Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/17/2025	DCPCUP-2025-02665
Public Hearing Date	
06/24/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT M BRUNNER REV TR (C/O BOB BRUNNER)	Phone with Area Code	AGENT NAME ONEENERGY DEVELOPMENT, LLC	Phone with Area Code (262) 799-4500
BILLING ADDRESS (Number, Street) 9401 OLD SAUK RD UNIT 212A		ADDRESS (Number, Street) 10 N. LIVINGSTON ST. SUITE 201	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS bobbrunner235@gmail.com		E-MAIL ADDRESS nolan.stumpf@oneenergyrenewables.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		**ADDRESS OR LOCATION OF CUP**		**ADDRESS OR LOCATION OF CUP**	
West of 8541 Pine Hill Rd				-	
TOWNSHIP CROSS PLAINS	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		**PARCEL NUMBERS INVOLVED**		**PARCEL NUMBERS INVOLVED**	
0707-221-8540-6		---		0707-222-8170-3	

CUP DESCRIPTION

SOLAR ARRAY ELECTRIC GENERATING FACILITY - 35 acres

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3)	35

DEED RESTRICTION REQUIRED?	Inspectors Initials
☐ Yes ☐ No Applicant Initials_____	RUH1

SIGNATURE:(Owner or Agent)

PRINT NAME:

DATE:

Form Version 01.00.03

CUP 2665
Robert M Brunner Rev TR

Proposed Zoning Boundary

Tax Parcel Boundary

Feet
0 250 500 1,000

Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	**$495**
Mineral Extraction:	**$1145**
Communication Tower:	**$1145 (+$3000 RF eng review fee)**
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Robert M Brunner Revocable Living Trust (Bob Brunner)	**Agent Name:**	OneEnergy Development, LLC
Address (Number & Street):	9401 Old Sauk Road #212	**Address (Number & Street):**	10 N Livingston St, Suite 201
Address (City, State, Zip):	Middleton, WI 53562	**Address (City, State, Zip):**	Madison, WI 53703
Email Address:	bobbrunner235@gmail.com	**Email Address:**	nolan.stumpf@oneenergyrenewables.com
Phone#:		**Phone#:**	(262) 799-4500

SITE INFORMATION

Township:	Cross Plains	**Parcel Number(s):**	070722281703, 070722185406, 070722295001
Section:	22	**Property Address or Location:**	To be assigned
Existing Zoning: FP-35	**Proposed Zoning:** FP-35	**CUP Code Section(s):**	Sec. 10.222(3)(b)

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Solar energy generation facility - transportation, communications, pipeline, electric transmission, utility, or drainage uses

Is this application being submitted to correct a violation? Yes ☐ No ☒

Provide a short but detailed description of the proposed conditional use:

Pine Hill Solar project would be a 6 Megawatt solar energy generation facility (solar farm) that would occupy approximately 30 acres of the Brunner's 83-acre property. The solar farm would consist of solar panels mounted on steel racking built atop steep I-beams that are driven into the ground. The solar farm would be enclosed within an 8' tall woven wire deer exclusion fence. A 16' wide gravel access drive would allow for access to the site from Pine Hill Road. Electrical equipment would consist of inverters, transformers, and a remote monitoring system. The solar farm would interconnect to existing 3-phase distribution lines (utility poles & lines) along Pine Hill Road. Please see the attached Conditional Use Permit submission materials: Cover Letter to the Town of Cross Plains, Project Narrative, Site Plan, Operations Plan, Vegetation Management Plan, Decommissioning Plan, OneEnergy Frequently Asked Questions, Project Profile, Glare Analysis, and Conditional Use Standards for Farmland Preservation.

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

☒ Complete attached information sheet for standards	☒ Site Plan drawn to scale	☒ Detailed operational plan	☒ Written legal description of boundaries	☒ Detailed written statement of intent	☒ Application fee (**non-refundable**), payable to Dane County Treasurer

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: _____ Date: 4/9/2025

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections 10.220(1) and 10.103 of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The establishment, maintenance, and operation of the proposed project will not be detrimental to or endanger the public health, safety, comfort or general welfare. There is no aspect of the components (solar panels, steel racking, inverters, transformers, etc.), construction (which will be completed in 4-6 months, 3-4 deliveries per day at a maximum), or operation (no on-site staff, 1-2 maintenance workers per month) of the project that poses any danger to human health or safety, comfort, or general welfare of the nearby properties, homes, or businesses.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The project does not involve any buildings or structures, will operate quietly and with no permanent on-site staff, and will not change the traffic patterns, development, or uses of adjacent properties. The Project will not limit or impact adjacent uses, including agricultural uses. In fact, the remaining property is planned to be farmed right up to the fence line. The Project area can be returned to agricultural production upon decommissioning of the project once it has reached the end of its useful life - the solar project is a temporary and reversible land use. Either a pollinator pasture mix for grazing sheep or a pollinator prairie mix will be planted to establish habitat for bees and other pollinators, consistent with the intended use of agricultural land around the project.

3. 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 not trigger additional growth and will not contribute to the conversation of land around them. Instead, the Project will enable preservation of the area and its continued and future use for agriculture. The Project preserves the agricultural potential of the land, maintains rural character and open space of the area, and minimizes conflicts with other nearby agricultural uses. The Project will not limit or impact adjacent uses, including agricultural uses. In fact, the remaining property is planned to be farmed right up to the fence line. The Project area can be returned to agricultural production upon decommissioning of the project once it has reached the end of its useful life - the solar project is a temporary and reversible land use.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The project will have an access road that enters the site from Pine Hill Road and will interconnect to the existing 3-phase electric distribution lines along Pine Hill Road.The site will be enclosed with an 8' tall woven wire deer exclusion fence. The Project will be submitted, reviewed, and approved by the Wisconsin Department of Natural Resources for a Construction Site Storm Water Runoff Permit prior to commencement of construction.

5. 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 have a 16' wide access drive that enters the site from Pine Hill Road that will be installed at-grade. Construction is expected to last 4-6 months and no more than 3-4 delivery trucks will arrive to the site per day, at a maximum. During operations of the project, there will be no on-site staff and the project will not be open to the public, and maintenance of the project (including vegetation) requires roughly one site visit per month.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The project conforms to all applicable regulations of the FP-35 district. The project does not involve any biildings or structures, will not effect or encourage the development/change of uses of adjacent properties, is designed to minimize the conversion of farmland (and will be planted with a pollinator/prairie or sheep grazing pasture seed mix), and is a temporary and reversible use of the land (the project can be fully decommissiened and removed at the end of its useufl life).

7. The conditional use is consistent with the adopted town and county comprehensive plans.

The term "Utility Use" has been defined by the Department of Agriculture, Trade and Consumer Protection (DATCP) with respect to farmland preservation as "includes facilities for the generation of electricity from sunlight,..." See Wis. Admin. Code Department of Agriculture, Trade and Consumer Protection §ATCP 49.01(19). The term "Utility services" is defined in Dane County Zoning Ordinance Section 10.004(166) as "Transmission, distribution and small-scale renewable generation facilities both above and below ground which carry electricity, liquid or gaseous fuel, steam, water, data, heat, sewage, telephone messages, television or radio signals, or other similar service". Dane County Zoning also lists "Transportation, communications, pipeline, electric transmission, utility, or drainage uses" as approved conditional uses in the FP-35, Farmland Preservation Zoning Districts (Sec. 10.222(3)(b)).

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

  The project The areas outside the fence will continue to be farmed. Either a pollinator pasture mix for grazing sheep or a pollinator prairie mix will be planted to establish habitat for bees and other pollinators, consistent with the intended use of agricultural land around the project. The Project does not involve any buildings or structures, will operate quietly and with no permanent on-site staff, and will not change the traffic patterns, development, or uses of adjacent properties. The Project area can be returned to agricultural production upon decommissioning of the project once it has reached the end of its useful life - the solar project is a temporary and reversible land use. The Project preserves the agricultural potential of the land, maintains rural character and open space of the area, and minimizes conflicts with other nearby agricultural uses.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

  Solar, or Utility Use, is an approved Conditional Use in the Farmland Preservation District. The site's proximity to existing electrical distribution makes this "utility use" of the property economically feasible, as well as minimizes the environmental impact associated with interconnection of the project.

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

  Solar projects generally do not trigger additional growth and will not contribute to the conversation of land around them. Instead, the Project will enable preservation of the area and its continued and future use for agriculture. The Project preserves the agricultural potential of the land, maintains rural character and open space of the area, and minimizes conflicts with other nearby agricultural uses.

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

  The Project will not limit or impact adjacent uses, including agricultural uses. In fact, the remaining property is planned to be farmed right up to the fence line. The Project area can be returned to agricultural production upon decommissioning of the project once it has reached the end of its useful life - the solar project is a temporary and reversible land use.

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

  The Project is designed to minimize any disturbance to agricultural land. The Project will be submitted, reviewed, and approved by the Wisconsin Department of Natural Resources for a Construction Site Storm Water Runoff Permit prior to commencement of construction, meaning the post-construction hydrology of the site must be the same or improved from the current condition. The Project uses a driven piling racking system which, when decommissioned, is easily removed from the site. In addition, all topsoil will remain on-site and the site plan is designed to minimize grading 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.

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

The Esox Solar project would be a 6 Megawatt solar energy generation facility (solar farm) that would occupy approximately 30 acres of the Brunner's 83-acre property. The solar farm would consist of solar panels mounted on steel racking built atop steep I-beams that are driven into the ground. The solar farm would be enclosed within an 8' tall woven wire deer exclusion fence. A 16' wide gravel access drive would allow for access to the site from Pine Hill Road. Electrical equipment would consist of inverters, transformers, and a remote monitoring system. The solar farm would interconnect to existing 3-phase distribution lines (utility poles & lines) along Pine Hill Road. Please see the attached Conditional Use Permit submission materials: Cover Letter to the Town of Cross Plains, Project Narrative, Site Plan, Operations Plan, Vegetation Management Plan, Decommissioning Plan, Survey Map, OneEnergy Frequently Asked Questions, Project Profile, Glare Analysis, and Conditional Use Standards for FP-35 Zoning.

List the proposed days and hours of operation. Operates during daylight hours. Not open to the public.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

No continuous on-site staff. 1-3 personnel will visit the site 1-2 times per month for electrical and vegetation maintenance.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

No noise, odors, dust, runoff, or pollution is associated with the project. OneEnergy employs Best Management Practices for constructing solar projects on agricultural land such as pre-seeding the entire site with a cover crop, the use of erosion control blankets, silt fences, sediment logs, and silt sock, along with other temporary forms of site stabilization as necessary. After construction permanent vegetation with perennial high growth density grasses and flowers would be seeded throughout the site for final soil stabilization.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

After construction, no outdoor storage is proposed. Because there are no buildings or structures proposed, all construction and operations will take place outside of an enclosure.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.

OneEnergy employs Best Management Practices for constructing solar projects on agricultural land such as pre-seeding the entire site with a cover crop, the use of erosion control blankets, silt fences, sediment logs, and silt sock, along with other temporary forms of site stabilization as necessary. After construction permanent vegetation with perennial high growth density grasses and flowers would be seeded throughout the site for final soil stabilization. OneEnergy will submit an Storm Water Pollution Prevention Plan and secure the DNR Construction Site Storm Water Runoff permit prior to commencement of construction.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

No existing or proposed sanitary facilities, wastewater treatment systems, or livestock facilities on site.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

No existing or proposed trash, solid waste, or recycling facilities on site.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

No impact on traffic or improvements to road infrastructure are expected. At the maximum height of construction, 3-4 delivery trucks will arrive on site per day. During operations, 1-2 pickup trucks will arrive on site for mechanical and vegetation maintenance.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

No hazardous, toxic, or explosive materials are or will be stored on site.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

No lighting is proposed on site during construction or operation of the project.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.

The only signage proposed for the site is signage required by electric/fire code.

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Agricultural (row cropping)

Briefly describe the current uses of surrounding properties in the neighborhood.

Agricultural (row cropping), miscellaneous agricultural, residential

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

☒ SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- ☒ Scale and north arrow.
- ☒ Date the site plan was created.
- ☒ Existing subject property lot lines and dimensions.
- ☒ Existing and proposed wastewater treatment systems and wells.
- ☒ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☒ All dimension and required setbacks, side yards and rear yards.
- ☒ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☒ Location and dimensions of any existing utilities, easements or rights-of-way.
- ☒ Parking lot layout in compliance with s. 10.102(8).
- ☒ Proposed loading/unloading areas.
- ☒ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☒ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- ☒ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- ☒ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☒ NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- ☒ Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- ☒ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☒ OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- ☒ Hours of operation.
- ☒ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- ☒ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☒ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- ☒ Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.
- ☒ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☒ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☒ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☒ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- ☒ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- ☒ Signage, consistent with section 10.800.

☒ ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. 10.103:

- ☒ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan.
- ☒ Domestic pet or large animal boarding must provide additional information in site and operations plans.
- ☒ Communication towers must submit additional information as required in s. 10.103(9).
- ☒ Farm residences proposed in the FP-35 district must submit additional information as required in s. 10.103(11).
- ☒ Mineral extraction proposals must submit additional information as required in s. 10.103(15).

Nolan Stumpf
OneEnergy Renewables
10 N Livingston St
Suite 201
Madison, WI 53703

April 9th, 2025

Town of Cross Plains
3734 Country Road P
Cross Plains, WI 53528

SUBJECT: CONDITIONAL USE PERMIT APPLICATION FOR PINE HILL SOLAR PROJECT

DEAR TOWN OF CROSS PLAINS PLAN COMMISSION,

OneEnergy Development, LLC ("OneEnergy" or "the Applicant") is applying for a Conditional Use Permit with the Town of Cross Plains for the Pine Hill Solar Project (the "Project"). Pine Hill Solar is a proposed 6-Megawatt solar generation facility in which OneEnergy will develop, engineer, and construct. Our Midwest office, based in Madison, WI, has developed 55 solar projects over the last 6 years, 39 of which are in Wisconsin.

OneEnergy will lease approximately 35 acres of a larger 83.3-acre group of parcels owned by the Robert M Brunner Revocable Living Trust (Bob Brunner) for the Project. The property is zoned FP-35 and includes parcel #s 070722281703, 070722185406, 070722295001, which are located southeast of the intersection of County Road P and Pine Hill Road.

The Applicant intends to start construction in the spring of 2026, pending receipt of all required permits and approvals and availability of key equipment. Construction is expected to take approximately 4-6 months. Once complete, the Esox Solar will generate local, clean power for nearby customers within Madison Gas and Electric's service territory. The Project is expected to produce enough electricity to power nearly 1,600 average Wisconsin homes, or power about 50 homes per acre.

The site will have a 16-foot-wide gravel access drive that enters the site off Pine Hill Road and will be enclosed by an 8-foot tall woven-wire deer exclusion/agricultural perimeter fence. The area beneath and around the panels will be planted to a low-growing perennial pollinator mix or pasture mix for sheep grazing. The remaining area of the property will continue to be farmed.

Please see the attached Conditional Use Permit Application form and Conditional Use Application Narrative, which includes the following attachments: Site Plan, Operations Plan, Vegetation Management Plan, Decommissioning Plan, Frequently Asked Questions, Project Profile, and Farmland Preservation Zoning Conditional Use Standards.

Respectfully,

NOLAN STUMPF
MANAGER, PROJECT DEVELOPMENT
262.799.4500 | C

nolan.stumpf@oneenergyrenewables.com

Conditional Use Permit Application Addendum

Pine Hill Solar Project

Town of Cross Plains, Dane County, Wisconsin

Applicant:
OneEnergy Development, LLC
10 N. Livingston St., Suite 201
Madison, WI 53703

Contents

Exhibits

Exhibit A – Site Plan

Exhibit B – Operations Plan

Exhibit C – Vegetation Management Plan

Exhibit D – Decommissioning Plan

Exhibit E – Conditional Use Standards, Farmland Preservation Zoning District

Exhibit F – Frequently Asked Questions

Exhibit G – Project Profile

Background

The Pine Hill Solar Project (the "Project") is a proposed 6 Megawatt solar generation facility. OneEnergy Development, LLC ("OneEnergy" or "the Applicant") will develop, engineer, and construct the Project.

The Applicant will complete all environmental studies and surveys required to construct the Project, including the following: wetland delineation, Phase I Environmental Site Assessment, soil analysis, Wisconsin State Historical Preservation Office, and endangered resources review. The Project is not expected to impact natural resources.

The Applicant intends to start construction on the Project in the spring of 2026, pending receipt of all required permits and approvals and availability of key equipment for the project. Construction of the project is expected to take approximately 4-6 months. Once complete, Pine Hill Solar will generate local power for local customers within Madison Gas & Electric's service territory. The proposed project is expected to produce enough electricity for to power 1,600 average Wisconsin residences, or power about 50 homes per acre.

Image 1 Strobus Solar Project in Black River Falls, WI

A. General Land Use Description

Location

The Project is sited on approximately 35 acres of vacant agricultural land in the Town of Cross Plains, Dane County known as parcel #'s 070722281703, 070722185406, 070722295001. The site is located southeast of the intersection of Pine Hill Road and County Road P. The land is part of a larger 83.3-acre group of parcels owned by Robert M Brunner Revocable Living Trust (Bob Brunner), who is leasing the 30 acres of land for the solar project.

Zoning

The proposed Project is situated on land that is zoned FP-35 Farmland Preservation.

Setbacks

OneEnergy commits to following all applicable setbacks, as shown in the attached site plan, including those defined in Chapter 10 of the Dane County Code, Zoning Ordinance, Section 19.222(5).

(a) Front yard / road setback (according to Sec. 10.102(9))
    i. County Trunk Highway – at least 75 feet from the centerline or 42 feet from the right-of-way line, whichever is greater
    ii. Town Roads – at least 63 feet from the centerline, or 30 feet from the right-of-way line, whichever is greater
(b) Rear yard – at least 50 feet
(c) Side yard – at least 10 feet

B. Description of Equipment

Racking and Panels

The racking for the proposed project consists of driven steel I-Beams that are embedded approximately 10’ into the ground, and extend approximately 5’ above ground. A torque tube connects to the top of the I-Beams, and the panels are mounted to the top of the torque tube. All components of the racking system are made of steel.

Below is a depiction of the horizontal profile view of the panels and racking, which will run in rows from north to south throughout the site and will track the sun from east to west throughout the day. At their maximum angle in morning and evening, the panels are 50 degrees from horizontal facing either east (morning) or west (evening). At mid-day, the panels are flat. At their maximum tilt angle in morning and evening, the tallest part of the panel is ~8’ above ground level.

Figure 1 – Example of Horizontal Profile View panels and racking

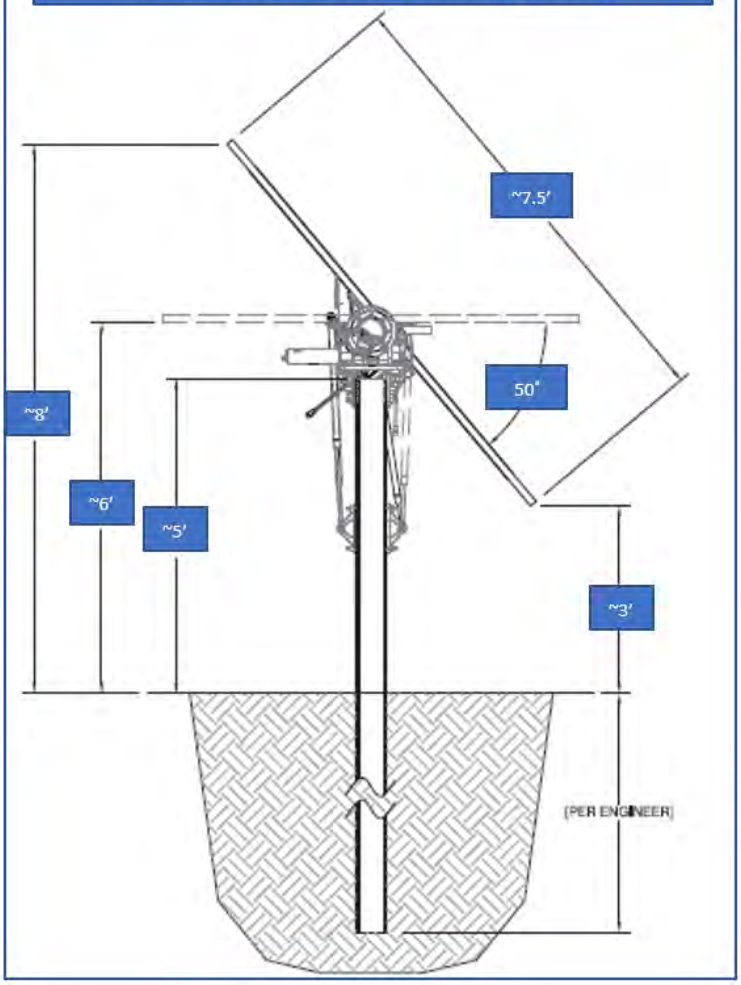


Image 2 - Strobus Solar Project in Merrillan, WI

Image 3 - Stockton Solar Project in Stockton, MN

Solar Panels

Crystalline silicon solar PV panels, which represent ~95% of the installed solar panels in the US, consist primarily of tempered glass, silicon wafers, anodized aluminum, and wiring, all of which can recovered and recycled at the end of their useful life. PV panels are extremely durable and built for long service life, as indicated by their 30-year warranty.

