August 25, 2023

Planning & Zoning Department
City of Fitchburg, Wisconsin
5520 Lacy Road
Fitchburg, WI 53711
Attn: Deanna Schmidt, AICP

Re: Strix Solar Project Conditional Use Permit Application

Dear Planning and Zoning Members & Staff,

On behalf of OneEnergy Development, LLC, please find included with this letter a Conditional Use Permit Application and Architectural & Design Review Application for the construction and operation of a 6 Megawatt solar energy project on parcel 025060926185302 in Section 26, Township 6 North, Range 9 East in the City of Fitchburg, Dane County, Wisconsin.

Below is a list of materials submitted for ease of reference:

1. Conditional Use Permit Application & Narrative
2. Architectural & Design Review Application
3. Attachments:
    a. Attachment A – ALTA Survey
    b. Attachment B – Site Plan
    c. Attachment C – Project Profile
    d. Attachment D – Wetland delineation
    e. Attachment E – Vegetation Maintenance Plan
    f. Attachment F – Operations Plan
    g. Attachment G –Legal Description
    h. Attachment H – Decommissioning Plan

We look forward to working with the City of Fitchburg to advance the Strix Solar project with an eye toward being prepared to start construction of the project in spring of 2024. Please don't hesitate to call to discuss further any time.

Sincerely,

Peter Murphy
Project Manager
peter@oneenergyrenewables.com
262-573-3089

Addendum to Conditional Use Permit Application and Architectural Review for proposed Strix Solar Project as required by Fitchburg Zoning Ordinance Section 22-507(b) and 22-483.

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

Contents

Background

This Conditional Use Permit Application ("CUP Application") is made pursuant to Section 22-507(b) and 22-483 of the Fitchburg Zoning Code to allow One Energy Development, LLC ("OneEnergy" or "Applicant") to install, operate, and maintain a solar generation project. The Strix Solar Project ("The Project") is located on approximately 30 acres to be leased from Adam J Gile & Kristen Hanson.

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

The Applicant intends to start construction on the Project in the spring of 2024, pending receipt of all required permits and approvals and availability of key equipment for the project. Construction of the project is expected to take approximately 4-6 months. If construction starts in spring of 2024, the Project is expected to be completed by the end of 2024. If construction is delayed due to key equipment availability or other issues until spring of 2025, the project is expected to be constructed and operational by the end of 2025. Once complete, the Project will generate local power for local customers within Madison Gas and Electric Company ("MGE") service territory. MGE will own and operate the Project after it is constructed. A portion of the Strix Solar Project will be used for the MGE Shared Solar program, which allows MGE customers to buy some of their energy from the project.

Strobus Solar Project in Black River Falls, WI

A. General Land Use Description

Location

The Strix Solar Project ("The Project") is located on approximately 30 acres of vacant land known as parcel 025060926185302 southeast of the corner of Byrne Road and Syene Road, in the City of Fitchburg, WI. The land is part of a larger 70-acre parcel owned by Adam J Gile & Kristen Hanson.

Zoning

The proposed Project is situated on land that is zoned A-X Exclusive Agriculture.

Setbacks

OneEnergy commits to following all applicable setbacks, as shown in the attached site plan, including those defined by City of Fitchburg ordinance 22-484:

- Front setback: 35 feet.
- Side setback: ten feet.
- Rear setback: 50 feet.

B. Description of Equipment

Racking and Panels

The racking for the proposed project consists of driven steel I-Beams that are embedded approximately 8’ into the ground, and extend approximately 5’ above ground. A torque tube connects to the top of the I-Beams, and the panels are mounted to the top of the torque tube. All components of the racking system are galvanized steel.

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

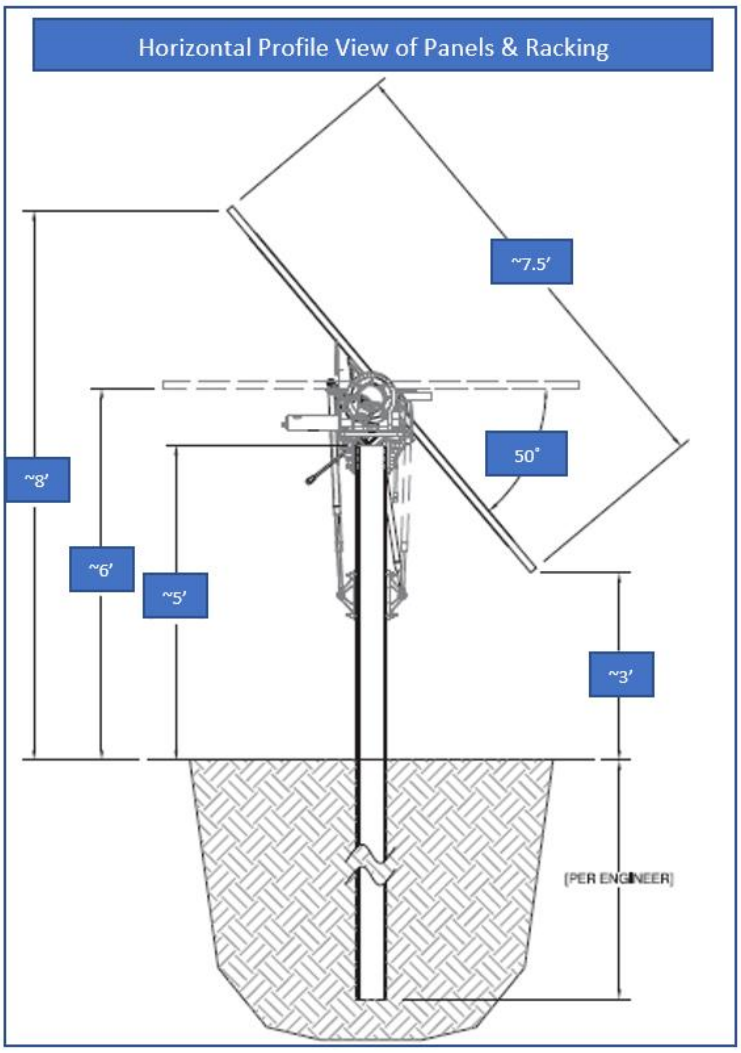


Figure 1 - Strobus Solar Project in Merrillan, WI

Solar Panels

Crystalline silicon solar PV panels, which represent ~95% of the installed solar panels in the US, consist primarily of tempered glass, anodized aluminum, and wiring, all of which can 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

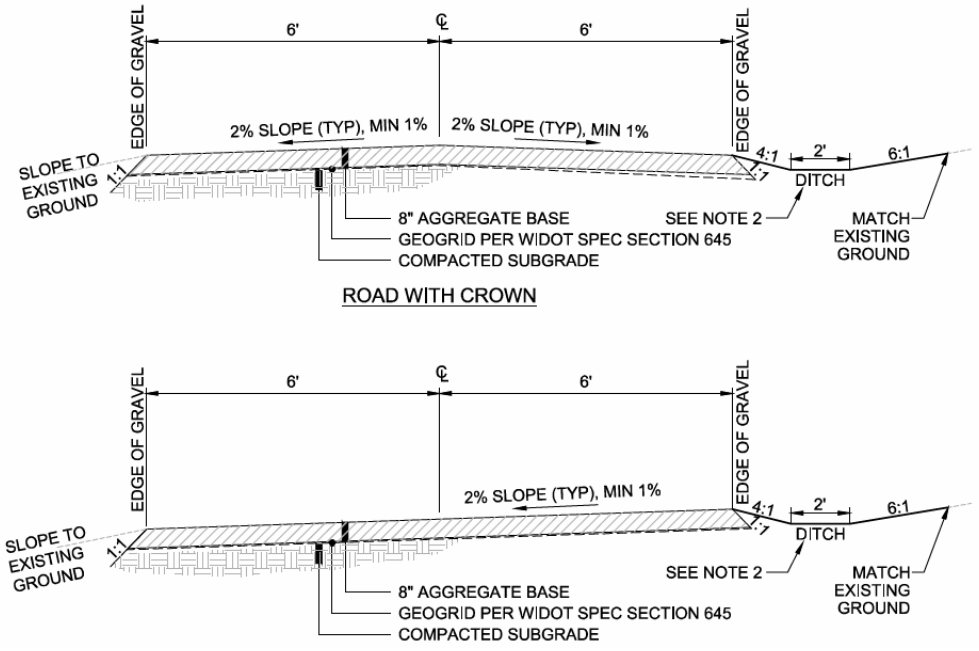
The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8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

Figure 4 - Hodag Solar Project in Rhinelander, WI

Access Drive

The access drive is proposed to be 16’ wide and will come off Byrne Road. The access drive will be installed as shown below depending on the slope. The access drive is designed to be installed at-grade to minimize changes to existing drainage patterns.

Figure 2 - Stockton Solar Project in Stockton, MN



Fence

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

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

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

C. Scale Map of the Project Site

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

The proposed project is expected to produce enough electricity for approximately 1,400 average Wisconsin residences, around 10.5% of City of Fitchburg household electricity needs (Fitchburg has 13,239 households as of 2021).

D. Landscaping

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

E. Wetland and Drainage Facilities

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

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

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

F. Construction Schedule

OneEnergy's goal is to finalize engineering in the winter of 2023-2024, to enable purchasing of long-lead equipment in early 2024 and construction during the months of June to November, 2024.

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

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

G. Operations & Vehicular Traffic Description

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. Please see **Attachment F – Operations Plan**. During construction, we anticipate that there will be between 5 and 25 construction workers on-site for the 5-month period (May-October) during which the bulk of construction will take place. Adequate provision for parking of such construction staff has been included in the design of the laydown area within the site perimeter. Additionally, deliveries will be expected during business hours. It is not expected that more than 3-4 delivery trucks will arrive to the site per day during construction. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing.

H. Decommissioning and Removal

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

I. About OneEnergy

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

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

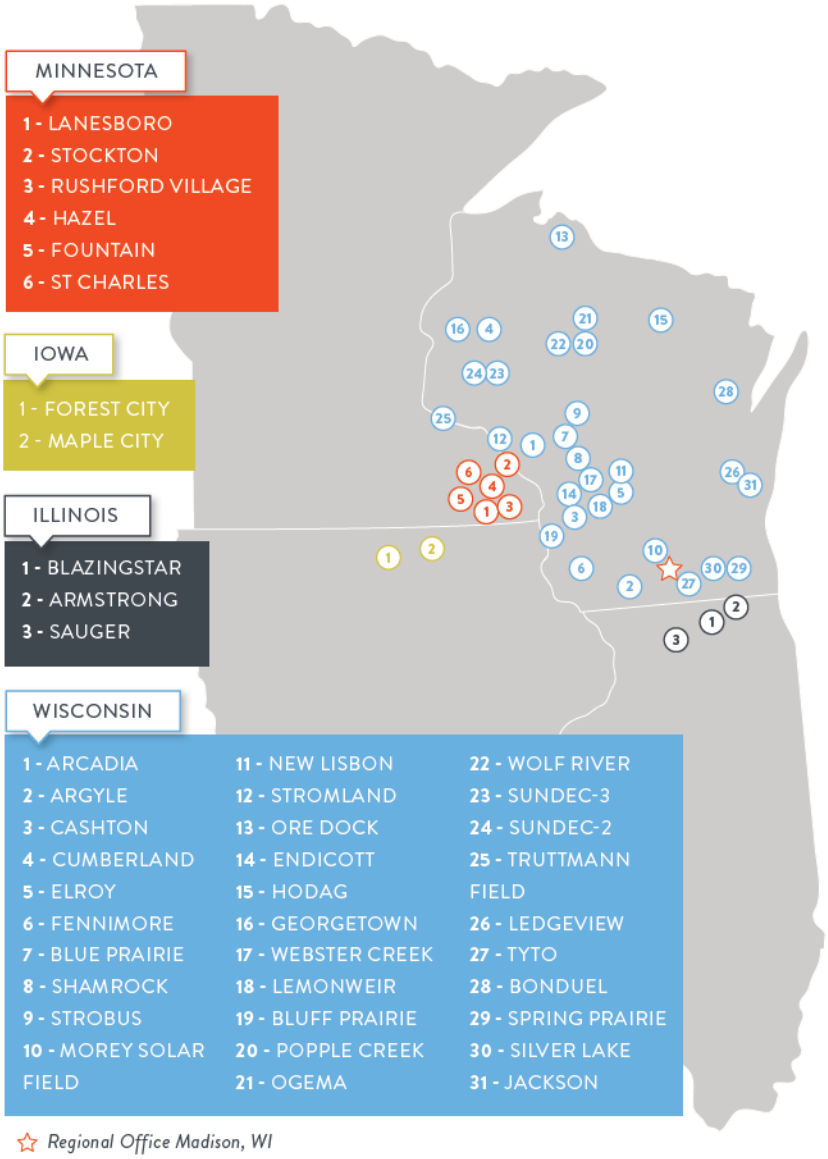
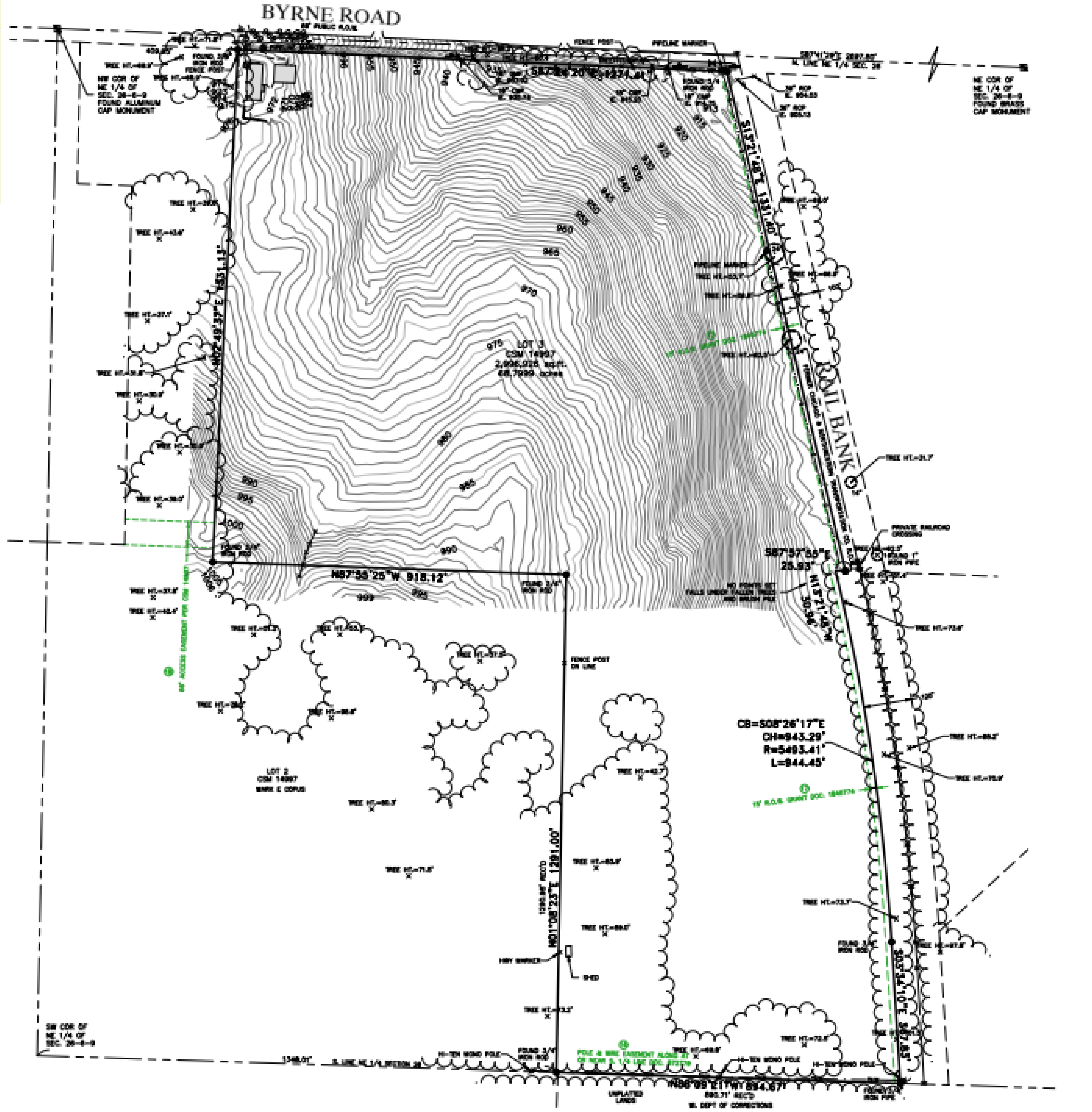


Figure 7 – OneEnergy Midwest Solar Projects

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE

(IN FEET)

LEGEND

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

DIGGERS HOTLINE TICKET NO. 20232918375

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 FOR RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

Lot Three (3) of Certified Survey Map No. 14997 recorded in the office of the Register of Deeds for Dane County, Wisconsin, on December 11, 2018 in Volume 105 of Certified Survey Maps, Pages 314-318, as Document No. 5459216, in the City of Fitchburg, Dane County, Wisconsin.

