



Permit Application Addendum

Spring Lake Solar Project

Town of Mukwonago, Waukesha County, Wisconsin

Applicant:

OneEnergy Development, LLC

PO Box 907

Madison, WI 53701

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Exhibits

Exhibit A – Site Plan

Exhibit B – Operations Plan

Exhibit C – Vegetation Management Plan

Exhibit D – Decommissioning Plan

Exhibit E – Survey Map

Exhibit F – Frequently Asked Questions

Exhibit G – Project Profile

Exhibit H – Glare Analysis

Exhibit I – Conditional Use Standards

Exhibit J – Emergency Response Plan

Exhibit K – Proposed Conditions of Approval



Background

The Spring Lake Solar Project (the “Project”) is a proposed 6 Megawatt solar generation facility. OneEnergy Development, LLC (“OneEnergy” or “the Applicant”) will develop, engineer, and construct the Project.

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

The Applicant intends to start construction on the Project in the spring of 2027, pending receipt of all required permits and approvals and availability of key equipment for the project. Construction of the project is expected to take approximately 4-6 months. If construction starts in spring of 2027, the Project is expected to be completed by the end of 2027. If construction is delayed due to key equipment availability or other issues until spring of 2028, the project is expected to be constructed and operational by the end of 2028.

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



Image 1 Strobus Solar Project in Black River Falls, WI

A. General Land Use Description

Location

The Project is located on approximately 28 acres of vacant land in the Town of Mukwonago, Waukesha County known as parcel # MUKT1933997, northwest of the corner of County Road I and Section Road. The land is part of a larger 40.45-acre parcel owned by Stanley and Julie Sugden.

Zoning

The proposed Project is situated on land that is zoned A-1 Agricultural. Mukwonago Town Ordinance defines major utility installations as a conditional use in A-1 (see Sec. 12.06).

Setbacks

OneEnergy commits to following all applicable setbacks, as shown in the attached site plan, including those 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.



B. Description of Equipment

Racking and Panels

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

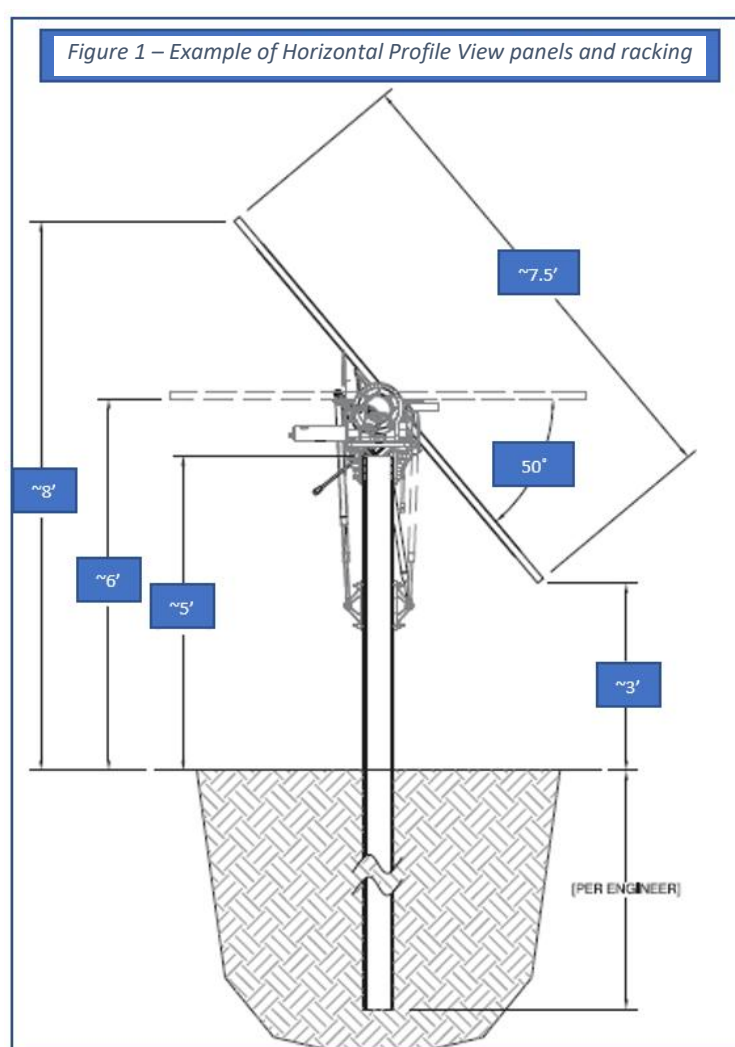


Image 2 - Strobus Solar Project in Merrillan, WI



Image 3 - Stockton Solar Project in Stockton, MN

Solar Panels

Crystalline silicon solar PV panels, which represent ~95% of the installed solar panels in the US, consist primarily of tempered glass, silicon wafers, anodized aluminum, and wiring, all of which can be recovered and recycled at the end of their useful life. PV panels are extremely durable and built for long service life, as indicated by their 30-year warranty.

