

City of Watertown

Solar Project Narrative

PROJECT SUMMARY

The [Solar Now](#) Program is a state approved voluntary renewable energy program that enables We Energies electric customers to not only increase their use of renewable energy from sources such as wind and solar, but also to reduce greenhouse gas emissions produced by fossil fuels.

SunVest Solar LLC will design and construct the PV array, using several of their subcontractors for various aspects of construction. We-Energies will own, operate and maintain the solar PV array renewable energy output through the Solar Now program to help support their environmental goals. For this specific project, We Energies will lease a portion of the property for 25 years with an additional five-year extension option. We-Energies will be responsible for all maintenance and repairs to the array, including vegetation management within the safety fence, and assets used for distribution interconnection.

PROPERTY PARCEL IDENTIFICATION NUMBERS

291-0815-0713-001

PROPERTY OWNER

MILLERCOORS, LLC
1224 American Way
Watertown, WI 53094

SURROUNDING PARCEL LAND USES

North - Unimproved

South - Unimproved

East – Unimproved - Johnsonville Sausage LLC

West – Unimproved

PROJECT FEATURES

Site improvements will consist of photovoltaic solar panels installed on a fixed-tilt racking systems. The total system size is 2.5 MW of AC capacity. The racking system is comprised of galvanized steel beams, pile driven 10' 6" into the ground. No concrete is anticipated to be used for the support system. The overall height of the system will be 11' at its tallest point, with a 3' ground clearance to the bottom edge of the module (See Fig 1 for a cross-section).

All electrical cables will be buried throughout the project area. The installer will be NABCEP Certified. Foundations will be certified by a qualified engineer and the access route to the solar project will have a

Pavement Surface Evaluation and Rating prior to the issuance of a Building Permit. In addition, the solar project will comply with all applicable local, state, and federal regulatory codes including the State of Wisconsin electrical and plumbing codes and the National Electrical Code.

SOUND

The project inverters, motors and other noise emitting equipment collectively will not exceed the Public Service Commissions mandated maximum nighttime sound levels.

SITE ACCESS

Access to the site will be from an 16' wide entrance located on the south side of the property onto Perry Way. Off-street parking will be provided for vehicles inside of the project area.

IMPACT TO ADJACENT EXISTING AND FUTURE LAND USES

The solar facility is specifically designed to minimize impact to the land while complying with all required setbacks, height restrictions, and zoning ordinances of the City of Watertown. The solar array will have minimal to no impact on adjacent land use. This site was chosen to minimize land use that has little development potential.

STORM WATER RUNOFF MANAGEMENT

Storm water management will be handled on-site and will comply with all requirements set forth in local, County and State regulations. Approved DNR storm water NOI study will be submitted at the time of Building Permit application and the design will address all requirements as necessary. Temporary erosion control measures will be in place during construction. Silt fencing and sediment logs for this project are detailed on the attached erosion control plan that is part of the construction drawing set. The final planting of a native grass community is a best practice and will help effectively manage the stormwater runoff. Native grasses have deep root systems that disperse the water so there is very little to no concentrated run-off.

SCREENING

A Landscape screening of evergreen trees and shrubs will be maintained along Perry Way to provide a vegetative buffer to the existing homes southeast of the solar facilities.

VEGETATION MAINTENANCE

After the construction of the solar array, the site will be planted with a low growing native prairie seed mix. Regular bi-annual maintenance will ensure the site is kept weed free. We-Energies will be responsible for restoring the land affected by construction. After the end of the term, We-Energies will decommission the array and restore the land to its previous condition as required in the Lease agreement.

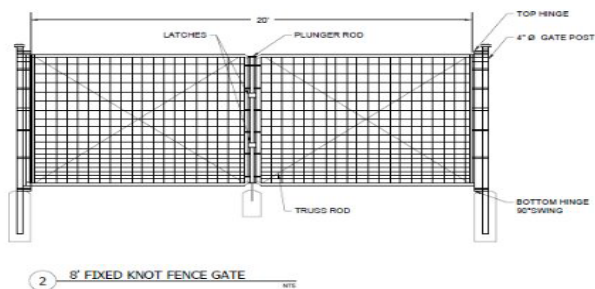
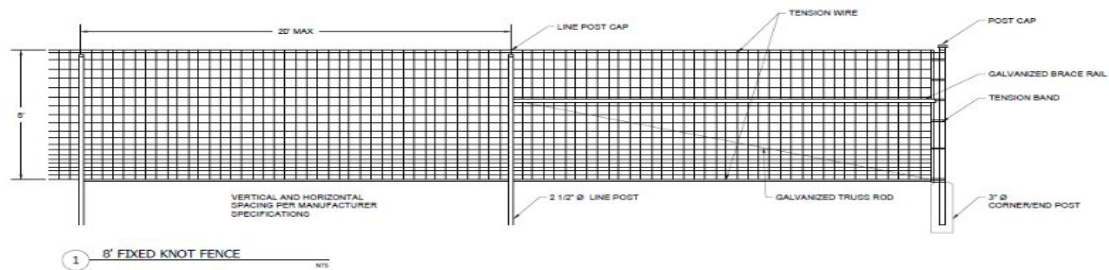
IMPACT TO THE GENERAL PUBLIC'S HEALTH, SAFETY AND WELFARE

