SCANNED

Village of Germantown ...Willkommen

Fee must accompany application

X $1460 Paid [signature] Date 7/16/25

Chk#6616

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 **APPLICANT OR AGENT**

OneEnergy Development, LLC

Phone (262) 395 - 7172

Fax ( )

E-Mail peter@oneenergyrenewables.com

PROPERTY OWNER

Robert Overmier

Phone (414) 531 - 2598

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**

OneEnergy Development, LLC

3 **PROPERTY ADDRESS**

To be assigned. Approximately 43.277345, -88.068404

CURRENT Address: N144W12531 Pioneer Rd

TAX KEY NUMBER

~~011991 and 011992,~~ which are now combined GTN-011987

4 **DESCRIPTION OF EXISTING OPERATION**

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Undeveloped/vacant property used for agricultural row cropping.

5 **DESCRIPTION OF PROPOSED OPERATION**

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations

Proposed 6 MW ground-mounted solar facility that would occupy about 35 acres of the larger 57 acre parcel owned by Robert Overmeir. Solar panels will be mounted on racking and driven steel I-beams, enclosed with an 8' tall woven wire/deer exclusion fence. A 16' gravel access drive will allow for access to the site from Pioneer Rd. Electrical equipment would consist of inverters, transformers, and a remote monitoring system. The project will connect to the existing We Energies 3-phase distribution lines.

RECEIVED
JUL 17 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

The East 60 acres of the North 1/2 of the Northeast 1/4 of Section 1, Township 9 North, Range 20 East, EXCEPTING THEREFROM the following described property: That part of the East 60 acres of the North 1/2 of the Northeast 1/4 of Section 1, in Township 9 North, of Range 20 East, in the Town of Germantown, Washington County, Wisconsin, bounded and described as follows: Commencing at a point in the East line of said quarter section 475 feet south of the northeast corner thereof; thence West on a line at right angles to the east line of said quarter section, 326.7 feet to a point; thence south on a line parallel to the east line of said quarter section, 200 feet to a point; thence east on a line at right angles to the east line of said quarter section 326.7 feet to a point in the east line of said quarter Section; thence North along the east line of said quarter section, 200 feet to the place of beginning. Please see attached Survey Map in Exhibit F

7 SUPPORTING DOCUMENTATION:

- X Site Plan and elevations for new construction (can be conceptual)
- X Photos of existing use and/or proposed use operating elsewhere
- X Conditional Use Permit / Project Narrative
- X Operations plan, decommissioning plan, vegetation management plan

8 READ AND INITIAL THE FOLLOWING:

PM I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

PM I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

PM I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

PM I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant — 7/14/2025 Date

Owner — 07/14/2025 Date

Ryan Overmier (Jul 14, 2025 12:03 CDT)

OneEnergy Development LLC

6616

V-02184--Village of Germantown
Print As: Village of Germantown

ATTN: Debbie Remich
N112W17001 Mequon Road
Germantown, WI 53022

OneEnergy Development Ckg
WFOEDGEN 8933
Date: 07/16/2025

Date	Bill no.	Reference Number	Amount Due	Amount Paid/Applied
07/15/2025		07.15.25 Lime Kiln CUP	$1,460.00	$1,460.00
Net Amount:				$1,460.00

Village of Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

08/07/2025 09:47AM PRAVINA P
000955-0015
Payment effective date 08/06/2025

MISCELLANEOUS	
CONDITIONAL USE PERMITS	
(GENCON)	
2025 GENCON	
1 @ $1460.00	$1,460.00
	$1,460.00
Subtotal	$1,460.00
Total	$1,460.00
CHECK	$1,460.00
Check Number6616	
Change due	$0.00

Thank you for your payment

CUSTOMER COPY

SCANNED

Village of Germantown ...Willkommen

Fee must accompany application
- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☐ $2,095 Construction 10,000 SF to 50,000
- ☒ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID XR DATE 8/7/25 w/C.C

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 **APPLICANT OR AGENT**

OneEnergy Development, LLC

Phone (262) 395 7172

E-Mail peter@oneenergyrenewables.com

PROPERTY OWNER

Robert Overmier

Phone (414) 531 2598

E-Mail

2 **PROPERTY ADDRESS**

To be assigned. Approximately 43.277345, -88.068404 GTN_011987

Current address: N144W12531 Pioneer Rd.

3 **NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West
TO Jackson Residential (Kloehn Ohm, Guidinger, Shumway, Bourbonais)	A-1 Overmier, A-2 Gallun, RS-1 Gallun	RS-3 Sprangers, Ozaukee Agricultural	RS-4 Sadowski, A-2 Groth

4 **READ AND INITIAL THE FOLLOWING:**

PM I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

PM I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

PM I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 **SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant 8/6/2025 Date

Owner 08/07/2025 Date

RECEIVED AUG – 7 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

8/7/25 Site Plan Review Fee pd

Village of Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

08/07/2025 10:28AM PRAVINA P
000955-0016
Payment effective date 08/06/2025

MISCELLANEOUS
PLAN COMMISSION REVIEW FEES (GENPLN)
2025 GENPLN
1 @ $3460.00 $3,460.00

$3,460.00

Subtotal	**$3,460.00**
TP CC UB	$129.75
Total	**$3,589.75**

TYLER PAYMENTS CREDIT CARD $3,589.75
Visa **********4502
Ref=17823444-23f7-4deb-9fa7-51137c2b2177
Auth=962762

Change due **$0.00**

Paid by: GERRITS/JULIE

Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT

This confirms that you have authorized Tyler Technologies to collect a service fee to complete this transaction. If you have any questions regarding this fee, contact Tyler Technologies& customer service department at TPCustomerService@TylerTech.com for assistance.

Tyler Technologies, Inc

Conditional Use Permit Application Addendum – Village of Germantown, WI

Lime Kiln Solar Project

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 – Project Profile

Exhibit E – Decommissioning Plan

Exhibit F – Survey Map

Exhibit G – Glare Analysis

Exhibit H – Conditional Use Standards, A-1 Zoning District

Exhibit I – List of Properties within 300 feet

Exhibit J – Property Legal Description

Background

The Lime Kiln 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. If construction starts in spring of 2026, the Project is expected to be completed by the end of 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. Once complete, the Project will generate local power for local customers within We Energies' service territory.

Strobus Solar Project in Black River Falls, WI

A. General Land Use Description

Location

The Project is located on approximately 35 acres of vacant land in the Village of Germantown known as parcels GTNV_011987 to the south of Pioneer Road and west of Wasaukee Road. The land is part of a larger 57-acre parcel owned by Robert Overmier.

Zoning

The proposed Project is situated on land that is zoned A-1 Agricultural Preservation District. Adjacent parcels are farmsteads and residential homes zoned A-1, A-2, RS-4, RS-3 and RS-1.

Setbacks

OneEnergy commits to following all applicable Setbacks (please see Village of Germantown Ordinance 17.12(5) and 24.04)

(a) Front Setback. 60 feet, minimum.
(b) Side Yards. 25 feet, minimum, except that bee hives and buildings used for keeping livestock and poultry, and all new buildings constructed after the effective date of this Code shall have yards of not less than 50 feet.
(c) Rear Yard. 50 feet, minimum.
Setback from navigable waterway located to the north: 75'

