APPLICANTS SHOULD SCHEDULE A MEETING PRIOR TO SUBMITTAL OF ANY PAPERWORK.

PRE-APPLICATION FEE: $1,000
NO FEES WILL BE REFUNDED ONCE STAFF REVIEW HAS COMMENCED.

WALWORTH COUNTY
WISCONSIN
Land Use & Resource Management

PRE-APPLICATION CONFERENCE APPLICATION – 2026

The following, and all items in the Checklist, must be completed:
Failure to provide adequate plans for staff review prior to applying may result in rescheduling of the Pre-app Conference.

- ☒ The signature of the **property owner**
- ☒ Project narrative (see Checklist)
- ☒ A **to-scale** plat of survey or site plan (See Checklist)
- ☒ All additional, pertinent information and plans (see Checklist)

PROPERTY OWNER: Renae Woellert Trust TOWN: Spring Prairie
ADDRESS: New address to be assigned
PHONE NUMBER (Owner): 262.903.4276 EMAIL: _____

APPLICANT (If other than owner): Braeden DuMond - OneEnergy Development, LLC
ADDRESS: PO Box 907, Madison, WI 53701
PHONE NUMBER (Applicant): 608.893.6553 EMAIL: braeden@oneenergyrenewables.com

TAX PARCEL: O SP3000022 ZONING DISTRICT: A-1

DEADLINE TO SUBMIT FOR PRE-APPLICATION CONFERENCE	PRE-APPLICATION CONFERENCE
1-14-26	1-21-26
2-11-26	2-18-26
3-11-26	3-18-26
4-08-26	4-15-26
5-13-26	5-20-26
6-10-26	6-17-26
7-08-26	7-15-26
8-12-26	8-19-26
9-09-26	9-16-26
10-14-26	10-21-26
11-11-26	11-18-26
12-09-26	12-16-26

TYPE OF APPLICATION TO BE SUBMITTED AFTER PRE-APP CONFERENCE:

☐ **REZONE**
REQUESTED ZONING: _____

☐ **CONDITIONAL USE**

☐ **PLAT REVIEW**

FAILURE TO APPEAR MAY RESULT IN THE MEETING EITHER BEING POSTPONED AND/OR THE APPLICATION BEING POSTPONED OR DENIED.

I, THE UNDERSIGNED, REALIZE THIS APPLICATION COVERS ONLY THE SCHEDULED PRE-APPLICATION CONFERENCE AND THAT I WILL NEED TO SUBMIT ADDITIONAL APPLICATIONS AND FEES IN ACCORDANCE WITH THE WALWORTH COUNTY CODE OF ORDINANCES (Ch. 30, art. VII).

PROPERTY OWNER'S SIGNATURE: Renae R Woellert Trust DATE: 8/5/26

If you have any questions regarding the procedures, please contact the Zoning Office at 262-741-4972.

INSTRUCTIONS FOR SUBMITTING AN APPLICATION

Digital Submittal:

- Email application, site plan/survey, and all other applicable materials to lurmpreapps@co.walworth.wi.us.
- Please make sure all items are in PDF format.
- Applications that are submitted digitally will be placed **ON HOLD** until payment is made (cash, check, card) in the LURM Office.

Hard Copy Submittal:

- Print application, **to-scale** site plan/survey, and all other applicable materials.
- Please make sure site plan/survey is printed to-scale.
- Payment must be made at the time of submittal (cash, check, card) in the LURM Office.

PRE-APPLICATION CONFERENCE CHECKLIST

Please Note:

- The following information must be provided on all applications in detail.

Survey/Site Plan Should Include (if applicable):

- ☐ Name of surveyor
- ☐ A north arrow
- ☐ A written legal description of the property
- ☐ The scale of the plat
- ☐ A legend
- ☐ The total acreage of the site
- ☐ The boundaries, number, and size of individual lots or units (acreage)
- ☐ Township or municipal boundaries
- ☐ Soil types
- ☐ Easements (drainage, pedestrian, road, utility, sanitary, sight, etc.)
- ☐ Zoning district(s) and surrounding land uses
- ☐ Shoreland setbacks and boundaries
- ☐ Wetland and environment corridor boundaries
- ☐ Dimensions and locations of existing and proposed structures
- ☐ Land contours and slopes
- ☐ Outdoor lighting
- ☐ Signage
- ☐ Highway access locations
- ☐ Existing and proposed interior roads, outlots, parking, and driveways
- ☐ Open space areas, common elements, and limited common elements
  - ☐ Include density and open space calculations
- ☐ Drainage areas, floodplains, rivers, streams, lakes, forested areas, and any other natural features
  - ☐ Stormwater management facilities
  - ☐ Natural areas and critical species habitat
- ☐ Navigable water bodies, shoreland, and OHWM elevations
- ☐ Any distinct vegetative boundaries
- ☐ Existing and proposed two-foot contours for all areas of major excavation, filling, cutting, or extensive grade changes
- ☐ Conservation Developments:
  - ☐ Four-step process sketch plan and prioritized resource inventory that meets platting requirements

Project Narrative Should Include (if applicable):

- ☐ Operational Plan
  - ☐ Type of operation
  - ☐ Daily business activities
  - ☐ Hours of operation
  - ☐ Number of proposed employees
  - ☐ Size of area involved
  - ☐ Extent of development
  - ☐ Vehicular traffic patterns
  - ☐ Parking and access
  - ☐ Number of animal units
- ☐ Time and lengths of construction phases
  - ☐ Start-up and completion dates for installation of all infrastructure and improvements
- ☐ Check for Wetlands
  - ☐ Wetland delineation report
  - ☐ GIS shapefiles of wetland boundary
- ☐ Densities of dwelling units
  - ☐ Total number of units by type
- ☐ Description of legal measures for any easements, dedications, etc.
- ☐ Identify any school districts impacted
- ☐ Drainage plan and stormwater management
- ☐ Waste Disposal/Management Plan
  - ☐ Describe sewerage needs
  - ☐ Provide a letter regarding capacity availability from sewerage district affected
  - ☐ Describe solid waste management (garbage pick up)
- ☐ Describe water supply to service project
- ☐ Landscape Plan
  - ☐ Locations of landscape areas
  - ☐ Preliminary plants to be used
  - ☐ Describe screening buffers
- ☐ Screening, tree cutting, earthmoving, dust, noise, odors, air and water pollution, fire, explosion, glare, heat, radioactivity, electrical disturbance or vibration

INFORMATION ON PRE-APPLICATION CONFERENCES

A Pre-Application Conference with LURM Staff is required by Sections 74-125(2) of the Walworth County Zoning Ordinance and 58-4(1) of the Subdivision Ordinance.

The deadline for scheduling a Pre-App Conference is one week prior to the Pre-App Conference Meeting.

The Pre-App Conference Meetings are held one week prior to the deadline for rezone and conditional use CZA hearings. (See attached schedule)

The intent of the Pre-App Conference is to bring Staff together with the developer/applicant in one meeting to review the proposed plan. The developer/applicant must provide a site plan/plat of the development prepared by a Registered Land Surveyor for Staff review and the required $1000 fee.

The Pre-App Conference is intended to assist the developer/applicant with platting, zoning, sanitation, stormwater and land use plan issues that may arise during the rezone, conditional use, and platting processes.

During the Pre-App Conference Meeting, the developer/applicant should be prepared to give a brief overview presentation of the proposal. It is strongly advised that the surveyor and/or engineer for the project also attend the Pre-App Conference Meeting.

The information provided by Staff during the Meeting is advisory only. Staff does not vote on rezones, conditional uses, variances, or plat approvals. The developer/applicant should refrain from attempting to sell the project to Staff and focus on the fundamentals of meeting the Ordinance requirements.

The developer/applicant's responsibilities and Pre-App Process are addressed on the next page.

WALWORTH COUNTY
WISCONSIN

Government Center
100 West Walworth
P.O. Box 1001
Elkhorn, WI 53121
Zoning Division
262.741.4972 tel
262.741.4974 fax

2026 COUNTY ZONING AGENCY MEETING SCHEDULE

HEARING DATE	DEADLINE REZONE & CU. APPLICATIONS	PRE-APPLICATION CONFERENCE	DEADLINE PRE-APPLICATION CONFERENCE	DEADLINE PREL. & FINAL SUBD. PLATS & CSMs
1-15-26	**NEW RZ/CU:** 12-03-25 **AMD CU:** 12/30/25 TUES	11-19-25	11-12-25	12-19-25
2-19-26	**NEW RZ/CU:** 1-07-26 **AMD CU:** 2/05/26	12-17-25	12-10-25	1-16-26
3-19-26	**NEW RZ/CU:** 2-04-26 **AMD CU:** 3/05/26	1-21-26	1-14-26	2-20-26
4-28-26 Tues	**NEW RZ/CU:** 3-04-26 **AMD CU:** 4/02/26	2-18-26	2-11-26	3-20-26
5-21-26	**NEW RZ/CU:** 4-08-26 **AMD CU:** 5/07/26	3-18-26	3-11-26	4-17-26
6-18-26	**NEW RZ/CU:** 5-06-26 **AMD CU:** 6/04/26	4-15-26	4-08-26	5-15-26
7-16-26	**NEW RZ/CU:** 6-03-26 **AMD CU:** 7/02/26	5-20-26	5-13-26	6-19-26
8-20-26	**NEW RZ/CU:** 7-08-26 **AMD CU:** 8/06/26	6-17-26	6-10-26	7-17-26
9-17-26	**NEW RZ/CU:** 8-05-26 **AMD CU:** 9/03/26	7-15-26	7-08-26	8-21-26
10-15-26	**NEW RZ/CU:** 9-09-26 **AMD CU:** 10/01/26	8-19-26	8-12-26	9-18-26
11-19-26	**NEW RZ/CU:** 10-07-26 **AMD CU:** 11/05/26	9-16-26	9-09-26	10-16-26
12-17-26	**NEW RZ/CU:** 11-04-26 **AMD CU:** 12/03/26	10-21-26	10-14-26	11-20-26

THERE WILL BE NO EXCEPTIONS TO THESE DEADLINE DATES.

