

**TOWN OF LAFAYETTE & CITY OF ELKHORN
JOINT EXTRATERRITORIAL ZONING COMMITTEE
MEETING**

Thursday, December 14, 2023 - 6:00 p.m.

1. Call to Order
2. Establish a Quorum
3. Motion and Action to Name Chairperson
4. Motion to Adjourn into the Public Hearing:
Conditional Use Permit for Solar Generation Project/OneEnergy Development
LLC/Peter Murphy, N6164 Cobb Road, Elkhorn, WI, 53121, Tax Key No.
KLF1900006, Town of LaFayette
5. Close hearing
6. Discussion and Recommendation RE: OneEnergy LLC/Peter Murphy, Conditional
Use Permit Approval
7. Adjournment

DATED at Elkhorn, Wisconsin, this 6th day of December 2023

Should you have any questions or comments regarding any items on this agenda, please contact the City Zoning Administrator at 262-741-5124. Upon reasonable notice to the City Clerk (262-723-2219), efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THE ETZ COMMITTEE MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION-MAKING RESPONSIBILITY.

**CITY OF ELKHORN
NOTICE OF PUBLIC HEARING**

CONDITIONAL USE PERMIT

Notice is hereby given that a public hearing will be held before the Joint ETZ Committee for the City of Elkhorn and Town of Lafayette on December 14, 2023, at 6:00 P.M. or soon thereafter as the matter may be heard in the Council Chambers, City Administration Offices, 311 Seymour Court, Elkhorn, WI for the purpose of hearing all interested parties, their attorneys or agents with respect to the application submitted by Peter Murphy, OneEnergy Development, LLC for a Conditional Use Permit to allow for a solar energy generation project with continued agricultural use outside of project area. The property is more precisely identified by the following tax parcel ID:

K LF 1900006

The City of Elkhorn will attempt to accommodate anyone with special needs if requests are made a sufficient time in advance. The City Clerk can be reached at: (262) 723-2219.

Dated this 20th day of November 2023.

Allison Schwark
Zoning Administrator

Publish 2x: 11/30/23 & 12/07/23
Elkhorn Independent

PLANNING REQUEST

FOR OFFICE USE ONLY

PC# E23.11.026

CITY OF ELKHORN - DEPARTMENT OF BUILDING AND ZONING

311 SEYMOUR COURT., P.O. BOX 920 • ELKHORN, WI 53121

PHONE: (262)741-5124 • FAX: (262) 741-5135

Notice: This document is an Official City of Elkhorn Document. All submittals must be made on Official City of Elkhorn Documents.

1. General Project Information:

Project Tax Key #: KLF1900006 Project Address: Address to be assigned

Project Title (if any): Nyssa Solar P roject

2. Applicant, Agent & Property Owner Information:

Applicant's Name: Peter Murphy Company: OneEnergy Development, LLC

Street Address: 10 N Livingston St. Suite 201 City/State: Madison, WI Zip: 53703

Telephone: (262)573 3089 Fax: () Email: P eter@OneEnergyRenewables.com

Agent: _____ Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () Fax: () Email: _____

Owner, if different from Applicant: Dwayne Deakins and Ann Deakins

Street Address: N6164 Cobb Rd City/State: Elkhorn, WI Zip: 53121

Telephone: (262)215-4345 Fax: () Email: backnineaerial@gmail.com

3. Planning Request (Check all that apply)

- Site Plan and Architectural Review _____ \$175.00 plus \$.04 per sq. ft. (Floor Area)
- Conditional Use Permit _____ \$275.00
- Rezone _____ \$325.00
- Land Use Amendment _____ \$350.00
- Planned Unit Development _____ \$325.00
- Preliminary Plan _____ \$200.00 plus \$20.00 per lot
- Final Plat _____ \$200.00 plus \$20.00 per lot
- Certified Survey Map _____ \$200.00 plus \$20.00 per lot
- Project Concept Review _____ \$150.00
- Conceptual Land Division _____ \$100.00 plus \$3.00 per acre
- Joint Conditional Use & Rezoning _____ \$575.00
- Joint Rezoning & Certified Survey Map _____ \$500.00 plus \$20.00 per each new lot
- Zoning Board of Appeals/Adjustment _____ \$325.00

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY PC# <u>E23-11.026</u>
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CITY OF ELKHORN - DEPARTMENT OF BUILDING AND ZONING
 9 S. BROAD ST., P.O. Box 920 • ELKHORN, WI 53121
 PHONE: (262)741-5124 • FAX: (262) 741-5135

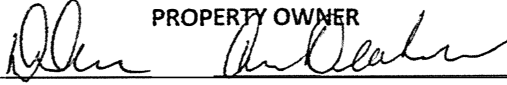
Notice: This document is an Official City of Elkhorn Document. All submittals must be made on Official City of Elkhorn Documents.

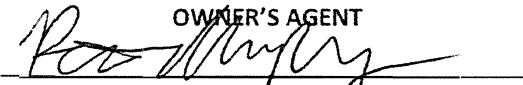
I, (We), the undersigned owner(s)/agent do hereby petition the Plan Commission to grant a Conditional Use Permit.

1. Address and legal description of the subject site (attach a separate sheet if necessary): _____
 Please refer to Exhibit E - Address and Legal Description

2. Tax Parcel number: KL1900006
3. Zoning District: A1
4. Requested Conditional Use: Solar energy generation project with continued agricultural use outside of project area
5. Petitioner's interest in the requested Conditional Use Permit: Project Owner
6. List type and number of structures, proposed operation or use of the structure(s) or site, number of employees, parking, etc.: The proposed Nyssa Solar Project is a 6.0 Megawatt solar electric facility being developed by OneEnergy Development, LLC. The project will consist of solar panels mounted on racking built atop driven steel I-beams on approximately 30 acres within the larger 126-acre parcel. The project will be enclosed within an 8' tall woven wire deer-exclusion style fence similar to what you would see around an orchard. A gravel access drive would allow for access to the site from Cobb Road. Electrical equipment will consist of inverters to transform DC to AC power, transformers, and a remote monitoring system.

I, (We) hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge and belief.

 PROPERTY OWNER (Signature)
Dwayne Deakins & Ann Deakins Printed
Address <u>N6164 Cobb Rd</u> <u>Elkhorn, WI 53121</u>
Phone <u>262-215-4345</u>

 OWNER'S AGENT (Signature)
Peter Murphy Printed
Address <u>10 N Livingston St. Suite 201</u> <u>Madison, WI 53703</u>
Phone <u>262 573 3089</u>

---- FOR OFFICE USE ONLY ----

Application Reviewed By: _____ Date: _____
 Date Filed: _____ Date Published: _____ Date Notices Mailed: _____
 Date of Public Hearing: _____
 PLAN COMMISSION RECOMMENDATION: _____ DATE: _____
 CITY COUNCIL ACTION: _____ DATE: _____



Conditional Use Permit Application Addendum – City of Elkhorn, WI

Nyssa Solar Project

Applicant:

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

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Background

The Nyssa 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, 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 2024, 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 2024, it is, the Project is expected to be completed by the end of 2024. If construction is delayed due to key equipment availability or other issues until spring of 2025, the project is expected to be constructed and operational by the end of 2025. 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 Nyssa Solar Project (“The Project”) is located on approximately 30 acres of vacant land known as parcel K LF1900006, west of Cobb Road and South of Potter Road in the Town of Lafayette, WI, within the City of Elkhorn Extraterritorial Zone (ETZ). The land is part of a larger 126-acre parcel owned by Dwayne Deakins.

Zoning

The proposed Project is situated on land that is zoned A-1 agricultural. The project is located entirely within the ETZ.

Setbacks

OneEnergy commits to following all applicable Setbacks:

- City of Elkhorn Zoning Ordinance, section 17.5-3:
 - o 50’ front, corner, and rear yard setbacks,
 - o 25’ side yard setback.
- Walworth County Zoning Ordinance, Section 65 -121(b):
 - o Solar energy systems that require conditional use approval shall be located at least 50 feet from all property lines and 75 feet from the ordinary high water mark.



B. Description of Equipment

Racking and Panels

The racking for the proposed project consists of driven steel I-Beams that are embedded approximately 8' 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.

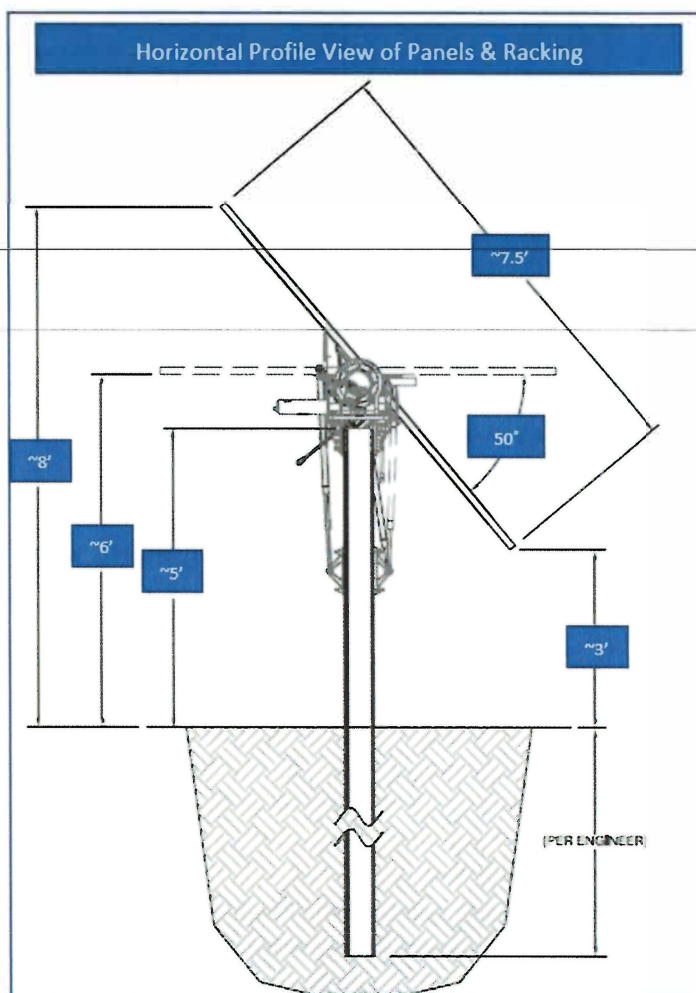


Figure 1 - Strobus Solar Project in Merrillan, WI



Figure 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, anodized aluminum, and wiring, all of which can be 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

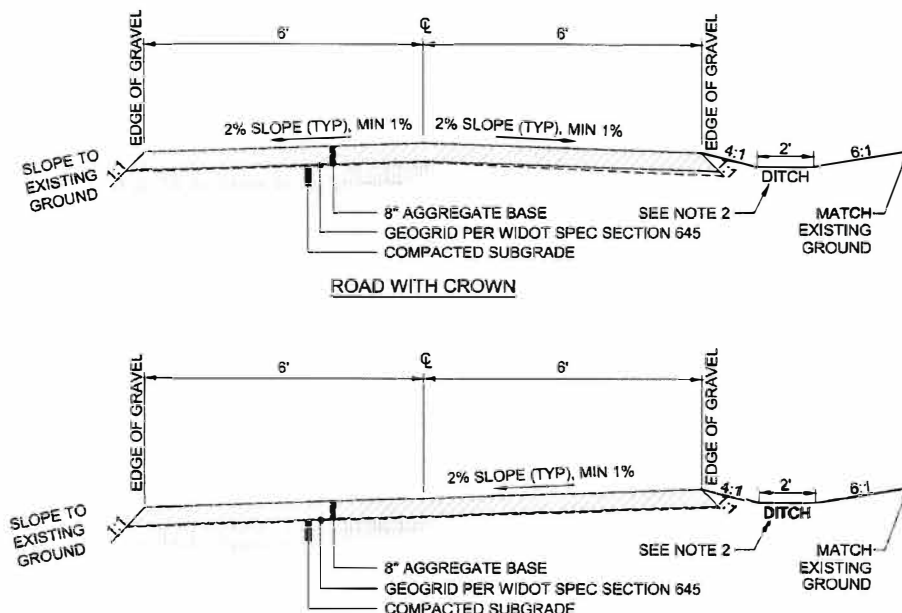
The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8 feet. The transformer and disconnect 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.



