January 23, 2024

City of Fitchburg Planning & Zoning
Attn: Deanna Schmidt, City Planner & Zoning Administrator
5520 Lacy Road Fitchburg, WI 53711

Dear Planning & Zoning Staff,

On behalf of Sunnyside Solar Partners, LLC ("Applicant"), 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 and 40 MW_{AC} by 4-hour battery energy storage project known as Sunnyside Energy Center ("Project"). The Project is bordered by Mutchler Rd, Whalen Rd, and Fish Hatchery Rd, in the City of Fitchburg. Here is a complete list of enclosures for ease of reference inyour review:

1. Conditional Use Permit Application
2. Architectural & Design Review Application
3. Addendum to Conditional Use Permit Application and Architectural & Design Review Application for Sunnyside Energy Center:
    a. Attachment A: Parcel Boundary Map
    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 starting construction in summer 2024. Our team members' contact information is provided below, and we are available to answer any questions you may have.

Sincerely,

Torry van Slyke
Manager, Project Development
EDF Renewables Distribution-Scale Power
torry.vanslyke@edf-re.com
(802) 359-6534

Peter Bay
VP, Project Development
EDF Renewables Distribution-Scale Power
peter.bay@edf-re.com
(802) 359-6522

ADDENDUM TO CUP AND ADR APPLICATIONS FOR SUNNYSIDE SOLAR PARTNERS, LLC

This Conditional Use Permit Application ("CUP Application") is made pursuant to Section 22-483 of the Fitchburg Zoning Code to allow Sunnyside Solar Partners, LLC to install, operate, and maintain a solar + energy storage project ("Project"). The Project will occupy approximately 130 +/- acres of land to be leased from two owners: the Mandt family farm and Alt family farm.

1. **Background.**

The Project is proposed for up to 20 MW AC utility solar generation. The project will also have a co-located 40 MW/4-hour battery energy storage system ("BESS"). The Applicant for the CUP is Sunnyside Solar Partners, LLC, a subsidiary of EDF Renewables Distribution-Scale Power. When complete the project is intended to be transferred to Madison Gas and Electric Company ("MGE"). MGE is working with EDF Renewables Distribution-Scale Power to construct, operate, and maintain the project. Output from the Project will be used to power homes and businesses in the Fitchburg area and serve MGE's local rate base for energy supply, resiliency, system capacity, and additional grid use cases with the energy storage system.

Over the past six months, the Applicant has met with local community stakeholders including representatives from the City of Fitchburg, the two Aldermen for the Project's District, neighboring landowners, and area stakeholders. In addition, the Applicant hosted an open forum community meeting on the Project to answer questions and receive feedback on January 18th, 2024. Approximately 25 Fitchburg residents attended to ask questions of the Applicant and provide input on the project. Throughout this process, the Applicant has considered and incorporated comments to refine the Project's conceptual site plan. This includes reducing the footprint of the project by over 60%, moving the Project farther south to mitigate impacts to a large residential subdivision, interest in developing housing, and a planned City park, and adding targeted landscaping to mitigate views from the south 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 a phase 1 environmental site assessment, 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), and WDNR has confirmed that the Project will have no natural resources impacts. An environmental and civil engineering consultant, TRC, performed a wetland and waterway delineation on the Project parcels during July 2021 and delineated two wetlands outside the Study Area (Appendix D). The WDNR Office of Energy provided a letter of concurrence of these wetland delineations on 01/12/2024, confirming the project meets non-reporting requirements since there are no wetland impacts. In addition, the Applicant is developing a stormwater and erosion control plan which the Applicant will submit to the City Engineer and the State for approval prior to construction and provide a copy to the City of Fitchburg Planning & Zoning Department.

The Applicant intends to start construction on the Project in the summer of 2024, pending receipt of all required permits and approvals, with construction substantially complete no later than winter of 2026. Once complete, the Project will generate local power for local customers within MGE's service territory for up to 40 years.

2. Project Details

The Project will use bi-facial solar photovoltaic panels mounted on single-axis trackers for racking. Single-axis trackers follow the sun, turning from east to west throughout the day. A precisely controlled 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 the panels are flat at zero degrees (parallel to the ground) when the sun is highest in the sky, and then follow the sun west. Bi-facial modules increase the capacity and efficiency of the Project by capturing solar irradiance reflected off the ground. The result is a design that yields more renewable energy compared to fixed-tilt panel system. The project is expected to generate up to 48,000 +/- MWhs per year when fully operational, the equivalent of powering over 6,600 average homes annually.

The overall Project configuration was designed to avoid impacts to environmental resources and to minimize visual intrusiveness on the surrounding land uses. Final design of the project will substantially conform to the Attachments, albeit with minor changes possible to the final Project footprint and fence as the Applicant continues to work with government agencies to obtain necessary permits and approvals for construction and operation. 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 fairly clear of vegetation, with only minimal tree clearing proposed.
    - The site was selected because of its topography to accommodate single-axis trackers. As a result, minimal grading is proposed to accommodate the trackers other than that necessary to install the access drives, BESS foundations, and equipment pads.
    - Access to the Project will occur via a new driveway constructed off of Mutchler and Whalen Road.
    - Wetlands and associated buffers are entirely avoided.
- Optimal Solar Feasibility: The Project is located only about 300 feet west of its point of interconnection (POI), MGE's Oak Ridge Substation, which minimizes the amount of infrastructure needed to connect the Project to the local distribution grid. The project is also optimally sited on the parcels' open fields to capture solar energy efficiently without undue shading. In consultation with the City, the Applicant has also significantly reduced the Project footprint from the original size by more than 150 acres to accommodate the City's interest to leave space available within the prior project footprint to accommodate potential plans for future urban or residential growth. In the spirit of Dane County's Farmland Preservation Plan guidelines, the Project is also located close to other existing industrial

infrastructure, including electrical distribution and transmission lines and a City Public Works maintenance and composting facility.

- 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 as specified for the City's A-X Exclusive Agricultural District, including from highways and bordering property boundaries.
- Stormwater: Once the CUP is obtained, the Applicant will apply for an Erosion Control and Stormwater Management Permit from the City Engineer and WDNR.
- Anti-glare: Solar modules are designed to absorb the sun's rays, not reflect them. As such, there is negligible impact from glare anticipated by the Project. 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, which are considered 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 potential return to agricultural use.
- Safety: The Applicant has engaged with the City of Fitchburg's fire department to review the Project for their input. The Applicant will also conduct training and orientation with the Fire Department prior to operation and ensure 24/7 access is accommodated. The project will comply with all applicable local, State, national electric and fire codes.

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

- Nameplate Capacity: Up to 20 MWs AC with a 40 MW/4-hour battery storage system
- Maximum Height of Panels at Full Tilt: 12 feet
- Battery Energy Storage System ("BESS"): The BESS component will consist of self-contained cabinets of lithium-ion batteries (the same as those used in hybrid and electric motor vehicles); cooling systems; and computerized control, monitoring, backup, and safety systems. As shown in Appendix B, the BESS infrastructure will be concentrated in the northeast corner or the array, closest to the interconnecting substation, with a circular drive surrounding the BESS to allow for full monitoring and maintenance access.
- Access: The Project will utilize Whalen Road and Mutchler Road as noted on Attachment B: Preliminary Site Plan. Internal access to the Project equipment pads will be via 16' wide gravel access drive
- Seeding: The Project will use a native, low-growth pollinator seed mix
- Fence: The Project will use a fixed-knot type agricultural fence with wood 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. Additional details are provided in Attachment F: Operations Plan.

- Signage: The project will include an entrance sign, and necessary safety signage with contact information for construction and operations personnel.

The Applicant has developed a preliminary site plan for approval, defining the Project boundaries, location of the access drives, and layout for the panels. Electrical lines will run underground or above ground on the Project to connect the panels to each other and to the equipment pads containing the inverters and transformers. Electrical lines from the equipment pads and the BESS will then run underground or above-ground to POI as identified on Attachment B: Preliminary Site Plan. Final design of the Project will substantially conform with the Attachment B: Preliminary Site Plan, with possible minor adjustments primarily made to the fence line to account for site topographic and geologic features, and the final location of equipment within the proposed footprint. Any other adjustments will also be relatively minor, such as final point of interconnection to the distribution grid, as noted on the Preliminary Site Plan.

3. Proposed Conditions.

- The Project shall obtain and maintain all applicable federal, State, and local approvals and permits necessary to install, maintain, and operate the Project, including:
  - Submission of, and compliance with, an Erosion Control and Stormwater Management Permit as may be approved by the City Engineer.
- Construction, operation, and maintenance of the proposed Project shall substantially conform with this application and Attachments A through H including:
  - Setbacks: The Project shall comply with all setbacks for the A-X Exclusive Agricultural District.
  - Seeding: The Project shall utilize a low-growth pollinator seed mix for final site stabilization when the Project is complete.
  - Fence: The Project shall utilize a fixed-knot agricultural type fence with wooden posts.
  - Access: Access to the Project shall occur via Whalen Road and Mutchler Road as shown on Attachment B. Any driveway shall require a City Driveway Permit
  - Signage: The project will include an entrance sign, and necessary safety signage with contact information for construction and operations personnel.
  - Operations Plan: The Project shall substantially conform with Attachment F Landscaping Plan: The Project shall install and maintain the landscaping in substantial conformance with Attachment G.
- No parking shall be allowed on public roadways, and permit holder shall provide temporary parking for construction within the Project areas, or staging areas.
- 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.
- The permit holder shall arrange for appropriate on-site training for entities providing emergency services to the City of Fitchburg.

- 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.
- 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. <u>General Standards.</u>

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 and MGE's customers. The Project will reduce the local carbon footprint of energy generation and agriculture while not requiring or impacting additional public services, e.g., sewer, water, roadways. The Project will not emit noticeable noise during operation and no lighting is required. The Project will be designed and operated in compliance with all local, state, and national electric and fire codes. The State of Wisconsin, Dane County, and the City all recognize solar energy production as a use compatible with agricultural land.

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 zoning district. The Project will not require staffed operation, emit noticeable noise, or require external lighting during operation. In addition, targeted landscaping will mitigate the viewshed into the Project from neighboring properties to the south and southeast. Land use surrounding the Project primarily consists of open agricultural lands and other Utility Uses for transmission and substation infrastructure, thus will not diminish or affect the character or enjoyment of those lands. Moreover, solar energy use on the parcels will likely have less impact the surrounding area than the stormwater, traffic, and air and water pollution, etc., effects of developing the parcels as residential, commercial, or industrial structures.

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 project has reduced in size to allow the City to accommodate potential plans to expand its Urban Service Area. The Project's underlying parcels will remain zoned A-X Exclusive Agricultural District and enrolled in the City of Fitchburg and Dane County Farmland Preservation Program, which is consistent with the City's Future Land Use plan. The Applicant will develop the Project in a manner that complements the agricultural setting by using an agricultural fence and a pollinator seed mix to attract foragers and birds, and topsoil will remain on-site consistent with good agricultural practices. The project is in discussions with a local farmer and University of Wisconsin Teaching Faculty member on conducting a pilot study for continued agricultural use within the array – potentially farming either black currents, honeyberries, or strawberries. 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. At the end of its useful life (up to 40 years) the Project will be decommissioned, all solar-related infrastructure removed, and the land returned to its pre-solar—and likely improved—condition for possible agricultural production.

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 a new driveway constructed off Whalen Road and Mutchler Road. The applicant will construct a fence around the perimeter of the Project, with minor adjustments to its final location possible as on-the-ground construction parameters dictate. An approximately 16' wide access drive will be built within the properties, inside the security fence to allow access to the entire Project. The Project will maintain existing water flow and drainage on the parcels as much as possible, mitigating any possible runoff impacts to neighboring parcels, roads, and downstream waterways. The facility will be connected to existing electric distribution infrastructure via MGE's Oak Ridge Substation, located about 300 feet from the northeast corner of the Project site. 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 not have on-site employees following construction and therefore will require very infrequent vehicle access through the ingress and egress established with the Project's access drive, 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 off-street space for staging, (un)loading, and 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 State's 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 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 promogulated rules by the Department of Agriculture, Trade and Consumer Protection described earlier 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 Applicant has also engaged with local beekeepers, farmers, and shepherds to explore possible apiary, fruit cultivation, or sheep-grazing agrivoltaics at the Project.
- 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 because 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, optimal location for siting solar generation. The Project site adjoins parcels hosting other Utility Uses for existing transmission lines and a substation, as well as City waste management infrastructure.

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 conversation of land around them. Instead, the Project will enable preservation of the area from expressed alternative uses for residential, industrial, or urban growth, allow the land to rest from tilling, fertilizer input, and nutrient depletion, and preserve the land for possible future agricultural use.

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 portions of Mandt and Alt properties unused by the Project 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. The Applicant is also engaged with local stakeholders to explore possible agrivoltaic uses within the Project during operations.

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

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

Fitchburg	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608) 270-4200	**CONDITIONAL USE PERMIT APPLICATION**

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. **Location of Property:**
   Street Address: 5615 Whalen Road

   Legal Description - (Metes & Bounds, or Lot No. And Plat)**:**
   Parcel ID Numbers: 060921286502; 060921185004; 060921190007

   ***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. **Current Use of Property:** Agricultural Farmland - predominately corn and soy beans
3. **Proposed Use of Property:** Solar Energy Generation Project -- See Addendum for full details.
4. **Proposed Development Schedule:** Targeting Spring 2024 start of construction
5. **Zoning District:** A-X fiExclusive-Agriculturefl
6. **Future Land Use Plan Classification:** AG&OS fiAgriculture & Open Space"

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and thel ocation and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable)**:** N/A

No. of Dwelling Units by Bedroom: **1 BR** ☐ **2 BR** ☐ **3 BR** ☐ **4 or More** ☐

No. Of Parking Stalls: No permanent parking spaces

Type of Non-residential Development (If Applicable)**:** Solar Energy Generation Project -- See Addendum for full details

Proposed Hours of Operation: Unmanned Operation 24/7 **No. Of Employees:** 0 full time employees

Floor Area: N/A **No. Of Parking Stalls:** N/A

Sewer: Municipal ☐ **Private** ☐ **Water: Municipal** ☐ **Private** ☐

Current Owner of Property: 1) THOMAS M ALT & MICHAEL ALT 2) JERRY MANDT

Address: NO PARCEL ADDRESS AVAILABLE **Phone No:**

Contact Person: Torry van Slyke

Email: torry.vanslyke@edf-re.com

Address: 6940 Columbia Gateway Dr. Suite 400 Columbia, MD 21046 **Phone No:** (802) 359-6534

Respectfully Submitted By: Torry J. van Slyke

Owner's or Authorized Agent's Signature

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

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** **Publish:**

Ordinance Section No. **Fee Paid:**

Permit Request No.

THE CITY OF Fitchburg City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	**ARCHITECTURAL & DESIGN REVIEW APPLICATION**

Applicant/Contact Person: Torry van Slyke, EDF Renewables

Address: 6940 Columbia Gateway Dr. Suite 400 **Phone Number of Contact Person:** (802) 359-6534

City, State, Zip Code: Columbia, MD 21046 **Email of Contact Person:** torry.vanslyke@edf-re.com

Project Address: NO PARCEL ADDRESS AVAILABLE **Lot:** N/A **Subdivision:** N/A

Project Type: _____ **Multi-Family** _____ **Commercial** _____ **Industrial** Solar **Other**

_____ **New** _____ **Addition**

Impervious Surface Ratio (ISR): 3% (City Standard: maximum 65% ISR)

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
- ☒ 2. Orientation (to north). See Attachment A and B
- ☒ 3. Adjacent highways, roads, drive, etc. See Attachment A and B
- ☒ 4. Existing natural features (rivers, ponds, wetlands). See Attachment B and D
- ☒ 5. Existing buildings and/or improvements. See Attachment A
- ☒ 6. Existing and proposed site drainage. See Attachment A and B
- ☒ 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site See Attachment A and B
- ☒ 8. ISR shall be indicated on all plans. See Attachment B
- ☐ 9. Stormwater management plans and details, including grading plan. See Narrative
- ☐ 10. Lighting plan in footcandles and light fixture cut sheets. Not Applicable

Building: Not applicable; No buildings are proposed

- ☐ 1. Building size, configuration and orientation.
- ☐ 2. Distance from lot lines.
- ☐ 3. Distance from other buildings, improvements and natural features.
- ☐ 4. Location of well, septic tank, drainfield, etc. (if applicable)
- ☐ 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- ☐ 6. Construction type (wood frame, structural steel, etc.).
- ☐ 7. Foundation type (full basement, slab on grade, etc.).
- ☐ 8. Number of levels.
- ☐ 9. Siding/exterior covering type, color, texture, etc.
- ☐ 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- ☐ 11. Roofing material type, color, texture, etc.
- ☐ 12. Exterior door and window location, size, type, etc.
- ☐ 13. Fire protection sprinklers or fire alarm systems.

Ingress, Egress, Parking:

- ☒ 1. Location of highway and road access points. See Attachment B
- ☐ 2. Location, size, configuration of drivers and walks. Not applicable
- ☐ 3. Number, size, location of parking spaces. Not applicable
- ☐ 4. Location of handicapped parking and accessible building entrances. Not applicable
- ☐ 5. Bicycle rack(s). Not applicable

Landscaping:

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

***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.**

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:________________________ **Date:** 1/23/2024
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:________________________ **Plan Commission Date:**________________________

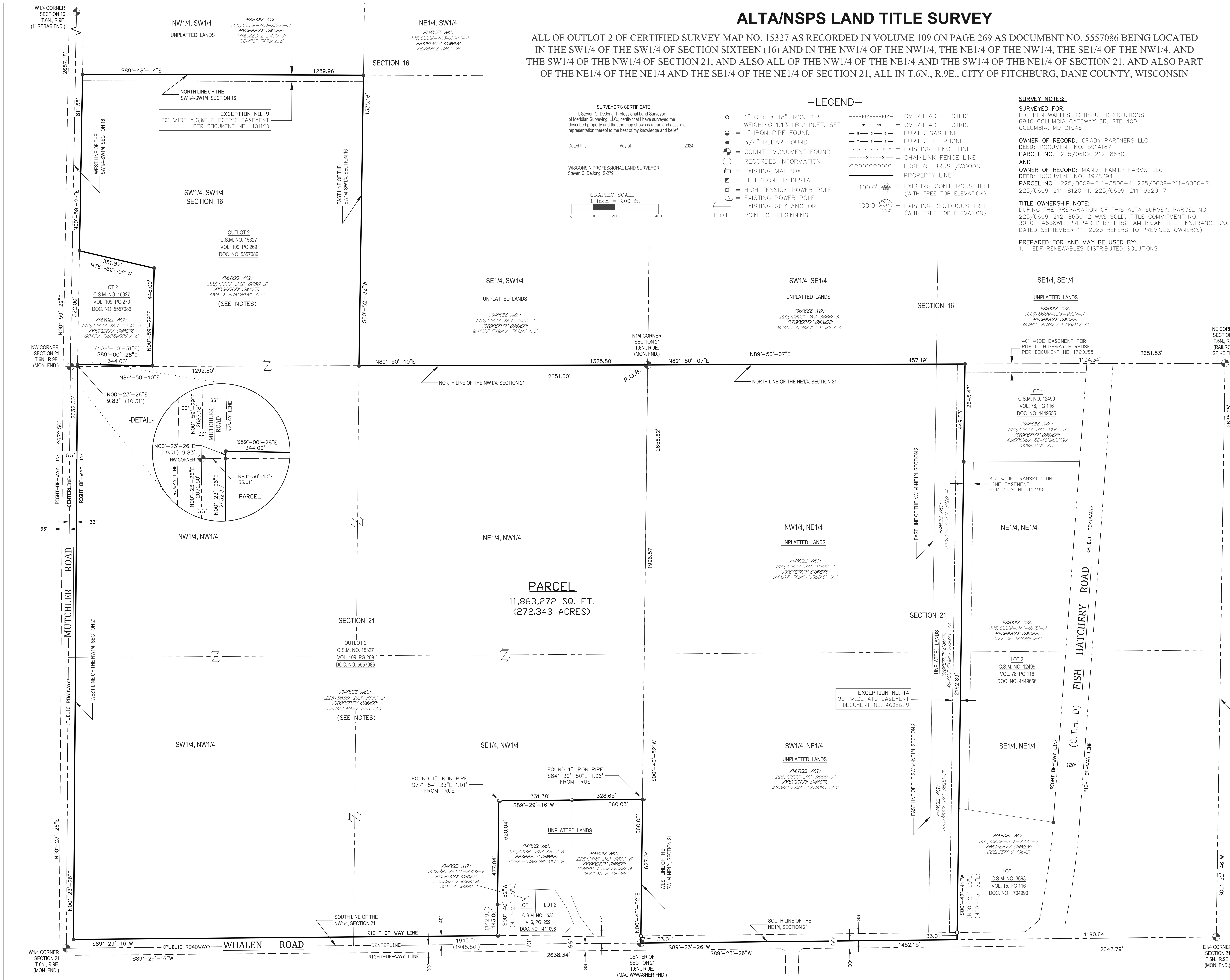
Comments:

Attachments Table of Contents

Attachment A: ALTA Survey/Parcel Boundary Map

ALTA/NSPS LAND TITLE SURVEY

ALL OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 15327 AS RECORDED IN VOLUME 109 ON PAGE 269 AS DOCUMENT NO. 5557086 BEING LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION SIXTEEN (16) AND IN THE NW1/4 OF THE NW1/4, THE NE1/4 OF THE NW1/4, THE SE1/4 OF THE NW1/4, AND THE SW1/4 OF THE NW1/4 OF SECTION 21, AND ALSO ALL OF THE NW1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 21, AND ALSO PART OF THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 21, ALL IN T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this ____________ day of ____________________, 2024.

____
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

GRAPHIC SCALE
1 inch = 200 ft.
0 100 200 400

—LEGEND—

- ○ = 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LB./LIN.FT. SET
- = 1" IRON PIPE FOUND
- ● = 3/4" REBAR FOUND
- = COUNTY MONUMENT FOUND
- ( ) = RECORDED INFORMATION
- = EXISTING MAILBOX
- = TELEPHONE PEDESTAL
- = HIGH TENSION POWER POLE
- = EXISTING POWER POLE
- = EXISTING GUY ANCHOR
- P.O.B. = POINT OF BEGINNING
- = OVERHEAD ELECTRIC
- = OVERHEAD ELECTRIC
- = BURIED GAS LINE
- = BURIED TELEPHONE
- = EXISTING FENCE LINE
- = CHAINLINK FENCE LINE
- = EDGE OF BRUSH/WOODS
- = PROPERTY LINE
- 100.0' = EXISTING CONIFEROUS TREE (WITH TREE TOP ELEVATION)
- 100.0' = EXISTING DECIDUOUS TREE (WITH TREE TOP ELEVATION)

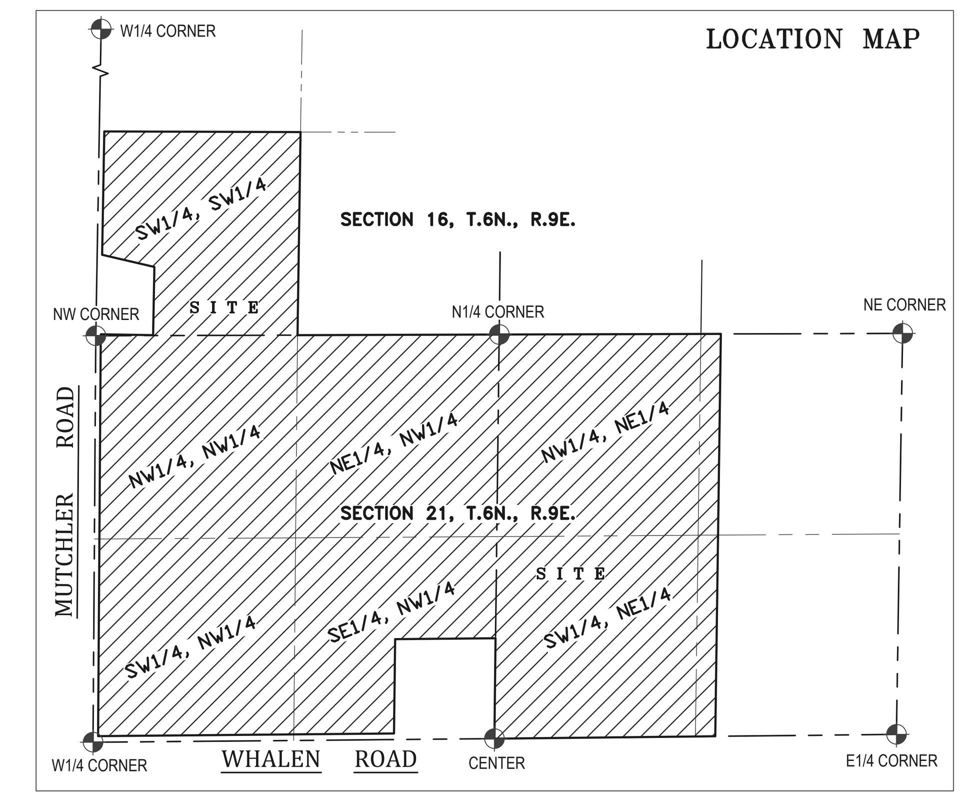
SURVEY NOTES:

SURVEYED FOR:
EDF RENEWABLES DISTRIBUTED SOLUTIONS
6940 COLUMBIA GATEWAY DR, STE 400
COLUMBIA, MD 21046

OWNER OF RECORD: GRADY PARTNERS LLC
DEED: DOCUMENT NO. 5914187
PARCEL NO.: 225/0609-212-8650-2
AND
OWNER OF RECORD: MANDT FAMILY FARMS, LLC
DEED: DOCUMENT NO. 4978294
PARCEL NO.: 225/0609-211-8500-4, 225/0609-211-9000-7, 225/0609-211-8120-4, 225/0609-211-9620-7

TITLE OWNERSHIP NOTE:
DURING THE PREPARATION OF THIS ALTA SURVEY, PARCEL NO. 225/0609-212-8650-2 WAS SOLD. TITLE COMMITMENT NO. 3020-FA658WI2 PREPARED BY FIRST AMERICAN TITLE INSURANCE CO. DATED SEPTEMBER 11, 2023 REFERS TO PREVIOUS OWNER(S)

PREPARED FOR AND MAY BE USED BY:
1. EDF RENEWABLES DISTRIBUTED SOLUTIONS



TEMS OF TABLE A:

Item 2 Property address: Whalen Road Fitchburg, WI 53711

Item 3 The surveyed property is free of any 100/500 year return frequency Flood hazard, and such flood free condition is shown on the federal flood insurance rate map, Community panel no. 55025C0580G with an effective date of January 2, 2009 & 55025C0585H with an effective date of September 17, 2014.

Item 4 Total Gross Land Area= 11,863,272 Sq.Ft. 272.343 acres

Item 6(a) The surveyed property is currently zoned A-X, Exclusive Agriculture
Per A-X, Exclusive Agriculture District Zoning:
-Front yard setback = 35 feet
-Side yard setback = 10 feet
-Rear yard setback = 50 feet
-maximum building height = 35 feet
Source: A zoning report has not been provided at the time of this survey.
(See Zoning Ordinance for other restrictions)

Item 7(a)(b1)(c) Exterior dimensions, square footage and measured heights of all. No Buildings exist on subject property.

Item 8 Substantial features observed in the process of conducting the survey, are as shown on this drawing.

Item 9 Surveyed property has 0 regular parking stalls, 0 handicap stalls and 0 underground parking stalls.

Item 11 All observable evidence for the locations of the water, sewer, gas, cable television, and electric lines and mains as shown on this drawing are based on field markings by locating companies and/or mapping from respective utility company. Therefore, the locations shown on this drawing cannot be guaranteed. Diggers Hotline must be contacted prior to construction.
Diggers Hotline ticket numbers for this survey: 20235107515 & 20235107529

Item 13 Names of adjoining owners according to current tax records, are as shown on this drawing.

Item 15 None used.

Item 16 All observable evidence of earth moving, building construction, or building additions on the surveyed property are shown on this drawing. (None observed)

Item 17 As of the date of this survey, there are no proposed changes in street right of way lines. Observable evidence of recent street or sidewalk construction or repairs, are as shown on this drawing.

Item 18 Other than shown, the surveyed property is not affected by any offsite easements or benefiting servitudes disclosed in the recorded documents.

Item 19 Professional liability insurance policy is carried by the surveyor in the minimum amount of $1,000,000 aggregate and is in effect throughout the contract term.

Item 20 No Wetland determination was made as a part of the survey. The surveyor did not observe any wetlands as of the date of the survey.

BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NW1/4, SECTION 21, T.6N., R.9E. WHICH BEARS: N00°-23'-26"E (VERTICAL DATUM REFERENCED TO NAVD 88)

BENCHMARK INFORMATION

SITE BENCHMARK: (BENCHMARK #1)
Chiseled "X" set on top of east concrete abutment
Elevation: 1024.62'

SITE BENCHMARK: (BENCHMARK #2)
Chiseled "X" set on west side of concrete foundation of high tension power line tower #117158
Elevation: 1077.05'

SITE BENCHMARK: (BENCHMARK #3)
railroad spike set in west face of 10" locust tree
Elevation: 1030.06'

SITE BENCHMARK: (BENCHMARK #4)
Railroad spike set in north face of 15" deciduous tree
Elevation: 1035.04'

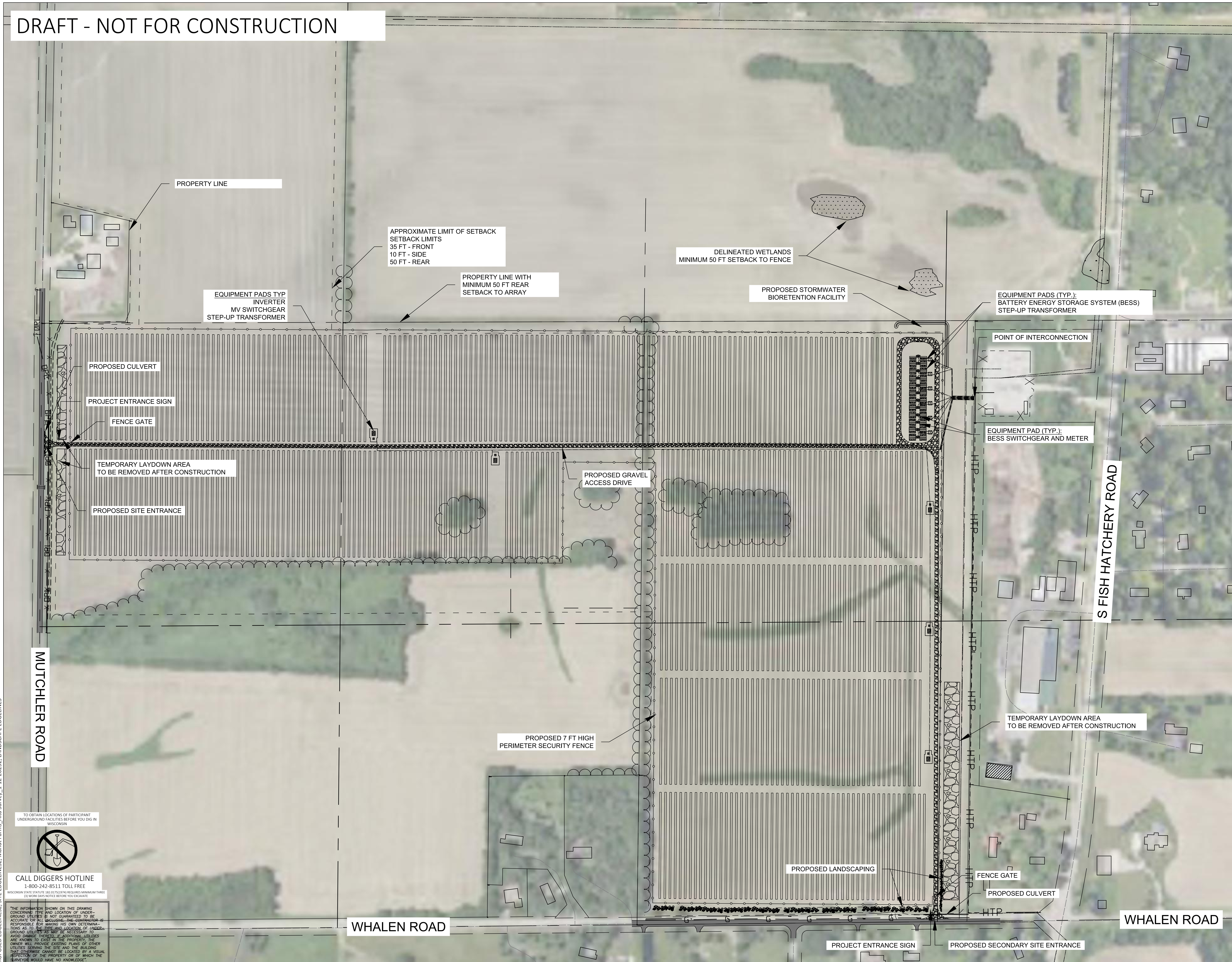
CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
WARNING
CALL BEFORE YOU DIG
48 HOURS BEFORE YOU DIG

DRAWN BY:	J.D.	FIELD WORK DATE:	1-5-23
CHECKED BY:	S.C.D.	FIELD BOOK:	NOTES
JOB NO.:	15098	SHEET	1 OF 5

NO.	DATE	DESCRIPTION	BY
1	1-12-24	Preliminary Survey	JD

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

Attachment B: Site Plan



NORTH

0 200 400 Feet

LEGEND

SYMBOL	DESCRIPTION
	PROPOSED GRAVEL DRIVEWAY
	PROPOSED STEEL FENCE
MV	PROPOSED MEDIUM VOLTAGE CIRCUIT
OE	PROPOSED OVERHEAD CIRCUIT
OE	EXISTING OVERHEAD POWER LINES
	EXISTING PROPERTY LINES
	EXISTING SETBACK LINES
	EXISTING WETLANDS
	EXISTING WETLAND BUFFER ZONES
	CONCRETE
	GRAVEL
	SWAMP/MARSH

NOTES:

1. SITE SPECIFIC FACTORS SUCH AS: TOPOGRAPHY, TREE SHADING, ACCESS DRIVES, DRAINAGE, EXISTING STRUCTURES, PV EQUIPMENT, PAD LOCATIONS, STORMWATER TREATMENT DEVICES, AND UTILITY INTERCONNECTION COULD CHANGE THE FINAL ARRAY AREA, SITE PLAN, AND POWER OUTPUT.
2. PROPERTY LINES AND AERIAL IMAGERY ARE TAKEN FROM PUBLIC SOURCES AND ARE APPROXIMATE IN RELATION TO THE PROJECT AND DO NOT REPRESENT ACTUAL BOUNDARIES IN THE FIELD.
3. IMPERVIOUS SOIL RATIO (ISR) HAS BEEN CALCULATED TO BE LESS THAN 3% INSIDE OF THE PROPOSED FENCELINE.

NO	DATE	BY	REVISION
6	----	----	----
5	----	----	----
4	----	----	----
3	----	----	----
2	----	----	----
1	01/02/2024	NIN	CONCEPTUAL SITE PLAN

ISSUE DATE: XX/XX/XXXX

DESIGN BY NIN | DRAWN BY NIN

EOR PROJECT NO. 01794-0014

EOR
Emmons & Olivier Resources, Inc.
water ecology community
1334 DEWEY COURT
MADISON, WI 53703
Tele: 608.839.4422
www.eorinc.com

EDF renewables
6940 COLUMBIA GATEWAY DRIVE
SUITE #400
COLUMBIA, MD 21046

SUNNYSIDE SOLAR PARTNERS, LLC.
FITCHBURG, DANE COUNTY, WISCONSIN

CONCEPTUAL SITE PLAN

X_001

Plot Date: 01/23/2024
Drawing name: P:\01794_EDF_RE\0014_Mandt_Family_Farms_Solar\09_GIMS\dwg\Sheets\Conceptual Site Plan\Conceptual Site Plan.dwg
Xrefs:, EXISTING EDGELINES2, PROPOSED EDGELINES2, SITE EDGELINES2, Mandt Farms_Alta Survey_1-12-20232, LANDSCAPE EDGELINES

Attachment C: Sunnyside Solar Project Profile

SUNNYSIDE
solar + storage project

Renewable Energy in **Wisconsin**

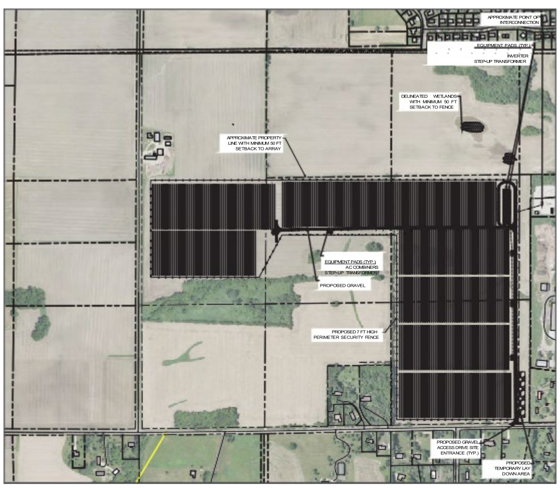
Solar + Storage Project, Dane County | 20 MW solar, 40 MW storage

Solar in Wisconsin

The solar industry has invested more than $1.6 billion in Wisconsin. The state has installed 1,291 megawatts (MWs) of solar energy projects, which represents about 7.8%[1] of the state's net summer generation capacity, and is enough to power more than 212,971 homes and provide 3,274 solar jobs.*

Sunnyside Solar + Storage Project

The proposed Sunnyside Solar + Storage project will be located in the City of Fitchburg, Dane County. The 20 MW solar, 40 MW storage project is expected to reach commercial operation in 2026.



Sunnyside Solar + Storage Project is expected to generate approximately 48,000,000 kilowatt hours (kWh) of clean electricity in year one of operation.

48,000,000 kWh IS EQUIVALENT TO...

6,619	7,570	40,566
HOUSEHOLDS POWERED PER YEAR[2]	PASSENGER CARS DRIVEN PER YEAR[2]	ACRES OF CARBON SEQUESTERING FOREST PER YEAR[2]

**A solar worker is defined as anyone who spends 50% or more of their time working on solar related activities.*

[1]*According to U.S. Energy Information Administration (EIA) Wisconsin Electricity Profile 2022*
[2]*According to U.S. EPA Greenhouse Gas Equivalencies calculations and typical transmission assumptions.*

WHY SOLAR?

- Improves grid resiliency for Madison Gas and Electric (MGE) customers by adding new sources of power to MGE's local energy mix.
- Keeps energy generated at this site for consumption within MGE's service area.
- Allows property owners to keep family ownership of their land and pass it to future generations.
- Avoids more disruptive residential and commercial development and sprawl, with no emissions and minimal noise outside of the project area during operation.
- Preserves land for future farm use by letting overused soil rest and recover.
- Improves local air and water quality by eliminating tilling, fertilizers, pesticides, irrigation, and use of fossil fuel-powered agricultural equipment on the parcels during the life of the project.

About the **Sunnyside Solar + Storage Project**

SOLAR PROJECT BENEFITS

EDF Renewables Distribution-Scale Power, in partnership with Madison Gas and Electric (MGE), is developing a 20 MW solar photovoltaic and 40 MW battery energy storage project in Fitchburg, WI. This Sunnyside Solar Partners, LLC project will occupy up to 130 acres of leased land off Whalen Road and has an expected useful life of up to 40 years. Construction is anticipated to begin in mid-2025 and be complete by late-2026.

The Project will generate emission-free renewable energy into the local power grid for years to come, making electricity more reliable for you and all MGE customers while helping to improve local air and water quality.

EDF Renewables conducts extensive consulting work prior to project construction to address and mitigate environmental and aesthetic impacts. We design our solar sites to fit well within agricultural settings—using agricultural fencing rather than chain link and planting pollinator and native grass seed mixes after construction—to benefit local animals and insects.

To the extent possible, we leverage community knowledge and talent by contracting with local consulting and construction companies. Our solar sites can be fully decommissioned at the end of their operational life and the land returned to its previous—if not an improved—condition and use.

SOLAR PROJECT IMPACTS

Solar projects are low-impact land uses which, once operational, generate no noise, smell, pollution, traffic, impermeable surfaces, or permanent land impacts.

Sunnyside Solar POTENTIAL COMMUNITY IMPACTS

$17M+ in local economic stimulus in the Fitchburg area through direct project spend, including labor, materials, and hospitality.

$1,600,000 in utility aid payments to the City of Fitchburg and to Dane County over the life of the project.

Research partnerships with University of Wisconsin-Madison and Madison Area Technical College.

Agrivoltaic opportunities for local beekeepers and sheep herders.

Let's talk **energy.**

Torry van Slyke
Manager, Project Development
802.359.6534
torry.vanslyke@edf-re.com
www.edf-re.com

SUNNYSIDE solar + storage project

MGE Madison Gas and Electric

Attachment D: Natural Resources Review and Requests for Concurrence

Exhibit D1: Wisconsin Department of Natural Resources Wetlands Concurrence and Map

From: Radermacher, Geri M - DNR <Geri.Radermacher@wisconsin.gov>
Sent: Friday, January 12, 2024 10:07 AM
To: Joe Pallardy <jpallardy@eorinc.com>
Cc: Torry Van Slyke <torry.vanslyke@edf-re.com>; peter.bay@edf-re.com; Dennis Duffin <dennis.duffin@edf-re.com>; Mike Rupiper <mrupiper@eorinc.com>
Subject: RE: Wetland Concurrence Request: Sunnyside (Mandt) Solar -Dane County

Hi Joe,
Thanks for submitting the wetland consultation request for EDF's proposed Mandt (Sunnyside) solar project in Dane County, Office of Energy reviewed the wetland delineation report prepared by TRC Environmental Corporation, dated July 30, 2021, and agree it accurately identifies wetland for state regulatory purposes for the purpose of this project. Please upload this **email and the wetland delineation report** with any WDNR permit application submittals as proof of wetland consultation. Please keep in mind all waterways mapped in the WDNR 24K hydro layer and any additional waterways field located are considered navigable unless determined non-navigable by the WDNR through a navigability determination.

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.)
- resource identification, approvals, permits, or authorizations needed from tribal entities for work within tribal reservation boundaries.

Please note that solar projects proposed by an Independent Power Producer (IPP) that do not trigger a CPCN filing with the PSC (100 MW of generation is the threshold) are reviewed by the WDNR Waterways and Wetland Program, regardless of ultimate use of the power or potential sale to a public utility Those wetland delineations are reviewed by the Wetland Identification Program staff and must be submitted through the e-permitting site. Solar projects proposed by a public utility and/or solar projects proposed by an IPP that generate at least 100 MW (PSC threshold) are reviewed by Office of Energy. Those wetland delineations are reviewed by Office of Energy and are submitted to me directly via email. Future wetland delineations proposed by an IPP that do not trigger a CA or CPCN filing should be directed to the Wetland Identification Program.

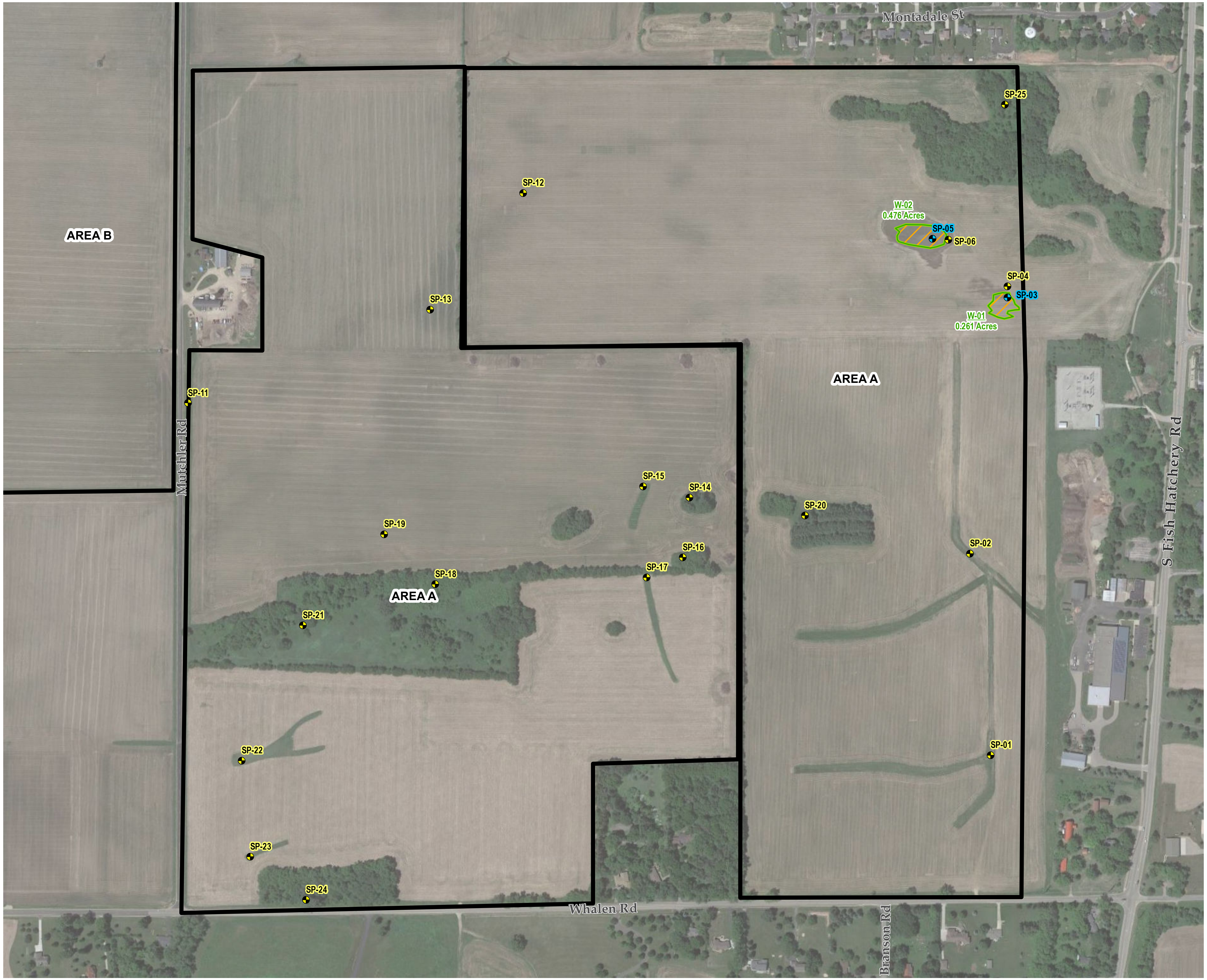
Thanks,
~Geri

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Geri Radermacher
Energy Project Liaison
Office of Energy- https://dnr.wisconsin.gov/topic/Sectors/UtilityPermitting.html
Wisconsin Department of Natural Resources

141 NW Barstow Room 180
Waukesha WI 53188
Cell Phone: (262) 239-0994
geri.radermacher@wi.gov

dnr.wi.gov



LEGEND

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

NOTES:

1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO AND PARTNERS, JUNE 13, 2020.

0 450 900 Feet

1 " = 450 '

1:5,400

PROJECT:

MANDT SOLAR PROJECT
FITCHBURG, WISCONSIN

TITLE:

WETLAND AND WATERWAY DELINEATION MAP
AREA A

DRAWN BY:	S. RAY	PROJ NO.:	424419
CHECKED BY:	N. YUKNIS	**EXHIBIT A**	
APPROVED BY:	L. GIESE		
DATE:	JULY 2021		

TRC

505 East Huntland Drive, Suite 250
Austin, TX 78752
Phone: 512.329.6080
www.trcsolutions.com

FILE NO.: 424419_WW_DelineationAreaA.mxd

TRC - GIS

Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet (Foot US)
Map Rotation: 0

Plot Date: 7/27/2021, 15:43:50 PM by SRAY -- LAYOUT: ANSI B(11"x17")
Path: S:\1-PROJECTS\EDF_Renewables\Mandt_Solar\424419\9-MXD\Wetland_Delineation\424419_WW_DelineationAreaA.mxd

Attachment D: Natural Resources Review and Requests for Concurrence

Exhibit D2: Wisconsin Department of Natural Resources Endangered Species Review & Concurrence

Endangered Resources Preliminary Assessment

Created on **12/13/2023**. This report is good for one year after the created date.

DNR staff will be reviewing the ER Preliminary Assessments to verify the results provided by the Public Portal. ER Preliminary Assessments are only valid if the project habitat and waterway-related questions are answered accurately based on current site conditions. If an assessment is deemed invalid, a full ER review may be required even if the assessment indicated otherwise.

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 next steps.

An ER Review is needed 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). Therefore you should request an Endangered Resources Review https://dnr.wi.gov/topic/ERReview/Review.html 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.

One (or more) of the following situations apply:

- The species recorded are state or federal threatened or endangered animals.
- 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.
- The project site overlaps the Karner Blue Butterfly High Potential Range.
- The project overlaps the Rusty Patched Bumble Bee High Potential Zone.

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.

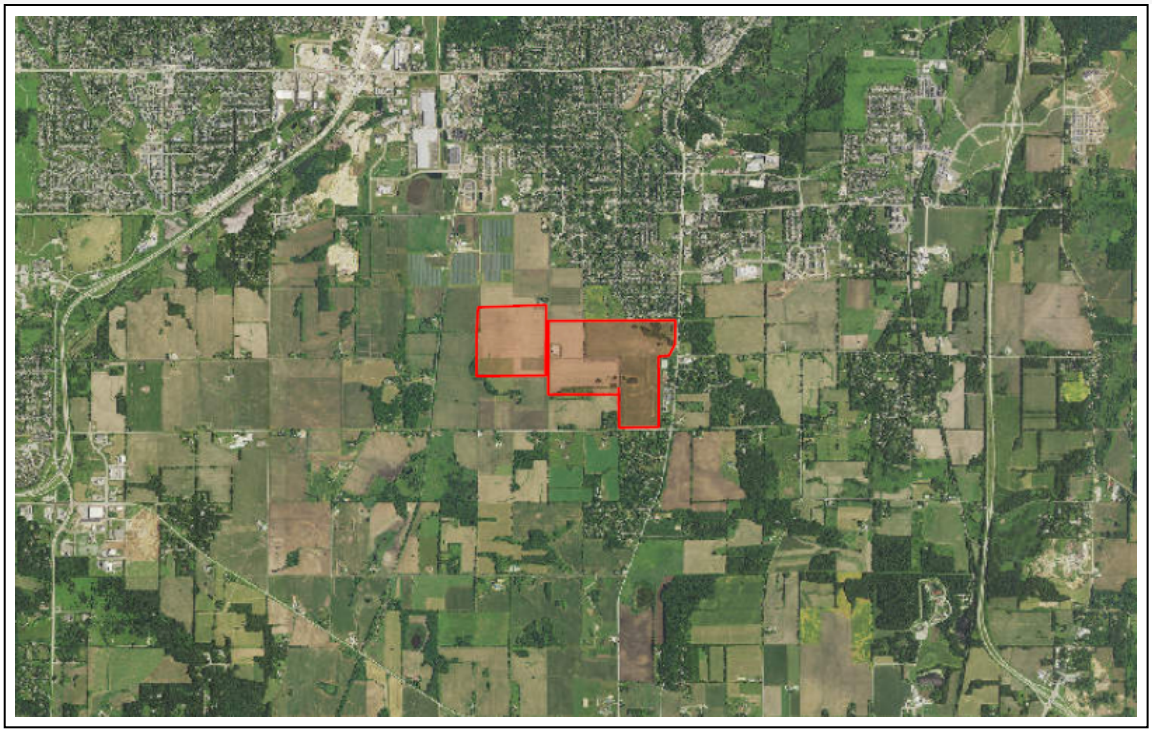
Project Information

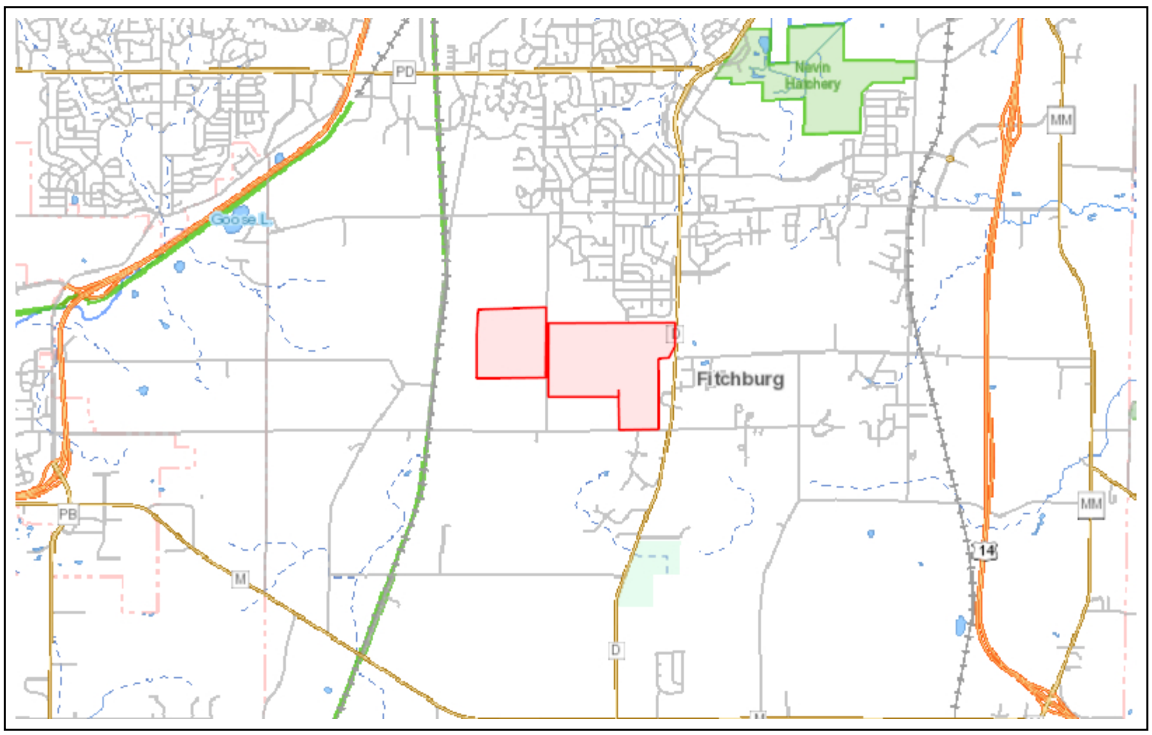
Landowner name	**EDF Renewables**
Project address	**Dane County**
Project description	**This is a potential 453.3 acre solar facility located in Dane County WI**

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 or shrub removal?	**Yes**
Is project near (within 300 ft) a waterbody or a shoreline?	**No**
Is project within a waterbody or along the shoreline?	**No**

Project Area Maps





Endangered Resources Review for the Proposed Sunnyside Solar, Dane County
(ER Log # 24-019)