Property Address: 5101 Byrne Road, Fitchburg, WI 53575
Tax Key Number: 225-0609-261-8530-2

Prepared for: OneEnergy Development
Survey No. 169134-RMK

A. Basis of Bearings
Bearings are based on the North line of the Northeast 1/4 of Section 26-6-9, which bears South 87°41'29" East.

B. Title Commitment
This survey was prepared based on Knight Barry Title Services LLC and underwritten by Stewart Title Guaranty Company title commitment number 2220870, commitment date July 3, 2023, which lists the following easements and/or restrictions from schedule B-II:

1, 6-8, 11-13. Visible evidence shown, if any.

2-5, 9-10, 21-24. Not survey related.

14. Electric Line Easement granted to Wisconsin Power and Light Company and other matters contained in the instrument recorded May 11, 1954 in Vol. 269 of Miscellaneous, Page 28 as Document No. 872779; assigned to American Transmission Company LLC by an Easement Assignment recorded January 25, 2001 as Document No. 3282843. Lies within or crosses the surveyed property - its location is shown.

15. Notice Affecting Real Estate recorded in Vol. 996 of Records, Page 8 as Document No. 1592785. Lies within or crosses the surveyed property - its location cannot be determined from the record document - not shown.

16. Notice Affecting Real Estate recorded in Vol. 996 of Records, Page 652 as Document No. 1593197. Lies within or crosses the surveyed property - its location cannot be determined from the record document - not shown.

17. Right of Way Grant to Madison Gas and Electric Company and other matters contained in the instrument recorded August 3, 1984 in Vol. 5961 of Records, Page 25 as Document No. 1845774. Lies within or crosses the surveyed property - its location is shown.

18. Easements, restrictions and other matters shown on Certified Survey Map No. 14997 recorded December 11, 2018 as Document No. 5459216; corrected by an Affidavit of Correction recorded January 8, 2019 as Document No. 5464167. Does not lie within or cross the surveyed property - its location is shown.

19. Affidavit of Record and other matters contained in the instrument recorded January 8, 2019 as Document No. 5464169. Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.

20. Affidavit of Record and other matters contained in the instrument recorded March 5, 2020 as Document No. 5567624. Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.

C. Flood Note
According to flood insurance rate map of the City of Fitchburg, community panel number 55025C0585H, effective date of 2/17/2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Elevations
Elevations refer to NAVD88 Datum.

E. Municipal Zoning
The zoning information listed below is taken from the City of Fitchburg website - site is zoned Exclusive Agriculture

Front setback - 35'
Side yard setback - 10'
Rear yard setback - 50'
Maximum height of dwelling structures - 35'
Maximum height of farm buildings - No limitation

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

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

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

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

Lot 3 does not form a mathematically closed figure, apparent error in South line based on found property corners.

To: Knight Barry Title Services LLC
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 8, 2023.

Date of Plat or Map: August 9, 2023

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

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

MICHAEL J. RATZBURG S-2236 WAUKESHA WI

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

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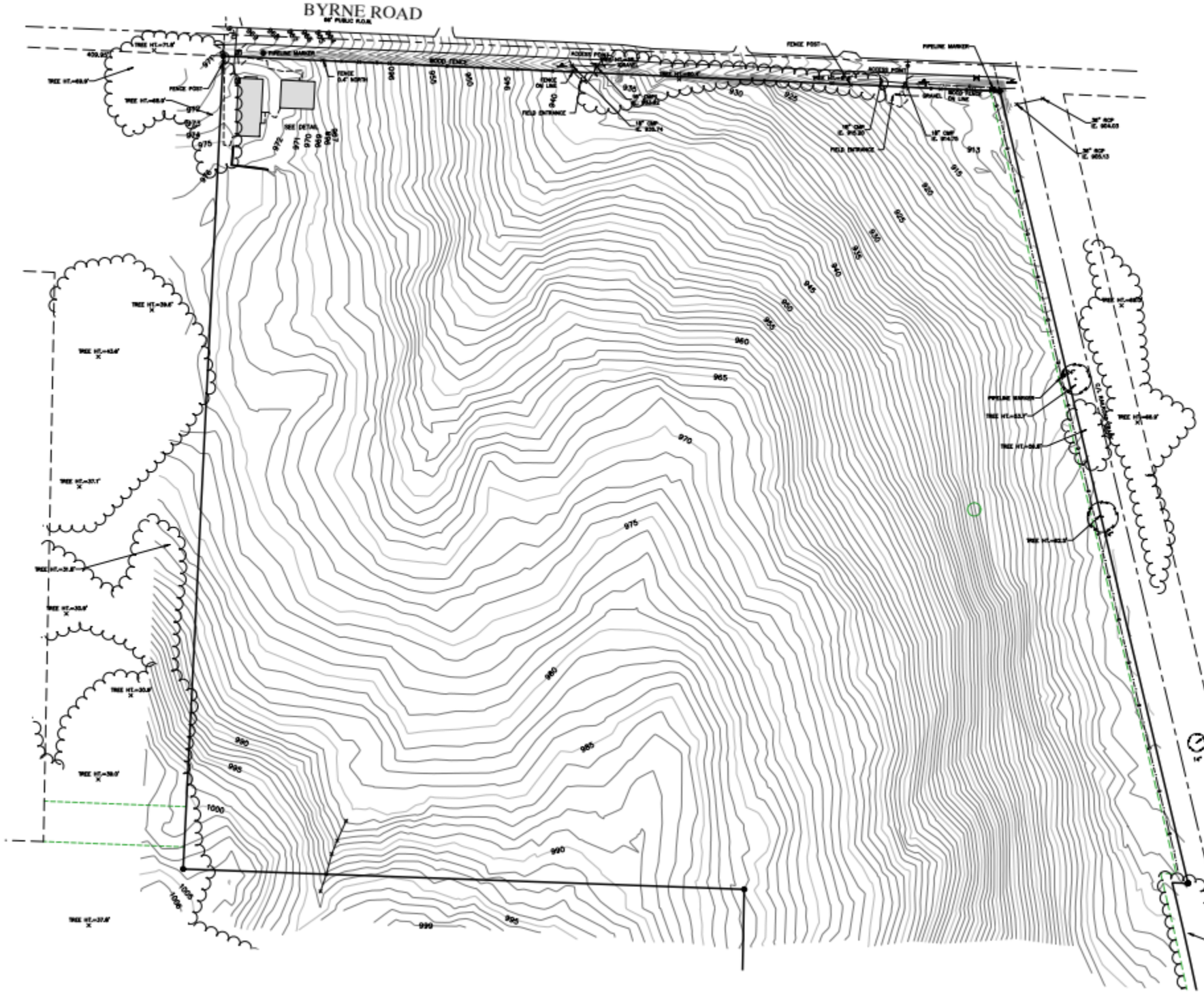
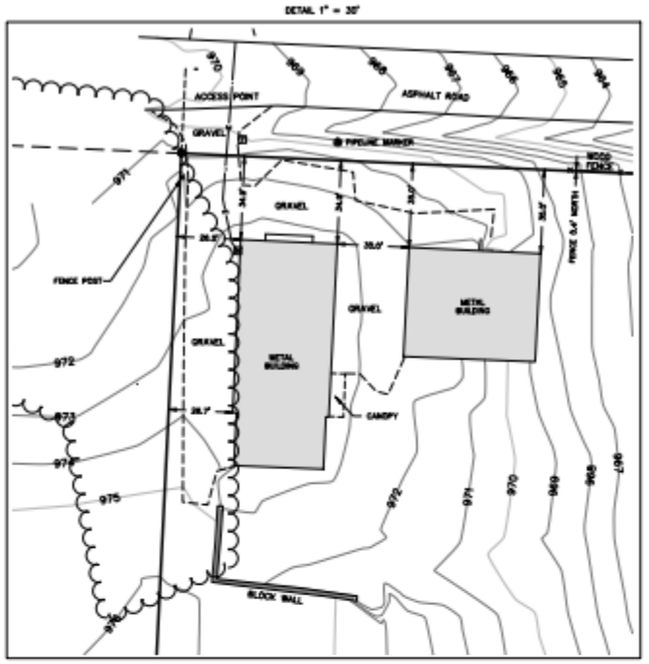
ALTA/NSPS LAND TITLE SURVEY





LEGEND

- SIGN
- ELECTRIC METER
- TELEPHONE PEDESTAL
- GAS WARNING SIGN
- GAS VALVE

GRAPHIC SCALE

(IN FEET)

DIGGERS HOTLINE TICKET NO. 20232918375

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OneEnergy RENEWABLES

STRIX SOLAR
Project Overview


OneEnergy's Stockton Solar Project
Photo Credit: Jeff West, NRS

OneEnergy Renewables is in the process of developing a 6 MW solar project in the City of Fitchburg, WI. The project is located southeast of the corner of Byrne Road and Syene Road (Please see site plan on reverse). OneEnergy Renewables will develop, design, and construct the solar project, and electricity from the project will serve local Madison Gas & Electric customers.

The project will occupy approximately 30 acres, and has an expected useful life of 30-40 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 Megawats
~30 acres
~11,988,000 kWh per year

MAIN SYSTEM COMPONENTS
- Single-axis tracker (tracks the sun from east to west throughout the day)
- Bifacial solar panels
- Inverters
- Transformer

11,988,000 KILOWATT HOURS PER YEAR IS EQUIVALENT* TO...

1,400
HOUSEHOLDS POWERED BY SOLAR ENERGY

8,400
TONS OF CO_2 AVOIDED. EQUIVALENT TO TAKING 1,800+ CARS OFF THE ROAD

10,000
ACRES OF US FOREST EQUIVALENT CARBON SEQUESTRATION

*Source: EPA Greenhouse Gas Equivalencies Calculator

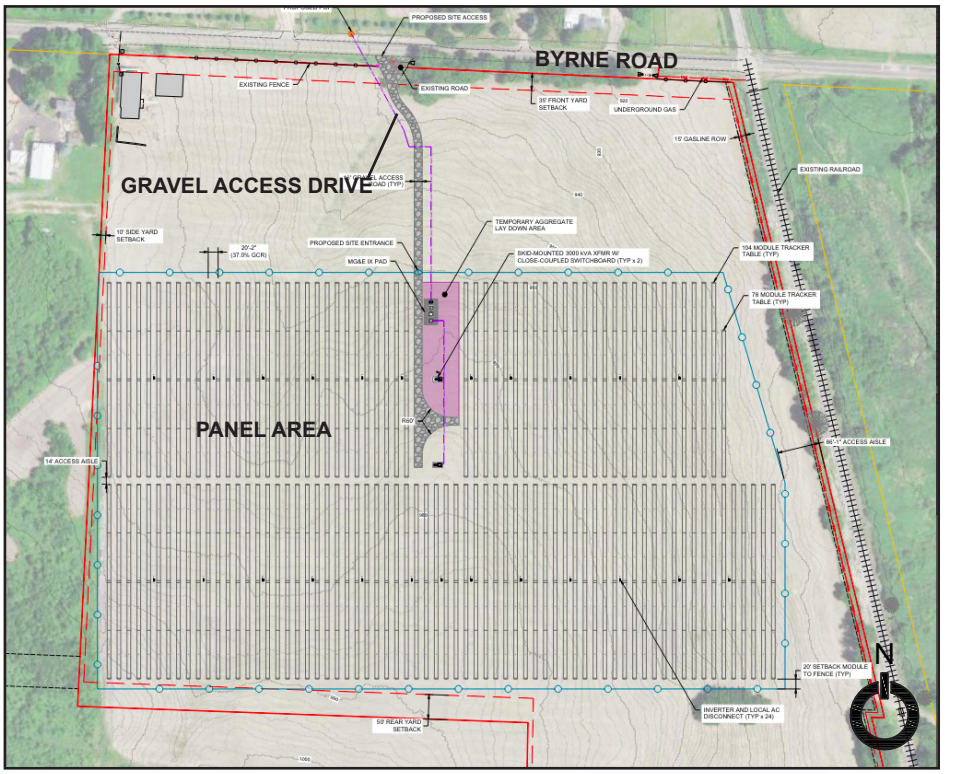
Sustainable Design and Construction

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.

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 STRIX SOLAR PROJECT SITE PLAN



Contact

PETER MURPHY
PROJECT MANAGER

262.573.3089 |C

peter@oneenergyrenewables.com

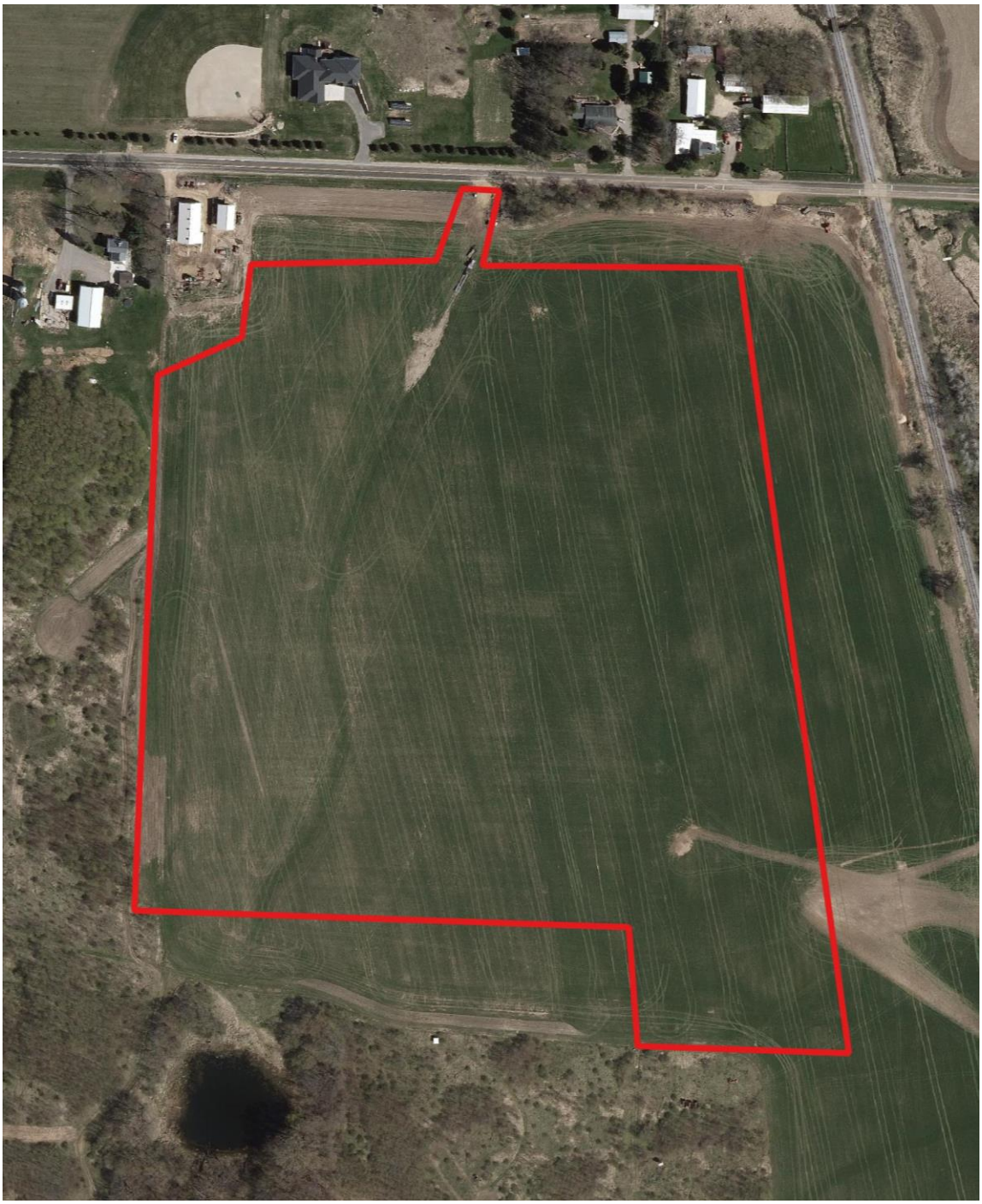
10 N. Livingston St, Suite 201
Madison, WI 53703

Prepared by Emmons & Olivier Resources, Inc.

Prepared for the Strix Solar Facility, a OneEnergy Renewables Project

Strix Solar Wetland Delineation Report

City of Fitchburg, Dane County, Wisconsin



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1. EXECUTIVE SUMMARY

The purpose of this report is to provide OneEnergy Renewables with an evaluation of potential existing wetlands and jurisdictional waters within the **Study Area** that may preclude, constrain, or otherwise affect development of the proposed Strix Solar Facility. The Study Area encompasses all potential locations for the proposed solar facility, including associated access roads, and seeks to avoid potential wetland impacts. The Study Area aligns with parcel identification number 060926185302.

