# Building, Site, and Operation Permit Application Addendum

## Village of Caledonia, WI

## Root River Solar Project

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

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# Exhibits

**Background**

The Root River 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 2026, 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 2026, the Project is expected to be completed by the end of 2026. If construction is delayed due to key equipment availability or other issues until spring of 2027, the project is expected to be constructed and operational by the end of 2027. Once complete, the Project will generate local power for local customers within We Energies' service territory.

*Image 1 Strobus Solar Project in Black River Falls, WI*

## A. General Land Use Description

**Location**

The Project is located on approximately 32 acres of vacant land in the Village of Caledonia, Racine County known as parcel # 104042207033000, west of County Road V and south of 6 ½ Mile Road. The land is part of a larger 101.7-acre parcel owned by J&L Trading-Investments, LLC (Jerry Warntjes).

**Zoning**

The proposed Project is situated on land that is zoned A-2 Agricultural.

**Setbacks**

OneEnergy commits to following all applicable setbacks, as shown in the attached site plan, including those defined by Village of Caledonia Zoning Ordinance SEC. 16-6-2:

Street yard setback of 75 feet

Rear yard setback of 25 feet

Side yard setback of 25 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 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 – Example of Horizontal Profile View panels and racking*

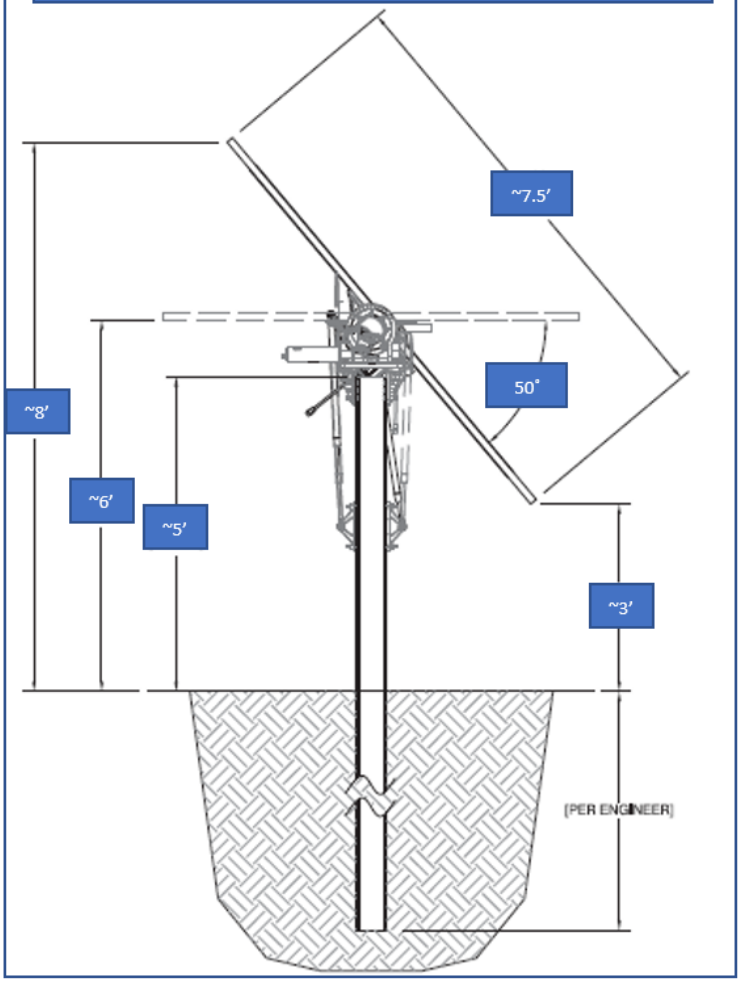



*Image 2 - Strobus Solar Project in Merrillan, WI*

*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 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

