



Peter Murphy January 31, 2025
OneEnergy Renewables
10 N Livingston St Peter Wagner
Suite 201 Village of Caledonia
Madison, WI 53703 5043 Chester Lane
Caledonia, Wisconsin 53402

SUBJECT: BUILDING, SITE, AND OPERATION APPLICATION FOR ROOT RIVER SOLAR

DEAR MR. WAGNER,

OneEnergy Development, LLC (“OneEnergy” or “the Applicant”) is applying for a Building, Site, and Operation Permit with the Village of Caledonia for the Root River Solar Project (the “Project”).

The Project 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 over 1,400 average Wisconsin homes.

The Project is located on approximately 32 acres of vacant land in the Village of Caledonia on 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). The proposed Project is situated on land that is zoned A-2 Agricultural. The site will have a 16’ wide gravel access drive off County Road V and 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.

Please see the attached Plan Commission / Building, Site, and Operation Permit Application form and Application Narrative, which includes the following attachments: Site Plan, Operations Plan, Construction Schedule, Vegetation Management Plan, Decommissioning Plan, Survey Map, Frequently Asked Questions, and Project Profile.

Respectfully,

PETER MURPHY
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