EOR conducted an initial screening and onsite wetland review of the Study Area, in accordance with Wisconsin Department of Natural Resources (WDNR) wetland screening and delineation procedures, to evaluate the presence or absence of wetlands within the Study Area.

Evaluation of the Study Area began with an initial review of Wisconsin Wetland Inventory (WWI) and WDNR Wetland Indicator Soils data. Additionally, offsite evaluation measures included review of historical aerial imagery, National Hydrography Dataset, high-resolution (2-foot) digital elevation data, topographic survey data, Soil Survey Geographic (SSURGO) hydric soil classification data and morphological evaluation of the in-situ soil profile.

Results from the offsite wetland analysis identified three suspect areas with the potential for supporting wetland hydrology. A Level 2 onsite delineation, performed by EOR on July 10, 2023, confirmed that zero (0) wetlands are present within the Study Area. EOR recommends submitting this report to the WDNR Office of Energy. This report may also need to be submitted to the WDNR Wetland Confirmation Service for review. This report is intended to provide WDNR Wetland Confirmation Service Staff and Office of Energy Water Management Specialists (WMS) documentation of our evaluation of wetland boundaries within the Study Area for Wetland Review Correspondence, to be included in the WDNR NOI online permit application submittal.

1.1. Review Team and Contact Information

The delineation was performed by Ethan Hau. Joe Pallardy and Hallie Brychel provided additional support. Ethan is the lead author of this report.

Wetland Delineators
Ethan Hau, Environmental Scientist
ehau@eorinc.com

Joe Pallardy, Renewable Energy Team Lead
jpallardy@eorinc.com

Hallie Brychel, Environmental Scientist
hbrychel@eorinc.com

Emmons & Olivier Resources, Inc. (EOR)
1334 Dewey Court
Madison, WI 53703
608.839.4422

Figure 1. Study Area

2. INTRODUCTION

The proposed project includes construction of the Strix Solar Facility within an approximately 33.6-acre site located in the City of Fitchburg, Dane County, Wisconsin, south of Byrne Road, west of the US Highway 14 overpass. The site includes portions of the northwest, northeast, and southeast quarters of Section 26, Township 6 North, Range 9 East. The Study Area is within one (1) parcel (**Figure 2**). The construction of the community solar facility will take place on private lands, with potential access roads crossing the Right-of-Way. The Study Area was planted in soybeans at the time of the site visit.

3. METHODOLOGY

3.1. Offsite – Level 1 Wetland Delineation

The Wisconsin Department of Natural Resources (WDNR) has established an initial screening process using Wisconsin Wetland Inventory and Wetland Indicators layers, topography (LIDAR) data, and aerial imagery to determine if there is the potential for wetlands to be impacted by a proposed project. The portions of the project that were clearly outside of any potential wetlands identified in accordance with WDNR guidance document were deemed as "wetland-free" non-wetland areas.

3.1.1. Supplementary Data Collection

The following data were collected and reviewed prior to reviewing historical aerial imagery in accordance with WDNR and Army Corps of Engineers' 2015 technical guidance document:

- Dane County high resolution digital elevation data and 1-foot elevation contours (**Figure 3**)
- Natural Resources Conservation Service (NRCS) SSURGO hydric soil classification data (**Figure 4**)
- WDNR Wetland Indicator Soils Data (**Figure 5**)
- WDNR Wisconsin Wetland Inventory (WWI) (**Figure 5**)
- WDNR 24k Hydrography Open Waters and Streams Data (**Figure 5**)

3.1.2. Supplementary Data Analysis

The Wisconsin Wetland Inventory and Wetland Indicators layers were reviewed to identify mapped wetlands and areas of potential wetland soils within the Study Area. If neither the Wisconsin Wetland Inventory layer nor the Wetland Indicators layer identified a wetland within the Study Area, EOR analyzed high-resolution digital elevation (LiDAR) data to evaluate likely drainage paths and depressions. Evaluation of the LiDAR data, combined with a historical aerial imagery review was helpful in identifying potential wetlands within the Study Area.

3.1.3. Historical Aerial Imagery Review

Historical aerial imagery was acquired from the National Agriculture Imagery Program (NAIP), Dane County GIS web service, Google Earth, and Wisconsin DNR (**Appendix A**). All areas exhibiting a potential wetland signature within the Study Area were identified in each aerial photograph.

Figure 2. Proposed Solar Facility is in the City of Fitchburg, Dane County, Wisconsin, south of Byrne Road, west of the US Highway 14 overpass.

3.2. Onsite – Level 2 Wetland Delineation Methods

3.2.1. Data Collection and Tabulation

EOR followed methodology in accordance with the Wisconsin DNR and U.S. Army Corps of Engineers 2015 Guidance Document and methodology outlined in the 1987 Corps of Engineers Wetland Delineation Manual and supplemental methods identified in the Northcentral and Northeast Regional Supplement to delineate wetlands within the Study Area (USACE 2012). Wetland and upland observations and data were recorded in the field and subsequently entered into BioApp's mobile version of the U.S. Army Corps of Engineers Wetland Determination Data Form – Northcentral and Northeast Region. Sample points and delineated boundaries were collected in the field using corrected differential Global Positioning System (GPS) and mapped using ArcMap v10.8 and QGIS v3.28.

3.2.2. Wetland Indicator Methodology

EOR conducted field work on July 10, 2023, to validate the presence/absence of wetland resources identified through the offsite analysis and to identify wetland boundaries. A transect was established in a representative transition zone of the potential wetland. The transect consisted of sample point in the potential wetland, and if wetland criteria were met, one point in the upland. Soils, vegetation, and hydrology were documented at each sample point and provided in data sheets.

Vegetation

Observed plant species were identified and assigned corresponding Northcentral and Northeast Region wetland indicator status. The wetland probability indicator status of dominant plant species was determined using the 2020 National Wetland Plant List v3.5 Species Detail Tool.

Soils

Soil profiles were collected to a minimum of 24 inches. Soil colors were determined using the Munsell Soil Color Charts. Soils were described to include those hydric indicators immediately below the A-horizon. A hydric soil determination was made based upon soil characterization (texture, color), soil order, ponding, and flooding frequency.

Hydrology

As required in the 1987 Manual, the presence of subsurface hydrology or indicators thereof was characterized in the rooting zone to a minimum of 24 inches. Primary and secondary hydrology indicators were identified according to the Northcentral and Northeast Regional Supplement.

Delineation Boundary Determination

Wetland boundaries were determined after taking into consideration the parameters of soil, hydrology, vegetation, topography, and professional judgment at paired upland and wetland sample points. Boundary GPS data was collected at sufficient and appropriate intervals, depending on curvature and assumed accuracy.

4. RESULTS

4.1. Offsite – Level 1 Wetland Delineation

4.1.1. Topography and Hydrology

Regionally, the Study Area is situated in the Southeast Glacial Plains ecological landscape, characterized by drumlins interspersed with wetlands and other glacial features. The site is located predominantly in an agricultural field with moderate slopes. Site drainage is north toward lower relief areas of mapped wetlands located north of the Study Area (**Figure 3**). Elevations range from 1006 feet above mean sea level in the site's southwest corner to 925 feet at the northeast corner of the site.

The Wisconsin Wetland Inventory (WWI) did not identify mapped wetlands within the Study Area (**Figure 5**).

4.1.2. Soils Data

NRCS SSURGO data mapped four non-Hydric soil units within the Study Area (**Figure 4**). Hydric ratings were based on those identified in the SSURGO database.

Table 1. NRCS Soils and Hydric Rating

Unit symbol	Soil Unit Name	Drainage classification	Hydric Classification	Area (acres)
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	Well drained	Non-Hydric	20.6
DnB	Dodge silt loam, 2 to 6 percent slopes	Well drained	Non-Hydric	9.9
MdD2	McHenry silt loam, 12 to 20 percent slopes, eroded	Well drained	Non-Hydric	2.2
BbB	Batavia silt loam, gravelly substratum, 2 to 6 percent slopes	Well drained	Non-Hydric	0.8

4.1.3. Water Resources Data

No mapped wetlands were identified within the Study Area. Mapped wetlands and an intermittent stream (Murphys Creek) are located east of the Study Area. No wetland indicator soils were identified within the Study Area. (**Figure 5**).

No mapped FEMA floodplains were identified within or immediately adjacent to the Study Area.

4.2. Aerial Imagery Analysis

EOR reviewed 11 (eleven) growing season aerial photos from 2004 to 2022 (**Appendix A**). Six photos taken outside of the growing season were reviewed to provide additional context. The non-growing season images were included in Appendix A but were **not** used in the aerial imagery analysis. Of the 11 images reviewed, five (5) images had normal antecedent precipitation levels in the three months preceding the image date (**Table 2**). Wetland signatures were observed in 100% of images with normal antecedent precipitation in suspect Area 1. Wetland signatures were observed in 60% images with normal antecedent precipitation in suspect Area 2. Wetland signatures were observed in 20% of images with normal antecedent precipitation in suspect Area 3.

Table 2. WDNR hydrology assessment with aerial imagery recording form

Image Date	Image Source	Antecedent Precipitation (1981-2010)	Interpretation (list hydrology indicators observed, e.g. crop stress, drowned out, standing water, etc.)		
			Area 1	Area 2	Area 3
6/26/2022	NAIP	**Normal**	AP	NV	NV
8/4/2020	NAIP	**Normal**	AP	NV	NV
10/4/2018	NAIP	**Wet**	AP	AP	AP
9/22/2017	NAIP	**Normal**	AP	AP	AP
10/11/2015	NAIP	**Wet**	AP	AP	AP
7/4/2013	NAIP	**Wet**	NV	NV	NV
7/2/2010	NAIP	**Wet**	AP	AP	AP
7/9/2008	NAIP	**Wet**	CS	AP	AP
9/6/2006	NAIP	**Wet**	AP	AP	AP
6/23/2005	NAIP	**Normal**	AP	AP	NV
7/28/2004	NAIP	**Normal**	AP	AP	NV
Normal Climate Condition			**Area 1**	**Area 2**	**Area 2**
Number			**5**	**5**	**5**
Number with wet signatures			**5**	**3**	**1**
Percent with wet signatures			**100**	**60%**	**20%**

Key		
WS - wetland signature	SS - soil wetness signature	CS - crop stress
NC - not cropped	AP - altered pattern	NV - normal vegetative cover
DO - drowned out	SW - standing water	NSS – no soil wetness signature
Other labels or comments: *Wet/Dry years were not used in aerial imagery analysis, only used as a point of reference*		

***** The WDNR has prepared a wetland delineation checklist (Appendix B). The WDNR Wetland Confirmation Service checklist suggests that Study Areas that are currently or were recently (less than three years prior to the delineation) under agricultural production must include a Farm Service Agency (FSA) Slide Review. The offsite aerial imagery review performed for this report is in accordance with the offsite hydrology/wetland determination guidance document developed by BWSR and the St. Paul District Corps of Engineers. The BWSR methodology is consistent with the methodology identified in Section 3.7.5 of the Guidance for Submittal of Delineation Reports to the St. Paul District Corps of Engineers and the Wisconsin Department of Natural Resources.

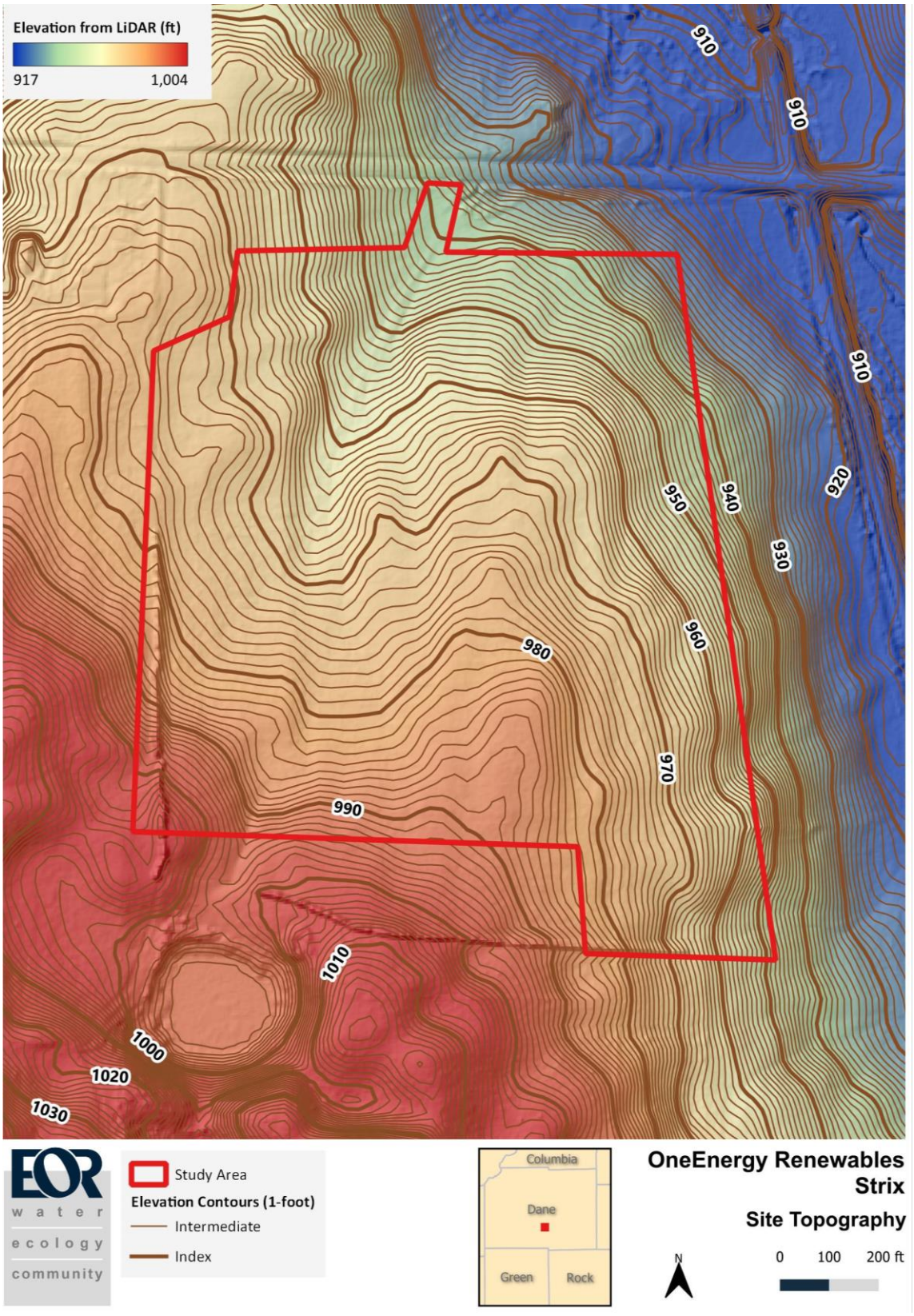


Figure 3. Topography (LiDAR) is moderately sloped with overland drainage generally directed towards the northern portion of the site.

