

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

Dunkirk Town Hall – 6:30pm, Thursday, September 17, 2026

In Attendance:

Committee Members	Attendees	Attendees
• Dunkirk: Norm Monsen (Town Board) • Dunkirk: Dan Jenks (Town Board) absent • Albion: Larry Beck (Town Board) - absent • 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 Chair) • Becky Dakin, Project Coordinator	• Dunkirk: Brad Gilbert (Town Board) • Dunkirk - Ted Christman • Dunkirk - Ardith Hemmersbach • Dunkirk - Rollie Amundson • Dunkirk - Kathie Amundson • Dunkirk - Brett Jensen • Edgerton: Tristan McGrough – Edgerton Reporter • EDP Renewables - Matt Boor	• Fulton - Chad Hill • Fulton - GERALYN KETTERMANN • Albion - Teresa Geary • Porter - Sam Jenson (Zoning Commission) There were 3 others who did not sign in.

Attendance Summary: 9 signed in
 8 Committee Members; 1 Proj. Coord.
 2 additional Town Board Members
 1 Edgerton Reporter
 1 EDP Representative
 12 audience members (1-Albion; 6-Dunkirk; 2-Fulton; 1-Porter)

Topic	• Discussion	Action
Open/Welc ome Pldg of Allgnce	• Norm Monsen called the meeting to order at 6:30pm • Pledge of allegiance • Norm reviewed the agenda and asked for a motion to approve the agenda as written. The motion passed with no objections	
Code of Conduct	• Norm asked Becky Dakin to review the draft Code of Conduct • Becky stated that since the solar project is such an emotional issue with many folks having lots of feelings about it, we thought it would be wise to conduct our committee meeting with an agreed-upon Code of Conduct. • Becky reviewed the "purpose." She also explained that the document includes sections of how the committee acts toward one another - to be respectful. It also includes the same for the audience - to be respectful. There is also a section on the distribution of materials. • Norm suggested that the committee take a few minutes to read the document. • Al Sweeney mentioned that we should be aware of First Amendment Rights. • The committee will take this document back to their Town Boards (TBs) and attorneys for review and come back at the next meeting with edits.	Comm: take Code of Conduct doc to TBs and legal for review. Place on Sept 30 agenda
Additional documents in packet	• Becky explained the new documents in the packets prepared for each committee member. • Code of Conduct that we just reviewed • Position & Purpose Statement that we will review further down the agenda • Intergovernmental Agreement that we will discuss • An example of another intergovernmental agreement for your reference • Notes from our last meeting 9.2.26	

	● Summary from EDP answering one of our questions from the 8.5.26 meeting, “sample landowner’s agreement.” Becky stated that this was not an actual landowner agreement but a summary of the things that are included in the contract. This was prepared by EDPs legal team. Becky stated that we are only waiting on one additional document from our questions in August - the sample JDA. The EDP legal team is still working on this. ● Matt Boor from EDP commented that EDP is looking at sample JDAs. They may pull from the documents that are available on the Wisconsin+Water website.	
Committee Position Statement	● Lisa Imhoff read the “Position & Purpose Statement” in the packet. ● Norm stated that we have been working on this for six weeks and asked how each of the committee members felt about this. ● Randy Thompson stated that Lisa had done an exceptional job putting this together. Norm mentioned that Brad had contributed to this as well. ● Brad Gilbert mentioned it was not necessary to run this document by each Town’s legal counsel. ● Randy made a motion to approve as written. Evan Sayre seconded. ● There was no discussion. ● Motion carried unanimously.	Becky, rename this doc as final. Post on website. Consider how to list/share this doc at each meeting.
IGA	● Norm introduced the continuing review of the Intergovernmental Agreement (IGA). ● Norm had drafted a summary of possible costs through the end of the year as the committee wanted to include “not-to-exceed” totals in the document. ● Norm explained the potential costs: Proj Coord \$1000/mo - \$7,000 to the end of the year. Norm noted that Dunkirk paid June and July costs for the project coordinator to get things rolling. ● Norm mentioned the attorney costs. Brad thought the hourly rate might be higher but the total hours might be less. Therefore, the dollar estimate was still correct as changes would still balance out. ● Evan summarized that ballpark, it comes to \$5,000 per Township through the end of the year. Another mentioned that we may not incur attorney costs until next year. ● Norm agreed that we need to put a cap on expenses. ● Randy mentioned that he was concerned to assume that Albion would be willing to take this on because they currently do not have acreage plotted for the project. ● Andy Decker commented that they (Albion) know that they are next in having their land included in this project and they want to be ready. He will, of course, discuss this with his TB. ● Randy said that we should keep the financial explanation simple at 25% each for each Town as we are all in this together. ● Norm said that we want to be sensitive to Albion but we should cap the expenses through the end of the year at \$20,000. ● Randy made a motion to cap the expenses through the end of the year at \$22,000 (including the Proj Coord costs Dunkirk paid for June/July). Evan seconded the motion. ● Motion carried unanimously. ● Porter TB meeting is tomorrow. This needs to be included in all TB agendas. ● Becky asked how the doc should be edited to include this cap. ● Brad agreed to look at the document and add the cap in the financial section. He agreed to do this tonight/tomorrow so Porter could have the latest document for their review.	Becky, send Word doc to Brad. Brad, make edits and send version 3 to Becky to distribute to Comm. Put on agenda for Sept 30
Joint Resolution	● Norm revisited the Joint Resolution in support of legislation giving more power/more say-so in regard to large solar projects.	Sept 30 agenda to

	• Dunkirk TB has approved the document. Fulton TB has approved the document. Porter TB will consider on Monday. Albion TB has approved the document. • Norm shared that he and Becky attended the Dane County Towns Association on Wednesday and asked them to consider approving this same document and sending it to their legislators in support of giving Towns more power in approving large-scale solar projects.	discuss all Towns have signed. How to distribute?
PSC application guidelines	• Larry has reviewed this lengthy document. He was unable to attend the meeting tonight. We will place this item on the Sept 30 agenda.	Sept 30 agenda item
Renewable Energy Conference	• Lisa shared that she and Becky attended the Renewable Energy Academy in Dodgeville on Tuesday. This conference was put on by the University of Wisconsin Extension. • Lisa expressed her disappointment that more of the committee did not attend. • Lisa listed the numerous, excellent presenters who provided information. She stated that we are part of MISO, the electrical grid of 15 states. That's where the solar generation goes. There are other grid systems in the US and they are not a coordinated system - they do not connect to each other. • Becky provided the committee with a handout that listed the highlights of the PowerPoint presentation from the 6-hour session. She stated that there is very pertinent information and encouraged all to read through the handout as it reiterates what we know and tells us more. The most significant document shared is that Wisconsin+Water has compared 20 JDAs and put together a document listing what's in them. • Lisa mentioned that there are additional sessions coming up. Becky listed them at the end of the handout including a tour of an existing solar installation in Potosi. All were encouraged to take part. • Norm said that attorney fees to write the JDA should be less on the whole as this comparative document is available and more and more have been written. No attorney will be starting from scratch. • The committee briefly discussed the timeframe for engaging an attorney and drafting the JDA. The committee stated that they are really "ahead of the curve" in researching this topic. Matt Boor from EDP stated that it was quite refreshing that we were becoming so knowledgeable about this. He said it was a pleasure to not have to explain MISO.	Becky, look up JDA compilation doc and put on Sept 30 or Oct agenda
Speaker: Bill Oemichen	• Norm introduced the special speaker, attorney Bill Oemichen. • Bill introduced himself stating that he is a professor for Local Government at UW-Madison. His position is funded through a Smith-Lever grant, a land grant university funds. • Bill shared his varied employment history: researcher, state cooperative, state emergency prep, Dept of Ag (head of trade and dept sec), attorney in Twin Cities. Today he was in Green Bay at a training for Town Board Supervisors. He lives west of New Glarus where he serves as School Board President. He recently spoke to the Marathon Board of Supervisors (38 ppl) regarding JDAs, Wind, Solar, and data centers. • Bill provided some history: in 2009, WI legislation passed 66.04.01 with the intent to incentivize renewable energy. Counties/Towns have statutory home-rule (limited by state statute). Cities: ordinances can go beyond 66.04.01. Towns cannot go beyond 66.04.01. • Statute: wind/solar over 100 MW, Towns have zero authority. PSC has the authority. • Towns can go to the legislature, like your joint resolution to affect change. Last year there was a senate bill and an assembly bill regarding renewable energy authority but neither made it through the process. • Bill wrote the "Model Solar Ordinance" to serve as an example for Towns and projects under 100 MW. There is also a "guide" that goes along with the ordinance. If a Town	Use this info to inform our Timeline