Meetings are held on the third Thursday of each month at 4:30 p.m.
Public Hearings are held on the third Thursday of each month at 5:30 pm.

Applications are due by 4:00 p.m. on the deadline dates.

Incomplete Applications filed on a deadline date may be scheduled for the next available hearing date – as determined by the Senior Planner.

The Zoning Agency has established an agenda limit of 20 items to allow each application proper consideration. When the 20 item limit is reached, subsequent petitions may be scheduled for the next available hearing date.

**Subject to Change 12/2025

WALWORTH COUNTY
WISCONSIN

DEVELOPER/APPLICANT RESPONSIBILITIES

Obtain application/info. & discuss project/needs with Planner

→

Fill out application, Pre-App checklist, create site plan/survey, & create narrative

→

Submit application, materials, and fee to be reviewed by Staff

→

Pre-App Conference is scheduled for one week after submittal deadline

↓

Attend Pre-App Conference Meeting & address Staff concerns from review process

→

Receive Pre-App Summary Letter from Planner for review of all items to be addressed prior to applying

→

Make changes/revisions based on Pre-App Summary Letter & Submit itemized response to Summary Letter with application(s)

Braeden DuMond
OneEnergy Renewables
PO Box 907
Madison, WI 53701

October 6, 2026

Walworth County
100 W Walworth St
Elkhorn, WI 53121

Town of Spring Prairie
N6097 WI-120
Burlington, WI 53105

SUBJECT: CONDITIONAL USE PERMIT APPLICATION FOR TOWN LINE ROAD SOLAR PROJECT

DEAR WALWORTH COUNTY AND TOWN OF SPRING PRAIRIE:

OneEnergy Development, LLC ("OneEnergy" or "the Applicant") is applying for a Conditional Use Permit with Walworth County & Town of Spring Prairie for the Town Line Road Solar Project (the "Project").

The Town Line Road Solar Project is a proposed 6-Megawatt dual-use solar facility. OneEnergy will develop, engineer, and construct the Project. The Applicant intends to start construction in the spring of 2027, pending receipt of all required permits and approvals and availability of key equipment. Construction is expected to take approximately 4-6 months. Once complete, the Project will generate local power for local customers within We Energies' service territory. The Project is expected to produce electricity to power 1,600 average Wisconsin residences, or about 50 homes per acre.

The Project is located on approximately 30 acres of vacant land in the Town of Spring Prairie on parcel O SP3000022, east of Town Line Rd and south of WI-11. The land is part of a larger parcel (~35 acres) owned by the Renae Woellert Trust. The proposed Project is situated on land that is zoned A-1 (Prime agricultural land district). The site will have a 16' wide gravel access road off Town Line Rd and be enclosed by an 8' tall woven-wire deer exclusion-style agricultural fence. The area beneath and around the panels will be planted to a low-growing perennial seed mix of native Wisconsin prairie plants to benefit the local pollinator habitat and improve soil fertility over time.

Please see the attached Conditional Use Application Narrative, which includes the following attachments: Site Plan, ALTA Survey, Property Aerial, Operations Plan, Decommissioning Plan, Vegetation Management Plan, Conditional Use Standards, Glare Analysis, and Project Profile.

Respectfully,

BRAEDEN DUMOND
PROJECT MANAGER, DEVELOPMENT
608.893.6553 | C

braeden@oneenergyrenewables.com

Conditional Use Permit Application Addendum

Town Line Road Solar Project

Town of Spring Prairie, Walworth County, Wisconsin

Applicant:
OneEnergy Development, LLC
PO Box 907
Madison, WI 53701

Contents

A. General Land Use Description 4
B. Description of Equipment 5
C. Scale Map of the Project Site 7
D. Landscaping 7
E. Wetland and Drainage Facilities 8
F. Construction Schedule 8
G. Operations & Vehicular Traffic Description 9
H. Decommissioning and Removal 9
I. About OneEnergy 9

Exhibits

Exhibit A – Site Plan

Exhibit B – ALTA Survey Map

Exhibit C – ALTA Property Aerial

Exhibit D – Decommissioning Plan

Exhibit E – Operations Plan

Exhibit F – Vegetation Management Plan

Exhibit G – Glare Analysis

Exhibit H – Project Profile

Exhibit I – Conditional Use Standards, Agricultural Preservation District

Background

The Town Line Road 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 or adjacent/nearby properties.

The Applicant intends to start construction on the Project in the spring of 2027, 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 2027, the Project is expected to be completed by the end of 2027. If construction is delayed due to key equipment availability or other issues until later in 2027, the project is expected to be constructed and operational by the end of 2028.

Once complete, Town Line Road Solar will generate local power for local customers within We Energies' electric service territory. The proposed project is expected to produce enough electricity for approximately 1,600 average Wisconsin residences, or about 50 homes per acre.



Strobus Solar Project in Black River Falls, WI

A. General Land Use Description

Location

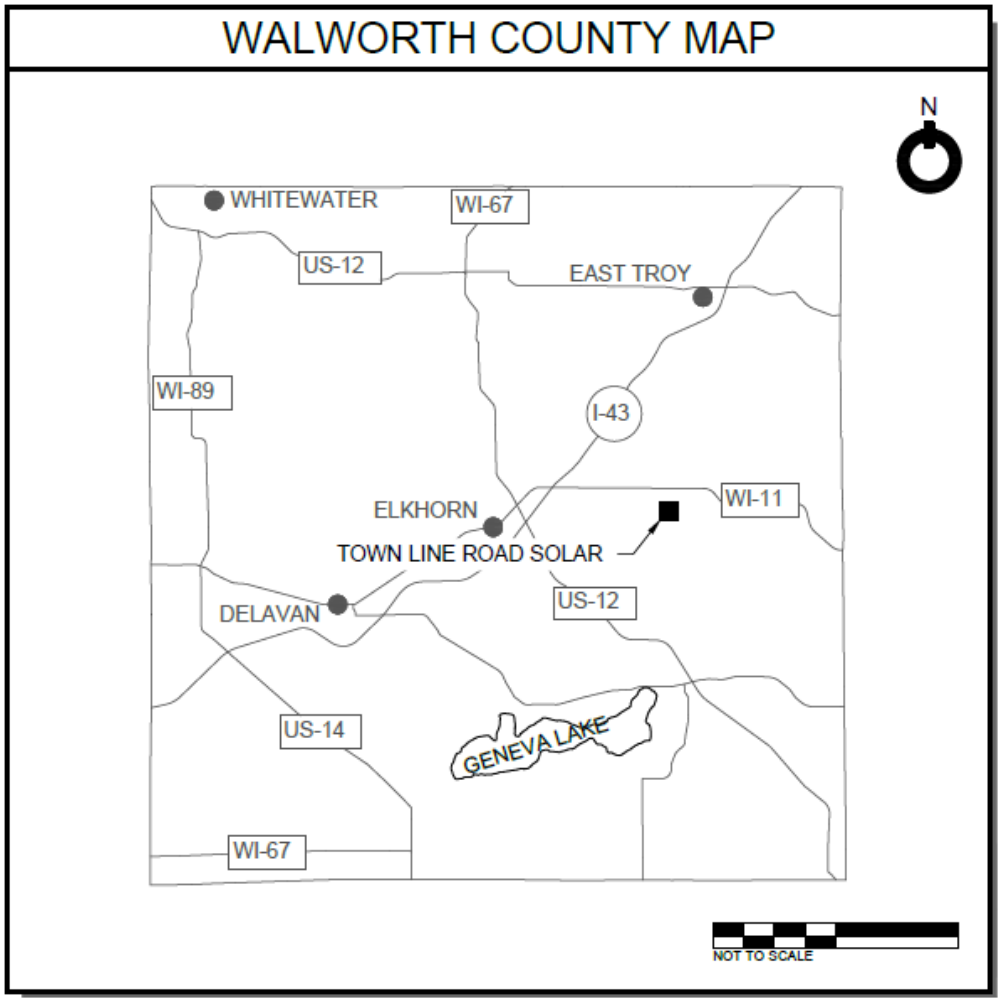
The Project is located on approximately 30 acres of vacant land in the Town of Spring Prairie, Walworth County known as parcel O SP3000022. The property is located west of Town Line Rd and south of WI State Hwy 11. The project area is part of a larger parcel (~35 acres) owned by the Renae Woellert Trust.

Zoning & Setbacks

The proposed Project is situated on land that is zoned A-1 (Prime agricultural land district).

OneEnergy commits to following all applicable setbacks, as shown in the attached site plan, including those defined by Walworth County Code of Ordinances, Chapter 74 – Zoning and Chapter 65 – Renewable Energy.

