

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE SPECIAL MEETING
Town Holland Hall
W3005 County Road G, Cedar Grove
Monday, December 13th, 2018 11:00am

1. CALL TO ORDER: Town Supervisor Dave Huenink called to order the Board of Supervisors special meeting at 11:00am at the Town of Holland Town Hall.
2. CERTIFY WISCONSIN OPEN MEETING LAW HAS BEEN MET: Clerk-Treasurer Janelle Kaiser certified that the requirements of the Wisconsin Open Meeting Law had been met. The agenda for this meeting was posted in three places within the Township and on the Town's website.
3. PRESENTATION AND DISCUSSION BY RANGER POWER: Three representatives were present from Ranger Power, a solar energy development company based in Brooklyn, New York. The company specializes in utility-scale solar development with projects ranging from 70 to 200 megawatts and has focused their operations in the midwestern United States, currently spanning seven states. Ranger Power requested to meet with the Town of Holland to start a conversation about whether the Township could be a potential community for one of their solar projects. Andrew, one of the representatives from Ranger Power, explained that the cost of solar has dropped approximately 80% in the last 8 years. This figure comes from a firm called Lazard that publishes cost analyses of utility scale solar installations. This cost drop has allowed for justification of utility-scale solar farms in the midwestern United States, where we have less sunlight than other regions in the country resulting in less electricity being produced.

Ranger stated that a 100-megawatt project would be comprised of approximately 750-1000 acres. Native vegetation tends to take root on the land used for these purposes, which prevents dust from gathering on solar installations and encourages a pollinator-friendly habitat when possible. Small farm animals such as sheep could also graze within the solar farm. The company stated that solar farm activity is very low impact when it comes to land, and the land should be ready to use for agriculture when the project's useful life has run its course. The land is typically either leased or purchased by Ranger Power; some landowners choose to lease the land as a form of revenue diversification.

Ranger does not ultimately own the solar installations they install, but they are completely responsible for construction and installation of a project. It is likely that an independent company or a public utility company, such as Wisconsin Electric, would be the ultimate owners of the installation if a project were to be proposed. Andrew stated that Wisconsin Electric has made public announcements about closing various coal plants and investing in solar power. In response to questioning from the Board, Ranger Power asserted that any solar project they invest in will not progress past a certain stage if an end buyer is not secured.

Holland-specific matters to consider were discussed as well. Ranger Power would likely need to obtain a conditional use permit from the Township if a proposal is made. The Town would need to consider multiple factors, which depend on what properties the potential solar network would be installed on, such as which roads would be used to access the project – Town roads, County roads? What kind of equipment would be brought in to complete installation and what time of year would

this be completed? A route would need to be mapped out ahead of time, which would require getting Sheboygan County involved. Ranger Power was referred to Sheboygan County by the Board, as Ranger will need to ensure all county ordinance and road concerns are taken up with them. The Town will also need to consider zoning and how this project could tie into Holland's compliance with Wisconsin Farmland Preservation Zoning. If a revision to a zoning ordinance overseen by WDATCP is needed, more time will be needed for the state review and approval. A 100-megawatt or greater solar project requires a Wisconsin State permit, so compliance with zoning would likely be tied into the permit required by the State if Ranger were to propose a project of that size.

At this time, no projects have been proposed. Ranger Power is currently conducting research in this area; this meeting and the discussion during this meeting was for informational purposes only.

4. PUBLIC INPUT: None.
5. ADJOURN – The meeting was adjourned at 12:19pm with unanimous consent.