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 DR DATE 8/9/24 chk #004856

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) 573 - 3089

E-Mail peter.murphy@oneenergyrenewables.com

PROPERTY OWNER

Wayne Lutynski

Phone (414) 659 - 8901

E-Mail

2 PROPERTY ADDRESS

To be assigned. Approximately 43.257821°, -88.131597°

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

North	South	East	West
Saddle Up LLC, A-2, Agricultural (Horse Stable), MARLENE KASTEN, MARY LYNN PROST ET AL, A-1, Agricultural	Residential homes, RS-3 & RS-4	Milwaukee Metropolitan Sewerage District, A-1, Agricultural	Saddle Up LLC, A-1, Agricultural (Horse Stable)

4 READ AND INITIAL THE FOLLOWING:

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

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

X I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.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 8/6/2024 Date

Wayne Lutynski (Aug 6, 2024 13:28 CDT)

Owner 8/6/24 Date

RECEIVED AUG – 9 2024 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

Village of Germantown
Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid QR Date 8/9/24
chk #004856

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 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) 573-3089

Fax ( )

E-Mail peter@oneenergyrenewables.com

PROPERTY OWNER

Wayne Lutynski

Phone (414) 659-8901

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
Approximately 43.257821, - 88.131597	091986, 091987, 092979, 092994

3 PURPOSE OF LAND SPLIT

Combine parcels	Will the land split require rezoning? No	
	From	To

4 READ AND INITIAL THE FOLLOWING:

X I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

X I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

X I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

X I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant — Date 8/6/2024

Owner — Date 8/6/24

RECEIVED
AUG – 9 2024
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

OneEnergy Development LLC

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

Date 08/07/2024
Bill # 08.07.24
Net Amount:

Village of Germantown

004856

OneEnergy Development Ckg
WFOEDGEN 8933
Date: 08/08/2024

Amount Due $3,620.00
Amount Paid/Applied $3,620.00
$3,620.00

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

08/09/2024 09:48AM Mary S.
000683-0002
Payment Effective Date 08/09/2024

MISCELLANEOUS
PLAN COMMISSION REVIEW FEES (GENPLN)
2024 Item: GENPLN
1 @ $200.0000
PLAN COMMISSION REVIEW FEES (GENPLN) $200.00

$200.00

MISCELLANEOUS
PLAT REVIEW FEES (GENPLT)
2024 Item: GENPLT
1 @ $1,960.0000
PLAT REVIEW FEES (GENPLT) $1,960.00

$1,960.00

MISCELLANEOUS
CONDITIONAL USE PERMITS (GENCON)
2024 Item: GENCON
1 @ $1,460.0000
CONDITIONAL USE PERMITS (GENCON) $1,460.00