(1) Minimum side yard setback – 50 feet.
(2) Minimum rear yard setback – 100 feet.
(3) Road setback for Town Line Rd – 50 feet from centerline; in the event of conflicting setback measurements, the greater required setback shall apply.



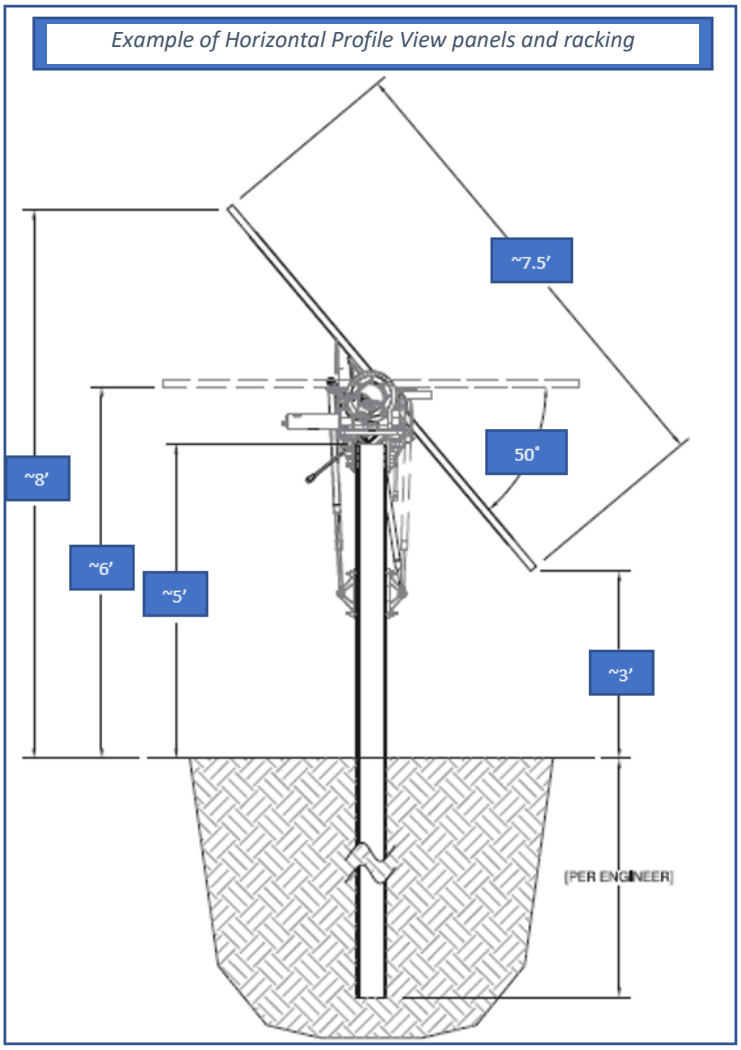
B. Description of Equipment

Racking and Panels

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

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

Example of Horizontal Profile View panels and racking





Strobus Solar Project in Merrillan, WI



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 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 transformers, metering, and disconnect equipment will be mounted on a steel skid. These pieces of electrical equipment look similar to what you would see at a large load service like a grocery store.

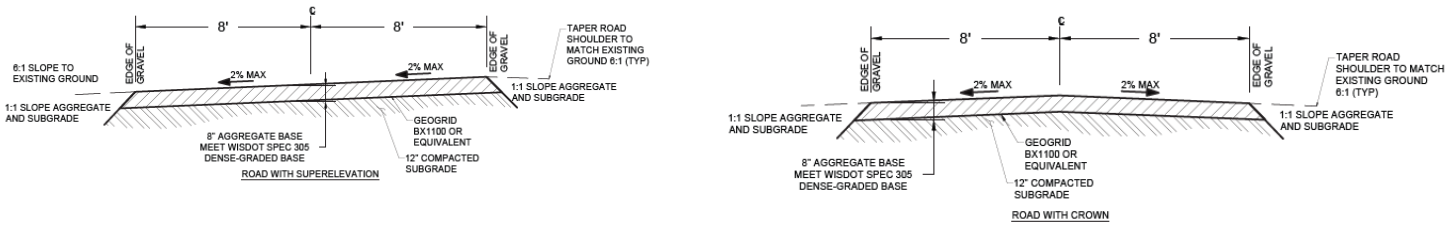




Access Drive

The access drive is proposed to be 16’ wide and will come off Town Line Rd. The access drive will be installed as depicted below, depending on the existing slope and sight characteristics. The access drive is installed at-grade to minimize changes to existing drainage patterns.

Figure 2 – Example of Access Drive Design Detail



Example of Access Drive Design Detail

Fence

A fence will surround the solar project and will be an 8' tall agricultural-style fixed knot fence similar to what you might see around an orchard. The fence will have either wood or steel posts. Access to the project area will be controlled by a locked gate to prevent unauthorized individuals from entering.



Fence at Lemonweir Solar Project in Mauston, WI



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 or less of relatively flat topography and, most importantly, consistent elevations in the north-south direction.

D. Landscaping and Vegetation Management

The Project will be developed in a manner that complements the agricultural setting by using an agricultural-style fence and 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, conform with Wisconsin Department of Natural Resources (DNR) recommendations for solar projects, and comply 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. See the included **Exhibit F – Vegetation Management Plan.**

E. Wetland and Drainage Facilities

The project is designed to minimize soil disturbance and drainage alterations as much as possible. An assured wetland delineation was conducted on the property, and an assured wetland delineation report/determination has been filed with the Conditional Use Permit. 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 DNR 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 uses this method, standardized by the Wisconsin DNR Bureau of Watershed Management for ground-mounted solar projects, rather than stormwater facilities like retention basins, which (a) significantly increase earthwork and grading, (b) take significant additional agricultural land out of production, and (c) can cause additional erosion control challenges within the array due to channelized flow.

F. Construction Schedule

OneEnergy's goal is to finalize engineering in the winter of 2026, to enable purchasing of long-lead equipment in early 2027 and construction during the months of May to October of 2027. If construction is delayed due to key equipment availability or other issues until later in 2027, the project is expected to be constructed and operational in 2028.

A project of this size typically takes 4-6 months to construct. The Project is intended to start construction in the spring of 2027 and be complete by the end of the year. A tentative construction schedule is as follows:

Civil Work and Fencing Install	5/1/2027	5/31/2027
Pile Installation	6/1/2027	7/1/2027
Racking and Module Installation	7/1//2027	9/1/2027
Wiring and Transformer Installation	9/1/2027	10/15/2027
Pollinator Seeding and Revegetation	10/15/2027	11/1/2027
Target In-service Date	11/1/2027	

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 E – 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. No lighting is proposed on site during the construction or operations of the project.

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 pre-development conditions for continued agricultural use with rested and restored soils. Please see **Exhibit D – Decommissioning Plan** for a narrative and schedule of decommissioning/removal of the project.

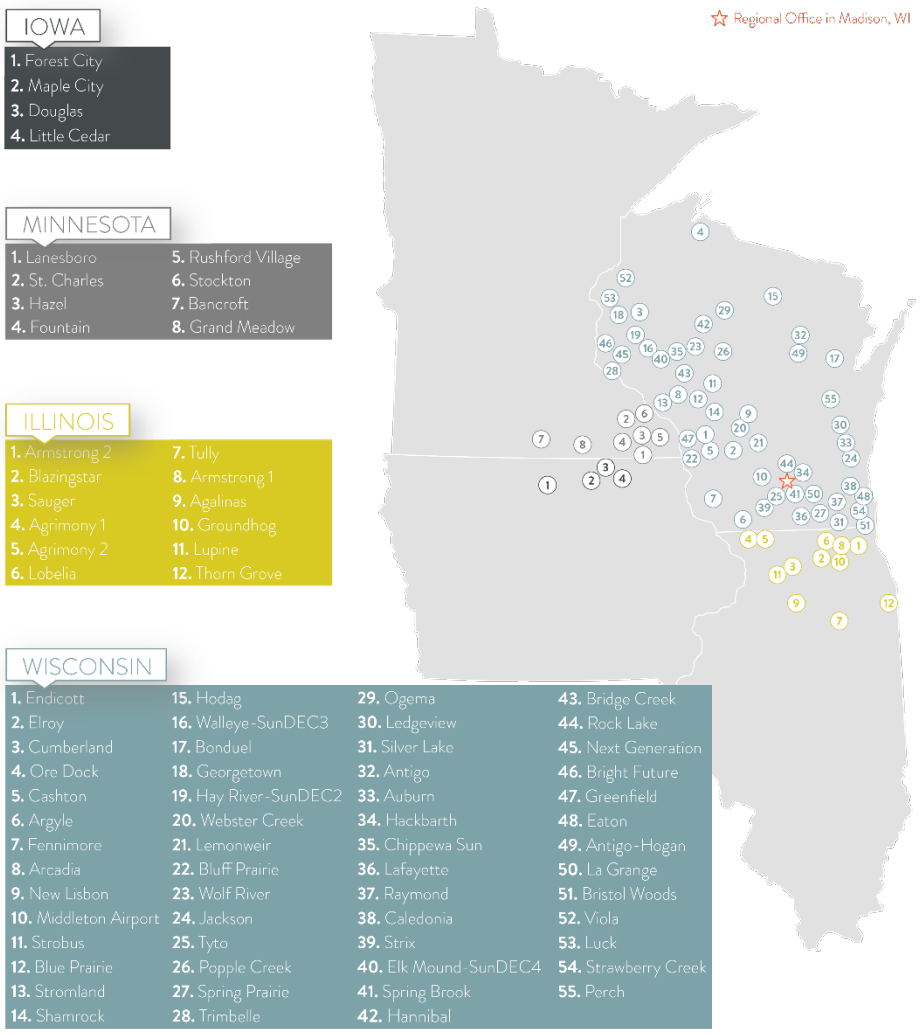
I. About OneEnergy

OneEnergy is the leading developer of distributed utility scale solar in Wisconsin, having developed 55 projects across WI and 24 in Minnesota, Iowa, and Illinois that are currently operating or under construction.