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

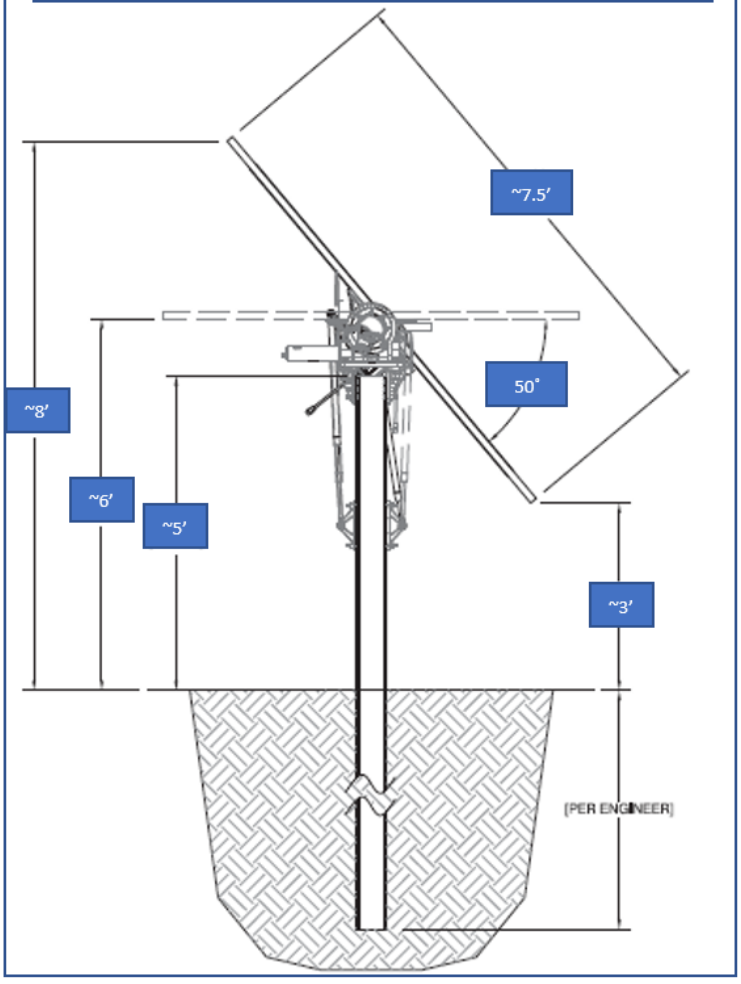


Image 2 - Strobus Solar Project in Merrillan, WI

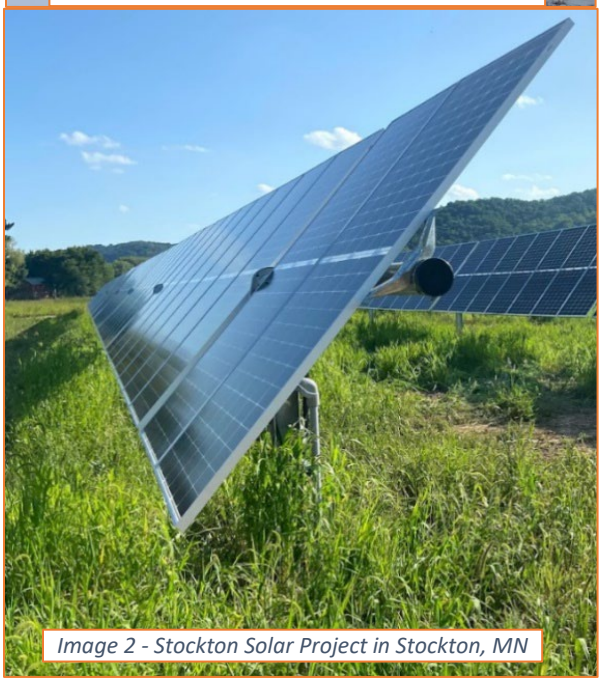


Image 2 - Stockton Solar Project in Stockton, MN

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

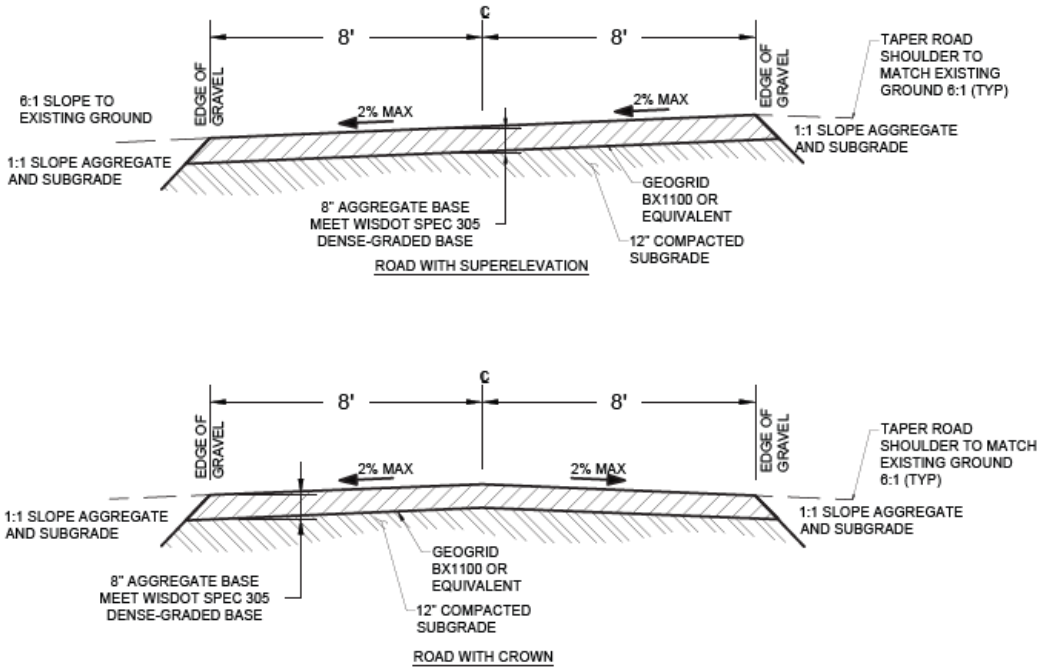
The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8 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 3 – Inverter at Hodag Solar Project in Rhinelander, WI

Access Drive

The access drive is proposed to be 16’ wide and will come off of Pioneer 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 4 – Fence at Rushford Village Solar Project in Rushford Village, MN

Image 5 – Fence at Blue Prairie Solar Project in Black River Falls, WI

B. 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 40 acres of relatively flat topography and, most importantly, consistent elevations in the north-south direction.

The proposed project is expected to produce enough electricity for approximately 1,400 average Wisconsin residences, or almost 17% of the electricity needs of the Village of Germantown's approximately 8,280 households.

C. Landscaping

Image 6 - Stockton Solar Project in Stockton, MN

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**.

D. 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 gravel 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.

OneEnergy solicited records from the landowner on any known drain tile on the property, reviewed aerial photographs available on Google Earth, and studied the Project Area for evidence of drain tile. Based on all available information, there is not expected to be drain tile within the project area

E. Construction Schedule

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

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	

F. 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-November) during which the bulk of construction will take place. No lighting will be used on site during construction or operations of the project. 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 at 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.

G. 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 E – Decommissioning Plan.**

H. About OneEnergy

OneEnergy is a developer of community-scale solar projects in Wisconsin, focusing on projects that interconnect with the distribution grid and serve local loads. Our team, based in Madison, consists of developers, engineers, construction managers, legal, finance, and accounting professionals. Over the last 6 years, we have completed 55 projects in the Midwest, 39 of which are in Wisconsin, including:

- A series of four 7.5 Megawatt projects for WE Energies located in Kenosha, Washington, Walworth and Shawano Counties in 2023.
- A portfolio of 10 projects for rural electric cooperatives in Western Wisconsin in 2023.
- A series of 5-6 Megawatt projects for WE Energies and Wisconsin Public Service located in Langlade, Fond du Lac, Racine, and Walworth Counties in 2024.

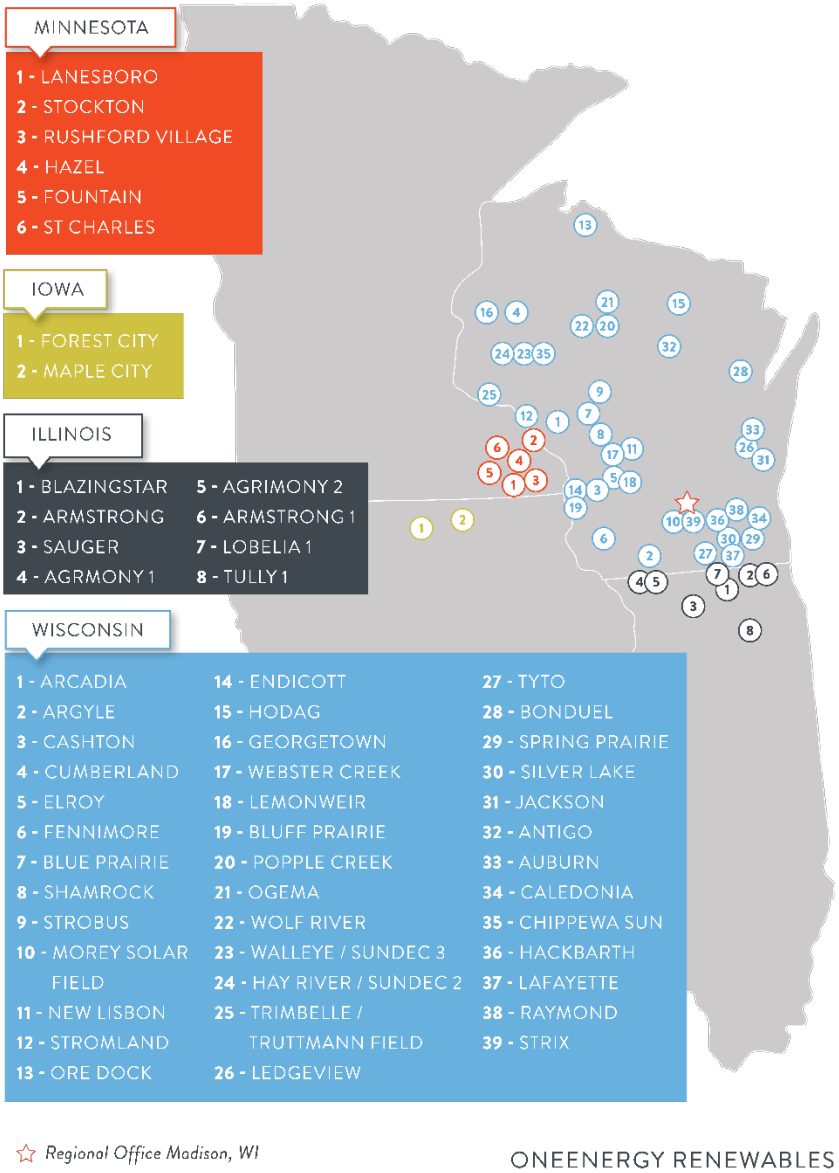
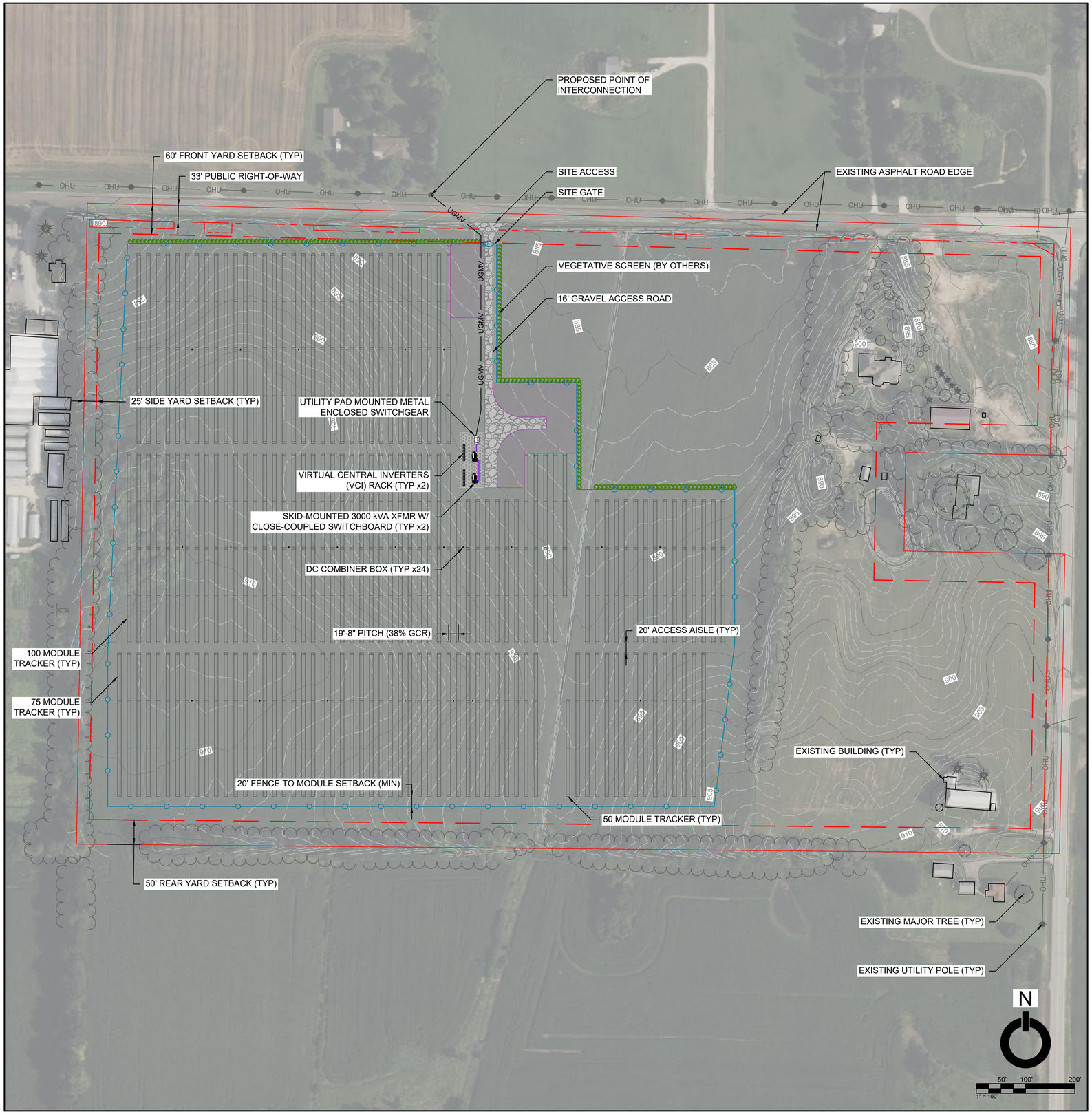


Figure 3 – OneEnergy Midwest Solar Projects



LIME KILN SOLAR

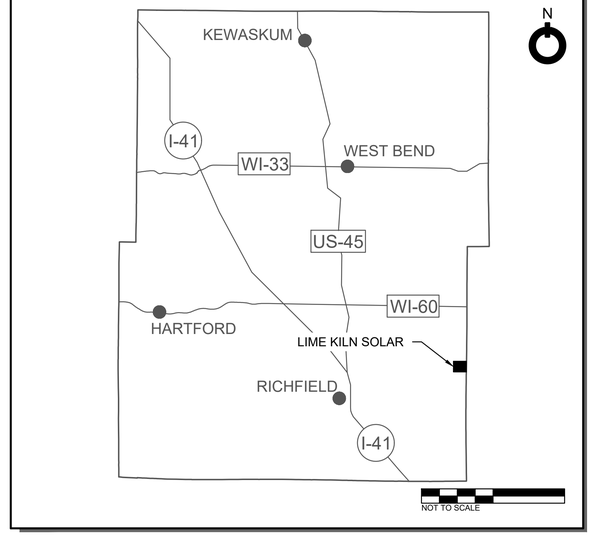
WASHINGTON COUNTY, WISCONSIN

SOLAR PV PROJECT
6.000 MWAC

LEGEND

- PARCEL BOUNDARY
- ZONING SETBACK
- EASEMENT
- RIGHT-OF-WAY
- NEIGHBORING PARCEL
- TREE LINE (E)
- FENCE (E)
- PERIMETER FENCE (P)
- GRAVEL ACCESS ROAD
- LAYDOWN AREA
- UGMV — UG MV (P)
- UGMV — UG MV (P, UTIL)
- OHU — OH ELECTRICAL (E)
- UGT — UG TELEPHONE (E)