$1,460.00

Subtotal **$3,620.00**
Total **$3,620.00**

CHECK $3,620.00
Check Number004856

Change due **$0.00**

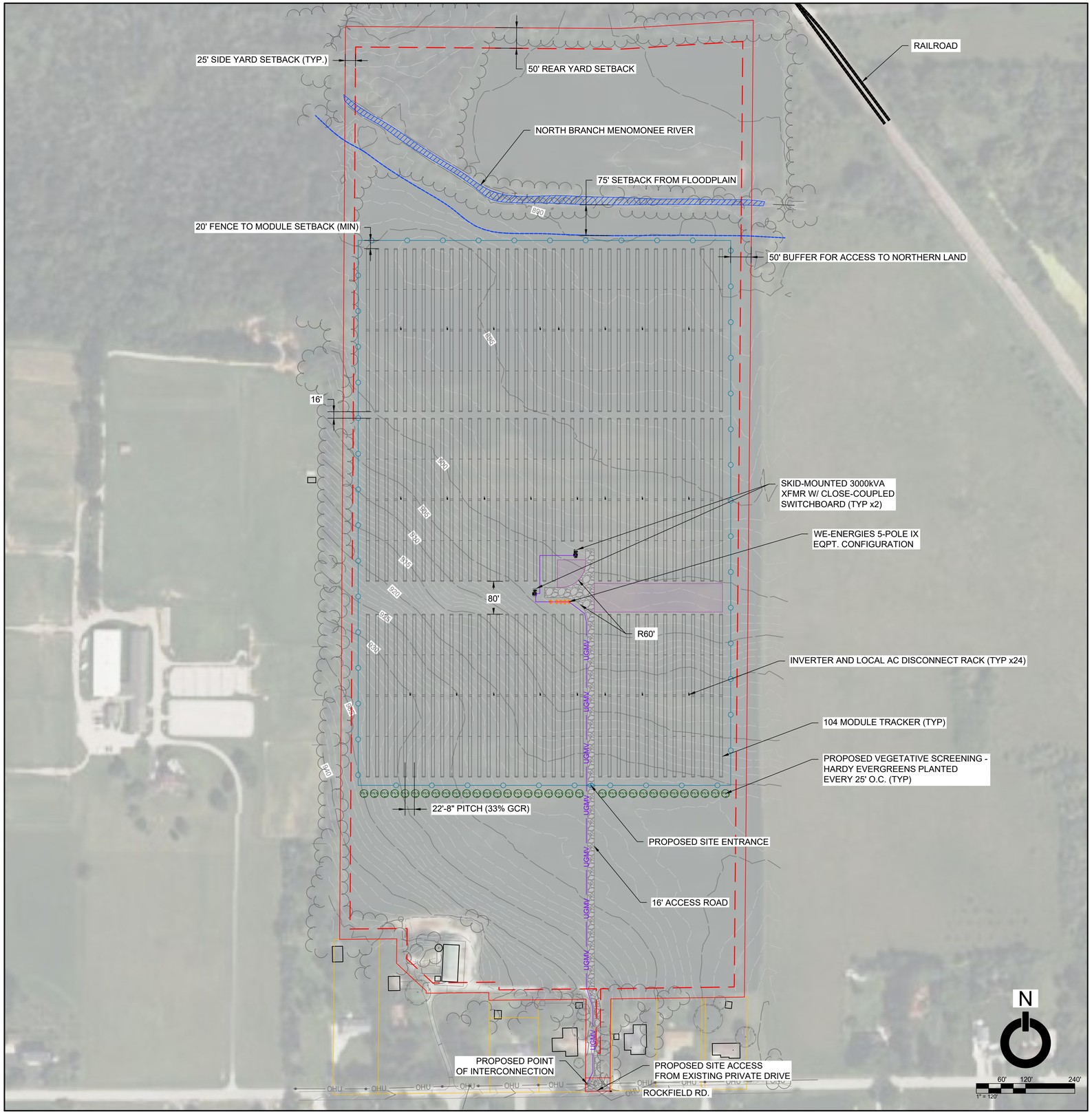
Thank you for your payment

CUSTOMER COPY

GERMANTOWN SOLAR

WASHINGTON COUNTY, WISCONSIN

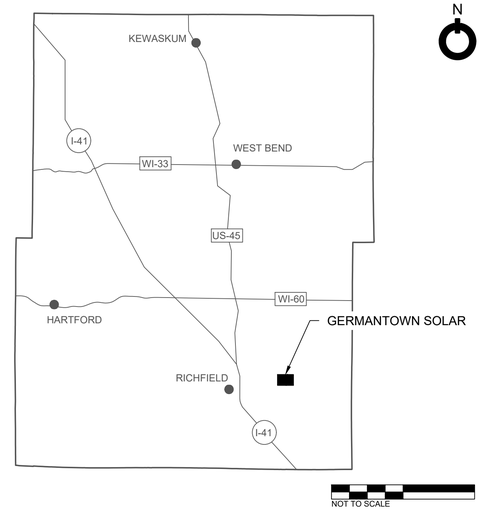
SOLAR PV PROJECT
6.877 MWDC / 6.000 MWAC



LEGEND

- PROJECT AREA PARCEL BOUNDARY
- ZONING SETBACK
- RIGHT-OF-WAY
- NEIGHBORING PARCEL
- TREELINE (E)
- FEMA FLOODPLAIN
- FLOODPLAIN SETBACK
- PERIMETER FENCE (P)
- GRAVEL ACCESS ROAD
- STAGING AREA
- UGMV — UG MV
- OHU — OH ELECTRICAL (P)
- OHU — OH ELECTRICAL (E)
- UTILITY POLE (E)
- UTILITY POLE (P)

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	092994, 092979, 091987, 091986
OWNER:	WAYNE LUTYNSKI
ACREAGE:	54.25
EXISTING ZONE:	A-1

LAND USE SUMMARY:

TOTAL PARCEL AREA (ACRES):	54.25
TOTAL LEASED AREA (ACRES):	TBD
TOTAL FENCED AREA (ACRES):	27.69
GRAVEL ACCESS ROAD (ACRES):	0.61
LAYDOWN AREA (ACRES):	0.59

