



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes ZONING CODE TECHNICAL COMMITTEE

TEODROS MEDHIN, CHAIR
Stuart Mukamal, Ed Richardson, Ronald Roberts
Staff Assistant: Tobie Black, 286-2231, Fax: 286-3456,
tblack@milwaukee.gov

Wednesday, April 20, 2011

2:00 PM

Room 301-A, City Hall

Meeting called to order at 2:07 p.m.

Also in attendance:

Jeff Osterman, Legislative Reference Bureau

Present 4 - Medhin, Mukamal, Richardson and Roberts

1. **101387** A substitute ordinance relating to zoning regulations for wind energy systems.

Sponsors: Ald. Bohl

Individual appearing:

Ald. James Bohl, 5th District

Ald. Bohl said that a business in his district contacted him looking to install a wind turbine system at its business location. He said that after a couple of meetings, a number of neighbors were concerned about the potential for the systems at other locations in the area. The neighbors want to see legislation creating reasonable restrictions on the use so that the manner and use that develops is sensible and does not create a problem in residential areas.

Ald. Bohl also said that he wanted the legislation to address potential noise problems and to create restrictions on the locations of the wind systems.

Mr. Richardson moved for consideration of Proposed Substitute A. There were no objections.

Atty. Mukamal said that according to the proposed ordinance, a small wind energy system would be a permitted use everywhere but in a residential district. It would be a limited use in a residential district and would be a permitted use otherwise with one limitation regarding height. Atty. Mukamal asked if the legislation would prevent the use of these systems in an area such as Water St. and Wisconsin Ave. Ald. Bohl said that based on setback requirements and other restrictions, even though it would be a limited use, the very restriction on height would most likely make it prohibited in most residential areas. Mr. Richardson said that a wind turbine system would have to be above 100 feet for it to be effective and that height would be prohibited in that kind of area.

Mr. Roberts asked if there are noise considerations based on the height of the tower. Mr. Richardson said that normally the system would create noise at about 55 decibels or less, which is about the noise level of people talking. Ald. Bohl said that a previous presentation from a proposed developer demonstrating a large wind turbine system showed that the system did not create much more noise than a central air conditioning unit. He also said that the developer is working on reducing the noise of the systems.

Atty. Mukamal said that there is state legislation that has been suspended regarding wind turbine systems. Mr. Richardson said that the purpose of the legislation is generally to prevent the city from being more restrictive than the state. Atty. Mukamal said that any state legislation would be more restrictive than city legislation.

Atty. Mukamal asked if anyone from the Health Department had been consulted. Mr. Richardson said that the Office of Environmental Sustainability has probably consulted the department in the course of its research.

Mr. Richardson moved that the ordinance meets the the standards of legality and enforceability, administrative efficiency and consistency with the zoning code. Mr. Roberts seconded. There were no objections.

**Meeting adjourned at 2:24 p.m.
Staff Assistant Tobie Black**