

ORDINANCE NO. _____

An Amending Ordinance

SYNOPSIS: AMEND CHAPTER 12 – SUBCHAPTER 100 – COLUMBIA COUNTY ZONING ORDINANCE OF THE COLUMBIA COUNTY CODE OF ORDINANCES

INTRODUCED BY: PLANNING & ZONING COMMITTEE

The Columbia County Board of Supervisors do ordain as follows: That Chapter 12 – Subchapter 100, entitled “Columbia County Zoning Ordinance” of the Columbia County Code of Ordinances, as passed by the Board of Supervisors on (date) is hereby amended and added thereto as follows:

Table 12.105.02(1): Allowed Uses in Agricultural and Open Space Zoning Districts

	Agricultural and Open Space Zoning Districts						
↓ LAND USES ↓ See Subsection 12.155 for detailed land use descriptions	Agriculture (A-1)	Agriculture and Open Space (AO-1)	General Agriculture (A-2)	Agriculture Business (A-3)	Agricultural Overlay (A-4)	Recreation (RC-1)	Subject to Use and Building Specific Standards in Specified Section(s)
...							
Utility, Communication, and Transportation Use Group							
...							
Small Wind Energy System	P	P	P	P	P	P	See Section 12.125.29 for details
Large Wind Energy System	P	P	P	P	P	p	See Section 12.125.30 for details
<u>Small Solar Energy Generating Facility</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Section 12.125.31</u>
<u>Large Solar Energy Generating Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 12.125.32</u>
...							
Other Accessory & Temporary Uses and Structures							
...							

	Agricultural and Open Space Zoning Districts						
<p style="text-align: center;">↓ LAND USES ↓</p> <p style="text-align: center;">See Subsection 12.155 for detailed land use descriptions</p>	Agriculture (A-1)	Agriculture and Open Space (AO-1)	General Agriculture (A-2)	Agriculture Business (A-3)	Agricultural Overlay (A-4)	Recreation (RC-1)	Subject to Use and Building Specific Standards in Specified Section(s)
<p>Small solar energy system</p> <p><u>Accessory solar energy generating system</u></p>	P	P	P	P	P	P	Sections 12.125.02 and 12.130. <u>02</u>

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Table 12.110.02(1): Allowed Uses in Residential Zoning Districts

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	Residential Zoning Districts				
<p style="text-align: center;">↓ LAND USES ↓</p>	Rural Residence (RR-1)	Single-Family Residence (R-1)	Multiple-Family Residence (R-2)	Manufactured/ Mobile Home Park (R-3)	Subject to Use and Building Specific Standards in Subsection 12.125
...					
Utility, Communication, and Transportation Use Group					
...					
Small Wind Energy System	C	C	C	C	See Section 12.125.29
Large Wind Energy Systems	C		C	C	See Section 12.215.30
<u>Small Solar Energy Generating Facility</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Section 12.125.31</u>
<u>Large Solar Energy Generating Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 12.125.32</u>
Other Accessory & Temporary Uses and Structures					Also subject to standards in Sec. 12.130
...					
<p>Small solar energy system</p> <p><u>Accessory solar energy generating system</u></p>	P	P	P	P	
...					

Table 12.115.02(1): Allowed Uses in Commercial and Industrial Districts

	Commercial and Industrial Zoning Districts					
↓ LAND USES ↓	Light Commercial (C-1)	General Commercial (C-2)	Highway Interchange (C-3)	Light Industrial (I-1)	General Industrial (I-2)	Subject to Use and Building Specific Standards in Subsection 12.125
...						
Utility, Communication, and Transportation						
...						
Small Wind Energy System	P	P	P	P	P	See Section 12.125.29 for details
Large Wind Energy System	P	P	P	P	P	See Section 12.125.30 for details
<u>Small Solar Energy Generating Facility</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Section 12.125.31</u>
<u>Large Solar Energy Generating Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 12.125.32</u>
Other Accessory & Temporary Uses and Structures						Also subject to standards in Sec. 12.130
...						
Small solar energy system <u>Accessory solar energy generating system</u>	P	P	P	P	P	Sections 12.125.02 and 12.130.02
...						