Figure 4 - Hodag Solar Project in Rhinelander, WI

Access Drive

The access drive is proposed to be 16' wide and will come off of Cobb Road. The access drive will be installed as shown below depending on the slope. The access drive is designed to avoid all delineated wetlands and is installed at-grade to minimize changes to existing drainage patterns.



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.

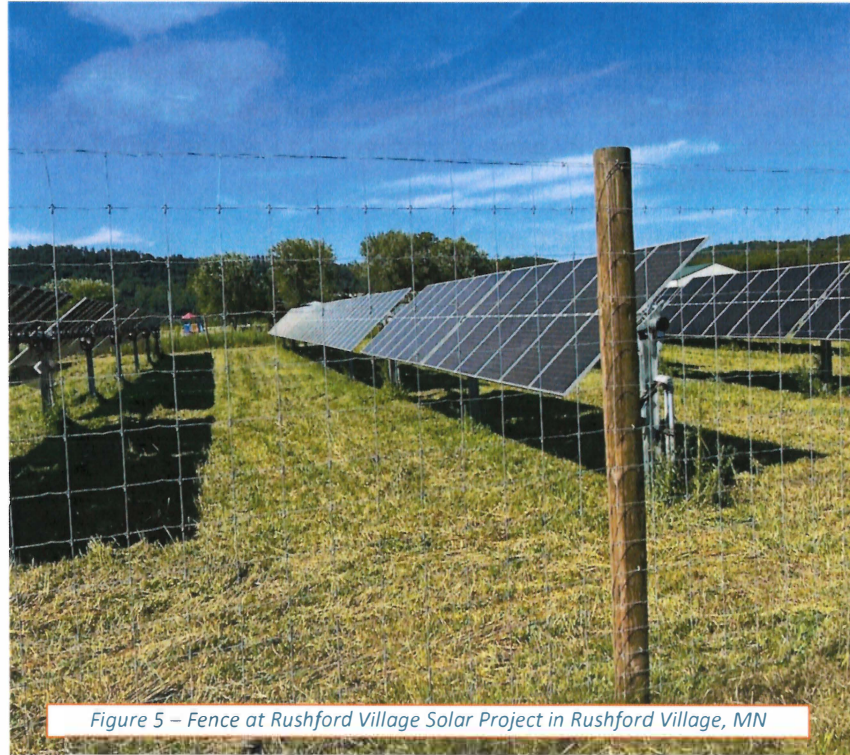


Figure 5 – Fence at Rushford Village Solar Project in Rushford Village, MN



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

C. Scale Map of the Project Site

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

The proposed project is expected to produce enough electricity for approximately 1,400 average Wisconsin residences, around 189% of the electricity needs of the Town of Lafayette's 739 households (or 33% of the electricity needs of the City of Elkhorn's 4,138 households).

D. Landscaping

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

E. Wetland and Drainage Facilities

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

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

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



F. Construction Schedule

OneEnergy's goal is to finalize engineering in the winter of 2023-2024, to enable purchasing of long-lead equipment in early 2024 and construction during the months of June to November, 2024. If construction is delayed due to key equipment availability or other issues until spring of 2025, the project is expected to be constructed and operational by the end of 2025.

A project of this size typically takes 4-6 months to construct. The Project is intended to start construction in the summer of 2024 and be complete by the end of 2024. A tentative construction schedule is as follows:

Civil Work and Fencing Install	5/1/2024	5/31/2024
Pile Installation	6/1/2024	7/1/2024
Racking and Module Installation	7/1/2024	9/1/2024
Wiring and Transformer Installation	9/1/2024	10/15/2024
Pollinator Seeding and Revegetation	10/15/2024	11/1/2024
Target In-service Date	11/1/2024	

G. Operations & Vehicular Traffic Description

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

H. Decommissioning and Removal

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



I. 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 is currently managing 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.

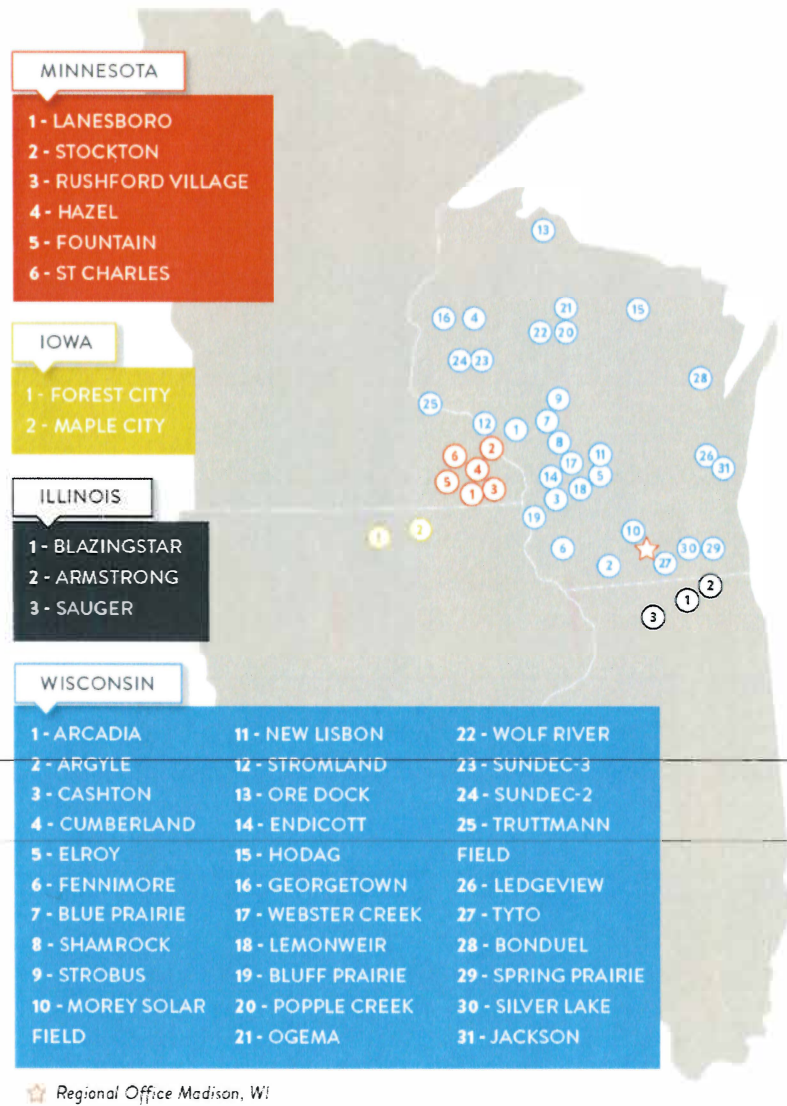


Figure 7 – OneEnergy Midwest Solar Projects

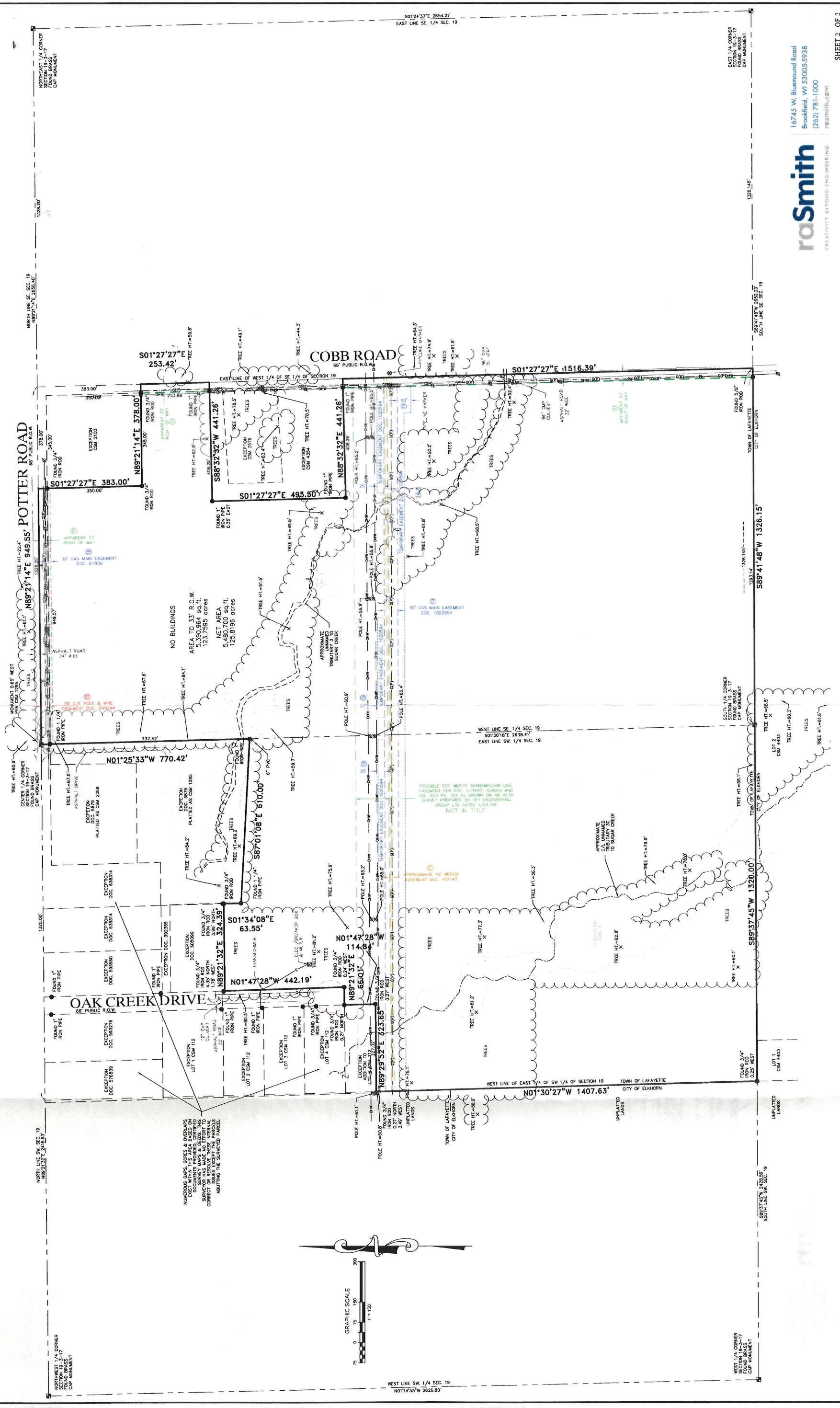


OneEnergy Renewables
Nyssa Solar Project

List of Exhibits

- A. Site Plan
 - B. Operations Plan
 - C. Vegetation Installation and Management Plan
 - D. Decommissioning Plan
 - E. Address and Legal Description
 - F. Conditional Use Standards
 - G. Neighbors within 100 ft.
-
-
- ✓

ALTANSPS LAND TITLE SURVEY



ALTA/NSPS LAND TITLE SURVEY



The West 1/2 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin.
DEEDS EXCEPTING THEREFROM parcel decided to Gene B. Johnson and Lois A. Johnson by deed recorded in Volume 628 of Deeds on Page 27, Document No. 578339, and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: to-wit: Commencing at the North 1/16th section corner of said Southwest 1/4, thence East along the East-West 1/4 section line to the said section 150.00 feet; thence South parallel to the North-South 1/16th line 435.60 feet; thence West parallel to the East-West 1/4 section line 150.00 feet to a point in the North-South 1/16th line; thence North along the 1/16th line 435.60 feet to the place of beginning.

ALSO EXCEPTING THEREFROM parcel decided to William L. Wolf by deed recorded in Volume 650 of Deeds on Page 579, Document No. 593276, and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: to-wit: Commencing at the North 1/16th section corner of said Southwest 1/4, thence East along the East-West 1/4 section line 150.00 feet to the place of beginning of the lands hereinafter described; thence continue East along the East-West 1/4 section line of said section 177.00 feet; thence South parallel to the North-South 1/16th line of said section 435.60 feet; thence West parallel to the East-West 1/4 section line 177.00 feet; thence North parallel to the North-South 1/16th line of said 1/4 section 435.60 feet to the place of beginning.