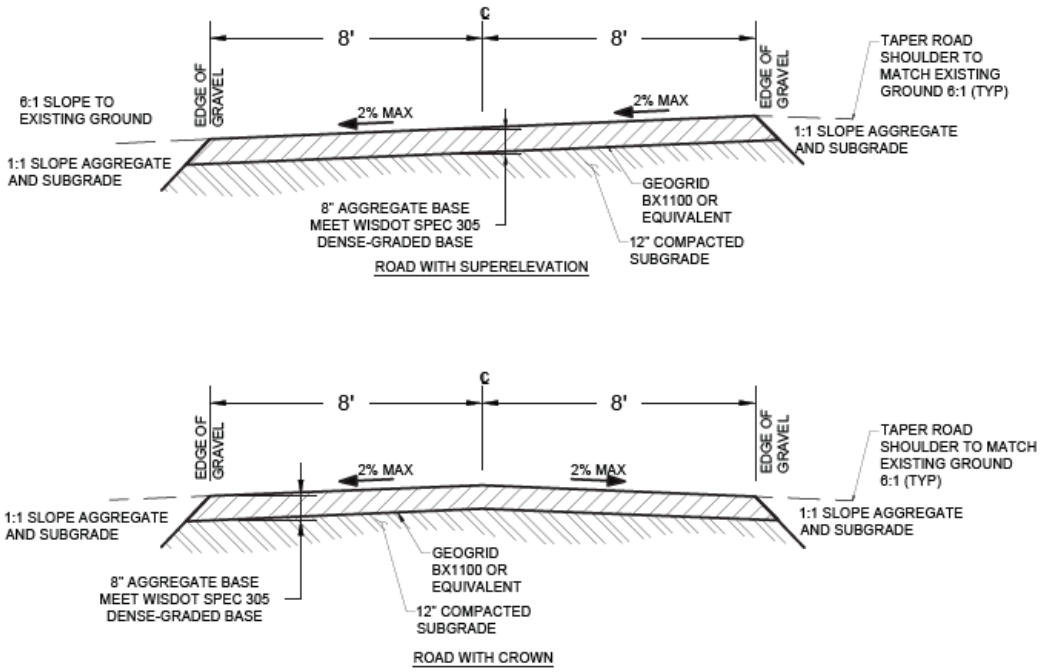
The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8 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 V. 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. The project is expected to have less than 1 acre of impervious surface area.

*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 wildlife exclusion fence similar to what you might see around an orchard. The fence will have either wood or steel posts.

*Image 5 – Fence at Rushford Village Solar Project in Rushford Village, MN*

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

## C. Scale Map of the Project Site

Please see **Exhibit A - Proposed Site Plan** for dimensions and location of proposed facilities. OneEnergy designs our projects using highly efficient bifacial solar panels and single-axis tracking racking. Using this equipment, a 6 Megawatt solar system can be located on approximately 32 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 over 1,400 average Wisconsin residences.

## D. Landscaping

The Project will be developed in a manner that complements the agricultural setting by using an agricultural-style fence, either a pasture for grazing sheep or a pollinator seed mix to attract bees and birds. Topsoil integrity will be preserved throughout construction by pre-seeding a cover crop prior to construction to minimize erosion and compaction, as well as by minimizing grading within the site. The permanent seeding will take place after construction is complete, and will conform with Wisconsin DNR recommendations for solar projects. The final landscape plan will be developed in partnership with the Wisconsin DNR and in compliance with all applicable stormwater requirements. By planting dense perennial vegetation beneath and around the solar panels, the project provides ecosystem services associated with pollinator benefits, soil building, increased water infiltration and reduced stormwater runoff compared to regularly tilled farmland. Please see **Exhibit C – 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 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 2025-2026, to enable purchasing of long-lead equipment in early 2026 and construction during the months of May to October, 2026. If construction is

delayed due to key equipment availability or other issues until spring of 2027, the project is expected to be constructed and operational by the end of 2027.