WASHINGTON 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	GTNV_011991, GTNV_011992
OWNER:	ROBERT AND TERRI OVERMIER
ACREAGE:	57.00
EXISTING ZONE:	A-1 AGRICULTURAL

LAND USE SUMMARY:

TOTAL PARCEL AREA (ACRES):	57.00
TOTAL LEASED AREA (ACRES):	TBD
TOTAL FENCED AREA (ACRES):	28.13
GRAVEL ACCESS ROAD (ACRES):	0.34
LAYDOWN AREA (ACRES):	0.78

DESIGN SUMMARY:

MODULE POWER:	585 W
MODULE COUNT:	13200
ARRAY DC VOLTAGE:	1500 VDC
INVERTER SIZE:	250 kVA
INVERTER COUNT:	24
DC SIZE:	7.722 MWDC
AC SIZE:	6.000 MWAC
DC/AC RATIO:	1.287
GROUND COVERAGE RATIO:	38.0%
ASCE 7-16 GSL:	30 PSF
ASCE 7-16 WIND SPEED:	100 MPH

ADDITIONAL NOTES:

- BASEMAP DEVELOPED FROM ALTA DATA
- PARCEL DATA TAKEN FROM ALTA DATA
- WETLAND BOUNDARIES SOURCED FROM FIELD DELINEATION
- FEMA FLOOD HAZARD ZONE FROM GIS DATA

OneEnergy RENEWABLES
10 N Livingston St, Suite 201
Madison, WI 53703
oneenergyrenewables.com
206 922 7072

PRELIMINARY

NOT FOR CONSTRUCTION

REVISION LOG

REV	DESCRIPTION	DATE	BY	CK'D	SME
00	5% SUBMITTAL	02.20.2025	AC	AJK	
01	5% SUBMITTAL	07.14.2025	AF	AJK	
02	5% SUBMITTAL	08.06.2025	JAL	AJK	

LIME KILN SOLAR
ONEENERGY RENEWABLES
43.277345°, -88.068404°
WASHINGTON COUNTY, WISCONSIN

SHEET TITLE:
DEVELOPMENT LAYOUT

SHEET NO:
D-100

PUBLISHED ON: 08.06.2025 10:34 AM

Exhibit B – Operations Plan

Lime Kiln Solar Project

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

Lime Kiln 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. Approximately 24 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.

Lime Kiln Solar

Exhibit C

Vegetation Installation and Management Plan

Date: 8/6/2025
Site Location: 43.277345, -88.068404

Contents

1 Site Overview

Lime Kiln Solar is a 6 MWac solar generation facility that will be developed, engineered, and constructed by OneEnergy Development, LLC. The Project is located directly south of Pioneer Road and just to the southwest of the intersection of Pioneer and Wausakee in the Village of Germantown in Washington County, Wisconsin.

The 35-acre project site is currently used for agricultural production and was most recently planted in corn and soybeans. The predominant soils on site are well drained Ritchey silt loam, and Theresa silt loam. Max Extent Wetland indicator Soils, mapped wetlands or mapped FEMA Floodplains were not identified within the Project area.

Following the 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 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).

There will be some areas of disturbance in the Project area due to grading. 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 at a rate of 131 lbs/acre where grading has occurred. At a minimum, erosion control measures will include 2803 lf of silt fence, 1677 lf of sediment control logs, and 1500 sy of 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. Soil compaction will be tested across the site using a soil penetrometer, and any soil with a penetration resistance above 250 psi at a minimum of 12 inches below the soil surface will be decompacted until the penetration resistance is 250 psi or less.

Any invasive species observed on site will be treated with herbicide prior to seeding. The herbicide will be selected and applied by an Environmental Specialist. Herbicides may be used to treat additional noxious or invasive species identified on site prior to seeding. 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 a degree in biology, botany, natural areas management, or a related field, detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and 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. Seeding will take place from October 15th until the soil freezes. If seeding is delayed due to construction or weather conditions, permanent seeding will take place the following spring from April to May.

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 permanent/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. Seed will be sourced within 175 miles of the project location if available. The project owner will review and approve all final seed mixes. Seeding records that include spatial locations of seeding, seed mixes, seed tags or packing slips, seeding rate, seeding method, and date installed will be kept.

5 Vegetative Screening

A vegetative screen comprised of native shrubs will be planted along the northern sides of the project panel (see Appendix A). Shrubs will be planted at approximately 2 ft tall or in a 2-gallon container size.

Native shrub species may include Allegheny serviceberry (*Amelanchier laevis*), pagoda dogwood (*Cornus alternifolia*), red osier dogwood (*Cornus sericea*), highbush cranberry (*Viburnum trilobum*), and ninebark (*Physocarpus opulifolius*). Final shrub species and their quantities will depend on local nursery availability.

Shrubs will be mulched and watered immediately following installation. Vegetation around the shrubs will be mowed at least three times during the first year of vegetation establishment and vegetation growing through mulch will be removed at the time of mowing. Shrubs will be watered a minimum of two times during the first growing season or as needed based on weather conditions.

6 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.

Vegetation monitoring data will be collected through a timed meander survey or equivalent surveying method. 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.

Records in the GIS field application will be shared between vegetation management crews and project managers. Recommended vegetation management actions based on these observations will be communicated with the project owner within one week of a vegetation monitoring visit, and an estimated date for corrective management actions will be provided.

7 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 a degree in biology, botany, natural areas management, or a related field, 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.

Vegetation management objectives will be measured using the following performance standards:

1. Stabilized soils will have no significant erosion, and, if any erosion does occur, corrective action will be taken and include reseeding of repaired areas with the planned vegetation.
2. Noxious and invasive weed species will have a maximum coverage of 5% of the project area.

3. The following milestones for minimum coverage of planted perennial species will be achieved:
    a. A minimum of 20% cover of planted perennial species by the end of the first growing season following seeding.
    b. A minimum of 40% cover of planted perennial species by the end of the second growing season.
    c. A minimum of 70% cover of planted perennial species by the end of the third growing season.

During the first year of establishment, vegetation will be mowed 2 to 3 times to a height of 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. There will be a dormant mow during the fourth year of establishment. Following this establishment period, if there is a minimum of 70% cover of planted perennial species and less than 5% cover of noxious and invasive species, 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.

A comprehensive Vegetation Management Report (VMR) will be prepared at the end of each calendar year and will summarize vegetation observations and management actions. The VMR will also contain recommendations for the following year's vegetation management actions and a plan for carrying out those recommendations.

7.1 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.

8 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	The pollinator seed mix will be seeded along with a cover crop of winter wheat. *Seeding may be delayed until the following spring from Apr to May.*	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 to early May
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.	Late May to early Jun
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Mid-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

Year 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 to early May
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.	Mid-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 to early May
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.	Mid-Jun
2nd Herbicide Treatment	Spot treatment of noxious and invasive species as needed.	Variable
2nd Mow	Complete or targeted site mow, as needed, 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 to early May
Herbicide treatment	Spot treatment of noxious and invasive species as needed.	Variable
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Mid-Jun