ALSO EXCEPTING THEREFROM parcel decided to William G. Jensen and Eileen C. Jensen by deed recorded in Volume 651 of Deeds on Page 145, Document No. 593560, and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: to-wit: Commencing at a point in the East-West 1/4 section line that is 393.00 feet East of the North 1/16th corner of said Southwest 1/4 of said Section 19, thence continue East along the East-West 1/4 section line 163.50 feet; thence South parallel to the North-South 1/16th line of said 1/4 section 435.60 feet; thence West parallel to the East-West 1/4 section line 163.50 feet; thence North parallel to the North-South 1/16th line of said 1/4 section line to the place of beginning.

ALSO EXCEPTING THEREFROM parcel decided to Dale E. Lum and Shirle J. Lum by deed recorded in Volume 665 of Deeds on Page 587, Document No. 605099, and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: to-wit: Commencing at the North 1/16th section corner of the Southwest 1/4 of said section, thence East along the East-West 1/4 section line 393.00 feet; thence South 01°09' East 488.80 feet to the place of beginning of the lands hereinafter described; thence South 01°09' East 199.81 feet; thence East 327.00 feet; thence North 01°09' West 199.81 feet; thence West 327.00 feet to the place of beginning.

ALSO EXCEPTING THEREFROM two parcels decided to Duane Allen Schmedien and Nancy Anne Schmedien by deed recorded in Volume 51 of Records on Page 270, Document No. 638314, and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: to-wit: Commencing at a point in the East-West 1/4 section line that is 556.50 feet East of the North 1/16th corner of said Southwest 1/4 of said Section 19, thence continue East along the East-West 1/4 section line 163.50 feet; thence South parallel to the North-South 1/16th line of said 1/4 section 435.60 feet; thence West parallel to the East-West 1/4 section line 163.50 feet; thence North parallel to the North-South 1/16th line of said 1/4 section 435.60 feet to the place of beginning. ALSO, a parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: to-wit: Commencing at a point in the East-West 1/4 section line that is 720.00 feet East of the North 1/16th corner of said Southwest 1/4 of said Section 19, thence continue East along the East-West 1/4 section line 180.00 feet; thence South parallel to the North-South 1/16th line of said 1/4 section 435.60 feet; thence West parallel to the East-West 1/4 section line 160.00 feet; thence North parallel to the North-South 1/16th line 435.60 feet to the place of beginning.

ALSO EXCEPTING THEREFROM parcel decided to Richard Mann and Judith Mann by deed recorded in Volume 165 of Records, page 471, Document No. 6879, more fully described as: A parcel of land located in the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: to-wit: Commencing at the West 1/4 corner of said Section 19, thence East 1967.20 feet along the East-West 1/4 section line of said Section 19, (also the centerline of Potter Road) to the point of beginning; thence South 0°55'40" East (recorded as South 1°09' East) 435.60 feet; thence West 160.00 feet; thence South 0°55'40" East (recorded as South 1°09' East) 296.31 feet; thence South 86°22'40" East, 610.00 feet; thence North 0°47'40" West to said East-West 1/4 section line, 770.42 feet; thence West 450.00 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM Certified Survey No. 112, recorded in Volume 1 of Certified Surveys at Page 113 as Document No. 643738, Walworth County Records, and alteration of Certified Survey Map No. 112 described as Certified Survey No. 740 recorded in Volume 3 of Certified Surveys at Page 258 as Document No. 26844, Walworth County Records.

FURTHER EXCEPTING THEREFROM all that part of the subject premises as set forth in a Warranty Deed recorded in Volume 529 of Records on Page 96 as Document No. 215998 and more fully described as: A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: Commencing at the East 1/4 corner of said Section 19, thence South 2°27'32" East along the East-West 1/4 of the Southwest 1/4 of said Section 19, 383.00 feet; thence South 88°21'09" West 378.00 feet; thence North 2°27'32" West 383.00 feet; thence North 88°21'09" East along the East-West 1/4 line of said Section 19, 378.00 feet to the point of beginning and being now known as Certified Survey No. 2103 as recorded in Volume 10 of Certified Survey Maps on page 97 as Document No. 225873.

FURTHER EXCEPTING THEREFROM Certified Survey Map No. 2576 recorded in Volume 13 of Certified Surveys on Page 55 as Document No. 302409, and Certified Survey Map No. 4354 recorded in Volume 28 of Certified Surveys on Page 124 as Document No. 814645.

FURTHER EXCEPTING THEREFROM parcel decided to Donald J. Lang and Joyce M. Lang by Deed recorded in Volume 657 of Records on page 3158 as Document No. 392355 and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: Commence at a point on the East-West 1/4 line of said Section 19, recorded as being 393.00 feet East of the North 1/16th section corner of said Southwest 1/4 of Section 19; thence South 0°58'51" East, along the East line of Oak Creek Drive, 431.50 feet to an iron pipe and the point of beginning; thence East 327.00 feet; thence South 0°58'51" East, along the West line of Lot 2 of Certified Survey Map No. 1295, 33.00 feet; thence West 326.86 feet to a point on the East line of said Oak Creek Drive; thence North 1°11'15" West, along said East line, 33.00 feet to the point of beginning.

For informational purposes only.
Property Address: KLF 1800006, Elkhorn, WI 53121 Tax Key Number: KLF1800006
Prepared by: OneEnergy Development, LLC
Survey No. 169145-RMK

A. Basis of Bearings
Bearings are based on the West line of the Southeast 1/4 of Section 19-3-17, which bears South 01°30'16" East, Walworth County Coordinate System.

B. Title Commitment
This survey was prepared based on Knight Barry Title, Inc., underwritten by Stewart Title Guaranty Company, title commitment number 23000370330, Revision: 2197258, commitment date March 1, 2023, which lists the following easements and/or restrictions from schedule B-I:

- 6-8, 13. Visible evidence shown, if any.
- 2-5, 9-10, 20-21. Not Survey related.
11. Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. Lies within or crosses the surveyed property - its location is shown.
12. Rights of the public in any portion of the Land lying below the ordinary high water mark of Creek and/or Stream, and rights of the government to regulate the use of the shore and riparian rights. This Commitment and/or Policy does not insure the extent of any portion of the Land created by greater water levels. (Records to be reviewed to determine if water level (tidation) or the tide to land off of a larger body of water (e.g. Lake, Bay, or Ocean) or to artificially filled land. Lies within or crosses the surveyed property - it is a tidal easement - its location is not shown.
14. Easement and other matters contained in the instrument recorded January 6, 1969 in Volume 1 Page 169 as Document No. 609910. Lies within or crosses the surveyed property - its location cannot be determined from the record document - not shown.
15. Easement and other matters contained in the instrument recorded May 5, 1972 in Volume 68 Page 563 as Document No. 649244. Lies within or crosses the surveyed property - its location is shown.
16. Easement and other matters contained in the instrument recorded April 6, 1981 in Volume 267 Page 222 as Document No. 67836. Lies within or crosses the surveyed property - its location is shown.
17. Wisconsin Electric Distribution Easement Underground and other matters contained in the instrument recorded September 7, 2000 in Volume 673 Page 4687 as Document No. 451143. Lies within or crosses the surveyed property - its location is shown.
18. Memorandum of Gas Pipeline Easement Option and other matters contained in the instrument recorded December 23, 2019 as Document No. 1001066. Option terminated December 31, 2021 per document.
19. Gas Pipeline Easement and other matters contained in the instrument recorded October 15, 2020 as Document No. 1026594. Lies within or crosses the surveyed property - its location is shown.

C. Flood Note
According to flood insurance rate map of the Town of LaFayette, community panel number 55127C0783E & 55127C0784E, effective date of April 6, 2022, this site falls in zone A (Special flood hazard areas, without base flood elevation). Flood Hazard Impact is subject to map scale uncertainty.

D. Elevations
Elevations refer to NAVD83 Datum.

E. Municipal Zoning
The zoning information listed below is taken from the Walworth County Website - site is zoned A-1, Prime Agricultural Land District and C-4.

A-1
Farm dwelling, agricultural structures, and livestock structures for less than 1,000 animal units:
Rear Minimum 100 feet
Side Minimum 20 feet except structures used for the housing of animals must be located at least 100 feet from side and rear lot lines and comply with 74-44
Street:
Subdivision road Minimum 25 feet
Town road Minimum 50 feet
County road Minimum 65 feet

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" 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 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.

As to table A item 15
Rectified orthophotography, photogrammetric mapping, airborne/mobile imaging and/or other similar products, tools or technologies were utilized as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary.
The ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) have been discussed in the contract.
Surveyor's use of an Aerial Vehicle (UAV) DJI M300 RTK, Phoenix LIDAR miniRanger-3 Lite
Date of Survey: August 9, 2023
Precision: Orthophotography: GSD 0.60 in/px, Aerial LIDAR: 72.1 pts/square meter per swath

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.
There are visible no field entrances.
There are tires marks in the dirt and grass coming off the South end of Oak Creek Drive which may be use for access to this site.

To: OneEnergy Development, LLC
Knight Barry Title, Inc.
Stewart Title Guaranty Company

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, 6(p), 7(a), 7(b)(1), 8, 11(a), 11(b), 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 11, 2023.

Date of Plat or Map: August 18, 2023

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. Reitzburg
Professional Land Surveyor
Registration Number S-2208
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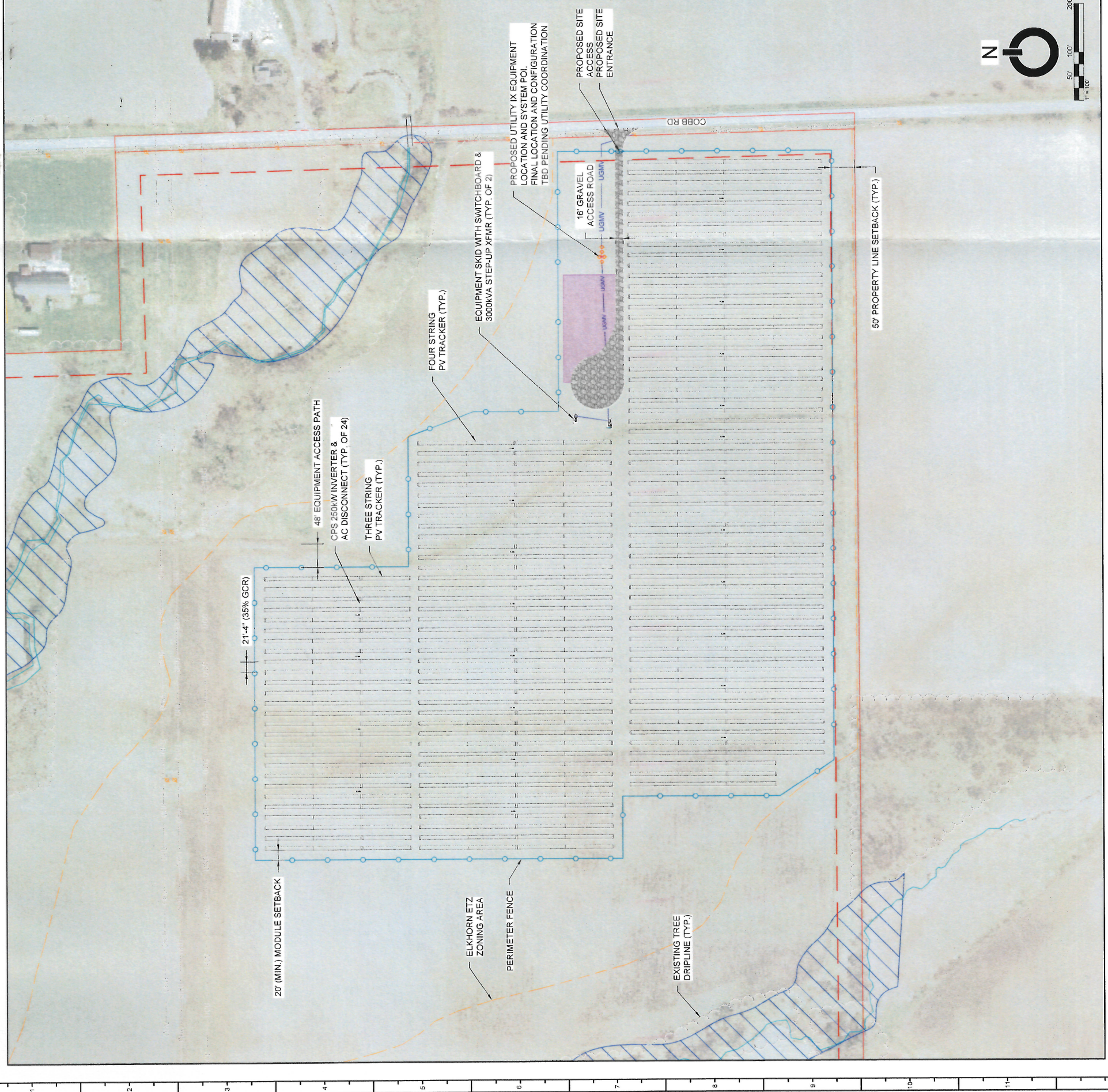
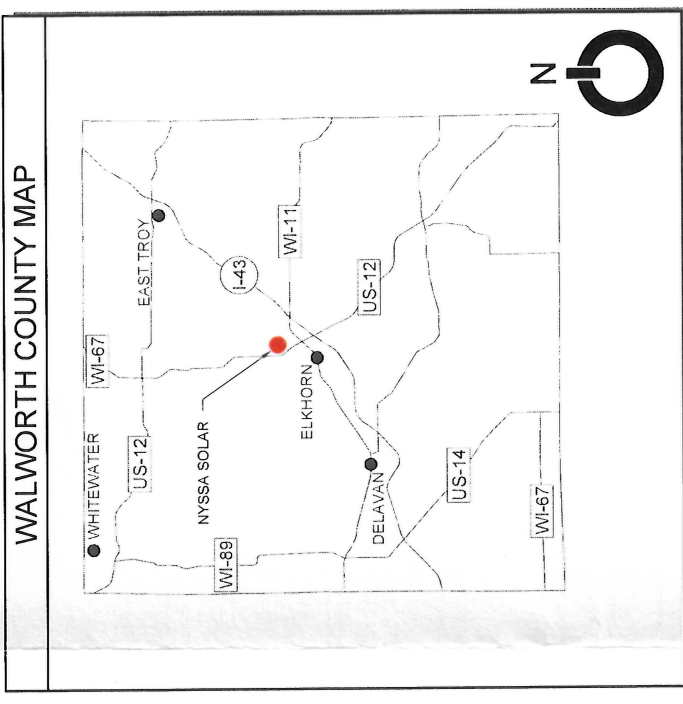
raSmith
CREATIVITY BEYOND ENGINEERING | rasmith.com
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000