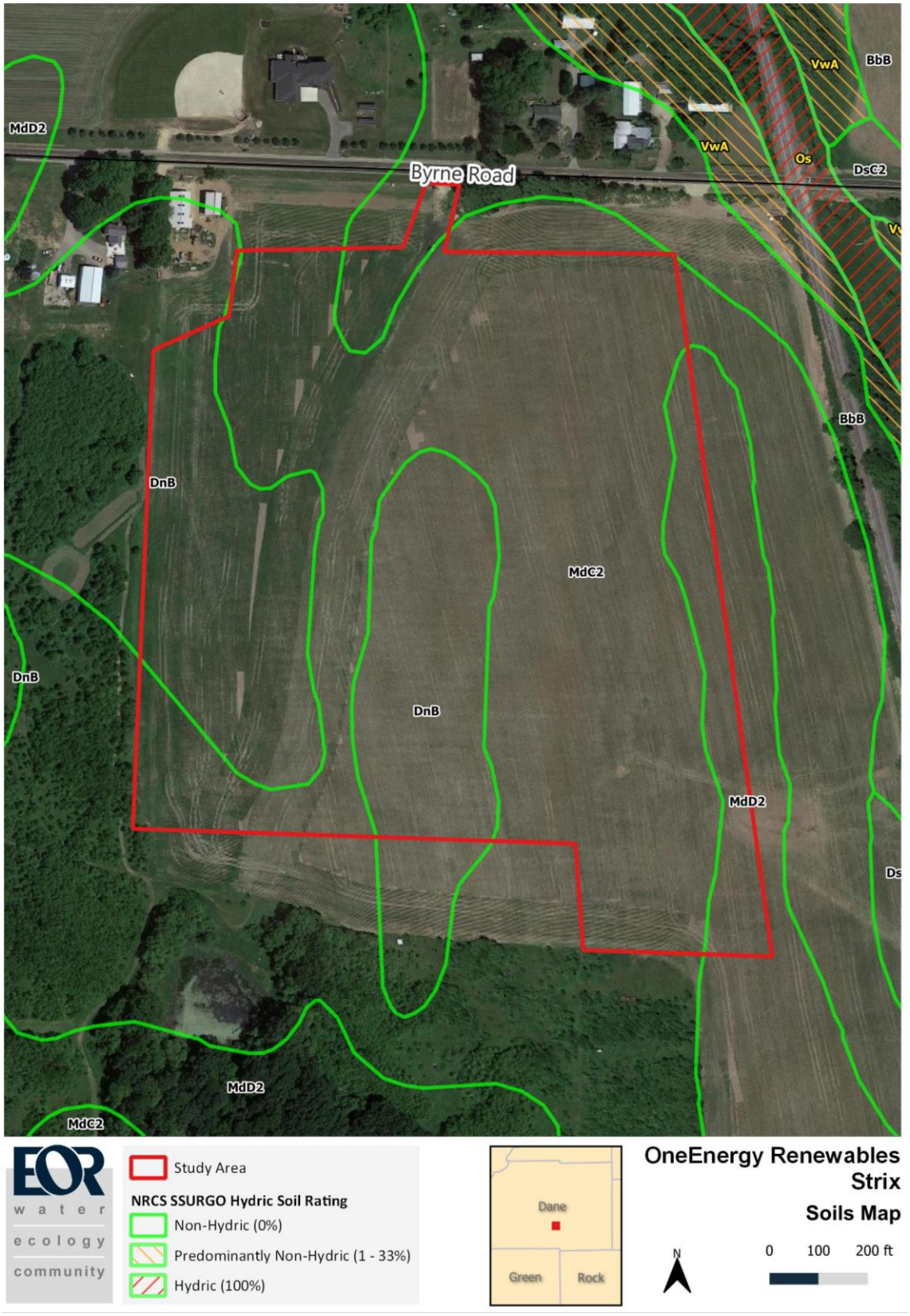


Figure 4. NRCS Soil Survey Geographic Database Hydric Soil Classification identified four Non-Hydric soil units within the Study Area.

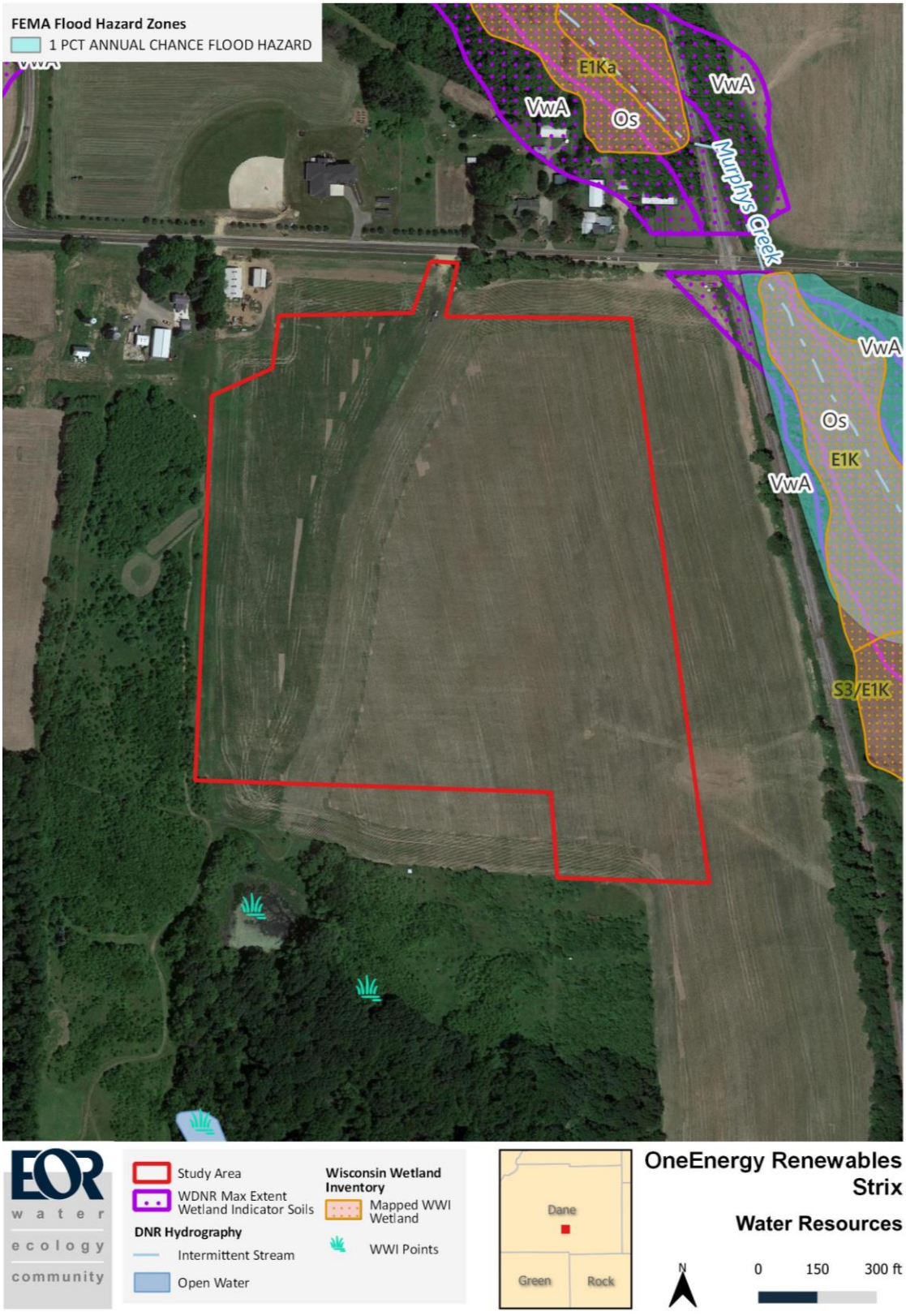


Figure 5. No mapped wetlands were identified within the Study Area. Mapped wetlands and an intermittent stream (Murphy's Creek) are located east of the Study Area. No FEMA floodplains or wetland indicator soils were identified within the Study Area.

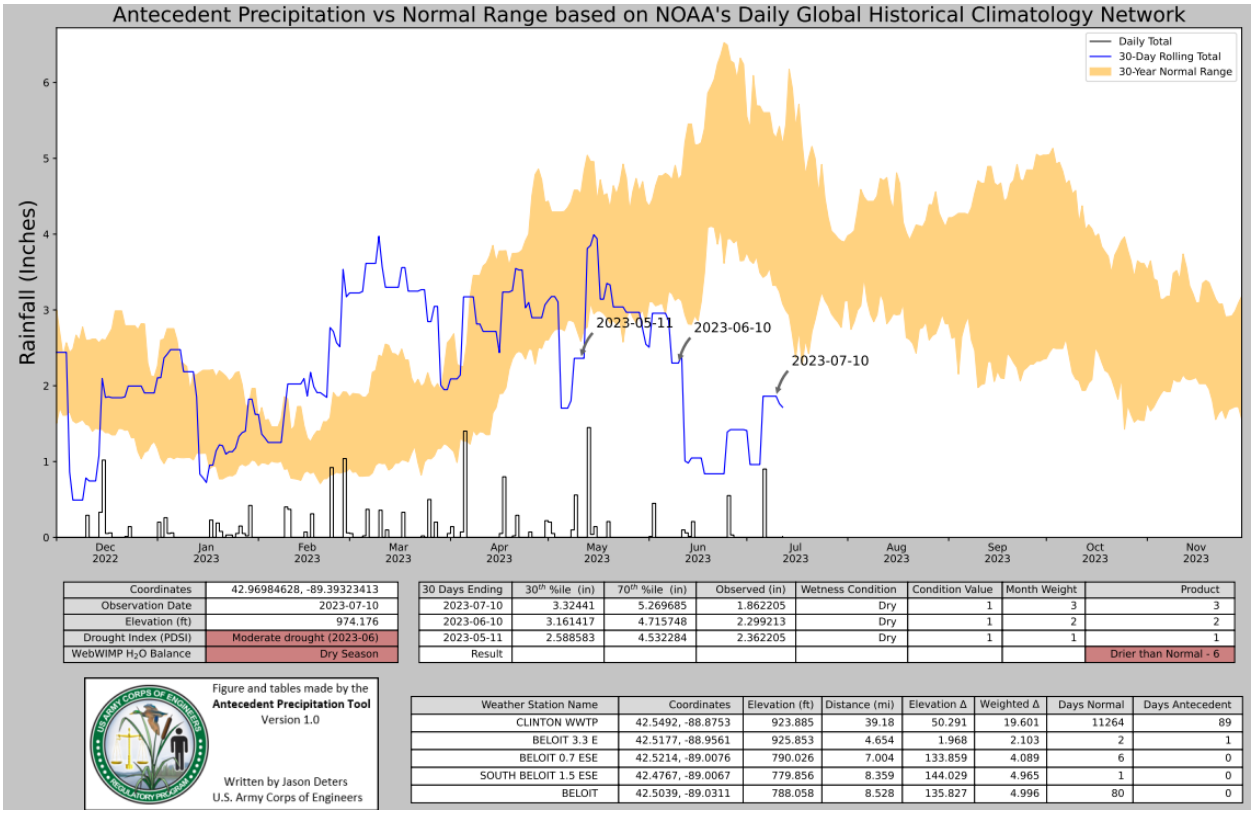
4.2.1. Recommendations

Analysis of the high-resolution LiDAR data, current and historical site images, and SSURGO soils data suggested three potential wetlands were present on this site. A Level 2 delineation was performed to confirm the boundaries of all potential wetland areas identified in the offsite (Level 1) review.

4.3. Onsite – Level 2 Wetland Delineation Results

4.3.1. Antecedent Precipitation

The wetland delineation was conducted on July 10, 2023. Antecedent precipitation data from the EPA's Antecedent Precipitation Tool indicated the three-month antecedent precipitation was drier than normal prior to field work; with the preceding two months having less than normal precipitation (**Figure 6**).



Coordinates	42.96984628, -89.39323413
Observation Date	2023-07-10
Elevation (ft)	974.176
Drought Index (PDSI)	Moderate drought (2023-06)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-07-10	3.32441	5.269685	1.862205	Dry	1	3	3
2023-06-10	3.161417	4.715748	2.299213	Dry	1	2	2
2023-05-11	2.588583	4.532284	2.362205	Dry	1	1	1
Result							Drier than Normal - 6

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
CLINTON WWTP	42.5492, -88.8753	923.885	39.18	50.291	19.601	11264	89
BELOIT 3.3 E	42.5177, -88.9561	925.853	4.654	1.968	2.103	2	1
BELOIT 0.7 ESE	42.5214, -89.0076	790.026	7.004	133.859	4.089	6	0
SOUTH BELOIT 1.5 ESE	42.4767, -89.0067	779.856	8.359	144.029	4.965	1	0
BELOIT	42.5039, -89.0311	788.058	8.528	135.827	4.996	80	0

Figure 6. Antecedent precipitation totals were drier than normal for the three months preceding fieldwork.

4.4. Wetland Descriptions

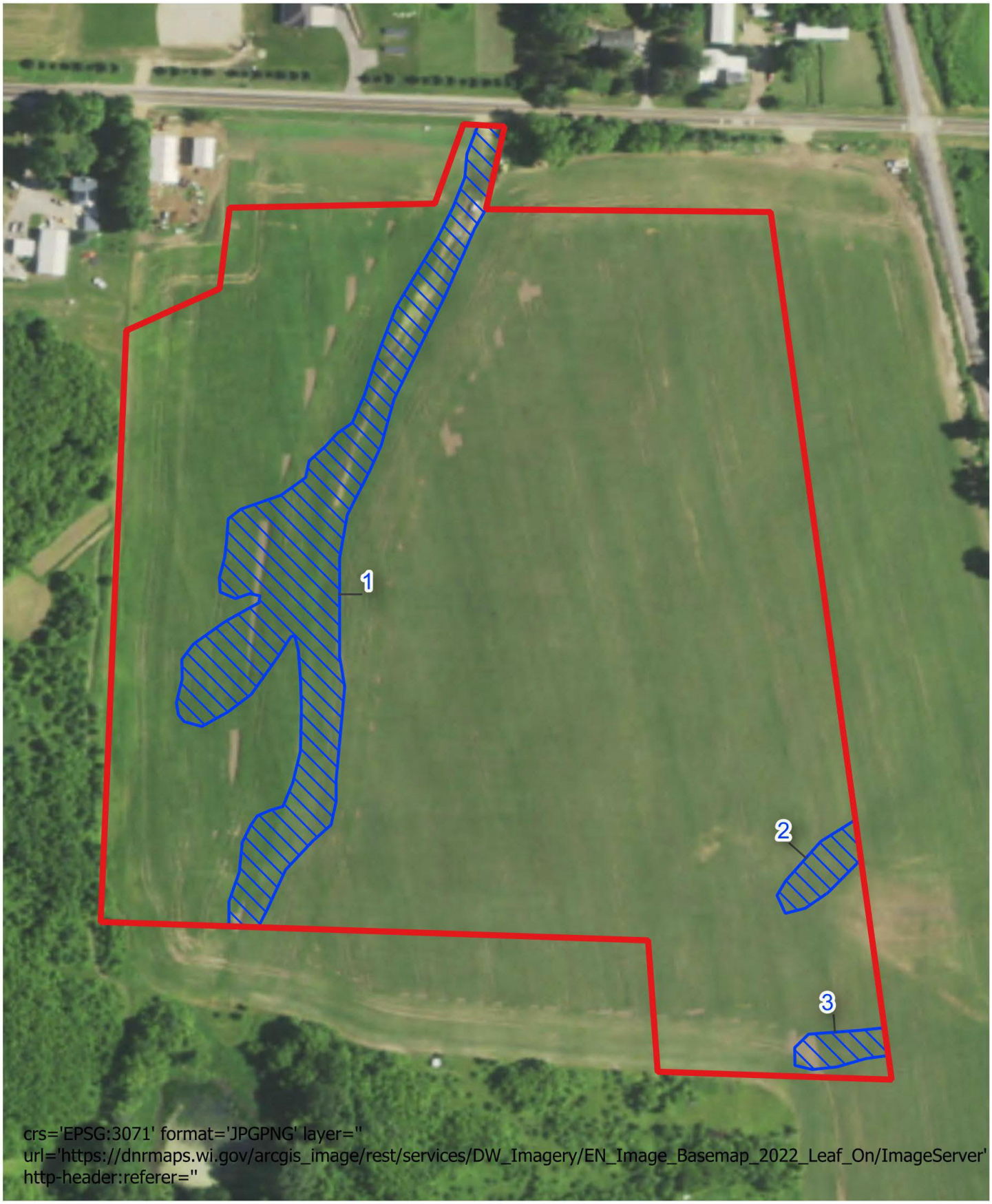
EOR did not identify wetlands within the Study Area. Two upland sample points were investigated in the Study Area (**Figure 7**). The first sample point (**S-1**) was in a cultivated field and was dominated by facultative-upland species including large barnyard grass, careless weed, and Japanese hedge parsley. No hydrology indicators were observed. Soils observed were somewhat light, brown colored (10YR 3/3) and did not meet hydric soil indicators. Sample point **S-2** was located at the downstream end of the grassed waterway that runs north/south. Sample point **S-2** was dominated by facultative-upland species including white clover and Lamb's quarters. Only one secondary hydrology indicator (**D2: Geomorphic Position**) was observed. Soils observed displayed redox concentrations, but the sample point is in a vegetated swale that is designed to convey water offsite and does not appear to be subject to ponding, therefore hydric soil indicator **F8: Redox Depressions**, does not apply. A moderately steep slope was observed at Suspect Area 2, with no indications that wetland hydrology could be present. An upland confirmation point was not warranted in Suspect Area 3 because this area contained wetland signatures in less than 30% of aerial images reviewed, contains non-hydric soils, and does not intersect a mapped wetland or maximum extent wetland indicator soil. Suspect Areas 2 and 3 show up on aerial imagery as grassed swales in some years.

Additional details of sample points can be found in the individual wetland determination data sheets and appended site photographs included in **Appendix B.**

Figure 7. No wetlands were delineated within the Study Area.