DESIGN SUMMARY:

MODULE POWER:	575 W
MODULE COUNT:	11960
ARRAY DC VOLTAGE:	1500 V
INVERTER SIZE:	250 kW / 250 kVA
INVERTER COUNT:	24
DC SIZE:	6.877 MWdc
AC SIZE:	6.000 MWac
DC/AC RATIO:	1.146
GROUND COVERAGE RATIO:	33.0 %
ASCE 7-16 GSL:	30 PSF
ASCE 7-16 WIND SPEED:	100 MPH

ADDITIONAL NOTES:

- BASEMAP DEVELOPED FROM ALTA FIELD SURVEY
- PARCEL DATA TAKEN FROM ALTA FIELD SURVEY
- 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	EPC BID SUBMITTAL	07/26/2024	JL	AC	
01	DEVELOPMENT LAYOUT	08/23/2024	AMB	AK	

GERMANTOWN SOLAR
ONEENERGY RENEWABLES
43.257821°, -88.131597°
WASHINGTON COUNTY, WISCONSIN

SHEET TITLE: DEVELOPMENT LAYOUT

SHEET NO: D-100

PUBLISHED ON: 08.23.2024 4:33 PM

OneEnergy Renewables

EXHIBIT B

GERMANTOWN SOLAR OPERATIONS PLAN

OneEnergy Renewables

Germantown 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 30 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.

Germantown Solar

Vegetation Installation and Management Plan

Date: 7/26/2024
Site Location: 43.257821, -88.131597

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

Contents

1 Site Overview

Germantown Solar is a 6 MWac solar project located north of Germantown in Washington County, Wisconsin. The 30-acre project site is currently used for agricultural production. The site does not contain wetlands and the predominant soils on site are well drained loam, well drained silt loam, and somewhat poorly drained silt loam. Following construction of the solar array, the site will be managed for native pollinator habitat.

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 preventing 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 prevent 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

Construction debris and building materials will be cleared from the seeding area. An herbicide application may be required to remove undesirable vegetation from the site. The type of herbicide used will depend on the target species observed during initial site inspections by environmental specialists. If an herbicide such as glyphosate is used, this would necessitate a 10-day waiting period before disturbing the soil or seeding.

The environmental specialist overseeing site preparation activities and selecting 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 overseeing and conducting native prairie restoration and vegetation assessments.

Winter wheat or oats will be used as a cover crop depending on the time of year and based on the WDNR Technical Standard (1059) and the WisDOT seeding specification (630). For example, construction may delay seeding from fall until the following spring, in which case a cover crop would be used. A cover crop is also used during construction as part of the Stormwater Pollution Prevention Plan.

4 Permanent Seeding

The soil will be disced and then either harrowed or raked to prepare the soil for seeding. Native grasses will be seeded using a mechanical broadcast spreader at a depth of ¼ to ½-inch. Depending on site conditions, a nurse crop such as winter wheat will be seeded to stabilize the soil. Following grass seeding, the site will be raked and harrowed. Wildflowers and sedges will be seeded using a mechanical broadcast spreader and covered by raking the site.

The primary seed mix used will be a diverse mix of around thirty plant species designed by environmental specialists to suit site-specific soil and microclimate conditions and to provide continuous forage and habitat for pollinators. 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 will be used where hydric soils are located. The upland and lowland seed mix examples can be found in Appendix A.

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

5 Vegetation Management and Monitoring

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 noxious and invasive species.
3. Encourage the growth of flowering species to provide continuous forage and habitat for pollinators.

During the germination year, the site will be mowed to reduce competition and control weed growth. Additional mowing may be required to prevent annual and biennial weeds from setting seed. Vegetation will be mowed to a height of 8” and clippings will be mulched in place. During the establishment period, which spans 2 to 5 years after seeding, mowing should occur 2 to 3 times per year subject to the recommendations of the environmental specialist. Following the

establishment period, the site will be mowed as needed for weed and invasive species control and to intermittently remove biomass. A suggested timeline for vegetation management is provided in Section 7.

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.

Specific maintenance activities and timelines will depend on observations during seasonal site inspections to determine vegetation growth progress and whether undesirable species are present. Following a fall seeding, these inspections would begin in late April to mid-June. Following a spring seeding, inspections should begin by mid-May.

Vegetation Management Reports (VMR) will be completed during each site visit to record the amount of vegetation cover, vegetation height, and presence of noxious and invasive species and targeted native species. Recommended next steps will be noted, and management plans will remain flexible to reflect changes in vegetation and noxious and invasive species pressure.

6 Invasive and Weed Species Management

In addition to the removal of invasive species, 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. 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.

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 at least twice a year – once from

late April to mid-May, and again in mid-June. Site inspections may be needed at other times, depending on the life cycle of the species targeted for removal. Spot-mowing and removal of invasive species and other weeds will be completed as needed. If biomass removal is needed, the site can be mowed every three years using a flail mower. After the initial 5-year establishment period, the site should not be mowed more than once per year.

7 Vegetation Management Timeline

Year 0		
Seedbed Preparation	Herbicide application, soil bed preparation	Sep-Oct
Seeding	Site may be seeded with a temporary cover crop (see Section 3), followed by seeding with pollinator mix.	November
Years 1-3		
Site Inspections	Three site inspections to monitor vegetation and complete VMR. Plans will be made for any necessary reseeding, erosion mitigation, or weed/invasive species management. Site inspection may take place at the same time as management visit.	Late April to early May, mid-June, and late July
1st Mow	Site mowed to 8" vegetation height. Spot-treat weed/invasive species as needed. Timing of mowing is dependent on plant phenology and weed/invasive species pressure, which will be evaluated during site inspections. Herbicide treatment types will depend on the target species observed during site inspection.	Late June to early July
2nd Mow	Site mowed to 8" height. Spot-treatment of weed/invasive species as needed. Timing of mowing is dependent on observations during site assessments.	Late July to early August
Year 4		
Site Inspection	Vegetation will be monitored and VMR will be completed.	Late April to early May & mid-June
Spot treatment of invasives/weeds	Herbicide treatment types will depend on the target species observed during site inspections.	Variable
Dormant Mow	Mulch biomass by mowing in the spring to reduce competition and encourage native plant growth.	Spring
Years 5-25		
Site Inspection	Two annual visits to monitor vegetation in the spring and early summer. Spot-mowing or weed/invasive species removal will be completed as needed based on site inspections. If biomass removal is needed, sites can be mowed every three years using a flail mower. Site should	Late April to early May & mid-June

	not be mowed more than once per year, and mowing should occur from Mar-Apr 15th or Sept-Oct to avoid disturbing nesting birds. Rotating halves or thirds of the site while mowing will increase plant diversity and structure and provide adjacent refuge for wildlife.	

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 – Pollinator Seed Mixes

Upland Mix

Scientific Name	Common 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
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: 11 lbs/acre (85.9 seeds/square foot)

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

GERMANTOWN SOLAR
Project Overview

OneEnergy Renewables is in the process of developing a 6 MW solar project in the Village of Germantown, Washington County, WI. The project is located north of Rockfield Road (Please see site plan on reverse). OneEnergy Renewables will develop, design, and construct the solar project, and electricity from the project will serve local We Energies customers.

The project will occupy approximately 30 acres, and has an expected useful life of 30-50 years, providing clean, local renewable energy for years to come. At the height of construction, roughly 30 people will be employed on this project. *Solar installer* is one of the fastest growing jobs in the USA.