NYSSA SOLAR

WALWORTH COUNTY, WISCONSIN

SOLAR PV PROJECT
6.893 MWDC / 6.000 MWAC

LEGEND	
	PARCEL BOUNDARY
	ZONING SETBACK
	NEIGHBORING PARCEL
	PERIMETER FENCE (IN)
	GRAVEL ACCESS ROAD
	STAGING AREA
	FLOODPLAIN ZONE A
	STREAM
	UG MV
	UG MW
	OH ELECTRICAL (E)
	OH ELECTRICAL (IN)
	DHU
	UNDERGROUND GAS (E)
	ELKHORN ETZ



PROJECT DETAILS

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

SITE DETAILS:	
PARCEL ID	K LF 18000006
OWNER	ANN & DWAYNE DEAKINS
ACREAGE	126.00
EXISTING ZONE	A-1

DESIGN SUMMARY:	
MODULE POWER	550 W
MODULE COUNT	12,532
ARRAY DC VOLTAGE	1,500 V
INVERTER SIZE	250kW / 250 kVA
INVERTER COUNT	24
DC SIZE	6,893 MWdc
AC SIZE	6,000 MWac
DC/AC RATIO	1:1.49
GROUND COVERAGE RATIO	35.0 %
ASCE 7-16 GSL	30 PSF
ASCE 7-16 WIND SPEED	100 MPH

LAND USE SUMMARY:	
TOTAL PARCEL AREA (ACRES)	126.00
TOTAL LEASED AREA (ACRES)	-
TOTAL FENCED AREA (ACRES)	28.28
GRAVEL ACCESS ROAD (ACRES)	0.34
STAGING AREA (ACRES)	0.55

ADDITIONAL NOTES:

- BASEMAP DEVELOPED FROM ALTA SURVEY
- PARCEL DATA TAKEN FROM ALTA SURVEY
- NW & FEMA FLOOD HAZARD ZONE FROM ALTA SURVEY

2003 Mackinac Ave, Suite 225
Seattle, WA 98121
oneenergysolar.com
206.922.7072

PRELIMINARY

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	BY	CHKD	SIGN
1	5% DEVELOPMENT PLAN	2023.03.13	DH	IR	PM
2	5% ELECTRICAL SITE PLAN FOR PERMITTING	2023.06.14	AK	IR	PM
3	5% DEVELOPMENT PLAN WITH ETZ ZONE	2023.06.31	AC	IT	PM

REVISION LOG

NYSSA SOLAR	
ONEENERGY RENEWABLES	42° 02' 13" - 88° 53' 35"
	WALWORTH COUNTY, WISCONSIN

SHEET TITLE: DEVELOPMENT LAYOUT
SHEET NO: D-100

OneEnergy Renewables

EXHIBIT B

NYSSA OPERATIONS PLAN



OneEnergy Renewables

Nyssa 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. Either one or 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.

Nyssa Solar

EXHIBIT C

Vegetation Installation and Management Plan



Date: 9/14/2023

Project: Nyssa Solar

Site Location: 42.702133, -88.533135

ONEENERGY RENEWABLES • 2003 WESTERN AVE • STE 225 • SEATTLE, WA 98121

WWW.ONEENERGYRENEWABLES.COM

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1 Site Overview

Nyssa Solar is a 6 MW solar project located west of Cobb Road in Elkhorn, WI (Appendix A). The project will utilize single-axis tracking, and the leading edge clearance height of the panels will be thirty inches above ground at a minimum and six feet above ground at a maximum. The 30-acre project site has been in agricultural production of annual row crops, including corn, soybeans, barley, and a small portion of hay. The site contains four wetlands, which are carefully considered in the site design. The site is comprised of silt loam soils, which range from poorly drained to well drained, with the majority being poorly drained. Following construction of the solar facility, the site will be seeded with a diverse mix of native plants to provide habitat for pollinators and birds.

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. Native prairie plants prevent stormwater runoff and improve the surrounding water quality, which is an important consideration following construction². Planting native prairie species restores soil by preventing erosion, improving soil structure, increasing carbon storage, diversifying microbial communities, and increasing soil fertility^{1,2}.

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^{2,3}.

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 native plant communities become established, reduced maintenance needs are anticipated for the remainder of the time the solar array is in operation³.

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 invasive/weed 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.

A cover crop of annual rye, winter wheat, oats, or a combination of these species 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 will also be used during construction as part of the Stormwater Pollution Prevention Plan. If residual herbicides are likely from prior agricultural use, a cover crop will be used before seeding with native plant species.

4 Permanent Seeding

A diverse mix of native grasses and forbs will be seeded across the entire site. 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. A cover crop of annual rye or a similar species 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.

An example seed mix is provided in Appendix A, and the final mix will be designed by environmental specialists to suit specific soil and microclimate conditions. The environmental specialist responsible for designing the pollinator seed mix and seeding the site will meet the minimum qualifications covered in Section 3 – Site Preparation and Temporary Seeding. This diverse mix of thirty species will provide continuous forage and habitat for pollinators and includes flowering species with a wide range of bloom times to cover each season pollinators are active. Native bunch grasses provide important ground nesting habitat for bumblebees. Changes to plant species and their proportions in the mix may be necessary depending on seed availability. The diversity of species and quality of the mix will be maintained. Whenever possible, seeds will be sourced within 175 miles of the project location.

5 Vegetation Management and Monitoring

5.1 Pollinator Habitat

Vegetation will be managed to achieve the following objectives:

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

During the 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 finely mulched. During the establishment period, which spans 2 to 5 years after seeding, mowing should occur 2 to 3 times per year. 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.

Once the targeted native plant communities have fully established, periodic rotational grazing may be used in place of mowing to remove biomass, enhance soil fertility, and diversify habitat to allow for the growth of native species.

5.2 Vegetation Monitoring

The following objectives will be achieved through vegetation monitoring:

1. Document the presence and abundance of targeted native species.
2. Document the locations, extents, and abundance of invasive/weed species.
3. Provide recommendations for appropriate corrective actions to promote and maintain the planned vegetative cover and limit invasive/weed 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.

The environmental specialist will prepare site-specific monitoring protocols to assess the success of native vegetation establishment in alignment with the vegetation management and monitoring objectives listed above. These protocols will be reviewed and approved by the project owner prior to implementation.

Vegetation Maintenance Reports (VMRs) will be completed during each site visit to record the amount of vegetation cover, vegetation height, and presence and abundance of invasive/weed

species and targeted native species. Recommended next steps will be noted, and management plans will remain flexible to reflect changes in vegetation and invasive/weed species pressure.

Seeding activities (including seeding dates, areas of seeding, seed tags, quantity, and rates of seeding), observations of invasive/weed species, mowing, herbicide applications, and other management activities will be tracked using GPS or an approved GIS field application. Data will be collected through a timed meander survey or equivalent surveying method, which will be approved by the project owner. Reference maps will be produced from this collected data and will be used along with recorded data to make management recommendations and monitor the progress toward establishing the target plant community. All VMRs and other records associated with vegetation management will be provided to the project owner.

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 invasive/weed 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 weeds and invasive species may include spot-spraying, spot-mowing, hand weeding, wicking, or other methods selected by environmental specialists depending on the target species.

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.

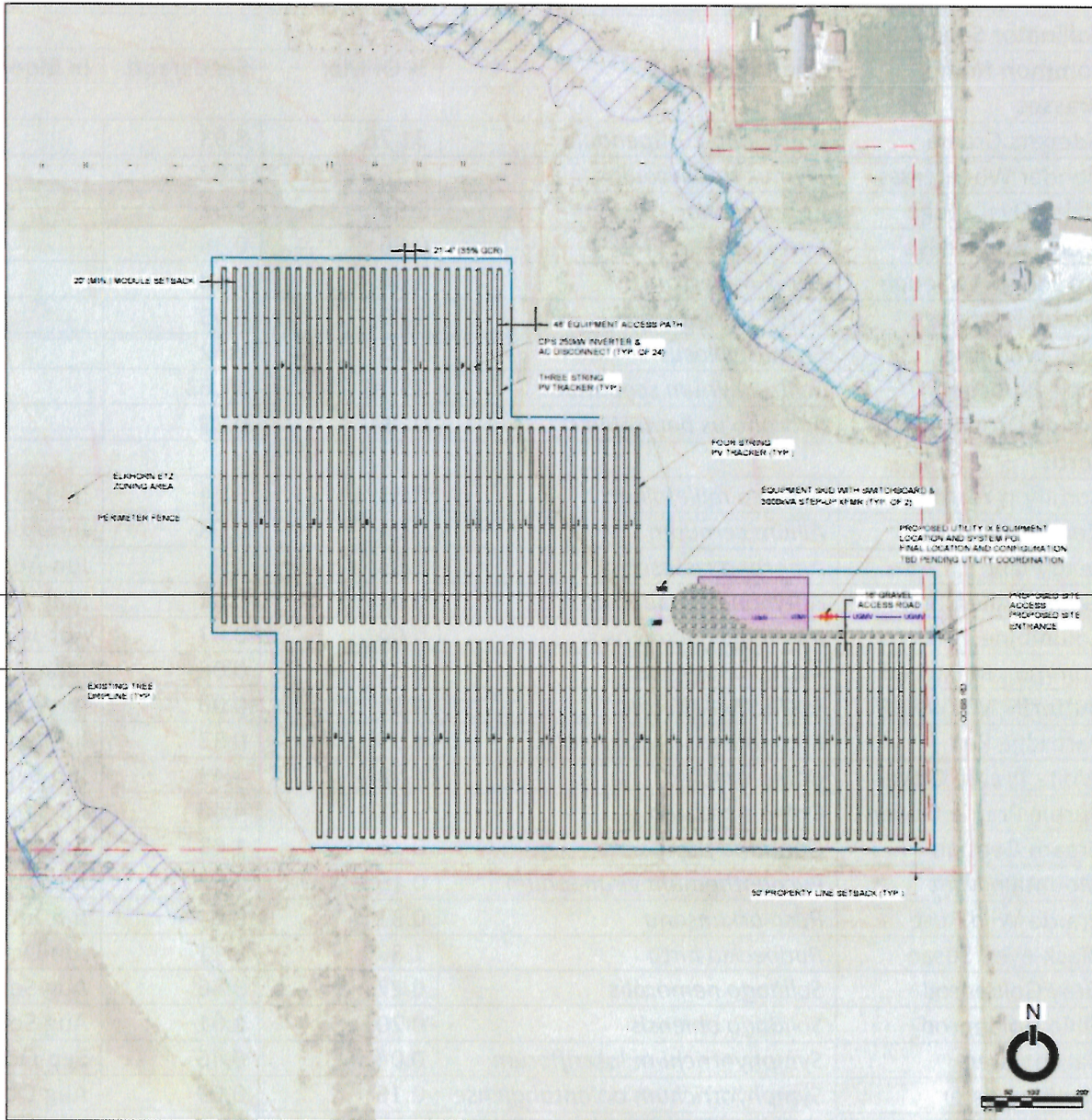
7 Vegetation Management Timeline

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 reseeded, erosion mitigation, or weed/invasive species management.	Late April to early May, mid-June, and late July
1 st 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
2 nd 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.	Late fall
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 not be mowed more than once per year, and mowing should occur from Mar-Apr 15 th 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.	Late April to early May & mid-June