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

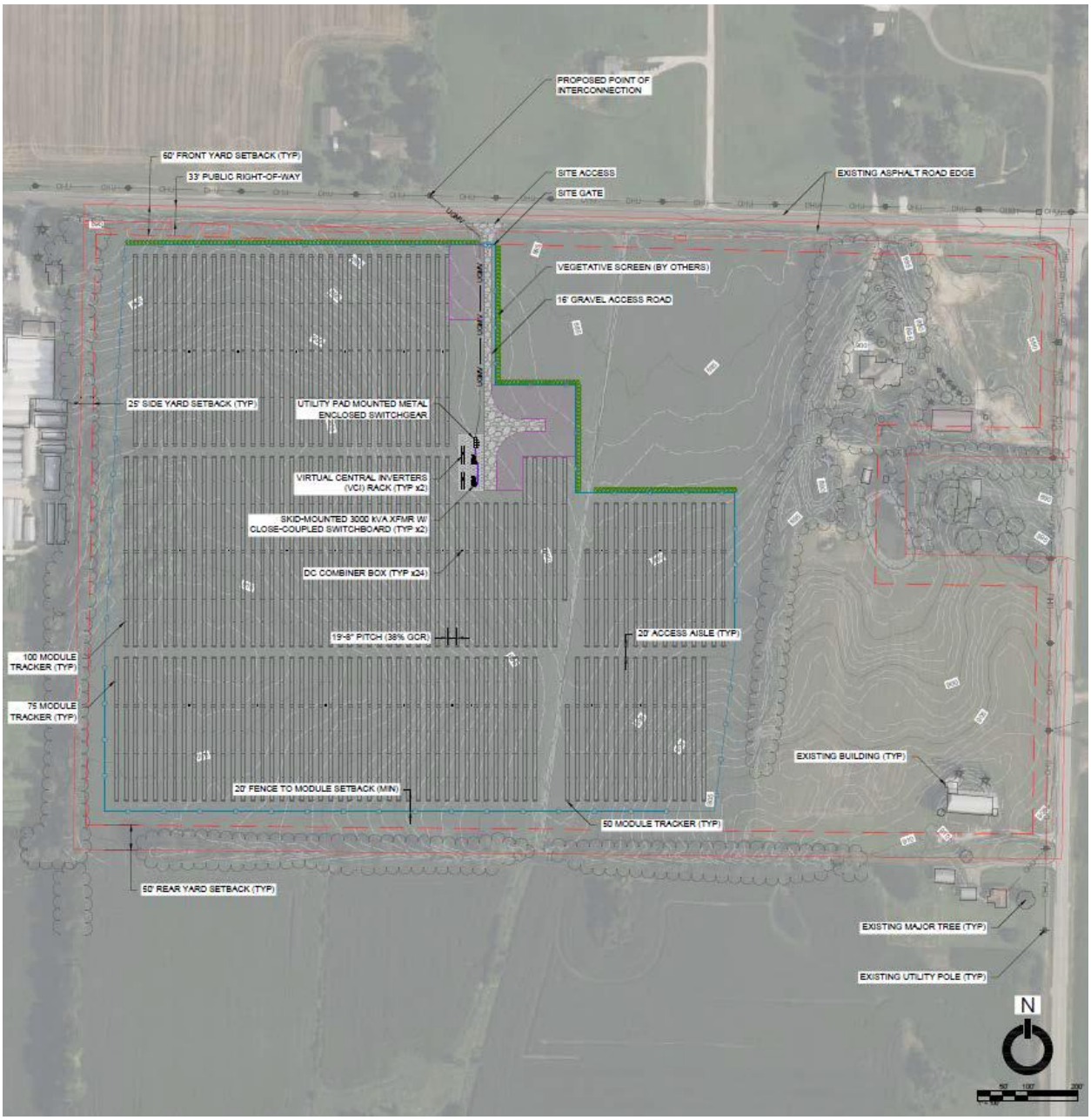
9 References

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

10 Appendix A – Project Layout



11 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

OneEnergy RENEWABLES

LIME KILN SOLAR
Project Overview

OneEnergy Renewables is in the process of developing a 6-Megawatt solar project in the Village of Germantown, Wisconsin. The project is located south of Pioneer Road and will lease about 35 acres of the 57-acre property (please see site plan on reverse).

Lime Kiln Solar has a useful life of 30-50 years and will provide clean, locally produced energy for nearby We Energies 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 Lime Kiln 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
~12,000,000 kWh per year

MAIN SYSTEM COMPONENTS

- Single-axis tracker (tracks the sun from east to west throughout the day)
- Bifacial solar panels
- Inverters
- Transformers

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

1,400
AVERAGE WISCONSIN HOUSEHOLDS

9,241
TONS OF CO_2 AVOIDED, LIKE TAKING 1,600+ CARS OFF THE ROAD*

9,787
ACRES OF U.S. FOREST CARBON SEQUESTRATION*

**Source*: EPA Greenhouse Gas Equivalencies Calculator

Sustainable Design and Construction

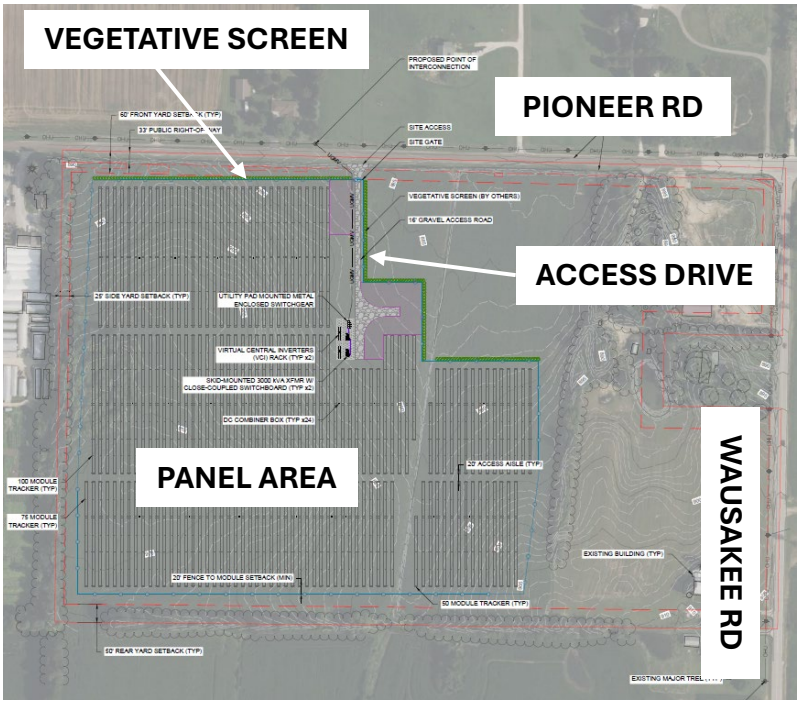
Our approach to solar development, engineering, and construction is low-impact and dual-use.

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 LIME KILN SOLAR PROJECT SITE PLAN



Contact

PETER MURPHY
PROJECT MANAGER

(262) 395-7172 |C

peter@oneenergyrenewables.com

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

Exhibit E – Decommissioning Plan

Lime Kiln Solar Project

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

OneEnergy Renewables

Lime Kiln 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 Germantown 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.

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: Washington, Wisconsin

AHJ: Village of Germantown

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. 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. 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.

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.