APPENDIX A. HISTORICAL AERIAL IMAGE REVIEW

EN_Image_Basemap_2022_Leaf_On



EOR water ecology community

Study Area

L1 Wetlands

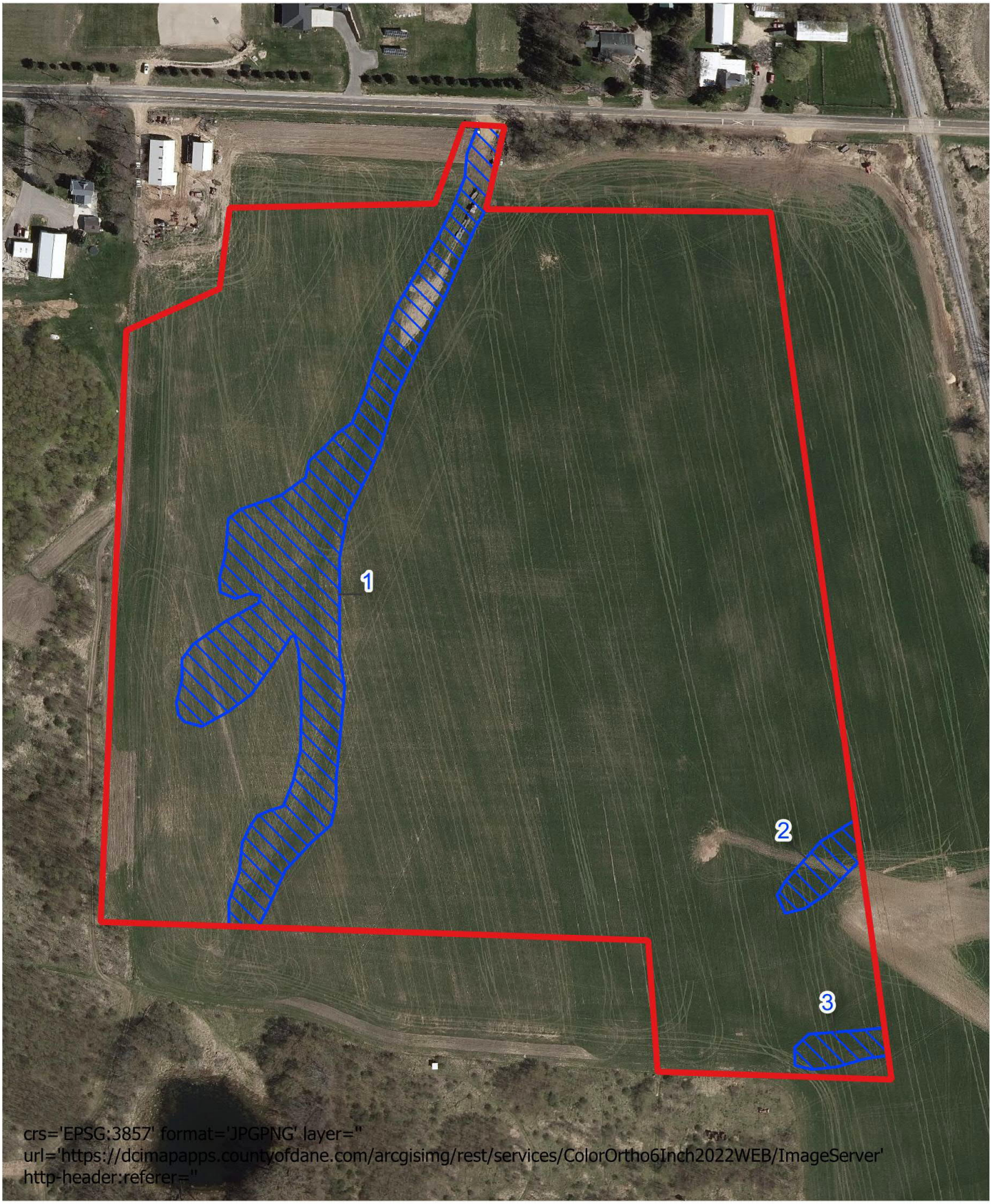
OneEnergy Renewables
Strix

Historical Imagery

N

0 100 200 ft

ColorOrtho6Inch2022WEB



EOR water ecology community

Study Area

L1 Wetlands

OneEnergy Renewables Strix

Historical Imagery

N

0 100 200 ft

EN_Image_Basemap_2020_Leaf_On

EOR water ecology community

Study Area

L1 Wetlands

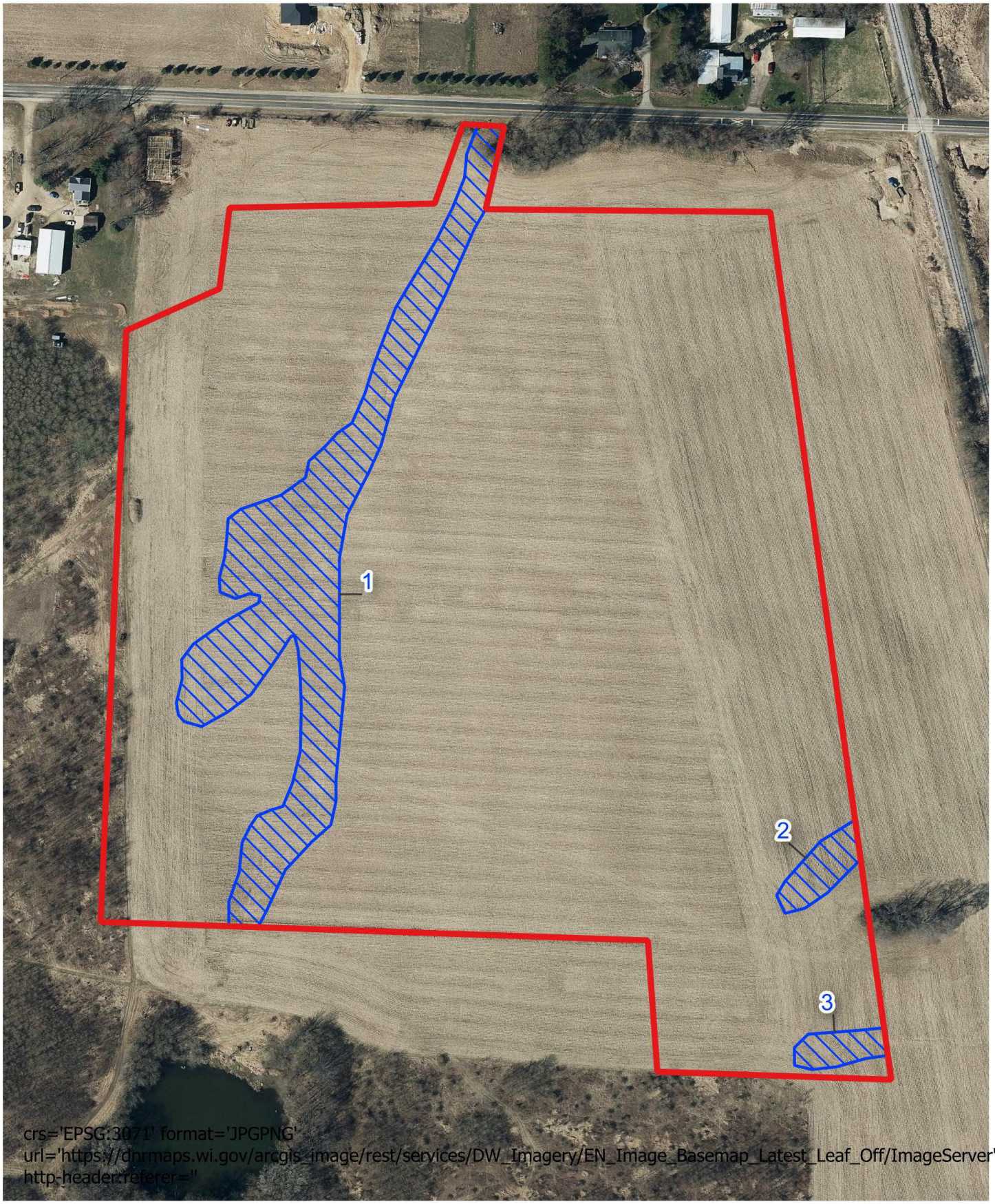
OneEnergy Renewables
Strix

Historical Imagery

N

0 100 200 ft

EN_Image_Basemap_Latest2020_Leaf_Off



EOR water ecology community

Study Area

L1 Wetlands

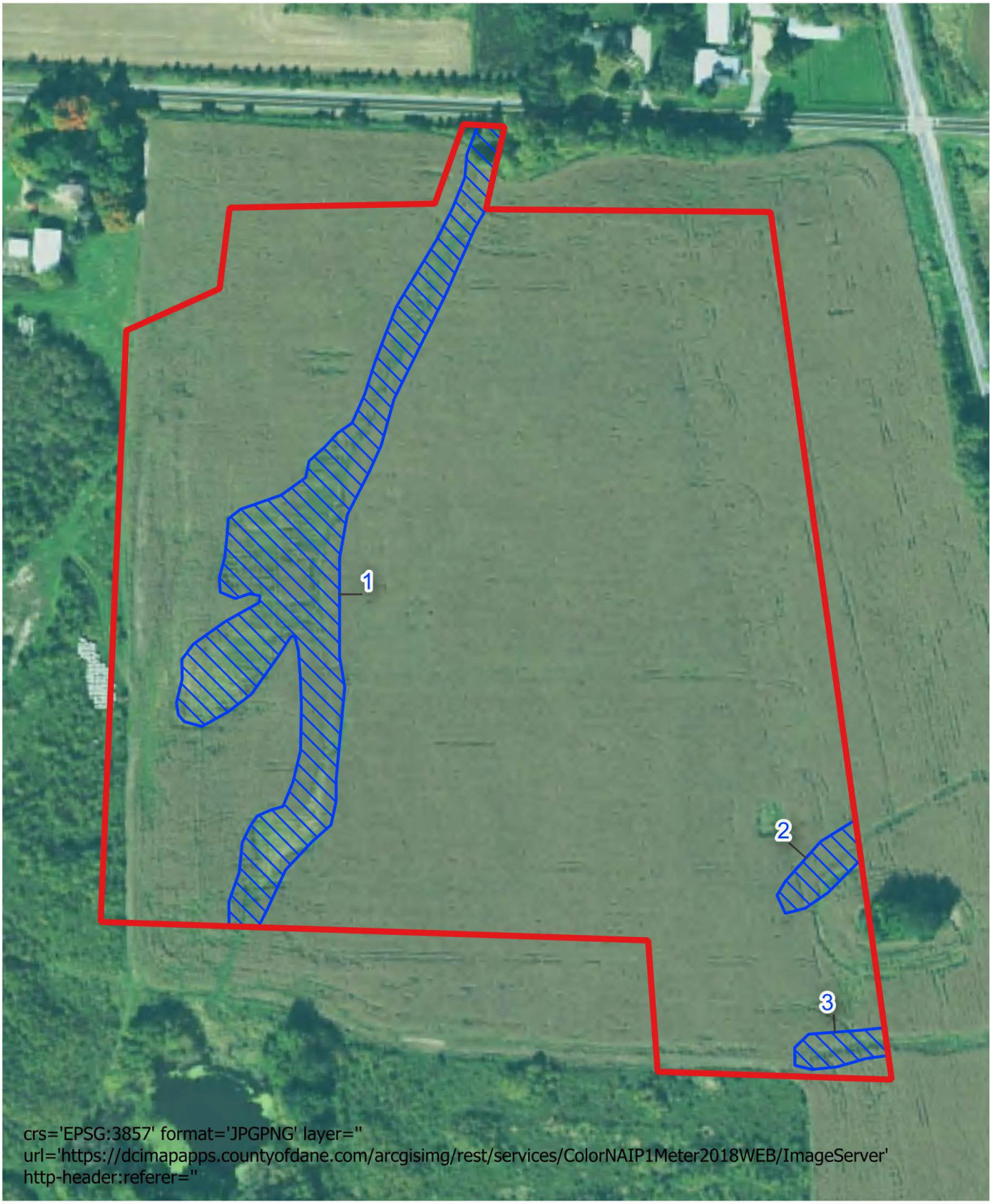
OneEnergy Renewables
Strix

Historical Imagery

N

0 100 200 ft

ColorNAIP1Meter2018WEB



EOR water ecology community

Study Area

L1 Wetlands

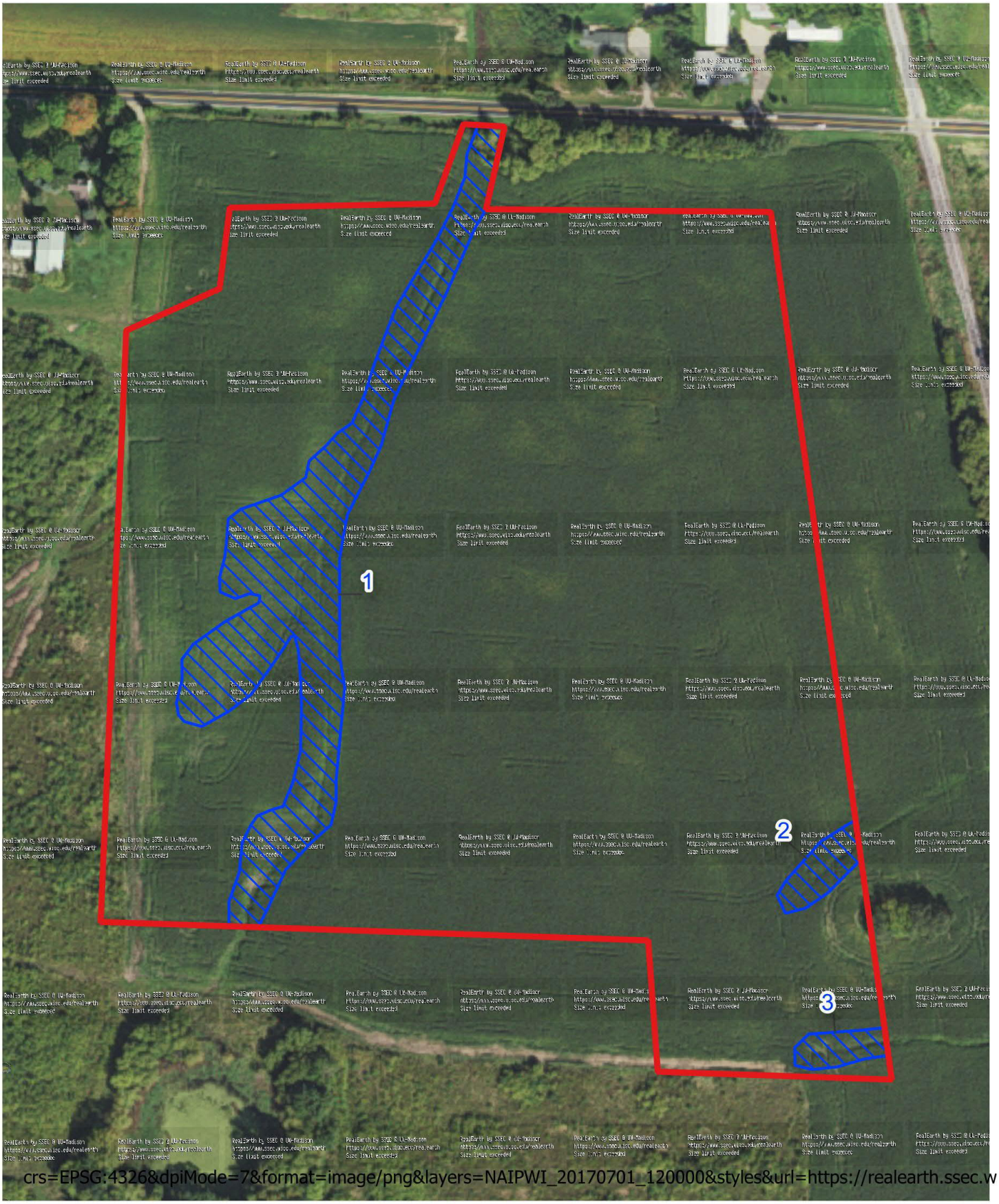
OneEnergy Renewables
Strix

Historical Imagery

N

0 100 200 ft

NAIPWI_2017



EOR water ecology community

Study Area

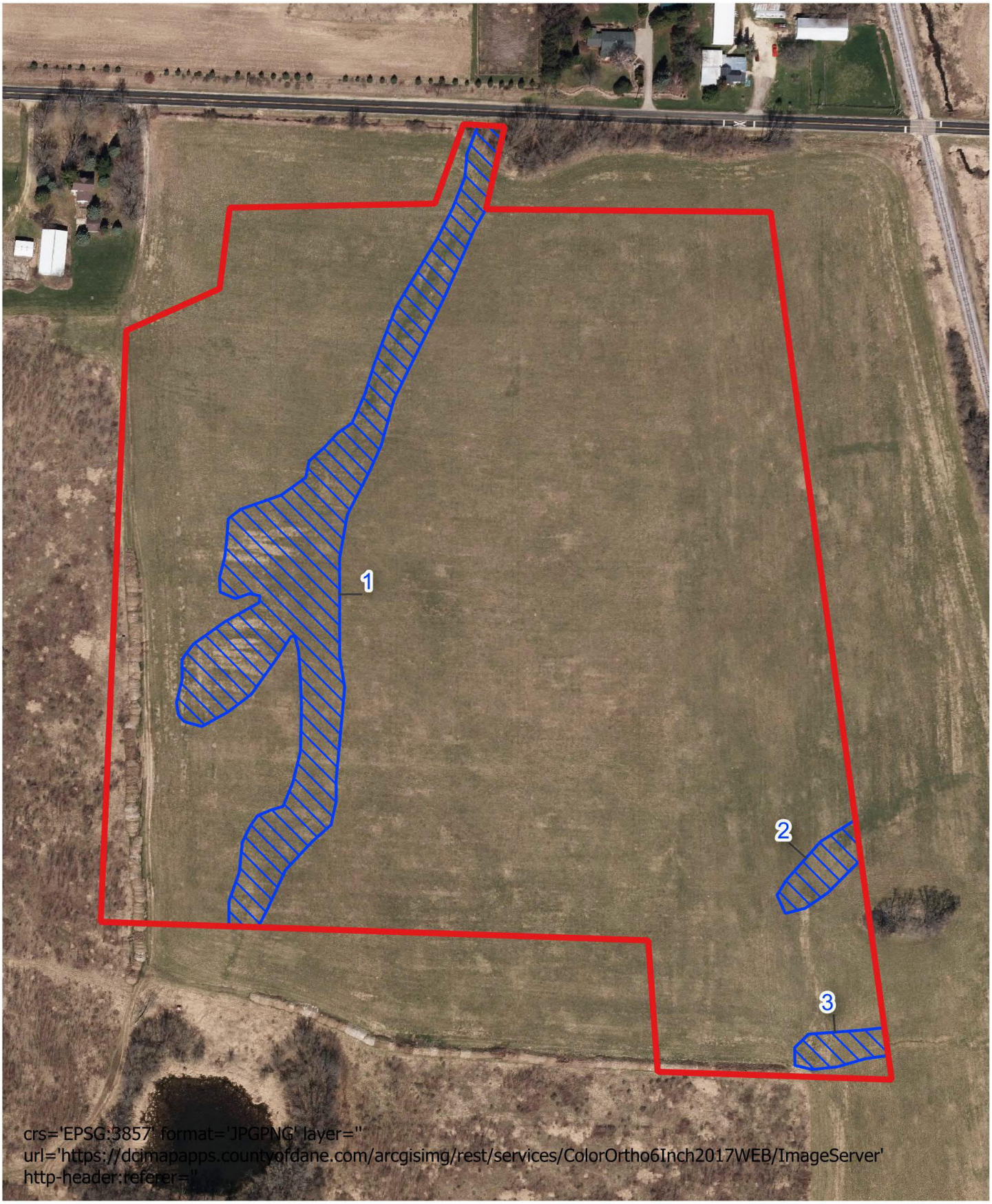
L1 Wetlands

OneEnergy Renewables
Strix
Historical Imagery

N

0 100 200 ft

ColorOrtho6Inch2017WEB



EOR water ecology community

Study Area

L1 Wetlands

OneEnergy Renewables Strix

Historical Imagery

N

0 100 200 ft

EN_Image_Basemap_2015_Leaf_On

EOR water ecology community

Study Area

L1 Wetlands

OneEnergy Renewables
Strix

Historical Imagery

N

0 100 200 ft

ColorOrtho6Inch2014WEB

EOR water ecology community

Study Area

L1 Wetlands

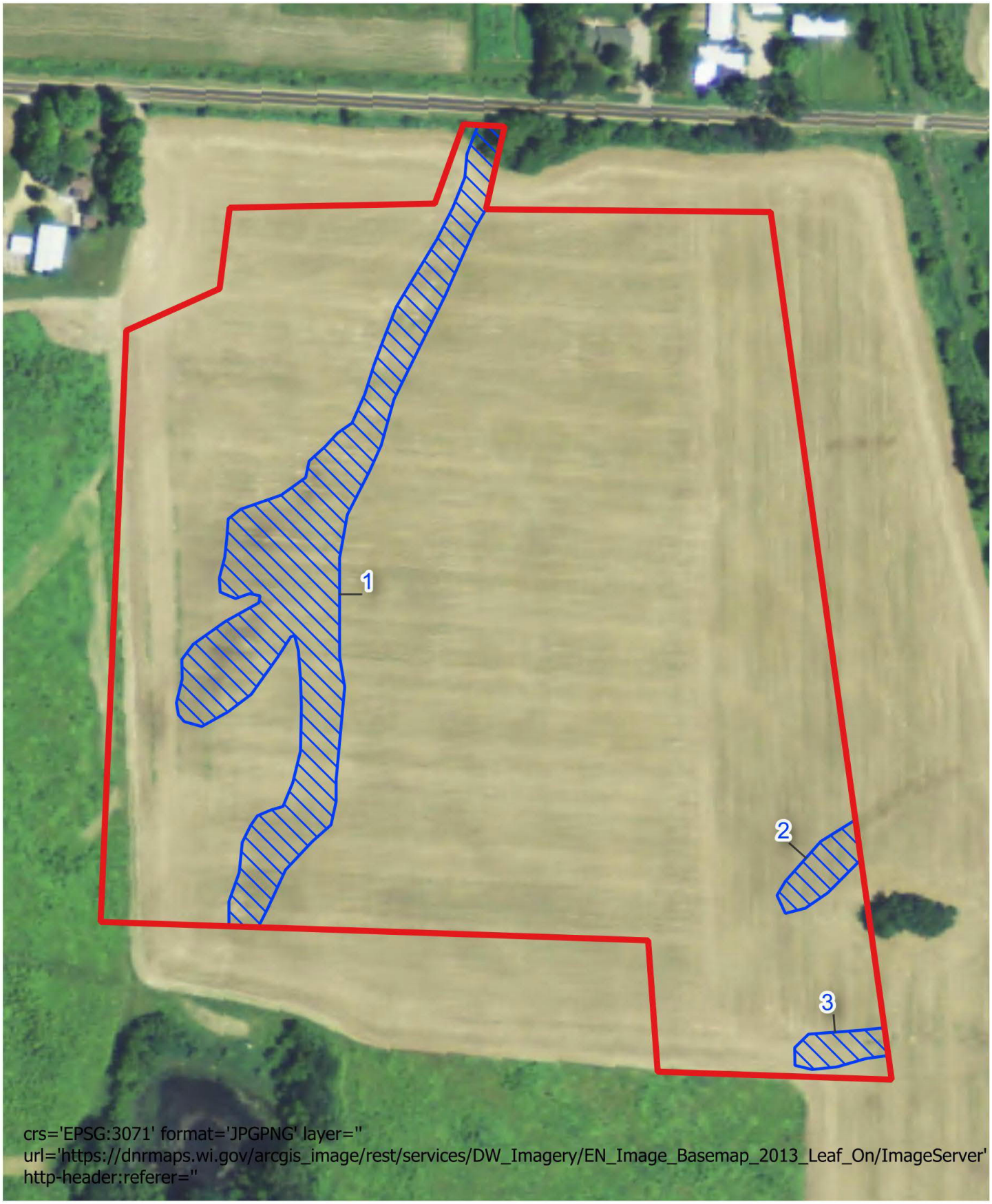
OneEnergy Renewables Strix

Historical Imagery

N

0 100 200 ft

EN_Image_Basemap_2013_Leaf_On



EOR water ecology community

Study Area

L1 Wetlands

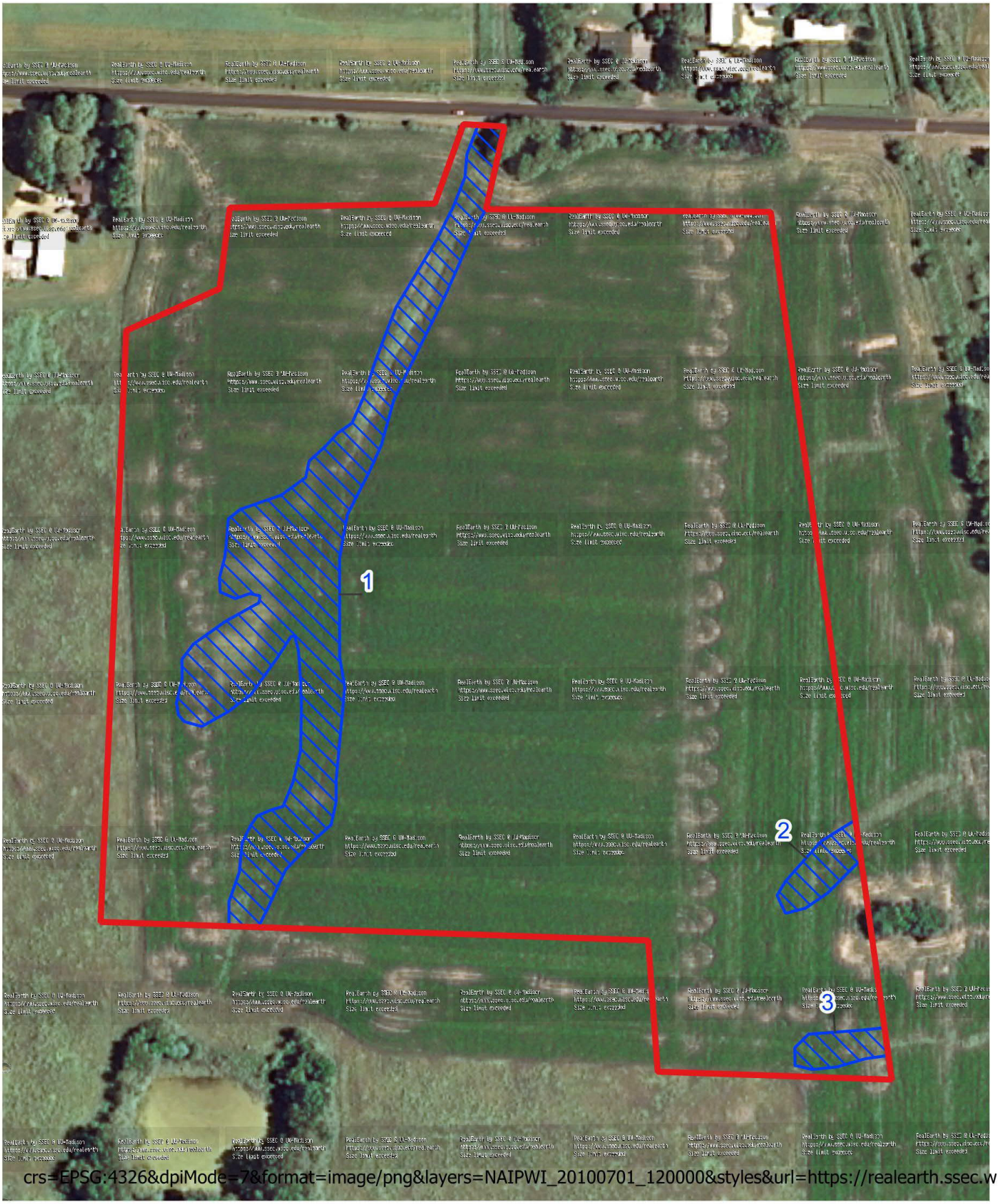
OneEnergy Renewables
Strix

Historical Imagery

N

0 100 200 ft

NAIPWI_2010



EOR water ecology community

Study Area

L1 Wetlands

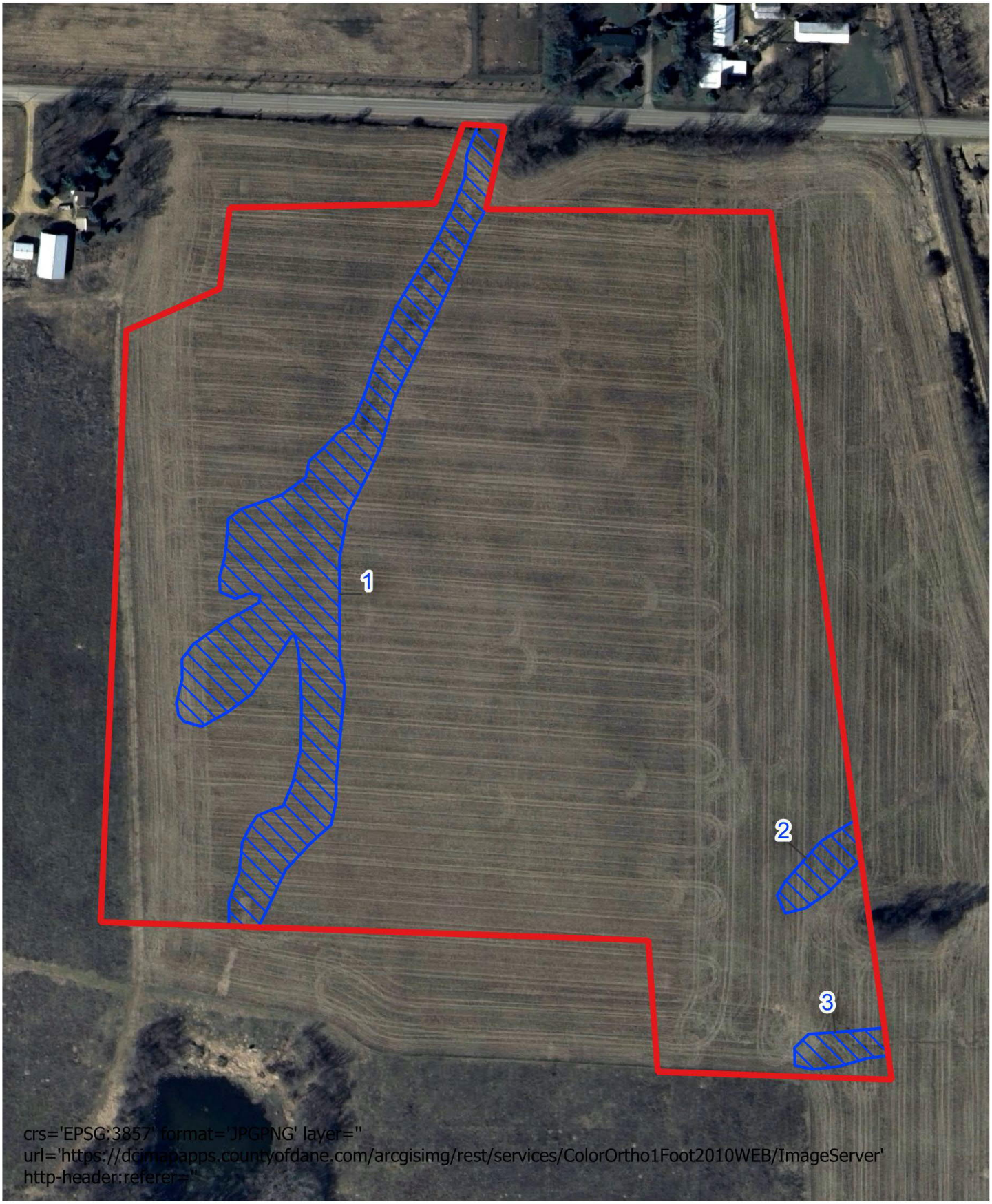
OneEnergy Renewables Strix

Historical Imagery

N

0 100 200 ft

ColorOrtho1Foot2010WEB



EOR water ecology community

Study Area

L1 Wetlands

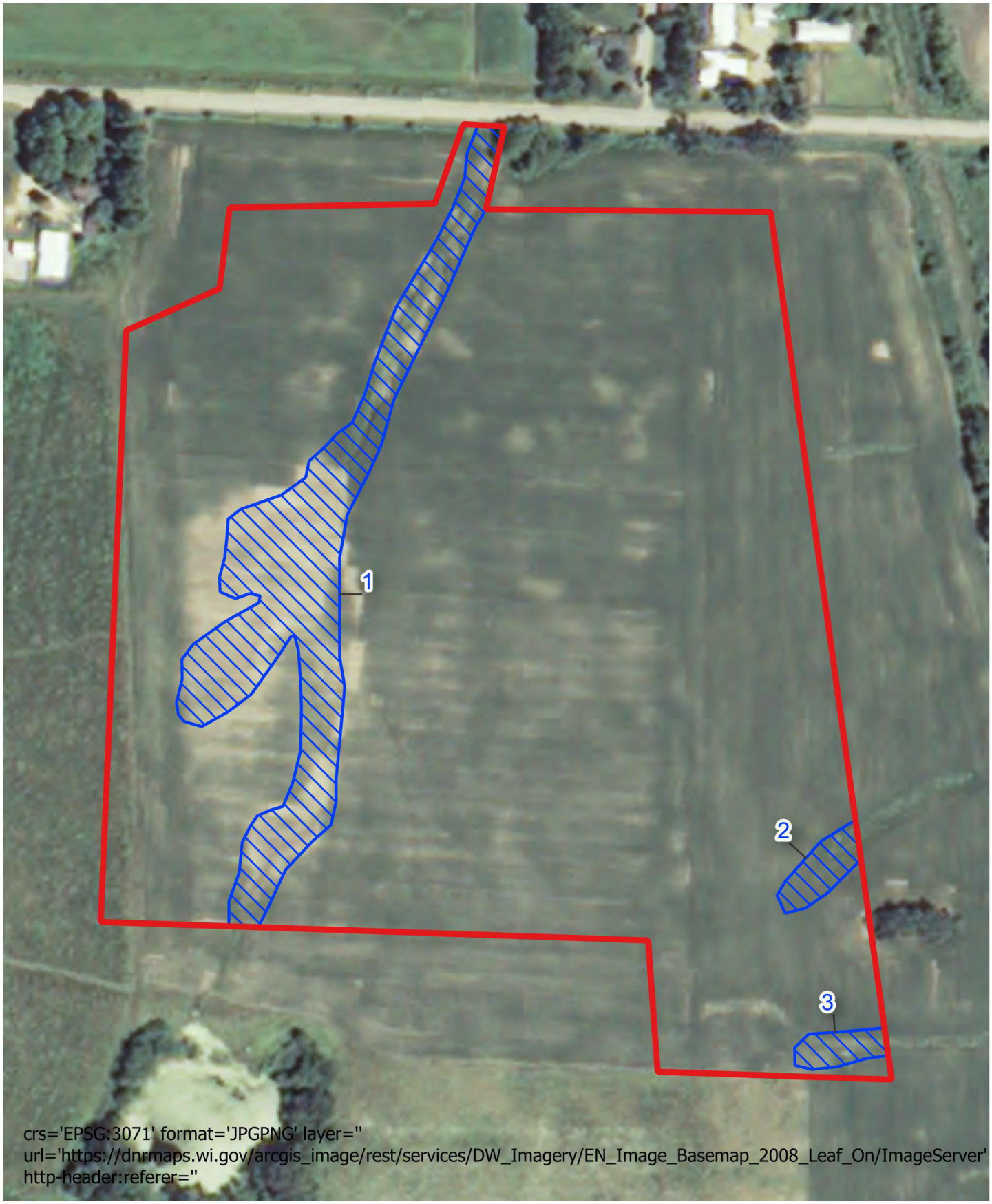
OneEnergy Renewables
Strix

Historical Imagery

N

0 100 200 ft

EN_Image_Basemap_2008_Leaf_On



EOR water ecology community

Study Area

L1 Wetlands

OneEnergy Renewables
Strix

Historical Imagery

N

0 100 200 ft

NAIPWI_2006

EOR water ecology community

Study Area

L1 Wetlands

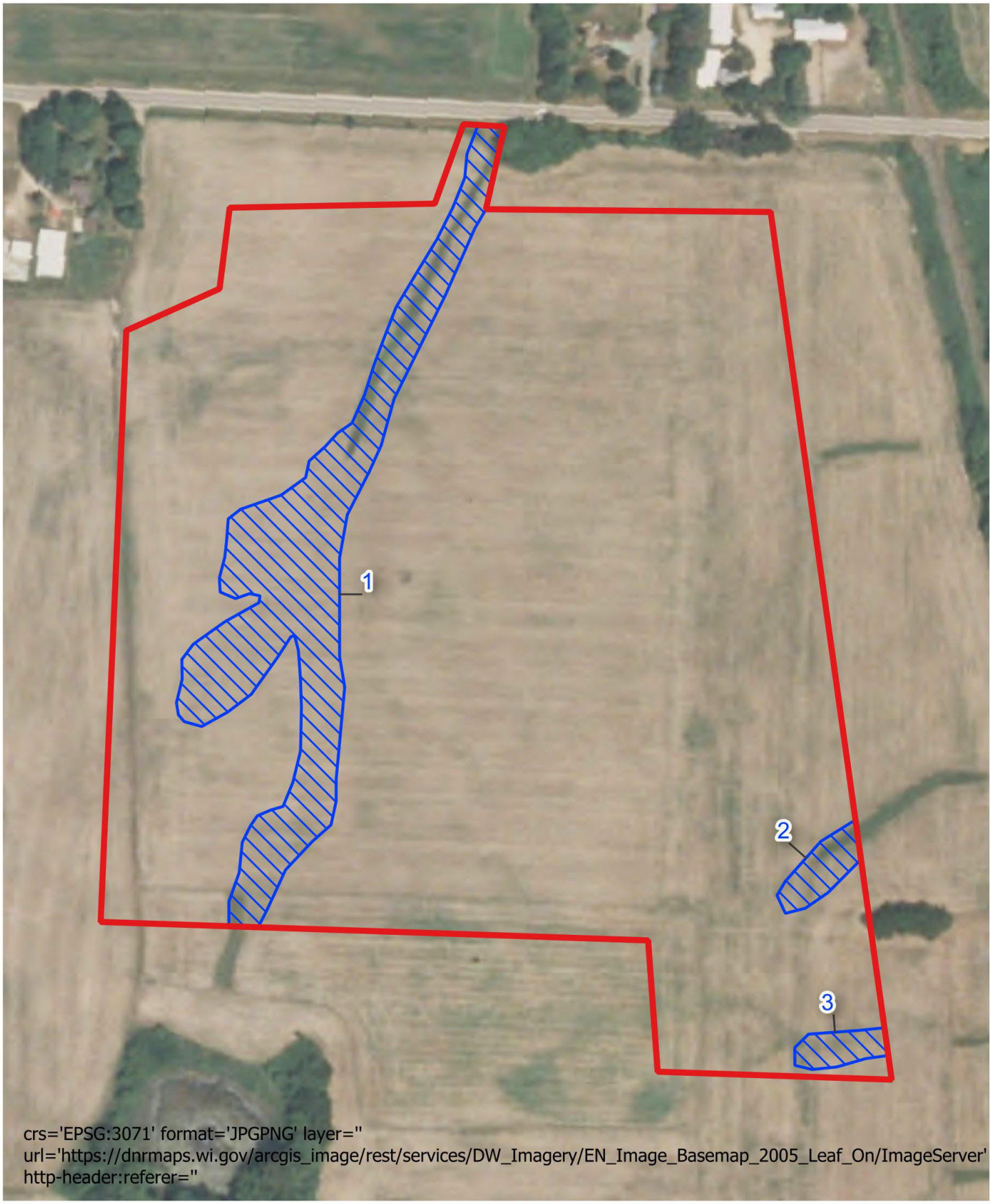
OneEnergy Renewables Strix

Historical Imagery

N

0 100 200 ft

EN_Image_Basemap_2005_Leaf_On



EOR water ecology community

Study Area

L1 Wetlands

OneEnergy Renewables
Strix

Historical Imagery

N

0 100 200 ft

NAIPWI_2004

EOR water ecology community

Study Area
L1 Wetlands

OneEnergy Renewables
Strix
Historical Imagery

N

0 100 200 ft

BWOrthoMosaic1995WEB

EOR water ecology community

Study Area

L1 Wetlands

OneEnergy Renewables
Strix

Historical Imagery

N

0 100 200 ft

BWOrthoMosaic1937WEB

EOR water ecology community

Study Area

L1 Wetlands

OneEnergy Renewables
Strix
Historical Imagery

N

0 100 200 ft

APPENDIX B. WETLAND DATA SHEETS AND PHOTOGRAPHS

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Strix City/County: Dane County Sampling Date: 2023-07-10

Applicant/Owner: OneEnergy Renewables State: Wisconsin Sampling Point: S-1

Investigator(s): Ethan Hau Section, Township, Range: sec 26 T006N R009E

Landform (hillslope, terrace, etc.): Other Local relief (concave, convex, none): Concave Slope (%): 0-2

Subregion (LRR or MLRA): LRR K, MLRA 95B Lat: 42.969588 Long: -89.394692 Datum: WGS84

