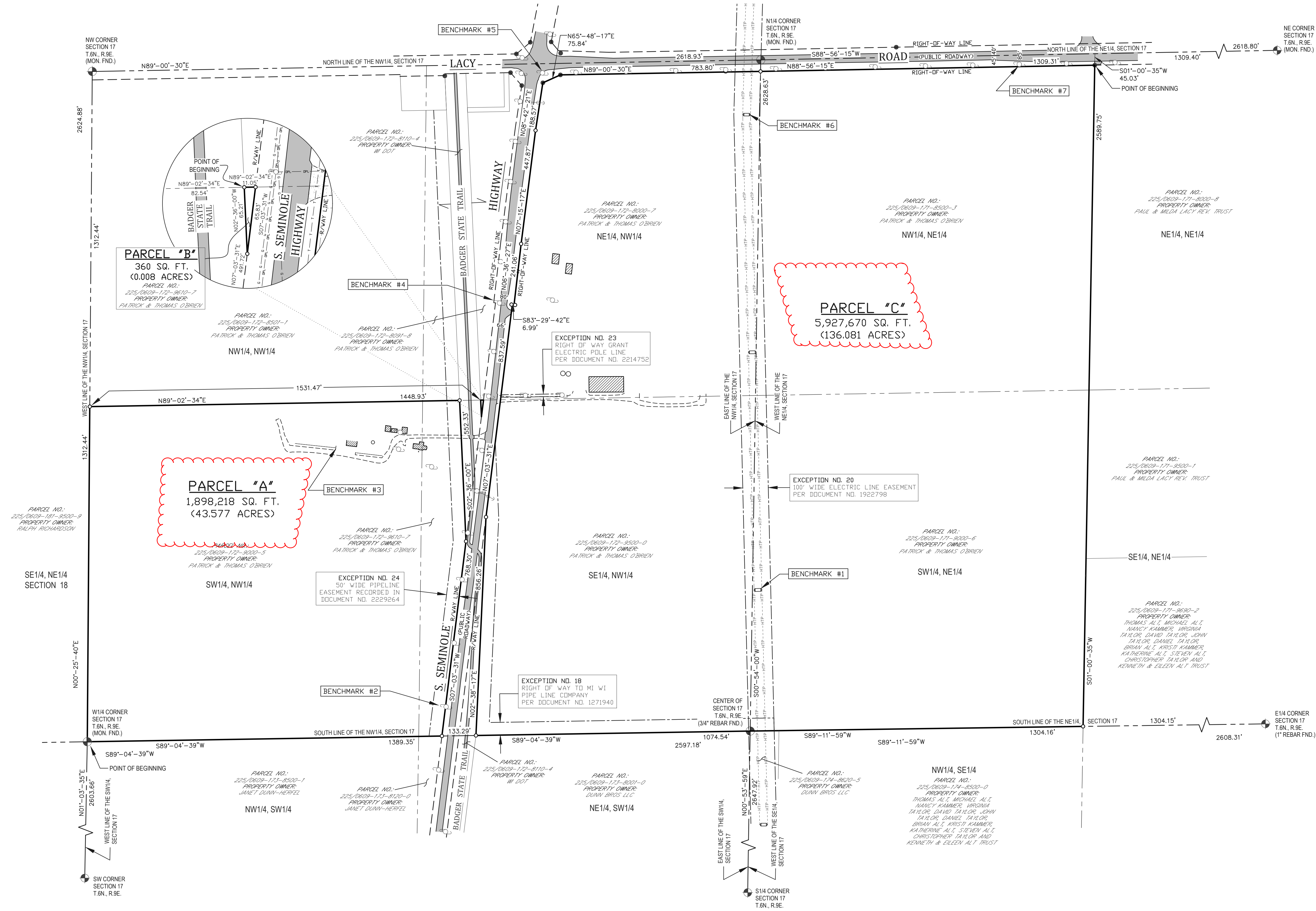
- e. Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.**

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

Attachment A

ALTA/NSPS LAND TITLE SURVEY

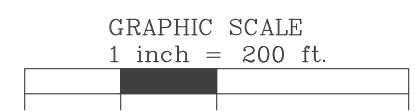
LOCATED IN THE NE1/4 OF THE NW1/4, SE1/4 OF THE NW1/4, THE SW1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4, SECTION 17, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BENCHMARK INFORMATION
SITE BENCHMARK: (BENCHMARK #1)
CHISELED "X" SET ON NORTHEAST CONCRETE FOUNDATION OF HIGH TENSION POWER LINE TOWER
ELEVATION: 1026.86'
SITE BENCHMARK: (BENCHMARK #2)
RAILROAD SPIKE SET IN NORTH FACE OF POWER POLE #20F-19/71;
±1.0' ABOVE GROUND LEVEL; LOCATED ALONG THE WEST SIDE OF SEMINOLE HIGHWAY;
ELEVATION: 1120.94'
SITE BENCHMARK: (BENCHMARK #3)
CHISELED "X" SET ON EAST SIDE OF CONCRETE RETAINING WALL OF OLD MILE PARLOR
ELEVATION: 1024.04'
SITE BENCHMARK: (BENCHMARK #4)
RAILROAD SPIKE SET IN EAST FACE OF POWER POLE #20F-20/58;
±1.0' ABOVE GROUND LEVEL; LOCATED ALONG THE WEST SIDE OF SEMINOLE HIGHWAY;
ELEVATION: 1021.96'

SITE BENCHMARK: (BENCHMARK #5)
RAILROAD SPIKE SET IN SOUTHEAST FACE OF POWER POLE #20F-11/A5; ±1.0' ABOVE GROUND LEVEL; LOCATED AT THE SOUTHEAST CORNER OF INTERSECTION OF SEMINOLE HIGHWAY AND LACY ROAD.
ELEVATION: 1025.31'
SITE BENCHMARK: (BENCHMARK #6)
CHISELED "X" SET ON NORTHEAST CONCRETE FOUNDATION OF HIGH TENSION POWER LINE TOWER
ELEVATION: 1026.43'
SITE BENCHMARK: (BENCHMARK #7)
RAILROAD SPIKE SET IN SOUTH FACE OF POWER POLE #20F-10/A6;
±1.0' ABOVE GROUND LEVEL; LOCATED ALONG THE SOUTH SIDE OF LACY ROAD.
ELEVATION: 1035.27'

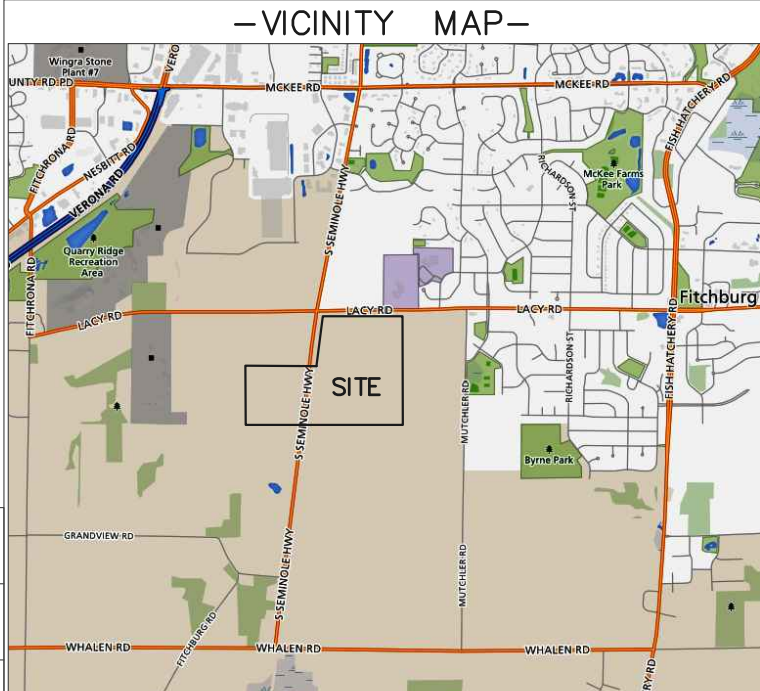
- LEGEND—**
- = 1" x 18" IRON PIPE SET
 - = 5/8" REBAR WITH CAP FOUND
 - ⊕ = COUNTY MONUMENT FOUND
 - ⦿ = METAL POST
 - ⦿ = WOOD POST
 - ⦿ = TRAFFIC SIGN
 - ⦿ = WELL HEAD
 - ⦿ = WATER VALVE
 - ⦿ = SEPTIC VENT
 - ⦿ = GAS VALVE
 - ⦿ = GAS MARKER
 - ⦿ = FIBER OPTIC VAULT
 - ⦿ = FIBER OPTIC POST
 - ⦿ = TELEPHONE PEDESTAL
 - ⦿ = EXISTING POWER POLE
 - ⦿ = EXISTING GUY
 - ⦿ = EXISTING GUY ANCHOR
 - ⦿ = B.O.C. = BACK OF CURB
 - ⦿ = T.E. = TOP ELEVATION
 - ⦿ = BURIED TELEPHONE
 - ⦿ = BURIED FIBER OPTIC LINE
 - ⦿ = OVERHEAD ELECTRIC
 - ⦿ = BURIED GAS LINE
 - ⦿ = EXISTING FENCE LINE
 - ⦿ = EDGE OF BRUSH/WOODS

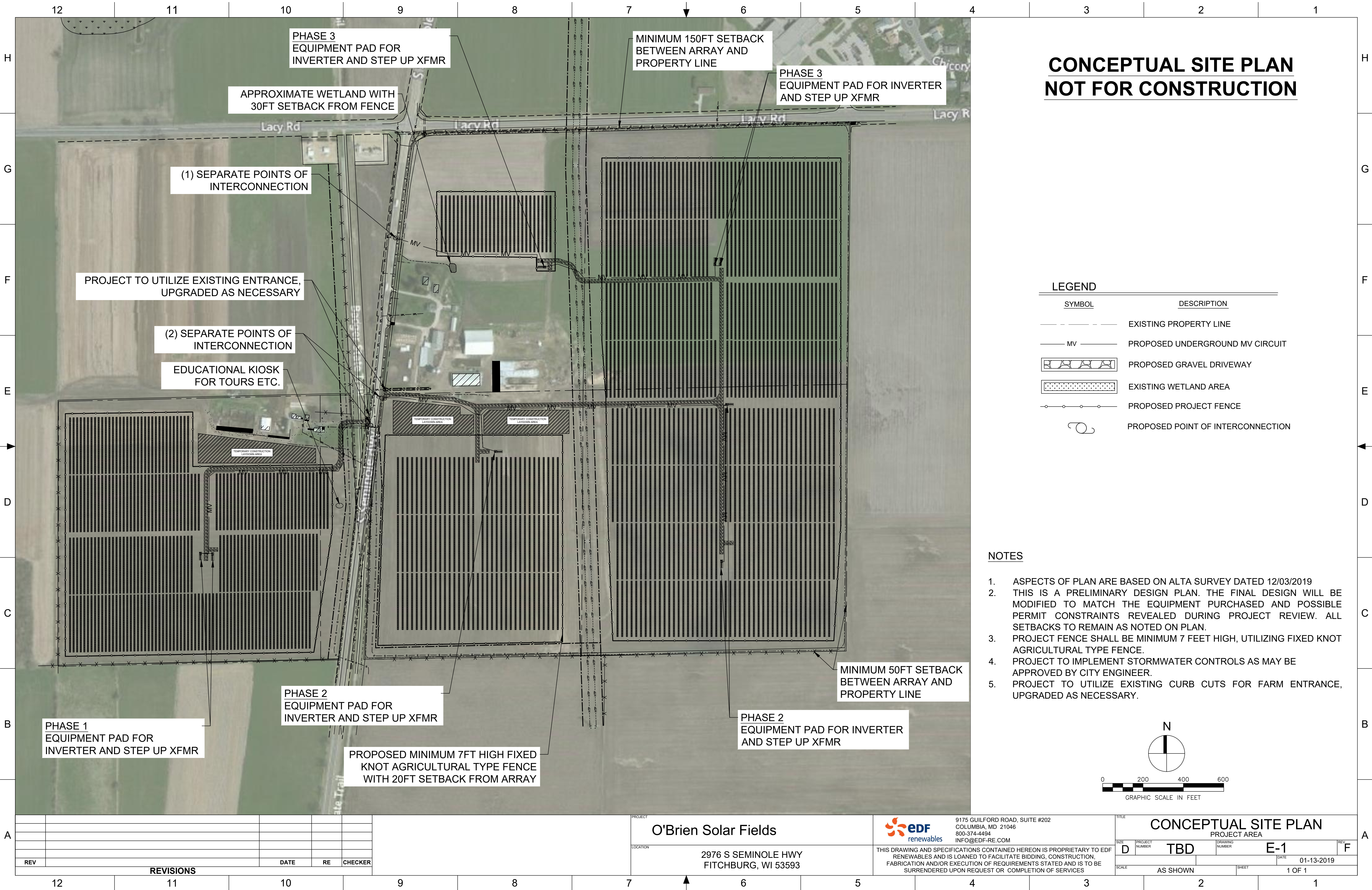


MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive
Kaukauna, WI 54130
Office: 920-993-0881
Fax: 920-273-6037

NO.	DATE	DESCRIPTION	BY
2	12-3-19	Revised Title Report	JD
1	11-18-19	Preliminary Survey	JD

DRAWN BY:	J.D.	FIELD WORK DATE:	11-8-19
CHECKED BY:	S.C.D.	FIELD BOOK:	M-54, PG. 34
JOB NO.:	10692	SHEET	1 OF 5







Project Overview

EDF Renewables Distributed Solutions, in partnership with Madison Gas and Electric (MGE), is in the process of developing an up to 20 MW solar project in Fitchburg, WI. The project is located at the corner of Lacy Road and Seminole Highway. EDF Renewables will develop, design, and construct the solar project, and MGE will own the project.

Electricity from the Project will be offered to local businesses under Madison Gas & Electric's Renewable Energy Rider (RER) program to power all or a portion of their businesses. By establishing this truly local project, the new model allows MGE to partner with its local customer base – including those looking to relocate or expand in the Fitchburg area. The innovative model helps bring clean energy to your community.

The project will occupy up to 150+/- acres of the O'Brien's farm when fully built and has an expected useful life of 35 years, providing clean renewable energy for years to come.

