

**October 5, 2021 5:30 PM**

**Call to Order:** The Plan Commission Meeting was called to order by Chairman Devine at 5:30 PM.

**Roll Call:** Chairman William Devine, Rich Jacobson, Dan Kastenholz, Supervisor Julie Kayartz, LeAnna Rittmann, and Ken Ryczek were present. Carl Johnson was absent due to his recent resignation.

**Others Present:** Town Attorney John Miller, Town Engineer Robert Roth, Clerk Marlo Gustafson, Supervisor Steven Pate, Ron Magargee, Don Sabey, Cindy (Rebholz) Schally, Dorothy Rebholz, Jamie Kling, George Satina, Jan Paige, Mike Zeigle, James and Karen Grothman, and Kole and Vicki Barden were also present.

**Verification of Public Notice:** The Agenda was posted and published according to law.

**Approval of Agenda:** Motion by Ryczek/Kayartz to approve agenda as posted. All in favor by call of roll.

**Approval of Prior Meeting Minutes:** Motion by Jacobson/Ryczek to approve the minutes of September 7, 2021 as presented. All in favor by call of roll.

**Small-Scale and Large-Scale Solar Energy Systems Draft Ordinances:** Ordinance draft revisions were provided for review. Resident Ron Magargee was invited to attend the meeting to provide guidance on his experiences in working with solar and wind installations across the United States. Discussion took place regarding pole mounted and roof mounted systems. Siting requirements need to be considered. Regulations and permitting were discussed. Several suggestions were made for further revisions. Ron Magargee suggested that the Town contact Tradewind Energy Inc. They do investigative work on these types of installations and may be able to offer some insight. Town Attorney Miller will come back with revised drafts of each ordinance at a future meeting.

**Motion to Amend Agenda:** Motion by Rittmann/Jacobson to amend the order of the agenda to accommodate guests. All in favor by call of roll.

**Lakeside Park Plan for Roads and Drainage:** Town Engineer Robert Roth reported on his walk through of the area with resident Jim Watson. He is still working on preliminary cost estimates. He obtained some projections, but they are very broad at this time and need to be refined before presentation to the Plan Commission and Town Board. Property acquisition costs are not ready yet because there are still questions that need to be answered. Engineer Roth received information from Alliant Energy that they would be interested in moving the overhead power lines in the area to underground, at their cost, to coordinate with the road project. They would also move some gas lines. Town Chair William Devine addressed the residents in attendance and answered questions. He explained that a Public Participation Plan would be implemented and followed so that the residents would be able to give and receive information and opinions once the preliminary plans and cost estimates are available.

**Erosion Control Permitting for Columbia Energy Center:** Town Engineer Robert Roth updated the Plan Commission on the ongoing Columbia Energy Center projects. His review and recommendation letter

dated September 30, 2021 provided more detailed information on the construction activities associated with the landfill construction. Amendments to the conditions listed in his review letter were discussed and agreed upon. Motion by Kayartz/Jacobson to recommend approval of the Erosion Control Permit to the Town Board pursuant to the following conditions:

1. The Town Clerk & Town Engineer are copied on any correspondence involving EPA or WDNR for the landfill construction through the duration of the decommissioning (2024).
2. The Bottom Ash Conversion Facility is submitted under Site Plan Review and Erosion Control Permit review pursuant to Ordinance by October 12, 2021 for Plan Commission meeting in November.
3. The entire CEC closure and decommissioning project is submitted to the Town under the Site Plan Review Ordinance so the Town is clear on how the site will be totally decommissioned in terms of public facilities, structures, waterways, landfills, and long-term operations/maintenance – since those plans are in development and will not be finalized for some time. A date for the plans to be shared with the Town shall be by April 1, 2022.
4. The Murray Road monitoring wells shall be addressed to the satisfaction of the Town.
5. The standard applicable conditions as found in 429-10(F) with the added provision that 429-10(F)(12) (As-built Record Drawings) be provided as a separate item for required documentation on the landfill, Unit 1 and Unit 2 decommissioning, along with a statement of compliance with the SWPPP, EPA and WDNR regulations by CEC or its designated agent.
6. The work shall be inspected by the Town:
  - a. Periodically during construction to verify erosion control measures and timeliness of restoration activities.
  - b. Post-construction (December 2021-March 2022) to verify construction site establishment and permanent restoration measures have taken place.

**Building Inspection Report:** Report was provided.

**Other Reports:** Town Chair Devine reported that he, along with Attorney Miller and Town Engineer Roth, met with representatives of the Columbia County Planning & Zoning Department. No agreement was reached in regard to approach to use with Conditional Use processes. Issues remain. As it currently stands, a resident will apply to the Planning & Zoning Department and preliminary information will be forwarded to the Town. A representative from the Town will then immediately contact the applicant and notify the applicant of the Town's application, fees, and escrow requirements. The Town has 30 days from the Planning & Zoning Department's initial notification, to conduct a preliminary review, at staff level, and notify the County of the additional information that it believes should be required of the applicant. The County will then complete its summary review and submit it to the Town. The Town shall then have 60 days to complete its review process through the Town Plan Commission and Town Board. Much discussion took place on that process.

**Correspondence:** Letter of resignation was received from Plan Commissioner Carl Johnson. Clerk will prepare a resolution honoring his service to the town.

**Adjourn:** Motion by Kayartz/Kastenholz to adjourn at 8:31 p.m. All in favor by call of roll.

Marlo Gustafson, Recording Secretary