SYSTEM STATISTICS

6 Megawatts
~30 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

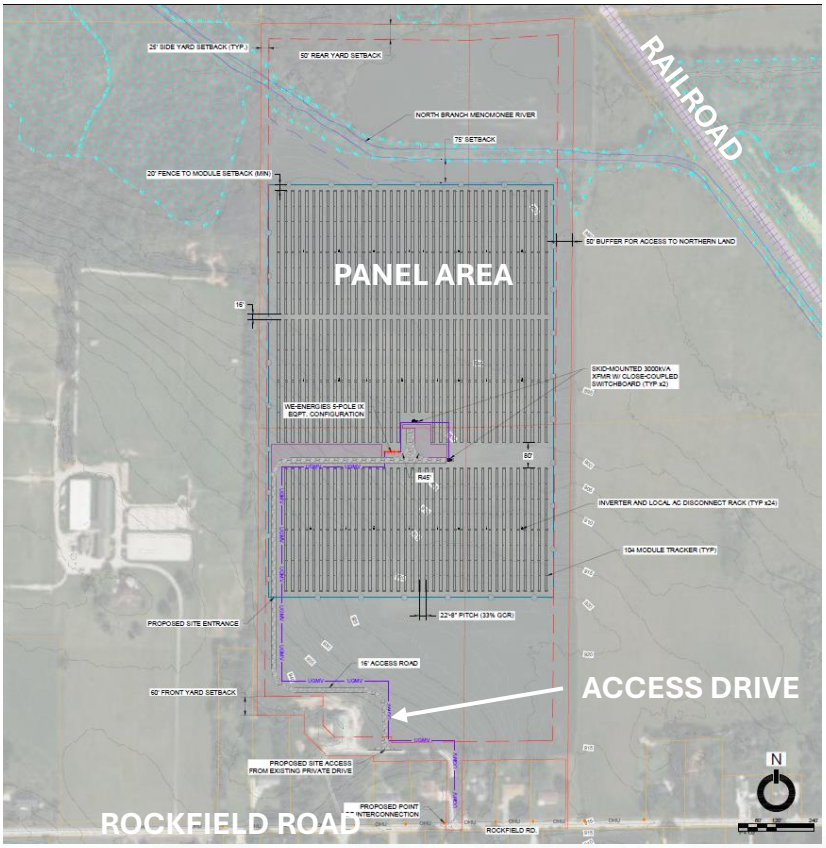
Sustainable Design and Construction

The area beneath and around the panels will be planted to a low-growing perennial pollinator mix. This increases water infiltration relative to conventional row-cropping. Water that flows off solar panels is safe for people and wildlife.

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 GERMANTOWN SOLAR PROJECT SITE PLAN



Contact

PETER MURPHY
PROJECT MANAGER

(414) 768-2590 |C

peter@oneenergyrenewables.com

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

Conditional Use Permit Application Addendum – Village of Germantown, WI

Germantown 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

Background

The Germantown 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 2025, 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 2025, the Project is expected to be completed by the end of 2025. 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. 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 30 acres of vacant land in the Village of Germantown known as parcels 092994, 092979, 091987, and 091986 at the north of Rockfield Road and east of Maple Road. The land is part of a larger 54-acre group of parcels owned by Wayne Lutynski.

Zoning

The proposed Project is situated on land that is zoned A-1 Agricultural Preservation District. Adjacent parcels are farms, several homes, and a horse training facility, zoned A-1, A-2, RS-4, and RS-3.

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 galvanized 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

