

NOTES

4TOWN Solar Project Joint Committee

*Collaborating in response to the EDP Renewables Solar/Battery Installation, "Rock Dane Solar and Energy Storage,"
a 900-acre, 170 MW utility solar and battery installation in*

Dunkirk, Fulton, Porter, Albion

Fulton Town Hall – 6:30pm, Wednesday, September 2, 2026

In Attendance:

Committee Members	Attendees	Attendees
• Dunkirk: Norm Monsen (Town Board) • Dunkirk: Brad Gilbert (Town Board) • Dunkirk: Dan Jenks (Town Board) absent • Albion: Larry Beck (Town Board) • Albion - Andy Decker (Town Board) • Fulton: Evan Sayre (Town Board) • Fulton: Randy Thompson (Town Board) • Porter: Ryan Nelson (Town Board) • Porter - Lisa Imhoff (Plan Commission Admin) • Becky Dakin, Project Coordinator	- Fulton - Scott Farrington (Town Board) - Fulton - Bill Morrison - Fulton - Laura Siclovan (Clerk) - Fulton - GERALYN KETTERMANN - Fulton - L? Adams - Fulton - Nancy Lutz - Fulton - Judy Mau - Fulton - Jamie Brown	- Dunkirk - Ted Christman - Dunkirk - Bill Delehanty - Dunkirk - Ardith Hemmersbach - Dunkirk - Rollie Amundson - Dunkirk - Kathie Amundson - Dunkirk - Greg Marti - Edgerton: Tristan McGrough – Edgerton Reporter - EDP Renewables - Matt Boor There were 5-10 others who did not sign in.

Attendance Summary: 17 signed in
 8 Committee Members; 1 Proj. Coord.
 1 additional Town Board Members
 1 Edgerton Reporter
 1 EDP Representative
 17-25 audience members (0-Albion; 6-Dunkirk; 8-Fulton; 0-Porter; 0-Stoughton)

 *These notes are a compilation of written attendee notes and fireflies.ai recording*

Topic	Discussion	Action
Open/Welc ome Pldg of Allgnce No Public Comment	• Randy Thompson called the meeting to order at 6:30pm. Randy introduced himself as a Supervisor for Fulton. He introduced Scott Farrington as the Fulton Town Board Chair. He mentioned that Scott would need to leave in a few minutes to attend another meeting. • Randy explained that this is a working committee made up of four towns who are impacted by the "Rock Dane Solar and Energy Storage" project. • Randy mentioned that there is no public comment at this meeting explaining that the committee needs time to deal with issues. • Randy explained that the committee is made up of two representatives from each town. • If the audience has concerns or comments they can talk to the committee before or after the meeting. • Randy continued explaining that the Towns have limitations on what they can do - our control has been taken away by the State. • The purpose of the meeting: the committee is learning just like the audience. This is the committee's chance to increase their knowledge and utilize that information to protect the interests of the four Towns. • Randy stated that we are not the enemy nor the opposition. We live here as well. The Town Boards are committed to quality of life just like you are (the audience). • Randy explained that the committee is not saying, "we don't want it here." Just like the handout on the sign-in table, it explains the items we are working on. The handout also explained EDP's project timeline. This is an accurate timeline as of 8.5.26. We have our work cut out for us.	