Section A. Location and brief description of the proposed project

Based on information provided by the ER Certified Reviewer and attached materials, the proposed project consists of the following:

Location	Dane County - T06N R09E S21
Project Description	The proposed project would construct a solar garden within a privately-owned site approximately 112 acres in size. The proposed project would have a 20MW AC/29 MW DC plate generation capacity. Construction of the site would include installation of solar panels, construction of gravel access drives, construction of equipment pads for battery energy storage and other electrical equipment, and installation of a 7-ft high perimeter security fence. Grading will be required for construction of access drives and equipment pads. Grading for panel installation will be minimized to the maximum extent practicable. The only uncultivated areas proposed for project infrastructure/disturbance include a wooded area, a wood row, and vegetated swales in the east portion of the site, along with a small portion of roadside along Whalen Road at the proposed site access point. Tree removal is proposed prior to March 15, 2024.The project is proposed to be planted into native vegetation following construction.
Project Timing	May-December 2024; Tree removals prior to March 15 2024.
Current Habitat	The site is predominantly in row crop agriculture with several small areas of wooded and herbaceous vegetation. A wetland delineation conducted at the site identified no wetlands within the proposed project area, though two isolated wetlands were delineated to the north within 300 meters of the project area.
Impacts to Wetlands or Waterbodies	None
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 Certified Coordinator 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
Stream--Slow, Hard, Warm *(Stream--slow, hard, warm)*	Community~	NA	
Pale Purple Coneflower *(Echinacea pallida)*	Plant	THR	
Blanding's Turtle *(Emydoidea blandingii)*	Turtle~	SC/P	SOC

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	This project overlaps the Rusty Patched Bumble Bee (RPBB) High Potential Zone and contains suitable habitat, such as wooded and perennial herbaceous areas, for the bee. While take of the bee is prohibited per the federal Endangered Species Act, this project has no federal nexus. Therefore, recommended (voluntary) follow-up actions for the Rusty patched bumble bee may include: Assuming presence and following one or more of the USFWS' recommended conservation measures below (as applicable) For prescribed fire, mowing/haying, grazing, pesticide use and tree clearing/thinning, follow the voluntary conservation measures outlined in the Conservation Management Guidelines for the Rusty Patched Bumble Bee (Bombus affinis) document. (https://www.fws.gov/sites/default/files/documents/ConservationGuidanceRPBBv1_27Feb2018_0.pdf) For all other projects: • use native trees, shrubs and flowering plants in landscaping, • provide plants that bloom from spring through fall (Wisconsin Native Plant Species List: https://p.widencdn.net/tanvm9/NH0936), • remove and control invasive plants in any habitat used for foraging, nesting, or overwintering

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

State Status: THR

Impact Type	Impact possible
Recommended Measures	Time of year restriction,Surveys
Description of Recommended Measures	The vast majority of the project area is not suitable habitat (row crop agriculture, wooded areas) or would not be disturbed by project activities (e.g. large herbaceous vegetation area on southwest edge of site). However, Pale Purple Coneflower often occurs along roadsides. A very small area of roadside will be modified for the access drive, and this small area is conservatively assumed as suitable habitat. Suitable habitat for the Pale Purple Coneflower may be impacted by this project. Although not required because the project is on private lands, we recommend that you avoid or minimize take of the Pale Purple Coneflower. Avoidance and minimization efforts may include: • site surveys to confirm presence/absence of species and fencing off areas of occupied habitat, or • conducting work above ground (avoiding impacts to the root system) during the plant's dormant season (during winter under frozen ground conditions). 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.

Additional Recommendations

Erosion Measures
The project site is located near within 300 feet of a delineated wetland, and we strongly recommend implementing erosion and runoff prevention measures during the course of the project.

Please note that erosion control netting (also known as erosion control blankets, erosion mats or erosion mesh netting) used to prevent erosion during the establishment of vegetation can have detrimental effects on local snake and other wildlife populations. Plastic netting without independent movement of strands can easily entrap snakes moving through the area, leading to dehydration, desiccation, and eventually mortality. Netting that contains biodegradable thread with the "leno" or "gauze" weave (contains strands that are able to move independently) appears to have the least impact on snakes and should be used in areas adjacent to or near any waterbody.

If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.

Pollinator Habitat
It is highly recommended that a native seed mix with flowering species be used not only around the perimeter of the solar facility but within the panel array as well. This native mix will benefit the state's pollinators such as butterflies and bumble bees, many of which have steadily been in decline in recent years. Threats including climate change, pesticide use and habitat loss are having a devastating impact on their populations. Efforts are being made at the state and federal levels to increase the number

of milkweed stems for monarchs on the landscape as well as species that flower throughout the growing season to benefit other pollinators.

Wildlife Permeable Fencing
To facilitate small wildlife movement, it is recommended that wildlife permeable fencing be installed around the solar arrays. This can include either raising the fence a minimum of 6", installing 1' x 1' openings every 50-100', and/or flipping agriculture fence upside down so the larger openings are on the bottom.

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

• 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	Nine Springs Creek is located over 1.9 miles northeast of the project area. Based on distance from the project area and lack of direct connection to Nine Springs Creek, no impacts are anticipated.

• Blanding's Turtle (*Emydoidea blandingii*) - Turtle~

State Status: SC/P**Federal Status:** SOC

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	Suitable wetlands and waterways for the Blanding's turtle are not present within 300m of 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 this ER Review letter and additional attachments. 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:
    - '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.
    - 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.
    - '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 <u>adverse</u> 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. Contact Information

The Proposed ER Review for this project was requested and conducted by the following:

> Requester: Jimmy Marty, 1919 University Ave West, Ste 300 Saint Paul, MN 55104
>
> Invoice will be sent to: Jimmy Marty 1919 University Ave West, Ste 300 Saint Paul, MN 55104
>
> Proposed ER Review conducted by: Jimmy Marty, jmarty@eorinc.com, EOR, 651-295-4674

The Proposed ER Review was subsequently reviewed, modified (if needed), and approved by Wisconsin Department of Natural Resources (DNR):

> Proposed ER Review approved by: Stacy Rowe, stacy.rowe@wi.gov, ER Review Program, DNR, 101 S. Webster St., PO Box 7921, Madison, Wisconsin 53707

DNR Signature:	Stacy Rowe	01/05/24

Section F. 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 Certified ER Reviewers. A copy of this document is available upon request by contacting the ER Certification Coordinator at 608-266-5241

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:

- <u>Federally-protected species</u> 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).

- <u>Animals</u> (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.).

- <u>Plants</u> 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.).

- <u>Special Concern</u> 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 <u>may require or strongly encourage protection</u> 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.

- <u>State Natural Areas</u> (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.

Attachment D: Natural Resources Review and Requests for Concurrence

Exhibit D3: USFWS IPaC Official Species List

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 858-0793 Fax: (952) 646-2873

In Reply Refer To: August 28, 2023
Project Code: 2023-0122165
Project Name: Mandt Solar, LLC

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

To Whom It May Concern:

This response has been generated by the Information, Planning, and Conservation (IPaC) system to provide information on natural resources that could be affected by your project. The U.S. Fish and Wildlife Service (Service) provides this response under the authority of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq*.).

Threatened and Endangered Species
The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and may be affected by your proposed project. The species list fulfills the requirement for obtaining a Technical Assistance Letter from the U.S. Fish and Wildlife Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

Consultation Technical Assistance
Please refer to refer to our Section 7 website for guidance and technical assistance, including step-by-step instructions for making effects determinations for each species that might be present and for specific guidance on the following types of projects: projects in developed areas, HUD, CDBG, EDA, USDA Rural Development projects, pipelines, buried utilities, telecommunications, and requests for a Conditional Letter of Map Revision (CLOMR) from FEMA.

We recommend running the project (if it qualifies) through our **Minnesota-Wisconsin Federal Endangered Species Determination Key (Minnesota-Wisconsin ("D-key"))**. A demonstration video showing how-to access and use the determination key is available. Please note that the Minnesota-Wisconsin D-key is the third option of 3 available d-keys. D-keys are tools to help Federal agencies and other project proponents determine if their proposed action has the potential to adversely affect federally listed species and designated critical habitat. The Minnesota-Wisconsin D-key includes a structured set of questions that assists a project proponent in determining whether a proposed project qualifies for a certain predetermined consultation outcome for all federally listed species found in Minnesota and Wisconsin (except for the northern long-eared bat- see below), which includes determinations of “no effect” or “may affect, not likely to adversely affect." In each case, the Service has compiled and analyzed the best available information on the species’ biology and the impacts of certain activities to support these determinations.

If your completed d-key output letter shows a "No Effect" (NE) determination for all listed species, print your IPaC output letter for your files to document your compliance with the Endangered Species Act.

For Federal projects with a “Not Likely to Adversely Affect” (NLAA) determination, our concurrence becomes valid if you do not hear otherwise from us after a 30-day review period, as indicated in your letter.

If your d-key output letter indicates additional coordination with the Minnesota-Wisconsin Ecological Services Field Office is necessary (i.e., you get a “May Affect” determination), you will be provided additional guidance on contacting the Service to continue ESA coordination outside of the key; ESA compliance cannot be concluded using the key for “May Affect” determinations unless otherwise indicated in your output letter.

Note: Once you obtain your official species list, you are not required to continue in IPaC with d-keys, although in most cases these tools should expedite your review. If you choose to make an effects determination on your own, you may do so. If the project is a Federal Action, you may want to review our section 7 step-by-step instructions before making your determinations.

Using the IPaC Official Species List to Make No Effect and May Affect Determinations for Listed Species

1. If IPaC returns a result of “There are no listed species found within the vicinity of the project,” then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Concurrence from the Service is not required for **no effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.
2. If IPaC returns one or more federally listed, proposed, or candidate species as potentially present in the action area of the proposed project – other than bats (see below) – then project proponents must determine if proposed activities will have **no effect** on or **may affect** those species. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain Life History Information for Listed and Candidate Species on our office website. If no impacts will occur to a species on the IPaC species list (e.g., there is no habitat present in the project area), the appropriate determination is **no effect**. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.

3. Should you determine that project activities **may affect** any federally listed, please contact our office for further coordination. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

Northern Long-Eared Bats
Northern long-eared bats occur throughout Minnesota and Wisconsin and the information below may help in determining if your project may affect these species.

This species hibernates in caves or mines only during the winter. In Minnesota and Wisconsin, the hibernation season is considered to be November 1 to March 31. During the active season (April 1 to October 31) they roost in forest and woodland habitats. Suitable summer habitat for northern long-eared bats consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥3 inches dbh for northern long-eared bat that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of forested/wooded habitat. Northern long-eared bats have also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat and evaluated for use by bats. If your project will impact caves or mines or will involve clearing forest or woodland habitat containing suitable roosting habitat, northern long-eared bats could be affected.

Examples of unsuitable habitat include:

- Individual trees that are greater than 1,000 feet from forested or wooded areas,
- Trees found in highly developed urban areas (e.g., street trees, downtown areas),
- A pure stand of less than 3-inch dbh trees that are not mixed with larger trees, and
- A monoculture stand of shrubby vegetation with no potential roost trees.

If IPaC returns a result that northern long-eared bats are potentially present in the action area of the proposed project, project proponents can conclude the proposed activities **may affect** this species **IF** one or more of the following activities are proposed:

- Clearing or disturbing suitable roosting habitat, as defined above, at any time of year,
- Any activity in or near the entrance to a cave or mine,
- Mining, deep excavation, or underground work within 0.25 miles of a cave or mine,
- Construction of one or more wind turbines, or
- Demolition or reconstruction of human-made structures that are known to be used by bats based on observations of roosting bats, bats emerging at dusk, or guano deposits or stains.

If none of the above activities are proposed, project proponents can conclude the proposed activities will have **no effect** on the northern long-eared bat. Concurrence from the Service is not required for **No**

Effect determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.

If any of the above activities are proposed, and the northern long-eared bat appears on the user's species list, the federal project user will be directed to either the range-wide northern long-eared bat D-key or the Federal Highways Administration, Federal Railways Administration, and Federal Transit Administration Indiana bat/ Northern long-eared bat D-key, depending on the type of project and federal agency involvement. Similar to the Minnesota-Wisconsin D-key, these d-keys helps to determine if prohibited take might occur and, if not, will generate an automated verification letter.

Please note: On November 30, 2022, the Service published a proposal final rule to reclassify the northern long-eared bat as endangered under the Endangered Species Act. On January 26, 2023, the Service published a 60-day extension for the final reclassification rule in the Federal Register, moving the effective listing date from January 30, 2023, to March 31, 2023. This extension will provide stakeholders and the public time to preview interim guidance and consultation tools before the rule becomes effective. When available, the tools will be available on the Service's northern long-eared bat website (https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis). Once the final rule goes into effect on March 31, 2023, the 4(d) D-key will no longer be available (4(d) rules are not available for federally endangered species) and will be replaced with a new Range-wide NLEB D-key (range-wide d-key). For projects not completed by March 31, 2023, that were previously reviewed under the 4(d) d-key, there may be a need for reinitiation of consultation. For these ongoing projects previously reviewed under the 4(d) d-key that may result in incidental take of the northern long-eared bat, we recommend you review your project using the new range-wide d-key once available. If your project does not comply with the range-wide d-key, it may be eligible for use of the Interim (formal) Consultation framework (framework). The framework is intended to facilitate the transition from the 4(d) rule to typical Section 7 consultation procedures for federally endangered species and will be available only until spring 2024. Again, when available, these tools (new range-wide d-key and framework) will be available on the Service's northern long-eared bat website.

Whooping Crane

Whooping crane is designated as a non-essential experimental population in Wisconsin and consultation under Section 7(a)(2) of the Endangered Species Act is only required if project activities will occur within a National Wildlife Refuge or National Park. If project activities are proposed on lands outside of a National Wildlife Refuge or National Park, then you are not required to consult. For additional information on this designation and consultation requirements, please review "Establishment of a Nonessential Experimental Population of Whooping Cranes in the Eastern United States."