8 References

1. 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>.
 2. 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>.
 3. Siegner, K., Wentzell, S., Urrutia, M., Mann, W., & Kennan, H. (2019) Maximizing land use benefits from utility scale solar: <https://cbey.yale.edu/research/maximizing-land-use-benefits-from-utility-scale-solar>.
 4. de Otalora, X.; Epelde, L.; Arranz, J.; Garbisu, C.; Ruiz, R.; & Mandaluniz, N. (2020) Regenerative rotational grazing management of dairy sheep increases springtime grass production and topsoil carbon storage. *Ecol. Indicators*. 125, 107484. <https://doi.org/10.1016/j.ecolind.2021.107484>.
 5. Wang, X., McConkey, B., VandenBygaart, A. et al. (2016) Grazing improves C and N cycling in the Northern Great Plains: a meta-analysis. *Sci Rep* 6, 33190. DOI:10.1038/srep33190.
 6. Andrew, A.C., Higgins, C.W., Smallman, M.A., Graham, M., and Ates, S. (2021) Herbage Yield, Lamb Growth, and Foraging Behavior in Agrivoltaic Production System. *Front. Sustain. Food Syst.* 5:659175. DOI:10.3389/fsufs.2021.659175.
-

9 Appendix A – Site Plan



10 Appendix B – Seed Mix

Pollinator Seed Mix				
Common Name	Scientific Name	% Of Mix	Seeds/sqft	In Bloom
Grasses				
Sideoats Grama	<i>Bouteloua curtipendula</i>	31.76	8.93	
Slender Wheatgrass	<i>Elymus trachycaulus</i>	9.18	2.97	
Plains Oval Sedge	<i>Carex brevior</i>	2.59	3.52	
Wood Gray Sedge	<i>Carex grisea</i>	0.86	0.36	
Troublesome Sedge	<i>Carex molesta</i>	1.18	1.38	
Brown Fox Sedge	<i>Carex vulpinoidea</i>	1.80	8.45	
Silky Wild Rye	<i>Elymus villosus</i>	1.65	0.42	
Little Bluestem	<i>Schizachyrium scoparium</i>	25.10	17.63	
Prairie Dropseed	<i>Sporobolus heterolepis</i>	0.39	0.29	
Forbs				
Common Yarrow	<i>Achillea millefolium</i>	0.63	5.24	Jul-Oct
Nodding Onion	<i>Allium cernuum</i>	0.24	0.08	Jun-Aug
Lead Plant	<i>Amorpha canescens</i>	1.33	1.0	Jun-Aug
Canada Anemone	<i>Anemone canadensis</i>	0.04	0.01	May-Aug
Columbine	<i>Aquilegia canadensis</i>	0.04	0.07	Apr-June
Common Milkweed	<i>Asclepias syriaca</i>	0.31	0.06	June-Aug
Butterfly Milkweed	<i>Asclepias tuberosa</i>	0.31	0.06	Jun-Aug
Partridge Pea	<i>Chamaecrista fasciculata</i>	4.55	0.58	Jul-Sep
White Prairie Clover	<i>Dalea candida</i>	4.98	4.43	Jun-Sep
Purple Prairie Clover	<i>Dalea purpurea</i>	5.88	4.96	Jul-Sep
Cream Gentian	<i>Gentiana flavida</i>	0.16	1.03	Aug-Sep
Mountain Mint	<i>Pycnanthemum virginianum</i>	0.16	1.62	Jul-Sep
Prairie Wild Rose	<i>Rosa arkansana</i>	0.31	0.04	Jun-Jul
Black-eyed Susan	<i>Rudbeckia hirta</i>	1.88	8.11	Jun-Oct
Gray Goldenrod	<i>Solidago nemoralis</i>	0.27	3.86	Aug-Sep
Ohio Goldenrod	<i>Solidago ohioensis</i>	0.20	1.01	Aug-Sep
Calico Aster	<i>Symphyotrichum lateriflorum</i>	0.04	0.46	Sep-Oct
Sky Blue Aster	<i>Symphyotrichum oolentangiense</i>	0.16	0.59	Aug-Oct
Ohio Spiderwort	<i>Tradescantia ohioensis</i>	0.24	0.09	May-Jul
Hoary Vervain	<i>Verbena stricta</i>	1.41	1.85	Jun-Sep
Golden Alexanders	<i>Zizia aurea</i>	2.53	1.21	Apr-Jun
Seeding Rate: 12.75 lbs/ac (80.3 seeds/ft ²)				



EXHIBIT D
Decommissioning Plan for proposed
Nyssa Solar Project

1. Introduction

The Decommissioning Plan provides an overview of activities that will occur during the decommissioning phase of the Nyssa 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
- Concrete pads

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: Walworth, Wisconsin

Township: LaFayette

Project Size: 6 MWac

2. Decommissioning Process

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

Equipment Dismantling and Removal

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

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

Environmental Effects

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

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

Site Restoration

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



Managing Materials and Waste

During the decommissioning phase, a variety of excess materials and wastes (listed in Table 1) will be generated. Most of the materials used in a Solar Project are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off site at an appropriate facility. Policies and procedures will be established to maximize recycling and reuse and project owners will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

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

Material / Waste	Means of Managing Excess Materials and Waste
PV Panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal, and semiconductor materials will be separated and recycled.
Mounting racks and supports	These steel and other metal materials will be disposed off-site at an approved facility
Transformer	The small amount of oil from the transformer will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The transformers will be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards of the day.
Inverters	The metal components of the inverters will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.
Concrete Pad	Concrete pads will be broken down and transported by a certified and licensed contractor to a recycling or approved disposal facility.
Cables and Wiring	All electrical wiring will be disconnected and disposed of at an approved facility, associated electronic equipment (isolation switches, fuses, metering) will either be returned to the manufacturer for recycling or disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

Decommissioning Notification

Decommissioning activities will require the notification of stakeholders given the nature of the works at the site. Twelve months prior to the start of decommissioning activities the list of stakeholders will be



updated and notified. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

Approvals

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

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



OneEnergy Renewables

Nyssa Solar

EXHIBIT E

Address & Legal Description

For informational purposes only:

Property Address: K LF 1900006, Elkhorn, WI 53121

Tax Key Number: K LF1900006

The West 1/2 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin.

EXCEPTING THEREFROM parcel deeded to Gene R. Johnson and Lois A. Johnson by deed recorded in Volume 628 of Deeds on Page 21, Document No. [576839](#), and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin described as follows, to wit: Commencing at the North 1/16th section corner of said Southwest 1/4, thence East along the East-West 1/4 section line of said section 150.00 feet; thence South parallel to the North-South 1/16th line 435.60 feet; thence West parallel to the East-West 1/4 section line 150.00 feet to a point in the North-South 1/16th line; thence North along the 1/16th line 435.60 feet to the place of beginning.

ALSO EXCEPTING THEREFROM parcel deeded to William L. Wolf by deed recorded in Volume 650 of Deeds on Page 579, Document No. [593276](#), and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows, to wit: Commencing at the North 1/16th section corner of said Southwest 1/4, thence East along the East-West 1/4 section line 150.00 feet to the place of beginning of the lands hereinafter described; thence continue East along the East-West 1/4 section line of said section 177.00 feet; thence Southerly parallel to the North-South 1/16th line of said section 435.60 feet; thence West parallel to the East-West 1/4 section line 177.00 feet; thence Northerly parallel to the North-South 1/16th line of said 1/4 section 435.60 feet to the place of beginning.

ALSO EXCEPTING THEREFROM parcel deeded to William G. Jensen and Eileen C. Jensen by deed recorded in Volume 651 of Deeds on page 145, Document No. [593560](#), and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows, to-wit: Commencing at a point in the East-West 1/4 section line that is 393.00 feet East of the North 1/16th corner of said Southwest 1/4 of said Section 19, thence continue East along the East-West 1/4 section line 163.50 feet; thence Southerly parallel to the North-South 1/16th line of said 1/4 section 435.60 feet; thence West parallel to the East-West 1/4 section line 163.50 feet; thence Northerly parallel to the North-South 1/16th line of said 1/4 section 435.60 feet to the place of beginning.

ALSO EXCEPTING THEREFROM parcel deeded to Dale E. Lium and Shirlie J. Lium by deed recorded in Volume 665 of Deeds on Page 567, Document No. [605099](#), and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows, to-wit: Commencing at the North 1/16th section corner of the Southwest 1/4 of said section, thence East along the East-West 1/4 section line 393.00 feet; thence South 01°09' East 468.60 feet to the place of beginning of the lands hereinafter described; thence South 01°09' East 199.81 feet; thence East 327.00 feet; thence North 01°09' West 199.81 feet; thence West 327.00 feet to the place of beginning.

ALSO EXCEPTING THEREFROM two parcels deeded to Duane Allen Schmieden and Nancy Anne Schmieden by deed recorded in Volume 51 of Records on Page 270, Document No. [638314](#), and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows, to-wit: Commencing at a point in the East-West 1/4 section line that is 556.50 feet East of the North 1/16th corner of said Southwest 1/4 of said Section 19, thence continue East along the East-West 1/4 section line 163.50 feet; thence Southerly parallel to the North-South 1/16th line of said 1/4 section 435.60 feet; thence West parallel to the East-West 1/4 section line 163.50 feet; thence Northerly parallel to the North-South 1/16th line 435.60 feet to the place of beginning. ALSO, a parcel of land located in the Southwest 1/4 of Section

19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows, to-wit: Commencing at a point in the East-West 1/4 section line that is 720.00 feet East of the North 1/16th corner of said Southwest 1/4 of said Section 19, thence continue East along the East-West 1/4 section line 160.00 feet; thence Southerly parallel to the North-South 1/16th line of said 1/4 section 435.60 feet; thence West parallel to the East-West 1/4 section line 160.00 feet; thence Northerly parallel to the North-South 1/16th line 435.60 feet to the place of beginning.

ALSO EXCEPTING THEREFROM parcel deeded to Richard Mann and Judith Mann by deed recorded in Volume 165 of Records, page 471, Document No. 6879, more fully described as: A parcel of land located in the Northeast 1/4 of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows:

Commencing at the West 1/4 corner of said Section 19; thence East 1967.20 feet along the East-West 1/4 section line of said Section 19, (also the centerline of Potter Road) to the point of beginning; thence South 0°55'40" East (recorded as South 1°09' East) 435.60 feet; thence West 160.00 feet; thence South 0°55'40" East (recorded as South 1°09' East) 296.31 feet; thence South 86°22'40" East, 610.00 feet; thence North 0°47'40" West to said East-West 1/4 section line, 770.42 feet; thence West 450.00 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM Certified Survey No. 112, recorded in Volume 1 of Certified Surveys at Page 113 as Document No. 643739, Walworth County Records, and alteration of Certified Survey Map No. 112 described as Certified Survey No. 740 recorded in Volume 3 of Certified Surveys at Page 258 as Document No. 26644, Walworth County Records.