Agenda item 4: "Review addl docs for ntbk"	● Randy stated that we have a very full agenda and will be skipping some items that we may be able to address if we have time. We will skip item four on the agenda. The committee can look through the documents on their own.	
Joe Ruth, attorney for WI Towns Assn	● Randy welcomed Joe Ruth to the front. He was introduced to each committee member. Randy said that we certainly appreciate our previous talks with Joe and asked him here today to share his experiences - his dealings with large solar installations across the state. ● Joe stated that he is Government Affairs Director and Legal Counsel for Wisconsin Towns. The association does not work with individual Towns. He planned to provide us with an overview and discuss the status of the current law. He will give us a statewide perspective. ● Joe stated that the state has preempted the local authority for solar and wind. The state has taken away the Town's legal authority. If the development is 100 MW or more, the regulation and authority goes to the PSC. As soon as the project gets their certificate from the PSC, they can ignore local zoning - if you have a driveway ordinance they can ignore that. The developer can ignore all licensing/subdivision zoning. ● If the project is less than 100 MW there is some level of authority from the Towns that apply. The Town can regulate if the public health or safety is an issue. The local regulation cannot cost the developer more money and there has to be an alternative solution posed. ● Becky Dakin asked why a developer would choose to be regulated by the PSC rather than the local authority. What's the advantage one way or the other? ● Joe responded that some developers have shared that it's just based on scale. The only financial viability may be dependent upon the scale of the project. Sometimes the developer wants local control but it's dependent upon the Town's reaction. Joe has seen lots of reasons in recent years. ● Joe stated that subsidies also make more sense to go big. ● Norm Monsen asked: The larger the scale, the more they can do? Our project is 90 MW Solar . . . ● Becky clarified that the current proposed project is 100 MW Solar and 70 MW Battery Storage. This may change as they lay-out the site. ● Norm: The authority is with the PSC - the only authority is with the state and PSC. ● Joe said that the PSC looks at the project from the state's perspective while the Town looks at it from a community perspective. ● Joe stated that the developer likes to reach out and have a conversation with the locals, with the Towns. The developer and the Town can enter into a voluntary agreement - a JDA (Joint Development Agreement). This is the Town's most successful contract between local and developer. The JDA can cover things like topsoil, roads, infrastructure, and decommissioning. The key is to figure out the concerns regarding each property and the neighborhood. It's important to mitigate this with the developer. The goal of the JDA cannot be to keep everyone happy. That won't happen. ● Randy: Is the JDA voluntary? What if the construction has already started and there is no JDA in place? From a leverage point of view, when should we agree upon a JDA? ● Joe responded: sooner than later ● Joe commented that the Four-Town Committee is already ahead of the game. Multiple Towns coming together is unusual. Agreement upon the same agreement would be beneficial but you don't have to all agree. WI Land and Water have	

	samples of JDAs. You never want to cut-and-paste but you can certainly use parts that are specific to your needs. Negotiate. Statewide, a lot of developers are willing to negotiate. • The developers want a social contract. The developer wants social buy-in. • Norm: I would not want to be EDP in this neighborhood (Fulton). This is a hornet's nest. They would have to be respectful. With this being over 100 MW our hands are tied. What about our roads - Christiana is on their 3rd rebuild of their roads. Do they need to post a bond? • Joe answered: with the PSC you can't adopt a local ordinance. You make your voices heard. The developer is supposed to listen. Your regulatory hands are tied. • Your local ordinance can't say, "bond required for roads." Statute 86.02 (I think) says that anyone who damages a road, has to take care of that whether an individual or business. This is applicable after the fact. The question is: how do you prove it? Payment for treble damages are common practice. • Evan Sayre: Can you enforce weight limits on the roads? • Joe responded: yes. Weight limits are also state and federal law. He's not sure about this area. • Norm: Years ago, with the PSC, Dunkirk was successful with not allowing an ETC high voltage line. The Town changed the master plan (15-18 years ago). How would this work with this project? • Joe said that PSC holds public hearings. You can provide opposition in person and through written submission. Then all comments are reviewed by PSC staff. • Norm asked how often the PSC rules in favor of the local community's opposition. • Joe - that's a tough question. PSC will not make it go away. If you're proposing specific changes, then there's a higher chance of that being approved. • The PSC considers state law and prioritizes renewable energy. • Joe said that his role as Governmental Liaison - the government can reshape things. There was past legislation that did not pass, where it stated that the PSC has to get sign-off by the Town. The bill reinstated local control. All state bills giving authority back to the Towns were unsuccessful. This was not partisan. Both sides prefer the status quo. • Lisa Imhoff commented that she understood the bills were poorly worded, not strong, not clear. • Joe said that was true - not strong is subjective. The bills did not go far enough. • Norm asked Joe what he saw happening in this next session regarding these bills. • Joe stated that your guess is as good as mine. There will be a huge conversation. We will see these bills come back but he would wager . . . nothing will happen again. • Norm explained that the four towns have written a resolution urging legislators to support giving the Towns more control. Norm and Becky are attending the Dane County Towns Association meeting in two weeks to share the resolution and ask all other Dane County Towns to support this resolution as well. Senator Mark Spreitzer was at our last meeting and did not take a position on these bills. He thought they did not go far enough. • Joe reiterated that "WI Towns" is all about local control. • Becky asked Joe if they lobby. Joe stated that he is a lobbyist and takes a collaborative approach. • Randy thanked Joe for his time and information.	
Committee Position Statement	• Lisa stated that she re-wrote the Committee Position Statement. She wanted the statement to emphasize that the Towns do not have any say in this development. She read her version to the committee.	Becky, send out Position Statement to Committee.

