PC - Jan. 7, 2026

Conditional Use Permit Application for SV CSG Lyndon, LLC

Prepared by: Jacob Van Domelen (SunVest Solar, LLC)

CONDITIONAL USE PERMIT APPLICATION

Town of Lyndon, Sheboygan County
W6081 CTH N, Plymouth, WI 53073
p - 920-528-7255

Fee Required: $ 300

→ Contact Permit Agent Al Steiner at 920-838-3249
→ Complete all sections of this form and return to Clerk's office or Permit Agent with fee and other required documents (see section below).

NAME SV CSG Lyndon, LLC c/o SunVest Solar, LLC		PHONE 262-899-1879
MAILING ADDRESS 330 W State St. Ste 1	CITY Geneva, IL	ZIP 60134
SITE ADDRESS STH 28	CITY Lyndon	ZIP 53093
PARCEL # 59010123820	CURRENT ZONING A-1	

Describe the existing use of the real estate involved: The existing use is agricultural land.

Describe the reason for this application: SV CSG Lyndon, LLC is proposing a 5 MW solar project located in Lyndon Township to produce renewable energy for WE Energies and for nearby residents to benefit from.

REQUIRED DOCUMENTS FOR THIS APPLICATION

Check boxes when documents are attached.

- [X] Site map of parcel including, but not limited to, size, location of existing buildings, sanitary system and well.
- [X] List of Owner names and mailing addresses within five hundred (500) feet of this parcel.
- [X] Any additional information that may be required by Permit Agent, PC or TB to assist in the recommendation and/or decision.

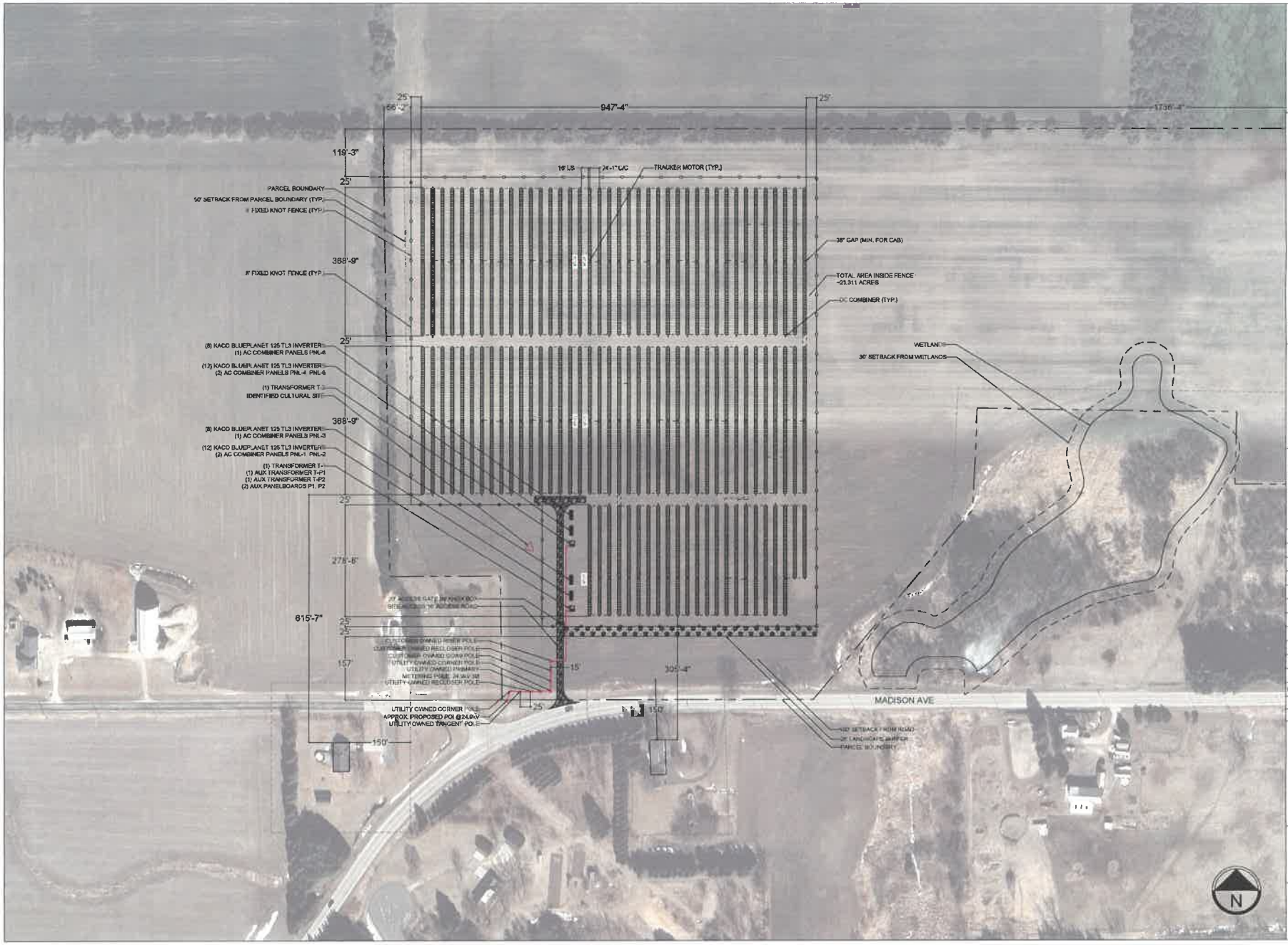
I certify that I have completed the above petition to the best of my ability, and that the required documentation is attached.

Petitioner Signature: Jacob Van Domelen — Date: 12/15/2025

For Town Use Only		
Date App Rec'd: 12/22/25	PC Mtg Date: 1/07/26	PC recommend to TB? Yes No
Date notice sent to Review:	For Publication Dates of:	
Pub Hearing Date:		TB Approve? Yes No

Plan Commission Recommended Conditions:

Town Board Approved Conditions:



SUNVEST SOLAR LLC
N27 W24025 PAUL CT. SUITE 100
PEWAUKEE, WI 53072
PHONE: (262)-547-1200
WWW.SUNVEST.COM

ELECTRICAL ENGINEER STAMP:

PROFESSIONAL ENGINEER STAMPS

ISSUANCE:

INTERCONNETION PLAN SET

SCALE: 1" = 100'

LICENSED ELECTRICAL ENGINEER certifies that they prepared all the electrical "E" sheets in this drawing set.
LICENSED STRUCTURAL ENGINEER certifies that they prepared all of the structural "S" sheets in this drawing set.
LICENSED CIVIL ENGINEER certifies that they prepared all of the civil "C" sheets in this drawing set.
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3		14	
2		13	
1	12/11/25	12	
0	09/29/25	11	

DRAWN BY: TLG | CHECKED BY: N/A
SCALE: AS NOTED | JOB NO: 02063

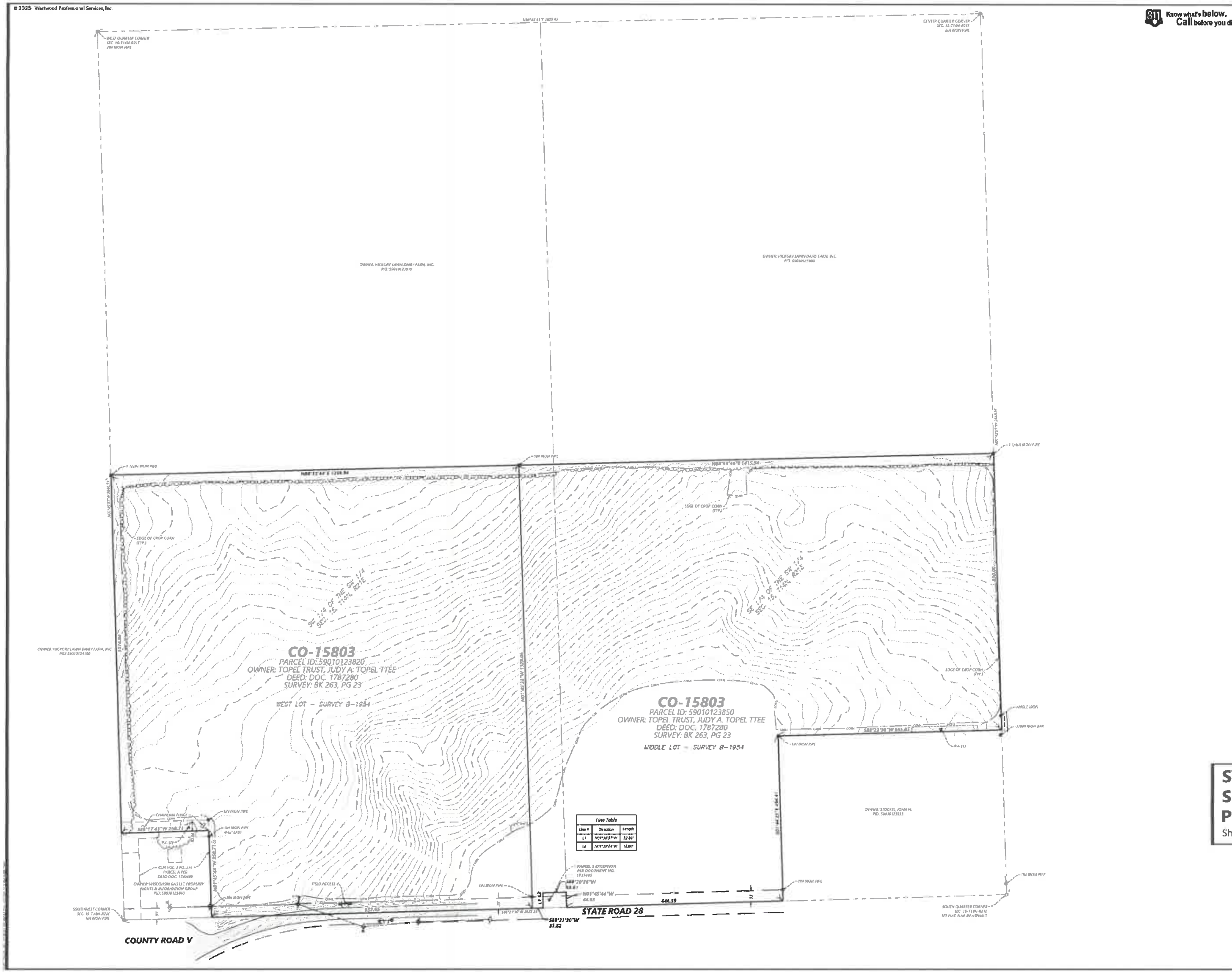
SV CSG
Lyndon, LLC
(43.674615, -87.979492)

SHEET TITLE

ARRAY LAYOUT

DWG. NO.

PV-1.00


© 2025 Westwood Professional Services, Inc.
Know what's below. Call before you dig.
CO-15803
PARCEL ID: 59010123820
OWNER: TOPEL TRUST, JUDY A. TOPEL TTEE
DEED: DOC. 1787280
SURVEY: BK 263, PG 23
WEST LOT - SURVEY B-1954
CO-15803
PARCEL ID: 59010123850
OWNER: TOPEL TRUST, JUDY A. TOPEL TTEE
DEED: DOC. 1787280
SURVEY: BK 263, PG 23
MIDDLE LOT - SURVEY B-1954
Line Table
STATE ROAD 28
COUNTY ROAD V
N01°45'44"W
44.83
646.59
S88°21'30"W
31.82

Westwood

PREPARED FOR:

SUNVEST SOLAR LLC®
330 W. State Street, Suite 1
Geneva, IL 60134

REVISIONS:
#	DATE	COMMENT

LEGEND:

SV CSG LYNDON SOLAR, LLC PROJECT

Sheboygan County, WI

DETAIL SHEET (CONTOUR)