Inverters, Transformer, Electrical Rack

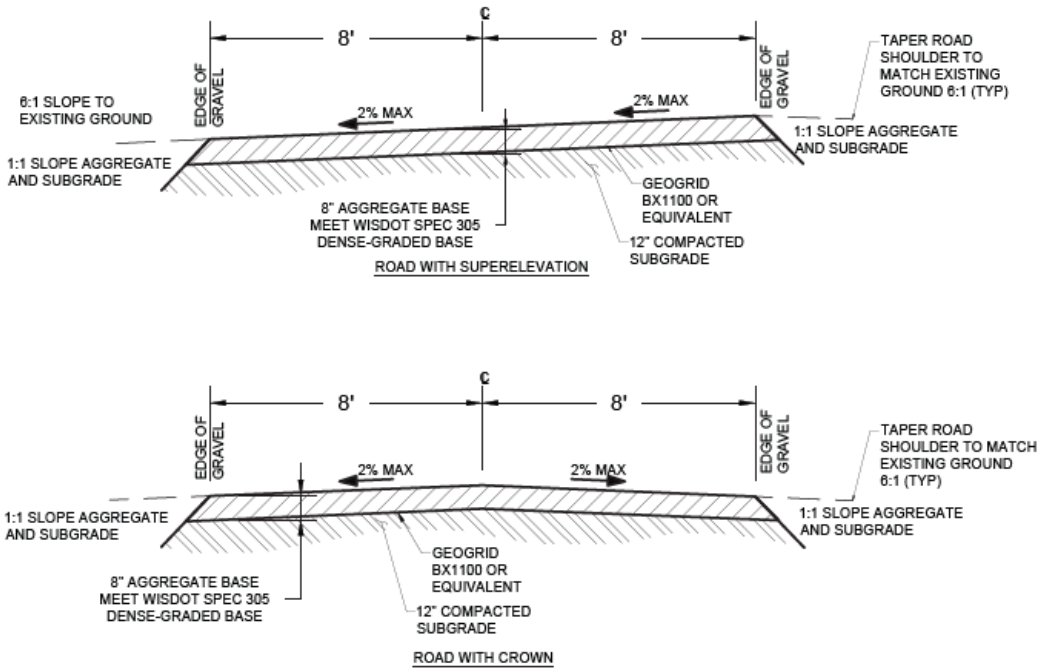
The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8 feet. The transformers and disconnects will be mounted on a steel skid. These pieces of electrical equipment look similar to what you would see at a large load service like a grocery store.

Image 4 - Hodag Solar Project in Rhinelander, WI

Access Drive

The access drive is proposed to be 16’ wide and will enter the site from Pine Hill Road. The access drive will be installed below depending on the slope. The access drive is installed at-grade to minimize changes to existing drainage patterns.

Figure 2 – Example of Access Drive Design Detail



Fence

A fence will surround the solar project and will be an 8’ tall agricultural-style fixed knot wildlife exclusion fence similar to what you might see around an orchard. The fence will have either wood or steel posts.

Image 5 – Fence at Rushford Village Solar Project in Rushford Village, MN

Image 6 – Fence at Blue Prairie Solar Project in Black River Falls, WI

C. Scale Map of the Project Site

Please see **Exhibit A - Proposed Site Plan** for dimensions and location of proposed facilities. OneEnergy designs our projects using highly efficient bifacial solar panels and single-axis tracking racking. Using this equipment, a 6 Megawatt solar system can be located on approximately 30 acres of relatively flat topography and, most importantly, consistent elevations in the north-south direction.

D. Landscaping

The Project will be developed in a manner that complements the agricultural setting by using an agricultural-style fence, either a pasture for grazing sheep or a pollinator seed mix to attract bees and birds. Topsoil integrity will be preserved throughout construction by pre-seeding a cover crop prior to construction to minimize erosion and compaction, as well as by minimizing grading within the site. The permanent seeding will take place after construction is complete, and will conform with Wisconsin DNR recommendations for solar projects. The final landscape plan will be developed in partnership with the Wisconsin DNR and in compliance with all applicable stormwater requirements. By planting dense perennial vegetation beneath and around the solar panels, the project provides ecosystem services associated with pollinator benefits, soil building, increased water infiltration and reduced stormwater runoff compared to regularly tilled farmland. Please see **Exhibit C – Vegetation Management Plan**.

E. Wetland and Drainage Facilities

The project is designed to minimize soil disturbance and drainage alterations as much as possible. OneEnergy anticipates limited ground disturbance for the installation of the solar array and will ensure all grading is done in compliance with recommended best practices for stormwater and sediment erosion control. Because the project will occupy more than one acre, OneEnergy will be required to comply with the Wisconsin Department of Natural Resources NPDES Construction General Permit, which has the following requirements:

- Implement Best Management Practices to control sedimentation during construction, i.e. silt fencing, fiber logs, temporary stabilization, etc.
- Submittal of a Water Resource Application for Project Permits (WRAPP)
- Develop a Stormwater Management Plan approved by the Wisconsin DNR prior to commencement of construction

Sedimentation will be controlled from leaving the project area after construction by changing the land use of the project area from cultivated agricultural land to nearly 100% vegetated ground cover. The pollinator meadow growing beneath and around the solar panels acts as a vegetative buffer that covers ~95% of the site. Runoff from the access roads and concrete pads will travel through the vegetative cover prior to leaving the project area. Water that runs off panels into the proposed dense pollinator planting below will act as a natural vegetative buffer which will increase infiltration and act as erosion control to help the site meet required standards.

F. Construction Schedule

OneEnergy's goal is to finalize engineering in the winter of 2025-2026, to enable purchasing of long-lead equipment in early 2026 and construction during the months of May to October, 2026. If construction is delayed due to key equipment availability or other issues until spring of 2027, the project is expected to be constructed and operational by the end of 2027.

A project of this size typically takes 4-6 months to construct. The Project is intended to start construction in the summer of 2026 and be complete by the end of 2026. A tentative construction schedule is as follows:

Civil Work and Fencing Install	5/1/2026	5/31/2026
Pile Installation	6/1/2026	7/1/2026
Racking and Module Installation	7/1/2026	9/1/2026
Wiring and Transformer Installation	9/1/2026	10/15/2026
Pollinator Seeding and Revegetation	10/15/2026	11/1/2026
Target In-service Date	11/1/2026	

G. Operations & Vehicular Traffic Description

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. Please see **Exhibit B – Operations Plan**. During construction, we anticipate that there will be between 5 and 30 construction workers on-site for the 6-month period (May-October) during which the bulk of construction will take place. Adequate provision for parking of such construction staff has been included in the design of the laydown area within the site perimeter. Additionally, deliveries will be expected during business hours. It is not expected that more than 3-4 delivery trucks will arrive to the site per day during construction. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing.

H. Decommissioning and Removal

OneEnergy has committed through its lease agreement with the landowner to remove the system at the end of the project life, including provisions to ensure that there is adequate financial security set aside to perform such decommissioning. When the Project is decommissioned, all infrastructure will be removed, and the site will be restored to predevelopment conditions for continued agricultural use with rested and restored soils. Please see **Exhibit D – Decommissioning Plan.**

I. About OneEnergy

OneEnergy is the leading developer of distributed utility scale solar in Wisconsin, having developed 55 projects in the Midwest totaling 220 MW, and 39 projects totaling ~170 MW in Wisconsin that are currently operating or under construction.

Our regional team consists of developers, engineers, legal, and construction managers based out of our Madison office. The team completed development, engineering, and, in 2024, managed the construction of 7 projects in Wisconsin, including a series of four 6 Megawatt projects for WE Energies located in Fond du Lac, Jefferson, Racine, and Walworth Counties. OneEnergy has developed and constructed three projects for Madison Gas & Electric: Morey Solar Field, Strix Solar, and Tyto Solar.

In this work, we have cultivated strong relationships with permitting entities and developed expertise in effective stakeholder communication, ensuring smooth project execution.