Inverters, Transformer, Electrical Rack

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

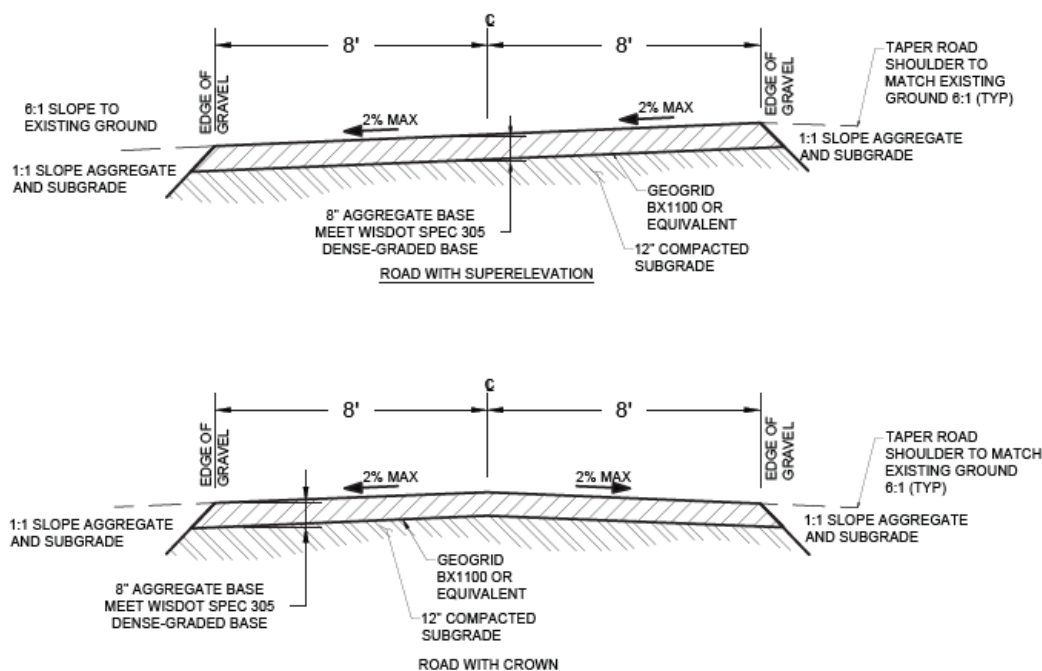


Image 4 - Hodag Solar Project in Rhinelander, WI

Access Drive

The access drive is proposed to be 16' wide and will come off of County Road I. The access drive will be installed below depending on the slope. The access drive is installed at-grade to minimize changes to existing drainage patterns.

Figure 2 – Example of Access Drive Design Detail



Fence

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



Fence at Rushford Village Solar Project in Rushford Village, MN



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

C. Scale Map of the Project Site

Please see **Exhibit A - Proposed Site Plan** for dimensions and location of proposed facilities. OneEnergy designs our projects using highly efficient bifacial solar panels and single-axis tracking racking. Using this equipment, a 6 Megawatt solar system can be located on approximately 28 acres of relatively flat topography and, most importantly, consistent elevations in the north-south direction.

D. Landscaping and Vegetation Maintenance

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

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 WPDES 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 2026-2027, to enable purchasing of long-lead equipment in early 2027 and construction during the months of May to October, 2027. If construction is delayed due to key equipment availability or other issues until spring of 2028, the project is expected to be constructed and operational by the end of 2028.

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

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

G. Operations & Vehicular Traffic Description

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. Please see **Exhibit B – Operations Plan**. During construction, we anticipate that there will be between 5 and 30 construction workers on-site for the 6-month period (May-October)



during which the bulk of construction will take place. Adequate provision for parking of such construction staff has been included in the design of the laydown area within the site perimeter. Additionally, deliveries will be expected during business hours. It is not expected that more than 3-4 delivery trucks will arrive 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. Due to the frequency of rainfall and snowfall in southeastern Wisconsin, solar project is not expected to be cleaned. In the event of component failure, replacement of components will take place as needed.

H. Decommissioning and Removal

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

I. Safety and Emergency Response

All OneEnergy projects have site specific Safety Plans and Emergency Response Plans during construction and operation of the sites. These plans include site maps and diagrams for first responders, protocol for identification of any hazardous or flammable materials stored on site. All contractors and subcontractors working at the site will adhere to the site-specific Safety Plan and Emergency Response Plan. All contractors and subcontractor staff will be required to adhere to the Safety Plan and Emergency Response Plan and the procedures and recommendations that they provide. Please see **Exhibit J – Emergency Response Plan**.

The utility operator will have remote and manual operation capabilities for the recloser to de-energize the site when necessary. There is also a manual load-break switch in the pad mounted MV gear. Electrical and mechanical inspections take place on a yearly basis and 24/7 monitoring is in place for issues resulting in reduction of electrical production.



J. About OneEnergy

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

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

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