ALTA/NSPS LAND TITLE SURVEY

PROJECT NUMBER: 0071682.00

DATE: 12/05/2025

SHEET: 4 of 4

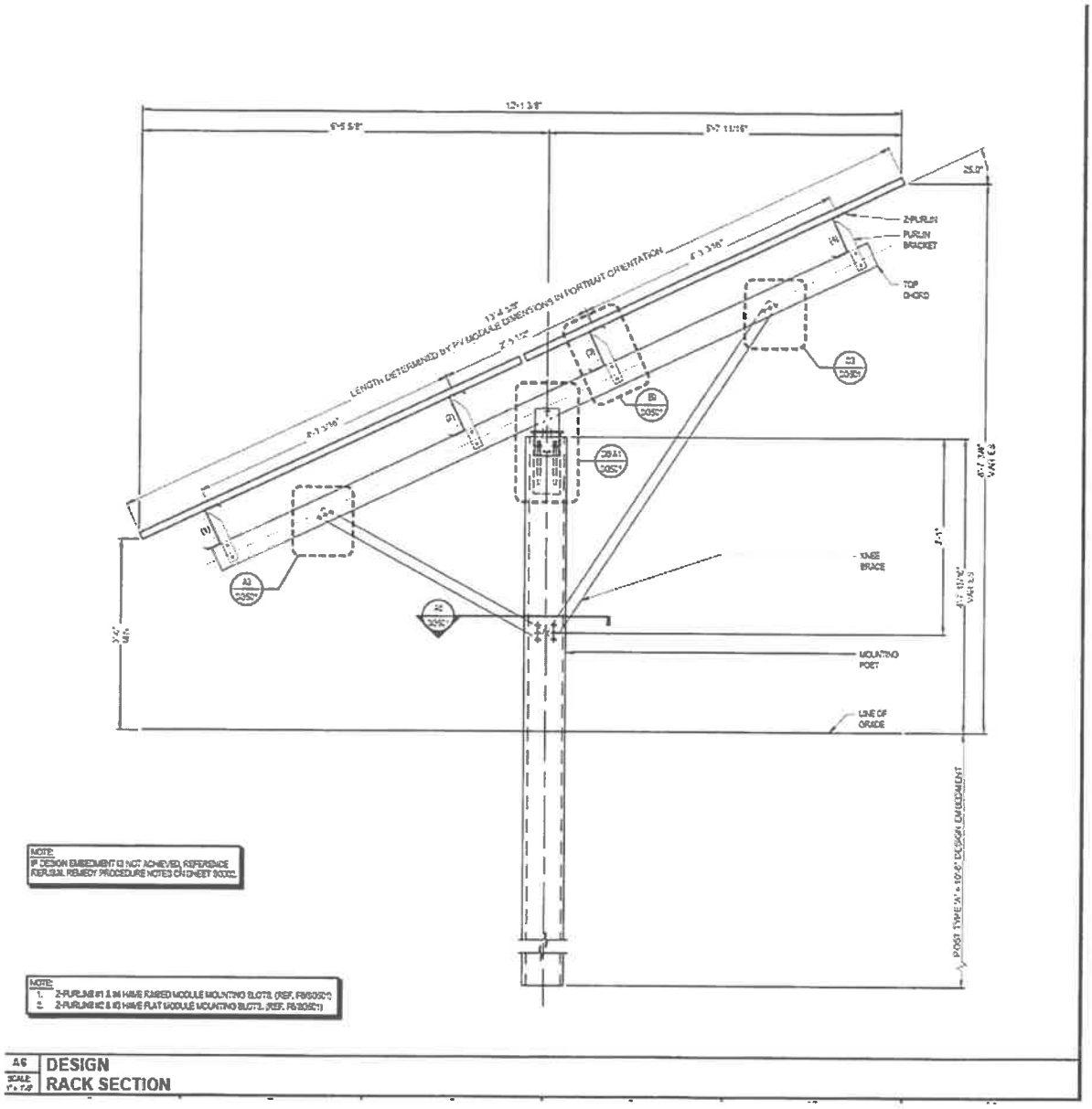


Figure 1 – Snip from the racking construction drawings showing a cross-section of the racking, above and below grade.

Figure 2 - Example of a solar array with an establishing pollinator habitat

Figure 3 – Photo of a fixed mounted solar project with established native vegetation

CONSTRUCTION ACTIVITIES

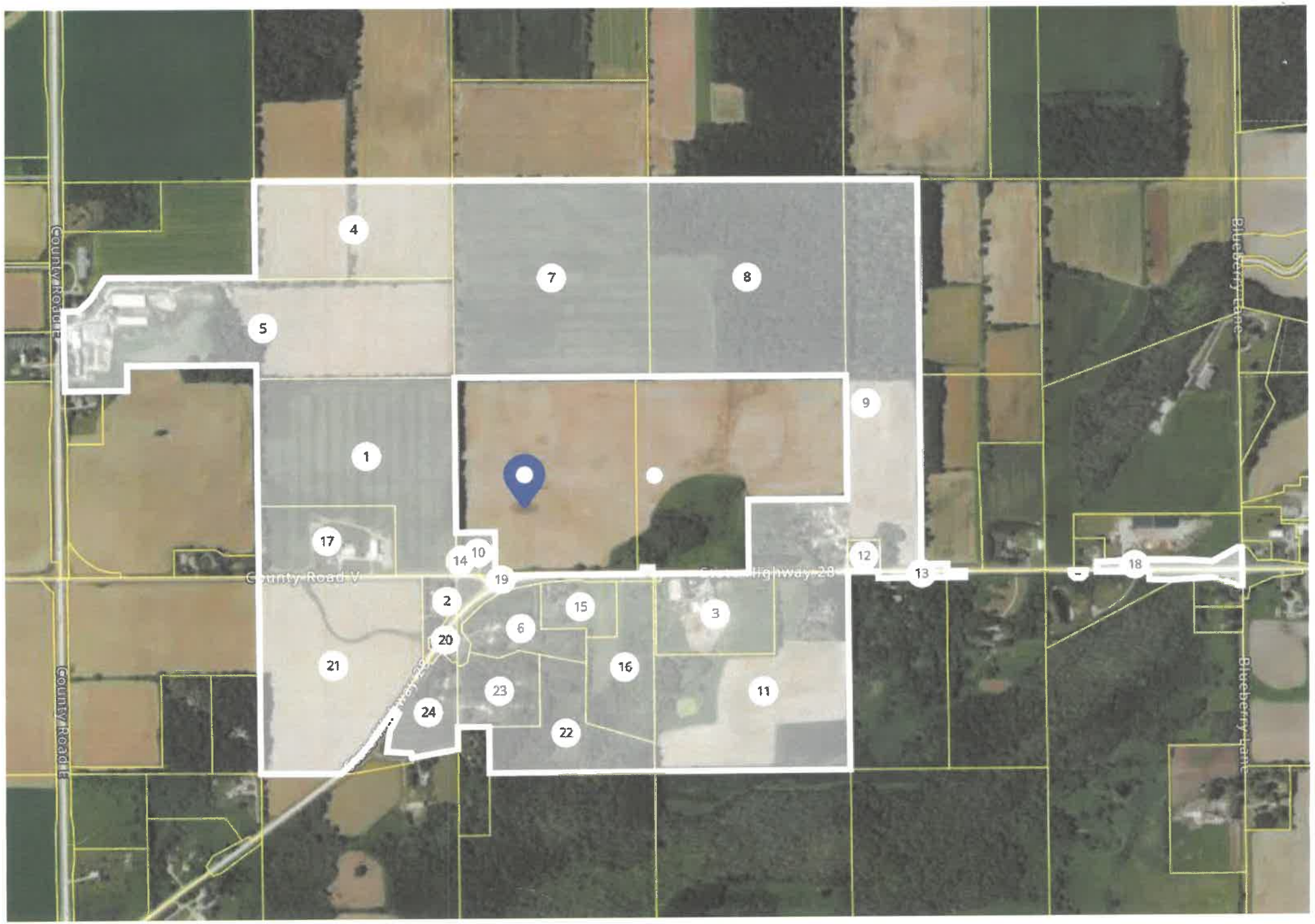
It is anticipated that 15 to 20 full time employees will be on site in the early stages of construction. This will taper off to a team of approximately 10 members toward the end of the construction activities. Typically, there will be a vehicle for each worker, approximately three (3) utility vehicles (UTV's) for transferring equipment around the site, and forklifts needed to perform different construction tasks.