SYSTEM CAPACITY

Up to 20 MWs when fully built
150+/- acres

SYSTEM COMPONENTS

Single-axis tracker (tracks the sun from east to west throughout the day)

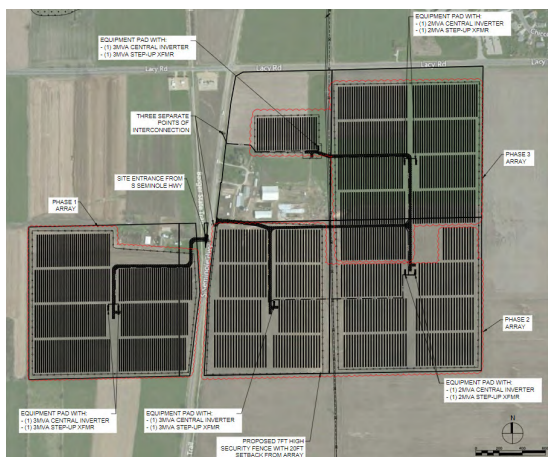
LOCATION

2652 S. Seminole Hwy
Fitchburg, WI 53711
(Corner of Lacy Road and South Seminole Highway)



Location Details

PRELIMINARY O'BRIEN SOLAR FIELDS MAP



Conceptual Site Plan Not For Construction

NOTES:

1. SITE SPECIFIC FACTORS SUCH AS: TREE SHADING, ACCESS DRIVES, DRAINAGE, EXISTING BUILDINGS, PV EQUIPMENT, PAD ALLOCATIONS, AND OR UTILITY INTERCONNECTION AREA COULD CHANGE THE FINAL ARRAY LAYOUT AND POWER OUTPUT.

39,000 MEGAWATT-HOURS
IS EQUIVALENT TO...



6,300
HOUSEHOLDS
POWERED
BY SOLAR ENERGY



456,000
EQUIVALENT
TREES PLANTED



27,713
METRIC TONS OF ANNUAL
CO₂ EMISSIONS AVOIDED
EQUIVALENT TO TAKING
5,800+ CARS OFF THE ROAD



Sustainable Design and Construction

- Extensive consulting work is done prior to project construction to address any environmental and aesthetic impacts; a full wetland delineation is complete and there will be no impacts to wetlands.
- Following construction, the site will be planted with a pollinator mix and native grasses.
- Designed to fit well within agricultural settings and uses agricultural fencing as opposed to chain link.
- Replaces electricity generated by fossil fuels with clean, emission-free electricity, which means improved air and water quality.
- Can be fully decommissioned at end of term (typically 35 years), and land can be returned to previous use and condition.
- There are no emissions and minimal noise outside of the project area during operation.



Educational Kiosk

- Project will provide a host of educational components, including tours for local schools.
- Educational kiosk will be installed near the project for additional information about the project and how solar works.



Let's talk energy.



Sterling Root
9175 Guilford Rd, Ste 202
Columbia, MD 21046
sterling.root@edf-re.com
240.620.1132
www.edf-re.com



**Attachment D: Natural Resources Review and Requests for
Concurrence**

Enclosures:

<i>Exhibit 1:</i> Wisconsin Department of Natural Resources Wetlands Concurrence and Map	P. 1
<i>Exhibit 2.</i> Federally Listed Species Review and Request for Comment	P. 6
<i>Exhibit 3.</i> Wisconsin Department of Natural Resources Endangered Species Review & Concurrence	P. 41
<i>Exhibit 4.</i> Cultural and Historic Resource Review and Request for Concurrence	P. 47

Exhibit 1. Wisconsin Department of Natural Resources Wetlands Concurrence and Map

From: [Radermacher, Geri M - DNR](#)
To: [Karthikeyan, Suchitra](#)
Cc: [Yuknis, Nicholas](#); [Kilmer, Douglas](#); [Lincoln.Lande@edf-re.com](#); [Sterling.Root@edf-re.com](#); [Scott.Hesser@edf-re.com](#); [Tekler, Lindsay M - DNR](#); [Gonzalez, Christine K - DNR \(Kim\)](#)
Subject: RE: EDFR_Fitchburg Solar Project Wetland Delineation Report
Date: Thursday, September 5, 2019 12:26:31 PM
Attachments: [image001.png](#)
[Pages from EDFR_Fitchburg Solar Project_WDR_10292018_Reduced Size.pdf \(002\).pdf](#)

Hi Suchitra,

Thank you for submitting the wetland delineation report for the proposed Fitchburg Solar Project in Dane County. The report was prepared by Nick Yuknis of TRC Environmental Corporation and is dated October 2018. I reviewed the report and concur it represents an accurate depiction of the field conditions related to state wetland jurisdiction. This email serves as proof of wetland consultation.

Please note this determination did not include a review for approvals or permits needed for:

- [Cultural/archaeological/historical resources](#),
- [state threatened or endangered species](#),
- [state stormwater/erosion control permitting](#),
- [state wastewater permitting](#),
- [state water use permitting](#), or
- easements needed for crossing of [WDNR property](#) (state lands, state trails, etc.)

Enjoy the sunshine!

Geri Radermacher
Phone: 262-574-2153
geri.radermacher@wi.gov

From: Karthikeyan, Suchitra <SKarthikeyan@trccompanies.com>
Sent: Monday, August 26, 2019 10:42 AM
To: Radermacher, Geri M - DNR <Geri.Radermacher@wisconsin.gov>; Tekler, Lindsay M - DNR <Lindsay.Tekler@wisconsin.gov>
Cc: Yuknis, Nicholas <NYuknis@trccompanies.com>; Kilmer, Douglas <DKilmer@trccompanies.com>; Lincoln.Lande@edf-re.com; Sterling.Root@edf-re.com; Scott.Hesser@edf-re.com
Subject: EDFR_Fitchburg Solar Project Wetland Delineation Report

Lindsay and Geri,

This email is to respectfully request WDNR's concurrence for TRC's wetland and waterway delineation report for EDF Renewable Distributed Solutions (EDFR) Fitchburg Solar Project, located in Dane County, Wisconsin.

Please reach out to EDFR contacts in this email, TRC staff Nick Yuknis or myself with any questions or comments.

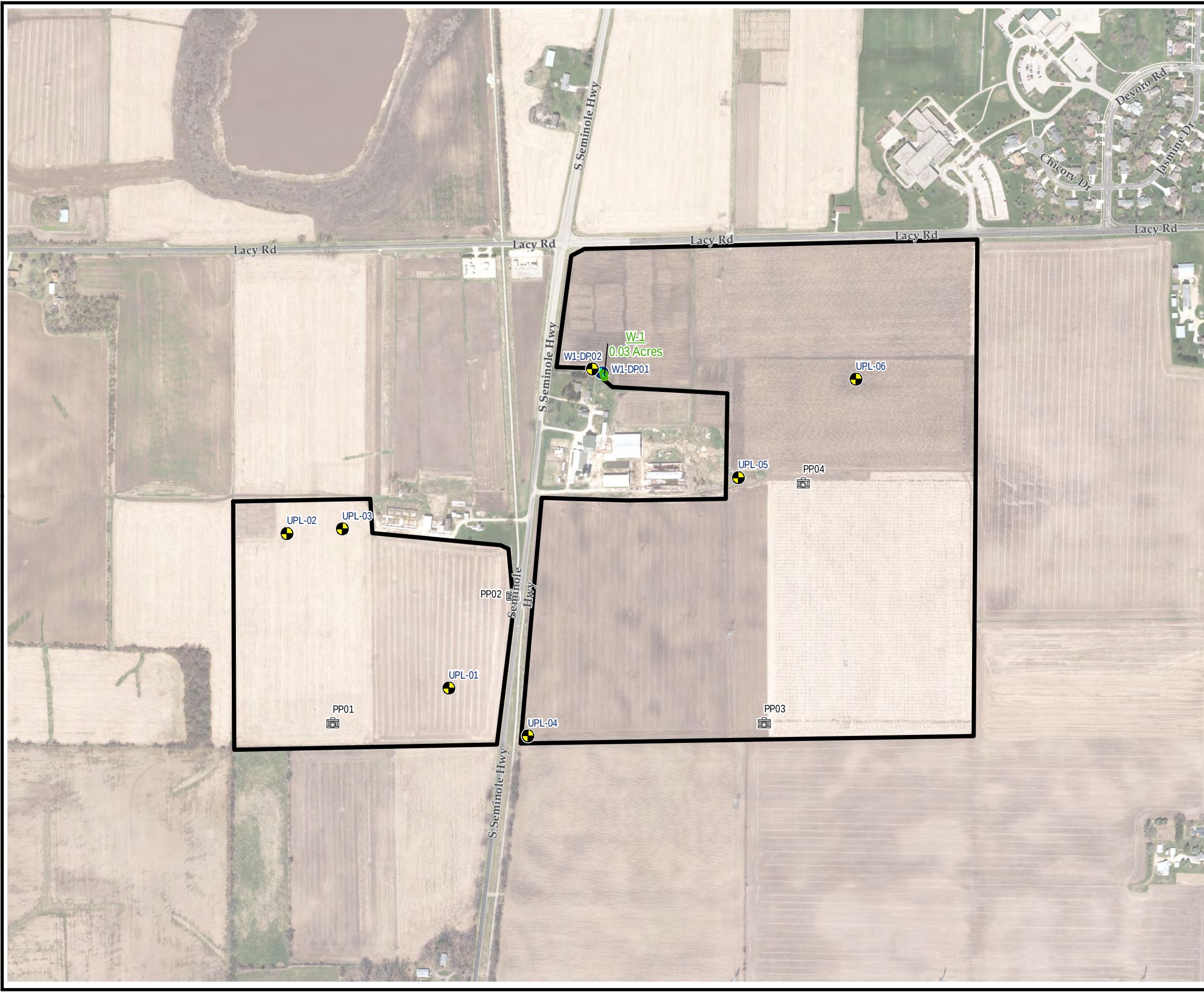
Thank you,
Suchitra.

Suchitra Karthikeyan
Project Manager/Permitting Specialist



150 N. Patrick Blvd, Suite 180, Brookfield, WI 53045
T 262.901.2134 | F 262.879.1220 | C 612.598.6911
[LinkedIn](#) | [Twitter](#) | [Blog](#) | [TRCcompanies.com](#)

Please note that our domain name and email addresses have changed



LEGEND

- STUDY AREA
- UPLAND SAMPLE POINT
- WETLAND SAMPLE POINT
- TRC DELINEATED STREAM
- TRC DELINEATED WETLAND

NOTES

- BASE MAP IMAGERY FROM DANE COUNTY LAND INFORMATION OFFICE, 2017.
- THERE ARE NO TRC DELINEATED STREAMS IN THE STUDY AREA.

1" = 500'
1:6,000

PROJECT:		EDF RENEWABLE ENERGY, INC. FITCHBURG SOLAR PROJECT SOUTH SEMINOLE HWY, FITCHBURG, WI	
TITLE: WETLAND AND WATERWAY DELINEATION MAP			
DRAWN BY: A. REIS		PROJ. NO.: 310792	
CHECKED BY:		EXHIBIT A	
APPROVED BY:			
DATE: OCTOBER 2018			
		708 Heartland Trail Suite 3000 Madison, WI 53717 Phone: 608.826.3600	
FILE NO.:		5 FIGURE_6_ExhibitA.mxd	

Exhibit 2. Federally Listed Species Review and Request for Comment

August 29, 2019

U.S. Fish and Wildlife Service
Ecological Services Field Office
2661 Scott Tower Drive
New Franken, WI 54229

**Subject: Federally Listed Species Review and Request for Comment
 EDFR - Fitchburg Solar Project, Dane County, WI
 Consultation Code: 03E17000-2019-SLI-1609**

To Whom it May Concern:

On behalf of EDF Renewable Distributed Solutions (EDFR), TRC Environmental Corporation (TRC) conducted a review of a study area called "Fitchburg Solar" (see Attachment). The Study Area, in the early stages of planning for proposed solar development, comprises an approximately 163-acre parcel located south of the intersection of Lacy Road and South Seminole Highway in the City of Fitchburg, Dane County, Wisconsin (Section 17, Township 6 North, Range 9 East). A federal nexus is not anticipated to be triggered by the Project and EDFR is not requesting a formal Section 7 consultation, but rather an informal comment by way of conservation planning assistance.

The Study Area is primarily an active agricultural area. TRC conducted a site visit on October 15, 2018 to evaluate on-site natural resources and to conduct a wetland and waterway delineation. Aquatic resources delineated within the Study Area included one farmed palustrine emergent (PEM) wetland, totaling approximately 0.03 acres.

For your review and convenience, Attachment 1 includes maps of the Study Area. Site photographs are included in Attachment 2.

Formal consultation for WDNR Endangered Resources Review consultation was requested through the Endangered Resources Review (ERR) process. Response from the WDNR is pending. Attachment 3 includes the WDNR ERR preliminary assessment.

TRC reviewed the U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) for federally listed rare, threatened, and endangered species that may occur in the vicinity of the Study Area (Attachment 4).

The IPaC report listed the following six species as potentially occurring in the vicinity of the proposed Project, with no designated critical habitat identified for any of the listed species:

- Northern long-eared bat (*Myotis septentrionalis*) – Federally Threatened
- Whooping Crane (*Grus americana*) – Experimental Population, Non-Essential

- Rusty Patched Bumble Bee (*Bombus affinis*) – Federally Endangered
- Eastern prairie fringed orchid (*Plantanthera leucophaea*) – Federally Threatened
- Mead’s Milkweed (*Asclepias meadonii*) – Federally Threatened
- Prairie Bush-clover (*Lespedeza leptostachya*) – Federally Threatened

Bat roost habitat is limited within the Study Area to several trees in the northwest portion of the Study Area, along the boundary. While tree clearing is not expected to be needed as part of the Project, if needed, it will occur outside of the recommended avoidance period for northern long eared bats (June 1 through August 15). If plans change and tree clearing is needed between June 1 and August 15, additional consultation will occur. Based on these conservation measures, TRC does not expect adverse impacts to the northern long-eared bat as a result of the Project.

Whooping Crane habitat includes open wetlands and lakeshores. Because the Study Area is primarily an active agricultural field with a small farmed / PEM wetland, it is unlikely that this species would occur onsite.

Rusty patched bumble bees (RPBB) are found in grasslands with flowering plants from April through October, underground and abandoned rodent cavities or clumps of grasses above ground as nesting sites, and undisturbed soil for hibernating queens to overwinter. The majority of the Study Area occurs within the low-potential zone of the RPBB, with an approximately 0.33-acre area in the northeast corner of the Study Area mapped as being within the high-potential zone. In consideration of the agricultural land use of the Study Area and limited fallow land, no suitable habitat is considered present within the Study Area. Further, per review of USFWS guidelines, consultation with the USFWS is not required for work completed in low-potential zone areas. While consultation may at times be needed for work completed in high potential zones, the small section of the Study Area mapped as high potential zone does not have suitable habitat and is regularly actively farmed. Therefore, adverse impacts to the RPBB are not expected as a result of the Project due to lack of suitable habitat.

Eastern prairie fringed orchid is found in mesic prairies and higher-quality wetlands such as sedge meadows, marsh edges, and bogs. Because the Study Area is primarily active agricultural fields and the delineated wetland is a small farmed/PEM wetland, it is unlikely that this species would occur onsite.

Mead’s Milkweed requires moderately wet (mesic) to moderately dry (dry mesic) upland tallgrass prairie or glade/barren habitat characterized by vegetation adapted for drought and fire. It persists in stable late-successional prairie. Suitable habitat is absent in the Study Area, and therefore the likelihood of this species occurring onsite is low.

Prairie Bush-clover are found in tallgrass prairies. Suitable habitat is absent in the Study Area due to active farming, and therefore the likelihood of this species being present is low.

Construction activities are anticipated to occur as early as spring 2020. TRC, on behalf of our client, respectfully requests the USFWS review of the analysis above and proposed conservation measures and provide comment on the Project. Please note that there is no federal nexus anticipated for this project, thus we are not seeking a formal Section 7 consultation at this time. If no response is received within 30 days, we will assume the USFWS has no comment on the Project given the lack of federal nexus for review.

Please contact me at 262-901-2134 or skarthikeyan@trccompanies.com if you have any questions or need additional information.

Sincerely,

TRC

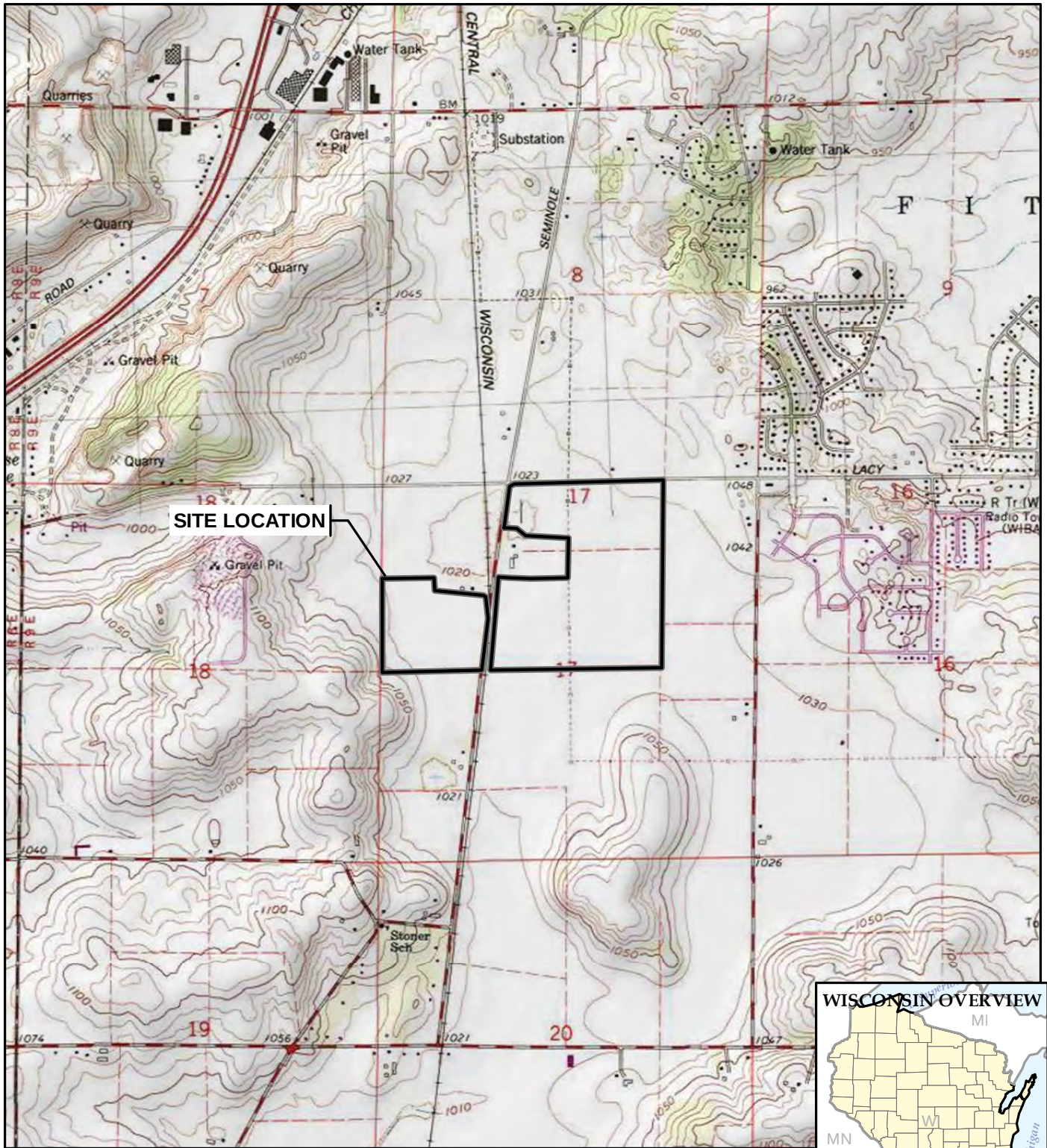


Suchitra Karthikeyan
Permitting Specialist/Project Manager
Planning, Permitting, and Licensing

Attachments:

- Attachment 1: Site Maps
- Attachment 2: Site Photographs
- Attachment 3: WDNR ERR Preliminary Assessment
- Attachment 4: USFWS IPaC Official Species List

Attachment 1
Site Maps



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.



1" = 2,000'
1:24,000

0 2,000 4,000
FEET



708 Heartland Trail
Suite 3000
Madison, WI 53717
Phone: 608.826.3600

TRC - GIS

PROJECT:

**EDF RENEWABLE ENERGY, INC.
FITCHBURG SOLAR PROJECT
SOUTH SEMINOLE HWY, FITCHBURG, WI**

TITLE:

STUDY AREA LOCATION MAP

DRAWN BY:

A. REIS

CHECKED BY:

APPROVED BY:

DATE:

OCTOBER 2018

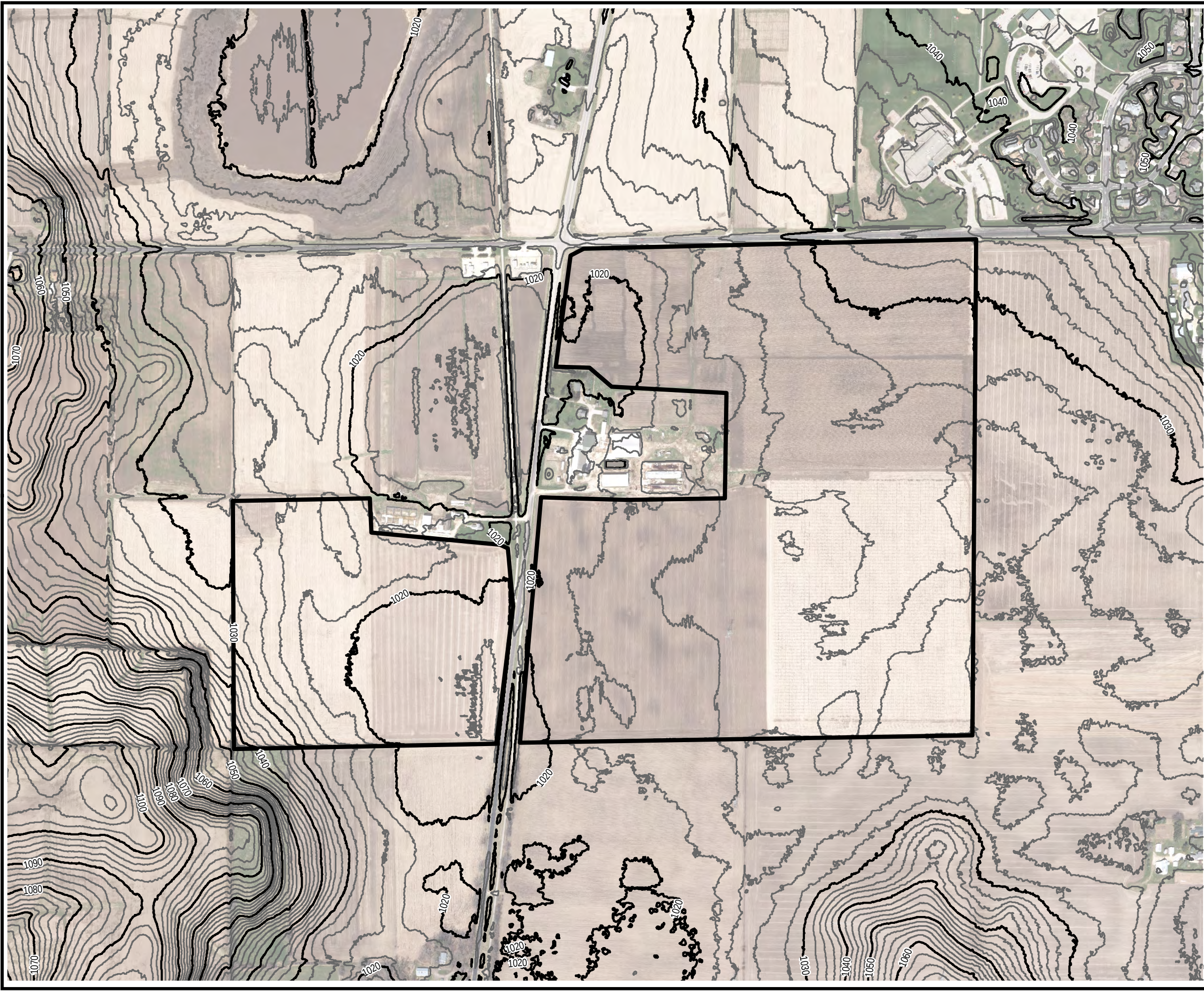
PROJ. NO.:

310792.0000

FILE:

310792-001slm_Figure1.mxd

FIGURE 1



LEGEND

STUDY AREA

MAJOR ELEVATION CONTOUR (10FT)

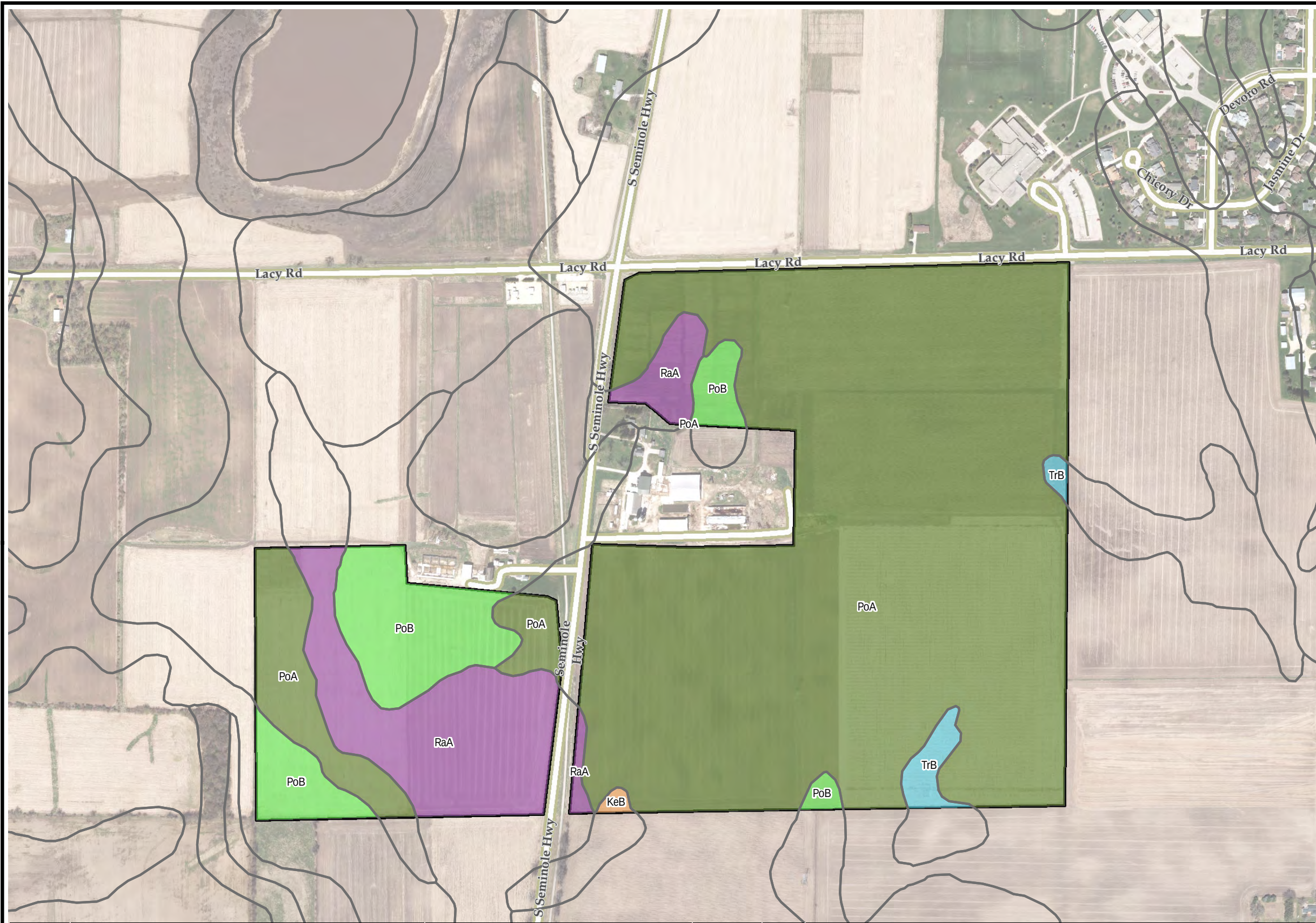
MINOR ELEVATION CONTOUR (2FT)

NOTES

1. BASE MAP IMAGERY FROM DANE COUNTY LAND INFORMATION OFFICE, 2017.

0 500 1,000 Feet
1" = 500'
1:6,000

PROJECT:		EDF RENEWABLE ENERGY, INC. FITCHBURG SOLAR PROJECT SOUTH SEMINOLE HWY, FITCHBURG, WI	
TITLE: CONTOUR MAP			
DRAWN BY: A. REIS		PROJ. NO.: 310792	
CHECKED BY:		FIGURE 2	
APPROVED BY:			
DATE: OCTOBER 2018			
		708 Heartland Trail Suite 3000 Madison, WI 53717 Phone: 608.826.3600	
FILE NO.:		12 FIGURE_2_CONTOURS.mxd	



LEGEND

STUDY AREA

NRCS MAPPED SOILS

KEB - KEGONSA SILT LOAM, 2 TO 6 PERCENT SLOPES

POA - PLANO SILT LOAM, GRAVELLY SUBSTRATUM, 0 TO 2 PERCENT SLOPES

POB - PLANO SILT LOAM, GRAVELLY SUBSTRATUM, 2 TO 6 PERCENT SLOPES

RAA - RADFORD SILT LOAM, 0 TO 3 PERCENT SLOPES

TRB - TROXEL SILT LOAM, 0 TO 3 PERCENT SLOPES

NOTES

1. BASE MAP IMAGERY FROM DANE COUNTY LAND INFORMATION OFFICE, 2017.

2. SOILS DATA ACQUIRED FROM USDA/NRCS SSURGO SOILS DATABASE.

PROJECT:

EDF RENEWABLE ENERGY, INC.
FITCHBURG SOLAR PROJECT
SOUTH SEMINOLE HWY, FITCHBURG, WI

TITLE:

NRCS SOILS MAP

DRAWN BY: A. REIS

PROJ. NO.: 310792

CHECKED BY:

FIGURE 3

APPROVED BY:

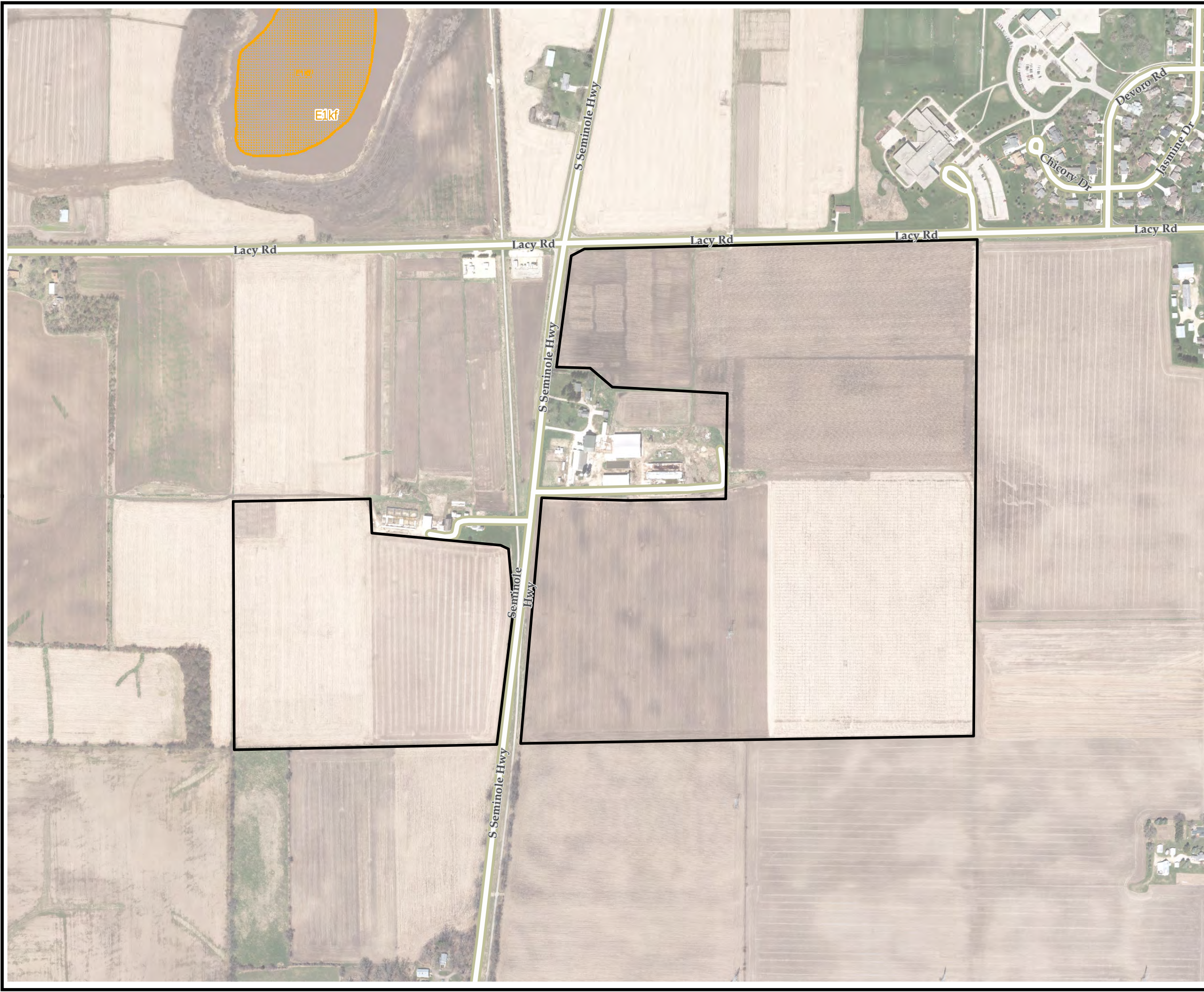
DATE: OCTOBER 2018

708 Heartland Trail
Suite 3000
Madison, WI 53717
Phone: 608.826.3600

FILE NO.:

12
FIGURE_3_SOILS.mxd

Mapped Soils					
Map Unit Symbol	Soil Series Name	Drainage Class	Hydric Rating %	% Of Study Area	Farmland Designation
KeB	Kegonsa silt loam, 2 to 6 percent slopes	Well drained	0	0.21	All areas are prime farmland
PoA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	Well drained	0	76.40	All areas are prime farmland
PoB	Plano silt loam, gravelly substratum, 2 to 6 percent slopes	Well drained	0	9.82	All areas are prime farmland
RaA	Radford silt loam, 0 to 3 percent slopes	Somewhat poorly drained	10	12.27	Prime farmland if drained and either protected from flooding or not frequently flooded during the g*
TrB	Troxel silt loam, 0 to 3 percent slopes	Moderately well drained	0	1.31	All areas are prime farmland



LEGEND

 NHD STREAM/RIVERS

 WISCONSIN WETLAND INVENTORY (WWI) WETLAND

 100-YEAR FLOOD ZONE

 FLOODWAY

NOTES

1. BASE MAP IMAGERY FROM DANE COUNTY LAND INFORMATION OFFICE, 2017.

2. WISCONSIN WETLAND INVENTORY DATA EXPORTED AS GEOTIFF FROM WISCONSIN DNR SURFACE WATER DATA VIEWER.

3. FLOOD DATA ACQUIRED FROM FEMA, NATIONAL FLOOD HAZARD LAYER (NFHL) DATA.

4. NATIONAL HYDROGRAPHY DATASET (NHD) FORM USDA. GOV.



05001,000

Feet

1" = 500'

1:6,000

PROJECT:

EDF RENEWABLE ENERGY, INC.
FITCHBURG SOLAR PROJECT
SOUTH SEMINOLE HWY, FITCHBURG, WI

TITLE:

WETLANDS, WATERWAYS AND FLOODPLAINS
MAP

DRAWN BY: A. REIS

CHECKED BY:

APPROVED BY:

DATE: OCTOBER 2018

PROJ. NO.: 310792

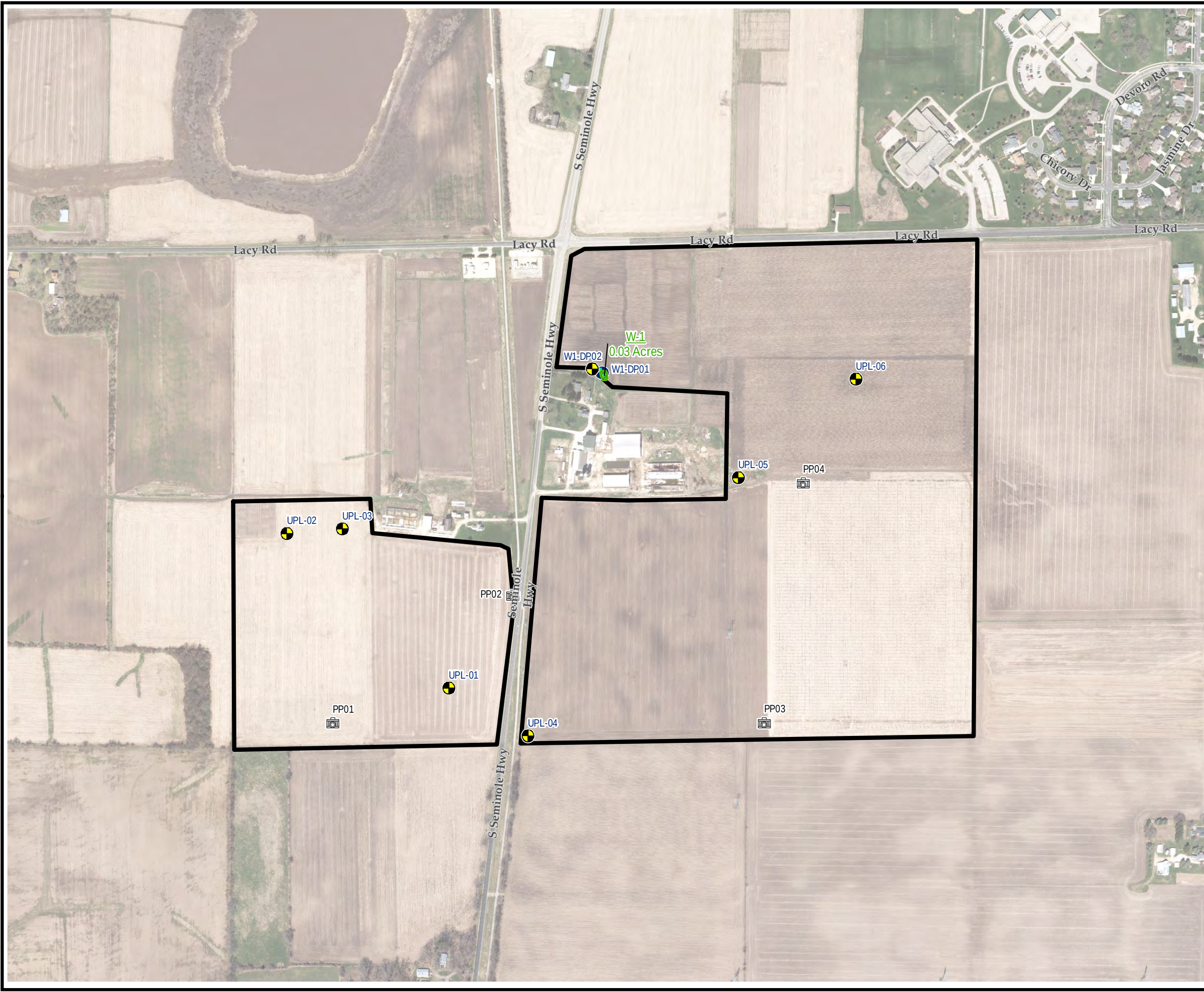
FIGURE 4



708 Heartland Trail
Suite 3000
Madison, WI 53717
Phone: 608.826.3600

FILE NO.:

14
FIGURE_4_WWI.mxd



LEGEND

- STUDY AREA
- UPLAND SAMPLE POINT
- WETLAND SAMPLE POINT
- TRC DELINEATED STREAM
- TRC DELINEATED WETLAND

NOTES

- BASE MAP IMAGERY FROM DANE COUNTY LAND INFORMATION OFFICE, 2017.
- THERE ARE NO TRC DELINEATED STREAMS IN THE STUDY AREA.

05001,000Feet

1" = 500'
1:6,000

PROJECT:	EDF RENEWABLE ENERGY, INC. FITCHBURG SOLAR PROJECT SOUTH SEMINOLE HWY, FITCHBURG, WI		
TITLE:	DELINEATION MAP		
DRAWN BY:	A. REIS	PROJ. NO.:	310792
CHECKED BY:		FIGURE 5	
APPROVED BY:			
DATE:	OCTOBER 2018		
TRC		708 Heartland Trail Suite 3000 Madison, WI 53717 Phone: 608.826.3600	
FILE NO.:	15 FIGURE_6_ExhibitA.mxd		

Attachment 2
Site Photographs

Site Photographs

Project Name		Site Location	Project No.
EDFR—Fitchburg Solar Project		Fitchburg, WI	310792
Photo No.	Date		
1	10/15/2018		
Description			
Photo point 1, facing east. No hydrology or volunteer vegetation.			
Photo No.	Date		
2	10/15/2018		
Description			
Photo point 1, facing west. No hydrology or volunteer vegetation.			

Site Photographs

Project Name		Site Location	Project No.
EDFR—Fitchburg Solar Project		Fitchburg, WI	310792
Photo No.	Date		
3	10/15/2018		
Description			
Photo point 2, facing north. Vegetation observed along roadside included common blackberry (<i>Rubus allegheniensis</i>), Tatarian honeysuckle (<i>Lonicera tatarica</i>), stinging nettle (<i>Urtica dioica</i>), tall fescue (<i>Schedonorus arundinaceus</i>), and common ragweed (<i>Ambrosia artemisiifolia</i>).			
Photo No.	Date		
4	10/15/2018		
Description			
Photo point 2, facing south. Vegetation observed along roadside included common blackberry (<i>Rubus allegheniensis</i>), Tatarian honeysuckle (<i>Lonicera tatarica</i>), stinging nettle (<i>Urtica dioica</i>), tall fescue (<i>Schedonorus arundinaceus</i>), and common ragweed (<i>Ambrosia artemisiifolia</i>).			

Site Photographs

Project Name		Site Location	Project No.
EDFR—Fitchburg Solar Project		Fitchburg, WI	310792
Photo No.	Date		
5	10/15/2018		
Description			
Photo point 3, facing east. Partially harvested upland agriculture.			
Photo No.	Date		
6	10/15/2018		
Description			
Photo point 3, facing north. Partially harvested, upland agriculture.			

Site Photographs

Project Name		Site Location	Project No.
EDFR—Fitchburg Solar Project		Fitchburg, WI	310792
Photo No.	Date		
7	10/15/2018		
Description			
Photo point 3, facing west. Partially harvested, upland agriculture.			
Photo No.	Date		
8	10/15/2018		
Description			
Photo point 4, facing north. Farm access compacted to the north.			

Site Photographs

Project Name		Site Location	Project No.
EDFR—Fitchburg Solar Project		Fitchburg, WI	310792
Photo No.	Date		
9	10/15/2018		
Description			
Photo point 4, facing south.			
Photo No.	Date		
10	10/15/2018		
Description			
Upland sample point UPL-01, facing north. No hydrology, no hydric soils, and no volunteer vegetation observed.			

Site Photographs

Project Name		Site Location	Project No.
EDFR—Fitchburg Solar Project		Fitchburg, WI	310792
Photo No.	Date		
11	10/15/2018		
Description Upland sample point UPL-01, facing south. No hydrology, no hydric soils, and no volunteer vegetation observed.			
Photo No.	Date		
12	10/15/2018		
Description Upland sample point UPL-02, facing north. Sample point collected in a soil unit with a 10% hydric soil component. Black medic (<i>Medicago lupulina</i>) is only volunteer vegetation.			

Site Photographs

Project Name		Site Location	Project No.
EDFR—Fitchburg Solar Project		Fitchburg, WI	310792
Photo No.	Date		
13	10/15/2018		
Description			
Upland sample point, facing north. Partially hydric soils. Black medic (<i>Medicago lupulina</i>) is only volunteer vegetation.			
Photo No.	Date		
14	10/15/2018		
Description			
Upland sample point UPL-03, facing north.			

Site Photographs

Project Name		Site Location	Project No.
EDFR—Fitchburg Solar Project		Fitchburg, WI	310792
Photo No.	Date		
15	10/15/2018		
Description			
Upland sample point UPL-03, facing south, within actively farmed corn field.			
Photo No.	Date		
16	10/15/2018		
Description			
Upland sample point UPL-04, facing east. Fallow area adjacent to corn crop.			

Site Photographs

Project Name EDFR—Fitchburg Solar Project		Site Location Fitchburg, WI	Project No. 310792
Photo No. 17	Date 10/15/2018		
Description Upland sample point UPL-04, facing north. Taken in fallow area adjacent to corn crop.			
Photo No. 18	Date 10/15/2018		
Description Upland sample point UPL-05, facing west. Taken in fallow area adjacent to corn crop (PFW Area A).			

Site Photographs

Project Name EDFR—Fitchburg Solar Project		Site Location Fitchburg, WI	Project No. 310792
Photo No. 19	Date 10/15/2018		
Description Upland sample point UPL-05, facing east. Non-farmed area (PFW Area A).			
Photo No. 20	Date 10/15/2018		
Description Upland sample point UPL-05, facing north. Non-farmed area (PFW Area A).			

Site Photographs

Project Name EDFR—Fitchburg Solar Project		Site Location Fitchburg, WI	Project No. 310792
Photo No. 21	Date 10/15/2018		
Description Upland sample point UPL-06, facing east, in agricultural field.			
Photo No. 22	Date 10/15/2018		
Description Upland sample point UPL-06, facing west, in agricultural field.			

Site Photographs

Project Name		Site Location	Project No.
EDFR—Fitchburg Solar Project		Fitchburg, WI	310792
Photo No.	Date		
23	10/15/2018		
Description			
Sample point W1-DP01, within wetland W-1, facing east. PEM / farmed wetland in the lowest portion of agricultural field. Wetland appeared to be isolated.			
Photo No.	Date		
24	10/15/2018		
Description			
Sample point W1-DP01, within wetland W-1, facing south. PEM / farmed wetland in the lowest portion of agricultural field. Wetland appeared to be isolated.			

Site Photographs

Project Name		Site Location	Project No.
EDFR—Fitchburg Solar Project		Fitchburg, WI	310792
Photo No.	Date		
25	10/15/2018		
Description			
Upland sample point (W1-DP02), facing east. Sample point located to the northwest of the W-1 boundary.			
Photo No.	Date		
26	10/15/2018		
Description			
Upland sample point (W1-DP02), facing north. Sample point located to the northwest of the W-1 boundary.			

Attachment 3
WDNR Endangered Resources Preliminary Assessment



Endangered Resources Preliminary Assessment

Created on **8/20/2019**. This report is good for one year after the created date.

Results

A search was conducted of the NHI Portal within a 1-mile buffer (for terrestrial and wetland species) and a 2-mile buffer (for aquatic species) of the project area. Based on these search results, below are your follow-up actions.

Further actions are required to ensure compliance with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). One or more of the following situations apply:

- The species recorded are state or federal threatened or endangered animals.
- The project site overlaps the Karner Blue Butterfly High Potential Range.
- The project overlaps the Rusty Patched Bumble Bee High Potential Zone.
- The species recorded are state threatened or endangered plants on public land.
- The species recorded are federal threatened or endangered plants on federal land or involve federal funds or a federal permit.

Therefore you should request an Endangered Resources Review <https://dnr.wi.gov/topic/ERReview/Review.html>. An ER Review is the mechanism to ensure compliance with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). The ER Review will list the endangered resources that have been recorded within the vicinity of the project area and follow-up actions may be necessary.

A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Project Information

Landowner name

Project address

Project description

Project Questions

Does the project involve a public property?	No
Is there any federal involvement with the project?	No
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	Yes
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No
Project involves tree removal?	No
Does project have urban/residential habitat?	No
Does project have manicured lawn?	No

Does project have artificial/paved surface?	No
Does project involve agricultural land?	No
Does project have areas covered in crushed stone or gravel?	No
Is project near (within 300 ft) a waterbody or a shoreline?	No
Is project within a waterbody or along the shoreline?	No



The information shown on these maps has been obtained from various sources, and is of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. Users of these maps should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>.

<https://dnrx.wisconsin.gov/nhiportal/public>

101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921

Attachment 4
USFWS IPaC Official Species List



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Green Bay Ecological Services Field Office
2661 Scott Tower Drive
New Franken, WI 54229-9565
Phone: (920) 866-1717 Fax: (920) 866-1710



In Reply Refer To:

August 20, 2019

Consultation Code: 03E17000-2019-SLI-1609

Event Code: 03E17000-2019-E-04155

Project Name: EDFR -Fitchburg Solar Project

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The attached species list identifies any federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the Service if they determine their project “may affect” listed species or critical habitat.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally. You may verify the list by visiting the ECOS-IPaC website <http://ecos.fws.gov/ipac/> at regular intervals during project planning and implementation and completing the same process you used to receive the attached list. As an alternative, you may contact this Ecological Services Field Office for updates.

Please use the species list provided and visit the U.S. Fish and Wildlife Service's Region 3 Section 7 Technical Assistance website at - <http://www.fws.gov/midwest/endangered/section7/s7process/index.html>. This website contains step-by-step instructions which will help you determine if your project will have an adverse effect on listed species and will help lead you through the Section 7 process.

For all **wind energy projects** and **projects that include installing towers that use guy wires or are over 200 feet in height (e.g., communication towers)**, please contact this field office directly for assistance, even if no federally listed plants, animals or critical habitat are present within your proposed project or may be affected by your proposed project.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*) and Migratory Bird Treaty Act (16 U.S.C. 703 *et seq.*), as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at <http://www.fws.gov/midwest/midwestbird/EaglePermits/index.html> to help you determine if you can avoid impacting eagles or if a permit may be necessary.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Green Bay Ecological Services Field Office

2661 Scott Tower Drive

New Franken, WI 54229-9565

(920) 866-1717

Project Summary

Consultation Code: 03E17000-2019-SLI-1609

Event Code: 03E17000-2019-E-04155

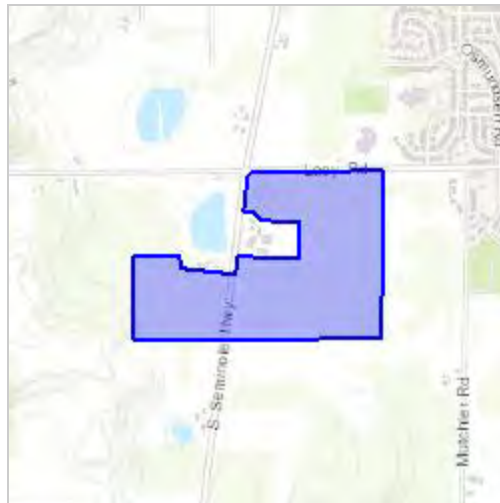
Project Name: EDFR -Fitchburg Solar Project

Project Type: POWER GENERATION

Project Description: The Site comprises approximately 163 acres and is located south of the intersection of Lacy Road and South Seminole Highway in the City of Fitchburg, Dane County, Wisconsin (Section 17, Township 6 North, Range 9 East). EDFR is proposing to develop a solar energy project at this site.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/42.99749170949996N89.45358379660601W>



Counties: Dane, WI

Endangered Species Act Species

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Birds

NAME	STATUS
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non- Essential

Insects

NAME	STATUS
Rusty Patched Bumble Bee <i>Bombus affinis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9383	Endangered

Flowering Plants

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened
Mead's Milkweed <i>Asclepias meadii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8204	Threatened
Prairie Bush-clover <i>Lespedeza leptostachya</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4458	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Exhibit 3. i i t t t E i i



State of Wisconsin / DEPARTMENT OF NATURAL RESOURCES

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

101 S. Webster St.
Box 7921
Madison, WI 53707-7921

September 12, 2019

Suchitra Karthikeyan

TRC

150 N. Patrick Blvd., Suite 180

Brookfield, WI 53005

SUBJECT: Endangered Resources Review (ERR Log # 19-644)

Proposed Fitchburg Solar, Dane County, WI (T06N R09E S18, T06N R09E S17)

Dear Suchitra Karthikeyan,

The Bureau of Natural Heritage Conservation has reviewed the proposed project described in the Endangered Resources (ER) Review Request received September 3, 2019. The complete ER Review for this proposed project is attached and follow-up actions are summarized below:

Required Actions: 0 species

Recommended Actions: 3 species

No Follow-Up Actions: 5 species

Additional Recommendations Specified: No

This ER Review may contain Natural Heritage Inventory data (<http://dnr.wi.gov/topic/NHI>), including specific locations of endangered resources, which are considered sensitive and are not subject to Wisconsin's Open Records Law. Information contained in this ER Review may be shared with individuals who need this information in order to carry out specific roles in the planning, permitting, and implementation of the proposed project. **Specific locations of endangered resources may not be released or reproduced in any publicly disseminated documents.**

The attached ER Review is for informational purposes and only addresses endangered resources issues. **This ER Review does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.**

Please contact me at 608-266-7012 or via email at stacy.rowe@wi.gov if you have any questions about this ER Review.

Sincerely,

Stacy Rowe

Endangered Resources Review Program

cc:

Endangered Resources Review for the Proposed Fitchburg Solar, Dane County
(ER Log # 19-644)

Section A. Location and brief description of the proposed project

Based on information provided by the ER Review Request form and attached materials, the proposed project consists of the following:

Location	Dane County - T06N R09E S18, T06N R09E S17
Project Description	The proposed project is a utility-scale solar facility to be located within the 163 acre site. Final design has not been finalized at this time.
Project Timing	March 2020 - December 2021
Current Habitat	The study area is primarily active agricultural land with the remaining being fallow field, maintained area, and wetland.
Impacts to Wetlands or Waterbodies	No impacts to the wetland are anticipated.
Property Type	Private
Federal Nexus	No

It is best to request ER Reviews early in the project planning process. However, some important project details may not be known at that time. Details related to project location, design, and timing of disturbance are important for determining both the endangered resources that may be impacted by the project and any necessary follow-up actions. Please contact the ER Review Program whenever the project plans change, new details become available, or more than a year has passed to confirm if results of this ER Review are still valid.

Section B. Endangered resources recorded from within the project area and surrounding area

	Group	State Status	Federal Status
Rusty Patched Bumble Bee Federal High Potential Zone	Bee	NA	HPZ
Emergent Marsh (<i>Emergent marsh</i>)	Community~	NA	
Wet-mesic Prairie (<i>Wet-mesic prairie</i>)	Community~	NA	
Southern Sedge Meadow (<i>Southern sedge meadow</i>)	Community~	NA	
Stream--Slow, Hard, Warm (<i>Stream-slow, hard, warm</i>)	Community~	NA	
Lake--Shallow, Hard, Drainage (<i>Lake--shallow, hard, drainage</i>)	Community~	NA	
Big Brown Bat (<i>Eptesicus fuscus</i>)	Mammal~	THR	
Pale Purple Coneflower (<i>Echinacea pallida</i>)	Plant	THR	

For additional information on the rare species, high-quality natural communities, and other endangered resources listed above, please visit our Biodiversity (<http://dnr.wi.gov/topic/EndangeredResources/biodiversity.html>) page. For further definitions of state and federal statuses (END=Endangered, THR=Threatened, SC=Special Concern), please refer to the Natural Heritage Inventory (NHI) Working List (<http://dnr.wi.gov/topic/nhi/Wlist.html>).

Section C. Follow-up actions

Actions that need to be taken to comply with state and/or federal endangered species laws: None

Actions recommended to help conserve Wisconsin's Endangered Resources:

• Rusty Patched Bumble Bee Federal High Potential Zone - Bee

State Status: NA Federal Status: HPZ

Impact Type	Impact possible
Recommended Measures	Other
Description of Recommended Measures	The far northeastern portion of the project overlaps the Rusty Patched Bumble Bee (RPBB) High Potential Zone, and while it likely does not currently have suitable habitat for the bee, it would be recommended to include the following in your restoration plans to benefit the bee. • use native trees, shrubs and flowering plants in landscaping, • provide plants that bloom from spring through fall (refer to the USFWS RPBB Midwest Plant Guide), • remove and control invasive plants in any habitat used for foraging, nesting, or overwintering

• Big Brown Bat (*Eptesicus fuscus*) - Mammal~

State Status: THR

Impact Type	Impact possible
Recommended Measures	Time of year restriction
Description of Recommended Measures	If trees are to be cleared for the project, the project should follow the Cave Bat Broad Incidental Take Permit and not clear those trees during the maternity roost season from June 1 - August 15.

• Pale Purple Coneflower (*Echinacea pallida*) - Plant

State Status: THR

Impact Type	Impact possible
Recommended Measures	Surveys, Other
Description of Recommended Measures	Suitable upland habitat for the pale purple coneflower may be impacted by this project, especially near the railroad tracks. Although not required because this project is taking place on private property, we recommend that you avoid or minimize take. Avoidance and minimization efforts may include site surveys to confirm presence/absence of species and fencing off areas of occupied habitat. Survey results should be submitted to the Endangered Resources Review Program.

Remember that although these actions are not required by state or federal endangered species laws, they may be required by other laws, permits, granting programs, or policies of this or another agency. Examples include the federal Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, State Natural Areas law, DNR Chapter 30 Wetland and Waterway permits, DNR Stormwater permits, and Forest Certification.

No actions are required or recommended for the following endangered resources:

• Emergent Marsh - Community~

State Status: NA

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	These natural communities are not known to be present within the project area. Therefore, no impacts are expected.

• Wet-mesic Prairie - Community~

State Status: NA

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	These natural communities are not known to be present within the project area. Therefore, no impacts are expected.

• Southern Sedge Meadow - Community~

State Status: NA

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	These natural communities are not known to be present within the project area. Therefore, no impacts are expected.

• **Stream--Slow, Hard, Warm - Community~**

State Status: NA

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	These natural communities are not known to be present within the project area. Therefore, no impacts are expected.

• **Lake--Shallow, Hard, Drainage - Community~**

State Status: NA

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	These natural communities are not known to be present within the project area. Therefore, no impacts are expected.