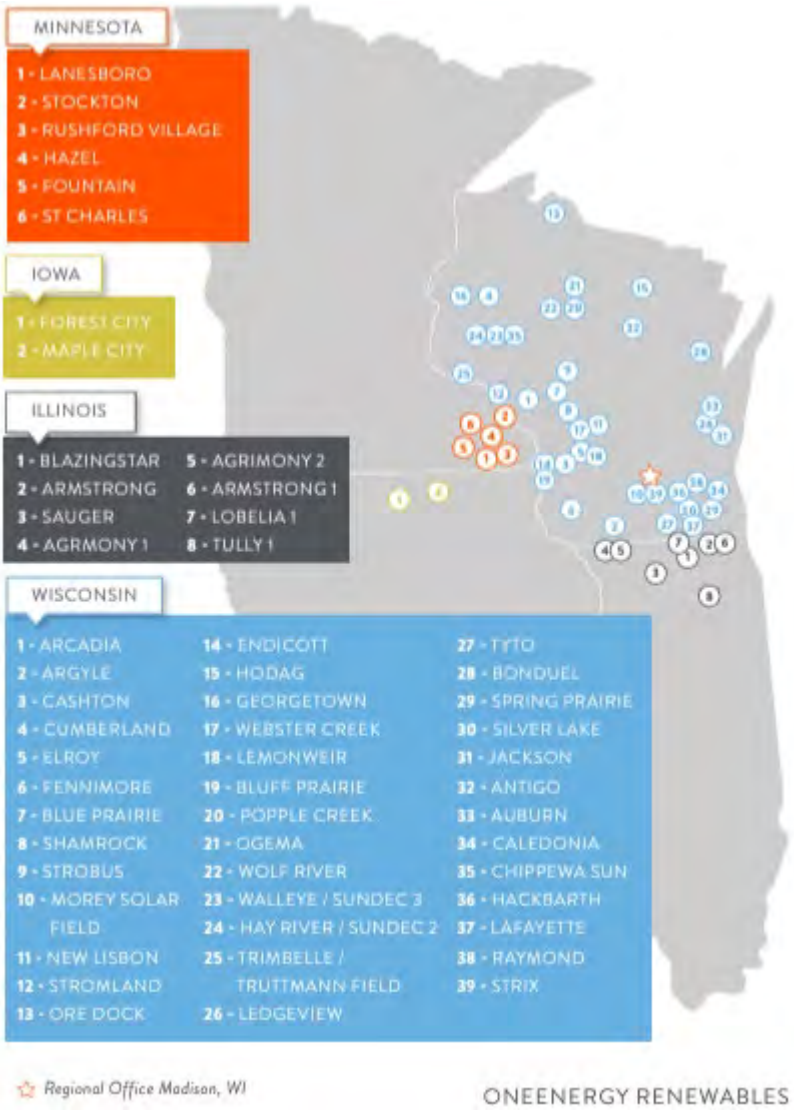


Figure 3 – OneEnergy Midwest Solar Projects

PINE HILL SOLAR

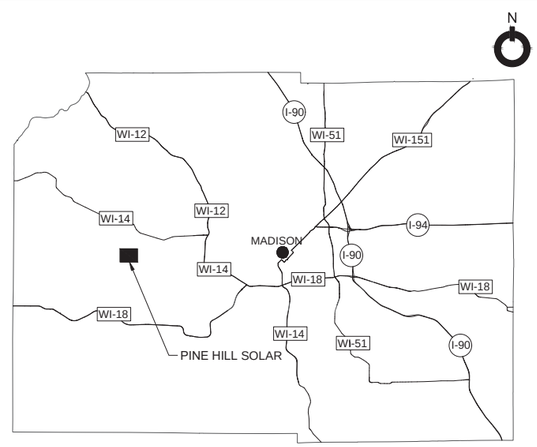
DANE COUNTY, WISCONSIN

SOLAR PV PROJECT
6.000 MWAC

LEGEND

- PARCEL BOUNDARY
- INTERIOR PARCEL BOUNDARY
- ZONING SETBACK
- NEIGHBORING PARCEL
- TREE LINE (E)
- RIVERINE
- 75' RIVERINE SETBACK
- 300' SHORELAND ZONING BOUNDARY
- PERIMETER FENCE (P)
- GRAVEL ACCESS ROAD
- LAYDOWN AREA
- UGMV — UG MV (P)
- UGMV — UG MV (P, UTIL)
- OHU — OH ELECTRICAL (E)
- UTILITY POLE (E)

DANE COUNTY MAP



PROJECT DETAILS

THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 6.000 MWAC SOLAR PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN A SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY.

SITE DETAILS:

PARCEL ID	070722281703, 070722185406, 070722295001
OWNER:	ROBERT M BRUNNER REV TR
ACREAGE:	38.80, 38.80, 5.7
EXISTING ZONE:	FP-35

LAND USE SUMMARY:

TOTAL PARCEL AREA (ACRES):	83.30
TOTAL LEASED AREA (ACRES):	-
TOTAL FENCED AREA (ACRES):	32.76
GRAVEL ACCESS ROAD (ACRES):	0.44
STAGING AREA (ACRES):	0.81

DESIGN SUMMARY:

MODULE POWER:	605 W
MODULE COUNT:	12000
ARRAY DC VOLTAGE:	1500 V
INVERTER SIZE:	250 kW / kVA
INVERTER COUNT:	24
DC SIZE:	7.260 MWdc
AC SIZE:	6.000 MWac
DC/AC RATIO:	1.210
GROUND COVERAGE RATIO:	30.0 %
ASCE 7-16 GSL:	30 PSF
ASCE 7-16 WIND SPEED:	100 MPH

ADDITIONAL NOTES:

- BASEMAP DEVELOPED FROM GIS DATA
- PARCEL DATA TAKEN FROM GIS DATA
- NWI & FEMA FLOOD HAZARD ZONE FROM GIS DATA

OneEnergy RENEWABLES
2003 Western Ave, Suite 225
Seattle, WA 98121
oneenergyrenewables.com
206 922 7072

PRELIMINARY

NOT FOR CONSTRUCTION

REVISION LOG

REV	DESCRIPTION	DATE	BY	CK'D	SME
00	5% SUBMITTAL	03/17/2025	AC	AK	

PINE HILL SOLAR
ONEENERGY RENEWABLES
43.06999°, -89.645200°
DANE COUNTY, WISCONSIN

SHEET TITLE: DEVELOPMENT LAYOUT

SHEET NO: D-100

PUBLISHED ON: 03.17.2025 8:36 AM

Exhibit B – Operations Plan

Pine Hill Solar Project

Applicant:
OneEnergy Development, LLC
10 N. Livingston St. Suite 201
Madison, WI 53703

OneEnergy Renewables

Pine Hill Solar Project

Solar Generating Facility Operations Plan

Type of Activity Proposed: OneEnergy Development, LLC is proposing to build a solar generation project (the "Facility" or "Project") located on approximately 35 acres, consisting of solar modules and associated collection equipment that delivers power to the electric grid. The Facility will have a maximum capacity of 6 MW AC. The on-site equipment at the Facility will consist primarily of solar modules mounted on single-axis tracking racking. These panels generate direct current (DC) electricity. Twenty-four inverters, situated throughout the array area, convert the DC electricity to alternating current (AC) electricity to allow it to be delivered to the existing electric distribution system. Two transformers increase the AC voltage produced by the inverters to the grid voltage of the existing three-phase distribution line to which the Project connects.

The Facility will be an unmanned plant that will operate through local and remote control and monitoring. The PV system will be monitored remotely through the Utility Energy Management System and the integrated Data Acquisition System (DAS), which signals alerts for any irregular operating condition. Scheduled maintenance will occur once annually to inspect all elements of the project to ensure optimal performance. After construction is complete, there will be limited access to the site for periodic inspections (monthly), maintenance and vegetation management.

The Facility will provide solar electricity to serve the needs of local utility customers.

1. **Hours of Operation**: The solar facility will operate during daylight hours. 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 once or twice 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 once or twice 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 utility customers.
4. **Outside Storage**: None proposed.
5. **Outdoor Activities**: Inspection of the solar electric system and periodic maintenance as described above.
6. **Outdoor Lighting**: No permanent outdoor lighting is proposed.
7. **Outside Loudspeakers**: None.
8. **Proposed Signs**: The site will only include necessary safety signage with contact information for the Project Operations team and an entrance sign.
9. **Trash Removal**: There will not be trash generated at this site.

Pine Hill Solar

Vegetation Installation and Management Plan

Date: 4/9/2025
Site Location: 43.073735° -89.652016°

ONEENERGY RENEWABLES • 2003 WESTERN AVE • STE 225 • SEATTLE, WA 98121
WWW.ONEENERGYRENEWABLES.COM

Contents

1 Site Overview

Pine Hill Solar and constructed by OneEnergy Development, LLC. The Project is located in the Town of Cross Plains, Dane County, Wisconsin, southeast of the intersection of County Highway P and Pine Hill Road.

The 35-acre project site is currently used for agricultural production and was most recently planted in corn. The surrounding areas are comprised of agricultural land, rural residences, and farmsteads. There are no known wetlands within the project area; however, there is an intermittent stream to the east/southeast of the proposed fence line. Following construction of the solar facility, the site will be planted with a mix of native prairie species that will provide habitat for pollinators and other wildlife.

2 Benefits of Pollinator-Friendly Solar

There are many benefits to installing native prairie plant communities on solar sites. Pollinator friendly solar sequesters carbon into the soil through plants, while carbon emissions are simultaneously reduced by using renewable solar energy. Planting native prairie species restores soil by reducing erosion, improving soil structure, increasing carbon storage, diversifying microbial communities, and increasing soil fertility. In addition to supporting native wildlife, these improvements to the soil will increase the value of the soil for future agricultural production once the solar panels are removed. Agricultural benefits are not limited to future land use. Supporting native pollinator populations can increase yields of nearby pollinator-dependent crops such as soybeans, apples, and many vegetables.

The aesthetic benefits of pollinator habitat provide additional services to the local community for those who appreciate observing the wildflowers, birds, butterflies, and other species that are drawn to the solar site. Native prairie plants reduce stormwater runoff and improve surrounding water quality, which is an important consideration following the construction of solar projects. While the initial costs and amount of planning needed for installing and managing native pollinator habitat may be greater than turfgrass, the benefits outweigh the costs. Following the first five years of management, as the hardier native plant communities become established, reduced maintenance needs are anticipated for the remainder of the time the solar array is in operation.

3 Site Preparation and Temporary Seeding

The Project site will be in agricultural row crop production until the fall prior to construction. After row crops are harvested, a cover crop of winter wheat will be seeded at a rate of 131 lbs per acre as recommended by the WDNR Technical Standard (1059) and the WisDOT seeding specification (630).

The locations of the access road, electrical equipment, steel piles and racking have been chosen to minimize grading on site. Soil will not be removed from the site and will be stockpiled until it is replaced following disturbance. During construction, a cover crop of oats will be seeded where grading has occurred. Erosion control measures will include silt fence, sediment control logs, and erosion control blanket. Oats will also be seeded in any areas disturbed by construction activities. The site will be mowed regularly during construction to control noxious and invasive species. After construction, discing and deep ripping may be used to decompact the soil depending on the level of compaction. The soil surface will be smoothed using a spike tooth harrow or similar implement.

Herbicides may be used to treat noxious or invasive species identified on site prior to seeding The herbicide will be selected and applied by an Environmental Specialist. Following herbicide treatment, a waiting period may be necessary before disturbing the soil or seeding.

The Environmental Specialist overseeing site preparation activities and selecting and applying herbicide treatments for noxious and invasive species suppression will have comprehensive knowledge and experience selecting and applying herbicides for restricting invasive species and managing vegetation to encourage native plant communities. Additionally, the Environmental Specialist will have detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes conducting native prairie restoration and vegetation assessments.

4 Permanent Seeding

Permanent seeding with a native prairie mix will occur in the fall after construction has been completed. If seeding is delayed due to construction or weather conditions, permanent seeding will take place the following spring as early as weather and soil conditions allow.

A nurse crop of winter wheat will be added to the native seed mix to reduce weed growth and erosion until the native species are established. If seeding is delayed until the following spring, a nurse crop of oats will be used instead of winter wheat. Drill seeding is the preferred method of seeding the native prairie mix. Seed may be broadcast spread if drill seeding equipment is unavailable at the time of planting. A cultipacker would be used to improve seed to soil contact following broadcast seeding.

The upland seed mix used will be a diverse mix of around thirty native plant species designed by the Environmental Specialist to suit site-specific soil and microclimate conditions and to provide forage and habitat for pollinators. All species reach maximum heights of approximately thirty inches to prevent vegetation from shading panels at maximum tilt. The seed mix includes flowering species with a wide range of bloom times to cover each season pollinators are active. Additionally, a lowland seed mix for hydric soils will be used where any intermittent streams or wetlands are located. The upland and lowland seed mixes can be found in Appendix B. Changes

to plant species and their proportions in the mix may be necessary depending on seed availability at the time of planting, but the diversity of species and quality of the mix will be maintained.