Vehicles will be parked on the site access road that will be built to connect to the array. Hours of operation will be from 7am to 5pm. The total construction will take approximately 12-16 weeks. The first two (2) weeks will consist of pile driving with the balance of the construction timeline used for erecting the racking, panels and electrical equipment. Dust will be mitigated through the use of a water truck as needed.

Example array construction showing pile being driven (left) and racking before module install (right)

OPERATIONS & MAINTENANCE

The site will be monitored remotely with 24/7 alerts via a SCADA system and wireless phone connection. Annual preventative maintenance will take place each spring to ensure the facility is operating at its full capabilities and to proactively identify issues before they arise. Landscaping will be performed on an as needed basis to keep the low growth vegetation in check. This will be limited to a crew of 1-2 electrical personnel in a passenger vehicle performing annual maintenance checks and replacing equipment as needed.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21
16
23
11
24
22
County Road V
County Road E
Blueberry Lane

Owner	Parcel ID	Municipalit	Address	City	Zipcode	County	State	Latitude	Longitude
Hickory Lawn Dairy Farm Inc	59010124150	Lyndon		Lyndon	53093	Sheboygan	WI	43.67681	-87.9828
Keith A Hiller	59010125041	Lyndon	W5701 Cth V	Lyndon	53093	Sheboygan	WI	43.67412	-87.9808
Jeremiah J Landwehr	59010125450	Lyndon	W5567 Sth 28	Lyndon	53093	Sheboygan	WI	43.67387	-87.974
William A Schultz	59010124090	Lyndon		Lyndon	53093	Sheboygan	WI	43.681	-87.9831
Gold View Farms Llc	59010124113	Lyndon	N3817 Cth E	Lyndon	53093	Sheboygan	WI	43.67918	-87.9854
Matthew James Katte	59010125480	Lyndon	N3669 Timber View Road	Lyndon	53093	Sheboygan	WI	43.67361	-87.9789
Hickory Lawn Dairy Farm Inc	59010123810	Lyndon		Lyndon	53093	Sheboygan	WI	43.68008	-87.9781
Hickory Lawn Dairy Farm Inc	59010123800	Lyndon		Lyndon	53093	Sheboygan	WI	43.68008	-87.9731
Joan M Stockel	59010123933	Lyndon	W5512 Sth 28	Lyndon	53093	Sheboygan	WI	43.67775	-87.9701
Wisconsin Gas Llc Property Rights & Information Group	59010123840	Lyndon	W5688 Cth V	Lyndon	53093	Sheboygan	WI	43.67502	-87.98
Todd S Schaetz	59010125440	Lyndon	W5511 Sth 28	Lyndon	53093	Sheboygan	WI	43.67244	-87.9727
Chad A Schowalter	59010123910	Lyndon	W5496 Sth 28	Lyndon	53093	Sheboygan	WI	43.67493	-87.9702
State Of Wisconsin Dept Of Transportation	59010125931	Lyndon	W 5649 Sth 28	Waldo	53093	Sheboygan	WI	43.67435	-87.9718
Mich Wi Pipe Line Co	59010123830	Lyndon	W5698 Cth V	Lyndon	53093	Sheboygan	WI	43.67487	-87.9804
Earl G Rollins	59010125503	Lyndon	W5649 Sth 28	Lyndon	53093	Sheboygan	WI	43.67401	-87.9774
Mark Meyer	59010125502	Lyndon		Lyndon	53093	Sheboygan	WI	43.6729	-87.9763
Mark James Kuester	59010124160	Lyndon	W5758 Cth V	Lyndon	53093	Sheboygan	WI	43.67525	-87.9838
State Of Wisconsin Dept Of Transportation	59010123932	Lyndon	W 5353 Sth 28	Waldo	53093	Sheboygan	WI	43.67474	-87.9633
Sheboygan County Highway	59010125526	Lyndon	W5688 County Road V	Waldo	53093	Sheboygan	WI	43.67452	-87.9794
State Of Wisconsin Dept Of Transportation	59010125351	Lyndon		Lyndon	53093	Sheboygan	WI	43.67341	-87.9808
Majestic Crossing Dairy Llc	59010125030	Lyndon		Lyndon	53093	Sheboygan	WI	43.67295	-87.9836
Todd S Schaetz	59010125460	Lyndon		Lyndon	53093	Sheboygan	WI	43.67169	-87.9778
Edgar Harvey	59010125501	Lyndon	N3635 Timber View Road	Lyndon	53093	Sheboygan	WI	43.67247	-87.9794
Hand Joint Revocable Living Trust Of 2016	59010125051	Lyndon	N3650 Timber View Road	Lyndon	53093	Sheboygan	WI	43.67208	-87.9812

Q.PEAK DUO XL-G11S SERIES

590-605 Wp | 156 Cells
21.7 % Maximum Module Efficiency

qcells

Bifacial energy yield gain of up to 21%

Low electricity generation costs

A reliable investment

Enduring high performance

Frame for versatile mounting options

Innovative all-weather technology

The ideal solution for:

Q.PEAK DUO XL-G11S SERIES

■ Mechanical Specification

■ Electrical Characteristics

POWER CLASS

Qcells PERFORMANCE WARRANTY

PERFORMANCE AT LOW IRRADIANCE

TEMPERATURE COEFFICIENTS

■ Properties for System Design

■ Qualifications and Certificates

qcells

The trendsetter among inverters

Features

Technical Data

Technical Data (continued)

Utility 1500 volt

Disconnect Combiner Box

ISU
INNOVATIVE S LAR UTILITY

- Innovative design reduces heat resulting in longer life and avoids blown fuses and nuisance tripping
- Visible blade switch (2 Pole)
- Fuses up to 65A included in listing
- Up to 32 inputs circuits
- Mounts at any angle
- Reduced O & M costs with optional IR window
- 90°c terminals with NEMA bolt pattern
- Disconnect only versions also available

Utility 1500 Volt Disconnect Combiner

The new generation in utility devices are based on the successful platform which delivers maximum reliability with little to no maintenance. Working hand in hand with all popular central and string inverters, making them user friendly and safe. Installation flexibility is achieved with the ability to mount horizontally or vertically. The ISU combiner is designed for use in all markets. Even the most demanding requirements are met by our premium component selection, making ISU the solution for your code requirements.

Designed & Manufactured by:
INNOVATIVE S LAR UTILITY

INNOVATIVE S LAR UTILITY

Utility 1500 volt Disconnect Combiner Box

Size Enclosure	Standard	Over-Size
Operating Voltage Range	0 – 1500 VDC	
Max Output Current	400 A	
Number of fused inputs	6 to 24	6 to 32
Fuse Size Range (A)	3 – 32, 40, 50A, 60, 65A (1 leg only, per NEC 2017)	
Non-fused leg	Switched (per NEC 2017)	
Input Conductor Size	10 – 8 AWG Copper only (up to 1/0 for 40 – 50A)	
No. of output conductors	1 or 2 (per polarity)	
Output Connection	Dual M12 (1/2") studs, 1.75" Spacing (Optional Mechanical Lugs)	
Max Output Conductor Size	1000 MCM (Dual 600 MCM)	
Ground Connections	(2) 2/0 + (10) 14 – 4 AWG	
Surge	Optional	
Enclosure Fiberglass (Standard)	NEMA 4X	
Dimensions H x W x D (inches)	24 x 30 x 10	Not Available
Net weight (approx.)	75 lb.	Not Available
Enclosure – Powder Coated CRS (Optional)	NEMA 3R/4	
Dimensions H x W x D (inches)	24 x 30 x 10	30 x 30 x 10
Net weight (approx.)	80 lb	100 lb.
Environmental		
Operating temperature	-40°c to 50°c (-40°F to 122°F)	
Storage temperature	-40°c to 85°c (-40°F to 185°F)	
Certifications	UL1741, UL1669B, CSA 22.2 No. 290-15	
Standard Limited Warranty	2 Years	
Standard Features		

White exterior finish; Breather vent; Padlockable door; Door interlocked with switch; Integral mounting ears on fiberglass

Optional: UL listed combiner cables (whips) at 8AWG or 10AWG

www.innovativesolarinc.com

Designed & Manufactured by
INNOVATIVE S LAR UTILITY

SUNVEST
SOLAR LLC
N27 W24025 PAUL CT. SUITE 100
PEWAUKEE, WI 53072
PHONE: (262)-647-1200
WWW.SUNVEST.COM

ELECTRICAL ENGINEER STAMP:

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ISSUANCE:
INTERCONNETION PLAN SET

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DRAWN BY: TLG | CHECKED BY: N/A
SCALE: AS NOTED | JOB NO: 02063

SV CSG
Lyndon, LLC
(43.674615, -87.979492)

SHEET TITLE
SPEC SHEETS

DWG. NO.
E-4.00

A DECOMMISSIONING PLAN FOR

SV CSG Lyndon, LLC

Sheboygan County, Wisconsin

DECMEBER 3, 2025

PREPARED FOR:

SunVest Solar, LLC

PREPARED BY:

Westwood

Westwood

Decommissioning Plan

SV CSG Lyndon, LLC

Town of Lyndon, Sheboygan County, Wisconsin

Prepared for:

SunVest Solar, LLC
N27 W24025 Paul CT. Suite 100
Pewaukee, WI 53072

Prepared by:

Westwood Professional Services
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: 0071682.00

Date: December 3, 2025

Table of Contents

Attachments

1.0 Introduction / Project Description

This Decommissioning Plan ("Plan") has been prepared for the SVG Lyndon Solar in accordance with the Town of Lyndon Zoning Ordinance Section 9.27 – Solar Energy Systems for the purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the solar project to its predevelopment condition to the extent feasible.

The SVG Lyndon Solar Project ("Project") is a solar power generation project proposed by SunVest Solar, LLC ("Applicant") in the Town of Lyndon, Sheboygan County, Wisconsin. The Project will have an aggregate nameplate capacity of up to 5 megawatts (MW) alternating current (AC), 5.48 MW direct current (DC). Upon completion, the Project will comprise a solar array consisting of solar modules, tracking systems, inverters, transformers, underground collection lines, transmission lines, access roads, and fencing. The Project will be built within a general Project Area of approximately 23 acres.

The useful life of solar panels is generally considered to be 35 years. At that time, the Project will either be decommissioned or repowered with newer technology. The Plan identifies components which may be removed and areas that may be restored once the Project has not operated for twelve consecutive months, or when the Project has surpassed the useful lifespan of the modules and facilities.

2.0 Proposed Future Land Use

Prior to the development of the Project the land use of the Project Area was primarily agricultural farmland. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. Access roads and other areas compacted by equipment may be decompacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to a farmable condition. Please refer to Section 3.3 for a detailed description of reclamation activities.

3.0 Decommissioning Activities

Decommissioning of the Project will include removing the solar panels, solar panel racking, steel foundation posts and beams, inverters, transformers, overhead and underground cables and lines, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access roads and security fencing are included in the scope. Standard decommissioning practices will be utilized, including dismantling and repurposing, salvaging/recycling, or disposing of the solar energy improvements.

During decommissioning, the landowners will be consulted to identify the extent and type of work to be completed. Some Project infrastructure, such as the access roads, and fencing, may be left in place at the discretion of the landowner(s).

Decommissioning will include the removal and transportation of all Project components from the Project site. All dismantling, removal, recycling, and disposal of materials generated during

decommissioning will comply with rules, regulations, and prevailing Federal, State, and local laws at the time decommissioning is initiated and will use approved local or regional disposal or recycling sites as available. Recyclable materials will be recycled to the furthest extent practicable. Non-recyclable materials will be disposed of in accordance with State and Federal law.

3.1 Decommissioning of Project Components

3.1.1 Solar Panels

Solar panels will be inspected for physical damage, tested for functionality, and disconnected and removed from racking. Functioning panels will be packed, palletized, and shipped to an off-site facility for reuse or resale. Non-functioning panels will be shipped to the manufacturer or a third party for recycling or disposal.

3.1.2 Tracker Racking System

The tracker racking system and racking components will be disassembled and removed from the steel foundation posts, processed to appropriate size, and sent to a metal recycling facility.

3.1.3 Steel Foundation Posts

Structural foundation steel posts will be pulled out to full depth, removed, processed to appropriate size, and shipped to a recycling facility. The posts can be removed using back hoes or similar equipment. During decommissioning, the area around the foundation posts may be compacted by equipment and, if compacted, the area will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for vegetation.

3.1.4 Underground Cables and Lines

All underground cables and conduits will be removed to full depth. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area. Overhead lines, support poles, and attachments will be removed from the Project and taken to a recycling facility.

3.1.5 Transmission Lines

The overhead transmission lines, consisting of a ground conductor, and SCADA line, will be destrung in the opposite manner that the conductor was installed, using pull trucks, reel trucks, tensioners, and pullers, in addition to standard equipment. Insulators and insulator gangs will also be removed from each tower. It is anticipated that one crew will work on removing the conductors while another crew works on the ground conductor and SCADA. Once the wires are removed, the transmission towers will be brought to the ground for disassembly. All removed equipment will be disassembled to sizes suitable for hauling, then loaded onto standard hauling trucks for off-site recycling or disposal.

