

**TOWN OF MORRISON
BROWN COUNTY, WI**

Solar Energy Systems Zoning Ordinance

Section 1 – Purpose

- A. Preserve and protect public health and safety.
- B. Establish standards for the proper installation of Solar Energy Systems,
- C. Comply with State Law Standard requirements, Sec. 66.0401, Wis Stats, relating to local regulation of solar energy systems.
- D. Provide a regulator scheme for the construction and operation of Solar Energy Systems.

Section 2 – Definitions

- A. Solar Array. An accessory system or device that is roof-mounted with poles or racks used to collect radiant energy directly from the sun for use in a solar collector's energy transformation process mainly for personal use.
- B. Solar Collector. A device, structure, or part of a device, the substantial purpose of which is to transform solar energy into thermal, mechanical, chemical, or electrical energy.
- C. Solar Energy System. An array of multiple solar collectors on ground-mounted racks or poles that transmit solar energy.

Section 3 – Solar Array Permit Requirements

- A. Solar Array. Equipment which directly collects, converts and then transfers or stores solar energy into usable forms of thermal or electrical energy for personal use. 'Solar Array' includes the following:
- B. Permit Not Required
 - 1. Solar powered light fixtures that are ground or wall mounted.
 - 2. Solar powered electric fences
 - 3. Solar powered devices under 1000 watts
- C. Permit Required
 - 1. Building-mounted solar energy systems are subject to the following:
 - a. For purposes of this exception, 'building mounted solar energy system' shall refer to an accessory use that consists of the installation of equipment mounted on a building or incorporated into exterior building materials that uses sunlight to produce electricity or provide heat or water to a building.

- b. No portion of a panel used to collect solar energy may extend beyond the roof surface or the wall surface to which it is attached,
- c. All portions of the system shall comply with the maximum height requirements of the zoning district in which it is located.
- d. The panels of a system that are mounted on a flat roof may be either fixed or movable and may be placed at an angle to optimize efficiency of the system.
- e. The panels of a system that are mounted on a pitched roof may be either fixed or movable and may be placed at an angle to optimize efficiency of the system.
- f. A solar array may be mounted on the façade of a commercial building provided the installation does not project more than four feet from the face of a wall.
- g. All panels shall be certified by one of the following (or their equivalent as determined by the Town): Underwriters Laboratories, Inc.; National Renewable Energy Laboratory; Solar Rating and Certification Corporation.
- h. If the Town determines that more than fifty percent of the panels (measured by total area) have not been operational for a continuous period of twelve months, the Town may order the removal of the inoperable panels.
- i. Solar Arrays require a building/electrical permit from the Town of Morrison's Building Inspector prior to installation.
- j. An accessory solar array may be allowed in size over 1,000 square feet in residential zones for buildings with 4 dwelling units or less.

Section 4– Solar Energy System Permit and Application

A. Solar Energy Systems:

1. Solar Energy Systems are designed primarily for serving off-site power needs and are principal uses of the property requiring a Solar Energy System Permit.
2. Solar Energy Systems require a Solar Energy System Permit.

B. Every application for a Solar Energy System Permit shall be made in writing and shall include the following information:

1. Name and address of the applicant and the name and contact information for a designated representative of the applicant.

2. Evidence that the applicant is the owner of the property involved or has the written permission of the owner to make such an application
3. Scaled drawing of the Solar Energy System and its dimensions, its locations, its height above ground level, orientation, and slope from the horizontal.
4. Site plan showing lot lines and dimensions of the Solar Energy System user's lot and neighboring lots within 300 feet of the Solar Energy System.
5. Documentation showing that no reasonable alternative location exists for the Solar Energy System that would result in less impact on neighboring lots.
6. Documentation showing that removing or trimming vegetation on the applicant's lot will not permit an alternative location for the Solar Energy System that would result in less impact on neighboring lots.
7. A landscape plan that includes proposed topography, grubbing and clearing along with plantings and final vegetation.
8. An emergency service plan must be established in accordance with Fire Department requirements.
9. Such additional information required by this section may be waived by the Town at its discretion.
10. Fees for a Solar Energy System one (1) megawatt or smaller will be based on the dollar amount of the project which will be calculated at 1/10th of 1% of the building cost or a minimum of \$100.
11. An applicant for a Solar Energy System exceeding one (1) megawatt (MW) shall deposit an application fee of twenty-five thousand dollars (\$25,000) with the Town at the time the application is filed. All costs incurred by the Town relating to the review and processing of the application, including the cost of notices, the cost Town reviews, the cost of services necessary to review an application that are provided by town officials, outside engineers, attorneys, planners, environmental specialists, and other consultants or experts shall be billed against the deposit regardless of the final outcome of the application. The applicant shall maintain a minimum of ten thousand dollars (\$10,000) in the account until the review process and construction (if approved) is completed. If the balance in the account drops below ten thousand dollars (\$10,000), the applicant shall deposit additional money to bring the account balance to twenty-five thousand (\$25,000) within five (5) business days or receipt of written notice from the Town. The Town will refund any remaining balance in the account within sixty (60) days after the final inspection and Town approval of the constructed solar energy systems or within sixty (60) days after denial of the

application. The Town reserves the right to refuse continued review of an application in the event an applicant fails to comply with this subsection.

C. Review of Solar Energy System Permit Application

The Town will consider each Solar Energy System on a case-by-case basis following the procedures in Section 4 of this Ordinance except as modified in this Section. In addition to the notice requirements set forth in this ordinance, the applicant shall provide written notice of its application to the owners and occupants of all properties located within 1,000 feet of any parcel upon which any portion of the proposed solar energy system will be located. The Town may deny a permit for a Solar Energy System or may impose restrictions on a Solar Energy System if the Town finds that the denial or restrictions satisfy one of the following conditions:

1. The denial or restriction serves to preserve or protect the public health or safety.
2. The denial or restriction does not significantly increase the cost of the system or significantly decrease its efficiency.
3. The denial or restriction allows for an alternative system of comparable cost efficiency.

D. Solar Energy System Restrictions

The Town may impose restrictions on a Solar Energy Systems relating to any of the following:

1. Location of the Solar Energy System
2. Setbacks from inhabited structures, property lines, public roads, communication and electrical lines, and other sensitive structures and locations.
3. Wiring and electrical controls of the Solar Energy System
4. Reimbursement for emergency services required as a result of the Solar Energy System
5. Solar Energy System ground clearance
6. Solar Energy System height
7. Shared revenue, payments in lieu of taxes and other financial matters
8. Financial security, such as bonds, cash deposits, or letters of credit
9. Decommissioning
10. Road restoration
11. Compensation to affected property owners
12. Any other matters that the Town finds appropriate

Section 5 – Revocation

Any permit granted for the installation or maintenance of a Solar Array or Solar Energy System may be revoked by the Town if the permit holder, its heirs, or assigns, violates the provisions of this ordinance or the provisions of a permit granted pursuant to this ordinance.

Adopted _____, 20____

Chairperson – Gary Koomen

Supervisor – Dennis Laabs

Supervisor – Jenny Wasmuth

Attest: Clerk, Colleen Magley