

FOUR-TOWN SOLAR PROJECT MEETING

January 14th, 2026

Meeting with: Gunnar Doyle & Matt Boor & Dunkirk, Porter, and Fulton residents and Boards

QUESTIONS/RESPONSES:

(1) Additional details for project development to include (or not) raised 'agrivoltaics'.

EDP: At this time, it is not known whether or not the project will have any agrivoltaics practices on the project site.

(2) Provide historical neighboring property value changes during and after construction.

EDP: We have not yet prepared a project specific neighboring property valuation report. We would expect to procure a similar report specific to this project during the permitting process. Please see attached ADJACENT PROPERTY VALUE IMPACT REPORT prepared for the Emerald Bluffs project CPCN as reference.

(3) Would any topsoil removal be taken off site from the original owner's property?

EDP: During construction EDP requires its contractors to keep topsoils and subsoils separated in areas to be graded. Topsoil is not permitted to be removed from the land parcel from which it came except where the landowner has given specific written permission. Where temporary facilities during construction are installed, the topsoil will be stockpiled on site and stabilized using appropriate Best Management Practices (BMPs) under the Stormwater General Permit. After construction, the topsoil will be spread over the area after all temporary improvements have been removed.

(4) Specifics of setback requirements to residential and neighbor homes. Does EDP follow PSC, County, or Township requirements?

EDP: EDP follows the setbacks required from the permitting authority holding jurisdiction (AHJ). In absence of specific setbacks, the following setbacks distances plan to be used in accordance with industry standards for the safe operation of utility-scale solar projects.

Who is the Permitting Authority??

Setback	Distance (ft.) from Modules	Distance (ft.) from Fencing
Participating and Non-Participating-Landowner Residences	200	150
Other Buildings and Structures (barns, sheds, etc.)	75	25
Property Boundaries	50	10
State & Federal Highways	140 from Centerline	Fences will not be sited in the road ROW
Minor Road (County)	110 from Centerline	Fences will not be sited in the road ROW
Town Roads, Public Streets, Class C Thoroughfares	83 from Centerline	Fences will not be sited in the road ROW
Jurisdictional Wetlands	50	50
Jurisdictional Streams	50	50
Major Rivers	50	50
Flood Risk Zone (100-year)	Modules will not be sited in Federal Emergency Management Agency (FEMA) 100-year Flood Plain	Fences will not be sited in FEMA 100-year Flood Plain
Existing Transmission Lines (230 kilovolt (kV) & 345 kV)	150	Fences will not be sited in the road ROW
Other overhead power distribution & phone lines	50	Fences will not be sited in the road ROW
Identified Historic or Cultural sites	50	10

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(5) Provide details of “good neighbor money” for those affected by this development. Provide any written policy and what has typically been done in other EDP developments.

EDP: For the Emerald Bluffs Solar Park, EDP pursued voluntary Neighbor Agreements for approximately 20 of the neighboring properties. An example of the agreement language for the Neighbor Agreement used at that project can be found in Exhibit C of that project’s CPCN Application. (Docket 9830-CE-100)

Gunnar Doyle stated there would be about \$350,000 of revenue sharing for a project of this size. 2/3 would go to the County, and 1/3 to Townships. Revenue is further divided by a percentage of the megawatts generated within each township.

(6) Provide documentation for addressing town roads maintenance and repairs before, during, and after construction. Include any policies and bonding information.

EDP: The project would seek to enter into Road Use Agreements with the local road owners prior to construction. The Road Use Agreement would contain conditions, bonding, repairs, and traffic coordination mutually agreeable to the parties of the agreement. The Road Use Agreement would seek to hold the project liable for any damage and repairs due to construction activities.

(7) Provide the project Revenue Sharing for the entire planned project, Dane and Rock allocations, as well as each Township allocation.

EDP: Utility-scale solar projects are subject to make payments into the Utility Aid Fund at a rate of \$5,000 per MW. For a 100MW project, that would mean a total of \$500,000 paid to local governments annually. The Utility Aid payments are split between the Counties and Towns at a rate of 2/3 to 1/3. The project is not mature enough in design to know what the proportions of the project would be in each municipality, so estimates on county and township allocations are not able to provide at this time.

Gunnar Doyle stated property owners do not pay taxes during the lease term, including school taxes.

(8) Provide the decommissioning and restoration process. Include ownership accountability, bonding, technical soil restoring, listing of installed items not planned for removal, buried, surface and above ground cables and wiring, supporting posts and framing, as well as anything else that would prevent or alter the agricultural operations before construction vs. post decommissioning.

EDP: The project would have to abide by any contractual or legal obligations as it relates to decommissioning. Currently, there is no statewide law governing solar project decommissioning and the obligation currently rests with our land agreement. Under the land agreement, the project needs to post financial security upon start of construction to cover the cost of decommissioning. Underground cabling buried more than 3 feet may be left in place to minimize unnecessary ground disturbance. It is expected all piles would be removed entirely, even if their total depth exceeded 3 feet underground.

(9) Provide information as to a sale or transfer of landownership in regard to bonding and lease terms.

EDP: The land agreements and their associated terms would follow the property should it be transferred to a new owner.

(10) Provide plans in the event of a natural disaster and storms. Are special equipment and training needed for the local emergency and fire departments? Include battery storage.