3.1.6 Inverters, Transformers, and Ancillary Equipment

All electrical equipment will be disconnected and disassembled. All parts will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards.

3.1.7 Equipment Foundations and Ancillary Foundations

The ancillary foundations are pile foundations for the equipment pads. As with the solar array steel foundation posts, the foundation piles will be pulled out completely. Duct banks will be excavated to full depth. All unexcavated areas compacted by equipment used in decommissioning will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards.

3.1.8 Fence

Fence parts and foundations will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards. The surrounding areas will be restored to pre-solar farm conditions to the extent feasible.

3.1.9 Access Roads

Project access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the landowner(s) and one of the following options will be pursued:

1. After final clean-up, roads may be left intact through mutual agreement of the landowner and the Applicant unless otherwise restricted by federal, state, or local regulations.
2. If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. Internal service roads are assumed to be constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a reintroduction of farming. Topsoil that was stockpiled during the original construction will be distributed across the open area. Finally, the access road corridors will be tilled to an agricultural condition.

3.2 Component Disposal

Project components removed from the Project site will be resold, reused, recycled, or scrapped to the greatest extent possible.

- Metal components will be processed to size, sorted, and hauled to a recycling facility (Sadoff Iron and Metal in Sheboygan, Wisconsin, approximately 19.5 miles from the Project site) to be processed as scrap. This includes:
    - Steel components, including steel piles and trackers, steel transmission poles, structural steel from the substation and smaller components from recycled equipment.
    - Underground and overhead collection, transmission, and grounding cables, typically composed of aluminum and copper.
    - Copper windings from transformers and inverters, and the copper ground grid from the

substation.

- Other electrical equipment may be assessed for its condition and either sold for reuse or scrapped from its components.
- Fluids, such as transformer oils, will be drained and shipped off-site to an approved recycling facility.
- Solar panels will be resold or recycled to the greatest extent possible, based on their age and condition, as well as market conditions around resale of solar panels and advancements in recycling technologies. For the purposes of this cost estimate, it is assumed that 95% of panels will be resold to another party for reuse or recycling. The estimate further assumes that 5% will be damaged beyond repair and will be hauled to a landfill that accepts solar module components as approved wastes.
- Concrete will be hauled to a concrete recycling facility (Lepine Enterprises, Inc. in Oak Creek, Wisconsin). Concrete will be crushed and rebar or other metals will be separated out for recycling. The remaining concrete will then be processed into aggregate that may be used as a building material again in the future.
- If possible, clean gravel removed from the site may be re-used to improve public roads or used by local landowners to improve driveways or be used as clean fill. For the purposes of this cost estimate, it's assumed that the gravel will be hauled to a landfill, where it may be accepted as "daily cover.".

Project components that are not recyclable may include items composed of mixed materials, certain plastic components, materials that have been contaminated, and certain general municipal wastes. For the purposes of this Plan, it is assumed that these materials will be hauled to Waste Management Sheboygan Transfer Station located in Sheboygan, Wisconsin, approximately 13.2 miles from the site.

3.3 Reclamation

The Applicant will restore and reclaim the site to the pre-solar farm condition consistent with the site lease agreement. The Applicant assumes that most of the site will be returned to farmland and/or pasture after decommissioning through implementation of appropriate measures to facilitate such uses. If no specific use is identified, the Applicant will vegetate the site with a seed mix approved by the local soil and water conservation district or similar agency. The goal of restoration will be to restore natural hydrology and plant communities to the greatest extent practicable while minimizing new disturbance and removal of native vegetation. In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be decompacted as needed to ensure proper density of topsoil consistent and compatible with the surrounding area and associated land use. All materials and debris associated with Project decommissioning will be removed and properly recycled or disposed of at off-site facilities.

4.0 Best Management Practices (BMPs)

4.1 Construction Stormwater Practices

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because

decommissioning will entail disturbance of more than one acre of soil, the Applicant will prepare a Erosion Control and Stormwater Management Plan (ECSWMP) and obtain coverage with the Wisconsin Department of Natural Resources (DNR) under the Wisconsin Pollutant Discharge Elimination System (WPDES) Permit No. WI-S067831-6 prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the ECSWMP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include a US Army Corps of Engineers (USACE) Section 404 Permit to Discharge Dredged or Fill Material.

4.1.1 Erosion Control

Erosion control measures will be refined based on the standard of practice current at the time the ECSWMP is developed for decommissioning. All disturbed areas without permanent impermeable or gravel surfaces, or planned for use as crop land, will be vegetated for final stabilization. All slopes steeper than 4:1 should be protected with erosion control blankets. Restoration should include seed application prior to application of the blanket. All slopes 4:1 or flatter should be restored with seed and mulch, which will be disc anchored.

4.1.2 Sediment Control

Sediment controls, such as silt fences, fiber logs, dewatering practices, construction entrances, and sedimentation traps and/or basins will be implemented during construction to prevent the transport of sediment off-site during decommissioning activities. Street sweeping/scraping will also be implemented to mitigate potential tracking of sediment onto public roadways.

4.1.3 Controlling Stormwater Flowing onto and Through the Project

Given the low gradient of the slopes in the Project Area, controlling stormwater flow that enters the Project Area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control. If necessary, water may be diverted around the Project site using diversion berms.

4.2 Permitting

All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one acre of soil will require coverage under the Wisconsin DNR WPDES permit for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. An ECSWMP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the USACE or Wisconsin DNR. A Spill Prevention, Control, and Countermeasure (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

4.3 Health and Safety Standards

Work will be conducted in strict accordance with the Applicant's health and safety plan. The construction contractor hired to perform the decommissioning will also be required to prepare a site-specific health and safety plan. All site workers, including subcontractors, will be required to read,

understand, and abide by the plans. A site safety officer will be designated by the construction contractor to ensure compliance. This official will have stop-work authority over all activities on the site should unsafe conditions or lapses in the safety plan be observed.

5.0 Timeline

Decommissioning of the Project will be initiated if the Project has not operated for twelve consecutive months, or when the Project has surpassed the useful lifespan of the modules and facilities. It is anticipated that the decommissioning activities for the Project can be completed in a 12-week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews.

6.0 Decommissioning Costs

The decommissioning costs are calculated using current pricing. Westwood recommends that the estimate of net costs should be updated periodically to recognize price trends for both decommissioning costs and the salvage and resale values of the components.

There are currently active markets for scrap steel, aluminum, and copper, used transformers and electrical equipment, and used solar panels. Scrap metal prices have been discounted from posted spot prices found on www.scrapmonster.com. Pricing for used panels has been discounted from the average price of used panels, as published in EnergyBin's 2024 "Module Price Index."

