



Nolan Stumpf August 11th, 2025
OneEnergy Renewables
10 N Livingston St Village of Waunakee Plan Commission
Suite 201 500 W Main Street
Madison, WI 53703 Waunakee, WI 53597

SUBJECT: CONDITIONAL USE PERMIT APPLICATION FOR SIX MILE SOLAR PROJECT

DEAR VILLAGE OF WAUNAKEE PLAN COMMISSION,

OneEnergy Development, LLC ("OneEnergy" or "the Applicant") is applying for a Conditional Use Permit with the Village of Waunakee for the Six Mile Solar Project (the "Project").

Six Mile 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 Madison Gas & Electric's 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 land zoned A-1 in the Village of Waunakee on portions of the parcels 080915395018, 080915380024, and 080915340121. The land is part of a larger 112.50-acre property owned by Kennedy Family Limited Partnership. The site will have a 16' wide gravel access drive that enters the site off Kennedy Dr 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 with dense and deep root systems that will improve water infiltration and reduce runoff compared to current conditions. 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, Vegetation Management Plan, Decommissioning Plan, Survey Map, Frequently Asked Questions, Glare Analysis, Project Profile, and Conditional Use Standards.

Respectfully,

NOLAN STUMPF
MANAGER, PROJECT DEVELOPMENT
262.259.5066 | C

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nolan.stumpf@oneenergyrenewables.com