EDP: EDP prepares an Emergency Response Plan for every project. The Emergency Response Plan ensures that project site employees and local first responders are up to date on the best methods for responding to potential emergencies such as fire, severe weather, or injury. The Emergency Response Plan also establishes protocols with local services for communicating increased risk and the required response with project neighbors to ensure the community’s safety during rare emergency events. No special equipment other than regular firefighting equipment is required during an emergency for storage or solar. Extra safety features and internal fire suppression systems are already installed inside the energy storage containers. EDP’s Health & Safety Department works with local emergency responders to facilitate written and on-site emergency trainings and drills. During a project’s construction, EDP and local services reevaluate the Emergency Response Plan and organize on-site training and drills every 6 months. Once a site is operational, the updates, trainings, and drills occur at least once annually.

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All EDP projects are monitored 24/7. Local operations teams are on-site during the day, and our Remote-Operations Control Center in Houston continuously monitors the fleet in near real-time to quickly identify and respond to any issues.

Regarding natural disasters and storms: EDP's solar panels are built to endure extreme weather for decades. Designed to withstand storm winds and hail, they undergo rigorous impact and wind tunnel tests, including resistance to hail up to 2.2 inches in diameter.

All components inside a solar panel are fully sealed within a polymer encapsulant and sandwiched between glass or backing, with no liquids present. If a panel is damaged, the glass remains intact thanks to the encapsulant—similar to a phone screen—preventing any materials from leaching out. In the unlikely event of severe damage, there is still insufficient material inside the panels to pose an environmental risk. EDP only uses panels that are demonstrably proven to be safe and nonhazardous over decades under extreme conditions.

Any damage sustained to EDP's solar panels would be promptly remediated and repaired.

Energy storage systems are equipped with Battery Management Systems (BMS) that monitor the operational and fault status of the system for all parameters required to ensure safe operation of the energy storage system, including State of Charge (SOC), voltage, current, power limits, and temperatures.

Parameters are monitored at the appropriate level of the battery cell, module and rack as applicable. The BMS functions to prevent potential hazards by shutting down battery modules/racks if monitored conditions are outside of those permissible for safe operation, similar to how a phone pauses functions whenever it overheats. If an unforeseen event were to cause damage to one the containers, a rapid shutdown of the system would occur, causing it to go offline until EDP has repaired the damage and retested it for quality and safety. Energy storage sites are also monitored 24/7 by the Remote-Operations Control Center in Houston.

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(A) In addition to addressing a continuous noise problem to adjacent property owners, what remedies will be provided to minimize EMI/RFI which may affect cellular and other wireless interference?

EDP: A communications study is required in the state permitting application, which would identify any potential wireless interference.

Solar parks are nearly silent neighbors and do not pose a continuous disruption problem. Tracking monitors and inverters may produce a quiet, ambient hum, but it typically can only be heard from within the project fence and within a few feet of the inverter itself.

During construction, there will be some noise, but it will be temporary and in compliance with any applicable local ordinances. Construction traffic as well as pile driving may be heard near the site; however, we will do our best to work efficiently and carry out these activities during work hours and communicate plans ahead of time and are eager to work with any neighbors concerned about potential impacts.

(B) Provide studies (including Juneau County) of stray voltage regulations and remediation.

EDP: The Project will meet the standards outlined in Wis. Admin. Code Chapter SPS 316 – Electrical, SPS 371 – Solar Energy Systems, and PSC 114 – Wisconsin Electrical Code, and the National Fire Protection Association's NFPA 70 NEC to mitigate potential stray voltage issues. Please reference 5.15.10 of the Emerald Bluffs Solar Park CPCN Application to see the references to stray voltage in that project's application. (Docket 9830-CE-100)

(C) What steps can be taken by EDP to minimize community animosity of landowners with a solar lease vs. landowners preserving their agricultural land.

EDP: EDP seeks to provide the community with transparent communication and routine updates regarding the development of the project. EDP would ask all inquiries regarding the project's development be made to the project team rather than any participating landowners.

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Lease Agreement Contract:

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Terms of lease agreements with landowner(s). A complete copy set (pricing and landowner information can be redacted).

No response given – Gunnar Doyle stated he would provide this.

As mentioned, verify that there is not any non-disclosure clause within your lease agreements.

EDP: There is a confidentiality provision of the land agreements that ensures commercial terms, reports, and any propriety business information is not released. Landowners, however, can acknowledge and freely discuss their participation in the solar project.

Detailed plans for the de-commissioning and site remediation upon landowner lease expiration.

EDP: EDP is contractually obligated to remove solar facilities within 12 months after the expiration or termination of a lease agreement, excluding materials further than 36 inches below the surface. Detailed site-specific decommissioning plans will be created during the permitting process.

Bonding:

Provide all 'bonding' details. Include if it is transferred and responsible to new owner(s) of this solar project.

EDP: Any bonds and obligations relating to the project would remain in place regardless of project ownership.

Stormwater Management:

Detailed plans of stormwater management methods.

EDP: Stormwater management will be designed in accordance with DNR NR 151 and county erosion-control requirements, using vegetative buffers, engineered drainage, and construction-phase BMPs

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Dane County:

One thing to be aware of is the Dane County Towns' Association proposal to amend the zoning code to remove solar as a conditional use in the FP districts.

If that change goes through, it means a rezoning would be needed to apply for a solar project in most cases (i.e., since the majority of town land is in FP zoning).

As you're likely aware, towns and the county have greater discretion over rezones than we do over CUPs – if a town denies a rezoning, the county cannot override it.

Email from:

Majid Allan / Senior Planner, Dane County Planning & Development

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EDP Renewables in Wisconsin (Solar):

Emerald Bluffs Solar Park

Occupies 2,200 acres, 225 megawatts (MW)

Juneau County (two miles southeast of Mauston)

Predominantly in the Lemonweir Township

Estimated commercial operation: 2028

Co-developed by EDP Renewables, We Energies, and Madison Gas and Electric (MGE)

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