	puts a moratorium in place to stop a solar installation of 100 MW or more, it will be overturned in court - Towns cannot do this as they do not have the authority, the PSC does. ● Under 100MW installation Towns have CUP (conditional use permit) authority. This has to be handled on a case-by-case basis. Towns can put restrictions in place but they need to be based on substantial evidence. You can't say in general, i.e., our ordinance requires a 1000' setback. You can demand/require changes if unsafe conditions exist, i.e., if project site lines interfere with a very large intersection making unsafe conditions. ● Towns can have JDAs with the developer. This is a contract that falls under contract law. ● Your Comprehensive Plans need to be up-to-date. Towns can list where solar/wind is okay and not okay. PSC takes notice of this to inform their decision. ● For projects under 100 MW you can look at the Model Solar Ordinance as a base. There is a guide that goes along with it. Put this in place with legal customization. ● Jessy Bradish, Bill's colleague, came in as he was speaking. Jessy introduced herself as a full-time Renewable Specialist on a grant at UW-Ext to provide education on renewable energy across the state. ● Bill commented that he can provide help with JDAs. He cannot create them from scratch but can give insight and point us to existing resources. ● Randy asked for clarification: So, we can't say we don't want solar anywhere? We have to tie it to a reason. ● Becky asked Bill: with the large solar installation on our plates right now, when should we sit down and rewrite our Towns' solar ordinances? Bill stated that it should be done soon. We can't wait until we receive another proposal for a project under 100 MW. ● Becky asked if Bill was seeing solar installations under 100 MW pop up around the state. She had learned that project-scale determines the size of the project. ● Matt Boor shared that projects over 100 MW fit best for EDP - that's their specialty. Other companies specialize in smaller projects - that's their specialty. Both size projects are happening on a continual basis. Co-ops that are locally owned always put in smaller installations. ● The committee talked about their current solar ordinances and clarified that under 100 MW they CUP permitting process is used. ● Jessy asked if the Towns were under county zoning authority or their own. Two were under county authority and two held their own. ● Lisa thought it would be helpful for each of our Towns' attorneys to look at our current ordinance and compare it to the model ordinance. ● Norm asked Bill if he has seen any solar installations where, "man, they did it right." Bill answered that it was difficult to say - they can't endorse or recommend. ● Bill did say that there are instances where the landowner must be cautious and walk away if "red flags" come into play, i.e. the developer may offer a \$3,000 sign-on bonus if they sign today but take it away if they want a few days to consider. That's a huge red flag. Another red flag may be that the developer will sign over the entire installation to the landowner in 25-30 years. The landowners better understand what is involved in such a huge decision. ● Norm asked Bill that, when we employ legal counsel, can he/she reach out for assistance/clarification. Bill said, "Yes." ● The committee clarified that the solar ordinance cannot be "one-size-fits-all." ● Bill said that your solar ordinance can be about 80% the same as the Model and 20% customized.	
Board Comments	● Norm shared, back in June/July we were really trying to educate ourselves and learn about solar installations. As part of that we heard from Beau Stafford who grazes his	Sept 30 agenda:

	sheep under solar panels. This helped us understand that maybe the land can still be useful under solar panels. Norm recently went to an event at Beau's house for the American Solar Grazing Association. They held a two-day producer conference with about 150 people in attendance. There were all young farmers in attendance. ● Norm asked Matt if he could give this information to EDP: Yes ● Becky asked Matt to clarify EDP's stance on agrivoltaics and the American Grazing Assoc and let us know.	Matt - ag rivotlaics
Proj Coord Comments	● Becky shared that, in conversation with Lisa, she learned that we needed to put together a Project Timeline so we can better manage what-to-do-first, etc. She has drafted a document that she will share with the committee. ● The timeline was built with the end in mind and then backed-up the other to-dos based on the end goal. ● Becky said that this is an ever-changing document that we will probably add-to/edit at each meeting.	Becky, send Timeline doc to comm and place on Sept 30 agenda
Future Agenda Items	● Lisa commented that Rick Coelho from Clean Wisconsin is our speaker for our next meeting. ● Lisa shared an email from Rick asking if our committee wanted to be connected with a bunch of other organizations who work on state-wide renewable energy. ● Rick plans to send Lisa a suggested outline of his presentation. He plans to present for 15min and answer questions for 15min. ● Lisa mentioned that Rick will be able to help us formulate our timeline.	Agenda for Sept 30. Rick does not need PP.
Adjourn	● Meeting adjourned at 7:55pm	

Next meetings:

Wednesday, September 30 - Albion

Proposed (but not discussed): October 14 - Fulton (Dunkirk, you have the Plan Commission at the same time)
 October 28 - Dunkirk (Fulton, you have a 5pm budget mtng; Dunkirk, RPP meets at 7pm.
 could they meet in Kathy's office?)