Other Trust Resources and Activities

Bald and Golden Eagles - Although the bald eagle has been removed from the endangered species list, this species and the golden eagle are protected by the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. Should bald or golden eagles occur within or near the project area please contact our office for further coordination. For communication and wind energy projects, please refer to additional guidelines below.

Migratory Birds - The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The Service has the responsibility under the MBTA to proactively prevent the mortality of migratory birds whenever possible and we encourage implementation of recommendations that minimize potential impacts to migratory birds. Such measures include clearing forested habitat outside the nesting season (generally March 1 to August 31) or conducting nest surveys prior to clearing to avoid injury to eggs or nestlings.

Communication Towers - Construction of new communications towers (including radio, television, cellular, and microwave) creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. However, the Service has developed voluntary guidelines for minimizing impacts.

Transmission Lines - Migratory birds, especially large species with long wingspans, heavy bodies, and poor maneuverability can also collide with power lines. In addition, mortality can occur when birds, particularly hawks, eagles, kites, falcons, and owls, attempt to perch on uninsulated or unguarded power poles. To minimize these risks, please refer to guidelines developed by the Avian Power Line Interaction Committee and the Service. Implementation of these measures is especially important along sections of lines adjacent to wetlands or other areas that support large numbers of raptors and migratory birds.

Wind Energy - To minimize impacts to migratory birds and bats, wind energy projects should follow the Service's Wind Energy Guidelines. In addition, please refer to the Service's Eagle Conservation Plan Guidance, which provides guidance for conserving bald and golden eagles in the course of siting, constructing, and operating wind energy facilities.

State Department of Natural Resources Coordination

While it is not required for your Federal section 7 consultation, please note that additional state endangered or threatened species may also have the potential to be impacted. Please contact the Minnesota or Wisconsin Department of Natural Resources for information on state listed species that may be present in your proposed project area.

Minnesota
Minnesota Department of Natural Resources - Endangered Resources Review Homepage
Email: Review.NHIS@state.mn.us

Wisconsin
Wisconsin Department of Natural Resources - Endangered Resources Review Homepage
Email: DNRERReview@wi.gov

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

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:

Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
(952) 858-0793

PROJECT SUMMARY

Project Code: 2023-0122165
Project Name: Mandt Solar, LLC
Project Type: Power Gen - Solar
Project Description: This is a potential solar site located in Dane County, WI. The site is approximately 454-acres. The timeline for this project has not yet been determined.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.98493315,-89.43873981115658,14z

Counties: Dane County, Wisconsin

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 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 Fisheries[1], 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.

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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 *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* 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
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate
Rusty Patched Bumble Bee *Bombus affinis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9383 General project design guidelines: https://ipac.ecosphere.fws.gov/project/TGF3SHIHUZADFBD3V3T27MSGN4/documents/generated/5967.pdf	Endangered

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid *Platanthera leucophaea* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened
Prairie Bush-clover *Lespedeza leptostachya* 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.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

MIGRATORY BIRD INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER POND

- PUBHx

FRESHWATER EMERGENT WETLAND

- PEM1C

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Hallie Brychel
Address: 1334 Dewey Ct.
City: Madison
State: WI
Zip: 53703
Email hbrychel@eorinc.com
Phone: 6082927844

Attachment E: Visual Renderings/Viewshed

Sunnyside Solar: Byrne Park Pavilion

East Southwest South Southwest

Panoramic View

The image above is a +/- 180° Panoramic view from the Byrne Park Pavilion approximately 2,075 feet north of the Project, panning from east (left) to west (right). The yellow rectangle represents the extent of the simulation photo.

General Information

Base Photography

Date: January 4, 2024
Time: 12:02 pm
Image Size: 6,048 x 4,024 pixels

Camera Properties

Camera Make/Model: Nikon Z 6II
Sensor Dimensions: 35.9 mm x 23.9 mm
Lens Make/Model: Nikkor Z 24-70 mm
Lens Focal Length: 50 mm
Approximate Angles of View:
39.6° wide and 27° high
Camera Height: 1.5 meters (5 feet)

Viewpoint Information

Location: Byrne Park Pavilion
Viewpoint Elevation: 1,050 feet (Approx.)
Orientation: Looking southwest

Simulation Viewing Notes

The simulation is properly printed on an 11-by-17 inches sheet at actual size. The simulated image is at the proper perspective when viewed at 23.5 inches from the eye or at a distance of approximately twice the image height. If viewed on a computer monitor, use the highest screen resolution.

Project Design

The simulation is based on the best information available in January 2024.

Sheet Information

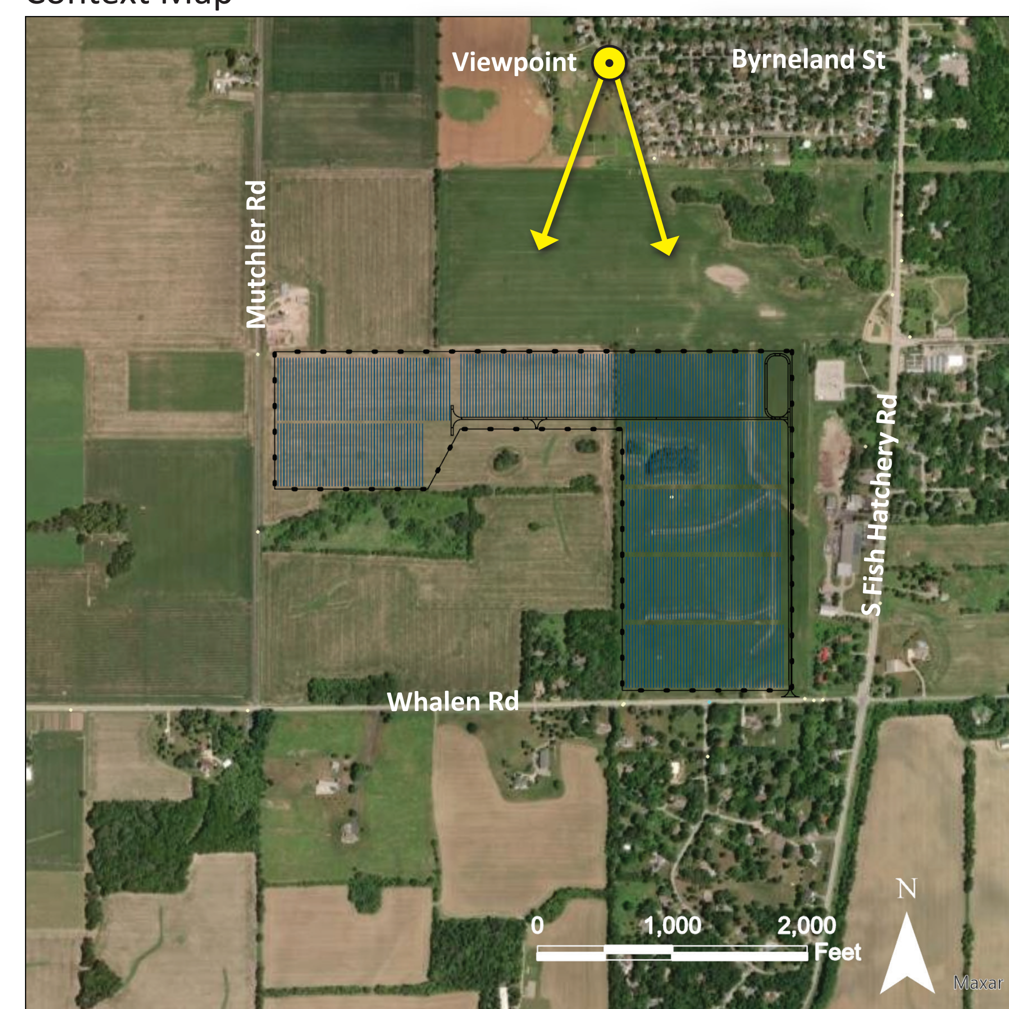
Sheet 1
Information Sheet

Sheet 2
Existing Conditions
View looking directly towards the Project, as represented by the yellow rectangle in the panoramic view above.

Sheet 3
Simulated Conditions
View looking directly towards the proposed solar array.

Sheet 4
Simulated Conditions with Mitigation Plantings
Looking at the proposed project with 3 years of anticipated growth from the proposed mitigation plantings.

Context Map



T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

Simulation 1: Existing Conditions

Simulation 1: Simulated Conditions

Simulation 1: Simulated Conditions With Mitigation Plantings

Sunnyside Solar: Branson Road

Northwest
North
Northeast

Panoramic View

The image above is a +/- 180° Panoramic view from Branson Road approximately 530 feet south of the Project, panning from west (left) to east (right). The yellow rectangle represents the extent of the simulation photo.

General Information

Base Photography

Date: January 4, 2024
Time: 5:07 pm
Image Size: 6,048 x 4,024 pixels

Camera Properties

Camera Make/Model: Nikon Z 6II
Sensor Dimensions: 35.9 mm x 23.9 mm
Lens Make/Model: Nikkor Z 24-70 mm
Lens Focal Length: 50 mm
Approximate Angles of View:
39.6° wide and 27° high
Camera Height: 1.5 meters (5 feet)

Viewpoint Information

Location: Branson Road
Viewpoint Elevation: 1,109 feet (Approx.)
Orientation: Looking north

Simulation Viewing Notes

The simulation is properly printed on an 11-by-17 inches sheet at actual size. The simulated image is at the proper perspective when viewed at 23.5 inches from the eye or at a distance of approximately twice the image height. If viewed on a computer monitor, use the highest screen resolution.

Project Design

The simulation is based on the best information available in January 2024.

Sheet Information

Sheet 1
Information Sheet

Sheet 2
Existing Conditions
View looking directly towards the Project, as represented by the yellow rectangle in the panoramic view above.

Sheet 3
Simulated Conditions
View looking directly towards the proposed solar array.

Sheet 4
Simulated Conditions with Mitigation Plantings
Looking at the proposed project with 3 years of anticipated growth from the proposed mitigation plantings.

Sheet 5
Simulated Conditions with Mitigation Plantings (Leaves On)
Looking at the proposed project with 3 years of anticipated growth from the proposed mitigation plantings in leaves-on conditions.

Context Map

T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

Simulation 2: Existing Conditions

Simulation 2: Simulated Conditions

Sunnyside Solar: Photographic Simulation

BRANSON ROAD (Sheet 4 of 5)

Simulation 2: Simulated Conditions With Mitigation Plantings

Simulation 2: Simulated Conditions With Mitigation Plantings (Leaves On)

Sunnyside Solar: S Fish Hatchery Road Bike Path

South Southwest West Northwest

Panoramic View

The image above is a +/- 180° Panoramic view from the South Fish Hatchery Road Bike Path approximately 875 feet northeast of the Project, panning from south (left) to north (right). The yellow rectangle represents the extent of the simulation photo.

General Information

Base Photography

Date: January 4, 2024
Time: 4:16 pm
Image Size: 6,048 x 4,024 pixels

Camera Properties

Camera Make/Model: Nikon Z 6II
Sensor Dimensions: 35.9 mm x 23.9 mm
Lens Make/Model: Nikkor Z 24-70 mm
Lens Focal Length: 50 mm
Approximate Angles of View:
39.6° wide and 27° high
Camera Height: 1.5 meters (5 feet)

Viewpoint Information

Location: S Fish Hatchery Road Bike Path
Viewpoint Elevation: 1,035 feet (Approx.)
Orientation: Looking southwest

Simulation Viewing Notes

The simulation is properly printed on an 11-by-17 inches sheet at actual size. The simulated image is at the proper perspective when viewed at 23.5 inches from the eye or at a distance of approximately twice the image height. If viewed on a computer monitor, use the highest screen resolution.

Project Design

The simulation is based on the best information available in January 2024.

Sheet Information

Sheet 1
Information Sheet

Sheet 2
Existing Conditions
View looking directly towards the Project, as represented by the yellow rectangle in the panoramic view above.

Sheet 3
Simulated Conditions
View looking directly towards the proposed solar array.

Context Map

T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

Simulation 3: Existing Conditions

Simulation 3: Simulated Conditions

Sunnyside Solar: Whalen Road (Looking Northwest)

West Northwest North Northeast

Panoramic View

The image above is a +/- 180° Panoramic view from Whalen Road approximately 230 feet southeast of the Project, panning from southwest (left) to northeast (right). The yellow rectangle represents the extent of the simulation photo.

General Information

Base Photography

Date: January 4, 2024
Time: 3:05 pm
Image Size: 6,048 x 4,024 pixels

Camera Properties

Camera Make/Model: Nikon Z 6II
Sensor Dimensions: 35.9 mm x 23.9 mm
Lens Make/Model: Nikkor Z 24-70 mm
Lens Focal Length: 50 mm
Approximate Angles of View:
39.6° wide and 27° high
Camera Height: 1.5 meters (5 feet)

Viewpoint Information

Location: Whalen Road
Viewpoint Elevation: 1,075 feet (Approx.)
Orientation: Looking northwest

Simulation Viewing Notes

The simulation is properly printed on an 11-by-17 inches sheet at actual size. The simulated image is at the proper perspective when viewed at 23.5 inches from the eye or at a distance of approximately twice the image height. If viewed on a computer monitor, use the highest screen resolution.

Project Design

The simulation is based on the best information available in January 2024.

Sheet Information

Sheet 1
Information Sheet

Sheet 2
Existing Conditions
View looking directly towards the Project, as represented by the yellow rectangle in the panoramic view above.

Sheet 3
Simulated Conditions
View looking directly towards the proposed solar array.

Sheet 4
Simulated Conditions with Mitigation Plantings
Looking at the proposed project with 3 years of anticipated growth from the proposed mitigation plantings.

Sheet 5
Simulated Conditions with Mitigation Plantings (Leaves On)
Looking at the proposed project with 3 years of anticipated growth from the proposed mitigation plantings in leaves-on conditions.