A project of this size typically takes 4-6 months to construct. The Project is intended to start construction in the summer of 2026 and be complete by the end of 2026. A tentative construction schedule is as follows:

| | | |
|---|---|---|
| Civil Work and Fencing Install | 5/1/2026 | 5/31/2026 |
| Pile Installation | 6/1/2026 | 7/1/2026 |
| Racking and Module Installation | 7/1/2026 | 9/1/2026 |
| Wiring and Transformer Installation | 9/1/2026 | 10/15/2026 |
| Pollinator Seeding and Revegetation | 10/15/2026 | 11/1/2026 |
| Target In-service Date | 11/1/2026 | |

## 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.

## 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. About OneEnergy

OneEnergy is the leading developer of distributed utility scale solar in Wisconsin, having developed 55 projects in the Midwest totaling 220 MW, and 39 projects totaling ~170 MW in Wisconsin that are currently operating or under construction.

Our regional team consists of developers, engineers, legal, and construction managers based out of our Madison office. The team completed development, engineering, and, in 2024, managed the construction of 7 projects in Wisconsin, including a series of four 6 Megawatt projects for WE Energies located in Fond du Lac, Jefferson, Racine, and Walworth Counties.

In this work, we have cultivated strong relationships with permitting entities and developed expertise in effective stakeholder communication, ensuring smooth project execution.

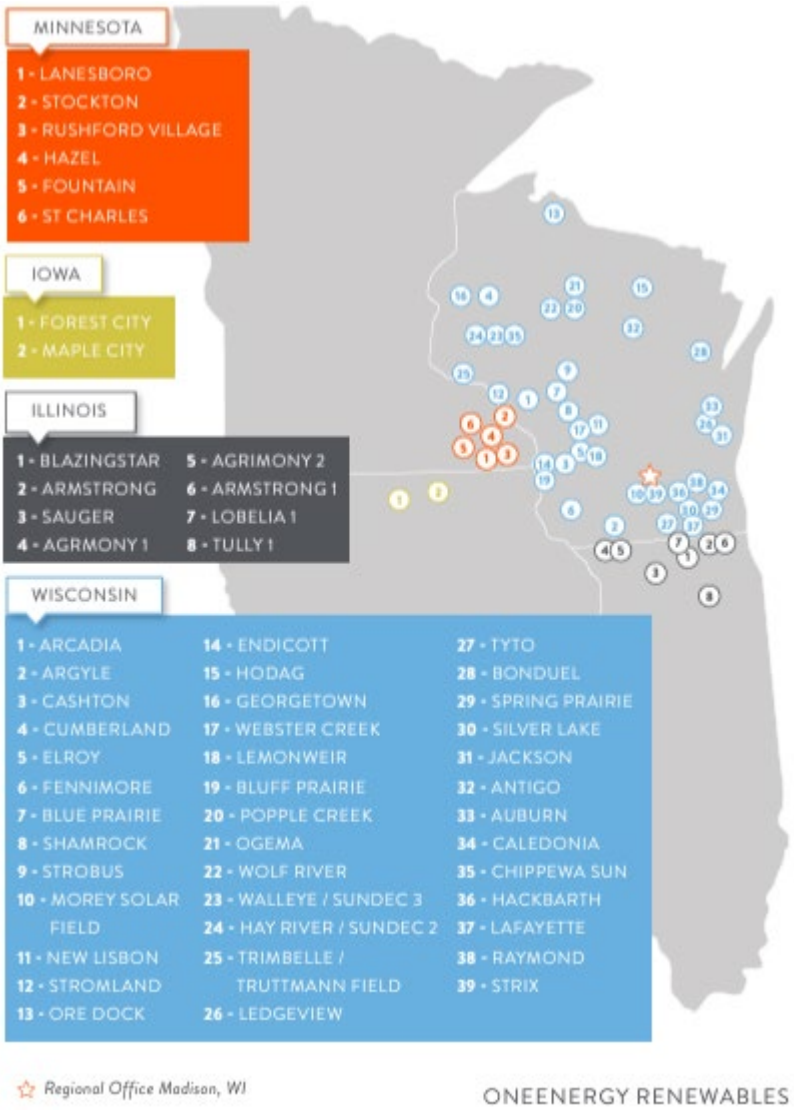



*Figure 3 – OneEnergy Midwest Solar Projects*