

APPENDIX A

MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AMENDMENT APPLICATION



Robin Energy Storage

Appendix A – COMP Plan Amendment Application Narrative

OVERVIEW

The Robin Energy Storage Project (Project) is a 200-megawatt (MW), 800 megawatt-hour (MWh) Battery Energy Storage System (BESS) located within the Town of Wheatland (Town), Kenosha County (County) Wisconsin. The Project is owned by Robin Energy Storage, LLC (Robin Energy Storage). The Project will be located on approximately 12 acres within an approximately 19-acre tract of land situated east of 392nd Avenue and north of Highway 50 (the Project Site). The Project Site is part of a larger existing parcel of land known as Parcel Number 95-4-219-323-0205 (the Parcel) containing approximately 59 total acres. The Town's Generalized Land Use Plan designates the Parcel as "Existing or Planned Urban Development",¹ and the County's Multi-Jurisdictional Comprehensive Plan (Multi-Jurisdictional Plan) currently designates the Project Site suburban-density residential. As part of this application package, Robin Energy Storage seeks to amend the County's zoning classification for the Project Site from A-1 Agricultural Preservation to I-1 Institutional. To ensure this new zoning classification is consistent with the Multi-Jurisdictional Plan as required by state law,² Robin Energy Storage respectfully requests the County and Town amend the Project Site's future land use designation to Industrial.

The Project provides the Town and County with the opportunity to advance the elements of their comprehensive planning process as outlined in Wis. Stat. § 66.1001. By utilizing land with existing utility infrastructure and roads, the Project promotes efficient redevelopment while minimizing new municipal costs. Its siting and design protect surrounding natural resources, including wetlands and groundwater. The Project supports resilient neighborhood design by enhancing electric reliability and contributes to the stability of the Town and County's economic base through job creation, Joint Development Agreement (JDA) payments to the Town,³ and long-term investment. The Project is designed to minimize impacts on surrounding landowners, and Robin Energy Storage has worked with the community to conform the Project with orderly and sensible land use planning. The Project's design fits with a forward-looking land use strategy that preserves the character of the community while ensuring adequate infrastructure and energy capacity to meet future power needs. Most importantly, the Project balances the individual property rights of the landowner to develop the land and the planning needs of the community.

¹ See Comprehensive Plan for the Town of Wheatland, Map 15, P. 66 (PDF Page 113).

² See Wis. Stat. § 66.1001(3)(j), (L).

³ Exhibit A of the Conditional Use Permit application, which is Appendix D to this the Robin Energy Storage application package, describes of the status of the Town's execution of the draft JDA with Robin Energy Storage.



The Project will not adversely impact agriculture in the County or Town. The Project Site is only 0.05% percent of the County land designated for future agricultural use, and approximately 0.28% of the Town land designated for future agricultural use.⁴ The rest of the Parcel will remain in agricultural production, at the participating landowner's discretion. The Project has a much smaller land use impact than other types of energy infrastructure, such as solar generation or electric transmission lines. The Project will have a *de minimis* impact on agriculture in the County and will not adversely impact the community's rural character.

Maps with the current and proposed land use changes are attached to this application as **Exhibit A** and **Exhibit B**, respectively. Additionally, to assist the Town in reviewing the application and in compliance with the Town's Comprehensive Plan, Robin Energy Storage provides narrative answers to thirteen questions posed by the Town's Comprehensive Plan amendment procedure below.⁵

RESPONSE TO COMPREHENSIVE PLAN AMENDMENT QUESTIONS

Question 1: Is the proposed land use plan amendment or rezoning, when proposed to accommodate new urban development, located within the Phase 2 line? Is it contiguous (next to, or separated by a road) to existing urban development? That is, will the proposed development create "spot zoning," or will it foster a logical, compact development pattern in the Town?

Answer: Yes. The Project is located within the Phase 2 line. It is contiguous with existing urban development and similar land-use designations. To the west, across 392nd Avenue, is a Commercial designation. Contiguous to the southwest is a recently approved Industrial designation. Contiguous to the south and across State Highway 50 are a Commercial designation and a Government and Institutional designation. To the east is another Government and Institutional designation, which is a utility substation. Siting utility infrastructure adjacent to other utility infrastructure is not spot zoning and will foster a logical, compact development pattern in the Town.

Question 2: Is the proposed land use plan amendment, when proposed to accommodate new R-1 development outside the Phase 2 line, contiguous (next to, or separated by a street) to existing R-1 development?

Answer: Not applicable.

⁴ Kenosha County's Multi-Jurisdictional Plan identifies 48,664 acres as Farmland Protection, General Agricultural and Open Land, Agricultural and Rural-Density Residential respectfully in 2035. The Town of Wheatland's Comprehensive plan identifies 4,207 acres as Farmland Protection, General Agricultural and Open Lands.

⁵ *A Comprehensive Plan for the Town of Wheatland*, Southeastern Wisconsin Regional Planning Commission, May 2010, p. 193-194.



Question 3: Will the development resulting from the land use plan amendment assist in preserving the character of the Town of Wheatland and the area in which the development is proposed?