Soil Map Unit Name: Dodge silt loam, 2 to 6 percent slopes NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ✔ (If no, explain in Remarks.)

Are Vegetation ✔, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✔	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** ✔
Hydric Soil Present?	Yes ____	No ✔	
Wetland Hydrology Present?	Yes ____	No ✔	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ✔	Depth (inches): ____
Water Table Present?	Yes ____	No ✔	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ✔	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Broad, Shallow swale. Marginal geomorphic position may apply

VEGETATION – Use scientific names of plants. Sampling Point: S-1

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		
Herb Stratum (Plot size: 5)			
1. *Echinochloa crus-galli*	15	Y	FAC
2. *Amaranthus palmeri*	5	Y	FACU
3. *Torilis japonica*	5	Y	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25.0 = Total Cover		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.33 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0.00	x 1 =	0.00
FACW species	0.00	x 2 =	0.00
FAC species	15.00	x 3 =	45.00
FACU species	5.00	x 4 =	20.00
UPL species	5.00	x 5 =	25.00
Column Totals:	25.00 (A)		90.00 (B)

Prevalence Index = B/A = 3.6

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** ✔

Remarks: (Include photo numbers here or on a separate sheet.)

Cultivated soybean field. No observed crop stress

SOIL Sampling Point: S-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/3	95	10YR 5/6	5	C	M	SIL	
2-15	10YR 3/3	90	10YR 5/6	10	C	M	SIL	
15-24	10YR 4/3	88	10YR 5/6	12	C	M	SICL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

F8 redox depressions indicator does not apply


S-1
2023-07-10
Sample Point Coordinates: 42.969588, -89.394692


S-1
2023-07-10
Sample Point Coordinates: 42.969588, -89.394692

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Strix City/County: Dane County Sampling Date: 2023-07-10

Applicant/Owner: OneEnergy Renewables State: Wisconsin Sampling Point: S-2

Investigator(s): Ethan Hau Section, Township, Range: sec 26 T006N R009E

Landform (hillslope, terrace, etc.): Other Local relief (concave, convex, none): Concave Slope (%): 0-2

Subregion (LRR or MLRA): LRR K, MLRA 95B Lat: 42.971750 Long: -89.393157 Datum: WGS84

Soil Map Unit Name: Batavia silt loam, gravelly substratum, 2 to 6 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ✔ (If no, explain in Remarks.)

Are Vegetation ✔, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✔	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** ✔
Hydric Soil Present?	Yes ____	No ✔	
Wetland Hydrology Present?	Yes ____	No ✔	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ✔	Depth (inches): _____
Water Table Present?	Yes ____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes ____	No ✔	Depth (inches): _____

Wetland Hydrology Present? **Yes** ____ **No** ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Swale with planted barley, disturbance vegetation. Assume geomorphic position

VEGETATION – Use scientific names of plants. Sampling Point: S-2

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	0 = Total Cover		
Herb Stratum (Plot size: 5)			
1. *Trifolium repens*	12	Y	FACU
2. *Chenopodium album*	10	Y	FACU
3. *Erigeron annuus*	6	N	FACU
4. *Acer negundo*	4	N	FAC
5. *Taraxacum officinale*	3	N	FACU
6. *Arctium minus*	3	N	FACU
7. *Verbena urticifolia*	2	N	FAC
8. *Sonchus oleraceus*	2	N	FACU
9.			
10.			
11.			
12.			
	42.0 = Total Cover		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