Our regional team consists of developers, engineers, legal, and construction managers based in Wisconsin. In 2025, our teams built 20 projects in Wisconsin, Minnesota, and Iowa for public, investor-owned, and cooperative utilities.

In this work, we have cultivated strong relationships with Towns, Villages, Cities, and Counties throughout the state, and with neighbors, community members/organizations, and local contractors/partners along the way.

OneEnergy Midwest Solar Projects



IOWA

1. Forest City
2. Maple City
3. Douglas
4. Little Cedar

MINNESOTA

1. Lanesboro
2. St. Charles
3. Hazel
4. Fountain
5. Rushford Village
6. Stockton
7. Bancroft
8. Grand Meadow

ILLINOIS

1. Armstrong 2
2. Blazingstar
3. Sauger
4. Agrimony 1
5. Agrimony 2
6. Lobelia
7. Tully
8. Armstrong 1
9. Agalinas
10. Groundhog
11. Lupine
12. Thorn Grove

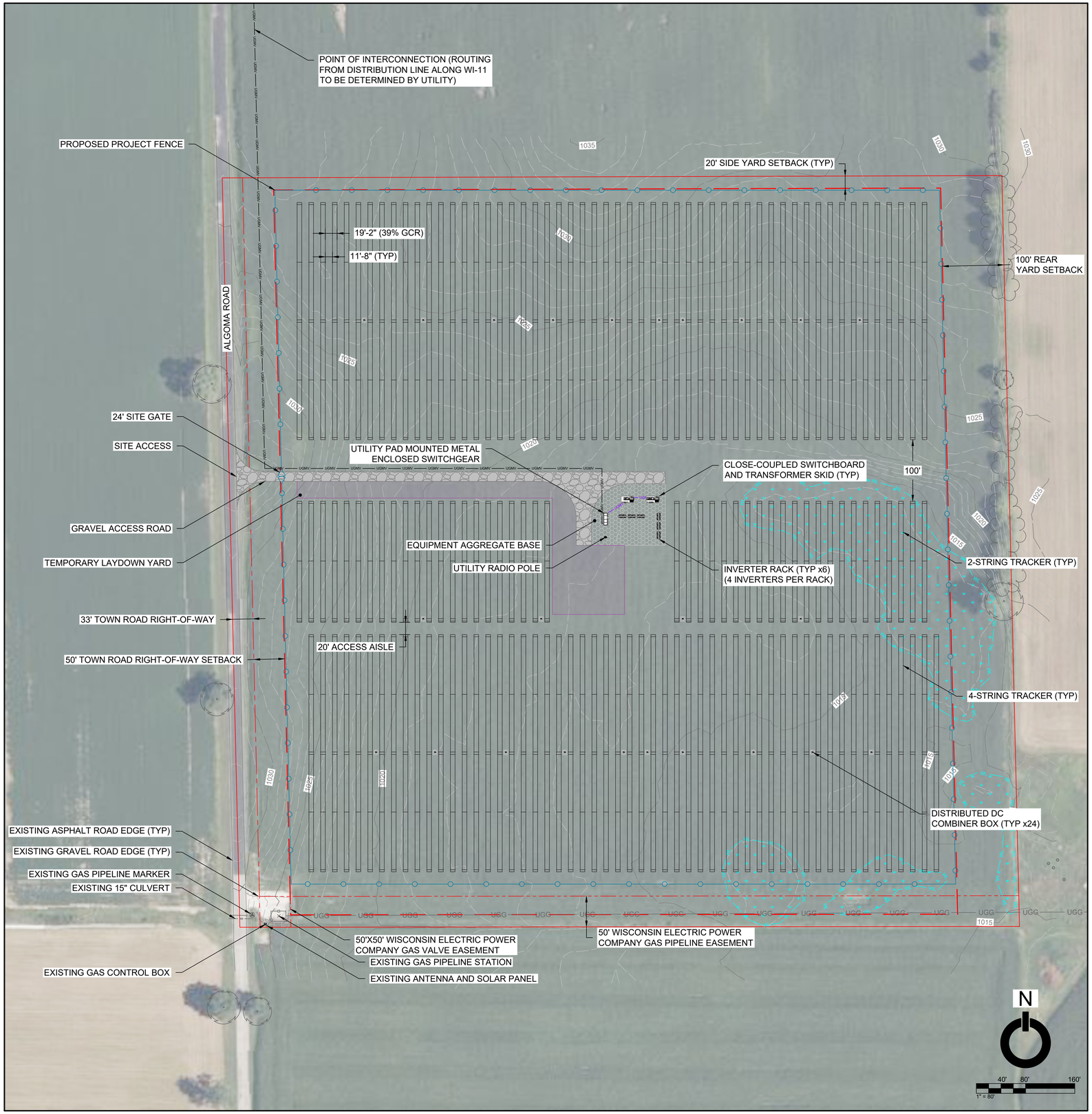
WISCONSIN

1. Endicott
2. Elroy
3. Cumberland
4. Ore Dock
5. Cashton
6. Argyle
7. Fennimore
8. Arcadia
9. New Lisbon
10. Middleton Airport
11. Strobus
12. Blue Prairie
13. Stromland
14. Shamrock
15. Hodag
16. Walleye-SunDEC3
17. Bonduel
18. Georgetown
19. Hay River-SunDEC2
20. Webster Creek
21. Lemonweir
22. Bluff Prairie
23. Wolf River
24. Jackson
25. Tyto
26. Popple Creek
27. Spring Prairie
28. Trimbelle
29. Ogema
30. Ledgeview
31. Silver Lake
32. Antigo
33. Auburn
34. Hackbarth
35. Chippewa Sun
36. Lafayette
37. Raymond
38. Caledonia
39. Strix
40. Elk Mound-SunDEC4
41. Spring Brook
42. Hannibal
43. Bridge Creek
44. Rock Lake
45. Next Generation
46. Bright Future
47. Greenfield
48. Eaton
49. Antigo-Hogan
50. La Grange
51. Bristol Woods
52. Viola
53. Luck
54. Strawberry Creek
55. Perch

TOWN LINE ROAD SOLAR

WALWORTH COUNTY, WISCONSIN

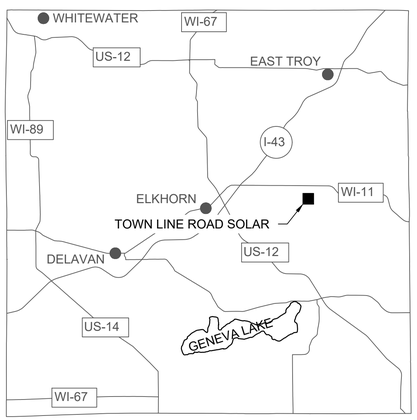
SOLAR PV PROJECT
6.000 MVA



LEGEND

- PARCEL BOUNDARY
- ZONING SETBACK
- EASEMENT
- RIGHT-OF-WAY
- NEIGHBORING PARCEL
- TREELINE (E)
- WETLAND
- FENCE (E)
- PROJECT FENCE (P)
- GRAVEL ACCESS ROAD
- LAYDOWN AREA
- UGG — UG GAS (E)
- UGMV — UG MV (P)
- UGMV — UG MV (P, UTIL)
- UTILITY POLE (P, UTIL)

WALWORTH COUNTY MAP



PROJECT DETAILS

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

SITE DETAILS:

PARCEL ID	OP SP3000022
OWNER:	RENAE WOELLERT TRUST
ACREAGE:	34.53 ACRES
EXISTING ZONE:	A-1

LAND USE SUMMARY:

TOTAL PARCEL AREA:	34.53 ACRES
TOTAL LEASED AREA:	-
TOTAL FENCED AREA (ACRES):	27.95 ACRES
GRAVEL ACCESS ROAD (ACRES):	0.38 ACRES
LAYDOWN AREA (ACRES):	0.64 ACRES

DESIGN SUMMARY:

MODULE POWER:	600 W
MODULE COUNT:	13000
ARRAY DC VOLTAGE:	1500 V
INVERTER SIZE:	250 kVA
INVERTER COUNT:	24
DC SIZE:	7.800 MWDC
AC SIZE:	6.000 MVA
DC/AC RATIO:	1.300
GROUND COVERAGE RATIO:	39.0%
ASCE 7-16 GSL:	25 PSF
ASCE 7-16 WIND SPEED:	100 MPH

ADDITIONAL NOTES:

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

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

WRITTEN DIMENSIONS ON THIS PLAN SHALL SUPERCEDE SCALED DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS. THIS DRAWING, DESIGN, CONCEPT AND ARRANGEMENT REMAIN THE PROPERTY OF ONEENERGY RENEWABLES AND SHALL NOT BE COPIED, DISCLOSED OR REPRODUCED WITHOUT CONSENT.