Context Map

T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

Simulation 4: Existing Conditions

WHALEN ROAD (LOOKING NORTHWEST) (Sheet 2 of 5)

WHALEN ROAD (LOOKING NORTHWEST) (Sheet 3 of 5)

Simulation 4: Simulated Conditions

WHALEN ROAD (LOOKING NORTHWEST) (Sheet 4 of 5)

Simulation 4: Simulated Conditions With Mitigation Plantings

Simulation 4: Simulated Conditions With Mitigation Plantings (Leaves On)

Sunnyside Solar: Whalen Road (Looking Northeast)

Simulation 5
(Sheet 1 of 5)

Northwest North Northeast

Panoramic View

The image above is a +/- 180° Panoramic view from Whalen Road approximately 230 feet southwest of the Project, panning from southwest (left) to northeast (right). The yellow rectangle represents the extent of the simulation photo.

General Information

Base Photography

Date: January 4, 2024
Time: 2:56 pm
Image Size: 6,048 x 4,024 pixels

Camera Properties

Camera Make/Model: Nikon Z 6II
Sensor Dimensions: 35.9 mm x 23.9 mm
Lens Make/Model: Nikkor Z 24-70 mm
Lens Focal Length: 50 mm
Approximate Angles of View:
39.6° wide and 27° high
Camera Height: 1.5 meters (5 feet)

Viewpoint Information

Location: Whalen Road
Viewpoint Elevation: 1,040 feet (Approx.)
Orientation: Looking northeast

Simulation Viewing Notes

The simulation is properly printed on an 11-by-17 inches sheet at actual size. The simulated image is at the proper perspective when viewed at 23.5 inches from the eye or at a distance of approximately twice the image height. If viewed on a computer monitor, use the highest screen resolution.

Project Design

The simulation is based on the best information available in January 2024.

Sheet Information

Sheet 1
Information Sheet

Sheet 2
Existing Conditions
View looking directly towards the Project, as represented by the yellow rectangle in the panoramic view above.

Sheet 3
Simulated Conditions
View looking directly towards the proposed solar array.

Sheet 4
Simulated Conditions with Mitigation Plantings
Looking at the proposed project with 3 years of anticipated growth from the proposed mitigation plantings.

Sheet 5
Simulated Conditions with Mitigation Plantings (Leaves On)
Looking at the proposed project with 3 years of anticipated growth from the proposed mitigation plantings in leaves-on conditions.

Context Map

Simulation 5: Existing Conditions

WHALEN ROAD (LOOKING NORTHEAST) (Sheet 2 of 5)

Simulation 5: Simulated Conditions

WHALEN ROAD (LOOKING NORTHEAST)

Simulation 5: Simulated Conditions With Mitigation Plantings

Simulation 5: Simulated Conditions With Mitigation Plantings (Leaves On)

Sunnyside Solar: Wildwood South Prairie Park

Panoramic View

The image above is a +/- 180° Panoramic view from Wildwood South Prairie Park approximately 3,470 feet north of the Project, panning from east (left) to west (right). The yellow rectangle represents the extent of the simulation photo.

General Information

Base Photography

Date: January 4, 2024
Time: 11:42 am
Image Size: 6,048 x 4,024 pixels

Camera Properties

Camera Make/Model: Nikon Z 6II
Sensor Dimensions: 35.9 mm x 23.9 mm
Lens Make/Model: Nikkor Z 24-70 mm
Lens Focal Length: 50 mm
Approximate Angles of View:
39.6° wide and 27° high
Camera Height: 1.5 meters (5 feet)

Viewpoint Information

Location: Wildwood South Prairie Park
Viewpoint Elevation: 1,029 feet (Approx.)
Orientation: Looking southeast

Simulation Viewing Notes

The simulation is properly printed on an 11-by-17 inches sheet at actual size. The simulated image is at the proper perspective when viewed at 23.5 inches from the eye or at a distance of approximately twice the image height. If viewed on a computer monitor, use the highest screen resolution.

Project Design

The simulation is based on the best information available in January 2024.

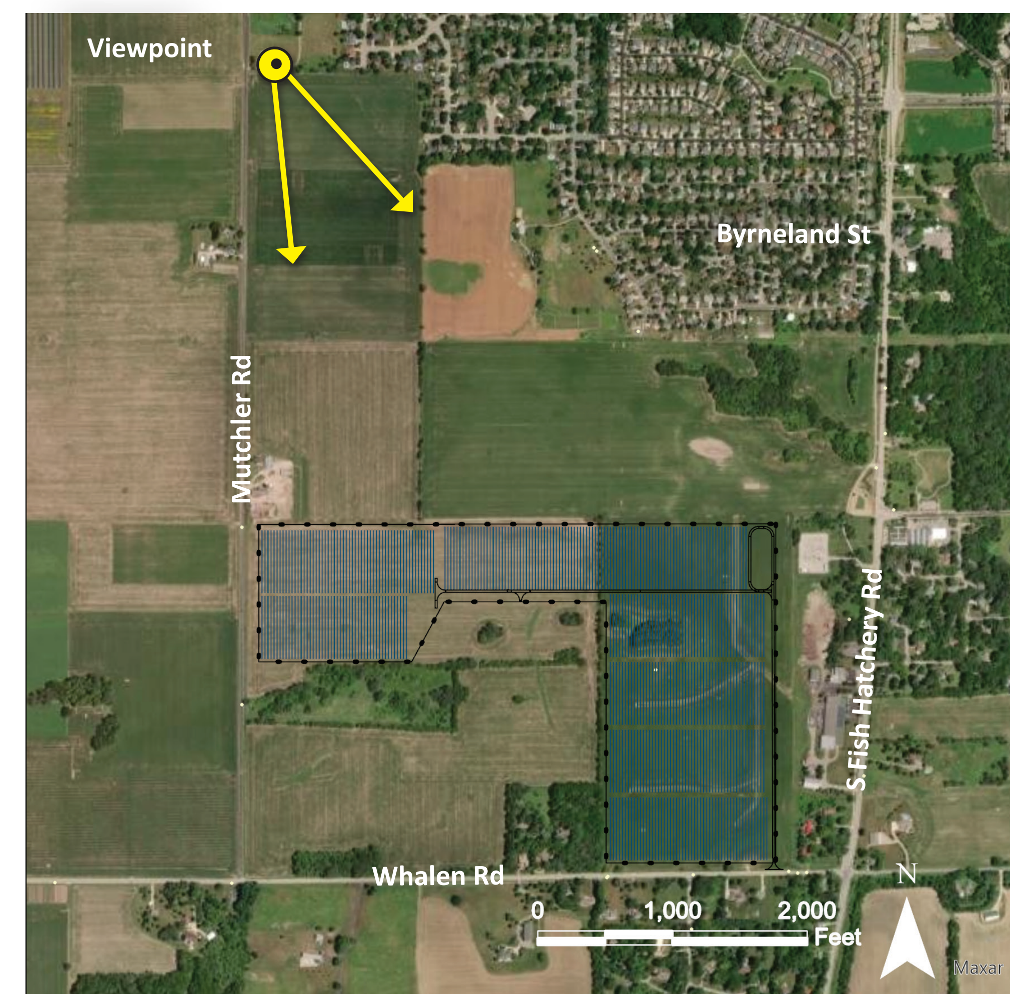
Sheet Information

Sheet 1
Information Sheet

Sheet 2
Existing Conditions
View looking directly towards the Project, as represented by the yellow rectangle in the panoramic view above.

Sheet 3
Simulated Conditions
View looking directly towards the proposed solar array.

Context Map



T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

Simulation 6: Existing Conditions

WILDWOOD SOUTH PRAIRIE PARK   (Sheet 3 of 3)

Simulation 6: Simulated Conditions

Attachment F: Operations Plan

Sunnyside Energy Center
Solar + Storage Generating Facility Operations Plan

Type of Activity Proposed: The Sunnyside Energy Center solar + storage project ("Project" or "Facility") is a proposed electricity generation plant consisting of solar modules, battery energy storage, and associated collection equipment that delivers power to the local electric grid. The Project will have a maximum capacity of up to approximately 20 megawatts (MW) alternating current (AC) of solar and 40 MW_{AC} capacity by 4 hours duration of a battery energy storage system ("BESS"). The on-site equipment at the Facility will consist 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 Madison Gas and Electric's ("MGE's") existing electric distribution system. The Facility's BESS will accept AC electricity from the substation, store that energy in lithium-ion batteries, and discharge the stored energy back to MGE's electric distribution system during for consumption by Fitchburg-area homes, public buildings, and businesses.

The Facility will be an unstaffed plant that will operate through local and remote control and 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, access to the Facility will be limited to 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 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 Material Storage**: None.

5. **Outdoor Activities**: Inspection of the solar electric system and periodic maintenance as described above.

6. **Outdoor Lighting**: No permanent outdoor lighting.

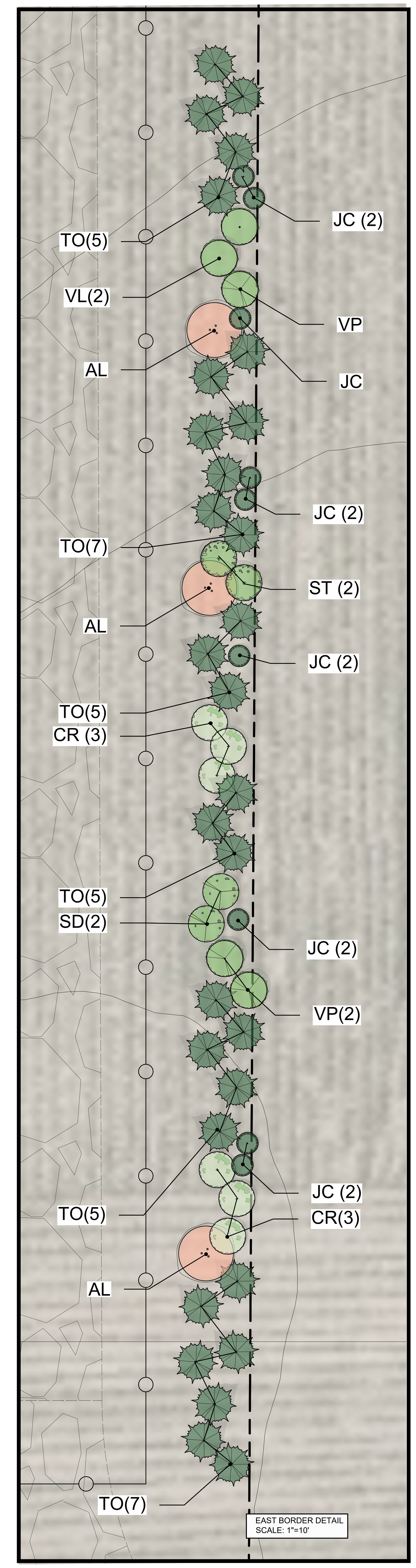
7. **Outside Loudspeakers**: None.

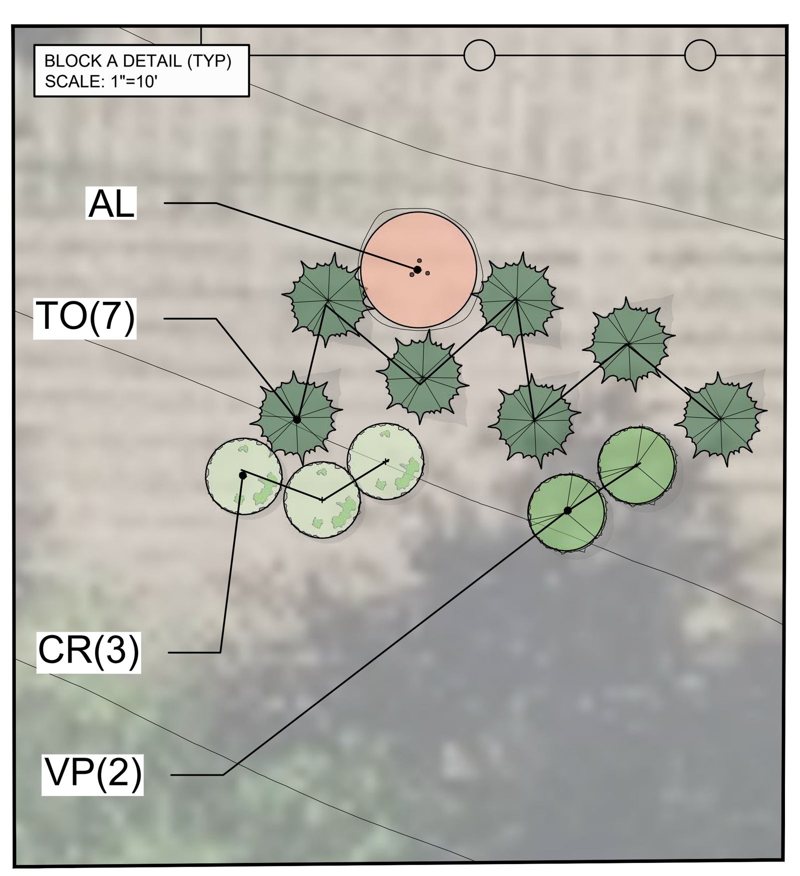
8. **Signs**: The project will include an entrance sign and necessary safety signage with contact information for construction and operations personnel.

