Minutes
Dunkirk Solar Project NOTES
Four-Town Meeting: Dunkirk, Fulton, Porter, Albion
Dunkirk Town Hall – 6:30pm
Wednesday, 06.17.26

In Attendance:

Town Board Members	Attendees
• Dunkirk: Norm Monsen • Dunkirk: Dan Jenks • Dunkirk: Brad Gilbert • Albion: Melanie McCarthy • Albion: Larry Beck • Albion: Bruce Hudson (absent) • Albion: Abigail Stafford (absent) • Albion: Robert Venske (absent) • Fulton: Scott Farrington • Fulton: Evan Sayre • Fulton: Randy Thompson • Fulton: Michelle Stafford (absent) • Fulton: Kerry Hull (absent) • Porter: Scott Johnson • Porter: Ryan Nelson • Porter: Alan Sweeney	• Albion: Rob McCarthy • Albion: Kim Olson • Christiana: Kerry Marren, Dane County Supervisor District 37 • Deerfield: Jim Maple, wrote Deerfield solar ordinance, Elec Eng • Dunkirk: Ted Christman, DDLD • Dunkirk: Brett Olson, Dunkirk CPC • Dunkirk: James Rece, Dunkirk CPC • Dunkirk: Shelly Schieldt, Dunkirk CPC • Dunkirk: Brian Mikkelson, Dunkirk Roadcrew • Dunkirk: Becky Dakin, Dunkirk Solar Project Coordinator • Dunkirk: Bonnie Smithbeck, Dunkirk Treasurer • Dunkirk: Jim Alme • Dunkirk: Rollie Amundson • Dunkirk: Kathie Amundson • Dunkirk: Casey Burns • Dunkirk: Gavin DiMaggio • Dunkirk: Brittany DiMaggio • Dunkirk: Matt Harris • Dunkirk: Ardith Heneusbach • Dunkirk: Sylvia Lawrence • Dunkirk: Kim Monsen • Dunkirk: Connie Nagel • Edgerton: Tristan McGough, The Edgerton Reporter • Edgerton: Tony Vike • Fitchburg: Beau Stafford, Wiscovery Farm • Janesville: Owen Templeton • Porter: Sam Jenson, Zoning Commission • Porter: Steve Oakeson • State: Rep Randy Udell, WI State Representative

Attendance Summary: 06.17.26 - 40 ppl attended in all. 12 Town Board Members out of 16. State Rep Randy Udell and County Supervisor, Kerry Marren attended. No residents from Fulton were in attendance.

Topic	• Discussion	Action
Open/Welcome	• Norm Monsen opened the meeting welcoming all in attendance	
Pledge	• The Pledge of Allegiance was led by two veterans in attendance.	
Introductions	• Town Board Members introduced themselves. • Norm Monsen introduced State Representative Randy Udell and Dane County Supervisor, Kerry Marren. He also introduced Jim Maple who wrote the solar zoning ordinance for Deerfield.	
Christiana	• Kerry Merrin introduced herself as County Supervisor for District 37 fulfilling her second term. As a resident of Christiana for 16 years, she provided insight into the residents' perspective of the current solar fields and continued growth of the solar project. • The solar project started in 2019. This is Phase I with 1900 acres. • She shared that the Solar Project/Fields have changed everything – the countryside where she lives; the changed landscape. She asked if this is the "right thing." She encouraged everyone to drive around Christiana. This is	

taking their prime farmland.

- Kerry shared that she needed to leave the meeting shortly to attend another meeting in Christiana where the Solar Company would be explaining Phase II.
- She said that Christiana cannot stop what is happening, but the residents need to be heard.
- She said that the residents are not anti-solar, but this shouldn't be happening on the backs of those who need the money. They are being taken advantage of.
- She suggested that the Town Board talk with Mark Cook, former Chair of the Christiana Town Board. He has many insights.
- Kerry suggested that we not agree to anything until we are completely clear on what to expect. She recommended getting lawyers involved. She said that Christiana learned everything the hard way. You need to get the knowledge up front. Christiana saw a lot of nondisclosures by landowners.
- She encouraged us again to drive around Christiana and Deerfield to see what solar fields really look like. These are 25–50-year leases.
- The impact, the visual of these solar fields has a severe emotional impact. It's not just about taxes or the revenue. Our roads are getting beat up. The air is ugly.
- The company that is doing the Christiana and Deerfield Solar Project is Invenergy. Blatner Associates is the builder. There is a lot of information on the Invenergy website about this project.
- Kerry had to leave. Norm Monsen thanked her and told the attendees that you can get ahold of Kerry, as well as Rep. Udell via websites.
- An attendee asked how many acres are in Phase II. Kerry answered that will be 6300 acres. It will end up being 1/3 of all of the acreage in the township.
- Audience member stated a concern that higher government can take over lower government.
- Kerry shared that If the project is over 100 MW it is approved at the state level by PSC (Public Service Commission). If the project is under 100 MW it has a different approval process.
- Kerry shared an email by Majid Allen of the Dane County Planning & Development.

It stated:

One thing to be aware of is the Dane County Towns' Association proposal to amend the zoning code to remove solar as a conditional use in the FP districts. If that change goes through, it means a rezoning would be needed to apply for a solar project in most cases (i.e., since the majority of town land is in FP zoning). As you're likely aware, towns and the county have greater discretion over rezones than we do over CUPs – if a town denies a rezoning, the county cannot override it.

- Jim Maple from Deerfield commented that he sits on this Town Association committee. They wanted to give the power back to the Towns. The zoning would go from farmland to industrial. Right now, approval for under 100 MW goes through the county for a CUP (conditional use permit).
- Attendee asked: What happens when the project is over 100 MW? Can't they just go directly to PSC and get approval? Only the small project zoning stays

	with the town. • Kerry said this was true. She said our only power is to talk with our representatives and vote. • Attendee asked why any of the solar companies are interested in projects of less than 100 MW if they know they can readily get approved with larger projects through PSC? Everyone agreed that that was a GREAT question that we need to look into. • Another Attendee asked: What's the rationale for the Profit Share of 1/3 for the Town and 2/3 for the County. Kerry did not know.	Find out why Solar Companies are interested in under 100 MW projects.
Purpose	• Norm came back to the meeting agenda and discussed the purpose of our meeting. He stated that we need to hear from each other. This will be a process of educating and informing each other. We will not take a position of any kind – no "for the project" no "against the project." We want to understand what we have and work on it. • Norm reiterated that if the group wants to stay informed of the solar project as we move forward, be sure to give us your email on the sign-in sheet.	
Project Area Maps	• Dan Jenks shared the project overall map. The slide showed us the project "preferred" area consisting of four quadrants: one in Dunkirk, in Fulton, in Porter, and in Albion. We understand that there is no development at this point, but this is the total of EDP's "preferred" area. • Dan showed a slide of an Indian Form solar installation to let the audience understand what solar fields look like. This site has been in place for four years – 440 acres – two landowners. • Several Board Members thought that tow landowners in Porter and Dunkirk have agreed to the project at this point. We didn't know if they have signed. • Dan next showed drone images of the proposed project site in Dunkirk, Fulton, Porter, and Albion. • Dan showed the next map that delineated the exact parcels for this project. This is the land that is currently enrolled. Dan said that we would put this map on our FB page. • Becky Dakin asked, to clarify, aren't these contracts leases, not purchases? Yes • The group commented that all of these parcels are good farmland.	Dan, put the parcel map on the Dunkirk FB page.
Elec used locally?	• Attendee asked if the generated electricity will be used locally. • Jim Maple explained: because of resistance on transmission lines, electricity can go anywhere. The actual power won't leave Christiana but the purchase and use of that can go anywhere. Actual electrons stay here. While Becky was typing the minutes she emailed Jim to ask him to re-explain this: Because anyone can use electricity at any time without notifying the utility, each major electric utility must balance the amount of power customers use with the power they generate or purchase 11 times each hour. Most utilities run much of their generation at a fixed level and use several generators that can quickly change the amount of power generated to balance the customer use. These are federal regulations, and they apply to the whole country. All power must be purchased from utilities that generate electric power and these are paper transitions. Actual electrons that flow in the wires have a limited range before heat (resistance) and magnetic fields use all of the power. This useful distance is typically no more than 500 miles. That is why there is power generation built close to where customers use the power.	

What we know about EDP	• Brad Gilbert reviewed information provided by EDP. • EDP Renewables North America, LLC develop, construct, own, and operate wind farms and solar parks throughout North America. • Headquartered in Houston, TX with 61 wind farms 26 solar parks, and eight regional offices across North America. • EDPRNA has developed more than 12,000 megawatts (MW) and operates more than 11,400 MW of onshore utility-scale renewable energy projects. • With more than 950 employees, EDPRNA's highly qualified team has a proven capacity to execute projects across the continent. • Fourth largest renewable energy producer worldwide with a presence in 28 markets across Europe, North America, South America, and Asia Pacific.	
What we know about the EDP Project	• Brad Gilbert reviewed the information provided by EDP regarding the project: • Capacity: 170 MW • (Phase I: 98.6 MW & Phase II: 71.5 MW) • Point of Interconnection: 345kV Wempletown to Rockdale Transmission Line • Location: Dane County • Towns of Albion and Dunkirk • Rock County • Towns of Fulton and Porter • Project Completion: Targeting a 2029 Commercial Operation Date • Production: Estimated to be 360,000 MWh annually, enough to power approx. 45,000 Wisconsin homes	
EDP Questions/Answers	• Bill Delehanty, Dunkirk Plan Commission Chair provided a brief summary of the questions that they and a few other town Board Members asked of two EDP reps in a January meeting: Questions/answers covered these topics: (Attendee comments are included here. This information was also provided as a handout to attendees.) • Agrivoltaics • Neighboring Property Values • Topsoil • Setbacks – the company provided a chart with footages. Bill can provide this. • "Good Neighbor Money" • Town Roads • Project Revenue Sharing – Town 1/3, County 2/3. Property owners do not pay taxes during the lease, including schools. We want to verify this information. • Bonding Details • Decommissioning – they will remove down to 3' however, cabling is at 4' • Sales or Transfers of property and bonding – have to state these terms up front. Fulton shared that the ownership of their solar project changed three times and the bonds for the roads did not transfer to the new company. • Natural Disaster/Storms – Bill noted that the solar company only pays the landowner if the project is performing at 100%. If there is storm	

	damage, they are not in a hurry to repair. • Minimize EMI/RFI & Noise • Stray Voltage Regulations/Remediations • Conflicts: Solar Lessee vs Preserving Ag Land • Norm Monsen thanked Bill for working with EDP to get these questions answered. • Attendee asked for clarification regarding landowner not paying taxes. Dan Jenks answered that they asked their Appraiser this question. He stated that if a resident has a 40-acre parcel and they've leased 39 acres to solar, their acreage is taken off the Town tax rolls. The Town only sees the Shared Revenue of the project. The group felt this needs further clarification.	Clarify how the landowners solar lease affects their property taxes. Clarify how the zoning changes and how that affects taxes.
Adjourn	• The meeting was abruptly adjourned at 7:21pm as tornado warnings were in affect for areas nearby.	

Next meeting:
Continued/rescheduled meeting to be determined.