PRELIMINARY

NOT FOR CONSTRUCTION

REVISION LOG

REV	DESCRIPTION	DATE	BY	CK'D	SME
00	5% SUBMITTAL	08.21.2026	AMB	AJK	

TOWN LINE ROAD SOLAR
ONEENERGY RENEWABLES
42.682457, -88.421554
WALWORTH COUNTY, WISCONSIN

SHEET TITLE: DEVELOPMENT LAYOUT

SHEET NO: D-100

PUBLISHED ON: 08.21.2026 11:20 AM

ALTA/NSPS LAND TITLE SURVEY

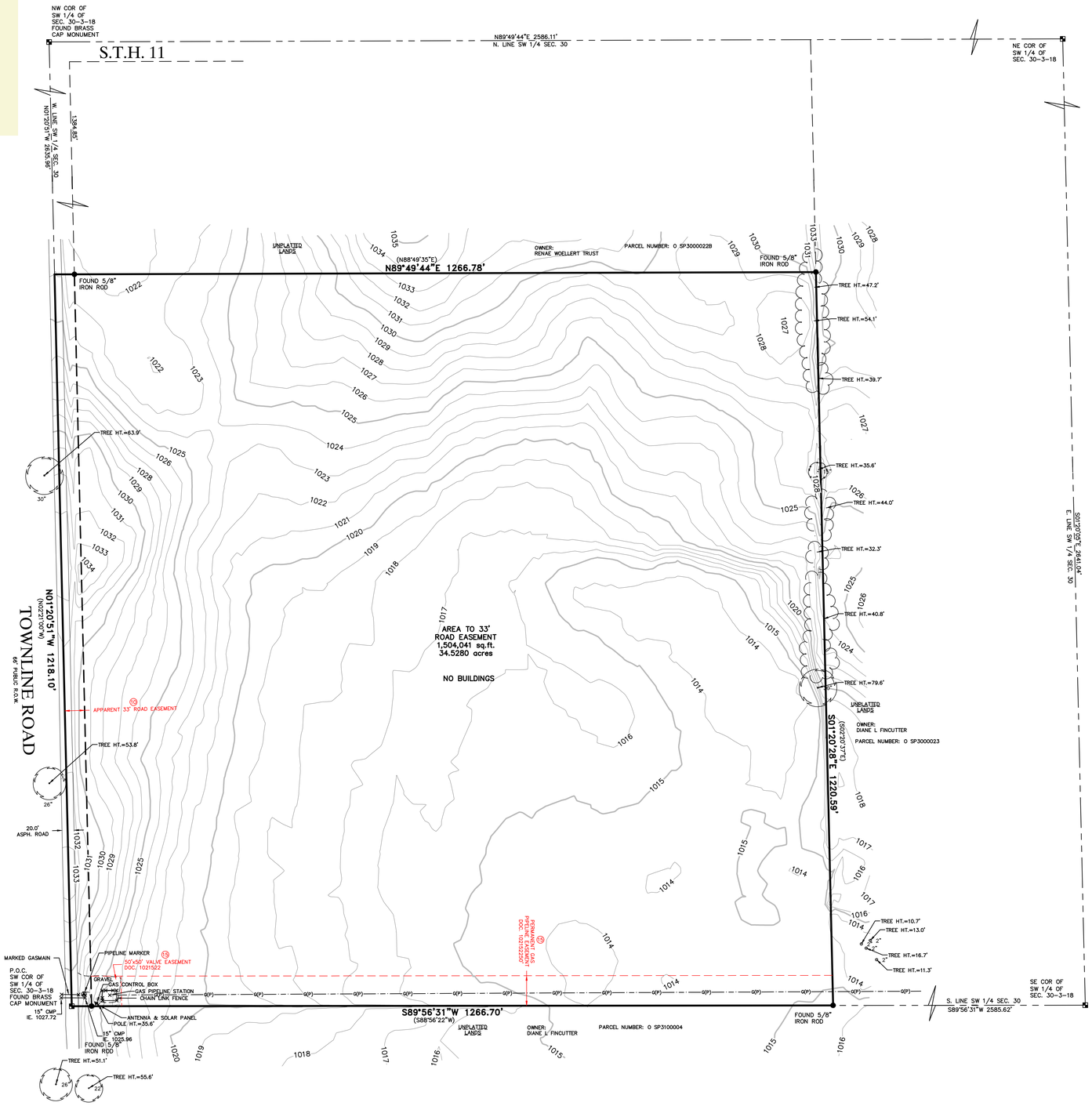
Part of the Southwest ¼ of the Southwest ¼ of fractional Section 30, Town 3 North, Range 18 East, Town of Spring Prairie, Walworth County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 30 (T3N, R18E); thence N 02° 21' 00" W, along the West line of said Southwest ¼, 1218.10 feet; thence N 88° 49' 35" E, 1266.78 feet to East line of the West ½ of the Southwest fractional ¼ of said Section 30; thence S 02° 20' 37" E. 1220.59 feet to the South line of said Southwest ¼; thence S 88° 56' 22" W, 1266.70 feet to the point of beginning.

Property Address: N5346 Town Line Rd, Elkhorn, WI 53121
Tax Key Number: OP SP3000022

Prepared for: OneEnergy Renewables, LLC
Survey No. 170133-RMK



VICINITY MAP – NOT TO SCALE



GRAPHIC SCALE
40 0 40 80 160
1" = 80

LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- ⊕ OR ■ SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- ● 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ○ 1" DIA. IRON PIPE, 18" LONG–SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- ~~~ —EDGE OF TREES
- S —SANITARY SEWER
- STO—STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW—OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV—MARKED CABLE TV LINE
- FO—MARKED FIBER OPTIC
- 780 INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

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

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

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Basis of Bearings
Bearings are based on the West line of the Southwest 1/4 of Section 30-3-18, which bears North 01°20'51" West. WISCORS (Wisconsin Continuously Operating Reference Station) Network. Wisconsin County Coordinate System, Walworth County

Title Commitment
This survey was prepared based on Knight Barry Title, Inc. title commitment number 2400262, commitment date May 18, 2026, which lists the following easements and/or restrictions from schedule B-II:

1, 6-8. Visible evidence shown, if any.

2-5, 9. Not survey related.

10. 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.

11. Notice of Nonaccess to or Across a Controlled - Access Highway and other matters contained in the instrument recorded June 2, 2004 as Document No. 605519. Does not lie within or cross the surveyed property - property does not abut State Trunk Highway 11, its location is not shown.

12. Any rights, easements, interest of claims which may exist by reason of, or reflected by Survey drawn by Peter S. Gordon of Farris, Hansen & Associates, Inc, dated December 17, 2006, as Project No. 5771. Lies within or crosses the surveyed property - there are no rights, easements or interest of claims shown on the Survey, its location is not shown.

13. Memorandum of Solar Lease and Easement Agreement and other matters contained in the instrument recorded June 13, 2018 as Document No. 968879. Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.

14. Memorandum of Gas Pipeline and Valve Assembly Easement Option and other matters contained in the instrument recorded December 2, 2019 as Document No. 999553. Notice Regarding Option recorded December 23, 2019, as Document No. 1001081.
Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.

15. Gas Pipeline and Valve Assembly Easement and other matters contained in the instrument recorded October 27, 2020 as Document No. 1021522. Lies within or crosses the surveyed property - its location is shown.

ALTA Table A Item 1.
Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary exterior of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. See legend for symbols representing typical monuments, and text near monuments for additional detail including relationship to surface of the ground.

ALTA Table A Item 2.
Visible evidence on site indicates the property address is: none.

ALTA Table A Item 3.
According to flood insurance rate map of the Walworth County, community panel number 55127C0216E, effective on 4/6/2022, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

ALTA Table A Item 4.
The total computed area of the surveyed property includes: 1,504,041 square feet or 34-5280 acres to 33' road easement.

ALTA Table A Item 5.
Elevations refer to NAVD88 Datum.
Starting Bench Mark: West 1/4 corner Section 30-3-18. Found brass cap monument elevation 1018.24

ALTA Table A Item 6.
A Zoning Report was not provided.

ALTA Table A Item 7.
See illustration to view exterior dimensions of buildings at ground level, and measured height above ground.

ALTA Table A Item 8.
See illustration for substantial features observed in the process of conducting the fieldwork.

ALTA Table A Item 11.
Visible utility structures and marked underground utilities are illustrated as observed on the field date indicated below and as a result of one request to 811 (national "call before you dig" number). Marking and plan request numbers: 20262802557.
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.

ALTA Table A Item 13.
See illustration for the names of owners of adjoining properties, tax parcel numbers, platted name or recording data for non-platted properties.

ALTA Table A Item 14.
See illustration for the distance to the nearest intersecting street.

ALTA Table A Item 16.
There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

ALTA Table A Item 17.
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.

ALTA Table A Item 18.
See illustration for plottable offsite easements disclosed in documents listed in the above title commitment.

ALTA Table A Item 19.
raSmith maintains professional liability insurance.

NOTE:
A Plat of Survey prepared by Farris, Hansen & Associates, Inc., dated December 17, 2008 was used to establish the boundary.

To: OneEnergy Renewables, LLC
Knight Barry Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(c), 8, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The fieldwork was completed on July 10, 2026.

Date of Plat or Map: July 21, 2026

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 AE-7 of the Wisconsin Administrative Code.