Answer: Yes. The character of this area, defined as the area surrounding the intersection of 392nd Avenue and State Highway 50, can be described as non-residential urban use. Changing the designation to Industrial for the Project is consistent with this usage pattern. Siting utility infrastructure adjacent to other utility infrastructure promotes logical and compact development.

Question 4: Has a substantial public benefit to the Town been demonstrated by the proposed land use plan amendment?

Answer: Yes. As outlined in greater detail in Appendix D (the Conditional Use Permit Application), the Project will supply additional electric capacity to support our aging power grid, help prevent blackouts, and deliver other essential services to the transmission system. This is a significant benefit for the Town because blackouts are expensive for businesses and put people's lives at risk during extreme weather. The Project will also create jobs and generate financial benefits for the Town. A reliable, well-designed utility system is a cornerstone of comprehensive planning in Wisconsin and represents a substantial benefit to the community. See Wis. Stat. § 66.1001(d).

Question 5: Is the proposed land use plan amendment, if granted, likely to contribute to land use balance in the Town?

Answer: Yes. A BESS is an efficient land use to deliver electric capacity and other services to the power grid. Compare a BESS to a long overhead power line or solar project, which either require significantly more land and/or cross many more parcels. The Project provides the Town with substantial utility benefits for a very small land-use investment.

Question 6: Is the proposed land use plan amendment, if granted, likely to contribute to an improved quality of life in the Town?

Answer: Yes. The Project will create jobs, provide revenue to the Town and County, improve energy security, and is in-line with already-existing land-usage. As described further in Appendix D, the Project either does not change or will benefit the surrounding environment.

Question 7: Is there a strong market demand for the use requested by the land use plan amendment and has that demand been demonstrated with evidence provided by the applicant?

Answer: Yes. As described in Appendix D, there is strong demand for additional energy capacity across the United States, including the County. Retirement of aging electric infrastructure, aging and old powerlines and substations, the addition of new generation resources like solar, wind, and natural gas plants, as well as load growth from increased electricity usage in homes, businesses, and industry, has resulted in an increased demand for electric capacity. The



Midcontinent Independent System Operator, the region's transmission grid operator, saw record electric capacity auction prices clear in 2025, nearly 10 times the amount for 2024.⁶

Question 8: Are public roads and utilities available, or planned to be available in the near future, to serve the proposed development?

Answer: Yes. The necessary public roads and utilities are available to support the Project.

Question 9: If existing or planned public roads are to be available, is there adequate capacity to accommodate the proposed development?

Answer: Yes. The Project, once operational, is not expected to contribute a significant amount of traffic to the area. During construction, State Highway 50 has sufficient capacity for construction traffic.

Question 10: If public roads are available, or planned to be available, is it a logical extension of those roads to serve the proposed development?

Answer: Not applicable, as the current public roads have the necessary capacity.

Question 11: If public roads are to be extended to accommodate the area of the proposed land use plan amendment, is there a plan and funding available to extend those roads?

Answer: Not applicable, as the current public roads have the necessary capacity.

Question 12: Will the development resulting from the land use plan amendment create more taxable value than the services or facilities the development will need? Has the applicant quantified this information and submitted it to the Town for review and consideration?

Answer: Yes. In addition to the Project's job creation and benefits to the residential, commercial and industrial users of the power grid, Robin Energy Storage has offered the Town significant additional revenue through a Joint Development Agreement (JDA), worth \$8,600,000.00 across the 20-year life of the Project. The Town's current annual budgeted income for 2025 is \$1,411,914; the proposed first-year JDA payment (\$1 million) would increase that number by 70%. The JDA proposed Support Payments will likely have a significant impact in helping the Town address its budget and levy shortfalls from prior years—in 2024, the Town had a shortfall of almost \$240,000 and is predicting a shortfall of ~\$260,000 in 2025. In addition to the JDA, the Town Fire Department has already been engaged during Project planning, and will receive training, emergency response plans, and ongoing coordination from Robin Energy Storage.

⁶ See e.g. <https://www.utilitydive.com/news/miso-capacity-auction/746576/>.



Question 13: How will the Town ultimately benefit from the proposed land use plan amendment?

Answer: The Project is a well-designed, safe, and proven technology which will promote reliable electric service in the Town and surrounding area. Additionally, the Project provides:

- Power grid reliability benefits to Southeastern Wisconsin,
- Clean operation, with no emissions during regular operations,
- Professional engineering and environmental design, avoiding wetlands, a vegetative barrier (including trees) to screen the Project, and advanced stormwater management,
- Decommissioning bonding of 7 million dollars,
- 24/7 facility monitoring during operation,
- Fire safety training and response, including NFPA 855 national fire safety standards and training,
- JDA Payments, pending Town approval.

As demonstrated above, the Project meets the County and Town's Comprehensive planning standards and fits seamlessly within the Multi-Jurisdictional Plan.

APPENDIX A

Exhibit A

Current Land Use

APPENDIX A

Exhibit B

Proposed Land Use