5 Vegetation Monitoring

The following objectives will be achieved through vegetation monitoring:

1. Document the presence of targeted native species.
2. Document the presence of noxious and invasive species.
3. Provide recommendations for appropriate corrective actions to promote and maintain the planned vegetative cover and limit noxious and invasive species.

Observations will be recorded and visually depicted on a site map using a GIS field application during the vegetation monitoring site visit. Observations will include the presence of any noxious or invasive species, native species, and estimated percentage of vegetation cover of each. Erosion or other issues observed on site will be recorded. Reference maps will be produced from this collected data and will be used to make management recommendations and evaluate progress toward establishing the target plant community.

6 Vegetation Management

The Environmental Specialist overseeing vegetation management will have comprehensive knowledge and experience restricting invasive species and managing vegetation to encourage native plant communities. Additionally, the Environmental Specialist will have detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and conducting native prairie restoration. The Environmental Specialist may direct employees or subcontractors that do not meet the qualifications of the Environmental Specialist to complete vegetation management activities selected and supervised by the Environmental Specialist.

Vegetation will be managed to achieve the following objectives:

1. Establish native vegetation cover as prescribed in the selected pollinator seed mixes.
2. Maintain complete vegetation cover while limiting weed and invasive species to less than 5% cover.
3. Encourage the growth of flowering species to provide continuous forage and habitat for pollinators.

During the first year of establishment, vegetation will be mowed 2 to 3 times to a height of approximately 8 inches. After the first year of establishment, vegetation will be mowed to a height of 10 to 12 inches. During the second year of establishment, vegetation will be mowed twice. During the third year of management, vegetation will be mowed once or twice,

depending on weed pressure on site. There will be a dormant mow during the fourth year of establishment. Following this establishment period, the site will be mowed as needed for noxious and invasive species control and to intermittently remove excess biomass. In addition to mowing the entire Project area, spot-treatment of invasive species with targeted mowing and herbicide treatment will be completed as needed, depending on observations made during vegetation monitoring visits.

6.1 Noxious and Invasive Species Management

Plant species will be suppressed if they are likely to either outcompete the native species planted or grow to a height that would potentially shade the solar panels. Noting noxious and invasive species through well-timed site inspections and proactively controlling these species during the establishment phase is critical for the long-term success of native vegetation establishment. Plant species will be considered invasive if they are listed in Wis. Admin. Code NR 40, which prohibits the possession, transportation, or introduction of certain invasive species in Wisconsin without a permit.

Control of noxious and invasive species may include spot-spraying, spot-mowing, hand weeding, wicking, or other methods selected by the environmental specialist and depending on the target species and time of year. Vegetation monitoring data will be used to schedule mowing before the predominant noxious or invasive species develop seeds.

If necessary, the following herbicides may be used for spot-treatment: glyphosate, triclopyr, clopyralid, or aminopyralid. Glyphosate is a non-selective systemic herbicide used to treat broadleaf weeds, grasses, and woody plants, and triclopyr is a selective systemic herbicide used to control woody and herbaceous broadleaf species. Clopyralid and aminopyralid are selective herbicides used to target broadleaf weeds, especially clover and thistle. Herbicide contact with native species will be limited and herbicides will not be used when wind speeds exceed 10 mph to prevent drift.

Other herbicides may be utilized based on the target species observed and identified for management. Environmental specialists will identify actual herbicide prescriptions based on observations during site inspections. The site will be inspected before each vegetation management visit to plan appropriate management actions.

7 Vegetation Monitoring and Management Timeline

Year 0		
Seedbed Preparation	Deep ripping and discing will be used to decompact soils following construction. Herbicide will be applied as needed to remove invasive species prior to seeding.	Aug-Oct
Seeding	Wet-mesic and dry-mesic pollinator seed mixes will be seeded along with a cover crop of winter wheat. *Seeding may be delayed until the following spring from Apr to Jun.*	Oct 15th until the ground freezes
Year 1		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr
1st Herbicide treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
1st Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	May
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Jun
2nd Herbicide treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
2nd Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Jul
3rd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late July
3rd Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Aug-Sep
3rd Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
Years 2		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr
1st Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Jun
1st Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Jun
2nd Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Jul-Aug

2nd Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
Year 3		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr
1st Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
1st Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	May
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Jun
Optional 2nd Herbicide Treatment	Spot treatment of noxious and invasive species as needed.	Variable
Optional 2nd Mow	Complete or targeted site mow to control noxious and invasive species and encourage growth of native plant community.	Jul-Aug
Year 4		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr
Optional Herbicide treatment	Spot treatment of noxious and invasive species as needed.	Variable
2nd Vegetation Inspection	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Jun
Dormant Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Oct-Nov
Years 5-25		
1st Vegetation Inspection	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Late Apr
Optional Herbicide treatment	Spot treatment of noxious and invasive species as needed.	Variable
2nd Vegetation Inspection	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Jun
Optional Dormant Mow	Mow every three years to remove thatch.	Oct-Nov

8 References

Siegner, K., Wentzell, S., Urrutia, M., Mann, W., & Kennan, H. (2019) Maximizing land use benefits from utility scale solar: A cost benefit analysis of pollinator-friendly solar in Minnesota. *Yale Center for Business and the Environment*. https://cbey.yale.edu/research/maximizing-land-use-benefits-from-utility-scale-solar.

Walston, L. et al. (2018) Examining the potential for agricultural benefits from pollinator habitat at solar facilities in the United States. *Environmental Science & Technology 52* (13), 7566-7576. https://doi.org/10.1021/acs.est.8b00020.

Walston, L. et al. (2020) Modeling the ecosystem services of native vegetation management practices at solar energy facilities in Midwestern United States. *Ecosystem Services* (47), 101227. https://doi.org/10.1016/j.ecoser.2020.101227.

9 Appendix A – Project Layout

10 Appendix B – Pollinator Seed Mixes

Percentage of mix is the based on seed weight.

Upland Mix

Common Name	Scientific Name	% of Mix	Seeds/ft^2
Grasses			
Sideoats Grama	*Bouteloua curtipendula*	27.27%	6.61
Blue Grama	*Bouteloua gracilis*	7.27%	11.75
Plains Oval Sedge	*Carex brevior*	2.55%	2.98
June Grass	*Koeleria macrantha*	1.82%	14.69
Little Bluestem	*Schizachyrium scoparium*	33.45%	20.28
Prairie Dropseed	*Sporobolus heterolepis*	0.36%	0.24
Forbs			
Common Yarrow	*Achillea millefolium*	0.36%	2.62
Anise Hyssop	*Agastache foeniculum*	0.09%	0.33
Prairie Onion	*Allium stellatum*	0.73%	0.32
Lead Plant	*Amorpha canescens*	1.36%	0.88
Wild Columbine	*Aquilegia canadensis*	0.18%	0.28
Common Milkweed	*Asclepias syriaca*	0.36%	0.06
Butterfly Milkweed	*Asclepias tuberosa*	0.91%	0.16
Whorled Milkweed	*Asclepias verticillata*	0.10%	0.20
Sky Blue Aster	*Symphyotrichum oolentangiense*	0.18%	0.59
Upland White Goldenrod	*Solidago ptarmicoides*	0.73%	1.88
Partridge Pea	*Chamaecrista fasciculata*	2.73%	0.30
Lanceleaf Coreopsis	*Coreopsis lanceolata*	1.09%	0.88
White Prairie Clover	*Dalea candida*	4.55%	3.49
Purple Prairie Clover	*Dalea purpurea*	5.82%	4.23
Rough Blazing Star	*Liatris aspera*	0.27%	0.18
Spotted Bee Balm	*Monarda punctata*	0.18%	0.66
Large-flowered Beardtongue	*Penstemon grandiflorus*	0.73%	0.41
Prairie Wild Rose	*Rosa arkansana*	0.09%	0.01
Black-eyed Susan	*Rudbeckia hirta*	2.09%	7.77
Gray Goldenrod	*Solidago nemoralis*	0.09%	1.10
Ohio Spiderwort	*Tradescantia ohiensis*	0.45%	0.15
Hoary Vervain	*Verbena stricta*	1.73%	1.95
Heartleaf Alexanders	*Zizia aptera*	0.36%	0.18
Golden Alexanders	*Zizia aurea*	2.18%	0.97

Seeding Rate: 85.9 seeds/ ft^2

Lowland Mix

Scientific Name	Common Name	% of Mix	Seeds/ft^2
Grasses			
Carex scoparia	*Pointed-broom Sedge*	1.40%	2.81
Carex stipata	*Common Fox Sedge*	6.85%	5.56
Carex vulpinoidea	*Brown Fox Sedge*	4.65%	11.1
Juncus dudleyi	*Dudley's Rush*	0.15%	11.46
Juncus effusus	*Common Rush*	0.40%	9.55
Elymus virginicus	*Virginia Wild Rye*	55.60%	5.58
Poa palustris	*Fowl Bluegrass*	9.00%	27.93
Forbs			
Anemone canadensis	*Canada Anemone*	3.65%	0.7
Symphyotrichum novae-angliae	*New England Aster*	1.30%	2.05
Verbena hastata	*Blue Vervain*	0.90%	2
Lobelia siphilitica	*Great Blue Lobelia*	0.35%	4.18
Lycopus americanus	*Water Horehound*	0.45%	1.4
Lythrum alatum	*Winged Loosestrife*	0.01%	0.72
Mimulus ringens	*Monkey Flower*	0.10%	5.49
Alisma subcordatum	*Water Plantain*	1.95%	2.79
Pycnanthemum virginianum	*Virginia Mountain Mint*	0.65%	3.41
Tradescantia ohiensis	*Ohio Spiderwort*	7.29%	1.39
Zizia aurea	*Golden Alexanders*	5.30%	1.39

Seeding rate: 99.50 seeds/ft^2

Exhibit D – Decommissioning Plan

Pine Hill Solar Project

Applicant:
OneEnergy Development, LLC
10 N. Livingston St. Suite 201
Madison, WI 53703

OneEnergy Renewables
Pine Hill Solar Project
Solar Generating Facility Decommissioning Plan

1. Introduction

The Decommissioning Plan provides an overview of activities that will occur during the decommissioning phase of the Pine Hill Solar Project, the "Project," including activities related to the restoration of land and management of materials and waste.

The Project has an estimated useful lifetime of 40 years. This Decommissioning Plan assumes at the point it is no longer economical or prudent to continue operating, the Project will be dismantled, and the site restored to a state similar to its pre-construction condition.

Within 180 days of the project being placed in service, project owner shall provide financial assurance in the form of a letter of credit, performance bond, or other means acceptable to municipality in the amount of the Decommissioning Costs, unless the owner is a public utility regulated by the Public Service Commission of Wisconsin (PSCW).