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

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

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

S:\5170133\dwg\170133 AS10.dwg, Townline Road, 7/21/2026 8:29:01 AM, rmk

S:\5170133\dwg\170133 AS10.dwg\TOWNLINE ROAD-rmk

Exhibit D – Decommissioning Plan

Town Line Road Solar Project

Applicant:
OneEnergy Development, LLC
PO Box 907, Madison, WI 53701

OneEnergy Renewables
Town Line Road Solar Project
Solar Generating Facility Decommissioning Plan

1. Introduction

The Decommissioning Plan provides an overview of activities that will occur during the decommissioning phase of the Town Line Road 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 30-50 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 will begin to take place within 90 days of the project ceasing to operate.

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

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

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

Project Information

Address: To be assigned
Municipality: Town of Spring Prairie
County: Walworth
State: Wisconsin
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, as required in the lease. 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. The following outline general steps for decommissioning all components of the project:

1. The Project will be disconnected from the utility power grid.
2. PV modules will be disconnected, collected, and disposed of 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 of at an approved off-site facility.
4. Steel PV module support and racking system support posts will be removed and disposed of at an approved off-site facility.
5. Electrical and electronic devices, including transformers and inverters, will be removed and disposed of at an approved off-site facility.
6. Steel skids (from electrical equipment) will be removed and disposed of at an approved off-site facility.
7. Fencing will be removed and disposed of at an approved off-site 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 on 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 waste (listed in the table below) will be generated. Most of the materials used in a Solar Project are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of at an appropriate off-site 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 of off-site at an approved facility.
Transformer	The small amount of FR3 cooling fluid 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 of 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.
Steel skids	These steel and other metal materials will be disposed of off-site at an approved 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 of 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 recyclable/residual waste 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.

Financial Assurance

Prior to commencement of operations, project owner shall provide financial assurance in the form of a letter of credit, performance bond, or other means acceptable to municipality in the amount of the Decommissioning Costs, unless the owner is a public utility regulated by the Public Service Commission of Wisconsin (PSCW). In accordance with obligations under Wis. Stat. §196.09, public utilities regulated by the PSCW are required to periodically file with the PSCW an “estimate of the annual rate of depreciation required for each of its classes of fixed capital used for public utility purposes.” Included in that filing are estimated costs for recovery in utility rates for decommissioning costs related to the public utility assets.

Exhibit E – Operations Plan

Town Line Road Solar Project

Applicant:
OneEnergy Development, LLC
PO Box 907, Madison, WI 53701

OneEnergy Renewables

Town Line Road 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. 24 inverters, situated central to the array area, convert the DC electricity to alternating current (AC) electricity to allow it to be delivered to the existing electric distribution system. 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 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 by 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.

Town Line Road Solar

Vegetation Installation and Management Plan



Date: 9/23/2026
Site Location: 42.685779, -88.421782

ONEENERGY RENEWABLES • PO BOX 907 • MADISON, WI 53701

WWW.ONEENERGYRENEWABLES.COM

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1 Site Overview

Town Line Road Solar is a 6 MWac solar generation facility that will be developed, engineered, and constructed by OneEnergy Development, LLC. The Project is located directly east of Town Line Road and south of the intersection of Town Line Road and State Highway 11 in the Town of Spring Prarie in Walworth County, Wisconsin.

The 30-acre project site is currently used for agricultural production and was most recently planted in corn and soybeans. The predominant soils on site are somewhat well drained McHenry silt loam and somewhat poorly drained Conover silt loam. The Project area contains 2.3 acres of wetlands.

Following the construction of the solar facility, the site will be planted with a mix of native prairie species that will provide habitat for pollinators and other wildlife.

2 Benefits of Pollinator-Friendly Solar

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

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

3 Site Preparation and Temporary Seeding

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

There will be some areas of disturbance in the Project area due to grading. Soil will not be removed from the site and will be stockpiled until it is replaced following disturbance. During construction, a cover crop of oats will be seeded at a rate of 131 lbs/acre where grading has occurred. At a minimum, erosion control measures will include 2803 LF of silt fence, 1677 LF of sediment control logs, and 1500 SY of erosion control blanket. Oats will also be seeded in any areas disturbed by construction activities. The site will be mowed regularly during construction to control noxious and invasive species.

After construction, discing and deep ripping may be used to decompact the soil depending on the level of compaction. The soil surface will be smoothed using a spike tooth harrow or similar implement. Soil compaction will be tested across the site using a soil penetrometer, and any soil with a penetration resistance above 250 psi at a minimum of 12 inches below the soil surface will be decompacted until the penetration resistance is 250 psi or less.

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

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

4 Permanent Seeding

Permanent seeding with a native prairie mix will occur in the fall after construction has been completed. Seeding will take place from October 15th until the soil freezes. If seeding is delayed due to construction or weather conditions, permanent seeding will take place the following spring from April to May.

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

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

Changes to plant species and their proportions in the mix may be necessary depending on seed availability at the time of planting, but the diversity of species and quality of the mix will be maintained. Seed will be sourced within 175 miles of the project location if available. The project owner will review and approve all final seed mixes. Seeding records that include spatial locations of seeding, seed mixes, seed tags or packing slips, seeding rate, seeding method, and date installed will be kept.

5 Vegetation Monitoring

The following objectives will be achieved through vegetation monitoring:

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

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

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

6 Vegetation Management

The Environmental Specialist overseeing vegetation management will have comprehensive knowledge and experience restricting invasive species and managing vegetation to encourage

native plant communities. Additionally, the Environmental Specialist will have a degree in biology, botany, natural areas management, or a related field, detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and conducting native prairie restoration. The Environmental Specialist may direct employees or subcontractors that do not meet the qualifications of the Environmental Specialist to complete vegetation management activities selected and supervised by the Environmental Specialist.

Vegetation will be managed to achieve the following objectives:

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

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

1. Stabilized soils will have no significant erosion, and, if any erosion does occur, corrective action will be taken and include reseeding of repaired areas with the planned vegetation.
2. Noxious and invasive weed species will have a maximum coverage of 5% of the project area.
3. The following milestones for minimum coverage of planted perennial species will be achieved:
    a. A minimum of 20% cover of planted perennial species by the end of the first growing season following seeding.
    b. A minimum of 40% cover of planted perennial species by the end of the second growing season.
    c. A minimum of 70% cover of planted perennial species by the end of the third growing season.

During the first year of establishment, vegetation will be mowed 2 to 3 times to a height of 8 inches. After the first year of establishment, vegetation will be mowed to a height of 10 to 12 inches. During the second year of establishment, vegetation will be mowed twice. During the third year of management, vegetation will be mowed once or twice. There will be a dormant mow during the fourth year of establishment. Following this establishment period, if there is a minimum of 70% cover of planted perennial species and less than 5% cover of noxious and invasive species, the site will be mowed as needed for noxious and invasive species control and to intermittently remove excess biomass. In addition to mowing the entire Project area, spot-

treatment of invasive species with targeted mowing and herbicide treatment will be completed as needed, depending on observations made during vegetation monitoring visits.

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

6.1 Noxious and Invasive Species Management

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

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

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

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

7 Vegetation Monitoring and Management Timeline

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

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

Optional Dormant Mow	Mow every two to three years to remove thatch.	Oct-Nov

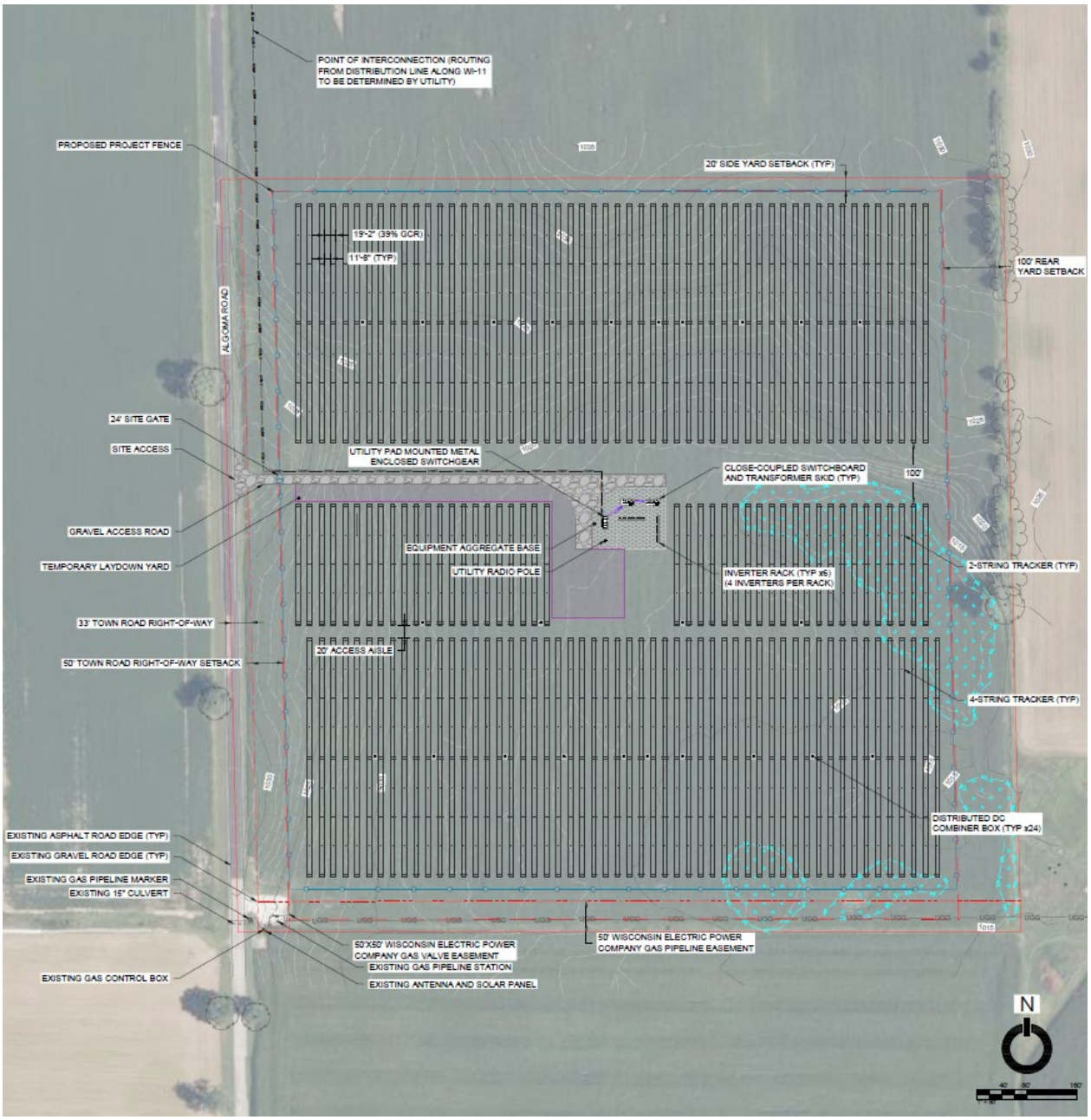
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9 Appendix A – Project Layout



