

TOWN OF MAPLE CREEK PLAN COMMISSION MEETING
Monday, May 5, 2025 – 6:00 p.m. Town Hall, W10388 County Road W
(There may be a quorum of the Town Board in attendance).

Call to order, Pledge of Allegiance and Roll Call—Chairman Coroneos

The May 5, 2025 Plan Commission meeting was called to order by Chairman Coroneos at 6:00 p.m. Chairman Coroneos led the Pledge of Allegiance.

PC members present: Gary Coroneos, Paul Gitter, Donna Young, Mike Siewert, Joe Close and Lynette Gitter, Clerk.

Others present: Kevin and Jill Fermanich (Glass Hill Farm), Julie Gerrits and Nolan Stumpf (OneEnergy Renewables)

Open Meeting Notice Verification—Clerk

A notice for this meeting was posted on Tuesday, April 29, 2025 at the three Town posting boards located at the Town Hall, Sugar Bush by the Ball Diamond and the Corner of W & Stilen Road, and on the Town website at www.townofmaplecreek.com by Clerk Gitter.

Public Input: Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present matters for Town Planning Commission consideration, however, they cannot be discussed or acted upon until the subject matter, of the proposed action, has been noticed. None

Specific matters for discussion and possible action

A. Approve the March 3, 2025 minutes

Motion made by Gitter, seconded by Young, to approve the March 3, 2025 meeting minutes. Ayes 6, Opposed 0, Abstain 0, Absent 0. MOTION CARRIED

B. Nolan Stumpf and Julie Gerrits, One Energy Development LLC, Madison Wisconsin, will give a presentation on the proposed construction of a large scale solar energy system (5 megawatts/approx. 23 acres) on parcels 160042900 and 160042800, owned by Glass Hill Farm LLC, N5437 Cty Rd D. This solar construction would require a special exception permit through Outagamie County. The Plan Commission reviews the proposal and makes their recommendation to the Town Board for their final approval to County Zoning.

Nolan Stumpf and Julie Gerrits from OneEnergy Renewables was in attendance to give an overview of the proposed construction of the “New London Solar” project on approximately 30 acres on two separate parcels in Maple Creek. They gave a brief summary of their company along with pictures of past projects. They are an independent developer. When finished, the facility is expected to be sold to WE Energies and will benefit local utilities. This site will tie into the New London substation, not the American Transmission Line station. The construction of this site will be regulated by Outagamie County Department of Development and Land Services and is subject to the design and performance requirements provided under their Ordinance No. Z-11—2024-2025 Section 54-448.

The PC members had many questions about the panels, site location, the fencing around the project, where does the financial capital come from, % of efficiency in the winter, technology changes, annexation, expansion, etc. The life of the project is 30 years with possible (2) 10 year extensions. The Town and County will receive compensation in the form of Utility Aid payments from the State with the County receiving 2/3 of the amount and the Town receiving 1/3 of the amount.

Motion made by Young, seconded by Gitter, to recommend approval to the Town Board for a Special Exception Permit to OneEnergy Renewables for a solar project on parcels 160042900 and 160042800 with 2 exceptions: 1) It will not be annexed to another municipality and, 2) It will not be expanded to parcel 160042700. Ayes 5, Opposed 0, Abstain 0, Absent 0. MOTION CARRIED

Future Agenda Items: Discussion/Action on future agenda items? None

Adjournment/Calendar: Next Planning Commission meeting as needed

Next Planning Commission meeting, Monday, June 2nd if needed.

Motion made by Coroneos, seconded by Siewert, to adjourn at 7:47 p.m. Ayes 6, Opposed 0, Abstain 0, Absent 0. MOTION CARRIED.

These minutes were taken and recorded by Lynette Gitter and were approved this ____ day of _____, 2025 by:

_____ Gary Coroneos, Chairman _____ Paul Gitter, Vice-Chairman

_____ Mike Siewert _____ Donna Young

_____ Joe Close _____ Lynette Gitter