Decommissioning activities include but are not limited to, disconnecting the Solar Facility from the electrical grid and removal of all components, including:

- Photovoltaic (PV) modules, panel racking, and supports
- Inverter units, transformers, and other electrical equipment
- Wiring cables, communications, and perimeter fence

The Decommissioning Plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

Project Information

Address: To be assigned
County: Dane, Wisconsin
Town: Cross Plains
Project Size: 6 MWac

2. Decommissioning Process

At the time of decommissioning, the installed components will be removed, reused, disposed, and recycled where possible. The site will be restored to a state similar to its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired before decommissioning activities begin.

Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Project proceeds in the reverse order of the installation.

1. The Project will be disconnected from the utility power grid.
2. PV modules will be disconnected, collected, and disposed at an approved solar module recycler or reused/resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are expected to produce approximately 80% of the original electricity output at year 40 and offer value for many years.
3. All aboveground and underground electrical interconnection and distribution cables will be removed and disposed off-site at an approved facility.
4. Galvanized steel PV module support and racking system support posts will be removed and disposed off-site at an approved facility.
5. Electrical and electronic devices, including transformers and inverters will be removed and disposed off-site at an approved facility.
6. Concrete pads will be removed and disposed off-site at an approved facility.
7. Fencing will be removed and disposed off-site at an approved facility.

Environmental Effects

Decommissioning activities, particularly the removal of project components, could result in environmental effects similar to construction such as ground disturbance (erosion/sedimentation). Mitigation measures employed during the construction phase of the Project will be implemented. These will remain in place to mitigate erosion and silt/sediment runoff and prevent any impact to the natural features located adjacent to the site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. Work will be undertaken during daylight hours to conform to any applicable restrictions.

Site Restoration

Upon completion of the decommissioning phase, the site will be restored to a state similar to its pre-construction condition. Rehabilitated lands may be seeded with native seed mixes to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

Managing Materials and Waste

During the decommissioning phase, a variety of excess materials and wastes (listed in the table below) will be generated. Most of the materials used in a Solar Project are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off site at an appropriate facility. Policies and procedures will be established to maximize recycling and reuse and project owners will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

Solar module manufacturers are looking for ways to recycle and/or reuse solar modules when they have reached the end of their lifespan. OneEnergy works with The Retrofit Companies, Inc. (TRC) in Minnesota to recycle panels that are damaged during shipping or installation and intends to partner with TRC or another similar panel recycler to recycle any panels that require disposal in the future. Modules will be disposed in the best way possible using best management practices at the time of decommissioning.

Material / Waste	Means of Managing Excess Materials and Waste
PV Panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal, and semiconductor materials will be separated and recycled.
Mounting racks and supports	These steel and other metal materials will be disposed off-site at an approved facility
Transformer	The small amount of oil from the transformer will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The transformers will be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards of the day.
Inverters	The metal components of the inverters will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.

Concrete Pad	Concrete pads will be broken down and transported by a certified and licensed contractor to a recycling or approved disposal facility.
Cables and Wiring	All electrical wiring will be disconnected and disposed of at an approved facility, associated electronic equipment (isolation switches, fuses, metering) will either be returned to the manufacturer for recycling or disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

Decommissioning Notification

Decommissioning activities will require the notification of stakeholders given the nature of the works at the site. Twelve months prior to the start of decommissioning activities the list of stakeholders will be updated and notified. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of the Project will follow all standards of the day. Any required permits will be obtained prior to the start of any decommissioning activities.

This Decommissioning Report will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

Exhibit E – Conditional Use Standards
FP-35 Farmland Preservation Zoning District
Town of Cross Plains, Dane County, Wisconsin

Pine Hill Solar Project

Applicant:
OneEnergy Development, LLC
10 N. Livingston St. Suite 201
Madison, WI 53703

Pine Hill Solar Project Conditional Use Standards
Zoning District FP-35, Farmland Preservation

The use of the property for the project is consistent with uses allowed by the 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 (DATCP), 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).

In addition, the term "Utility services" is defined in Dane County Zoning Ordinance Section 10.004(166) as "Transmission, distribution and small-scale renewable generation facilities both above and below ground which carry electricity, liquid or gaseous fuel, steam, water, data, heat, sewage, telephone messages, television or radio signals, or other similar service". The Dane County Zoning Ordinance also lists "Transportation, communications, pipeline, electric transmission, utility, or drainage uses" as approved conditional uses in the FP-35, Farmland Preservation Zoning Districts (Sec. 10.222(3)(b)).

Thus, the proposed solar project meets the definition of allowed "Utility Use" in farmland preservation districts per DATCP standards and is consistent with the Dane County Zoning Ordinance, Sec. 10.004(166) and Sec. 10.222(3)(b) as a conditional use in the Farmland Preservation District, 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 Department of Agriculture, Trade and Consumer Protection rules described above 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 areas outside the fence will continue to be farmed.
- Either a pollinator pasture mix for grazing sheep or a pollinator prairie mix will be planted to establish habitat for bees and other pollinators, consistent with the intended use of agricultural land around the project.
- The Project does not involve any buildings or structures, will operate quietly and with no permanent on-site staff, and will not change the traffic patterns, development, or uses of adjacent properties.
- The Project area can be returned to agricultural production upon decommissioning of the project once it has reached the end of its useful life – the solar project is a temporary and reversible land use. The Project preserves the agricultural potential of the land, maintains rural character and open space of the area, and minimizes conflicts with other nearby agricultural uses.

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 Farmland Preservation District. The site's proximity to existing electrical distribution makes this "utility use" of the property economically feasible, as well as minimizes the environmental impact associated with interconnection of the project.

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 trigger additional growth and will not contribute to the conversation of land around them. Instead, the Project will enable preservation of the area and its continued and future use for agriculture. The Project preserves the agricultural potential of the land, maintains rural character and open space of the area, and minimizes conflicts with other nearby agricultural uses.

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 remaining property is planned to be farmed right up to the fence line. The Project area can be returned to agricultural production upon decommissioning of the project once it has reached the end of its useful life – the solar project is a temporary and reversible land use.

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

The Project is designed to minimize any disturbance to agricultural land. The Project will be submitted, reviewed, and approved by the Wisconsin Department of Natural Resources for a Construction Site Storm Water Runoff Permit prior to commencement of construction, meaning the post-construction hydrology of the site must be the same or improved from the current condition. The Project uses a driven piling racking system which, when decommissioned, is easily removed from the site. In addition, all topsoil will remain on-site and the site plan is designed to minimize grading 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.

Frequently Asked Questions

Project Details

What kind of solar project is this and who it will serve?

The project is described as a ground-mounted solar electric generating facility. Solar panels that convert sunlight into electricity are mounted on racking and secured to steel I-beams that have been driven into the ground. The rows of racking and panels are connected by a series of wires that lead to inverters. Inverters change the electricity produced by the solar panels from direct current to alternating current so it can be supplied to the utility grid. Transformers, like the ones used for schools, grocery stores, and other large buildings, convert the electricity produced to match the voltage of the electric distribution system nearby.

The project will tie into the existing distribution system and serve local customers of Madison Gas & Electric. Electricity generated by the project will flow to the existing 3-phase electrical lines located along the road. This project is considered a "distributed generation" project because it generates electricity close to where it is consumed and stays on the local distribution system. This is different from coal and natural gas plants, or large-scale solar facilities, where power is generated in one place and transmitted to consumers over longer distances. The project will not cause any changes to the price or quantity of electricity on your household utility bill.

When is the planned or anticipated start date?

Pending availability of key equipment and lead times, the project is expected to begin construction in the spring or summer of 2026. The project is expected to take 4-6 months to construct.

What is the life expectancy of the project?

The warranties on solar panels are 30 years and the panels are expected to work efficiently beyond that, thus projects are designed to last 30-50 years. These projects are considered a temporary land use as the components of the solar electric facility will be removed at the end of the project's useful life. The land surrounding, between, and under the panels will be planted with a deep-rooted perennial pollinator mixture or a grazing pasture mix. Once the project lifespan is complete and the facility is removed, the rested land can return to its original agricultural use.

Please explain why this property is proposed for installation.

We looked for a property owner who is interested in hosting a solar project on land that is close to adequate electrical infrastructure. The property is located close to a substation with adequate transformer size/load and adjacent to a 3-phase distribution line so the solar electric facility can interconnect to the grid. In addition, the land is relatively flat, has favorable characteristics for a solar project, and avoids environmental constraints (outside of wetlands, floodplains, contains appropriate soil type and subsurface conditions, etc.).

Solar Panels

How long do Solar Panels last?

The solar panels we use are warrantied for 30 years. OneEnergy expects panels to have additional useful life at the end of their 30-year warranty, so we design the project to a 50-year lifespan. Our lease has a 30-year initial term with an option to extend for two additional periods of 10 years.

What are the components of the solar panels? What are they made of?

The solar panels are comprised of non-toxic materials. The silicon in solar panels is made from purified silica, which comes from sand. Silica sand is heated and formed into ingots which are then sliced into thin wafers. These solar cells convert sunlight into electricity and are wired together with copper. The solar cells are sandwiched between two layers of tempered glass and enclosed in an anodized aluminum frame. The glass, aluminum, solar cells, and copper wiring, which comprise about 99% of a solar panel by volume, are all recyclable.

What is the procedure if one breaks?

Solar panels themselves are made of non-toxic materials (aluminum frame, tempered glass, copper wiring and silica sand). In product testing, the panels are broken into pieces and ground up to test for any harmful environmental effects. Even under these extreme testing conditions, the solar panels present no harm to children, adults, pets and/or farm animals. Since they are made of tempered glass, the panel surface may fracture but will remain enclosed within the frame. Our remote monitoring system detects faults at the site such as broken panels. We are notified immediately if a panel is not functioning as designed so we can promptly remove and recycle the damaged panel and replace it with a new one.

Are these panels subject to storm damage and what is the risk of damage to other properties if debris is carried onto a residence?

OneEnergy reviews historical weather conditions for each project location and ensures all project materials are rated to withstand maximum wind speeds and snow loads for the area. All solar panels are designed and tested to withstand extreme weather. For example, after Hurricane Sandy, a large solar installer in New Jersey reported just two loosened panels in a large installation out of the tens of thousands they had installed throughout the region. Our projects throughout the Midwest have

withstood Derechos and tornados and have never had panels or other equipment displaced from its racking. That said, OneEnergy carries commercial insurance that covers any damage to other properties that may occur in a worst-case scenario.

How and with what are panels cleaned if needed? Are chemicals used?
OneEnergy does not anticipate the need for cleaning panels during operations. Cleaning is sometimes required in desert environments that are very dusty and experience very little rain. It rains frequently enough in Wisconsin that we have never had (nor do we expect) to ever clean our panels.