	0 = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0.00	x 1 =	0.00
FACW species	0.00	x 2 =	0.00
FAC species	6.00	x 3 =	18.00
FACU species	36.00	x 4 =	144.00
UPL species	0.00	x 5 =	0.00
Column Totals:	42.00 (A)		162.00 (B)

Prevalence Index = B/A = 3.86

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** ✔

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL Sampling Point: S-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 3/3	95	10YR 5/6	5	C	M	SIL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
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- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
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Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
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- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

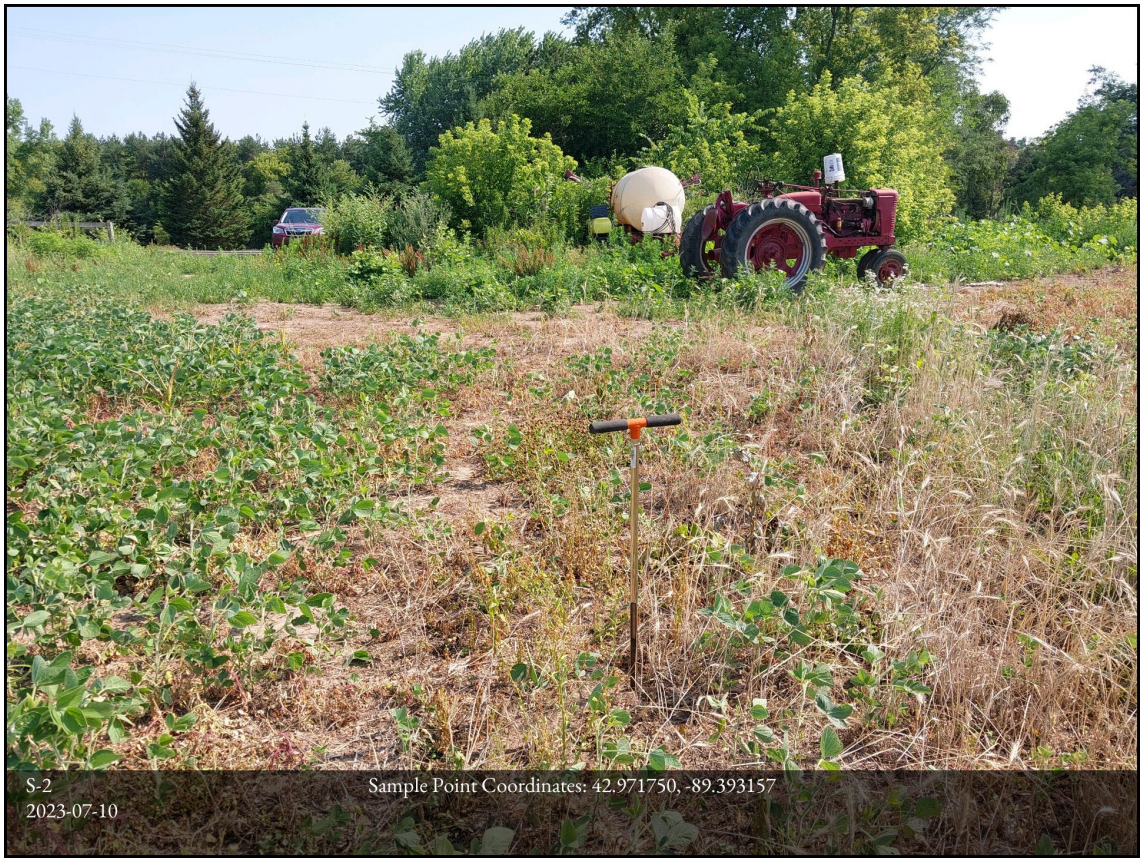
Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

F8 redox depressions does not apply. In swale not subject to ponding

S-2
2023-07-10
Sample Point Coordinates: 42.971750, -89.393157



S-2
2023-07-10
Sample Point Coordinates: 42.971750, -89.393157

Strix Solar

Vegetation Installation and Management Plan

Date: 8/25/2023
Project: Strix Solar
Site Location: 42.971615, -89.39461

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

WWW.ONEENERGYRENEWABLES.COM

Contents

1 Site Overview

Strix Solar is a 6 MW solar project located along Byrne Road in Fitchburg, WI (Appendix A). The project will utilize single-axis tracking, and the leading edge clearance height of the panels will be eighteen inches above ground at a minimum and six feet above ground at a maximum. The thirty-acre project site has been in agricultural production of annual row crops, including corn and soybeans. The site does not contain wetlands. The predominant soil on site is McHenry silt loam, which covers 65% of the site, with Dodge and Batavia silt loam making up the remaining area. These silt loams are well-drained. Following construction of the solar facility, the site will be seeded with a diverse mix of native plants to provide habitat for pollinators and birds.

2 Benefits of Pollinator-Friendly Solar

There are many benefits to installing native prairie plant communities on solar sites. Pollinator-friendly solar sequesters carbon into the soil through plants, while carbon emissions are simultaneously reduced by using renewable solar energy. Native prairie plants prevent stormwater runoff and improve the surrounding water quality, which is an important consideration following construction[2]. Planting native prairie species restores soil by preventing erosion, improving soil structure, increasing carbon storage, diversifying microbial communities, and increasing soil fertility[1,2].

In addition to supporting native wildlife, these improvements to the soil will increase the value of the soil for future agricultural production once the solar panels are removed. Agricultural benefits are not limited to future land use. Supporting native pollinator populations can increase yields of nearby pollinator-dependent crops such as soybeans, apples, and many vegetables[2,3].

While the initial costs and amount of planning needed for installing and managing native pollinator habitat may be greater than turfgrass, the benefits outweigh the costs. Following the first five years of management, as the native plant communities become established, reduced maintenance needs are anticipated for the remainder of the time the solar array is in operation[3].