SEC. 12.125.27 OTHER TRANSPORTATION, COMMUNICATIONS, PIPELINE, ELECTRIC TRANSMISSION, UTILITY, OR DRAINAGE USE IN AGRICULTURAL AND OPEN SPACE DISTRICTS.

- (1) Within the Agricultural and Open Space zoning districts, such a use shall be permitted only where the Planning and Zoning Committee, following a public hearing ~~and a visit of the proposed site(s)~~ determines that:
 - (a) The use and its location in the district are consistent with the purposes of that district per Section 12.105.01(1).
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SEC. 12.125.31 SMALL SOLAR ENERGY GENERATING FACILITY.

- (1) **Purpose and Scope.** The purpose of this section is to adopt and incorporate the requirements of Wis. Stat. § 66.0401 as a local ordinance and to establish local regulations on the installation and use of small solar energy generating facilities that are authorized by and compliant with Wisconsin Statutes and that serve to preserve or protect the public health or safety, do not significantly increase the cost of the system or significantly decrease its efficiency, or allow for an alternative system of comparable cost or efficiency. The provisions listed under this section are not intended to be a duplication of any Federal or State requirement or to exceed that authority granted to Wisconsin counties.

- (2) **Statutes, Regulations and Rules**
 - (a) This section is subject to the provisions of the Wisconsin Law.
 - (b) Wis. Stat. § 66.0401 is adopted and incorporated by reference.

- (3) **Definitions**
 - (a) “Conditional Use Permit” means a discretionary permit for a listed conditional use, granted by the Columbia County Planning and Zoning Committee, under the notice and hearing procedures of Section 12.150.07 of the chapter, upon application by an owner, and to which various conditions of use may be attached and adhered to by the applicant.
 - (b) “County” means Columbia County.
 - (c) “Department” means the Columbia County Planning and Zoning Department.
 - (d) “Department Director” or “Director” means the Director of the Columbia County Planning and Zoning Department or the Department Director’s Designee.
 - (e) “Kilowatt” means a unit of power equal to one thousand watts.
 - (f) “Megawatt” means a unit of power equal to one million watts, especially as a measure of the output of a power station.
 - (g) “Permit” means a zoning permit issued by the Columbia County Planning and Zoning Department pursuant to this code.
 - (h) “Shared revenue utility payment” means payments made to counties and municipalities to off-set tax exempt utility property. Payments are based on state calculations.
 - (i) “Small Solar Energy Generating Facility” means but is not limited to, connected arrays of photovoltaic panels, their supporting structures and/or mounting systems, the network of necessary electrical wires and conduit (above and below ground), power poles, inverters, transformers, and supporting substations. These facilities are designed for nominal operation at a nameplate capacity of less than 100 megawatts and does not meet the definition of an “accessory solar energy generating system”. This includes facilities which directly convert and transfer or store solar energy into thermal or electrical energy.
 - (j) “Zoning Permit” means written approval by the Planning and Zoning Department staff that is required before commencing any development as defined in this chapter or before establishing, extending, or changing any use on any parcel.

70 (k) “Cultural Resource” see 12.160: Definitions.

71 (l) “Environmental Analyses” means detailed localized review of environmental conditions(e.g., wetland
72 delineations, threatened and endangered species reviews, floodplain studies, navigability
73 determination, or other areas identified as environmental corridors within the County Comprehensive
74 Plan).

75 (4) **Conditional Use Permit Requirements**

76 (a) **Permit Requirement.** Small solar energy generating facilities are subject to Conditional Use Permit
77 approval in all Zoning Districts.

78 (b) **Application Process.** The application for a conditional use permit shall be processed in accordance
79 with the procedures set forth in Section 12.150.07.