Solar facilities generally have little to no impact on surrounding properties health and safety and do not impede the welfare of the surrounding area. They are quiet, dust free, smoke and odor free. Solar modules are designed to minimize glint and glare by absorbing light to produce electrical energy while not reflecting it. The entire site will be secured by a fence that will control access to the facility and keep the general public safe. The top glass on the modules has an anti-glare coating. The electrical inverter equipment used on-site is FCC part 15 Class A certified, providing assurance that there will be no interference with radio, TV, internet, or telecommunications. All electrical equipment and construction follow the NEC2017 code requirements, the racking is designed to withstand 105 mile per

hour winds and includes safety features to shut down the facility in event of a system fault. Lastly, Sunvest will also work with the local emergency responders that serve the area for training on system components, and additional training materials for how to safely address concerns on a solar site. We Energies has a positive track record with SunVest installing solar arrays throughout Wisconsin. Together we have installed over 23 arrays and have another three projects under construction. We have experienced no health and safety issues with the public.

FACILITY SECURITY

The facility will be surrounded by an 8' tall agricultural Knot fence with a locked gate to prevent access from unauthorized persons. All major electrical equipment will be individually locked and warning signage is on-site to identify specific dangers.





LIGHTING AND BUILDINGS

No lighting or buildings are planned at this facility.

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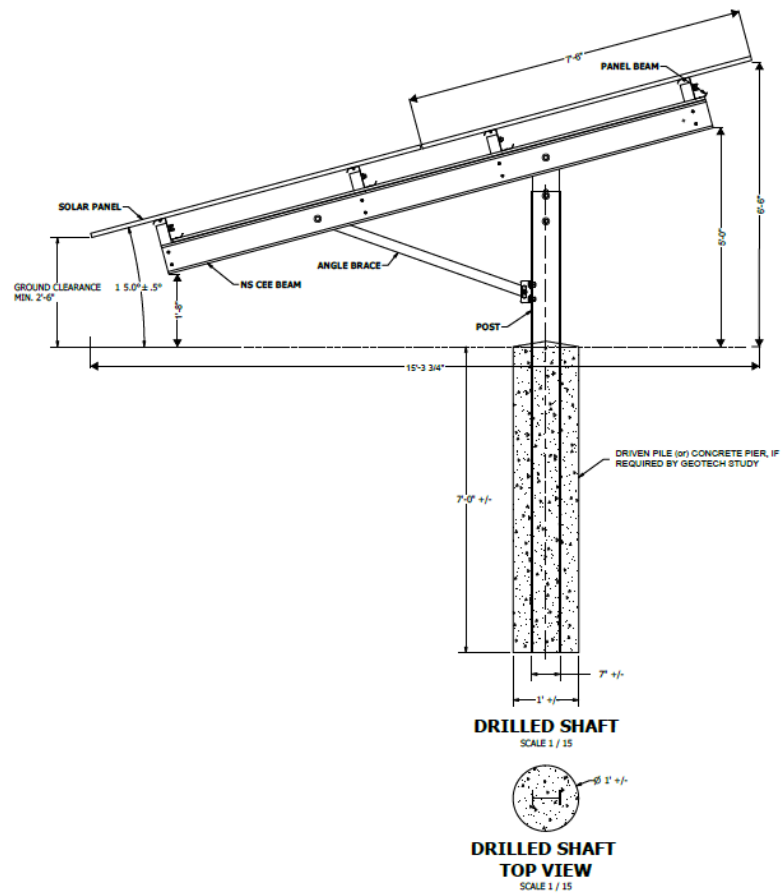


Figure 1 – Snip from the racking construction drawings showing a cross-section of the racking, above and below grade.



Figure 2 - Example of a solar array

CONSTRUCTION ACTIVITIES

It is anticipated that 10 to 15 full time employees will be on site in the early stages of construction. This will taper off to a team of approximately 10 members toward the end of the construction activities. Typically, there will be a vehicle for each worker, approximately three (3) utility vehicles (UTV's) for transferring equipment around the site, and forklifts needed to perform different construction tasks. Vehicles will be parked on the site access road that will be built to connect to the array. Hours of operation may take place 6am to 7pm Monday through Saturday and 10:00 am to 7:00pm on Sunday, but will not take place on state legal holidays. The total construction will take approximately 12-16 weeks. The first two (2) weeks will consist of pile driving with the balance of the construction timeline used for erecting the racking, panels and electrical equipment. Dust will be mitigated through the use of a water truck as needed.



Example array construction showing pile being driven (left) and racking before module install (right)

OPERATIONS & MAINTENANCE

The site will be monitored remotely with 24/7 alerts via a SCADA system and wireless phone connection. Annual preventative maintenance will take place each spring to ensure the facility is operating at its full capabilities and to proactively identify issues before they arise. Landscaping will be performed on an as needed basis to keep the low growth vegetation in check. This will be limited to a crew of 1-2 electrical personnel in a passenger vehicle performing annual maintenance checks and replacing equipment as needed.