

May 16, 2011

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 101387 relates to zoning regulations for wind energy systems.

This file defines a "wind energy system" as equipment that converts and then stores or transfers energy from the wind into usable forms of energy, as defined by s. 66.0403(1)(m), Wis. Stats. The file also differentiates between a "small wind energy system" and all other types of wind energy systems. The former is a wind energy system that is used to generate electricity, has a nameplate capacity of 100 kilowatts or less and has a total height of 170 feet or less, where "total height" means the vertical distance from ground level to the tip of a wind generator blade when the tip is at its highest point. Any wind energy system other than a small wind energy system is classified as a "power generation plant," a land use term currently defined in the zoning code. Additionally, the file classifies a small wind energy system as a limited use in all residential districts, with the limited use standard being that the total height of the wind energy system shall not exceed the district height limit by more than 10 feet. In all other zoning districts, a small wind energy system shall be a permitted use. Additional standards are also addressed in the file, including signage, lighting, access, electrical wires, and other items. Requirements and procedures for meteorological towers will be identical to the requirements and procedures for small wind energy systems.

On April 20, 2011, the Zoning Code Technical Committee (ZCTC) met, and ZCTC determined that its criteria with regard to administration efficiency, legality and enforceability and consistency with the format of the zoning code were met.

Since the proposed amendment meets the standards of legality, enforceability, administrative efficiency, and consistency with the zoning code, the City Plan Commission at its regular meeting on May 16, 2011, recommended approval of the file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson