

Town of Vienna Monday, April 14, 2025
Plan Commission Minutes

The Town of Vienna Plan Commission meeting was called to order on Monday, April 14, 2025, at 7:00PM by Chair Brian Meinholz. Commissioners Steve Herbrand, Cate Heath, Town Chair Jerry Marx and Clerk Kathy Clark were present. Representatives from Walbec/Payne & Dolan Brett Buchholz, Holly Merson with representative from Alliant Bob. Resident Nancy Caldwell and Jay Long were also present. Commissioner Jim Koch attended via ZOOM. Commissioner Joe Henry was excused.

Public comment: None

Approve the minutes: Motion by Herbrand, second by Heath to approve the minutes for the March 10, 2025, Plan Commission meeting. Motion carried (4-0).

Discussion and possible recommendations on Payne & Dolan Solar Farm application for CUP: Clark opened with introductions and a brief overview of the project. A Conditional Use Permit application was filed by Payne & Dolan with Dane County in March for a 1400 kWDC Solar Electric Generating Facility. The solar panels will be located at the front of the Payne & Dolan Quarry along County Hwy I and Easy St. along the entrance driveway, about 575 feet off the street. Payne & Dolan will own the land but lease it to Alliant Power for a period of 20 years to start with two 5-year renewals possible. The farm will sit on 7 plus acres of Farmland Preservation zoned land which Renewable Energy electricity generators are approved conditional use in Dane County zoning. The farm will be completely fenced in, and the gated entrance will be moved back from the road. This will allow Alliant Power access to the solar farm when necessary. The road is bonded by Payne & Dolan so any large equipment used to set up the solar farm that could cause damage to the road will be the responsibility of Payne & Dolan. The power produced by the Solar farm will be loaded onto the grid. This will be about the same amount (or more) that Payne and Dolan uses for Operation. Alliant Energy will provide credit as an offset for what was used versus what was produced. A public hearing has been scheduled by Dane County on May 27, 2025. This is an opportunity for residents and neighbors to voice any concerns they may have with this solar farm. Discussion followed. Motion by Herbrand, second by Koch to recommend approval of the CUP application and solar farm. Motion carried (4-0)

Adjourn: Motion by Heath, second by Herbrand to adjourn. Motion carried (4-0) Meeting was adjourned at 7:30pm.

Prepared by: Kathleen Clark, Clerk

Note: These draft minutes are subject to approval at the next Plan Commission Meeting.