Section D. Next Steps

1. Evaluate whether the **'Location and brief description of the proposed project'** is still accurate. All recommendations in this ER Review are based on the information supplied in the ER Review Request. If the proposed project has changed or more than a year has passed and you would like your letter renewed, please contact the ER Review Program to determine if the information in this ER Review is still valid.
2. Determine whether the project can incorporate and implement the **'Follow-up actions'** identified above:
 - o 'Actions that need to be taken to comply with state and/or federal endangered species laws' represent the Department's best available guidance for complying with state and federal endangered species laws based on the project information that you provided and the endangered resources information and data available to us. If the proposed project has not changed from the description that you provided us and you are able to implement all of the 'Actions that need to be taken to comply with state and/or federal endangered species laws', your project should comply with state and federal endangered species laws. Please remember that if a violation occurs, the person responsible for the taking is the liable party. Generally this is the landowner or project proponent. For questions or concerns about individual responsibilities related to Wisconsin's Endangered Species Law, please contact the ER Review Program.
 - o If the project is unable to incorporate and implement one or more of the 'Actions that need to be taken to comply with state and/or federal endangered species laws' identified above, the project may potentially violate one or more of these laws. Please contact the ER Review Program immediately to assist in identifying potential options that may allow the project to proceed in compliance with state and federal endangered species laws.
 - o 'Actions recommended to help conserve Wisconsin's Endangered Resources' may be required by another law, a policy of this or another Department, agency or program; or as part of another permitting, approval or granting process. Please make sure to carefully read all permits and approvals for the project to determine whether these or other measures may be required. Even if these actions are not required by another program or entity for the proposed project to proceed, the Department strongly encourages the implementation of these conservation measures on a voluntary basis to help prevent future listings and protect Wisconsin's biodiversity for future generations.
3. If federally-protected species or habitats are involved and the project involves federal funds, technical assistance or authorization (e.g., permit) and there are likely to be any impacts (positive or negative) to them, consultation with USFWS will need to occur prior to the project being able to proceed. If no federal funding, assistance or authorization is involved with the project and there are likely to be adverse impacts to the species, contact the USFWS Twin Cities Ecological Services Field Office at 612-725-3548 (x2201) for further information and guidance.

Section E. Standard Information to help you better understand this ER Review

Endangered Resources (ER) Reviews are conducted according to the protocols in the guidance document Conducting Proposed Endangered Resources Reviews: A Step-by-Step Guide for Wisconsin DNR Staff.

How endangered resources searches are conducted for the proposed project area: An endangered resources search is performed as part of all ER Reviews. A search consists of querying the Wisconsin Natural Heritage Inventory (NHI) database for endangered resources records for the proposed project area. The project area evaluated consists of both the specific project site and a buffer area surrounding the site. A 1 mile buffer is considered for terrestrial and wetland species, and a 2 mile buffer for aquatic species. Endangered resources records from the buffer area are considered because most lands and waters in the state, especially private lands, have not been surveyed. Considering records from the entire project area (also sometimes referred to as the search area) provides the best picture of species and communities that may be present on your specific site if suitable habitat for those species or communities is present.

Categories of endangered resources considered in ER Reviews and protections for each: Endangered resources records from the NHI database fall into one of the following categories:

- Federally-protected species include those federally listed as Endangered or Threatened and Designated Critical Habitats. Federally-protected animals are protected on all lands; federally-protected plants are protected only on federal lands and in the course of projects that include federal funding (see Federal Endangered Species Act of 1973 as amended).
- Animals (vertebrate and invertebrate) listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on all lands and waters of the state (s. 29.604, Wis. Stats.).
- Plants listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on public lands and on land that the person does not own or lease, except in the course of forestry, agriculture, utility, or bulk sampling actions (s. 29.604, Wis. Stats.).
- Special Concern species, high-quality examples of natural communities (sometimes called High Conservation Value areas), and natural features (e.g., caves and animal aggregation sites) are also included in the NHI database. These endangered resources are not legally protected by state or federal endangered species laws. However, other laws, policies (e.g., related to Forest Certification), or granting/permitting processes may require or strongly encourage protection of these resources. The main purpose of the Special Concern classification is to focus attention on species about which some problem of abundance or distribution is suspected before they become endangered or threatened.
- State Natural Areas (SNAs) are also included in the NHI database. SNAs protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and archeological sites. Endangered species are often found within SNAs. SNAs are protected by law from any use that is inconsistent with or injurious to their natural values (s. 23.28, Wis. Stats.).

Please remember the following:

1. This ER Review is provided as information to comply with state and federal endangered species laws. By following the protocols and methodologies described above, the best information currently available about endangered resources that may be present in the proposed project area has been provided. However, the NHI database is not all inclusive; systematic surveys of most public lands have not been conducted, and the majority of private lands have not been surveyed. As a result, NHI data for the project area may be incomplete. Occurrences of endangered resources are only in the NHI database if the site has been previously surveyed for that species or group during the appropriate season, and an observation was reported to and entered into the NHI database. As such, absence of a record in the NHI database for a specific area should not be used to infer that no endangered resources are present in that area. Similarly, the presence of one species does not imply that surveys have been conducted for other species. Evaluations of the possible presence of rare species on the project site should always be based on whether suitable habitat exists on site for that species.
2. This ER Review provides an assessment of endangered resources that may be impacted by the project and measures that can be taken to avoid negatively impacting those resources based on the information that has been provided to ER Review Program at this time. Incomplete information, changes in the project, or subsequent survey results may affect our assessment and indicate the need for additional or different measures to avoid impacts to endangered resources.
3. This ER Review does not exempt the project from actions that may be required by Department permits or approvals for the project. Information contained in this ER Review may be shared with individuals who need this information in order to carry out specific roles in the planning, permitting, and implementation of the proposed project.

Exhibit 4. Cultural and Historic Resource Review and Request for Concurrence



150 N Patrick Blvd., Suite 180
Brookfield, WI 53045

T 262.879.1212
TRCcompanies.com

August 26, 2019

Ms. Daina Penkiunas
Wisconsin Historical Society
State Historic Preservation Office
816 State Street
Madison, WI 53706

Re: **SHPO Request for Concurrence – Cultural and Historic Resource Review Findings of the Fitchburg Solar, LLC**
Fitchburg Township, Dane County, WI 53575
Section 17, Township 6N, Range 9E
TRC Project No. 310792.0000.0000.00008

Dear Ms. Penkiunas:

On behalf of EDF Renewables, Corp. (EDFR) and Fitchburg Solar, LLC (Fitchburg), TRC conducted literature and archives research to determine if cultural resource sites are reported for the Project Area (PA), the proposed location of a ground-mounted solar system. Fitchburg plans to lease this property to construct the Project. Prior to construction, EDFR and Fitchburg will obtain coverage for the Project under National Pollutant Discharge Elimination System (NPDES) General Permit for construction storm water discharge. TRC is requesting the Wisconsin State Historic Preservation Office (SHPO) review of the Project in accordance with WDNR Manual Code 1810.1, which provides the procedures to implement an agreement with the SHPO, consultation with a cultural resource management firm is advised. Consultation, in this case means, conducting background research on the project area and presenting it to the SHPO for review and comment along with your project plans.

The PA refers to the area of anticipated ground disturbance for the project, in this case, 161.5 acres. The archaeological review covered a Study Area (SA) of one-mile radius around the PA. Figure 1 is a site location map depicting the PA boundary. The PA is in agricultural use, plowed and planted routinely for crops; it is not in pasture. The 1937 aerial photograph shows the PA as agricultural field with no historical structures overlapping the PA.

A TRC archaeologist conducted the literature and archives review for the SA in the in the Archaeological Sites Inventory (ASI), Archaeological Reports Inventory (ARI), and the Architecture and History Inventory (AHI) in the Wisconsin Historic Preservation Database (WHPD). Figure 2 is a map that shows the PA outlined in orange, previous archaeological surveys in green, archaeological sites in orange, historic structures in purple and the SA outline in a dashed orange line.

TRC's review of the WHPD determined that no archaeological sites, cemeteries, or historic structures overlap the PA. One historic building or structure (AHI# 220959) is shown as adjacent to the PA at 2652 S. Seminole Way. This residence is described as a Queen Anne style house ca. 1890. The property has not been evaluated for National Register of Historic Places (NRHP) significance. One archaeological site (47DA1376) and six historic structures (AHI # 4633, 4634, 4636, 4637, 117939, 117954) are reported within the SA but will not be affected by the proposed project

Three previous surveys overlapped the PA. Survey WHS #89-1534 was conducted 1990 and overlaps the western boundary of the eastern parcel and the eastern boundary of the western parcel of the PA: no archaeological sites were discovered¹. The second survey, WHS #96-1321, was conducted in 1996 and overlaps the northern boundary of the east parcel of the PA: no archaeological sites were discovered². The last survey, WHS #12-0937 was conducted in 2011 and 2012 and overlaps the northeast corner of the eastern parcel and the eastern boundary of the western parcel of the PA: no archaeological sites were discovered³. Five previous surveys overlapped the SA, these are presented in Table 1.

Table 1: Previous Archaeological Surveys within the SA

Survey ID #	Year	Project	Results	Project Overlap
95-0946 ⁴	1995	Effluent Force Main	1 site	None
01-0904 ⁵	2014	USH 18/151 Reconstruction	Nothing Found	None
13-0969 ⁶	2013	Heater Install Project	Nothing Found	None
19-0019 ⁷	2018	McKee Road Reconstruction	Nothing Found	None

¹ Cassells, Steve and R. Peter Winham
 1990 *An Intensive Archaeological Reconnaissance Survey of The Proposed East Leg Expansion Pipeline Route for Northern Natural Gas Company in Grant, Lafayette, Green And Dane Counties, Wisconsin.* Report of Investigation 65. Augustana College. Sioux Falls, South Dakota.

² Salkin, Philip H.
 1996 *WDOT Archaeological Survey Field Report: Reconstruct Lacy Road: Seminole Highway to Fish Hatchery Road, Dane County, Wisconsin.* Archaeological Consulting and Services, Inc. Verona, Wisconsin.

³ Hass, Jennifer
 2013 *WDOT Archaeological Survey Field Report: USH 18, Dane county, Wisconsin.* Great Lakes Archaeological Research Center. Milwaukee, Wisconsin.

⁴ Salkin, Philip H.
 1995 *An Archaeological Survey of the Proposed Effluent Force Main from the Madison Metropolitan Sewerage District Plant to the City of Verona, Wisconsin.* Archaeological Consulting and Services, Inc. Verona, Wisconsin.

⁵ Kubicek, R.
 2014 *WDOT Archaeological Survey Field Report: USH 18/151 Verona Road, Fichrona Road and Thurston Lane and Maple Grove Drive and Verona Road, Dane County, Wisconsin.* Great Lakes Archaeological Research Center. Milwaukee, Wisconsin.

⁶ Lueck, E. J.
 2013 *Archaeological Survey of the Madison TBS No. 1 Heater Install Project, Dane County, Wisconsin.* Augustana College. Sioux Falls, South Dakota.

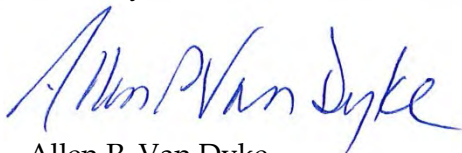
⁷ Kubicek, R.
 2018 *WDOT Archaeological Survey Field Report: C Fitchburg McKee Road, Commerce Park Drive to Seminole Highway, Dane County, Wisconsin.* University of Wisconsin-Milwaukee. Milwaukee, Wisconsin.

Ms. Daina Penkiunas
Wisconsin Historical Society
State Historic Preservation Office
August 26, 2019
Page 3

Public lands will not be affected by the Project and no Federal nexus is anticipated for the Project. If there is a Federal nexus, a Phase I archaeological survey may be requested by the agency to assure compliance with Section 106 of the National Historic Preservation Act.

One historic building is shown near the PA. The PA does not overlap the structure; however, we recommend that construction traffic and staging areas avoid the associated lawn. If that can be avoided, the project will not affect the property. On behalf of EDFR and Fitchburg, TRC respectfully requests SHPO review and concurrence with these findings. In accordance with the National Historic Preservation Act and the Procedures for the Protection of Historic and Cultural Properties (36CFR800) Section 3(C)(4), it is assumed that the SHPO concurs with this determination if no response is received within 30 days. If any additional information is needed, I can be reached by phone at 262-225-5105 or by email at avandyke@trccompanies.com.

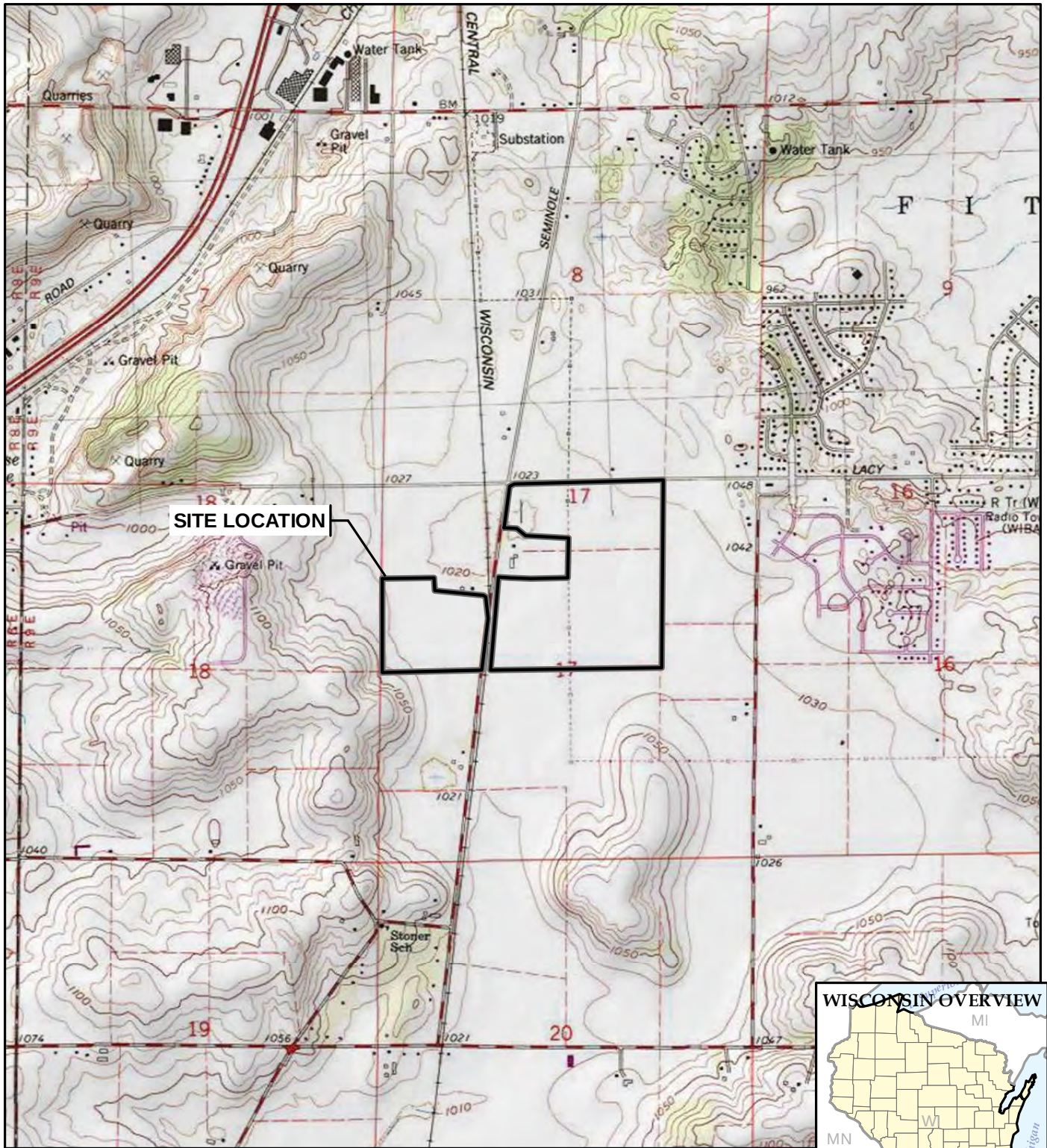
Sincerely,



Allen P. Van Dyke
Principal Archaeologist

cc: Ron Londre TRC

Attachments: 2 Figures



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.



