

# COMMUNITY PLANNING FOR SOLAR DEVELOPMENT

Cedar Corporation is committed to assisting local governments in making appropriate decisions that improve solar development outcomes. Through comprehensive planning, we can help local governments understand land-use and development regulations. A current comprehensive plan can be a beneficial tool for providing clear policy direction about which areas of the jurisdiction are appropriate for solar development. Cedar Corporation can provide the guidance local governments need to be proactive in their approach to ensuring the best possible solar energy project for the community.

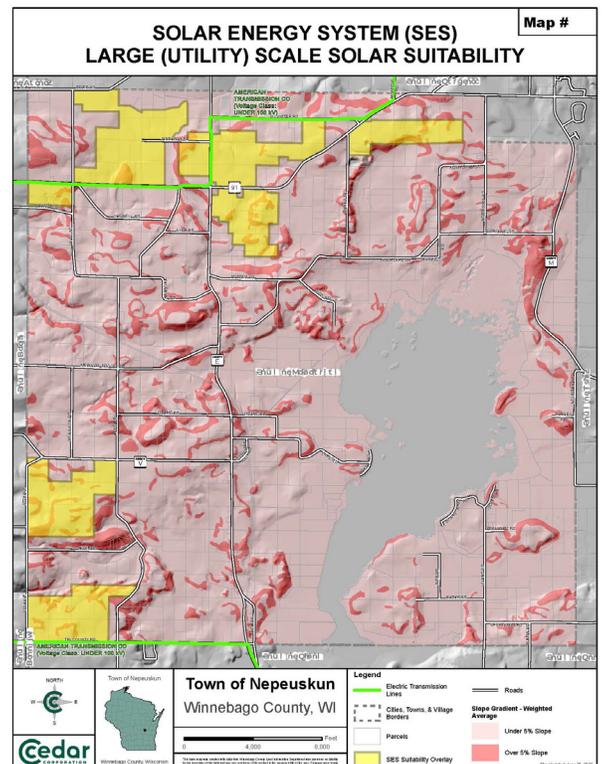
## Cedar Corporation's Solar Planning Team



Ken Jaworski  
Senior Consultant/  
Solar Land Use Expert Witness  
920-491-9081



Dan O'Connell, PG  
Environmental Manager  
920-491-9081





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# Solar Site Feasibility Checklist

Characteristic/Concern	Management Response	Performed by Community/Cedar	Performed by Developer/Utility
Road Access	Requires close access to roadways	X	X
Proximity to Transmission Lines	Requires close access to transmission lines or ability to install substation	X	X
Impacts to Farmland	Usually targeted by solar developers	X	X
Sight and Noise Buffers	Natural vegetation around solar equipment and property		
Flat Topography	Site survey required to determine surface slopes and boundaries	X	X
Surface Waters	Determine if surface waters, including ditches and streams, are on or nearby site	X	X
Wetlands	Determine if wetlands exist on or nearby site	X	X
Endangered Species	Determine if the site is home to endangered species	X	X
Hazardous Substances	Review site and neighboring areas for potential hazardous substance releases	X	X
Historical and Cultural Resources	Determine presence of any historical or cultural resources on or nearby the site	X	X
Return on Investment	Determine approximate ROI from third-party reviewer	X	
Maintenance	Ensure all operation and maintenance is provided by solar company in the Agreement		X
Site Restoration	Ensure all items for restoration are included in the Agreement and provided by the solar company	X	X
Geotechnical	Determine subsurface conditions for anchoring modules		X

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## Stakeholders for Solar Planning

Stakeholder Group	Potential Interests in Large-Scale Solar Development
Local Officials	Responsible for approving plans, regulations, and public investments that affect the location, timing, and amount of solar development
Local Government and Appointed Officials	Responsible for administering plans, regulations, and public investments that affect the location, timing, and amount of solar development
Residents	Would be interested in how solar developments can impact their electricity costs, the local economy, home values, and community appearance
Business Owners	Would be interested in how solar development could affect electricity costs, the local economy, and community appearances
Farmers and Other Large Landowners	Would be interested in hosting a large-scale solar project or how solar development could affect electrical costs, property values, the local economy, community appearance, or various other issues
Community-Based Service Organizations	Would be interested in how solar development could affect the quality of life in specific neighborhoods or service areas
Social Equity and Environmental Justice Organizations	Would be interested in ensuring that solar development benefits low- and moderate-income households, renters, or marginalized ethnic or racial groups
Economic Development Organizations	Would be interested in how solar development could affect the local economy
Environmental Protection and Land Conservation Organizations	Would be interested in how solar development could affect greenhouse gas emissions, land cover and habitat, air and water quality, or ecosystem services
Electric Utilities	Responsible for managing the interconnection of large-scale solar projects; may be interested in owning or purchasing power from large-scale solar facilities
Regional Transmission Authorities	Responsible for coordinating, controlling, and monitoring the transmission network across a defined regional grid
Solar Developers	Would be interested in participating in large-scale solar development
Representatives of Neighboring Communities	Would have prior experiences with large-scale solar development or be interested in how solar development in a neighboring jurisdiction would affect electricity costs, the local economy, or various other issues in their jurisdictions

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W61N497 Washington Avenue  
Cedarburg, WI 53012  
262-204-2360

2820 Walton Commons West, Suite 142  
Madison, WI 53718  
608-249-5046

1695 Bellevue Street  
Green Bay, WI 54311  
920-491-9081

604 Wilson Avenue  
Menomonie, WI 54751  
715-235-9081