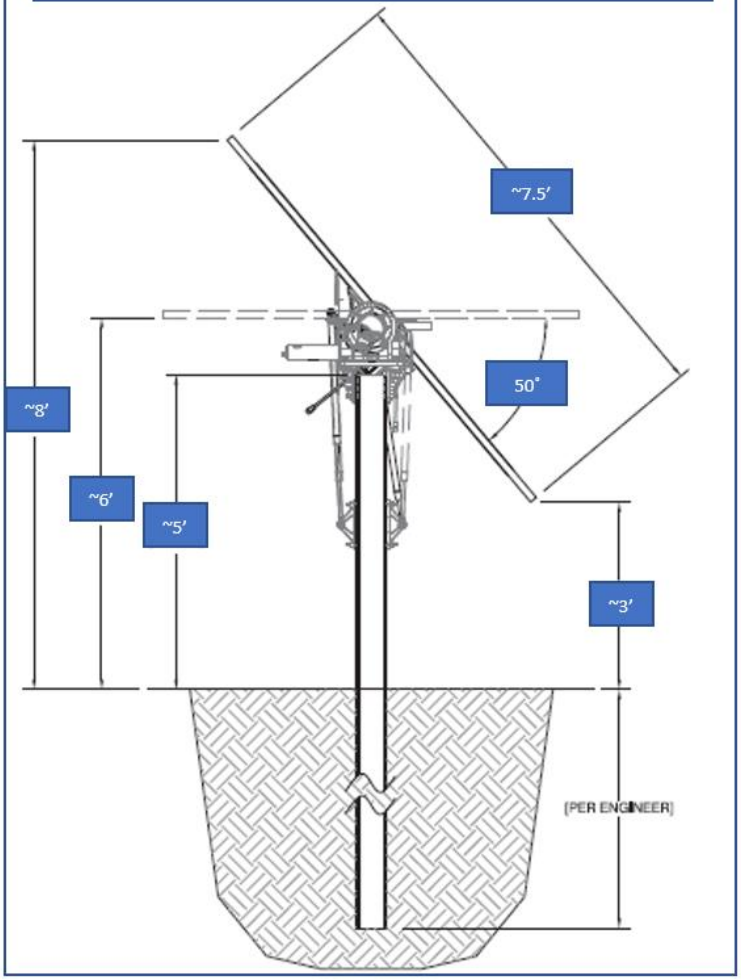


Image 2 - Strobus Solar Project in Merrillan, WI

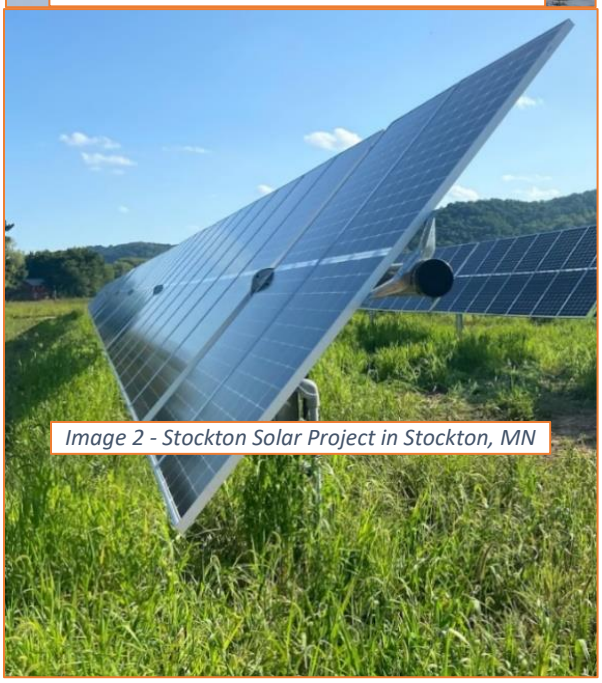


Image 2 - Stockton Solar Project in Stockton, MN

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

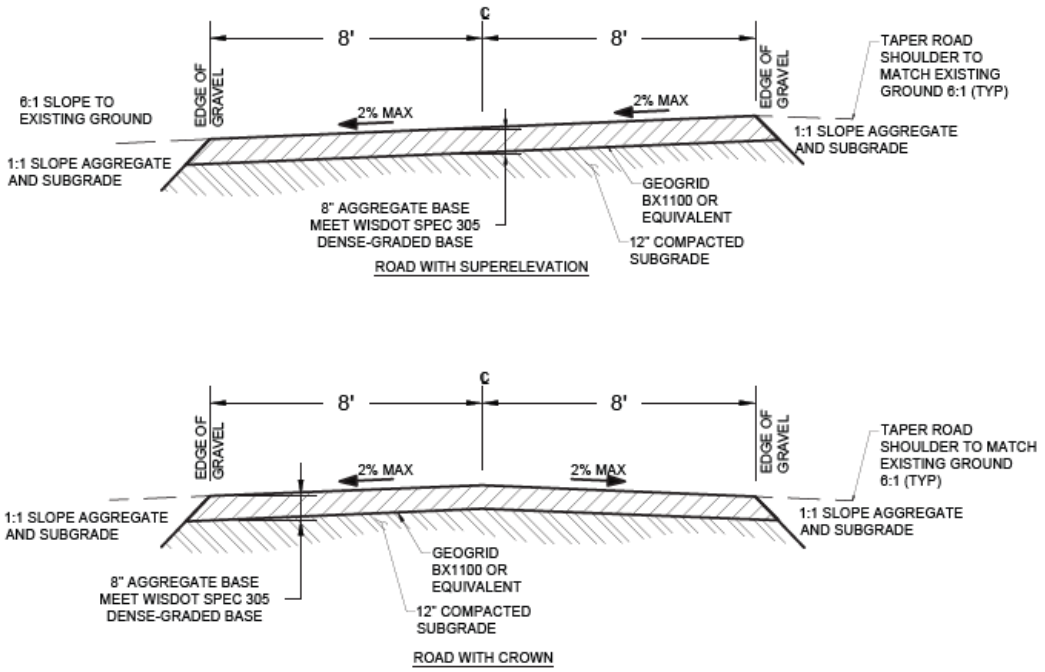
The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8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

Image 3 - Hodag Solar Project in Rhinelander, WI

Access Drive

The access drive is proposed to be 16’ wide and will come off of Rockfield 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 30 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 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.