3 Site Preparation and Temporary Seeding

Construction debris and building materials will be cleared from the seeding area. An herbicide application may be required to remove undesirable vegetation from the site. The type of herbicide used will depend on the target species observed during initial site inspections by environmental specialists. If an herbicide such as glyphosate is used, this would necessitate a 10-day waiting period before disturbing the soil or seeding. The environmental specialist overseeing site preparation activities and selecting herbicide treatments for invasive/weed species suppression will have comprehensive knowledge and experience selecting and applying

herbicides for restricting invasive species and managing vegetation to encourage native plant communities.

A cover crop of annual rye, winter wheat, oats, or a combination of these species will be used as a cover crop depending on the time of year and based on the WDNR Technical Standard (1059) and the WisDOT seeding specification (630). For example, construction may delay seeding from fall until the following spring, in which case a cover crop would be used. A cover crop will also be used during construction as part of the Stormwater Pollution Prevention Plan. If residual herbicides are likely from prior agricultural use, a cover crop will be used before seeding with native plant species.

4 Permanent Seeding

A diverse mix of native grasses and forbs will be seeded across the entire site. The soil will be disced and then either harrowed or raked to prepare the soil for seeding. Native grasses will be seeded using a mechanical broadcast spreader at a depth of ¼ to ½-inch. A cover crop of annual rye or a similar species will be seeded to stabilize the soil. Following grass seeding, the site will be raked and harrowed. Wildflowers and sedges will be seeded using a mechanical broadcast spreader and covered by raking the site.

An example seed mix is provided in Appendix A, and the final mix will be designed by environmental specialists to suit specific soil and microclimate conditions. This diverse mix of thirty-eight species will provide continuous forage and habitat for pollinators and includes flowering species with a wide range of bloom times to cover each season pollinators are active. Native bunch grasses provide important ground nesting habitat for bumblebees. Changes may be made to the seed mix depending on seed availability but the diversity of species and quality of the mix will be maintained. The diversity of species and quality of the mix will be maintained. Whenever possible, seeds will be sourced within 175 miles of the project location. The final mix will be approved by the project owner, MGE.

5 Vegetation Management and Monitoring

5.1 Pollinator Habitat

Vegetation will be managed to achieve the following objectives:

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

During the germination year, the site will be mowed to reduce competition and control weed growth. Additional mowing may be required to prevent annual and biennial weeds from setting seed. Vegetation will be mowed to a height of 8" and clippings will be finely mulched. During the establishment period, which spans 2 to 5 years after seeding, mowing should occur 2 to 3 times per year. Following the establishment period, the site will be mowed as needed for weed and invasive species control and to intermittently remove biomass. A suggested timeline for vegetation management is provided in Section 7.

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

5.2 Vegetation Monitoring

The following objectives will be achieved through vegetation monitoring:

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

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

The environmental specialist will prepare site-specific monitoring protocols to assess the success of native vegetation establishment in alignment with the vegetation management and monitoring objectives listed above. Vegetation Maintenance Reports (VMRs) will be completed during each site visit to record the amount of vegetation cover, vegetation height, and presence and abundance of invasive/weed species and targeted native species. Recommended next steps will be noted, and management plans will remain flexible to reflect changes in vegetation and invasive/weed species pressure.

6 Invasive and Weed Species Management

In addition to the removal of invasive species, plant species will be suppressed if they are likely to either outcompete the native species planted or grow to a height that would potentially shade the solar panels. Noting invasive/weed species through well-timed site inspections and proactively controlling these species during the establishment phase is critical for the long-term success of native vegetation establishment. Control of weeds and invasive species may include spot-spraying, spot-mowing, hand weeding, wicking, or other methods selected by environmental specialists depending on the target species.

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

Other herbicides may be utilized based on the target species observed and identified for management. Environmental specialists will identify actual herbicide prescriptions based on observations during site inspections. The site will be inspected at least twice a year, once from late April to mid-May, and again in mid-June. Site inspections may be needed at other times, depending on the life cycle of the species targeted for removal. Spot-mowing and removal of invasive species and other weeds will be completed as needed. If biomass removal is needed, the site can be mowed every three years using a flail mower. After the initial 5-year establishment period, the site should not be mowed more than once per year.

7 Vegetation Management Timeline

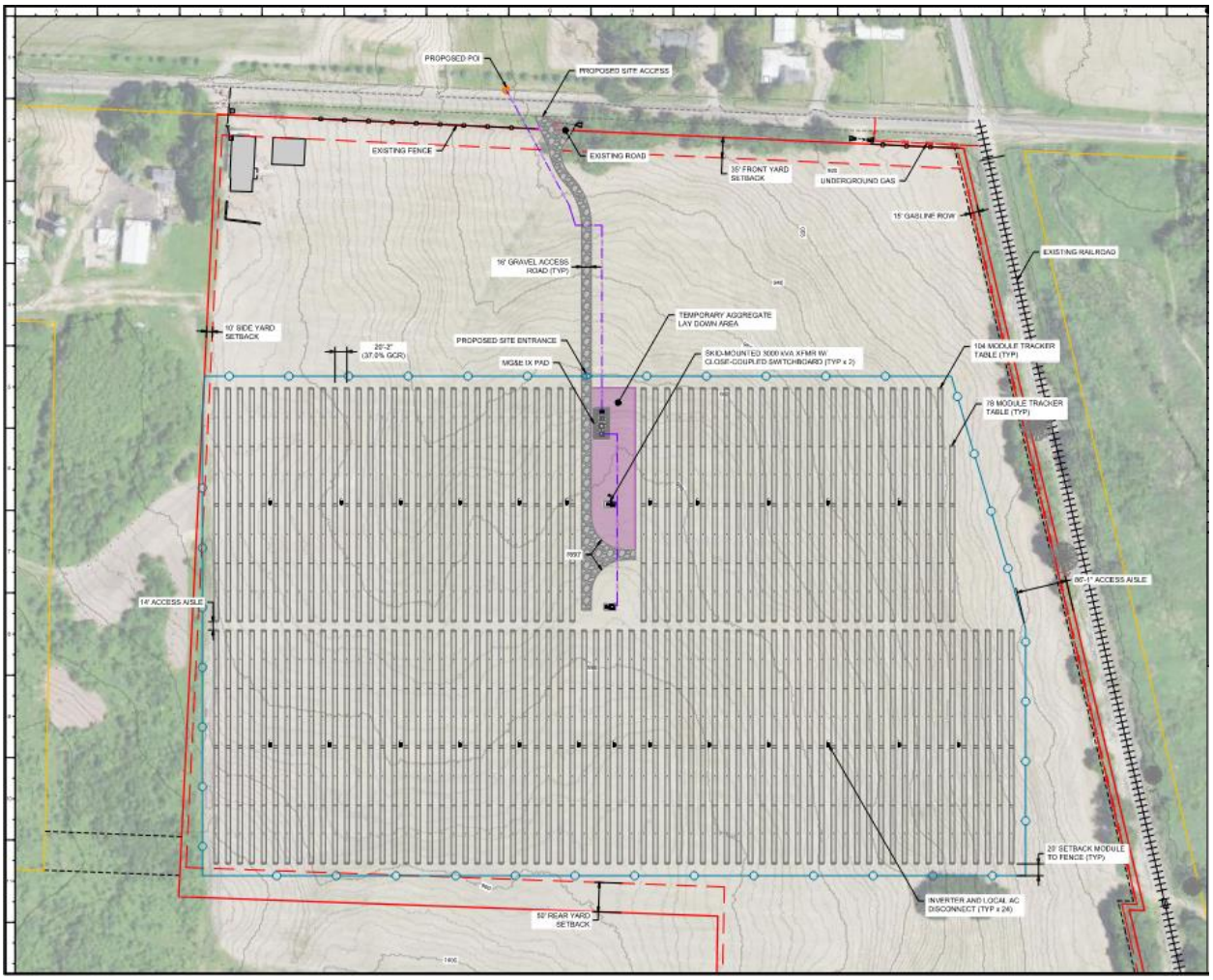
Year 0		
Seedbed Preparation	Herbicide application, soil bed preparation	Sep-Oct
Seeding	Site may be seeded with a temporary cover crop (see Section 3), followed by seeding with pollinator mix.	November
Years 1-3		
Site Inspections	Three site inspections to monitor vegetation and complete VMR. Plans will be made for any necessary reseeding, erosion mitigation, or weed/invasive species management.	Late April to early May, mid-June, and late July
1st Mow	Site mowed to 8" vegetation height. Spot-treat weed/invasive species as needed. Timing of mowing is dependent on plant phenology and weed/invasive species pressure, which will be evaluated during site inspections. Herbicide treatment types will depend on the target species observed during site inspection.	Late June to early July
2nd Mow	Site mowed to 8" height. Spot-treatment of weed/invasive species as needed. Timing of mowing is dependent on observations during site assessments.	Late July to early August
Year 4		
Site Inspection	Vegetation will be monitored and VMR will be completed.	Late April to early May & mid-June

Spot treatment of invasives/weeds	Herbicide treatment types will depend on the target species observed during site inspections.	Variable
Dormant Mow	Mulch biomass by mowing in the spring to reduce competition and encourage native plant growth.	Late fall
Years 5-25		
Site Inspection	Two annual visits to monitor vegetation in the spring and early summer. Spot-mowing or weed/invasive species removal will be completed as needed based on site inspections. If biomass removal is needed, sites can be mowed every three years using a flail mower. Site should not be mowed more than once per year, and mowing should occur from Mar-Apr 15th or Sept-Oct to avoid disturbing nesting birds. Rotating halves or thirds of the site while mowing will increase plant diversity and structure and provide adjacent refuge for wildlife.	Late April to early May & mid-June

8 References

1. Walston, L. et al. (2020) Modeling the ecosystem services of native vegetation management practices at solar energy facilities in Midwestern United States. *Ecosystem Services* (47), 101227. https://doi.org/10.1016/j.ecoser.2020.101227.
2. Walston, L. et al. (2018) Examining the potential for agricultural benefits from pollinator habitat at solar facilities in the United States. *Environmental Science & Technology 52* (13), 7566-7576. https://doi.org/10.1021/acs.est.8b00020.
3. Siegner, K., Wentzell, S., Urrutia, M., Mann, W., & Kennan, H. (2019) Maximizing land use benefits from utility scale solar: https://cbey.yale.edu/research/maximizing-land-use-benefits-from-utility-scale-solar.
4. de Otalora, X.; Epelde, L.; Arranz, J.; Garbisu, C.; Ruiz, R.; & Mandaluniz, N. (2020) Regenerative rotational grazing management of dairy sheep increases springtime grass production and topsoil carbon storage. *Ecol. Indictors*. 125, 107484. https://doi.org/10.1016/j.ecolind.2021.107484.
5. Wang, X., McConkey, B., VandenBygaart, A. et al. (2016) Grazing improves C and N cycling in the Northern Great Plains: a meta-analysis. *Sci Rep* 6, 33190. DOI:10.1038/srep33190.
6. Andrew, A.C., Higgins, C.W., Smallman, M.A., Graham, M., and Ates, S. (2021) Herbage Yield, Lamb Growth, and Foraging Behavior in Agrivoltaic Production System. *Front. Sustain. Food Syst.* 5:659175. DOI:10.3389/fsufs.2021.659175.

9 Appendix A – Site Plan



10 Appendix B – Seed Mix

Pollinator Seed Mix		
Common Name	**Scientific Name**	**Percent of Mix**
Grasses		
Autumn Bent Grass	*Agrostis perennans*	8.80
Sideoats Grama	Bouteloua curtipendula	5.07
Prairie Brome	*Bromus kalmii*	0.11
Slender Wheat Grass	*Elymus trachycaulus*	1.46
Hairy Wild Rye	*Elymus villosus*	0.10
Virginia Wild Rye	*Elymus virginicus*	0.59
Purple Love Grass	*Elymus villosus*	0.49
Little Bluestem	*Schizachyrium scoparium*	13.95
Prairie Dropseed	*Sporobolus heterolepis*	10.42
June Grass	*Koeleria macrantha*	0.88
Leafy Satin Grass	*Muhlenbergia mexicana*	1.54
Fowl Meadow Grass	*Poa palustris*	4.58
Fescue Sedge	*Carex brevior*	1.02
Field Oval Sedge	*Carex molesta*	0.22
Brown Fox Sedge	*Carex vulpinoidea*	5.28
Dudley's Rush	*Juncus dudleyi*	8.54
Path Rush	*Juncus tenuis*	4.40
Forbs		
Yarrow	*Achillea millefolium*	0.12
Anise Hyssop	*Agastache foeniculum*	0.79
Columbine	*Aquilegia canadensis*	0.17
Common Milkweed	*Asclepias syriaca*	0.04
Canada Milkvetch	*Astragalus canadensis*	0.15
Hairy Wood Mint	*Blephilia hirsute*	1.06
Partridge Pea	*Chamaecrista fasciculata*	0.24
Sand Coreopsis	*Coreopsis lanceolata*	0.70
White Prairie Clover	*Dalea candidum*	0.33
Purple Prairie Clover	*Dalea purpurea*	1.06
Prairie Alumroot	*Heuchera richardsonii*	0.10
Upland White Goldenrod	*Oligoneuron album*	0.28
Prairie Cinquefoil	*Potentilla arguta*	1.42
Mountain Mint	*Pycnanthemum virginianum*	0.94
Black-Eyed Susan	*Rudbeckia hirta*	8.10
Early Goldenrod	*Solidago juncea*	2.55
Old Field Goldenrod	*Solidago nemoralis*	2.64
Elm-Leaved Goldenrod	*Solidago ulmifolia*	0.57
Ohio Spiderwort	*Tradescantia ohiensis*	0.07
Hoary Vervain	*Verbena stricta*	0.49
Golden Alexanders	*Zizia aurea*	0.24
Seeding Rate: 130 seeds/ft^2		

OneEnergy Renewables

~~Hackbarth~~ Strix Solar Project

Solar Generating Facility Operations Plan

Type of Activity Proposed: OneEnergy Development, LLC is proposing to build a solar generation ~~plant~~ project (the "Facility" or "Project") ~~consisting~~ located on~~of~~ approximately ~~25~~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 ~~up to approximately~~ ~~6~~5 MW AC. The on-site equipment at the Facility will consist primarily of solar modules mounted on single-axis ~~trackers~~ tracking racking. These panels~~to~~ generate direct current (DC) electricity. Approximately 2~~40~~ ~~i~~nverters, situated throughout the array area~~that are integrated into the Facility will~~, convert the DC electricity to alternating current (AC) electricity to allow it to be delivered to the existing electric distribution system. ~~Either one or two~~ Two transformers increase the AC voltage produced by the inverters to the grid voltage of the existing three-phase distribution line to which the Project connects.

The Facility will be an unmanned plant that will operate through local and remote control~~/~~ and monitoring. ~~Local control will occur through autonomous controllers.~~ The PV system will be monitored remotely through the Utility Energy Management System and ~~by the operations and maintenance contractor's~~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), ~~troubleshooting, and maintenance~~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 ~~continuously~~during daylight hours. This Facility will not be continuously staffed and will not be open to the public. It is anticipated that once construction is complete, operations and maintenance personnel (one or two people) will access the site once or twice per month for inspection or minor maintenance.
2. **Number of Employees**: There will be no employees stationed at the Facility. As noted in Item No. 1 above, one or two people will visit the site a once or twice each month for inspection and minor maintenance, as needed.
3. **Anticipated Customers**: No customers will be served at the Facility, and there will be no traffic associated with such customers. The renewable electricity generated from the Facility will be used to serve the needs of local utility customers.
4. **Outside Storage**: None proposed.
5. **Outdoor Activities**: Inspection of the solar electric system and periodic maintenance as described above.
6. **Outdoor Lighting**: No permanent outdoor lighting is proposed.
7. **Outside Loudspeakers**: None.
8. **Proposed Signs**: The site will only include necessary safety signage with contact information for the Project Operations team and an entrance sign.
9. **Trash Removal**: There will not be trash generated at this site. ~~Any minor trash, such as note paper or written instructions, will be removed immediately.~~

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Decommissioning Plan for proposed
Strix Solar Project

1. Introduction

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

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

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

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

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

Project Information

Address: To be assigned

County: Dane, Wisconsin

City: Fitchburg

Project Size: 6 MWac

2. Decommissioning Process

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

Equipment Dismantling and Removal

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

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

Environmental Effects

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

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

Site Restoration

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

Managing Materials and Waste

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

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

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

Decommissioning Notification

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

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

Approvals

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

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

Strix Solar Project

Attachment G – Strix Solar Project Legal Description

Lot Three (3) of Certified Survey Map No. 14997 recorded in the office of the Register of Deeds for Dane County, Wisconsin, on December 11, 2018 in Volume 105 of Certified Survey Maps, Pages 314-318, as Document No. 5459216, in the City of Fitchburg, Dane County, Wisconsin.

Conditional Use -

Owner or Authorized Agent Acknowledgement

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner's or Authorized Agent's Signature

08/24/2023

Date (DD/MM/YYYY)