FURTHER EXCEPTING THEREFROM all that part of the subject premises as set forth in a Warranty Deed recorded in Volume 529 of Records on Page 96 as Document No. 215698 and more fully described as: A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: Commence at the East 1/4 corner of said Section 19; thence South 88°21'09" West along the East-West 1/4 line of said Section 19, 1328.17 feet to the point of beginning; thence South 2°27'32" East along the East line of the West 1/2 of the Southeast 1/4 of said Section 19, 383.00 feet; thence South 88°21'09" West 378.00 feet; thence North 2°27'32" West 383.00 feet; thence North 88°21'09" East along the East-West 1/4 line of said Section 19, 378.00 feet to the point of beginning and being now known as Certified Survey No. 2103 as recorded in Volume 10 of Certified Survey Maps on page 97 as Document No. 225873.

FURTHER EXCEPTING THEREFROM Certified Survey Map No. 2576 recorded in Volume 13 of Certified Surveys on Page 55 as Document No. 302409, and Certified Survey Map No. 4354 recorded in Volume 28 of Certified Surveys on Page 124 as Document No. 814645.

FURTHER EXCEPTING THEREFROM parcel deeded to Donald J. Lang and Joyce M. Lang by Deed recorded in Volume 657 of Records on page 3158 as Document No. 392355 and more fully described as: A parcel of land located in the Southwest 1/4 of Section 19, Town 3 North, Range 17 East, Town of LaFayette, Walworth County, Wisconsin, described as follows: Commence at a point on the East-West 1/4 line of said Section 19, recorded as being 393.00 feet East of the North 1/16th section corner of said Southwest 1/4 of Section 19; thence South 0°58'51" East, along the East line of Oak Creek Drive, 431.50 feet to an iron pipe and the point of beginning; thence East 327.00 feet; thence South 0°56'05" East, along the West line of Lot 2 of Certified Survey Map No. 1295, 33.00 feet; thence West 326.85 feet to a point on the East line of said Oak Creek Drive; thence North 1°11'15" West, along said East line, 33.00 feet to the point of beginning.

**OneEnergy Renewables
Nyssa Solar Project
EXHIBIT F**

Conditional Use Standards, Zoning District A-1

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, 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). Thus, the proposed solar project meets the definition of allowed "Utility Use" per the City of Elkhorn Extra Territorial Zoning (Use regulations and districts, 17.16-3, and Walworth County Ordinance Div 4. 74-188(29)) and is consistent with the Farmland Preservation Program (17.16-5) 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 Project will use either a pollinator pasture mix for grazing sheep or a pollinator prairie mix to establish habitat for bees and other pollinators, consistent with the intended use of agricultural land around the project.
- The areas outside the fence will continued to be farmed.
- The Project will not negatively affect and more likely will positively affect neighboring agricultural uses, especially those dependent on pollinators, as the pollinator planting becomes established and contributes to the health and population of local pollinators.

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 Prime Agricultural Land District. The site's proximity to existing electrical distribution make it a cost-effective location for siting solar generation.

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.

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 continue to be farmed.

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 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.

Nyssa Solar Project



3MW Stromland Solar Project, Cochrane, WI

About Us

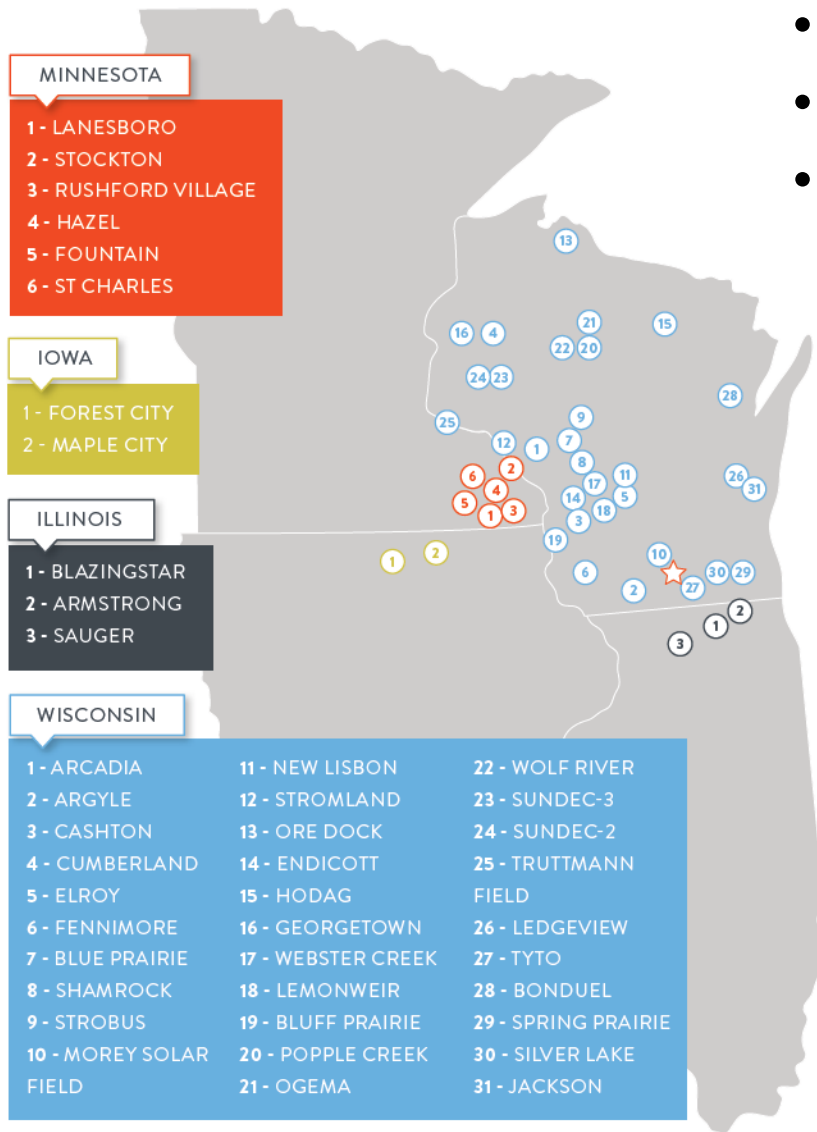
- OneEnergy Renewables is an independent developer of community-scale energy projects
- Our Madison office develops, engineers, constructs and operates projects throughout the Midwest



Endicott Community Solar Project, Cashton, WI



Midwest Experience

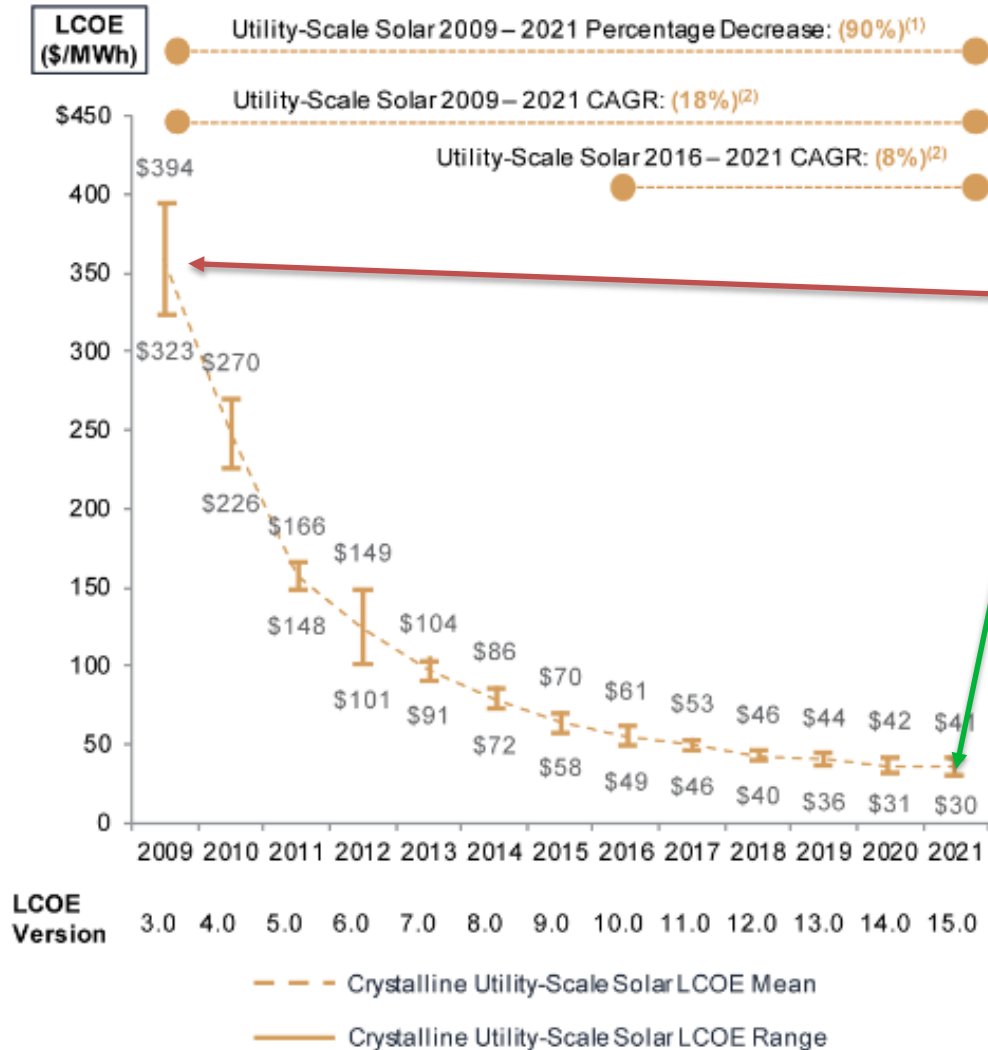


- 42 Projects
- 155MW total
- 16 projects under construction in Wisconsin, including:
 - A series of four 7.5 Megawatt projects for We Energies located in Kenosha, Washington, Walworth and Shawano Counties
 - A portfolio of 10 projects for rural electric cooperatives in Western Wisconsin.

☆ Regional Office Madison, WI

Why are solar projects getting built in Wisconsin?

Unsubsidized Solar PV LCOE

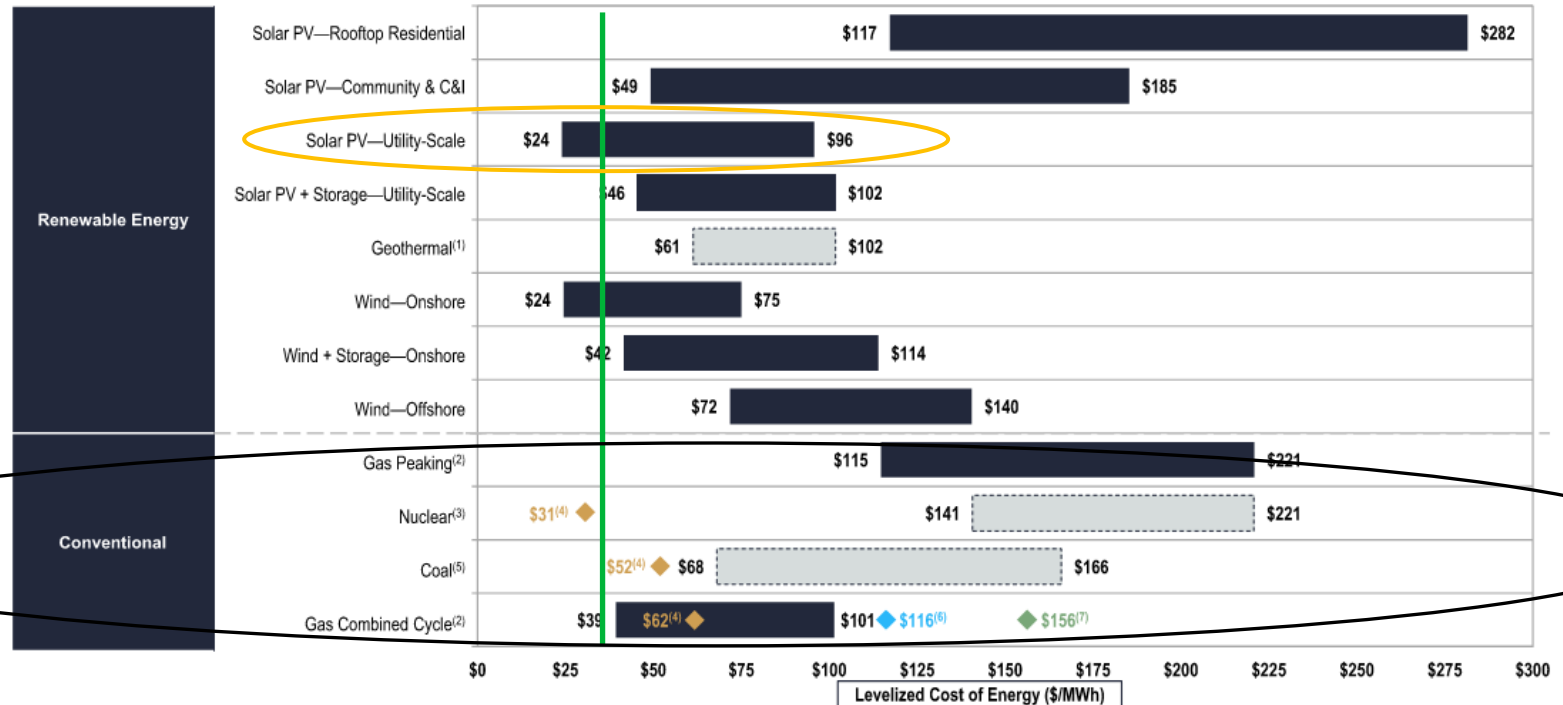


2009: \$0.360 / kWh
2021: \$0.036 / kWh

Why are solar projects getting built in Wisconsin?