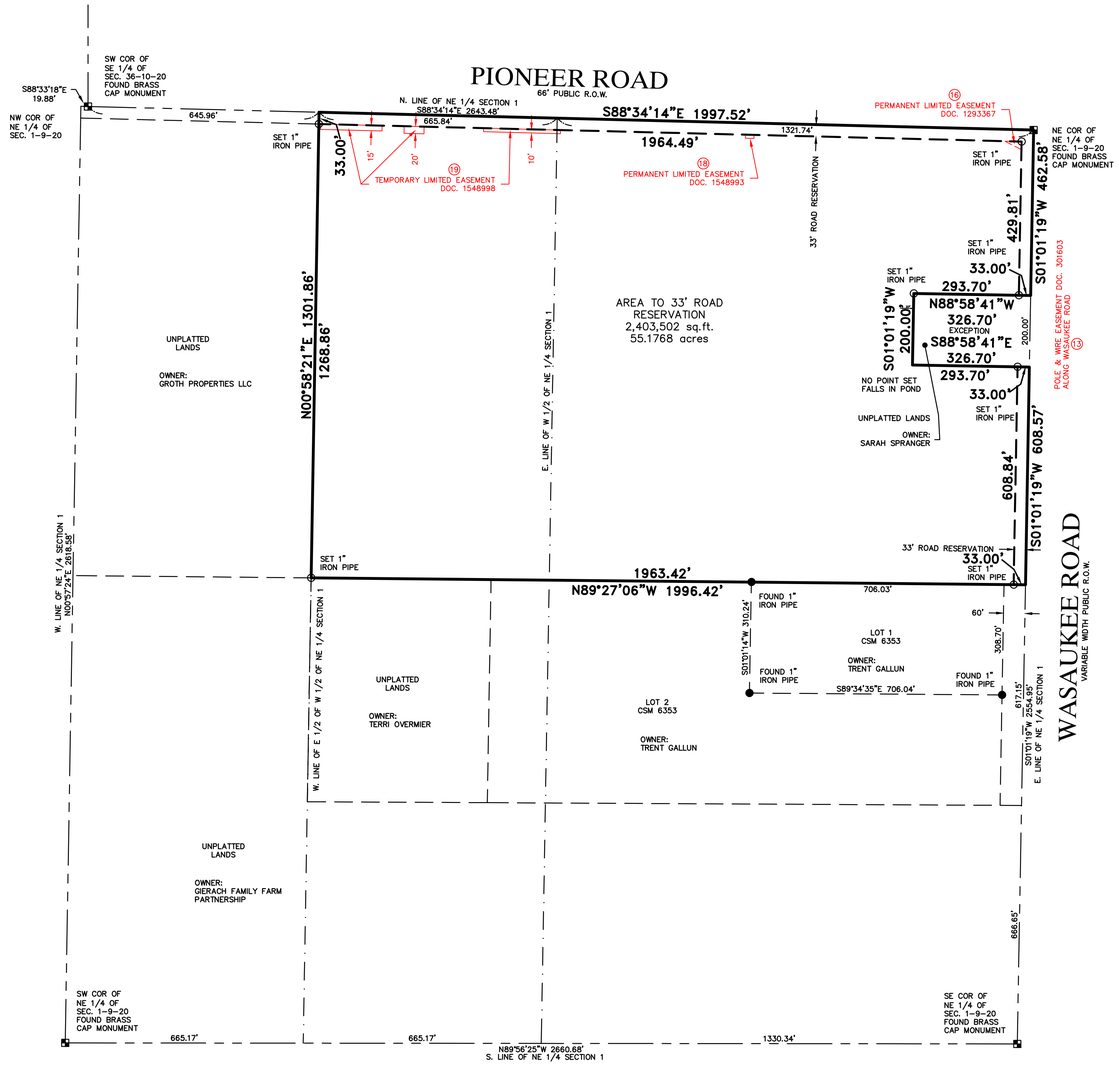
ALTA/NSPS LAND TITLE SURVEY

The East 60 acres of the North 1/2 of the Northeast 1/4 of Section 1, Township 9 North, Range 20 East, EXCEPTING THEREFROM the following described property: That part of the East 60 acres of the North 1/2 of the Northeast 1/4 of Section 1, in Township 9 North, of Range 20 East, in the Town of Germantown, Washington County, Wisconsin, bounded and described as follows: Commencing at a point in the East line of said quarter section 475 feet south of the northeast corner thereof; thence West on a line at right angles to the east line of said quarter section, 326.7 feet to a point; thence south on a line parallel to the east line of said quarter section, 200 feet to a point; thence east on a line at right angles to the east line of said quarter section 326.7 feet to a point in the east line of said quarter Section;; thence North along the east line of said quarter section, 200 feet to the place of beginning.

For informational purposes only:
Property Address: N144W12531 Pioneer Rd, Germantown, WI 53022 Tax Key Number: GTNV-011-991 and GTNV-011-992

Prepared for: Lime Kiln Solar WI, LLC.
Survey No. 169550-RMK

VICINITY MAP – NOT TO SCALE



GRAPHIC SCALE
100 0 100 200 400
(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- ~~~~~ –EDGE OF TREES
- S –SANITARY SEWER
- STO–STORM SEWER
- W –WATERMAIN
- G –MARKED GAS MAIN
- E –MARKED ELECTRIC
- OHW–OVERHEAD WIRES
- B –BUREAU ELEC. SERV.
- T –MARKED TELEPHONE
- TV–MARKED CABLE TV LINE
- FO–MARKED FIBER OPTIC
- (P) –UTILITY PER PLAN
- 780 INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20244314326

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

A. Basis of Bearings
Bearings are based on the East line of the Northeast 1/4 of Section 1-9-20, which bears South 01°01'19" West. Wisconsin County Coordinate System, Washington County.

B. Title Commitment
This survey was prepared based on Knight Barry Title Advantage LLC title commitment number 2298568, commitment date October 7, 2024, which lists the following easements and/or restrictions from schedule B-II:

14-15, 17. Not survey related.

12. Pole Line Rights and other matters contained in the instrument recorded October 6, 1927 as Document No. 139742. Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.

13. Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded July 23, 1968 in Volume 452, Page 81 as Document No. 301603. Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.

16. Permanent Limited Easement and other matters contained in the instrument recorded December 19, 2011 as Document No. 1293367. Lies within or crosses the surveyed property - its location is shown.

18. Permanent Limited Easement and other matters contained in the instrument recorded November 15, 2021 as Document No. 1548993. Lies within or crosses the surveyed property - its location is shown.

19. Temporary Limited Easement and other matters contained in the instrument recorded November 15, 2021 as Document No. 1548998. Lies within or crosses the surveyed property - its location is shown.

C. Flood Note
According to flood insurance rate map of the Village of Germantown, community panel number 55131C0289E, effective date of 2/25/2022, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Elevations
Elevations refer to NAVD88 Datum.

E. Municipal Zoning
The zoning information listed is taken from the Village of Germantown website - site is zoned A-1 - Agricultural District.

Front setback - 60'
Side yard setback - 25 feet, minimum, except 50 feet for bee hives and buildings used for keeping livestock and poultry, and all new buildings constructed after the effective date of the zoning code.
Rear yard setback - 50'
Maximum height - 45 feet, except barns, elevators, grain dryers and silos.

F. Notes
As to table A item 11
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

To: Lime Kiln Solar WI, LLC; OneEnergy Development, LLC; Knight Barry Title Advantage LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(2), 8, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on November 6, 2024.

Date of Plat or Map: November 13, 2024

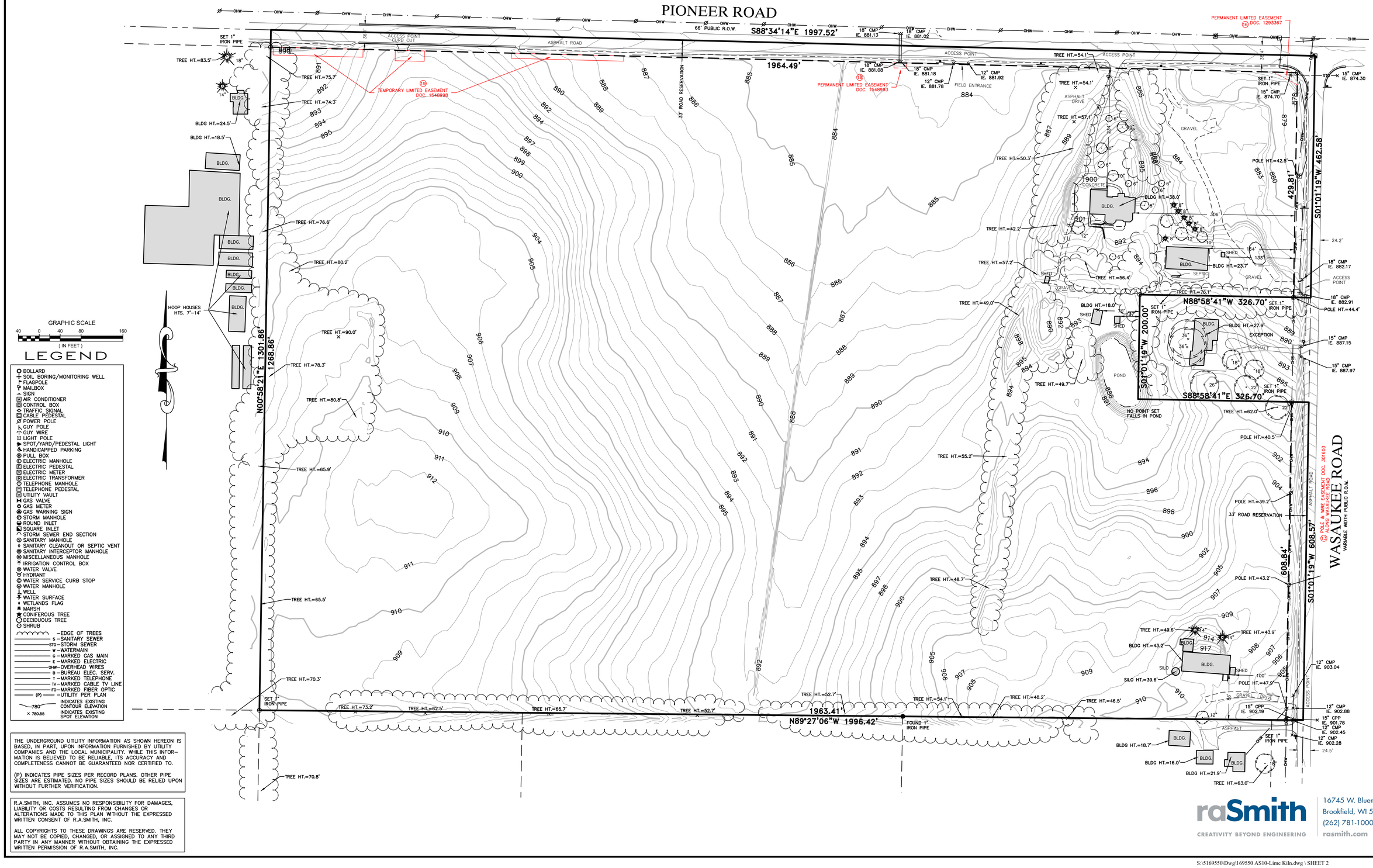
I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Michael J. Ratzburg
Professional Land Surveyor
Registration Number S-2236
michael.ratzburg@rasmith.com