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. OneEnergy then contracted environmental resource specialists Emmons & Olivier Resources (EOR), to evaluate the Project site for evidence of drain tile. Based on all available information and EOR's expert opinion, 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 2024-2025, to enable purchasing of long-lead equipment in early 2025 and construction during the months of May to October, 2025. 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 2025 and be complete by the end of 2025. A tentative construction schedule is as follows:

Civil Work and Fencing Install	5/1/2025	5/31/2025
Pile Installation	6/1/2025	7/1/2025
Racking and Module Installation	7/1/2025	9/1/2025
Wiring and Transformer Installation	9/1/2025	10/15/2025
Pollinator Seeding and Revegetation	10/15/2025	11/1/2025
Target In-service Date	11/1/2025	

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-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 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 the leading developer of community-scale solar projects in Wisconsin, having developed 42 projects in Wisconsin and adjacent states totaling 155 MW, and 31 projects totaling 125 MW in Wisconsin that are currently operating or under construction. Our regional team, consisting of developers, engineers, legal and construction managers based out of our Madison office, completed development, engineering and in 2023 managed the construction of 16 projects in Wisconsin, including:

- A series of four 7.5 Megawatt projects for WE Energies located in Kenosha, Washington, Walworth and Shawano Counties
- A portfolio of 10 projects for rural electric cooperatives in Western Wisconsin.

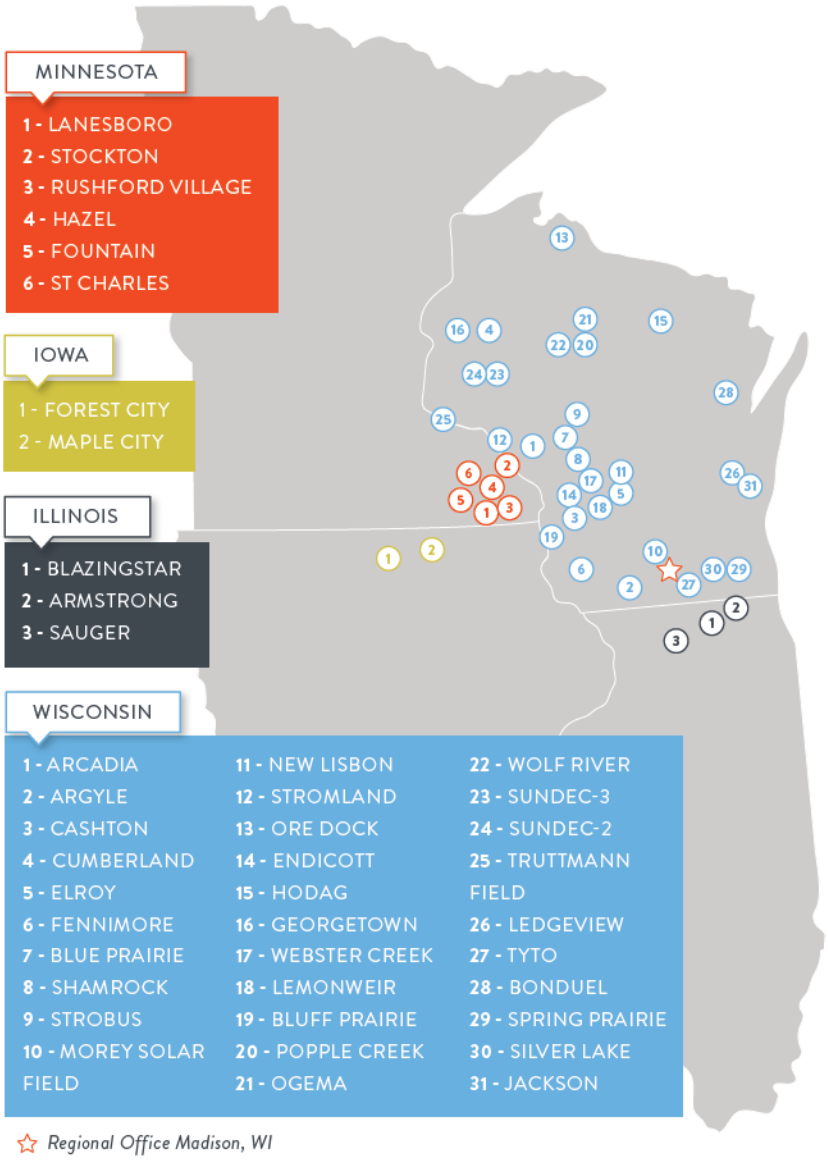


Figure 3 – OneEnergy Midwest Solar Projects