

TOWN OF PALMYRA
TOWN BOARD MEETING MINUTES
MONDAY, OCTOBER 6, 2025, 2025 - 7:00 PM
PALMYRA TOWN HALL - W1125 HIGHWAY 106, PALMYRA WI 53156

The regular meeting of the Town of Palmyra Board was called to order at 7:00 p.m. by Town Chairman Frank Sauter. MEMBERS PRESENT: Gajewski, Sauter, Martens. MEMBERS ABSENT: None.

CERTIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW. Clerk Smith confirmed that the meeting had been posted in Open Meetings law requirements.

APPROVAL OF MINUTES: It was moved by Martens and seconded by Gajewski to approve the Town Board minutes of 8/21/25 and 9/8/25. AYES: Sauter, Gajewski, Martens. NOES: None.

APPROVAL OF PAYMENT OF INVOICES. It was moved by Martens and seconded by Sauter to approve payment of invoices as presented by the Treasurer. Gajewski requested that the Johnson Block bills be reviewed to ascertain they agree with the scope of engagement fees. AYES: Sauter, Gajewski, Martens. NOES: None.

PUBLIC COMMENT: None.

REPORTS: Treasurer's Report was given, reporting that checking account balance is \$40,814.92 and tax account balance is \$4855.58. Airport checking account balance is \$48,465.22 and Local Government Investment pool balance is \$91,364.65. Clerks Report – None. Highway Report – Road matters to be discussed later in agenda. Fire Department – Fire and EMS contract negotiations continue. Airport – No report. Blue Spring Lake District. Building Inspector Report – Two electrical permits were issued. Emergency Management Plan – an update on the Avian (Bird Flu) occurred. Sheriff's Department – no report.

HOOPER AND LITTLE PRAIRIE ROADS. Discussion regarding future road repairs occurred. Northwest Services provided an estimate for various road repairs, including numerous repairs on Little Prairie Road. It was agreed that the matter should be decided on after budget decisions are made. It was moved by Gajewski and seconded by Martens to table the matter until after the budget is adopted. Motion carried unanimously.

RESOLUTION AUTHORIZING BORROWING OF \$105,000 (THIS RESOLUTION REPLACES PREVIOUSLY-ADOPTED RESOLUTION). Town Chairman Sauter discovered that interest rates have declined since the Town authorized the \$105,000 borrowing, and he suggests the Town re-adopt the Resolution, incorporating the lower interest costs. It was moved by Martens and seconded by Gajewski to table the matter. AYES: Gajewski, Martens, Sauter. NOES: None. ABSENT: None.

JEWELL ENGINEERING GRANT WRITING SERVICES. Jewell has had a great deal of success in securing grants for road work. Numerous road work options have been discussed over the last months, with current discussions on the poor conditions of Piper and Zion Roads. It was moved by Martens and seconded by Sauter to authorize Jewell to submit grant applications on behalf of the town, and to approve a fee of \$500 per application, with the understanding the expense will be funded out of the Ice and Snow budget (being placed in Highway Maintenance budget). Motion carried unanimously.

CONDITIONAL USE REQUEST FILED BY BLANE POULSON FAMILY, TO ALLOW FOR CONSTRUCTION OF THREE-MEGAWATT SOLAR FARM. Property owner Blane Poulson has applied for a conditional use permit to allow

construction of a three-megawatt solar farm on a fifteen-acre portion of a thirty-two acre parcel he owns. The property is east of Tower Road and south of Little Prairie Road. It was reported that the Town has been asked to make a recommendation to the County. The Town **does not** have decision making authority on the matter. Town residents have had opportunity to express concerns at several meetings, where a great deal of opposition to the project was expressed. The Town does not have authority to deny the project; but merely make a recommendation to the County, as they are the decision making body. Supervisor Gajewski provided a very lengthy list of recommended conditions to be provided to the County. Gajewski moved and Sauter seconded a motion to recommend approval of the Poulson request, with request to incorporate the following conditions:

Consideration for the Jefferson County Zoning Committee

RE: Potential Conditions to Recommend to Jefferson County

Stone Elephant Solar (OneEnergy Renewables) CUP Conditions

Town of Palmyra, WI - Jefferson County

1. The proposed 3 MW AC solar project will meet the definition of allowed "Utility Use" per the Jefferson County Conditional Use standards and be consistent with the Farmland Preservation Program.
2. The Development will not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
3. The Development will use a pollinator prairie mix to establish habitat for bees and other pollinators, consistent with the intended use of agricultural land around the project.
4. Permit duration - The CUP is valid for the usable life of the facility.
5. Construction dates- Construction and completion shall follow the proposed schedule in the application, estimated to start in the spring of 2026, and the project shall be completed and online no later than December 2027.
6. Architectural Design - All structures constructed for the Development must be temporary and removable at the end of the usable life of the facility.
7. Sureties –
 - The company will provide a financial assurance amount based on a Third Party Engineering Firm assessment of the Decommissioning cost and Salvage Value of the equipment used on the project, updating this assessment every five years unless the project is owned by a Utility that is regulated by the Public Service Commission.
 - The company will provide financial assurance based on a Third Party Environmental Specialist's assessment of the Vegetation Installation and Management Plan needs, updating this assessment assurance every 5 years.
 - The company will provide financial assurance to the Town of Palmyra based on the terms of the established Road Agreement.
8. Operational control – Construction and ongoing maintenance work shall be completed during daylight hours, except for emergency work, which is allowed to be completed during nighttime hours.