Levelized Cost of Energy Comparison—Unsubsidized Analysis

Selected renewable energy generation technologies are cost-competitive with conventional generation technologies under certain circumstances



Source: Lazard and Roland Berger estimates and publicly available information.

Note: Here and throughout this presentation, unless otherwise indicated, the analysis assumes 60% debt at an 8% interest rate and 40% equity at a 12% cost. See page titled "Levelized Cost of Energy Comparison—Sensitivity to Cost of Capital" for cost of capital sensitivities.

(1) Given the limited data set available for new-build geothermal projects, the LCOE presented herein represents Lazard's LCOE v15.0 results adjusted for inflation.

(2) The fuel cost assumption for Lazard's unsubsidized analysis for gas-fired generation resources is \$3.45/MMBTU for year-over-year comparison purposes. See page titled "Levelized Cost of Energy Comparison—Sensitivity to Fuel Prices" for fuel price sensitivities.

(3) Given the limited public and/or observable data set available for new-build nuclear projects and the emerging range of new nuclear generation strategies, the LCOE presented herein represents Lazard's LCOE v15.0 results adjusted for inflation (results are based on then-estimated costs of the Vogtle Plant and are U.S.-focused).

(4) Represents the midpoint of the unsubsidized marginal cost of operating fully depreciated gas combined cycle, coal and nuclear facilities, inclusive of decommissioning costs for nuclear facilities. Analysis assumes that the salvage value for a decommissioned gas combined cycle or coal asset is equivalent to its decommissioning and site restoration costs. Inputs are derived from a benchmark of operating gas combined cycle, coal and nuclear assets across the U.S. Capacity factors, fuel, variable and fixed operating expenses are based on upper- and lower-quartile estimates derived from Lazard's research. See page titled "Levelized Cost of Energy Comparison—Renewable Energy versus Marginal Cost of Selected Existing Conventional Generation Technologies" for additional details.

(5) High end incorporates 90% carbon capture and storage ("CCS"). Does not include cost of transportation and storage. Given the limited public and/or observable data set available for new-build coal projects, the LCOE presented herein represents Lazard's LCOE v15.0 results adjusted for inflation.

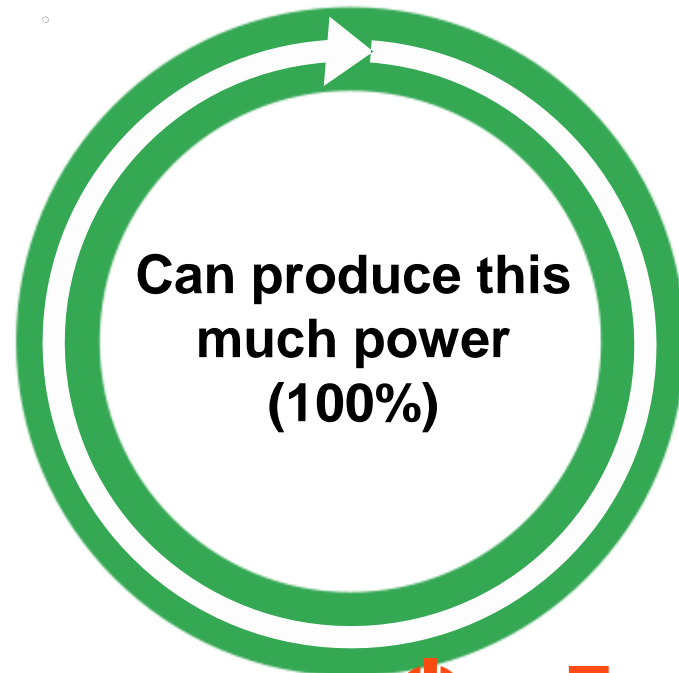
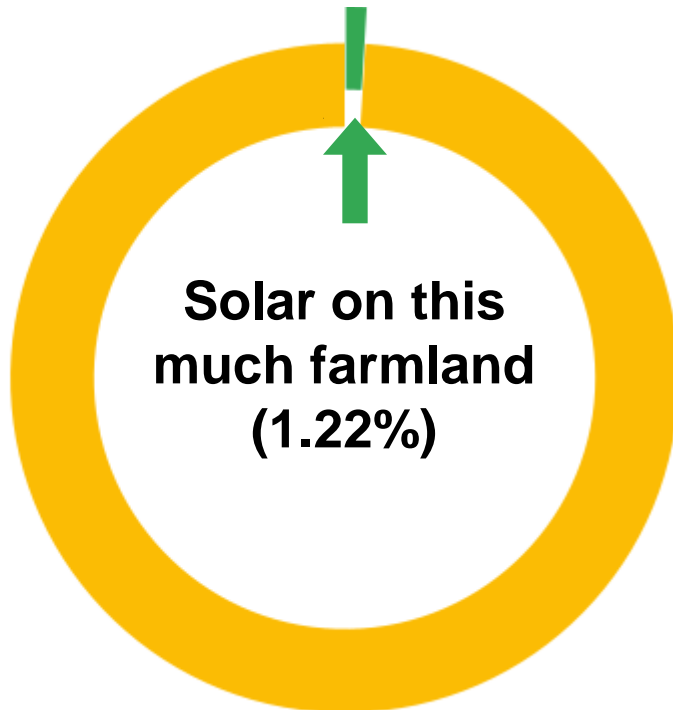
(6) Represents the LCOE of the observed high case gas combined cycle inputs using a 20% blend of "Blue" hydrogen, (i.e., hydrogen produced from a steam-methane reformer, using natural gas as a feedstock, and sequestering the resulting CO₂ in a nearby saline aquifer). No plant modifications are assumed beyond a 2% adjustment to the plant's heat rate. The corresponding fuel cost is \$5.20/MMBTU, assuming ~\$1.40/kg for Blue hydrogen.

(7) Represents the LCOE of the observed high case gas combined cycle inputs using a 20% blend of "Green" hydrogen, (i.e., hydrogen produced from an electrolyzer powered by a mix of wind and solar generation and stored in a nearby salt cavern). No plant modifications are assumed beyond a 2% adjustment to the plant's heat rate. The corresponding fuel cost is \$10.05/MMBTU, assuming ~\$4.15/kg for Green hydrogen.

This study has been prepared by Lazard for general informational purposes only, and it is not intended to be, and should not be construed as, financial or other advice. No part of this material may be copied, photocopied or duplicated in any form by any means or redistributed without the prior consent of Lazard.

Wisconsin Farmers & Solar

- Energy Independence
- Reliable Income for farmers and landowners
- Net energy production per acre is 100-125x greater for solar PV than for corn-based ethanol
- Just **1.22%** of Wisconsin's total farmland would be required to generate **100%** of Wisconsin's electricity with solar projects like Nyssa

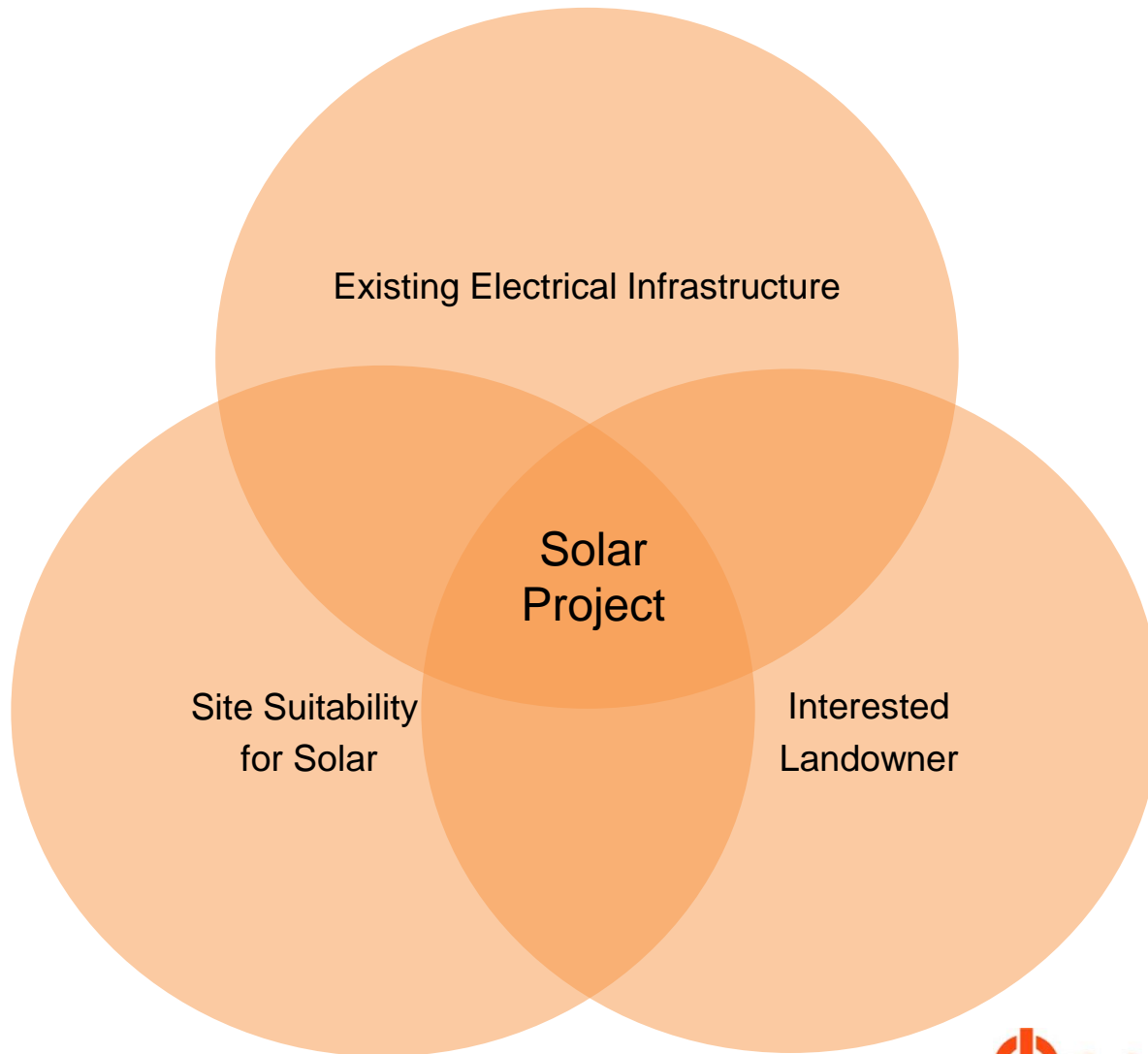


<https://www.eia.gov/electricity/state/Wisconsin/>

<https://www.renewwisconsin.org/project/solar-and-agricultural-land-use/>

<https://www.cleanwisconsin.org/wp-content/uploads/2023/01/Corn-Ethanol-Vs.-Solar-Analysis-V3-9-compressed.pdf>