The total estimated cost of decommissioning the SV CSG Lyndon, LLC is approximately $412,404 ($75,257 per MW). Estimated salvage/scrap value of the modules, racking, transformers, and other materials is approximately $465,782. The net decommissioning costs after accounting for resale and salvage values is approximately $53,400 in surplus, or $9,745 in surplus per MW.

Attachment A

Decommissioning Cost Estimate

SVG Lyndon Solar Project

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	$19,100.00	$19,100
Permitting				
County Permits	1	Lump Sum	$10,000.00	$10,000
State Permits	1	Lump Sum	$20,000.00	$20,000
Subtotal Permitting				**$30,000**
Civil Infrastructure				
Remove Gravel Surfacing from Road	257	Cubic Yards (BV)	$3.14	$807
Haul Gravel Removed from Road to Concrete Recycler (Oak Creek, WI)	321	Cubic Yards (LV)	$32.19	$10,333
Dispose of Gravel Removed from Road (Recycled at no Cost)	416	Tons	$0.00	$0
Remove Geotextile Fabric from Beneath Access Roads	1,444	Square Yards	$1.40	$2,022
Grade Road Corridor (Re-spread Topsoil)	650	Linear Feet	$1.98	$1,287
Decompact Road Area	0.3	Acres	$249.40	$75
Remove Chainlink Fence	4,227	Linear Feet	$7.42	$31,364
Haul Chainlink Fence to Metal Recycling (Sheboygan, WI)	23	Tons	$13.72	$316
Subtotal Civil Infrastructure				**$46,203**
Structural Infrastructure				
Remove Steel Foundation Posts (Arrays)	1,754	Each	$16.90	$29,643
Haul Steel Post to Metal Recycling (Sheboygan, WI)	158	Tons	$13.72	$2,168
Remove Tracker Racking per String	387	Each	$123.78	$47,903
Haul Tracker Racking to Metal Recycling (Sheboygan, WI)	261	Tons	$13.72	$3,581
Subtotal Structural Infrastructure				**$83,294**
Electrical Collection System				
Remove PV Panels	9,288	Each	$9.17	$85,171
Haul PV 95% of Panels to Reseller (Milwaukee, WI)	339	Tons	$15.99	$5,421
Haul 5% of PV Panels to Landfill (Sheboygan, WI)	18	Tons	$8.81	$159
Dispose of PV Panels	18	Tons	$81.00	$1,458
Remove Combiner Boxes	40	Each	$60.00	$2,400
Remove Equipment Pads and Racks	6	Each	$1,210.20	$7,261
Remove Steel Foundation Posts (Equipment Skids)	48	Each	$16.90	$811
Haul Steel Post to Metal Recycling (Sheboygan, WI)	2.9	Tons	$13.72	$40
Haul Equipment to Transformer Disposal (Sheboygan Falls, WI)	2	Each	$117.84	$236
Remove SCADA Equipment	1	Each	$2,000.00	$2,000
Remove DC Collector System Cables (copper)	5.48	Per MW	$2,000.00	$10,960
Remove Underground (AC) Collector System Cables & Fiber Optic	327	Linear Feet	$2.76	$903
Load and Haul Cables for Recycling	19	Tons	$15.78	$300
Dispose of Fiber Optic Cables	0.1	Tons	$81.00	$6
Subtotal Electrical Collection				**$117,125**

Transmission System				
Remove Overhead Cables	50	Feet	$4.23	$212
Loadout Overhead Cables	1.0	Tons	$25.06	$25
Haul Overhead Cables to Metals Recycling (Sheboygan, WI)	1.0	Tons	$13.72	$14
Remove Insulators and Gangs	9	Each	$577.48	$5,197
Remove and Load Timber Transmission Poles	3	Each	$946.11	$2,838
Haul Timber Poles to Landfill (Sheboygan, WI)	3	Each	$242.05	$726
Backfill Pole Locations	28.0	Cubic Yards	$42.02	$1,177
Erosion and Sediment Controls	12.5	LF	$4.13	$52
Subtotal Transmission System				**$10,240**
Site Restoration				
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000
Perimeter Controls (Erosion and Sediment Control)	2,114	Linear Feet	$4.13	$8,731
Permanent Seeding on Roadway Areas	0.3	Acres	$1,387.47	$416
Till Array Areas to Agricultural Condition	23.3	Acres	$216.22	$5,040
Subtotal Site Restoration				**$16,187**
Project Management				
Project Manager	12	Weeks	$3,749.00	$44,988
Superintendent (half-time)	12	Weeks	$1,762.50	$21,150
Field Engineer (half-time)	12	Weeks	$1,634.50	$19,614
Clerk (half-time)	12	Weeks	$375.00	$4,500
Subtotal Project Management				**$90,252**
Subtotal Demolition/Removals				**$412,402**
Salvage				
Fencing (Chain Link)	23	Tons	$217.72	$5,008
Steel Posts	126	Tons	$217.72	$27,433
Module Racking	261	Tons	$217.72	$56,825
PV Modules	8,824	Each	$35.40	$312,355
Transformers and Inverters	9,224	Pounds	$0.37	$3,413
Transformers (Oil)	1,520	Gallons	$0.70	$1,064
DC Collection Lines (Copper)	35,646	Pounds	$1.57	$55,964
AC Collection Lines (Aluminum)	2,453	Pounds	$0.87	$2,134
Ground Conductor Lines (Copper)	249	Pounds	$1.57	$391
Transmission Lines (Steel)	0.4	Tons	$272.16	$109
Transmission Lines (Aluminum)	1,248	Pounds	$0.87	$1,086
Subtotal Salvage				**$465,782**
Total Demolition Minus Salvage				**($53,400)**

Notes:
1. Prices used in analysis are estimated based on research of current average costs and salvage values.
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of the SV CSG Lyndon, LLC, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly available bid prices or Wisconsin Department of Transportation bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the Project life, the construction activity costs and the hauling/freight costs are separated from the disposal costs.

1. Project quantities are based on SV CSG Lyndon, LLC Interconnection Plan Set prepared by SunVest Solar, LLC and dated 11/18/2025.
2. A project of this size and complexity requires a full-time project manager with half-time support staff.
3. RS Means pricing was used for the Milwaukee, Wisconsin region for the 3rd quarter of 2025.
4. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require. The labor rates reflect union labor rates.
5. Mobilization was estimated at approximately 7% of total cost of other items.
6. Permit applications will require the preparation of an ECSWMP and an SPCC Plan.
7. Road gravel removal was estimated on a time and material basis. Since the material will not remain on-site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as "daily cover" at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs.
8. Road gravel and concrete will be hauled to Lepine Enterprises Inc in Oak Creek, Wisconsin, approximately 62 miles from the Project Site. Hauling costs are estimated to be $23.61 per ton.
9. The selected disposal facility (Sheboygan Transfer Station) is located in Sheboygan, Wisconsin, approximately 13.2 miles from the Project site. Hauling costs to the landfill are estimated to be $11.58 per ton.
10. Erosion and sediment control along road reflects the cost of silt fences on the downgradient side of the proposed roads. As such, the length of controls has been estimated to be approximately 50% of the road length.
11. Topsoil is required to be stockpiled on-site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to decompact roadway areas is estimated as $249.4 per acre, and tilling to an agriculture-ready condition is estimated as $216.22 per acre.
12. The selected metal recycling facility (Sadoff Iron & Metal) is located in Sheboygan, Wisconsin, approximately 19.5 miles from the Project site. Hauling costs to the recycling facility are approximately $0.70 per ton mile, or $13.72 per ton.
13. Tracker foundation posts are lightweight "I" beam sections installed with a specialized piece of equipment and can be removed with a standard backhoe with an attachment for gripping the piles. We estimate crew productivity at 240 posts per day, resulting in a per post cost of approximately $16.9. The posts weigh approximately 150 pounds each.
14. It is assumed that the racking structures weigh approximately 15 pounds per linear foot of array. Each solar panel has a width of 44.65 inches. The Project will have approximately 9,288 modules and

34,830 feet of array. The arrays are made of steel pipes; a crew with hand tools can disassemble and cut the pieces to sizes for recycling at a rate of about 1800 pounds per person per hour, or about $183.54 per ton.

15. The solar panels for this Project measure approximately 3.72 feet by 8.08 feet and weigh 76.94 pounds. They can easily be disconnected, removed, and packed by a three-person crew at a rate we estimate at 18 panels per hour.
16. The equipment skids will consist of inverter(s), a transformer, and a panel on a metal frame approximately 19 feet long by 8 feet wide by 8 feet 6 inches tall. The skids weigh approximately 16,700 pounds and can be disconnected by a crew of electricians. They must be lifted by a mobile crane for transport to the recycler. They contain copper or aluminum windings.
17. The transformers contain copper windings that have significant salvage value. They are typically oil filled, but most transformer recyclers will accept the transformers with oil. The estimated costs include removal of metal frame and conduits feeding the equipment.
18. Medium voltage (MV) equipment and SCADA equipment are mounted on the same equipment skids as the inverters and transformers, and they are enclosed in weatherproof cabinets. Their size requires light equipment to remove them. The costs for the removal of the pile foundations are included in the "Remove Steel Foundation Posts" estimate.
19. The underground collector system cables are placed in trenches with a minimum of 18 inches of cover. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
20. Perimeter control pricing is based on silt fence installation around downgradient sides of the project perimeter.
21. Metal salvage prices (steel, aluminum, copper) are based on December 2025 quotes from www.scrapmonster.com for the Midwest Region. Posted prices are three months old. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications.
22. A reduction of 25% has been taken from all pricing obtained from www.scrapmonster.com to reflect the processing by the contractor to meet the specifications.
23. The salvage value for steel uses pricing from the Midwest United States at $320 per metric ton, or $290.30 for U.S. ton.
24. Solar module salvage values are shown in current values, assuming near-new conditions for the first few years of operations. Pricing for used panels has been discounted from the average resale price of used panels, as published in EnergyBin's 2024 "Module Price Index." Module values will decline over time as a function of loss of output and age.
25. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. However, we have assumed that the electrical equipment will be obsolete at the time of decommissioning, so we have based the pricing on a percentage of the weight that reflects the copper windings that can be salvaged. Pricing was used for Copper Transformer Scrap for the Midwest United States, at $0.49 per pound.
26. The collection lines are priced assuming copper conductor wire for the direct current circuits and aluminum wire for the alternating current circuits. The prices reflect a reduced yield of copper or aluminum resulting from the stripping of insulation and other materials from the wire prior to recycling. The estimate uses the Midwest prices of #2 insulated copper wire with a 50% recovery rate ($2.09 /pound) and E.C. Aluminum Wire ($1.16 /pound).

27. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised, but removal assumes unskilled common labor under supervision.

We Energies
231 W. Michigan St.
Milwaukee, WI 53203
www.we-energies.com

November 19, 2024

SV CSG Lyndon LLC
Attn: Adedapo Azeez
N27W24025 Paul Ct. Suite 100
Pewaukee, WI 53072

Subject: Agreement for category 4 distribution system upgrades

Site address: Wisconsin 28, Waldo, WI 53093

Dear Adedapo:

We Energies completed the distribution system study to determine if upgrades are required to our distribution system to accommodate your proposed generating facility. We found that system upgrades are required.

Cost details:

- **The estimated cost of the upgrades is** $303,000.00. This amount was established by estimating the time and materials needed to complete the work.
- Payment in full of the estimated cost, along with a signed copy of this agreement, indicating acceptance, will be required prior to the start of construction.
- A new service application may be required in addition to the signed agreement.
- **To maintain your position in queue, full payment and the signed agreement must be received within 60 working days from the date of this letter (2/17/2025). Failure to meet this deadline may result in changes in construction costs to interconnect to our facilities.**
- After signed agreement and payment are received, applicants may request a hold, up to 60 working days, before work on the distribution system upgrades begin. During that time, the queue position will be maintained. After the hold expires, the queue position could be passed by other applications and final construction costs may change.
- The actual construction costs will be tracked as the work is completed.
- If the project is canceled before completion, the construction upgrade costs will cease at the time we receive a written cancellation request.
    - A refund will be issued if the estimated cost is greater than the amount charged to the project.
    - An invoice will be sent if the estimated cost is less than the amount charged to the construction project.
- When the upgrades are complete, your equipment can be installed within an agreeable timeframe.
- Once you notify us that installation is complete, we will conduct the commissioning test and send out the interconnection and surplus agreements for your signature.

Payment remittance:

Payment may be made by mail, phone or online. Please reference the work request number shown below on your check or when paying by online or by phone.

- Mail check (payable to We Energies) to:
  Essential Services, A299
  P.O. Box 2046
  Milwaukee, WI 53201-9627

- Online: www.we-energies.com/payconstructionbill
- Phone: 855-570-0998

Your next step is to sign this letter acknowledging its acceptance and return it, along with your payment. You may want to make a copy for your records. Please call me with any questions. I look forward to working with you to make your project a success.

Sincerely,

Jennifer Arellano

Jennifer Arellano
Energy Services Representative
Phone: 414-750-6347
Email: jennifer.arellano@we-energies.com

Work request or reference #:4926141

Accepted by: _____ Print Name: _____

Title: _____ Date: _____