9. Hours of operation - Listed in the application and presented in public hearing, with only emergency work completed during the nighttime.
10. Improved traffic circulation – During construction, OneEnergy will work with the Town of Palmyra to agree to a detailed Road Agreement that is in substantial conformance to the draft provided during Town review of the CUP, to include repair sureties, designated routes for deliveries and construction traffic, and additional/temporary signage along the approved route and adjacent to the site.
11. Highway access restrictions - A fire number shall be obtained for the project.
12. Lighting - Minimal site lighting shall be used, and where necessary, be restricted to a maximum pole height of 30'. Any fixture on the site that is greater than 150 watts, shall be fully shielded and produce no more than 2 foot candles at any property line of the Development.
13. Fencing - As included in the application and in accordance with local, State, and Federal laws, statutes, and codes. The fencing shall be installed to allow small openings on the bottom of the fence for animal passage and surround the solar improvements at the site.
14. Increased yards (setbacks) - All structures shall adhere to minimum setback requirements defined by Jefferson County Zoning Ordinance section 11.05(a)6:
 - Minimum road (Town Road) setback – 85' from centerline
 - Minimum property line (Front) setback – 50'
 - Minimum property line (Side, Rear) setback – 20'
15. Parking requirements - As presented in the application. Parking shall be included in the design of the laydown area within the site's perimeter.
16. Any other conditions necessary to fulfill the purpose and intent of the Ordinance:
 - Decommissioning: A decommissioning plan shall be submitted to the County Planning and Zoning Department, and Town of Palmyra, and the plan followed, which includes financial assurance. OneEnergy will submit a cost analysis and determination of the Stone Elephant Solar project to determine what level of financial assurance should be required. The cost analysis will be updated every 5 years and submitted to the County Planning and Zoning Department and Town of Palmyra unless the project is otherwise owned by a Utility regulated by the Public Service Commission.
 - Decommissioning shall begin within 1 year after the end of life or within 1 year of the site not producing energy, and site work shall be completed within 1 year after start.
 - All structures and developments shall be removed at the end of the usable life of the facility, in accordance with the Decommissioning Plan.
 - A Vegetation Installation and Management Plan shall be submitted to the County Planning and Zoning Department and the Town of Palmyra, and the plan followed, which includes providing financial assurance for the sustainability and longevity of vegetation, and which excludes the use of glyphosate at the site. The Vegetation Management Plan shall be updated every 5 years and be submitted to the County Planning and Zoning Department, for the duration of the site's usable life.
 - Erosion control plan approval obtained from the WDNR, and submittal to the Town of Palmyra.

- Stormwater management plan approval obtained from the WDNR, and submittal to the Town of Palmyra.
- The Jefferson County Planning and Zoning Department shall review the final vegetation management plan and native planting mix prior to planting.
- A Zoning and Land Use Permit shall be obtained for any structures over 100 square feet in size.
- A Zoning and Land Use Permit shall be obtained for the proposed development.
- Battery Storage is not permitted with this CUP. If battery storage is proposed in the future a new CUP shall be obtained.
- The Developer shall provide a point of contact for the Jefferson County Planning and Zoning Department and the Town of Palmyra who can adequately address preconstruction, construction, and operational stages of the site.
- The Developer and contractor shall hold a pre-construction meeting with Jefferson County and the Town of Palmyra at a mutually agreed date, prior to construction activities beginning.
- A post-construction inspection shall be performed by the County to ensure compliance with the Conditional Use Permit.
- The Project's inverters and transformers, which constitute noise-emitting equipment from the solar facility, shall not exceed the PSCW mandated maximum nighttime sound level of 45 dBA, nor the maximum daytime sound level of 50 dBA, at the walls of the noise-sensitive receptors, hereby identified as the single-family residences within proximity of the Project. Additionally, the Project will meet the daytime sound standard thresholds at the Project's boundaries, as set forth in Jefferson County's Ordinances, currently in effect.
- An annual report shall be submitted to the Planning and Zoning Committee and Town of Palmyra, which, at a minimum, includes a discussion of the project, energy produced, the owner's name and contact information, and the estimated life of the development's improvements.
- Annually, a copy of the Vegetation Management Report (VMR) and Stormwater Management Plan activities shall be submitted to the Town of Palmyra.
- After completion of the site development, a third party report confirming that field-verified observations confirm findings of the submitted Glare Analysis as accurate shall be submitted to the Jefferson County Planning and Zoning Department and the Town of Palmyra.
- A Road Agreement with the Town of Palmyra for the use of Little Prairie Rd. and Tower Rd. shall be created and signed for the Development.
- That a vegetative screening be maintained around the project area, to actively screen the project from all surrounding properties and roadways, when viewing the project while standing at ground level and without the assistance of optical aids.

AYES: Sauter, Gajewski. NOES: Martens.

ADJOURNMENT. It was moved by Martens and seconded by Sauter to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 8:21 p.m.

Respectfully submitted,

Michele R. Smith, Clerk