1" = 2,000'
1:24,000

0 2,000 4,000
FEET



708 Heartland Trail
Suite 3000
Madison, WI 53717
Phone: 608.826.3600

TRC - GIS

PROJECT:

**EDF RENEWABLE ENERGY, INC.
FITCHBURG SOLAR PROJECT
SOUTH SEMINOLE HWY, FITCHBURG, WI**

TITLE:

STUDY AREA LOCATION MAP

DRAWN BY:

A. REIS

CHECKED BY:

APPROVED BY:

DATE:

OCTOBER 2018

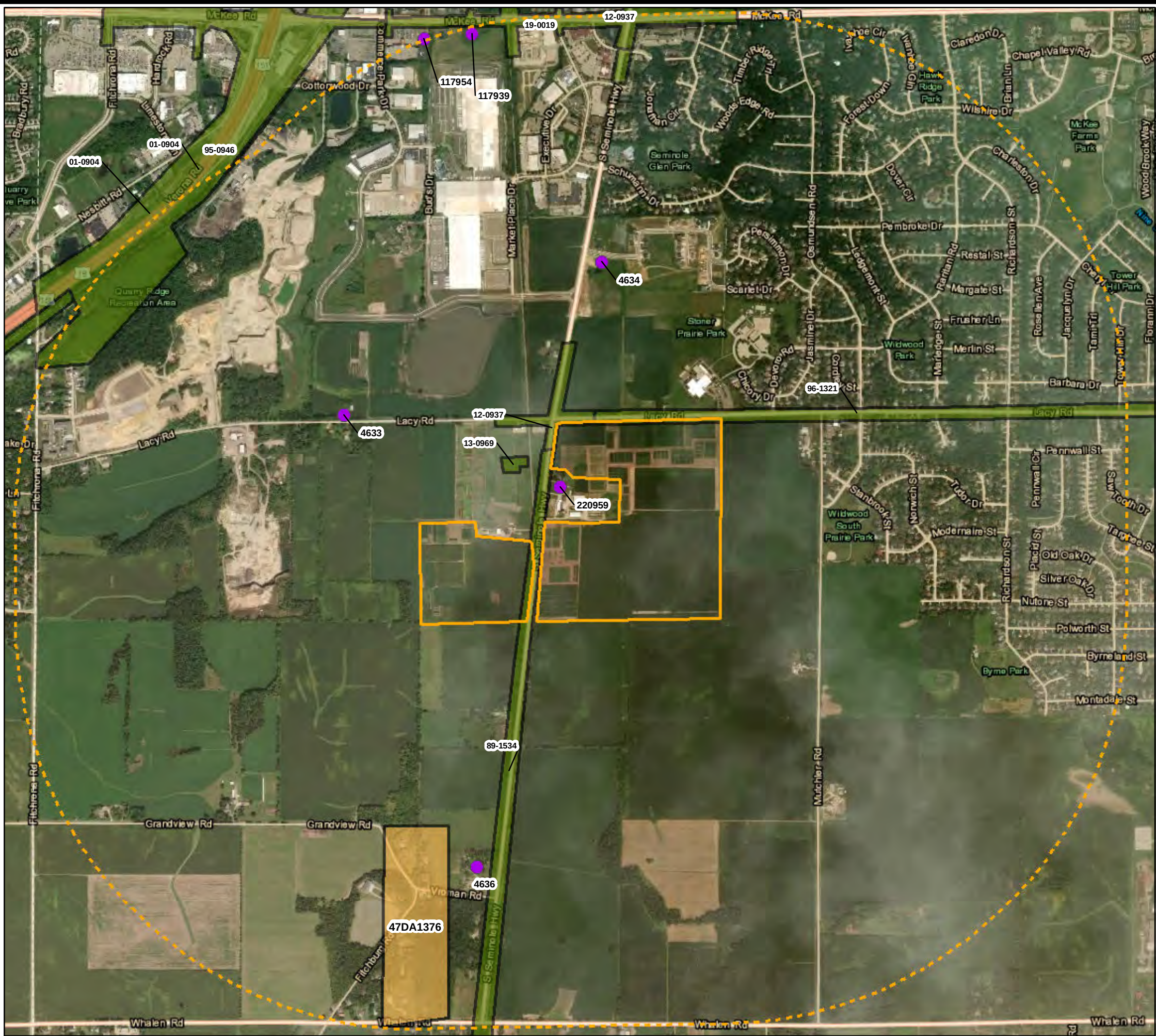
PROJ. NO.:

310792.0000

FILE:

310792-001slm_Figure1.mxd

FIGURE 1

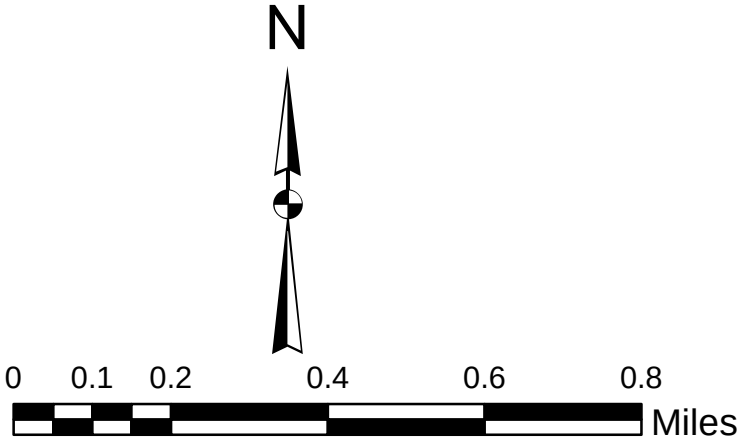


LEGEND

- FITCHBURG SOLAR PROJECT AREA
- FITCHBURG SOLAR 1-MILE STUDY AREA
- ARCHAEOLOGICAL SITE
- PREVIOUS ARCHAEOLOGICAL SURVEY
- ARCHITECTURAL HISTORY INVENTORY RECORD LOCATIONS

NOTES

1. BASEMAP IMAGERY FROM ESRI, "WORLD IMAGERY", WEB BASEMAP SERVICE LAYER.
2. SITE DATA ACQUIRED FROM WHPD



PROJECT:		EDF RENEWABLES FITCHBURG SOLAR PROJECT AREA DANE COUNTY, WISCONSIN	
TITLE:		CULTURAL OVERLAP	
DRAWN BY:	A.MCMAHON	PROJ. NO.:	310792
CHECKED BY:	R.KLABACKA-WILLIAMS	FIGURE 2	
APPROVED BY:	A.VAN DYKE		
DATE:	AUGUST 2019		
		150 N. Patrick Blvd Suite 180 Brookfield, WI 53045 Phone: 262.879.1212	
FILE NO.:		EDFR Fitchburg Solar Cultural Figure.mxd	

Attachment E



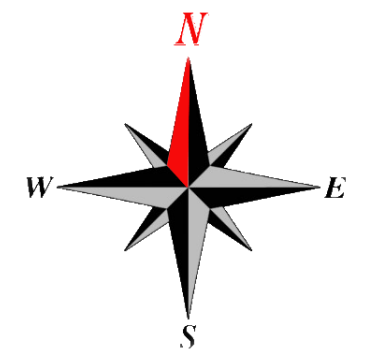
LEGEND



PHOTO LOCATION
AND NUMBER



DIRECTION OF PHOTO



EDF RENEWABLES
WI MG&E FITCHBURG SOLAR
VISUAL SIMULATION
SEPTEMBER 2019



VIEWPOINT LOCATION MAP



PROPOSED CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2115392 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

EDF RENEWABLES
WI MG&E FITCHBURG SOLAR
VISUAL SIMULATION
SEPTEMBER 2019

PHOTO LOCATION 1: EXISTING CONDITIONS



Note: View below to be mitigated with Landscaping Plan (see Attachment G)



VIEWPOINT LOCATION MAP



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2115392 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

EDF RENEWABLES
WI MG&E FITCHBURG SOLAR
VISUAL SIMULATION
SEPTEMBER 2019



VIEWPOINT LOCATION MAP



PROPOSED CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2113186 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	2
<i>Viewer Eye Elevation</i>	1021 ft msl
<i>Distance to Project</i>	392 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:04 pm

EDF RENEWABLES
WI MG&E FITCHBURG SOLAR
VISUAL SIMULATION
SEPTEMBER 2019

PHOTO LOCATION 2: EXISTING CONDITIONS





VIEWPOINT LOCATION MAP



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2113186 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	2
<i>Viewer Eye Elevation</i>	1021 ft msl
<i>Distance to Project</i>	392 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:04 pm

EDF RENEWABLES
WI MG&E FITCHBURG SOLAR
VISUAL SIMULATION
SEPTEMBER 2019



VIEWPOINT LOCATION MAP



PROPOSED CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2112939 E
<i>WI South State Plane feet</i>	363823 N
<i>Viewpoint Location</i>	3
<i>Viewer Eye Elevation</i>	1021 ft msl
<i>Distance to Project</i>	114 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:58 pm

EDF RENEWABLES
WI MG&E FITCHBURG SOLAR
VISUAL SIMULATION
SEPTEMBER 2019

PHOTO LOCATION 3: EXISTING CONDITIONS





VIEWPOINT LOCATION MAP



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2112939 E
<i>WI South State Plane feet</i>	363823 N
<i>Viewpoint Location</i>	3
<i>Viewer Eye Elevation</i>	1021 ft msl
<i>Distance to Project</i>	114 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:58 pm

EDF RENEWABLES
WI MG&E FITCHBURG SOLAR
VISUAL SIMULATION
SEPTEMBER 2019



VIEWPOINT LOCATION MAP



PROPOSED CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2112939 E
<i>WI South State Plane feet</i>	362476 N
<i>Viewpoint Location</i>	4
<i>Viewer Eye Elevation</i>	1023 ft msl
<i>Distance to Project</i>	274 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	48.8 mm
<i>Date/Time</i>	9-07-2019/2:49 pm

EDF RENEWABLES
WI MG&E FITCHBURG SOLAR
VISUAL SIMULATION
SEPTEMBER 2019

PHOTO LOCATION 4: EXISTING CONDITIONS





VIEWPOINT LOCATION MAP



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2112939 E
<i>WI South State Plane feet</i>	362476 N
<i>Viewpoint Location</i>	4
<i>Viewer Eye Elevation</i>	1023 ft msl
<i>Distance to Project</i>	274 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	48.8 mm
<i>Date/Time</i>	9-07-2019/2:49 pm

EDF RENEWABLES
WI MG&E FITCHBURG SOLAR
VISUAL SIMULATION
SEPTEMBER 2019

PHOTO LOCATION 4: PROPOSED CONDITIONS FOR ILLUSTRATIVE PURPOSES ONLY



O'Brien Solar Fields
Solar Generating Facility Operations Plan

Type of Activity Proposed: O'Brien Solar Fields is proposing to build a solar generation plant (the "Facility" or "Project") consisting of up to 150 acres of solar modules and associated collection equipment that delivers power to the electric grid. The Facility will have a maximum capacity of up to approximately 20 MWs AC. The on-site 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 existing electric distribution system.

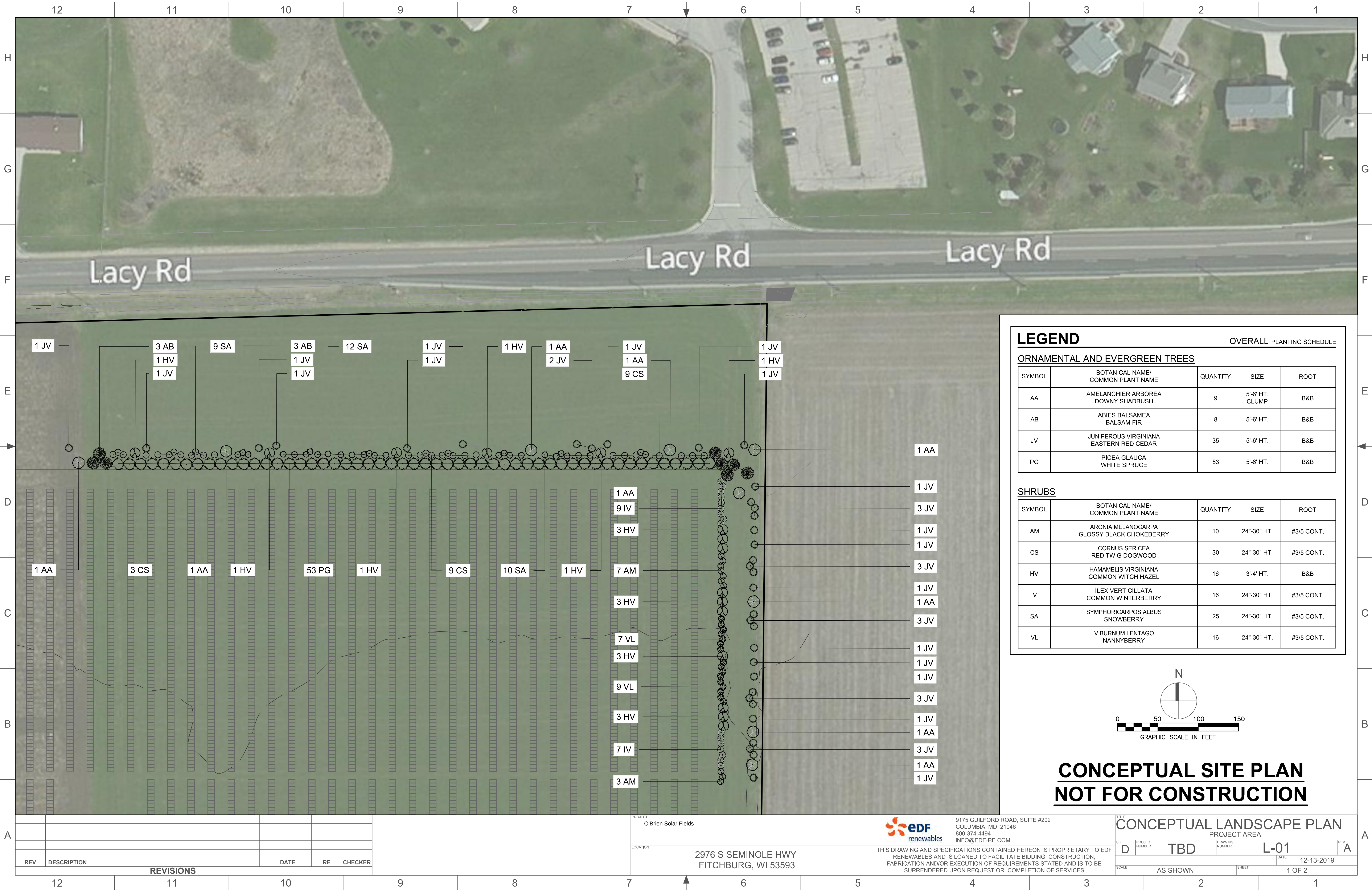
The Facility will be an unmanned plant that will operate through local and remote control/monitoring. Local control will occur through autonomous controllers. The PV system will be monitored remotely through the MGE Energy Management System and by the operations and maintenance contractor's Data Acquisition System (DAS). 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 local MGE customers.