WISCONSIN MICHAEL J. RATZBURG S-2236 WAUKESHA WI LAND SURVEYOR

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

ALTA/NSPS LAND TITLE SURVEY



THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

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Exhibit G – Glare Analysis

Lime Kiln Solar Project

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

FORGESOLAR GLARE ANALYSIS

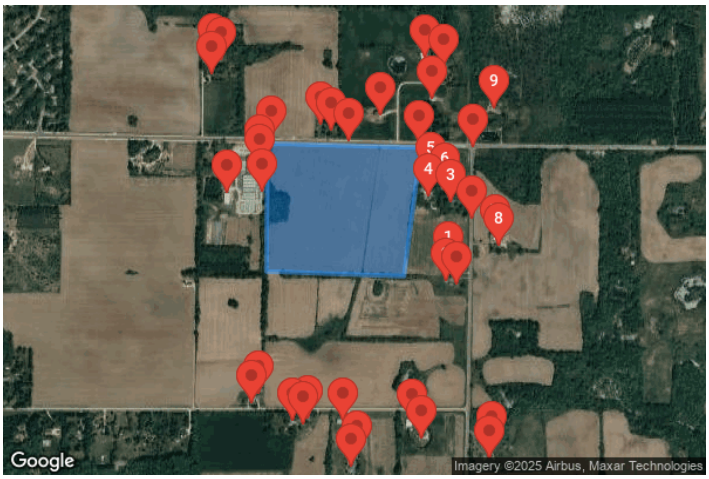
Project: **Lime Kiln Solar**

Lime Kiln Solar will include approximately 40 acres of agricultural land in the city of Germantown, WI. Some light grading and clearing may take place but there will be little change to the quantity of impervious surface. It is expected that the project will generate 6MW of power.

Site configuration: **Untitled**

Created 03 Mar, 2025
Updated 03 Mar, 2025
Time-step 1 minute
Timezone offset UTC-6
Minimum sun altitude 0.0 deg
DNI peaks at 1,000.0 W/m^2
Category 1 MW to 5 MW
Site ID 142900.24171

Ocular transmission coefficient 0.5
Pupil diameter 0.002 m
Eye focal length 0.017 m
Sun subtended angle 9.3 mrad
PV analysis methodology V2



Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	17,700,000.0

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0
OP 25	0	0.0	0	0.0
OP 26	0	0.0	0	0.0
OP 27	0	0.0	0	0.0
OP 28	0	0.0	0	0.0
OP 29	0	0.0	0	0.0
OP 30	0	0.0	0	0.0
OP 31	0	0.0	0	0.0
OP 32	0	0.0	0	0.0
OP 33	0	0.0	0	0.0
OP 34	0	0.0	0	0.0
OP 35	0	0.0	0	0.0
OP 36	0	0.0	0	0.0
OP 37	0	0.0	0	0.0
OP 38	0	0.0	0	0.0
OP 39	0	0.0	0	0.0
OP 40	0	0.0	0	0.0

Component Data

PV Arrays

Name: PV array 1
Description: 6MW
Axis tracking: Single-axis rotation
Backtracking: Shade-slope
Tracking axis orientation: 180.0°
Max tracking angle: 52.0°
Resting angle: 52.0°
Ground Coverage Ratio: 0.5
Rated power: 6000.0 kW
Panel material: Light textured glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	43.278976	-88.070858	889.36	7.00	896.36
2	43.275571	-88.070901	912.10	7.00	919.10
3	43.275446	-88.065858	907.50	7.00	914.50
4	43.278867	-88.065236	884.19	7.00	891.19

Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	43.275743	-88.064206	912.15	5.50
OP 2	2	43.275297	-88.064303	909.87	5.50
OP 3	3	43.277391	-88.064153	900.22	17.50
OP 4	4	43.277539	-88.064936	895.98	5.50
OP 5	5	43.278117	-88.064861	900.08	17.50
OP 6	6	43.277828	-88.064335	892.92	5.50
OP 7	7	43.276453	-88.062511	899.38	5.50
OP 8	8	43.276227	-88.062382	901.36	17.50
OP 9	9	43.279882	-88.062543	878.63	5.50
OP 10	10	43.280148	-88.064818	887.17	5.50
OP 11	11	43.280999	-88.064378	893.00	17.50
OP 12	12	43.281232	-88.065086	884.58	5.50
OP 13	13	43.279716	-88.066717	878.73	17.50
OP 14	14	43.279304	-88.068521	892.34	17.50
OP 15	15	43.279452	-88.068907	890.25	5.50
OP 16	16	43.281281	-88.072823	879.36	5.50
OP 17	17	43.280805	-88.072888	885.17	17.50
OP 18	18	43.278586	-88.071107	894.46	5.50
OP 19	19	43.278321	-88.071139	900.22	5.50
OP 20	20	43.277665	-88.071045	905.63	5.50
OP 21	21	43.277643	-88.072311	899.12	5.50
OP 22	22	43.272289	-88.071150	913.13	5.50
OP 23	23	43.271476	-88.069550	914.74	17.50
OP 24	24	43.271589	-88.069915	915.93	17.50
OP 25	25	43.271585	-88.068091	919.03	5.50
OP 26	26	43.270355	-88.067759	905.93	17.50
OP 27	27	43.270703	-88.067565	906.65	5.50
OP 28	28	43.271557	-88.065559	923.59	5.50
OP 29	29	43.271127	-88.065189	920.84	17.50
OP 30	30	43.270950	-88.062649	917.12	5.50
OP 31	31	43.270582	-88.062724	920.78	17.50
OP 32	32	43.276958	-88.063380	895.93	10.00
OP 33	33	43.278864	-88.063337	875.92	10.00
OP 34	34	43.278958	-88.065289	883.53	10.00
OP 35	35	43.279020	-88.067864	884.32	10.00
OP 36	36	43.279067	-88.070697	888.14	10.00
OP 37	37	43.271633	-88.069376	916.26	5.50
OP 38	38	43.272063	-88.071419	914.38	17.50
OP 39	39	43.281171	-88.072551	875.38	17.50
OP 40	40	43.275198	-88.063906	909.26	17.50

