

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

Albion Town Hall – 6:30pm, Wednesday, September 30, 2026

In Attendance:

Committee Members	Attendees	Attendees
- Albion: Larry Beck (Town Board) - Albion - Andy Decker (Town Board) - Dunkirk: Norm Monsen (Town Board) - Dunkirk: Dan Jenks (Town Board) absent - 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	Albion - Melanie McCarthy (Town Board) Albion - Rob Shelley Dunkirk - Ted Christman Dunkirk - Cindy Rasmussen Dunkirk - Bill Delehanty (Plan Commission Chair) EDP Renewables - Matt Boor	Fulton - Jamie Brown Fulton - Chad Hill Fulton - GERALYN KETTERMANN Fulton - Scott Farrington (Town Board) Porter - Sam Jenson (Zoning Commission) Porter - Ruth Miller Porter - Rob Slotten Turtle - Brian Rose There were 5 others who did not sign in.

Attendance Summary: 13 signed in

8 Committee Members; 1 Proj. Coord.

2 additional Town Board Members

1 EDP Representative

17 audience members (2-Albion; 3-Dunkirk; 4-Fulton; 3-Porter; 1-Other)

Topic	Discussion	Action
Open/Welcome Pldg of Allgnce	- Larry Beck called the meeting to order at 6:30pm - Pledge of allegiance - Larry reviewed the agenda and asked for a motion to approve the agenda as written. Normen Monsen made a motion to approve; Lisa Imhoff seconded; no discussion; motion passed	
Position & Purpose Statement	Larry read aloud the <i>Position & Purpose Statement</i> for the 4Town Solar Project Joint Committee.	
Code of Conduct	- Larry/Becky stated that, at the last committee meeting, the members were asked to take the <i>Code of Conduct</i> back to their Town Boards and attorneys for approval and to take a look at the document considering First Amendment Rights. - No members had reviewed this document with their boards. - Becky asked, since the members wanted to move forward to work on things that would protect our Towns, she asked if the members wanted to "let this go" and not proceed in its approval. The committee did not provide an answer to this question. - Norm mentioned that Dunkirk is comfortable with this document. They would like to see more flexibility in the 3-minute public comment limit to allow for more time when warranted. - Randy Thompson stated that, what we have done to this point is good but it is time to move forward and discuss the plan of what we have control over - the JDA. The IGA is also important. We need to move into the JDA; look at the examples and see what is applicable to our towns. Randy stated that we need to hire an attorney - tell him what we want in the JDA. It's time to move forward. - Evan Sayre said, It's time to get down to what we can do. - Lisa Imhoff interjected that our speaker this evening will put us on a good course for moving forward.	

	● Al Sweeney asked if we need to do the JDA now, or wait. We need to break into smaller groups and produce drafts of these documents. ● Randy commented that we need to consider Emergency Services and our roads. ● Norm said that we can continue this discussion in the “Board Comment” item in the agenda and after we hear from our speaker.	
Additional documents in packet	● This item in the agenda was skipped	
Speaker: Rick Coelho	● Rick Coelho introduced himself as the Rural Energy Campaign Manager at Clean Wisconsin. He said that his organization believes in “Clean Energy Transition,” (an economy-wide effort to shift away from imported fossil fuels and achieve 100% carbon-free electricity and net-zero greenhouse gas emissions by 2050*.) They support concerns of our environment and local communities who want to receive the maximum benefit from renewal energy. ● He said that the JDA is a great path forward. ● They have a legal team that intervenes with the PSC, i.e. illuminating environmental records, highlighting economical benefits. ● Rick stated that he works with communities to maximize benefits following Wisconsin Law. PSC projects - almost all end up approved. ● Rick told the group that they are not alone. He commended the group for holding these community meetings. He said that self education is key. This group is above the curve. You are already on the right track. ● Rick stated that there is a network of resources that can be of assistance: 1. Madison Extension-RESET (Bill Oemichen) 2. WI Farmers Union (important as they work with and know farmers) 3. Lynn Markham with UW-Ext (zoning expert and JDAs) 4. Kris May with Chambers of Innovation 5. WI Land+Water. ● Rick said that communities often feel they are on their own. He recognized that there are lots of views and opinions. It’s helpful to talk with your communities to know what they think. Concerns can be shared and mitigated to maximize benefits. ● Rick reviewed the PSC Timeline. The community clarified that EDP Renewables plans to file their application with the PSC late 2027 or early 2028. Rick stated that the PSC takes 10-12 months to approve the application. ● The steps are as follows: 1. Complete the CPCN application. PSC & DNR review it to make sure the application is complete and meets all requirements. The PSC often requests additional data. This can go back and forth for 2 months or so until the PSC and DNR say that the application is complete. 2. Once the application is complete, the PSC has 180 days plus an additional 180 days to make their decision - essentially one year. 3. The Environmental Review/Environmental Assessment: The public is noticed. This is the FIRST PUBLIC COMMENT PERIOD where the public identifies unique things that should be considered. PSC will listen. They may ask the DNR to take a closer look at certain items. 4. SECOND PUBLIC COMMENT PERIOD is provided to comment on the Environmental Assessment once it is complete. PSC has a history of including public comment in this part of the process. 5. COMMENT PERIOD THREE: There will be a notice of a hearing. This will be conducted with a judge. Those who testify will be sworn in. The public can also submit their comments in writing. This is the last time for public comment. ● In the FIRST and SECOND comment period, this is addressing PSC staff.	*this definition was added when the notes were typed

	● COMMENT PERIOD THREE really matters because the community talks directly to PSC and everything that is said becomes part of public record. ● There may be other parties who participate at this stage. Other legal claims will testify. EDP is a party to this case. Others for or against the project may testify. ● The final question after this is, "Does this application meet the requirements of the law?" ● Next, a Decision Matrix will be written addressing specific changes that need to be made to the project, i.e. neighbor concerns with the location of the lay-down yard. ● Rick next addressed the Role of Local Town Government. They can legally intervene and hire attorneys to provide evidence and witnesses. ● Rick recommends that Towns work with the developer to build a negotiated agreement. ● There are three options here: ○ 1. Do everything to oppose it - this will not succeed ○ 2. Take on significant issues that can be fixed and negotiated ○ 3. (Did not mention) ● Rick highly encourages a negotiated contract - JDA is frequently used in Wisconsin OR a narrower agreement is the RUA (Road Use Agreement). He recommends that Towns work with the developer to get the best negotiated contract. ● Rick said that Towns need to engage with their communities - there are LOTS of viewpoints. These conversations can leave the community worse-off as it can cause a LOT of frustration. The goal is to come together to address problems that can be resolved. ● Q: Norm Monsen asked for clarification. Once the PSC application is filed the PSC takes 10-12 months to approve? Yes ● Q: Norm asked if it is possible to get the project stopped. Rick said, "no." ● Q: Lisa asked Matt Boor from EDP when they are submitting their application to the PSC. Becky interrupted saying that the committee knows this information. It's in EDPs timeline. They are submitting their application at the end of this year or early next year. Matt further commented that they are seeing some delay in this process at the front end. They are seeing that PSC holds up things during the submission process and asks for more documentation from the developer. The PSC doesn't start the clock ticking until they say that the application is complete - that's when the 180 days + 180 days starts. ● Q: Audience member asked if the PSC just rubber-stamps the applications. The people here are against this. Rick replied that you need to "fix what you can." The audience member further clarified asking, "We can't stop it?" Rick said that it's not likely. ● Lisa asked Rick to clarify the regulatory authority line of 100 MW. Rick answered that the PSC regulates all projects above 100 MW. The local governments, through zoning authority/Plan Commission, somewhat regulate projects under 100 MW. ● Q: Audience member asked Rick how much he was being paid to do this? Is Clean Wisconsin bank-rolled by the utilities? Rick responded that they do work based on their values. They are a non-profit funded with foundation dollars. Rick said he was here because he cares about this state. ● Sam Jenson asked how much the PSC really listens. Rick encouraged us to look at the Badger Holler docket and read Judge Newmark's comments where they asked that Clean Wisconsin be removed. ● Rick continued stating that 6-10 years ago this level of controversy over renewable energy did not exist. Now the concerns are that this is changing the nature of our community - change to this "hits hard." ● Sam asked questions pertaining to his specific situation and Larry asked that he discuss those later.	
--	--	--

	● Rick said we should look at PV Smart (Photovoltaic Stormwater Management Research and Testing*) , Great Plains Institute, Solar Health Report, DNR Best Practices for Solar. ● Audience: Jim Raymond stated that he thinks solar is good but the sheer size of these projects blows one away. We're proud of our small farms. He referred to sheep grazing. ● Rick commented that the sheep owners are making money from the management contracts. The developer pays the grazer the equivalent to the mowing contract. ● Audience: Chad Hill asked about the Columbia County project. Is PSC going to allow them to intervene? Rick replied they may, or may not. ● Norm reiterated that the project size, its enormity is hard. At the DCTA meeting an attorney said a project was denied for environmental concerns. He also said that the project disrupted the rural character. We have evidence that this greatly disrupts the rural character of our towns. ● Rick replied that in the towns of Christiana (Cambridge) they presented concerns about their desires for future housing (Koshkonong Proj I). Their concerns were disregarded.	
IGA	● Larry asked the committee if their Town Boards had reviewed the IGA. ● Albion will review next week ● Dunkirk has approved the version with Porter's changes. ● Becky pointed out that there was an additional version where Fulton's attorney had made quite a few changes - not content - just redundancy and grammar. ● Randy said that Fulton meets the second Tuesday of the month and most of the Towns use the same attorney so the latest version would be best. ● Becky did ask for clarification on the paragraph discussing the Project Coordinator and each Town agreeing to 25%. The words at the end of the paragraph state that expenses will be split, "following approval of each Town board." She was concerned that this meant that the Towns were only responsible for their portion after the date the IGA was signed. She asked if she was reading this correctly. She did not receive an answer.	Becky, email latest version to committee Committee : move to have TB apprv Oct agenda
Joint Resolution	● Norm clarified that all four Towns have approved the Joint Resolution. At this point the document needs to be sent to the legislature. ● Becky asked how this will be distributed and to whom. ● Norm asked Sam to answer this. He said: ○ Our State Representatives (Mark Spreitzer, Randy Udell) ○ All of the authors of the original bills ○ Current governor candidates ○ DCTA, WTA ○ Other Towns - as many Towns as possible ● Norm asked who would do this? He stated that we need the IGA in place first. We then need to identify one of our clerks - someone who will take on this task. ● Sam encouraged the group to participate in the state senate public testimony ● The legislature does not reconvene until after the first of the year.	Oct agenda
EDP's stance on Agrivoltaics	● Matt Boor stated, for the record, EDP does not have a relationship with Clean Wisconsin. ● Matt explained that he spoke to EDP about agrivoltaics and sheep grazing. EDP is a "land level" member of the American Grazing Association. EDP sends people to their conferences. EDP is involved with agrivoltaics - they have a history of grazing but have found the results to be "hit or miss." EDP is not adverse to trying this. They are not ruling it in or out. ● Matt stated that there is a Vegetation Management Plan in the CPCN that is approved by the DNR. This describes, in detail, what/how is planted below the panels. ● Matt also said that he plans to visit the UW Demonstration Site soon.	
Public Comment	● Becky asked the committee to consider having, or not having public comment at their committee meetings in the future. She shared that at the beginning of their meetings, they allowed public comment and it became difficult for the committee to get their	Becky, include public

at future meetings	work done. At that time the committee chose to suspend public comment. We've now had quite a few meetings with no public comment but several members would like us to reconsider that. • Evan stated that he did not come to the committee meeting to hear the public. He stated that we need to work on this project. • Lisa said that when we work on the JDA we really need public input so we include what they want in the document. • Evan said that the committee Chair has the power regarding public comment. He can limit and manage the public comment. • Larry stated that this solar project is a collaborative endeavor. He would like to keep public comment to the end of each committee meeting. We should limit it to the last 15 minutes. We can limit each comment to 3 minutes. The Chair can moderate the discussion and we need a separate timer who will let the person know when they have 30 seconds remaining. He clarified that depending upon the topic, the public comment time could be extended. • Norm said that we needed to be sure that the Chair would allow for an extension of time if warranted. • Becky restated what the committee wanted so a motion could be made. "The Committee will have a 15 minute public comment time at the end of each committee meeting moving forward. The public comments will be limited to 3 minutes each. A timer will assist with the time limitation. The Chair will moderate the comment time and has the discretion to extend the time per person or the entire time as warranted." • Lisa made a motion to approve the above statement. Randy seconded. Motion passed.	comment in agendas and on sign-in sheet
Board Comments	• Larry said that things have gone very well, considering . . . We understand we all have differences. He thanked the committee for how well they have worked together. • Norm said that he understands there have been quite a few comments about, "hurry up and get things done" however, this is our 7th meeting - 6-and-a-half if you subtract the tornado warning meeting - We've only been working on this project for 75 days. We needed to educate ourselves and our residences about solar. We know a lot more about solar installations than we did 75 days ago. • Norm listed the things the committee has accomplished so far: 1. Joint Resolution, 2. Attended Solar Conference, 3. Had Listening sessions, 4. Formulated an IGA, 5. Defined our Purpose & Position - these things could not be rushed. • Norm mentioned the speakers we've learned from: 1. WI Towns (they NEVER talk to Towns but they came and talked to our four-town committee), 2. UW Extension, 3. Agrivoltaics, 4. EDP, 5. Clean Wisconsin • Norm commented that we may benefit from having smaller Executive Committees work on small projects in the future. We need to stick up for our neighbors. • Evan emphasized that we need to work on the roads. • Larry expressed appreciation to Becky for keeping all of this going. • Norm and Al discussed that the Town Chairs need to get together to appoint a Road Committee that can specifically work on an RUA. Al committed to making this happen. • The committee stated that they would like all pertinent documents to be emailed to them prior to the meetings so they can read them in advance and be better prepared. Becky asked if everyone wanted to rely on their electronic documents and refer to them on their phones or do they still want paper copies at the meetings. Larry said that he still needed a paper copy. Lisa said that she would have paper copies printed for Porter.	Next agenda: report from Exec mtng re forming smaller sub-groups Becky, prior to next mtng, email all docs. At mtng print out a few paper copies.
Proj Coord Comments	• Becky shared a document that she and Lisa received at the Renewable Energy Conference, "Solar Contracts Between Local Governments and Solar Developers." She stated that this article explains, in simple terms, what is included in the JDA. • The committee asked Becky to email it to them so they could look at it before we discuss it at the October meeting.	Becky: email doc to all. Place on Oct agenda

	- Becky discussed the Project Timeline she has created. She has previously emailed to everyone and each has a paper copy today. This document will become our “bible,” guiding us as to what-to-do-when. This document will be ever-changing and updated continually as we continue to learn. She encouraged everyone to read through it. - Larry said to place this on the next agenda for discussion.	Place timeline on Oct agenda
Next Meetings	- Porter offered to host the meeting on October 28th. - The committee decided to start meeting once a month and discontinue meeting every two weeks. The “work” will be accomplished through smaller focused groups as documents can’t be written in such a large group. The large committee will meet once each month to oversee the progress. - October 14 meeting is cancelled - Becky, tell Fulton - Look at Town calendars to schedule Nov, Dec, Jan mtngs keeping in mind that this may be difficult during the holidays. Keep location rotation going.	Becky, tell Fulton Oct 14 is cancelled. Schedule Nov, Dec, Jan
Public Comment	- At 8:16pm, Larry introduced the public comment time. Each person was limited to 3 minutes. Andy was the timer. Larry also mentioned that respectful decorum is needed during this time. - Audience Member (did not identify): read a statement that included a need to talk with the Edgerton Fire Chief. She referred to the solar installation as a “scam.” She stated that the committee has not engaged the public; no surveys; shut the public out; destroyed docs; refused to respond to open-records request. She expressed concern about the taxpayer costs of fires and loss of school revenue. She said the committee needs to put together a lawsuit regarding 2009 Act 40. - Larry interjected that the Edgerton Fire Chief has talked with committee members and will be presenting to this committee in the future. - Audience Member: Roberta asked to know more about the Environmental Impact Statement and asked what EDP uses for their environmental study. Matt Boor said that he would find out the different environmental studies and their status and bring the information to the next meeting. - Scott Farrington asked if the neighbors with concerns need to meet directly with EDP or bring their concerns to the committee and have them advocate for them. Becky said that at the conference she attended they encouraged both to take place. Matt Boor concurred that they encourage neighbors to talk directly with them. - Audience Member: Roberta asked if we could have a referendum indicating “for” or “against” in each town. Several asked, “to what end?” She said that it would be interesting to know. One committee member stated that it may not be legal or allowed. - Lisa Imhoff clarified that the land has already been leased. Some of the leases have been in place for years. The farmer has been receiving lease payments for years. She stated that the committee did not collude with anyone. The committee is responding to what is going to happen. - Audience Member: Chad Hill said that he is trying to work on these issues and he often feels like he’s being put off. He would like to see that stop. He stated that he has a lot of information and also has valuable connections. - Scott Farrington mentioned a concern that more younger people are not in attendance. He stated that they will live through all of this for quite some time. - Larry closed the public comment time.	Oct agenda, include Pub Comment Time Oct agenda, Matt Boor provide info from EDP re Env Study
Adjourn	Lisa made a motion to adjourn. Ryan Nelson seconded. Motion carried	

Next meetings:

~~October 14 – Fulton~~ (cancelled)

October 28 - Porter