Installation being sold	of their separate attorneys review/write the documents at double the cost and tremendous delays. ● La Prairie/Harmony said their installation has already been sold to Madison Gas and Electric. They had almost finalized their JDA and then the project was sold. So they are back to square one. ● Evan Sayre commented that that's what happened in Indian Forge. Our project is going to change hands and my guess it's going to change hands before we're all said and done. ● Becky asked Matt Boor from EDP (in the audience): Does the project have to be done and everything turned on before it's sold to the utility? ● Matt answered that typically, that's what happens. You can get a higher price if it's completely built. You get a much lower price if it's not a complete product. ● Becky asked the committee for guidance on how to move forward in finding an attorney. ● The committee concluded that we needed to hammer-out the details of the MOU - agreeing to share costs before we move forward to retain an attorney. ● The committee asked Brad Gilbert how to choose legal representation. He said you look for the most experience in this specific field. And has worked on the most similar projects. ● Lisa interjected that she has talked with Clean Wisconsin, a renewable energy organization. She has asked them to come speak with us on September 30. Perhaps we can ask them for suggestions for legal counsel. ● Becky said she also had a couple other calls out. She contacted the Juneau County EDP project but hasn't heard back. ● Becky said she will communicate with both that we are in a holding pattern for now. ● Norm said the attorney we retain also needs to fit with our personalities and our Town cultures. ● We want to have two or three that we can interview over Zoom. We don't need to meet in person.	Becky, let attorneys know we are waiting to approve MOU.
Four-Town MOA	● The committee discussed that the MOA contains agreement to share costs. ● Becky asked since Albion doesn't have any acreage in the current parcel map, do they need to stay involved. ● Andy Decker commented that EDP will still use their roads. They need their roads protected. The committee also discussed that EDP is still trying to get more farmers to lease their land. We asked Matt Boor if this was the case. He said that it may happen. They can continue to add land through the end of the PSC permitting process. ● The committee will emphasize, when talking with their boards, that sharing these costs is our investment into protecting our Towns, our roads. ● Becky commented that an MOA refers to a legal agreement where an MOU is just an understanding between parties. Becky asked Brad if that was correct and he answered, "it depends." ● Evan mentioned that their Town attorney listed eight items that should be included in the MOU. ● Becky said that she included the edits from Fulton and from Brad. The MOU in your packet contains all of these items. ● Becky reviewed the items contained in the MOU. It also makes it very clear that it's the Town Boards who have the authority, not the committee. ● Becky pointed out the section referring to voting - each Town has one vote and decisions must be unanimous. ● The committee asked if everyone was okay with a 25% split. Everyone nodded.	

	● Norm agreed that he would commit to doing some budget work so we might have some better budget figures to go on - what the costs might be for each Town in the pre-construction stage of the project. ● The committee agreed to take it back to their boards and attorneys and edit as needed. We will then address it at the next meeting and hopefully have a final document that all four Towns can take to their Boards for approval. ● Joe Ruth commented that he thinks it's really nice that the four towns have had this conversation and realize the power of a four-town JDA - building this and making sure that it has in it what's meaningful to each individual town and each parcel that's on that parcel map with any unique features. ● The committee also commented that they could ask their boards to include a "not to exceed" figure so there would be a cap to the costs.	Norm: provide probable budget figures for committee prior to the next meeting so TBs may consider. Agenda: Review final MOU to pursue TB approval
EDP Questions from 8.65.26	● Becky explained that we received answers to our 8.5.26 questions for EDP. These came from our August 5th meeting. The questions were from the audience and the committee. ● Please read through these as they answer some things we didn't know. ● There are two questions that the answers need to come from the legal team so we are still waiting on those. One of those responses just came to Becky's email right before the meeting so she will share that at our next meeting.	Committee: read through EDP Q&A from 8.5.26
PSC application process	● Larry had reviewed the PSC application. We skipped this agenda item and will address it next meeting	Next agenda
Clean Wisconsin Renewable Energy Conference	● Lisa shared more about her conversation with Clean Wisconsin. She read her email conversation and response. Lisa will confirm their attendance Sept 30. ● Lisa also shared that she is planning to attend the Renewable Energy Conference put on by UW Extension. This is September 15 in Dodgeville, 9:30-4:00pm. Their website states, "As Wisconsin's energy landscape shifts, many communities are facing new conversations and navigating complicated processes, some for the first time. To help local governments navigate these changes with confidence, we invite you to participate in a one day Renewable Energy Academy." ● Becky commented that she planned to go as well (on her own time) because she reviewed their website and this is such an opportunity to learn.	Agenda: confirm Clean Wisconsin Lisa & Becky, report on conference
Bill Oemichen (oh-me-kin)	● Becky confirmed that Bill Oemichen, the author of the WI Model Solar Ordinance is going to be our guest speaker at our next meeting September 17 at 7:30pm. Dr. Oemichen is an attorney and a professor at UW. ● Becky clarified that our next meeting is on Thursday, September 17. We're meeting on a different day (we usually meet on Wednesdays) because September 16, Norm and Becky are attending the Dane County Towns Association meeting. They will be sharing the Joint Resolution and encouraging other Towns to sign on to the effort.	Becky, before mtng, confirm Bill O. Agenda: Norm report on the Dane County Towns Assn mtng
Committee Notes	● Becky stated that the committee has not talked about the process to approve committee summary notes. Becky stated that her notes are very detailed as it allows the committee detailed information about their discussions regarding this project. ● Becky said that the notes are currently in draft form and are posted on the project website on the Fulton Town's webpage. ● The committee concluded that the notes can remain in draft form and can be posted on the website and do not need to be reviewed. ● The committee discussed that perhaps the committee meetings should be recorded to provide an accurate record.	Becky, continue to post draft notes on the website as a reflection of the committee meetings/work.

	● Becky also commented that the sign-in sheets are not kept but are retyped as part of the official committee notes and are available on the website. The notes do not contain any personal information such as email or address. The notes only indicate the attendees name and town in accordance with the Open Meetings Law. ● An audience member called out, “You’re dead wrong. All of this is subject to the open “ ● Becky interrupted saying, “You can talk to me about this later. I appreciate that. You are very knowledgeable. Thank you.” ● The audience member yelled out again, “everything should be saved.” Becky, again said that they would talk after the meeting. ● The committee decided to leave the “notes” as “notes.” They are not written as minutes	
Fire Chiefs	● We discussed having the Fire Chiefs come talk at an upcoming meeting. ● It was concluded that we are not ready for this yet but would rely on them in the future to learn about safety and battery fires. ● The committee said that they would appreciate a formal presentation providing us with facts and information since we don’t understand much about battery storage. EDP has not provided us with any information about this.	Future topic: Fire Chiefs: battery storage construction, inspection, maintenance
Landowner Meeting	● Ryan mentioned that he had talked with Sam Jenson. Sam had talked with EDP regarding an adjacent landowner’s meeting. ● Matt has not heard about this meeting. ● We clarified that this meeting would be with adjacent neighbors. A meeting with landowners would be closed.	
Adjourn	● Meeting adjourned at 8:20pm	

Next meetings:

The “Four-Town Solar Project Joint Committee” will meet in two weeks.

Thursday, September 17, 6:30pm – Dunkirk Town Hall

Wednesday, September 30, 6:30pm - Albion Town Hall