Who is responsible for removal and disposal of solar panels?
Our lease agreement obligates the company to remove all the solar facility's components within one year from when the project is no longer producing power.

How are solar panels disposed of and where?
Given the lifespan of solar panels, our projects are all still operating (OneEnergy has not yet decommissioned one of its solar projects). However, OneEnergy Development is a member of the Solar Energy Industry Association (SEIA), a national organization active in developing effective end of life processes for solar panels. The U.S. and Europe already have collection and recycling programs in place and these programs are expected to grow as the solar industry does. Recently, OneEnergy has worked with The Retrofit Companies, Inc. in Minnesota to recycle panels that were damaged during shipping or installation and intends to partner with TRC or another similar panel recycler to recycle any panels that may need to be disposed of in the future.

Safety of Solar Projects

Will there be glare?
Modern solar panels are designed to absorb (rather than reflect) sunlight and are not considered to produce glare. Further, the panels we use are treated with a non-toxic, anti-reflective coating. When reviewing proposed solar projects on airports, the Federal Aviation Administration concluded that solar panels are much less reflective than a lake or snow-covered ground. OneEnergy has successfully permitted and constructed a solar project on airport property immediately adjacent to the runways of the Middleton Municipal Airport in Wisconsin, and there are numerous other large-scale solar projects adjacent to airports in Madison, Indianapolis, Denver, and elsewhere.

Water run-off issues: Where will the water flow to? What direction and how will it impact the environment/fields and wildlife in area? Has the water flow been assessed by the DNR?
This project is designed with tracking technology, meaning each row of panels track the sun as it tilts from east to west throughout the day. The "drip edge" of the panels, or the edge closest to the ground, changes position as the trackers move. This spreads the panel runoff over a wider area than would be the case if the panels were fixed and drained to a single point, like on a roof. As part of the stormwater permit we submit and obtain through the Wisconsin DNR, we conduct a hydrology study that shows how water flows before and after the project is installed. The hydrology study results show that because the project area will be planted with deep-rooted perennial vegetation, water infiltration increases after installation of the project relative to the pre-construction condition of conventional row-crop farming. This is mainly attributed to the absence of tillage and soil disturbance associated with seeding and harvesting cultivated crops.

Do solar projects cause stray voltage? How is this prevented? How is this monitored by OneEnergy?
Solar projects of the scale OneEnergy is proposing are considered electrical facilities subject to state electrical licensing and inspection in Wisconsin. Our electrical engineering designs must be approved by the Wisconsin Department of Safety and Professional Services. The state sends an electrical inspector to verify the system is being installed per the approved plans during construction and shortly before completion of construction. The facility cannot be energized until this inspection is completed. This inspection ensures that the system is installed and grounded correctly per National Electrical Code, and that the utility interconnection is designed with the appropriate fault detection such that the system de-energizes within 2 seconds if a grid fault is detected.

A letter[1] written by Douglas A. Mutcher, a Professional Electrical Engineer from Westwood Professional Services familiar with solar project design and operation, regarding stray voltage and solar projects, written in support of an application to the Public Service Commission for a 100+MW solar project, concludes that “any concerns associating solar PV plants with increased risk of stray voltage are baseless.”

OneEnergy is not aware of any credible reports of solar projects in Wisconsin experiencing issues relating to stray voltage. Stray voltage is much more likely to occur from many other buildings installed in rural areas such as pole barns, storage warehouses, etc. which have unbalanced single phase loads and are not subject to rigorous design or inspection criteria.

Are there fire risks for solar projects?
The risk of fire at a solar project is no greater than that at the transmission and distribution lines that we all live and work nearby every day. Although very rare, fires at solar projects do sometimes happen, and they typically self-extinguish at the component level. The best preventative measures for fire are workmanship and wire maintenance. Once constructed, further fire prevention and mitigation strategies are in place to ensure no large fire outbreak will occur. This includes regular testing with standardized quality assurance measures to replace any damaged, malfunctioning, or prematurely aged components.

[1] “Appendix C-12 - Stray Voltage Opinion” Public Service Commission of Wisconsin, Wisconsin Power & Light Company, Docket No. 6680-CE-182 and Docket No. 6680-AE-120 https://apps.psc.wi.gov/ERF/ERFview/viewdoc.aspx?docid=390344

The US Department of Energy translated and re-published an extensive report [2]and guidance from the German government about the risks of fire and solar, concluding that "the fire emergence risk in PV systems is very low given planning in accordance with fire protection, use of high-quality components and proper installation." Furthermore, the authors "rule out any hazard to the environment from gaseous pollutants related to burning PV modules."

What are the effects on wildlife?

We design our projects with wildlife and land stewardship in mind. Studies are conducted prior to a project's construction to ensure no critical habitats exist within a solar project's footprint. In addition, we use a deer exclusion type fencing that allows movement of smaller animals through the project. If the project is to be grazed, we work to ensure the fencing is designed to keep out predators but to allow other wildlife movement through the project area. In addition, the project's vegetation of pollinator meadow or grazing mix are beneficial to wildlife in the area as it provides more suitable habitat than the previous land use of conventional row-cropping.

What are other potential problems, issues and/or negative impacts that could occur with the installation of solar panels?

OneEnergy Renewables hires reputable and experienced contractors to install solar panels who adhere to OSHA regulations. Once installed, solar panels operate quietly and do not present harm to people, animals, the environment, or property values. As the solar industry grows, the industry is working hard to address any potential concerns related to the end of life of panels. OneEnergy is a member of SEIA (Solar Energy Industries Association). SEIA and its members are active in developing end-of-life recycling programs. There are currently several operating recycling facilities throughout the country, including facilities in Arizona, California, Colorado, Georgia, Illinois, Indiana, Massachusetts, Minnesota, New Jersey, New Mexico, New York, North Carolina, Ohio, Texas, Utah, Virginia, and Washington.

Neighboring Properties

Will the project be a nuisance to neighbors or adjacent property owners?

We do not expect the project to be a nuisance to any neighbors. Solar projects do not produce sound that is audible at the perimeter of the project. OneEnergy designs its fencing, vegetation, and other elements of the project to integrate into the agricultural landscapes in which they are located. After

[2]TÜV Rheinland Energie und Umwelt GmbH. (2018). Assessing Fire Risks in Photovoltaic Systems and Developing Safety Concepts for Risk Minimization. U.S. Department of Energy Solar Energy Technologies Office, Washington, DC. Retrieved from https://www.energy.gov/sites/default/files/2018/10/f56/PV%20Fire%20Safety%20Fire%20Guideline_Translation_V04%2020180614_FINAL.pdf

construction is complete, the project would only require a visit once or twice a month for vegetation maintenance and other incidental maintenance.

If there is a mortgage on a property where panels are proposed to be installed is the mortgage company informed and adjacent properties owner and their bank/mortgage holders informed as well?
We obtain an SNDA (subordination, non-disturbance and attornment agreement) if there is a mortgage on the property where the solar project is built. This acknowledges the mortgage company and OneEnergy Renewables' relative position in the Title report. No adjacent properties' mortgage holders are informed of the project by OneEnergy Renewables.

What effect does a solar project have on the valuation of property and surrounding properties?
In December of 2024, an analysis[3] of 70 utility-scale solar projects built in the Midwest from 2009-2022 using data from the Lawrence Berkeley National Laboratory and housing value data from Zillow shows that utility-scale solar projects increase nearby property values by roughly 0.5-2.0%. Projects smaller than 20MW have a more positive impact on nearby property values than projects larger than 20MW.

The most robust study[4] of the effects of solar on property values, which came out in early 2023, shows that the effect of solar on property values is very small and varies by state (and has a positive effect on property values about 1/3 of the time).

Potential drivers of negative effects on property values are scarce green space, limited vegetative screening, and high level of public controversy surrounding a project. It is our goal to site and construct projects in such a way as to minimize any effect on property values. We site projects in rural areas with an abundance of green space and we are willing to discuss targeted vegetative screening of our sites with neighbors.

[3] Simeng Hao, Gilbert Michaud, Assessing property value impacts near utility-scale solar in the Midwestern United States, Solar Compass, Volume 12, 2024, 100090, ISSN 2772-9400, https://doi.org/10.1016/j.solcom.2024.100090.
[4] Salma Elmallah, Ben Hoen, K. Sydny Fujita, Dana Robson, Eric Brunner, Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states, Energy Policy, Volume 175, 2023, 113425, ISSN 0301-4215, https://doi.org/10.1016/j.enpol.2023.113425.

Land Use

Why are these solar panels not put on existing structures (i.e. roofs) in cities and closer to the electric power plant?

Roof-mounted projects produce approximately 40% less energy per panel than ground-mounted facilities using single-axis tracking and bifacial panels.

The cost of installing roof-mounted systems is generally about 55% more expensive per panel.

These two elements combined generally make it difficult for utility-scale projects (like what we are proposing here) to be cost-effective when sited on rooftops. Ground-mounted single-axis tracking systems are able to produce electricity at cost-effective rates that benefit utility customers.

How much land is needed for solar projects? Is solar an effective use of land?

5-7 acres of land typically can accommodate 1MW of solar power generating capacity. Farmers and landowners in Wisconsin are already major energy producers with 37% of the state's corn crop going to ethanol production[5]. Generating electricity with solar is an extremely efficient use of land:

- Net energy production of solar PV is 100x greater than corn-based ethanol[6].
- Corn-based ethanol requires 32x the amount of land to power the same number of vehicle miles as solar PV[6].
    - Put another way, one acre farmed with corn would produce enough energy to run a single car for a year. One acre of solar will produce enough energy to run more than twelve F150s for a year.

To achieve a net-zero carbon emission economy in Wisconsin by 2050, solar could be sited on less than 1.4% of our farmland[7].

Permits

Has the State of Wisconsin been contacted and permits obtained if needed?

The only permit needed from the State of Wisconsin for a solar project of this scale is coverage under the "Construction Site Storm Water Runoff General Permit" Storm Water Associated with Land Disturbing Construction Activity permit through the DNR (Permit Number WI-S067831-6). The Wisconsin DNR requires that our projects have received zoning approval when we apply for a stormwater permit. They do this to avoid people submitting speculative permits for projects that may not happen or may have major design changes. Thus, OneEnergy typically applies for this permit once all engineering is complete and shortly before commencement of construction.

Can copies of the permits obtained from PSCW/DNR be provided?

This project does not require a permit from the Public Service Commission of Wisconsin (PSCW). The PSCW is involved when projects are over 100MW.

