

JANUARY 30, 2023 WHEATLAND SPECIAL TOWN BOARD MEETING

Meeting was called to order by Supervisor Andrew Lois at 6:00 p.m. Monday, January 30, 2023, at the Town Hall, and opened with the Pledge of Allegiance. Town Board members present: Supervisors Andrew Lois and Kelly Wilson. Others present: Clerk Sheila Siegler, Fire Chief Lou Denko, Brett Butler, Brian Boeckenstedt, Kyle Madsen, Wayne Kaddatz, Traci Denko, Jeff Koenen, Chris Brown, Peter Murphy and Seamus Fitzgerald.

Notices were posted in three public areas (Town Hall, Transfer Station and Wheatland Center School) and the town's website. The Kenosha News and Westosha Report were notified. Individuals who have requested meeting notices by e-mail were sent agendas as required by state law.

Public Comment – Brian Boeckenstedt, 5200 State Road 83, asked if anyone has looked at the safety of this solar farm. Peter Murphy, OneEnergy spokesperson said there should not be any safety issues. There are no chemicals stored, no battery storage, no buildings, just green transformer-size boxes that sit on cement pads and feed into, eventually, to the power grid. And that is the only cement that will be required.

Jeff Koenen, 3606 376th Ave. asked if there was any direct benefit to Wheatland residents. Murphy said not directly but it does help to stabilize the power grid and the reliability which is a benefit to everyone.

Fire Chief Louis Denko said he has no issues with the solar project but this is absolutely the first he's heard about it. He knows none of the specifics and has questions and concerns that he wasn't included and asked what the needs of the fire department are that should be addressed before it is approved.

Clerk apologized for not including the fire chief. Chief Denko said he wants it on the record that the fire department needs to be included and not asked to sign off on the project after it is all approved. Clerk said the fire chief will be included in the future.

Chief asked about the dry brush overgrowth in case there was a brush fire. Railroad runs along one side and sometimes sparks come off the tracks. They would need lanes to access the area and a staging area at the north entrance on CTH K.

Peter Murphy said there is a vegetative plan and they are planning on two cuttings per season. It will be a meadow vegetative plan to provide material for pollinators. The soil should be in better condition at the end of the solar farm in 30 – 40 years than it is now. Sheep could also be used instead of mowing but they would have to be moved in and out each day. There is no water or shelter provided on site. It would take 10 to 15 sheep who would pasture in different areas fenced off so that one area isn't overgrazed. The mower likely will be the process that is used.

One Energy will be constructing and maintaining the entrance. Fire department asked that it be constructed so as to support a weight of at least 70,000# which would be a fire truck loaded with water.

Acting Chairman Lois closed public comments.

J and S Real Estate Company LLC, 1440 Masters Rd., Lake Geneva, WI 53147 (Owner), Eric Udelhofen, 834 E. Washington Ave., Madison, WI 53703 (Agent), requesting a conditional use permit to allow the construction of a solar farm in the A-1 Agricultural Preservation Dist. and A-2 General Agricultural Dist. Dist. on Tax Parcels #95-4-119-011-0600 & 95-4-119-014-0121 (property is located east of the Canadian National Railroad tracks and north of STH 50 "overhead")

Andrew Lois said the Plan Commission had forward a favorable recommendation to the town board for the conditional use permit requested for the solar farm. The property has the correct zoning.

The board discussed a list of additional conditions and approved the following:

1. Shared Access Easement Maintenance – secure agreement with property owner, John Anessi for driveway entrance improvement and maintenance. A legal easement for a shared, 12-foot access driveway entrance is already recorded with the Register of Deeds to access this property.
2. Construction activity is to be allowed only during the following times: Monday thru Saturday, 7 a.m. – 6 p.m.
3. OneEnergy Development, LLC is to screen the John Anessi property with natural landscaping (trees, hedge, bush), per county ordinance.
4. A decommissioning financial bond, letter of credit, etc. will be required and held by Kenosha County per county ordinance with the amount to be updated for inflation at regular intervals, in order to guarantee the money will be available when needed to dismantle and remove the solar panels, posts, fencing and other equipment and restore the field to pre-construction conditions at the time the operation

of the property as a solar farm is discontinued, as provided in the county ordinance.

5. Meet the requirements of the Town of Wheatland Volunteer Fire Department:

A. Provide an access entrance and driveway that will meet load limits of 70,000# maximum.

B. Create a system of access lanes thru and around the solar farm in case of a brush fire or other emergency.

C. Provide a staging area for emergency vehicles on the property.

6. Meeting all the conditions of Kenosha County's Solar Energy Systems ordinance and all statements listed by OneEnergy in the Conditional Use Permit application.

Kelly Wilson moved a motion to approve a favorable recommendation to the Kenosha County PDEEC for the request of J&S Real Estate LLC for a Conditional Use Permit to allow the construction of a solar generating facility on Tax Parcels #95-4-119-011-0600 & 95-4-119-014-0121 as presented in their application and subject to the conditions listed above, 1 – 6. Andrew Lois seconded. Motion carried.

Announcements –

- February 7 - In-person Absentee Voting begins at 8 a.m. and ends Friday February 17, 5 p.m.
- February 21, 2023 - Spring PRIMARY Election, Polls open at the town hall 7 a.m. – 8 p.m.
- April 22, 9 a.m. – noon --- Document Shredding Event. Truck located on 341st Ave. between the firehouse and transfer station
- May 20, 8 am – 1 pm @ Kenosha County Center – Household Hazardous Waste Collection
- Onterra Report – Effectiveness of 2022 Lilly Lake (DNR grant) Program to control Hybrid Eurasian Water Milfoil – Full report is available on www.townwheatland.com

Adjournment

Kelly Wilson moved to adjourn at 6:45 p.m. Andrew Lois seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk