



**Conditional Use Permit Application Addendum**  
**Tichigan Solar Project**

**Town of Dover**  
**Racine County, WI**

**Applicant:**  
**OneEnergy Development, LLC**  
**10 N. Livingston St., Suite 201**  
**Madison, WI 53703**

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## Exhibits

- A. Proposed Site Plan
- B. Survey Map and Legal Description
- C. Vegetation Management Plan
- D. Operations Plan
- E. Decommissioning Plan
- F. Glare Analysis
- G. Project Profile
- H. Drain Tile Plan
- I. Haul Route



## Background

The Tichigan Solar Project (the “Project”) is a proposed 6 Megawatt solar generation facility. OneEnergy Development, LLC (“OneEnergy” or “the Applicant”) will develop, engineer, and construct the Project.

The Applicant will complete all environmental studies and surveys required to construct the Project, including the following: wetland delineation, Phase I Environmental Site Assessment, soil analysis, and endangered resources review. The Project is not expected to impact natural resources.

The Applicant intends to start construction on the Project in the spring of 2026, pending receipt of all required permits and approvals and availability of key equipment for the project. Construction of the project is expected to take approximately 4-6 months. If construction starts in spring of 2026, the Project is expected to be completed by the end of 2026. If construction is delayed due to key equipment availability or other issues until spring of 2027, the project is expected to be constructed and operational by the end of 2027. Once complete, the Project will generate local power for local customers within We Energies’ service territory.



*Strobus Solar Project in Black River Falls, WI*

## I. General Land Use Description

### Location

The Project is located on approximately 30 acres of vacant land known as parcel 006032008010000, east of Sharp Road and north of Plank Road (County Highway A) in the Town of Dover, WI. The land is part of a larger 106-acre parcel owned by J&S Real Estate Company LLC (Jerry Warntjes).

### Zoning

The proposed Project is situated on land that is zoned A-2 agricultural.

### Setbacks

Racine County Ordinance Sec. 20-1727 describes 100 foot setbacks for street yards, side yards, and rear yards. However, to maximize the distance of the project from neighboring residences, OneEnergy proposes to situate the project as far northeast as possible to the adjacent field and forested land. OneEnergy therefore proposes a deviation from ordinance Sec. 20-1727, and instead OneEnergy commits to following setbacks:

*Racine County Ordinance Sec. 20-678. - Yard setback requirements.*

*The minimum yard setback requirements in the A-2 general farming and residential district II are as follows:*

*(1) Shore .....75 feet*

*(2) Street .....75 feet*





## Solar Panels

Crystalline silicon solar PV panels, which represent ~95% of the installed solar panels in the US, consist primarily of tempered glass, silicon wafers, anodized aluminum, and wiring, all of which can be recovered and recycled at the end of their useful life. PV panels are extremely durable and built for long service life, as indicated by their 30-year warranty.

## Inverters, Transformer, Electrical Rack

The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8 feet. The transformers and disconnects will be mounted on a concrete pad. These pieces of electrical equipment look similar to what you would see at a large load service like a grocery store.

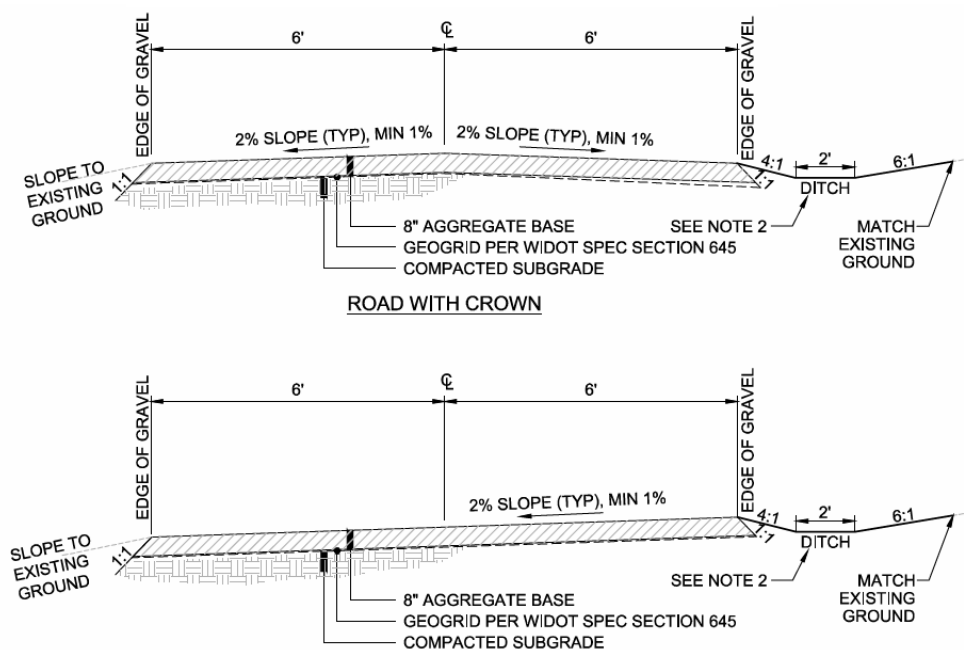


Image 3 - Hodag Solar Project in Rhinelander, WI

## Access Drive

The access drive is proposed to be 16' wide and will come off of Sharp Road. The access drive will be installed as shown below depending on the slope. The access drive is installed at-grade to minimize changes to existing drainage patterns.

Figure 2 – Example of Access Drive Design Detail





## Fence

A fence will surround the solar project and will be an 8' tall agricultural-style fixed knot wildlife exclusion fence similar to what you might see around an orchard. The fence will have either wood or steel posts.



*Image 4 – Fence at Rushford Village Solar Project in Rushford Village, MN*



*Image 5 – Fence at Blue Prairie Solar Project in Black River Falls, WI*

### III. Scale Map of the Project Site

Please see **Exhibit A - Proposed Site Plan** for dimensions and location of proposed facilities. OneEnergy designs our projects using highly efficient bifacial solar panels and single-axis tracking racking. Using this equipment, a 6 Megawatt solar system can be located on approximately 30 acres of relatively flat topography and, most importantly, consistent elevations in the north-south direction. See **Exhibit B – Survey Map and Legal Description** for a detailed ALTA survey of the parcel.

The proposed project is expected to produce enough electricity for approximately 1,400 average Wisconsin residences, around 116% of the electricity needs of the Town of Dover's 1,200 households

### IV. Landscaping

The Project will be developed in a manner that complements the agricultural setting by using an agricultural-style fence, either a pasture for grazing sheep or a pollinator seed mix to attract bees and birds. Topsoil integrity will be preserved throughout construction by pre-seeding a cover crop prior to construction to minimize erosion and compaction, as well as by minimizing grading within the site. The permanent seeding will take place after construction is complete, and will conform with Wisconsin DNR recommendations for solar projects. The final landscape plan will be developed in partnership with the Wisconsin DNR and in compliance with all applicable stormwater requirements. By planting dense perennial vegetation beneath and around the solar panels, the project provides ecosystem services associated with pollinator benefits, soil building, increased water infiltration and reduced stormwater runoff compared to regularly tilled farmland. Please see **Exhibit C – Tichigan Vegetation Management Plan**.

### V. Wetland and Drainage Facilities

The project is designed to minimize soil disturbance and drainage alterations as much as possible. OneEnergy anticipates limited ground disturbance for the installation of the solar array and will ensure all grading is done in compliance with recommended best practices for stormwater and sediment erosion control. Because the project will occupy more than one acre, OneEnergy will be required to comply with the Wisconsin Department of Natural Resources NPDES Construction General Permit, which has the following requirements:

- Implement Best Management Practices to control sedimentation during construction, i.e. silt fencing, fiber logs, temporary stabilization, etc.
- Submittal of a Water Resource Application for Project Permits (WRAPP)
- Develop a Stormwater Management Plan approved by the Wisconsin DNR prior to commencement of construction

Sedimentation will be controlled from leaving the project area after construction by changing the land use of the project area from cultivated agricultural land to nearly 100% vegetated ground cover. The pollinator meadow growing beneath and around the solar panels acts as a vegetative buffer that covers ~95% of the site. Runoff from the access roads and concrete pads will travel through the vegetative cover prior to leaving the project area. Water that runs off panels into the proposed dense pollinator planting below will act as a natural vegetative buffer which will increase infiltration and act as erosion control to help the site meet required standards.



## VI. Construction Schedule

OneEnergy's goal is to finalize engineering in the winter of 2025-2026, to enable purchasing of long-lead equipment in early 2026 and construction during the months of May to October 2026. If construction is delayed due to key equipment availability or other issues until spring of 2027, the project is expected to be constructed and operational by the end of 2027.

A project of this size typically takes 4-6 months to construct. The Project is intended to start construction in the summer of 2026 and be complete by the end of 2026. A tentative construction schedule is as follows:

Civil Work and Fencing Install	5/1/2026	5/31/2026
Pile Installation	6/1/2026	7/1/2026
Racking and Module Installation	7/1/2026	9/1/2026
Wiring and Transformer Installation	9/1/2026	10/15/2026
Pollinator Seeding and Revegetation	10/15/2026	11/1/2026
Target In-service Date	11/1/2026	

## VII. Operations & Vehicular Traffic Description

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. Please see **Exhibit D – Tichigan Operations Plan**. During construction, we anticipate that there will be between 5 and 30 construction workers on-site for the 6-month period (May-October) during which the bulk of construction will take place. Adequate provision for parking of such construction staff has been included in the design of the laydown area within the site perimeter. Additionally, deliveries will be expected during business hours. It is not expected that more than 3-4 delivery trucks will arrive to the site per day during construction. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing.

## VIII. Decommissioning and Removal

OneEnergy has committed through its lease agreement with the landowner to remove the system at the end of the project life, including provisions to ensure that there is adequate financial security set aside to perform such decommissioning. When the Project is decommissioned, all infrastructure will be removed, and the site will be restored to predevelopment conditions for continued agricultural use with rested and restored soils. Please see **Exhibit E – Tichigan Decommissioning Plan**.





## IX. About OneEnergy

OneEnergy is the leading developer of distributed utility scale solar in Wisconsin, having developed 55 projects in the Midwest totaling 220 MW, and 39 projects totaling ~170 MW in Wisconsin that are currently operating or under construction.

Our regional team consists of developers, engineers, legal, and construction managers based out of our Madison office. The team completed development, engineering, and, in 2024, managed the construction of 7 projects in Wisconsin, including a series of four 6 Megawatt projects for WE Energies located in Fond du Lac, Jefferson, Racine, and Walworth Counties.

In this work, we have cultivated strong relationships with permitting entities and developed expertise in effective stakeholder communication, ensuring smooth project execution.

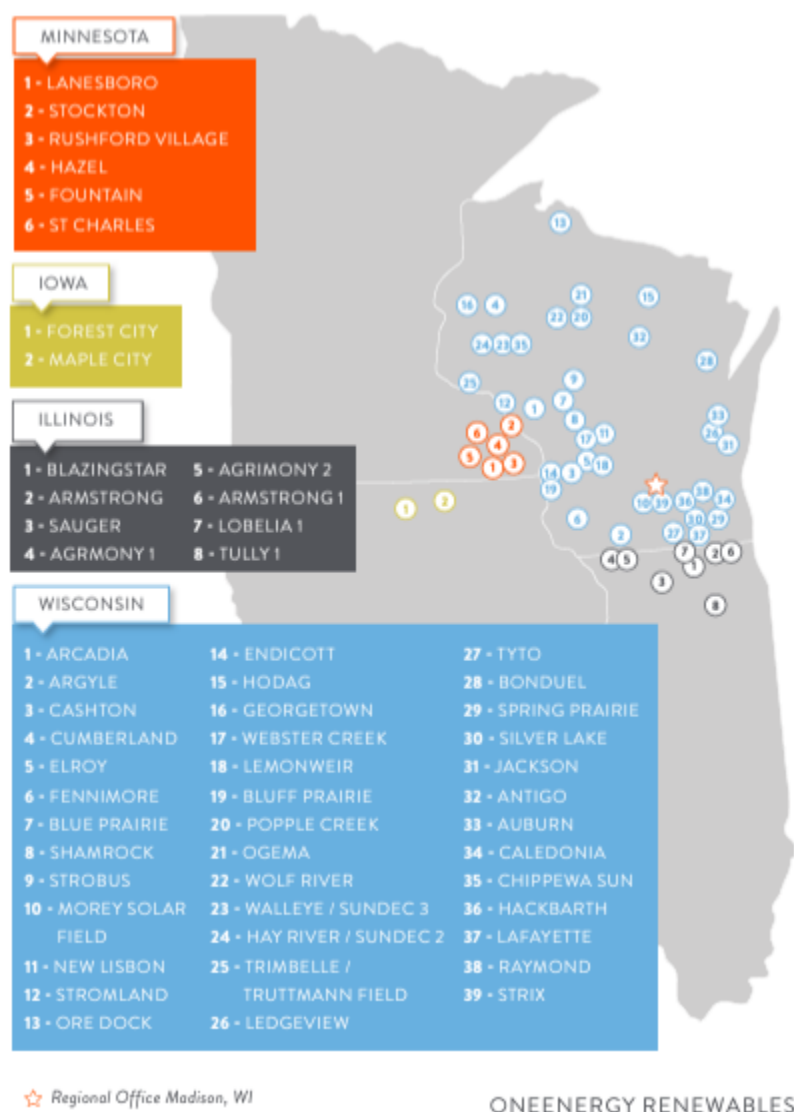


Figure 3 – OneEnergy Midwest Solar Projects

