



Peter Murphy June 30, 2026
OneEnergy Renewables
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Mukwonago, WI 53149

SUBJECT: CONDITIONAL USE PERMIT APPLICATION FOR SPRING LAKE SOLAR PROJECT

DEAR TOWN OF MUKWONAGO PLANNING COMMISSION,

OneEnergy Development, LLC ("OneEnergy" or "the Applicant") is applying for a Conditional Use Permit with the Town of Mukwonago for the Spring Lake Solar Project (the "Project").

Spring Lake 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 2027, 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 Mukwonago on parcel # MUKT1933997 (west of County Road I and north of Section Road). The land is part of a larger 40.45 -acre parcel owned by Stanley Sugden and Julie Sugden. The proposed Project is situated on land that is zoned A-1, Agricultural District. The site will have a 16' wide gravel access drive that enters the site off County Highway I 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. The remaining area of the property will continue to be farmed.

Please see the attached Plan Commission / Conditional Use Permit Application form and Narrative, which includes the following attachments: a letter of support from Waukesha County Green Team, Site Plan, Vegetative Screening Exhibit, Operations Plan, Vegetation Management Plan, Decommissioning Plan, Survey Map, Frequently Asked Questions, Project Profile, Glare Analysis, Conditional Use Standards, Emergency Response Plan, and proposed Conditions of Approval.

Respectfully,

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