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	17,700,000.0

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0
OP 25	0	0.0	0	0.0
OP 26	0	0.0	0	0.0
OP 27	0	0.0	0	0.0
OP 28	0	0.0	0	0.0
OP 29	0	0.0	0	0.0
OP 30	0	0.0	0	0.0
OP 31	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 32	0	0.0	0	0.0
OP 33	0	0.0	0	0.0
OP 34	0	0.0	0	0.0
OP 35	0	0.0	0	0.0
OP 36	0	0.0	0	0.0
OP 37	0	0.0	0	0.0
OP 38	0	0.0	0	0.0
OP 39	0	0.0	0	0.0
OP 40	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0
OP 25	0	0.0	0	0.0
OP 26	0	0.0	0	0.0
OP 27	0	0.0	0	0.0
OP 28	0	0.0	0	0.0
OP 29	0	0.0	0	0.0
OP 30	0	0.0	0	0.0
OP 31	0	0.0	0	0.0
OP 32	0	0.0	0	0.0
OP 33	0	0.0	0	0.0
OP 34	0	0.0	0	0.0
OP 35	0	0.0	0	0.0
OP 36	0	0.0	0	0.0
OP 37	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 38	0	0.0	0	0.0
OP 39	0	0.0	0	0.0
OP 40	0	0.0	0	0.0

PV array 1 and OP 1

No glare found

PV array 1 and OP 2

No glare found

PV array 1 and OP 3

No glare found

PV array 1 and OP 4

No glare found

PV array 1 and OP 5

No glare found

PV array 1 and OP 6

No glare found

PV array 1 and OP 7

No glare found

PV array 1 and OP 8

No glare found

PV array 1 and OP 9

No glare found

PV array 1 and OP 10

No glare found

PV array 1 and OP 11

No glare found

PV array 1 and OP 12

No glare found

PV array 1 and OP 13

No glare found

PV array 1 and OP 14

No glare found

PV array 1 and OP 15

No glare found

PV array 1 and OP 16

No glare found

PV array 1 and OP 17

No glare found

PV array 1 and OP 18

No glare found

PV array 1 and OP 19

No glare found

PV array 1 and OP 20

No glare found

PV array 1 and OP 21

No glare found

PV array 1 and OP 22

No glare found

PV array 1 and OP 23

No glare found

PV array 1 and OP 24

No glare found

PV array 1 and OP 25

No glare found

PV array 1 and OP 26

No glare found

PV array 1 and OP 27

No glare found

PV array 1 and OP 28

No glare found

PV array 1 and OP 29

No glare found

PV array 1 and OP 30

No glare found

PV array 1 and OP 31

No glare found

PV array 1 and OP 32

No glare found

PV array 1 and OP 33

No glare found

PV array 1 and OP 34

No glare found

PV array 1 and OP 35

No glare found

PV array 1 and OP 36

No glare found

PV array 1 and OP 37

No glare found

PV array 1 and OP 38

No glare found

PV array 1 and OP 39

No glare found

PV array 1 and OP 40

No glare found

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.
Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.
Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.
The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.
The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.
The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.
The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
Refer to the Help page at **www.forgesolar.com/help/** for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

Exhibit H – Conditional Use Standards
A-1 Farmland Preservation Zoning District
Village of Germantown, Wisconsin

Lime Kiln Solar Project

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

Lime Kiln Solar Project Conditional Use Standards
Zoning District A-1, 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 Village of Germantown Zoning Ordinance lists "wind energy conversion systems and solar energy conversion systems consistent with and only to the extent allowed under Wis. Stat. §66.0401" as approved conditional uses in the A-1, Farmland Preservation Zoning Districts (Sec. 17.12(2)(jj)).

Thus, the proposed solar project meets the definition of allowed "Utility Use" in farmland preservation districts per DATCP statute §91.46(1)(f) and is consistent with the Village of Germantown Zoning Ordinance Sec. 17.12(2)(jj) as a conditional use in the A-1 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.

Exhibit I - List of Neighboring Properties within 300 feet

Lime Kiln Solar Project

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

Parcel Number	Municipality	Owner Name 1	Owner Name 2	Mailing Address	Mailing City	Mailing State	Mailing ZIP
T7_095000B	TOWN OF JACKSON	RICARDO BOURBONAIS		526 PIONEER RD	CEDARBURG	WI	53012
T7_0950	TOWN OF JACKSON	MARILYN OHM		N98W6171 BRISTOL LN	CEDARBURG	WI	53012
T7_095000A	TOWN OF JACKSON	FREDERICK CIBIK	ANN BOYD	530 PIONEER RD	CEDARBURG	WI	53012
T7_095000D	TOWN OF JACKSON	MARILYN OHM		N98W6171 BRISTOL LN	CEDARBURG	WI	53012
T7_095000E	TOWN OF JACKSON	DOROTHY SHUMWAY		548 PIONEER RD	CEDARBURG	WI	53012
T7_095000F	TOWN OF JACKSON	ANDREW GUIDINGER	KERI SHUMWAY	566 PIONEER RD	CEDARBURG	WI	53012
T7_094800A	TOWN OF JACKSON	ELMER KLOEHN	LENORE KLOEHN	604 W PIONEER RD	CEDARBURG	WI	53012
T7_094800Z	TOWN OF JACKSON	ELMER KLOEHN	LENORE KLOEHN	604 W PIONEER RD	CEDARBURG	WI	53012
T7_094800B	TOWN OF JACKSON	BRIAN KLOEHN		700 PIONEER RD	CEDARBURG	WI	53012
GTNV_011993	VILLAGE OF GERMANTOWN	PAUL SADOWSKI	SHANTELL SADOWSKI	2553 BOBOLINK DR	CEDARBURG	WI	53012
GTNV_011995	VILLAGE OF GERMANTOWN	GROTH PROPERTIES LLC		N144W13015 PIONEER RD	CEDARBURG	WI	53012
GTNV_011997	VILLAGE OF GERMANTOWN	GIERACH FAMILY FARM PTNRSHP		3656 DIVISION RD	JACKSON	WI	53037
GTNV_011996	VILLAGE OF GERMANTOWN	TERRI OVERMIER		N144W12531 PIONEER RD	GERMANTOWN	WI	53022
GTNV_011989	VILLAGE OF GERMANTOWN	TRENT GALLUN	TED GALLUN	5959 SCHOOL RD	WEST BEND	WI	53095
GTNV_011988	VILLAGE OF GERMANTOWN	TRENT GALLUN	TED GALLUN	5959 SCHOOL RD	WEST BEND	WI	53095
GTNV_011990	VILLAGE OF GERMANTOWN	CALVIN SPRANGERS	SARAH SPRANGERS	W124N14315 WASAUKEE RD	GERMANTOWN	WI	53022
30311100100	TOWN OF CEDARBURG	LARS NESKE	ALYSHA L NESKE	12302 PIONEER ROAD	CEDARBURG	WI	53012
140060600000	CITY OF MEQUON	CURTIS H HOPPE		14222N WASAUKEE ROAD	MEQUON	WI	53097
140061000700	CITY OF MEQUON	MICHAEL HALLAM	HALLAM, EMILY	13800N WASAUKEE ROAD	MEQUON	WI	53097

Exhibit J – Legal Description

Lime Kiln Solar Project

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

Property Address:
N144W12531 Pioneer Rd, Germantown, WI 53022

Tax Key Number:
GTNV_011987

Legal Description:

A part of the Northwest 1/4, Northeast 1/4 of
the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:
Beginning at the Northeast corner of said Northeast 1/4 of said Section;
thence South 01° 18' 22" East along the East line of said 1/4 Section 475.00 feet to a point;
thence South 88° 41' 38" West 326.70 feet to a point;
thence South 01° 18' 22" East 200.00 feet to a point;
thence North 88° 41' 38" East 326.70 feet to a point in the East line of said 1/4 Section;
thence South 01 ° 18' 22" East along said East line 596.15 feet to a point;
thence South 88° 13' 12" West along the North line of Certified Survey Map No. 6353 and its extension a distance of 1996.42 feet to a point in the West line of the East 1/2 of the Northeast 1/4 of said 1/4 Section;
thence North 01° 21' 20" West along said West line 1301.86 feet to a point to a point in the North line of said
1/4 Section;
thence North 89° 06' 05" East along said North line 1997.52 feet to the point of beginning.

Said land contains 2,503,687 square feet or 57.4767 acres.