



Nolan Stumpf March 5<sup>th</sup>, 2025  
OneEnergy Renewables  
10 N Livingston St Town of Troy  
Suite 201 N8870 Briggs Street  
Madison, WI 53703 East Troy, Wisconsin 53120

SUBJECT: CONDITIONAL USE PERMIT APPLICATION FOR HONEY CREEK SOLAR PROJECT

DEAR TOWN OF TROY PLANNING COMMISSION,

OneEnergy Development, LLC ("OneEnergy" or "the Applicant") is applying for a Conditional Use Permit with the Town of Troy and Walworth County for the Honey Creek Solar Project (the "Project").

Honey Creek Solar is a proposed 6-Megawatt solar generation facility. OneEnergy will develop, engineer, and construct the Project. The Applicant intends to start construction in the spring of 2026, pending receipt of all required permits and approvals and availability of key equipment. Construction is expected to take approximately 4-6 months. Once complete, the Project will generate local power for local customers within We Energies' service territory. The Project is expected to produce enough electricity to power nearly 1,600 average Wisconsin homes, or about 50 homes per acre.

The Project is located on approximately 30 acres of vacant land in the Town of Troy on parcel # L T 2100006A (south of Highway 20). The land is part of a larger 59.03-acre parcel owned by Dietzler Farm LP (Daniel Dietzler). The proposed Project is situated on land that is zoned A-1. The site will have a 16' wide gravel access drive that enters the site off Highway 20 and will be enclosed by an 8' tall woven-wire deer exclusion-style agricultural fence. The area beneath and around the panels will be planted to a low-growing perennial pollinator mix or pasture mix for sheep grazing. The remaining area of the property will continue to be farmed.

Please see the attached Conditional Use Permit Application form and Conditional Use Application Narrative, which includes the following attachments: Site Plan, Operations Plan, Construction Schedule, Vegetation Management Plan, Decommissioning Plan, Survey Map, Frequently Asked Questions, Project Profile, and Glare Analysis.

Respectfully,

NOLAN STUMPF  
MANAGER, PROJECT DEVELOPMENT  
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