1. **Hours of Operation:** The solar facility will operate continuously. This Facility will not be continuously staffed 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. 1 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 local MGE customers.
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:** The site will include necessary educational and safety signage, inclusive of an educational kiosk for the purposes of facilitating project tours and the like for community

organizations and schools. A representative photo of the educational kiosk is provided in Attachment C: Project Profile.

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.



1. THE LANDSCAPE PLAN AND DETAILS ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, GRADING PLAN AND/OR UTILITIES PLAN FOR ALL OTHER INFORMATION.

- PLANTING SOIL MIXTURE:
2 PARTS PEAT MOSS
5 PARTS TOPSOIL
MYCORRIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED
EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS. FERTILIZER/LIME
APPLY AS RECOMMENDED BY SOIL ANALYSIS

- ALL PRUNING SHALL CONFORM TO THE TREE CARE INDUSTRY ASSOCIATION (TCIA) ANSI A300 (PART 1 - 2017 PRUNING STANDARDS. PRUNING STANDARDS SHALL RECOGNIZE BUT, ARE NOT LIMITED TO, THE FOLLOWING PRUNING OBJECTIVES: MANAGE RISK, MANAGE HEALTH, DEVELOP STRUCTURE, PROVIDE CLEARANCE, MANAGE SIZE OR SHAPE, IMPROVE AESTHETICS, MANAGE PRODUCTION OF SEED, FLOWERS, OR FRUIT, AND/OR MANAGE AND/OR IMPROVE HABITAT. MANAGE RISK: BRANCH STRUCTURE SHALL IMPROVE BRANCH AND TRUNK ARCHITECTURE, PROMOTE OR SUBORDINATE CERTAIN LEADERS, STEMS, OR BRANCHES; PROMOTE DESIRABLE BRANCH SPACING; PROMOTE OR DISCOURAGE GROWTH IN A PARTICULAR DIRECTION (DIRECTIONAL PRUNING); MINIMIZE FUTURE INTERFERENCE WITH TRAFFIC, LINES OF SIGHT, INFRASTRUCTURE, OR OTHER PLANTS; RESTORE PLANTS FOLLOWING DAMAGE; AND/OR REJUVENATE SHRUBS. PROVIDING CLEARANCE SHALL ENSURE SAFE AND RELIABLE ACCESS; MINIMIZE COLLISIONS WITH TRAFFIC, LINES OF SIGHT, PLANTS, INFRASTRUCTURE, OR OTHER PLANTS; IMPROVE CROWNS; OR MOVEMENT OF TRAFFIC OR LIGHT PENETRATION; ENSURE LINES OF SIGHT OR DESIRED VIEWS; PROVIDE ACCESS TO SITES, BUILDINGS, OR OTHER STRUCTURES; AND/OR COMPLY WITH REGULATIONS.

- NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS/GRASSES AND PLANTINGS FROM ESTABLISHING PROPERLY.

- IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL APPLICABLE STANDARDS, REQUIREMENTS, AND/OR REGULATIONS.

- ALL SLOPES GREATER THAN 3:1 RECEIVING A WILDFLOWER, WETLAND, AND/OR GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

- ALL WILDFLOWERS AND GRASSES SOWN SHALL BE ALLOWED TO GROW TO THEIR NATURALLY OCCURRING HEIGHTS WHENEVER POSSIBLE. NATIVE WILDFLOWERS AND/OR GRASSES CAN BE MOWED/MAINTAINED (WITHIN ACCEPTABLE AREAS IDENTIFIED AND/OR APPROVED BY APPROPRIATE REGULATORY AGENCIES) AS OFTEN AS NEEDED TO KEEP THE VEGETATION AT A DESIRED AND/OR MANAGEABLE/MANICURED HEIGHT.

9. NON-NATIVE PLANT SPECIES SHALL NOT TOTAL MORE THAN 50% OF ALL PLANTINGS. INVASIVE SPECIES SHALL NOT BE PERMITTED.

10. PLANT MATERIALS SHALL NOT INCLUDE MORE THAN 25% OF ANY SINGLE SPECIES. THE PLANTINGS SHALL INCLUDE A MIX OF EVERGREEN AND DECIDUOUS TREES, UNDERSTORY TREES, SHRUBS, AND FLOWERING HERBACEOUS LAYER.

11. ALL PLANT MATERIAL SHALL CONFORM TO THE PLAN SIZE SPECIFICATIONS AS ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION.



N.T.S.

NOTES:

- ## SHRUB PLANTING DETAIL

N.T.S.

NOTE:

- ## NATIVE/DECIDUOUS TREE PLANTING DETAIL

N.T.S.

NOTES:

- | | |
|---------|----------------------|
| PROJECT | O'Brien Solar Fields |
|---------|----------------------|

LOCATION

2976 S SEMINOLE HWY
FITCHBURG, WI 53593



9175 GUILFORD ROAD, SUITE #202
COLUMBIA, MD 21046
800-374-4494
INFO@EDF-RE.COM

THIS DRAWING AND SPECIFICATIONS CONTAINED HEREON IS PROPRIETARY TO
RENEWABLES AND IS LOANED TO FACILITATE BIDDING, CONSTRUCTION,
FABRICATION AND/OR EXECUTION OF REQUIREMENTS STATED AND IS TO BE
SURRENDERED UPON REQUEST OR COMPLETION OF SERVICES

TITLE LANDSCAPE NOTES & DETAILS

PROJECT AREA

SIZE	PRICE
Small	\$12.99
Medium	\$14.99
Large	\$16.99

PROJECT	NAME
---------	------

DRAFTING

REV **A**

11

NUMBER

NUMBER

A

--	--

--	--

SCALE AS SHOWN

SHEET 2 OF 2

January 14, 2020

CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@fitchburgwi.gov

Dear City of Fitchburg,

Thank you for the comments provided on the O'Brien Solar Fields Project. Enclosed with this letter, please find responses in red on the following pages to each question from Public Works and Planning Staff. If you have any additional questions, please do not hesitate to ask and we look forward to advancing the Project with the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lincoln Lande', with a long horizontal flourish extending to the right.

Lincoln Lande
Sr. Director, Business Development
EDF Renewables Distributed Solutions
(on behalf of Applicant)
Lincoln.Lande@edf-re.com
(802) 698-3060

Planning Staff Review #1

1. Confirm that the each parcel meets the required setbacks for the A-X Zoning District.
 - a. Front setback: 35 feet
 - b. Side setback: ten feet
 - c. Rear setback: 50 feet
 - d. Side yard abutting public street: 30 feet.

A: Confirmed that the Project meets or exceeds all setbacks per the above. For ease of review in the Site Plan, the closest point between the array and the property line is no less than 50'. In other areas where noted, such as by Lacy Road, the setback increases to 150'.

O'Brien Solar Fields LLC– 2652 Seminole Hwy Public Works Review #1

The following comments are based on the Conditional Use Application (CU-2333-020) submitted by Lincoln Lande, EDF Renewables Distributed Solutions dated 12-17-19 for 2652 Seminole Highway. TF 01-03-20; BB 1-6-19; TB 12-27-19; CG 01-06-2020; MB 01-07-20. Additional comments beyond these may be required on future reviews.

General Comments

1. Please confirm the sizing and location of the refuse and recycling containers.

A: No permanent refuse or recycling containers will be on site. A temporary dumpster will be on site within the construction laydown area noted on the Site Plan but will be removed following construction.

2. The applicant will need to submit a Construction & Demolition Reuse/Recycling (CDRR) Plan to Public Works. CDRR Plans are required both for new construction and for demolition.

A: O'Brien Solar Fields is in the process of completing this and will submit the Plan to Public Works prior to the start of construction, if not sooner.

Transportation Comments

1. Driveway width shall be a minimum of 20 feet in width and comply with City Ordinances Chapter 27, Division 5, and standard details.

A: Driveway width will be 20' leading into the site and will comply with driveway widths and details. In an effort to keep impervious area to a minimum, we welcome discussions that achieve the goals of the Public Works department by narrowing the internal access points within the project fence as well and will comply with those plans as approved by the applicable departments.

2. A turnaround is required at the end of the driveway that exceed 300 feet to accommodate fire department vehicles.

A: Turnarounds will be positioned at each equipment pad to accommodate fire department vehicles and the like.

3. Driveway turning radii shall be of size adequate for fire vehicle access.

A: Confirmed that turning radii will be adequate for fire vehicle access. Please see revised Site Plan (Attachment B).

4. Clarify the intent of the dashed lines (?possible driveway?) leading from Lacy Road to Phase 3 equipment and from Phase 3 to the south.

A: The dashed lines are a remnant error on the Site Plan and have been removed in the revised Site Plan (Attachment B).

Water Main and Sanitary Sewer Comments

1. If and when these parcels are brought into the urban service area, MMSD will become due.
2. Water impact fees are based on the number of employee hours per week. If and when this property connects to municipal water these fees will need to be paid with the building permit.
3. Coordinate final water and sewer lateral/stub locations with the final approved plans for public works construction along Lacy Road.
4. Sanitary sewer and water main will be installed along Lacy Road and assessed against parcels adjacent to Lacy Road. If a parcel is not used for agricultural purposes, water assessments will become due at the time of development (installation of the solar field on each parcel) or connection to water, whichever comes first. If a parcel is developed (a solar field is installed on the parcel) and not used for agricultural purposes, sanitary assessments will become due when the area is brought into the urban service area.
5. Parcels zoned exclusively for agricultural use or that have a recorded farmland preservation agreement per Wis. Stats. Ch 91 may be granted a compulsory water and sanitary connection waiver. The land owner will need to apply to the Board of Public Works to get this waiver.

A, 1-5: The Project will not require sewer or water supply as no facilities requiring indoor plumbing or the like will be constructed on site. No connections to water and sewer are planned or required for the Project. If the City and Public Works determine that a waiver is still otherwise required, O'Brien Solar Fields will apply for and obtain the waiver pursuant to Title IV, Sec 40-90 of the City Ordinance.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval if land disturbance will exceed 4,000 s.f. The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.
3. If infiltration is required to meet the ECSWM requirements, follow the DNR's Site Evaluation for Stormwater Infiltration (1002) guidelines to determine the infiltration rate used for modeling prior to submitting the Stormwater Report.
4. Stormwater facilities should be designed using DNR's post-construction technical standards, available at: https://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html.

5. Proposed grades cannot block offsite water that drained through the lot in pre-development conditions. Localized ponding should not be created, and drainage of offsite properties should not be impacted by proposed development.
6. This site generally flows south through a series of kettles. I'd recommend taking a close look at the area to determine the overland overflow elevation and build equipment above that elevation (to avoid water damage if a large rain event causes the kettles to fill).

A, 1-6: O'Brien Solar Fields is in the process of compiling and submitting for the necessary stormwater permits. The Applicant has had ongoing conversations with City Engineers including an in-person meeting to review the approach and synergies between the project and the City. The Applicant will submit for and obtain the necessary stormwater approvals from the City prior to the start of construction consistent with the above comments.

Attachment B: Visual Renderings



VIEWPOINT LOCATION MAP



PROPOSED CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2115392 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

O'BRIEN SOLAR FIELDS
VISUAL SIMULATION
JUNE 2020

PHOTO LOCATION 1: EXISTING CONDITIONS





VIEWPOINT LOCATION MAP



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2115392 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

O'BRIEN SOLAR FIELDS
VISUAL SIMULATION
JUNE 2020

PHOTO LOCATION 1: PROPOSED CONDITIONS WITH 9FT TRACKERS FOR ILLUSTRATIVE PURPOSES ONLY





VIEWPOINT LOCATION MAP



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2115392 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

O'BRIEN SOLAR FIELDS
VISUAL SIMULATION
JUNE 2020



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2115392 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

O'BRIEN SOLAR FIELDS
VISUAL SIMULATION
JUNE 2020



VIEWPOINT LOCATION MAP



PROPOSED CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2112939 E
<i>WI South State Plane feet</i>	363823 N
<i>Viewpoint Location</i>	3
<i>Viewer Eye Elevation</i>	1021 ft msl
<i>Distance to Project</i>	114 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:58 pm

O'BRIEN SOLAR FIELDS
VISUAL SIMULATION
JUNE 2020



VIEWPOINT LOCATION MAP



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2112939 E
<i>WI South State Plane feet</i>	363823 N
<i>Viewpoint Location</i>	3
<i>Viewer Eye Elevation</i>	1021 ft msl
<i>Distance to Project</i>	114 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:58 pm

O'BRIEN SOLAR FIELDS
VISUAL SIMULATION
JUNE 2020

PHOTO LOCATION 2: PROPOSED CONDITIONS WITH 9FT TRACKERS FOR ILLUSTRATIVE PURPOSES ONLY





VIEWPOINT LOCATION MAP



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2112939 E
<i>WI South State Plane feet</i>	363823 N
<i>Viewpoint Location</i>	3
<i>Viewer Eye Elevation</i>	1021 ft msl
<i>Distance to Project</i>	114 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:58 pm

O'BRIEN SOLAR FIELDS
VISUAL SIMULATION
JUNE 2020



EXISTING CONDITIONS



TECHNICAL INFORMATION

<i>Viewpoint Coordinates in</i>	2115392 E
<i>WI South State Plane feet</i>	365298 N
<i>Viewpoint Location</i>	1
<i>Viewer Eye Elevation</i>	1034 ft msl
<i>Distance to Project</i>	244 feet
<i>Camera Model</i>	Canon EOS 5D Mark II
<i>Lens Setting</i>	28.8 mm
<i>Date/Time</i>	9-07-2019/2:24 pm

O'BRIEN SOLAR FIELDS
VISUAL SIMULATION
JUNE 2020

Attachment C: Comparison Photos

Original System (1v)



Alternative 2V System