10 Appendix B – Pollinator Seed Mixes

Percentage of mix is the based on seed weight.

Upland Mix

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

Seeding Rate: 85.9 seeds/ ft^2

Lowland Mix

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

Seeding rate: 99.50 seeds/ft^2

FORGESOLAR GLARE ANALYSIS

Project: **Town Line Road Solar**

Town Line Road Solar will include approximately 30 acres of agricultural land in the Town of Spring Prairie, Walworth Co, WI. Some light grading and clearing may take place but there will be little change to the quantity of impervious surface. It is expected that the project will generate 6MW of power.

Site configuration: **Untitled**

Calculated via ForgeSolar Radiometric Physics Engine v3.2.1

Created 21 Sep, 2026
Updated 21 Sep, 2026
Time-step 1 minute
Timezone offset UTC-6
Minimum sun altitude 0.0 deg
DNI peaks at 1,000.0 W/m^2
Category 5 MW to 10 MW
Site ID 188308.30984

Ocular transmission coefficient 0.5
Pupil diameter 0.002 m
Eye focal length 0.017 m
Sun subtended angle 9.3 mrad
Min luminance threshold 5,000 cd/m^2



Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	17,950,000.0

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

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

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0
OP 25	0	0.0	0	0.0
OP 26	0	0.0	0	0.0
OP 27	0	0.0	0	0.0
OP 28	0	0.0	0	0.0
OP 29	0	0.0	0	0.0
OP 30	0	0.0	0	0.0
OP 31	0	0.0	0	0.0
OP 32	0	0.0	0	0.0
OP 33	0	0.0	0	0.0
OP 34	0	0.0	0	0.0
OP 35	0	0.0	0	0.0
OP 36	0	0.0	0	0.0
OP 37	0	0.0	0	0.0
OP 38	0	0.0	0	0.0
OP 39	0	0.0	0	0.0
OP 40	0	0.0	0	0.0
OP 41	0	0.0	0	0.0
OP 42	0	0.0	0	0.0
OP 43	0	0.0	0	0.0
OP 44	0	0.0	0	0.0
OP 45	0	0.0	0	0.0
OP 46	0	0.0	0	0.0
OP 47	0	0.0	0	0.0
OP 48	0	0.0	0	0.0
OP 49	0	0.0	0	0.0
OP 50	0	0.0	0	0.0
OP 51	0	0.0	0	0.0
OP 52	0	0.0	0	0.0
OP 53	0	0.0	0	0.0
OP 54	0	0.0	0	0.0
OP 55	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 56	0	0.0	0	0.0
OP 57	0	0.0	0	0.0
OP 58	0	0.0	0	0.0

Component Data

PV Arrays

Name: PV array 1
Description: 6MW
Axis tracking: Single-axis rotation
Backtracking: Shade-slope
Tracking axis orientation: 180.0°
Max tracking angle: 52.0°
Resting angle: 52.0°
Ground Coverage Ratio: 0.3
Rated power: 6000.0 kW
Panel material: Light textured glass with AR coating



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	42.684210	-88.423860	1025.32	7.00	1032.32
2	42.684210	-88.419247	1012.52	7.00	1019.52
3	42.687175	-88.419354	1029.63	7.00	1036.63
4	42.687160	-88.423860	1022.20	7.00	1029.20

Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	42.689628	-88.423662	1029.58	17.50
OP 2	2	42.689592	-88.423957	1029.81	5.50
OP 3	3	42.690077	-88.418292	1016.17	5.50
OP 4	4	42.689959	-88.417659	1006.91	5.50
OP 5	5	42.690377	-88.417509	1012.66	5.50
OP 6	6	42.690361	-88.417144	1011.26	5.50
OP 7	7	42.690897	-88.417530	1013.81	17.50
OP 8	8	42.690842	-88.426639	1028.51	5.50
OP 9	9	42.690921	-88.426274	1032.49	17.50
OP 10	10	42.690606	-88.426660	1030.02	5.50
OP 11	11	42.690755	-88.427347	1030.37	5.50
OP 12	12	42.691284	-88.415931	1011.67	10.00
OP 13	13	42.691300	-88.419429	1007.81	10.00
OP 14	14	42.691315	-88.421596	1007.60	10.00
OP 15	15	42.691315	-88.424300	1016.07	10.00
OP 16	16	42.691300	-88.426446	1027.34	10.00
OP 17	17	42.689438	-88.424150	1025.67	10.00
OP 18	18	42.688192	-88.424064	1019.84	10.00
OP 19	19	42.686994	-88.424021	1023.61	10.00
OP 20	20	42.686131	-88.424071	1032.48	10.00
OP 21	21	42.685200	-88.424049	1029.98	10.00
OP 22	22	42.684159	-88.424135	1029.08	10.00
OP 23	23	42.682235	-88.423877	1027.86	10.00
OP 24	24	42.680768	-88.423877	1022.61	10.00
OP 25	25	42.676260	-88.421980	1012.42	17.50
OP 26	26	42.676425	-88.422603	1009.20	5.50
OP 27	27	42.676291	-88.420736	1003.79	17.50
OP 28	28	42.689005	-88.409769	1035.77	17.50
OP 29	29	42.690487	-88.410263	1020.11	17.50
OP 30	30	42.687916	-88.405435	1005.95	17.50
OP 31	31	42.690985	-88.409101	1013.21	17.50
OP 32	32	42.691001	-88.408039	1013.79	17.50
OP 33	33	42.690961	-88.407513	1015.04	17.50
OP 34	34	42.690946	-88.407138	1011.24	17.50
OP 35	35	42.690851	-88.406730	1012.54	17.50
OP 36	36	42.691017	-88.405893	1010.88	17.50
OP 37	37	42.690977	-88.405217	1011.86	17.50
OP 38	38	42.690630	-88.404960	1011.67	17.50
OP 39	39	42.690425	-88.405045	1012.47	17.50
OP 40	40	42.689984	-88.404970	1008.26	17.50
OP 41	41	42.689566	-88.405024	1007.44	17.50
OP 42	42	42.689321	-88.407406	1017.18	5.50
OP 43	43	42.691072	-88.414381	1015.81	17.50
OP 44	44	42.691513	-88.412170	1013.65	17.50
OP 45	45	42.691513	-88.411140	1010.20	17.50
OP 46	46	42.691474	-88.410432	1014.06	17.50
OP 47	47	42.691482	-88.410111	1013.35	17.50
OP 48	48	42.677129	-88.409234	990.35	17.50
OP 49	49	42.675677	-88.409727	985.94	17.50
OP 50	50	42.675709	-88.407818	981.48	17.50
OP 51	51	42.675409	-88.411701	990.69	17.50
OP 52	52	42.675094	-88.412345	984.42	17.50

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 53	53	42.691949	-88.427346	1033.31	17.50
OP 54	54	42.691909	-88.428387	1041.29	17.50
OP 55	55	42.690845	-88.432947	1024.42	5.50
OP 56	56	42.690143	-88.433419	1019.75	5.50
OP 57	57	42.690727	-88.433515	1023.60	5.50
OP 58	58	42.690561	-88.435168	1032.24	5.50