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[5] Wisconsin Corn Growers Association. (n.d.). Corn Facts. Retrieved January 8, 2025, from https://wicorn.org/resources/corn-facts/

[6] Corn Ethanol vs. Solar: A Land Use Comparison. Paul Mathewson and Nicholas Bosch. Clean Wisconsin. January 19, 2023. https://www.cleanwisconsin.org/wp-content/uploads/2023/01/Corn-Ethanol-Vs.-Solar-Analysis-V3-9-compressed.pdf

[7] Stumpf, Nolan. Solar and Agricultural Land Use Report. Renew Wisconsin, May 2023. https://www.renewwisconsin.org/wp-content/uploads/2023/05/Solar-and-Agricultural-Land-Use-Report-1.pdf

As described above, a Construction Site Storm Water Runoff General Permit is obtained from the Wisconsin DNR, and often Wisconsin Counties and Townships will require that we submit a copy of this permit to them once it is obtained/prior to construction as a condition to the zoning approval.

Taxes

Does a parcel where a solar field is installed become exempt from property taxes?
If the project is owned by an independent power producer, the equipment is exempt from personal property taxes like all energy generation equipment for all types of energy generators under 50 Megawatts. The land, however, typically is re-assessed for tax purposes (even though for zoning purposes it remains Agricultural) to commercial, and is taxed at a correspondingly higher rate which varies by jurisdiction but is usually 10-15x higher per acre.

If the project is owned by a utility, the project would contribute Public Utility Aid Payments through the Gross Receipts tax based on project size. At 6 Megawatts, this project would result in a total yearly payment of $24,000 that would be split between the municipality and the County. Utilities pay a Gross Receipts tax in lieu of property tax payments to the Wisconsin Department of Revenue, who then distributes to local jurisdictions.

Is OneEnergy subject to pay tax on revenue gained from their solar panels? To state and/or Federal government?
Yes, OneEnergy is subject to typical corporate income taxes both at the state and federal level for revenues gained from selling the electricity to the local utility. We forecast paying ~$1.4MM in federal income tax and ~$270,000 in state income tax over the life of the project.

Zoning

When solar projects are located in agricultural areas, is the land required to be rezoned to commercial?
OneEnergy's projects in Wisconsin can remain in Agricultural Zoning, and if solar arrays are not permitted by right, a temporary conditional use permit can be issued. Solar projects are a temporary use of the land, and our lease agreements obligate us to remove all equipment at the end of the project life and return the land to a farmable state. In addition, our projects are designed to combine solar electric generation with a vegetation maintenance plan for either a deep-rooted pollinator (a similar mix as found in Conservation Reserve Program (CRP)) or a pasture forage mix. We would use the pasture mix if we can find a local farmer with sheep willing to graze the site. If not, we would use the pollinator mix, and we often are able to find a beekeeper locally to host an apiary on site. This dual use of the land continues an agriculture environment throughout the lifespan of the project.

What is the proposed setback and height of the solar panels?
At their highest point, the solar panels are around 8 feet above ground level. Solar panels will be set back a minimum of 20 feet from the perimeter fence, which will be a deer-exclusion style agricultural fence. At a minimum, OneEnergy commits to following all applicable Setbacks.

OneEnergy Renewables

Is OneEnergy considered a Utility Company?
OneEnergy Renewables is not a utility company. OneEnergy is a solar development company that builds, constructs, and maintains solar projects and either sells the project to a utility as a power generating asset or sells the power generated to utilities through long term power purchase agreements.

In the event OneEnergy would go bankrupt or out of business. What would be the process?
Each project OneEnergy Renewables constructs has project-specific lending established. These projects have a large upfront capital investment. If OneEnergy were to go out of business, in the short term the lender would take over the lease payments and the project management. The lender is highly incentivized to keep the project producing energy so it can generate revenues, keep operating the project and paying down the loan. For the long term, the lender would likely seek out another solar company to continue operating the project, paying lease payments, and continuing to maintain the project consistent with local codes and permits.

Township Benefits

What is the benefit to the Township to have a solar panel field installed on any property aside from OneEnergy selling the product produced to an electric company for profit for OneEnergy?
The proposed project will tie into Madison Gas & Electric's distribution system. Thus, the power produced will go directly to the customers of Madison Gas & Electric. By producing power locally, Madison Gas & Electric saves money because they avoid paying transmission fees for power generated or fuel mined elsewhere. In addition, local power generation helps to build resilience into the electric distribution system by limiting risk of outages and allowing faster restoration of service.

What is the benefit/gain to the residents of the Township and individual property owner(s) if they contract with OneEnergy?
The property owner we are leasing from has decided that the lease payments we offer are preferable to alternative uses of the property.

The project will benefit Madison Gas & Electric customers by stabilizing their cost of electricity. The project will contribute to a more resilient electrical grid, generating more power closer to the point of use that doesn't need to be imported from generating stations far away.

The project represents a significant investment in the community. OneEnergy

works primarily with Wisconsin-based contractors to construct solar projects, and these contractors spend money in the area at hotels and restaurants while the project is being constructed.

The main contractors we have used to build our projects are Wisconsin-based Pieper Power, Westphal, and Arch Electric, and these projects have allowed them to hire dozens of new solar installers. These are family-supporting, prevailing wage jobs.

Solar projects produce electricity (which we all use) with a resource that we have (the sun) employing people who live here in Wisconsin to build and maintain the systems. This reduces the amount of money we send out of state to buy coal and gas that Wisconsin doesn't produce. Scott Coenen from the Conservative Energy Forum notes in the letter he sent to Oneida County in support of our Hodag Solar project built in 2021, Wisconsin spends $15 billion dollars importing oil, natural gas, and coal and creating hundreds of thousands of jobs elsewhere.

OneEnergy RENEWABLES

PINE HILL SOLAR
Project Overview

OneEnergy Renewables is in the process of developing a 6-Megawatt solar farm in the Town of Cross Plains, Dane County, Wisconsin. The project is located southeast of the intersection of County Road P and Pine Hill Road and will lease about 35 acres of the 83-acre property (please see site plan on reverse).

Pine Hill Solar has a useful life of 30-50 years and will provide clean, locally produced energy for nearby Madison Gas & Electric customers years to come. At the height of construction, roughly 30 local union workers will be employed on this project.

OneEnergy will develop, design, engineer, and construct Pine Hill Solar. Based in Madison, our Midwest office has developed 55 solar projects over the last 6 years, including 39 in Wisconsin.

SYSTEM STATISTICS

6 Megawatts
~35 acres
~12,600,000 kWh per year

MAIN SYSTEM COMPONENTS

- Single-axis tracker (tracks the sun from east to west throughout the day)
- Bifacial solar panels
- Steel racking and I-beams
- Inverters
- Transformers
- Aggregate access drive
- Perimeter fence (deer fence)
- Permanent perennial vegetation

12,600,000 kWh of electricity per year, equivalent to…

1,600
AVERAGE WISCONSIN HOUSEHOLDS' ANNUAL POWER CONSUMPTION

11,000
TONS OF CO_2 EMISSIONS AVOIDED FROM OTHER POWER SOURCES

10,000
ACRES OF U.S. FOREST CARBON SEQUESTRATION*

*Source: EPA Greenhouse Gas Equivalencies Calculator

Sustainable Design and Construction

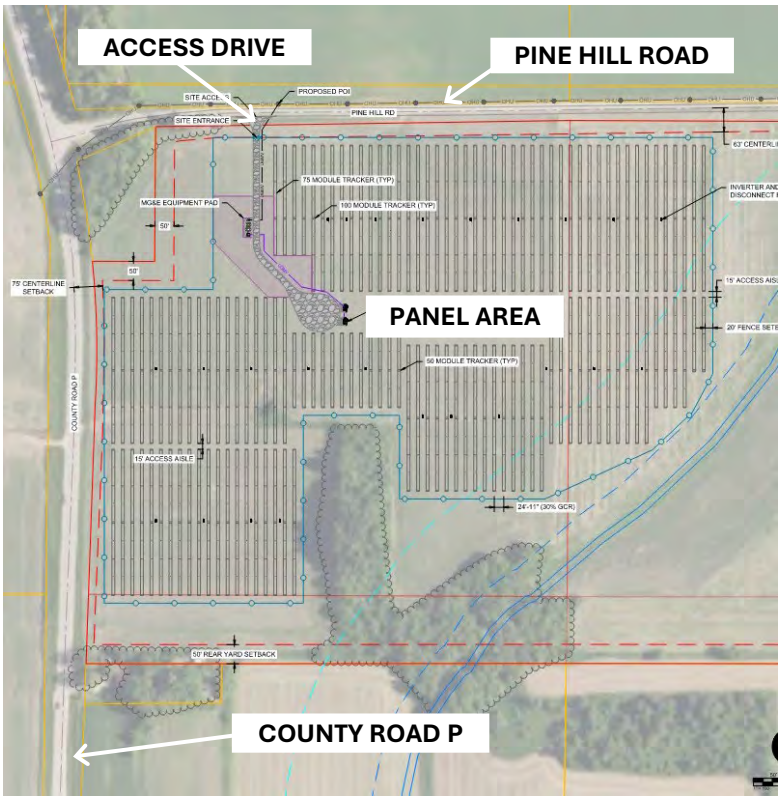
Our approach to solar development, engineering, and construction is low-impact and dual-use.

The area beneath and around the panels will be planted to a low-growing perennial pollinator mix. This increases water infiltration, improves runoff and erosion control, and enhances soil fertility over the lifetime of the project.

The project area will be fenced within an 8’ tall deer-exclusion style fence, similar to what one might find around an orchard. The area surrounding the project will continue to be farmed.

When the project is decommissioned, all infrastructure will be removed, and the site restored to pre-development conditions for continued agricultural use with rested and restored soils.

PROPOSED PINE HILL SOLAR PROJECT SITE PLAN



Contact

NOLAN STUMPF
PROJECT MANAGER

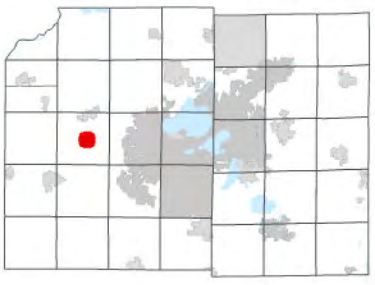
(262) 799-4500 | C
nolan.stumpf@oneenergyrenewables.com

10 N. Livingston St, Suite 201
Madison, WI 53703

CUP 2665

Neighborhood Zoning Map

Location in Dane County



Feet

0 250 500 1,000

N W E S

4/29/2025

Legal Description for CUP 2665

The NE ¼ of the NW ¼, the northern 80 feet of the SE ¼ of the NW ¼, and the west 500 feet of the NW ¼ of the NE ¼, exclusive of public road rights-of-way, Section 22, Town of Cross Plains, Dane County, Wisconsin.

Comprising tax parcels: 070722185406, 070722281703, 070722295001, and part of 070722185406.