

Proposed Conditions of Approval – Town of Mukwonago

Spring Lake Solar (OneEnergy Renewables)

6-Megawatt Solar Project in the Town of Mukwonago, Waukesha County, Wisconsin

The conditions described below have been imposed in other communities' Conditional Use Permits on projects similar to Spring Lake Solar. This is not an exhaustive list, OneEnergy respectfully submits these conditions for consideration and as a point of reference.

1. The proposed solar project will meet the definition of allowed "Solar Energy System, Utility-Scale" per the Town of Mukwonago Conditional Use standards and be consistent with the Farmland Preservation Program as supported by the Department of Agriculture, Trade and Consumer Protection's promulgated rules.
2. 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.
3. The Project will 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.
4. Permit duration - The permit is valid for the usable life of the facility.
5. Architectural Design - All structures must be temporary and removable.
6. Construction commencement and completion dates- Construction and completion shall follow the proposed schedule in the application and the project shall be completed and online by December 2028.
7. Sureties -As determined by the Planning and Zoning Director. The company will provide a financial assurance amount based on a Third Party Engineering Firm assessment of the Decommissioning cost and Salvage Value of the equipment used on the project, updating this assessment every five years unless the project is owned by a Utility that is regulated by the Public Service Commission.
8. Lighting - Minimal lighting shall be used.
9. Fencing - As included in the application and in accordance with local, State and Federal laws, statutes, and codes. The fencing shall be installed to allow small openings on the bottom of the fence for animal passage.
10. Operation control – Construction and ongoing maintenance work shall be completed during workday hours, with the exception of emergency work which is allowed to be completed at nighttime.
11. Hours of operation - Listed in application and presented in public hearing with only emergency work completed during the nighttime.
12. Highway access restrictions - A fire number shall be obtained for the project.
13. Setbacks - All structures shall adhere to minimum setback requirements defined by Town of Mukwonago Zoning Ordinance, s. 36-722 (Appendix C): Within an Agricultural A-1 Zoning District Parcel, the minimum setback shall be 50 feet.
14. Parking requirements -As presented in the application. Parking shall be included in the design of the laydown area within the site perimeter.
15. Any other conditions necessary to fulfill the purpose and intent of the Ordinance:
 - Decommissioning: A decommissioning plan shall be submitted and followed which includes financial assurance. OneEnergy will submit a cost analysis and determination of the Spring Lake Solar project to determine if financial assurance should be required. If required the cost analysis will be updated every 5 years and submitted to the Town Planner unless the project is otherwise owned by a Utility regulated by the Public Service Commission.
 - Decommissioning shall begin within 1 year after the end of life or within 1 year of the site not producing energy.

- If possible, all structures and developments shall be temporary and removed at the end of the usable life of the facility.
- Erosion control plan from the WDNR.
- Stormwater management plan from the WDNR.
- The Developer shall provide a point of contact for the Town.
- The Developer and contractor shall hold a pre-construction meeting with the Town of Mukwonago at a mutually agreed date, prior to construction activities beginning.
- A post-construction inspection shall be performed by the Town to ensure compliance with the Conditional Use Permit.
- The Project's inverters and transformers, which constitute noise emitting equipment from the solar facility, shall not exceed the PSCW mandated maximum nighttime sound level of 45 dBA, nor the maximum daytime sound level of 50 dBA, at the walls of the noise-sensitive receptors, hereby identified as the single-family residences within proximity of the Project. Additionally, the Project will meet the daytime sound standard thresholds at the Project's boundaries, as set forth in the Town of Mukwonago's Ordinances, currently in effect.