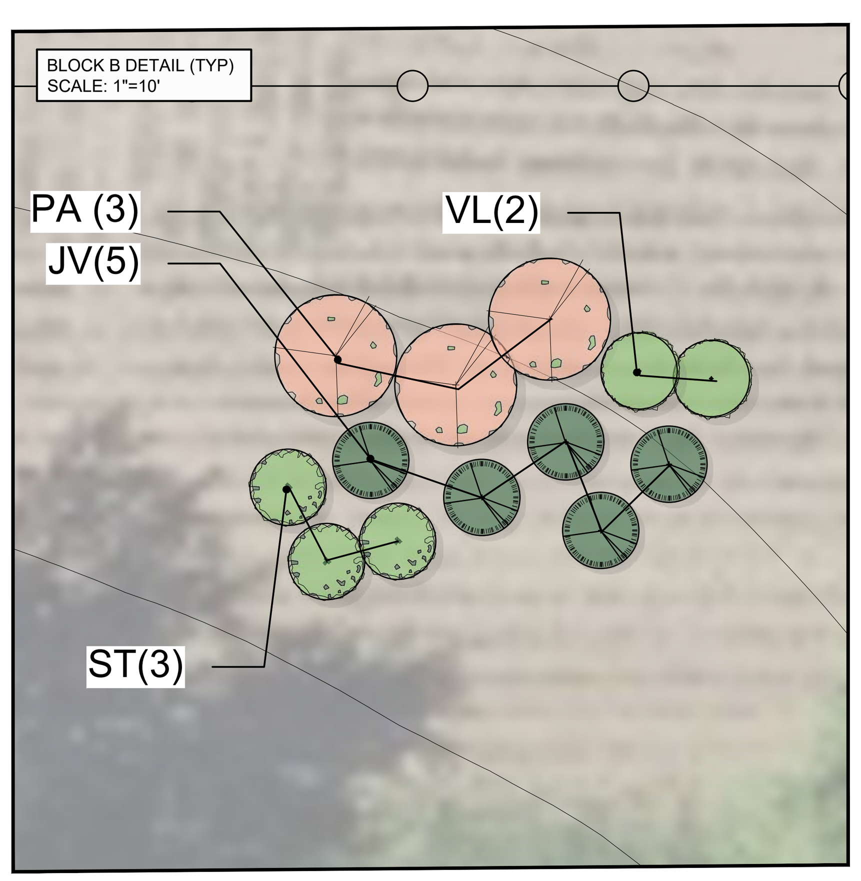
9. **Trash Removal**: There should not be trash generated at this site. Any minor trash, such as note paper or written instructions, will be removed immediately.

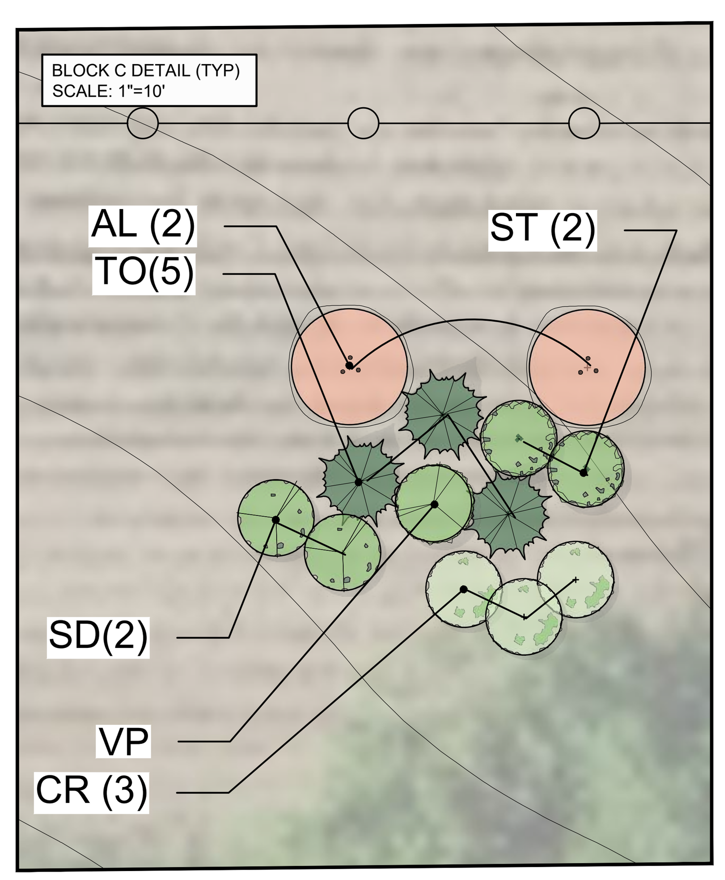
10. **Safety:** The Project will create an emergency response plan in consultation with Fitchburg First Responders. The Applicant will also conduct safety training and with first responders prior to the Project's commercial operation, and will ensure 24/7 emergency response access to the site and its components.

Attachment G: Landscape Plan









Planting Schedule - South Border

EVERGREEN TREES AND SHRUBS

QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANT HEIGHT	SPEC	NOTES	GROWTH RATE	MAX HEIGHT	MAX SPREAD
60	JV	JUNIPERUS virginiana	Eastern Red Cedar	4'	#5 RootMaker	WI Native; susceptible to transplant shock and root rot. Do not plant in wet areas.	Medium	30'	20'
120	TO	THUJA occidentalis "Nigra"	Dark American Arborvitae	7'	B&B	WI Native; prune to prevent shading	Medium-Fast	40'	20'
ALT	TP	THUJA plicata 'Green Giant'	Green Giant Western Cedar	7'	B&B	Sub for TO if there is deer browse pressure	Slow-medium	50'	20'

DECIDUOUS TREES AND SHRUBS

QTY	CODE	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPEC	NOTES	GROWTH RATE	MAX HEIGHT	SPREAD
36	AL	AMELANCHIER laevis	Alleghany Serviceberry	10' Ht.	B&B	multi-stem/shrub form, WI native	Medium	25'	20'
72	CR	CORNUS racemosa	Grey Dogwood	4' Ht.	#5 Cont.	WI Native	Slow	15'	15'
36	PA	PRUNUS americana	American Plum	4'	#5 Cont.	WI Native	Fast	25'	25'
60	ST	STAPHYLEA trifolia	Bladdernut	5'	B&B	WI Native	Medium-fast	15'	10'
24	SD	SALIX discolor	Pussy Willow	4'	#5 Cont.	WI Native	Medium	20'	20'
36	VP	VIBURNUM prunifolium	Blackhaw Viburnum	5' Ht.	B&B	WI Native	Slow-medium	15'	15'
24	VL	VIBURNUM lentago	Nannyberry Viburnum	5' Ht.	B&B	WI Native	Medium	20'	10'

Planting Schedule - East Border

EVERGREEN TREES AND SHRUBS

QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANT HEIGHT	SPEC	NOTES	GROWTH RATE	MAX HEIGHT	MAX SPREAD
30	TO	THUJA occidentalis	Northern White Cedar	7'	B&B	WI Native; prune to prevent shading	Medium-fast	40'	20'
ALT	TP	THUJA plicata 'Green Giant'	Green Giant Western Cedar	7'	B&B	Sub for TO if there is deer browse pressure	Slow-medium	50'	20'

DECIDUOUS TREES AND SHRUBS

QTY	CODE	SCIENTIFIC NAME	COMMON NAME	PLANT HEIGHT	SPEC	NOTES	GROWTH RATE	MAX HEIGHT	MAX SPREAD
3	AL	AMELANCHIER laevis	Alleghany Serviceberry	10' Ht.	B&B	multi-stem/shrub form, WI native	Medium	25'	20'
6	CR	CORNUS racemosa	Grey Dogwood	2' Ht.	#3 Cont.	WI Native	Slow	15'	15'
2	ST	STAPHYLEA trifolia	Bladdernut	5' Ht.	B&B	WI Native	Medium-fast	15'	10'
2	SD	SALIX discolor	Pussy Willow	4'	#5 Cont.	WI Native	Fast	20'	20'
3	VP	VIBURNUM prunifolium	Blackhaw Viburnum	5' Ht.	B&B	WI Native	Slow-medium	15'	15'
2	VL	VIBURNUM lentago	Nannyberry Viburnum	5' Ht.	B&B	WI Native	Slow0	20'	10'

P:\Active Projects\EDF Sunnyside Solar 2346\Dwg\2024-01-09 EDF Sunnyside Solar Landscape.DWG, 1/11/2024 12:09:24 PM, DWG To PDF.pc3

T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

REVISIONS	DATE	REVISIONS	DATE

SCALE: 1" = 50'
0 25' 50' 100'

N

DATE: JANUARY 11, 2024

EDF SUNNYSIDE SOLAR
LANDSCAPE PLAN SHEET: L1.0

January 03, 2024

Dear Neighbor,

Greetings. We are excited to share that EDF Renewables is working in partnership with Madison Gas and Electric (MGE) to develop the Sunnyside Solar project in your area. This will be a 20-megawatt alternating current (AC) photovoltaic solar energy array with a 40-megawatt AC energy storage system situated on about 115 acres of leased land off Whalen Road in Fitchburg, WI. The conceptual site plan layout is presented on the second page of this letter. By providing emission-free, renewable power directly to local homes and businesses, Sunnyside Solar will help improve the resiliency of MGE's local distribution grid and provide reliable, sustainable energy to MGE customers.

The project will comply with applicable local, state, and federal regulations, including those related to grading, stormwater, and environmental conservation. After construction, the site will be planted with a seed mix of native and pollinator-friendly grasses that will allow the underlying soil to rest and regenerate, reduce water use and runoff, and provide wildlife habitat. Vegetation management will occur onsite two to four times per year, and routine, infrequent maintenance visits will occur as necessary. At the end of its useful life (up to 40 years) the project will be decommissioned, whereby all infrastructure can be removed, and the land returned to its pre-project state.

EDF Renewables is a leading developer and constructor of solar, energy storage, and electric vehicle charging solutions throughout North America. With over 35 years of experience developing renewable energy projects, we are committed to working closely and transparently with local communities. To this end, we are hosting the upcoming Sunnyside Solar Community Open House where neighbors can drop by to learn more about the project, ask questions, and provide feedback.

When: Thursday, January 18, from 3:00 PM to 7:00 PM CT

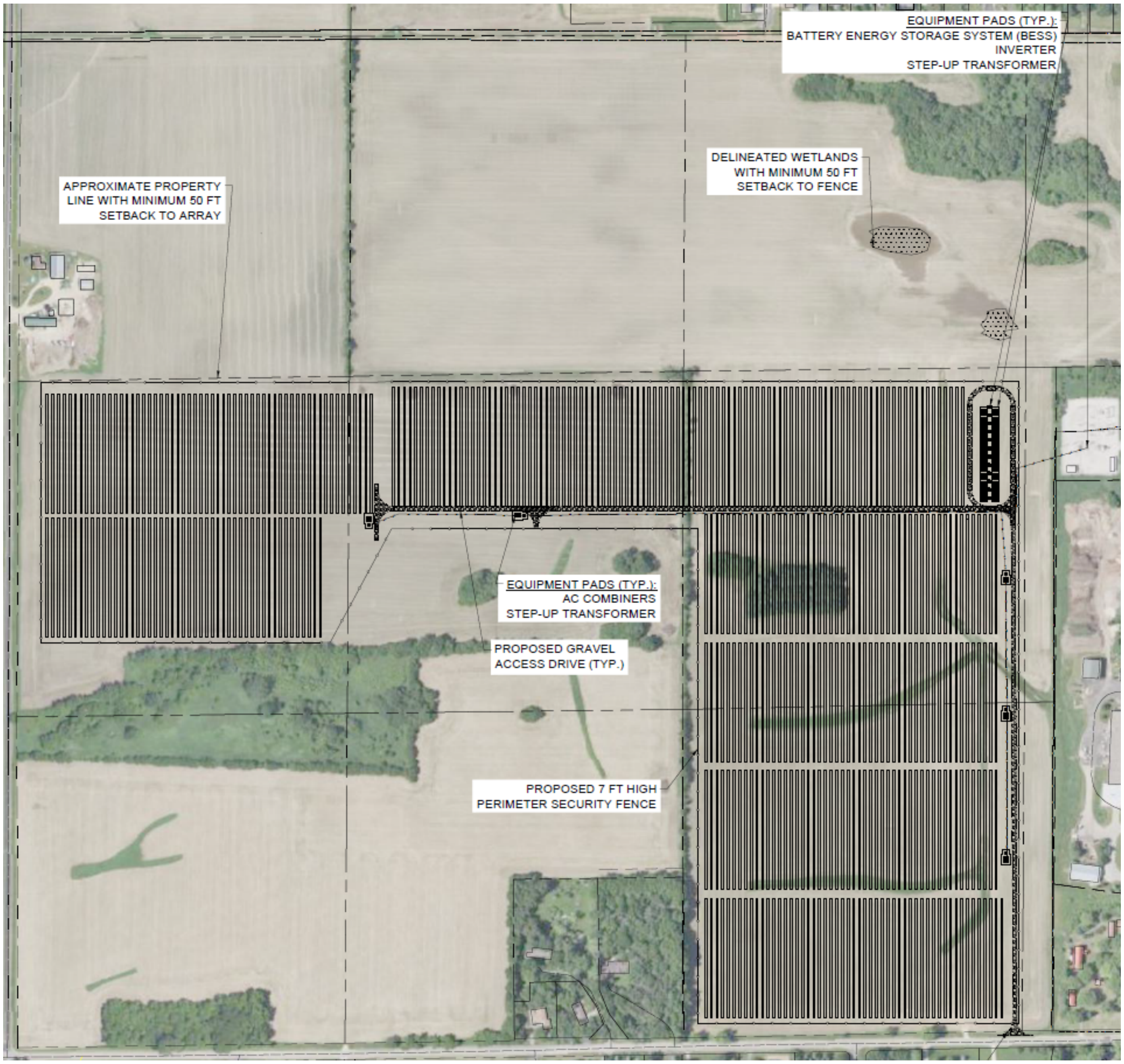
Where: Fitchburg Room, Fitchburg Community Center; 5510 Lacy Road, Fitchburg WI 53711

We appreciate your time and interest. Feel free to contact with any questions or concerns; my contact information is below.

Sincerely,

Torry van Slyke
Project Development Manager
EDF Renewables Distribution-Scale Power
torry.vanslyke@edf-re.com
+1 (802) 359-6534

Sunnyside Solar Conceptual Site Plan



THE CITY OF Fitchburg
PLANNING & ZONING

Conditional Use -

Owner or Authorized Agent Acknowledgement

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

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Tony J. van Slyke ______________________ 01/23/2024

Owner's or Authorized Agent's Signature | Date (DD/MM/YYYY)