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	17,950,000.0

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

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

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 32	0	0.0	0	0.0
OP 33	0	0.0	0	0.0
OP 34	0	0.0	0	0.0
OP 35	0	0.0	0	0.0
OP 36	0	0.0	0	0.0
OP 37	0	0.0	0	0.0
OP 38	0	0.0	0	0.0
OP 39	0	0.0	0	0.0
OP 40	0	0.0	0	0.0
OP 41	0	0.0	0	0.0
OP 42	0	0.0	0	0.0
OP 43	0	0.0	0	0.0
OP 44	0	0.0	0	0.0
OP 45	0	0.0	0	0.0
OP 46	0	0.0	0	0.0
OP 47	0	0.0	0	0.0
OP 48	0	0.0	0	0.0
OP 49	0	0.0	0	0.0
OP 50	0	0.0	0	0.0
OP 51	0	0.0	0	0.0
OP 52	0	0.0	0	0.0
OP 53	0	0.0	0	0.0
OP 54	0	0.0	0	0.0
OP 55	0	0.0	0	0.0
OP 56	0	0.0	0	0.0
OP 57	0	0.0	0	0.0
OP 58	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0
OP 25	0	0.0	0	0.0
OP 26	0	0.0	0	0.0
OP 27	0	0.0	0	0.0
OP 28	0	0.0	0	0.0
OP 29	0	0.0	0	0.0
OP 30	0	0.0	0	0.0
OP 31	0	0.0	0	0.0
OP 32	0	0.0	0	0.0
OP 33	0	0.0	0	0.0
OP 34	0	0.0	0	0.0
OP 35	0	0.0	0	0.0
OP 36	0	0.0	0	0.0
OP 37	0	0.0	0	0.0
OP 38	0	0.0	0	0.0
OP 39	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 40	0	0.0	0	0.0
OP 41	0	0.0	0	0.0
OP 42	0	0.0	0	0.0
OP 43	0	0.0	0	0.0
OP 44	0	0.0	0	0.0
OP 45	0	0.0	0	0.0
OP 46	0	0.0	0	0.0
OP 47	0	0.0	0	0.0
OP 48	0	0.0	0	0.0
OP 49	0	0.0	0	0.0
OP 50	0	0.0	0	0.0
OP 51	0	0.0	0	0.0
OP 52	0	0.0	0	0.0
OP 53	0	0.0	0	0.0
OP 54	0	0.0	0	0.0
OP 55	0	0.0	0	0.0
OP 56	0	0.0	0	0.0
OP 57	0	0.0	0	0.0
OP 58	0	0.0	0	0.0

PV array 1 and OP 1

No glare found

PV array 1 and OP 2

No glare found

PV array 1 and OP 3

No glare found

PV array 1 and OP 4

No glare found

PV array 1 and OP 5

No glare found

PV array 1 and OP 6

No glare found

PV array 1 and OP 7

No glare found

PV array 1 and OP 8

No glare found

PV array 1 and OP 9

No glare found

PV array 1 and OP 10

No glare found

PV array 1 and OP 11

No glare found

PV array 1 and OP 12

No glare found

PV array 1 and OP 13

No glare found

PV array 1 and OP 14

No glare found

PV array 1 and OP 15

No glare found

PV array 1 and OP 16

No glare found

PV array 1 and OP 17

No glare found

PV array 1 and OP 18

No glare found

PV array 1 and OP 19

No glare found

PV array 1 and OP 20

No glare found

PV array 1 and OP 21

No glare found

PV array 1 and OP 22

No glare found

PV array 1 and OP 23

No glare found

PV array 1 and OP 24

No glare found

PV array 1 and OP 25

No glare found

PV array 1 and OP 26

No glare found

PV array 1 and OP 27

No glare found

PV array 1 and OP 28

No glare found

PV array 1 and OP 29

No glare found

PV array 1 and OP 30

No glare found

PV array 1 and OP 31

No glare found

PV array 1 and OP 32

No glare found

PV array 1 and OP 33

No glare found

PV array 1 and OP 34

No glare found

PV array 1 and OP 35

No glare found

PV array 1 and OP 36

No glare found

PV array 1 and OP 37

No glare found

PV array 1 and OP 38

No glare found

PV array 1 and OP 39

No glare found

PV array 1 and OP 40

No glare found

PV array 1 and OP 41

No glare found

PV array 1 and OP 42

No glare found

PV array 1 and OP 43

No glare found

PV array 1 and OP 44

No glare found

PV array 1 and OP 45

No glare found

PV array 1 and OP 46

No glare found

PV array 1 and OP 47

No glare found

PV array 1 and OP 48

No glare found

PV array 1 and OP 49

No glare found

PV array 1 and OP 50

No glare found

PV array 1 and OP 51

No glare found

PV array 1 and OP 52

No glare found

PV array 1 and OP 53

No glare found

PV array 1 and OP 54

No glare found

PV array 1 and OP 55

No glare found

PV array 1 and OP 56

No glare found

PV array 1 and OP 57

No glare found

PV array 1 and OP 58

No glare found

Assumptions

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

ForgeSolar default analysis parameters and observer eye characteristics, listed for reference only. The values used for this analysis are given in the site summary above.

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

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This analysis was conducted using the best available radiometric modeling at the time of generation. Future updates to the modeling methodology may yield different results.

OneEnergy RENEWABLES



TOWN LINE ROAD SOLAR

Project Overview

OneEnergy Renewables is in the process of developing a 6 MW solar project in the Town of Spring Prairie, Walworth County, WI. The project is located west of Town Line Rd and south of State Hwy 11 (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
~12,600,000 kWh per year

MAIN SYSTEM COMPONENTS

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

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

1,600
AVERAGE WISCONSIN HOUSEHOLDS

9,300
TONS OF CO_2 AVOIDED, LIKE TAKING 1,600+ CARS OFF THE ROAD*

9,700
ACRES OF U.S. FOREST CARBON SEQUESTRATION*

*Source: EPA Greenhouse Gas Equivalencies Calculator

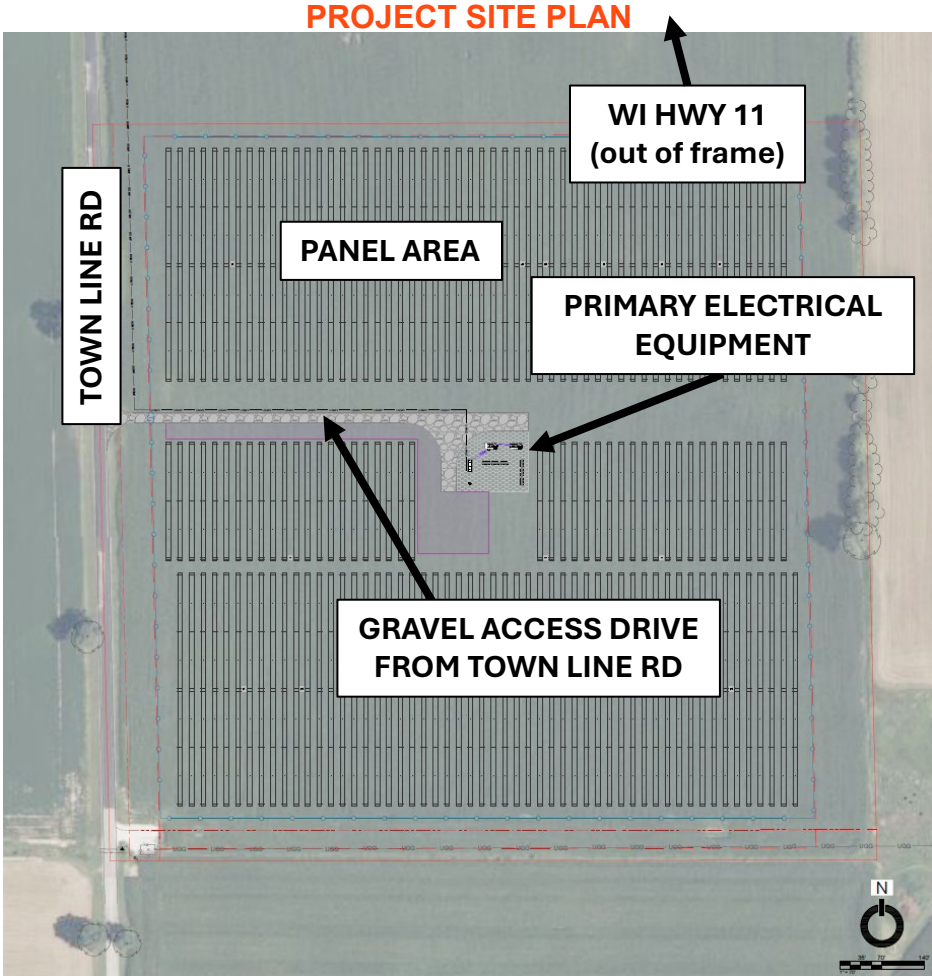
Sustainable Design and Construction

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 TOWN LINE ROAD SOLAR PROJECT SITE PLAN



Contact

BRAEDEN DUMOND
PROJECT MANAGER

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PO Box 907, Madison, WI 53701



Exhibit I – Conditional Use Standards, Walworth County Zoning District A-1

Town Line Road Solar Project

Applicant:
OneEnergy Development, LLC
PO Box 907
Madison, WI 53701

Town Line Road Solar Project Conditional Use Standards
Zoning District A-1, Farmland Preservation

The use of the property for the project is consistent with uses allowed by the Farmland Preservation Statute, Wis. Stat. §91.46(1)(f). The term "Utility Use" has been further defined by the Department of Agriculture, Trade and Consumer Protection, 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 Walworth County Conditional Use standards (Sec. 74-61. (29)) and is consistent with the Farmland Preservation Program 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 continue 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 Exclusive Agricultural District. The site's proximity to existing electrical distribution makes 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 be farmed right up to the fence line.

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, but with improved soil nutrients.