Site Selection Criteria



Components of Nyssa Solar Project

Bifacial Panels, Single-Axis Trackers, and Steel Racking



Components of Nyssa Solar Project

Agricultural-Style Perimeter Fence



Components of Nyssa Solar Project

Inverters and transformer

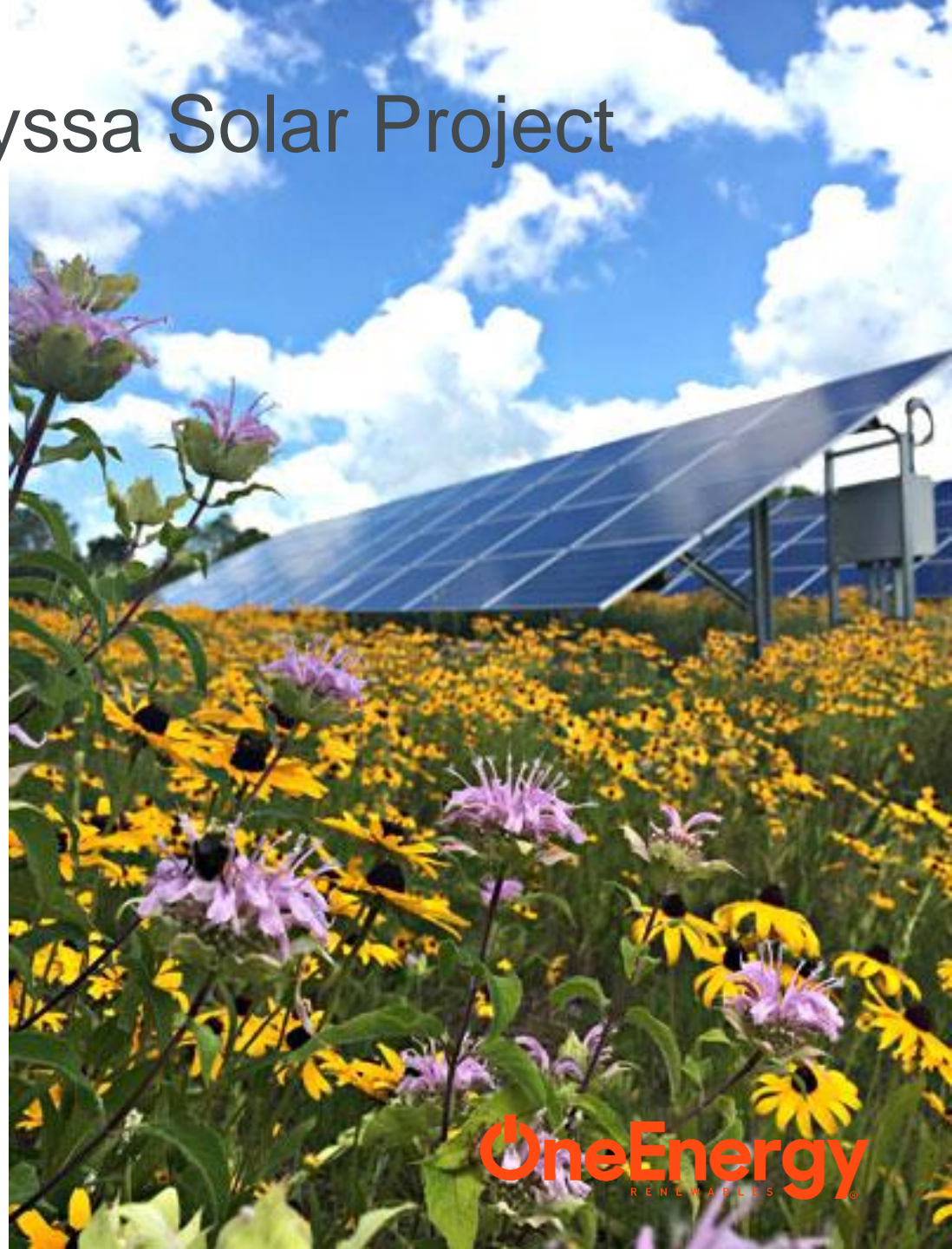


Components of Nyssa Solar Project



Permanent Vegetation

Pollinator Friendly Meadow or
pollinator grazing mix for sheep



Why Native Pollinator Habitat?

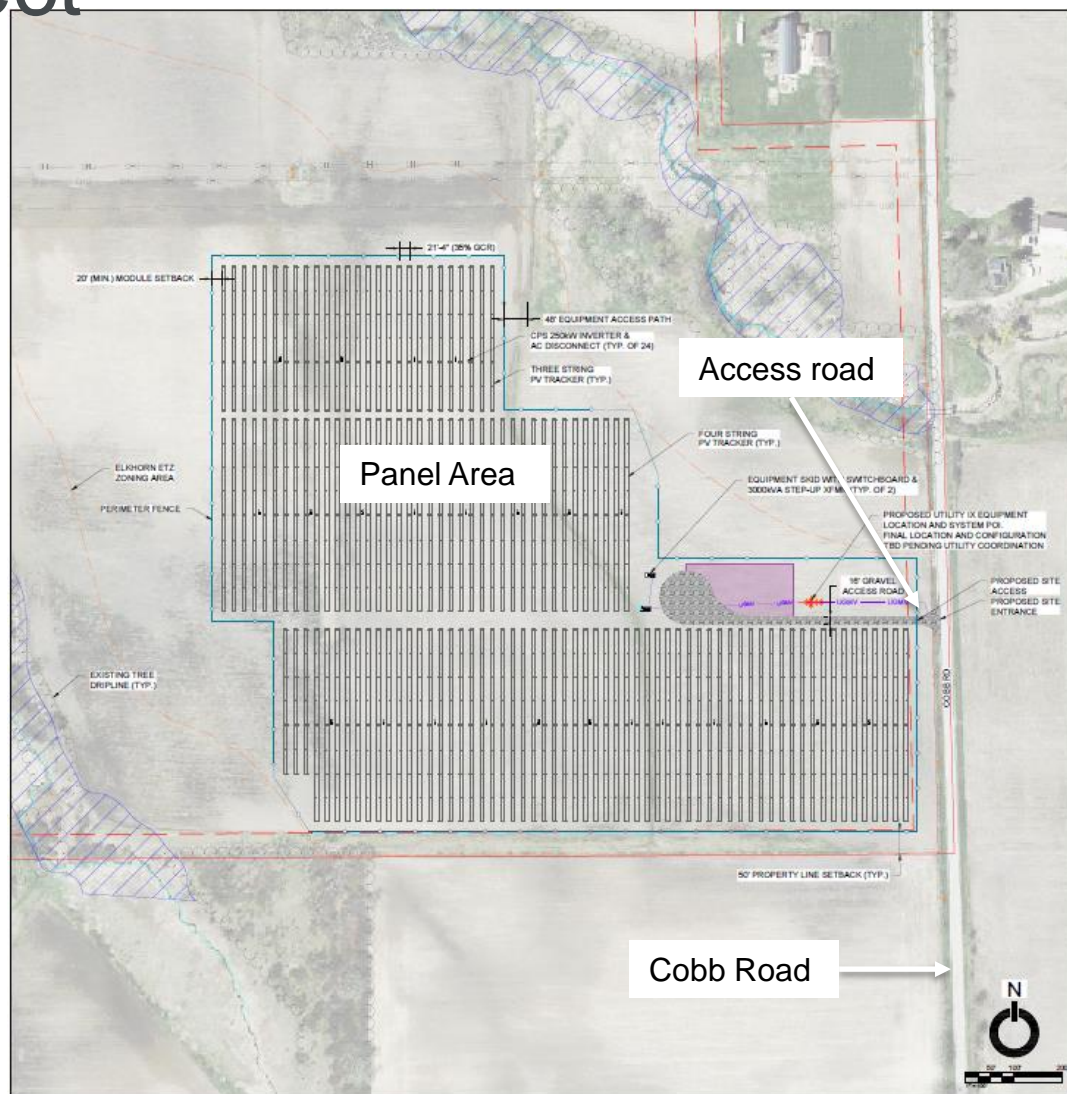
Deep-rooted native species improve soil nutrients and water infiltration

Pollinators contribute to crop yields:

- These include soybean, apple, strawberry, cranberry, tart cherry, green bean, raspberry, cucumber and tomato.
- Pasture plants like clover and alfalfa require insect pollinators for successful seed set.
- Corn does not rely on insect pollination, but bees are known to feed on corn pollen when other floral resources are scarce.

Nyssa Solar Project

- Town of LaFayette / City of Elkhorn ETZ
- 6 MW
- ~30 acres
- Produces ~11,900,000 kWh/year
- Enough electricity for ~1,400 households
- Project would connect to 3-phase distribution lines along Cobb Road



Project Benefits - Resilience

NEWS & MEDIA



OCTOBER 25, 2022

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Ian Barely Scratches New SW Fla. Community

Babcock Ranch's first residents arrived in 2018, and thanks to solar panels, underground cables and more, no one lost electricity, water or the internet.

BABCOCK RANCH, Fla. - When Hurricane Ian struck as a Category 4 storm, Babcock Ranch residents opted to shelter in place in homes built to withstand natural disasters. During and after the storm, no one lost electricity, water or internet.

The community lies north of Fort Myers and 30 miles inland to avoid coastal storm surges. It's first residents moved there in 2018. Home prices start at around \$250,000.

Power lines are all underground and large retaining ponds surround the development to protect houses from flooding, and the streets are designed to absorb floodwaters.

- Nyssa Solar is connected to local electrical distribution system
- Contributes to grid resilience & reliability
- Project powers ~1,400 average Wisconsin homes

Serving local population



- Educational opportunities for students
- Creates jobs
 - *Solar Installer* one of the fastest growing jobs in the US
 - OneEnergy supports solar workforce development with Wisconsin partners

Q&A

A monarch butterfly is perched on a tall, purple, spiky flower. The background shows a blurred view of solar panels and a green field. The overall scene is bright and natural.

Peter Murphy

Manager, Project Development

M: 262-573-3089

E: peter@oneenergyrenewables.com

Seamus Fitzgerald

Manager, Project Development

M: 414-403-3930

E: seamus@oneenergyrenewables.com

www.oneenergyrenewables.com

TO: Joint ETZ Committee Meeting **FROM:** Department of Building and Zoning
Joint ETZ Committee Meeting: Thursday, December 14, 2023, at 6:00PM

Solar Energy generation project with continued agricultural use outside of project area
Conditional Use Permit
PC Action: E23.11.026

General Information:

Applicant(s): Peter Murphy, OneEnergy Development, LLC
 Requested Action: Conditional Use Permit

Site Information:

Location: 30 acers of vacant land, west of Cobb Rd and south of Potter Rd in the town of Lafayette
 Tax Key: K LF1900006

Zoning & Land Use:

Zoning: A-1 Prime Agricultural Land District
 2040 Land Use Plan: Low Density Residential

Project History:

The applicant is requesting a conditional use permit for the Nyssa Solar Project which is a proposed 6 Megawatt solar generation facility. OneEnergy Development, LLC 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 1 Environmental Site Assessment, soil analysis, 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 2024, 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 2024, the project is expected to be completed by the end of 2024. If construction is delayed due to key equipment availability or other issues until spring of 2025, the project is expected to be constructed and operational by the end of 2025. Once complete, the project will generate local power for local customers within We Energies' service territory.

Staff Recommendations:

1. Staff recommends that the Joint ETZ Committee **APPROVE** the Conditional Use Permit for a Solar Energy generation project with continued agricultural use outside of project area with the following conditions:
 - a. The project shall be developed in accordance with the plan of operations. Any deviation from the approved plans shall require zoning administrator and/or Committee approval.
 - b. All additional permits be applied for and approved.
 - c. The project is not expandable.
 - d. Upon completion, if evaluation of sight lines from residences proves a need for screening, applicant will follow through.
 - e. Project site must be kept in a neat and orderly fashion and shall be mowed, and landscaping maintained at all times and shall not become overgrown with weeds or vegetation.
 - f. No additional outside storage will be permitted.
 - g. If the solar panel is damaged or abandoned or of no use it shall be removed from site within 30 days.