80 (c) **Application Requirements.** The application for a Conditional Use Permit shall include the following
81 items as applicable to the project area:

- 82 1. A narrative of the proposed project, including a description of the subject property by metes and
83 bounds, address(es), parcel numbers, and any unique circumstances within the project area;
- 84 2. A site plan, which shall include a scalable drawing showing the location of all drives, entrances,
85 easement labels and locations, trails, and signs; panels, inverters, storage systems, and any other
86 planned infrastructure; vision clearance triangles; floodplain(s); wetland(s); and shoreland zone
87 boundaries;
- 88 3. A plan showing an overhead view of all existing and proposed landscaping on the site, including
89 the location, species, size at time of planting, and mature size for all new plantings;
- 90 4. Grading and drainage plan, showing existing and proposed surface elevations, and proposed
91 erosion control and stormwater management provisions;
- 92 5. Decommissioning plan and financial assurance;
- 93 6. Shared revenue utility payment tax projections and estimated property tax reductions to the
94 County, town, and school/special districts;
- 95 7. Agreements, leases or other documentation with affected landowners and/or communities
96 outlining any specific terms or conditions of development and assuring maintenance of land to be
97 owned or used for common purposes, including, but not limited to joint development agreements
98 and road maintenance agreements;
- 99 8. Supporting documentation addressing the review criteria in Section 12.125.31(4)(d);
- 100 9. Copies of all State, Federal, and other permits;
- 101 10. Any other documentation as identified by the Director or the Planning and Zoning Committee to
102 demonstrate compliance with State and Federal law.
- 103 11. Documentation evidencing cultural, archeological, and environmental analyses done by third
104 parties, and associated permit authorizations as required by law;
- 105 12. A complete list of neighboring parcels that have been notified of the project. Two miles from
106 project boundary is preferred;

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13. Anticipated water and soil quality impacts from construction materials and project, and any baseline testing and monitoring protocols to be implemented to address such impacts;
 14. An owner/operator, at the owner/operator's sole expense, shall maintain and provide the Department at least annually with a maintenance log for the solar energy generating facility. The log must contain the following information regarding any maintenance performed: 1) date and time maintenance was performed; 2) nature of the maintenance performed; and 3) reason(s) for the maintenance. The Department may retain such consultants or experts as it deems necessary to assess and determine whether the solar energy system facilities are compliant and/or to assess whether the solar energy system facilities are being maintained in good repair and operating condition. An owner/operator shall pay for all costs incurred by the County in connection with monitoring compliance during construction and assessing when solar energy facilities are maintained in good repair and operational condition.
- (d) **Review Criteria.** In addition to the criteria set forth in Section 12.150.07(4), the review for a Conditional Use Permit shall address and consider the following:
1. Setbacks from participating and non-participating property lines, residential structures, unique adjacent land uses, and roadways, assessed on a case-by-case basis for each parcel affected.
 - a. Documentation of working with neighbors toward a Committee identified goal of 50 feet from non-participating property lines and 500 feet from residential structures.
 2. Documentation of working with neighbors to address stray voltage concerns.
 3. Beneficial vegetative screenings and maintenance requirements of said vegetative screening.
 4. To the extent feasible and practical, the utilization of the land for both agriculture and electricity generation among solar panels, possibly including but not limited to:
 - a. Planting and maintaining pollinator-friendly native plant species and reduced herbicide applications.
 - b. Grazing of livestock such as cattle, sheep, goats, and/or chickens; or
 - c. Planting of shade tolerant crops.
 5. Mitigation to locally identified environmentally sensitive species and habitats by following:
 - a. Best construction practices, such as wildlife permeable fencing to allow smaller wildlife access through facility fences; and
 - b. Best construction practices to allow larger wildlife access natural movement around the fenced fields.
 6. Best Management Practices (BMPs) and considerations as noted in Section 12.125.31(10) associated with projects using battery storage.
 7. Dust mitigation measures.
 8. Cultural and environmental resources.

- 142 9. Stormwater runoff and erosion control mitigation measures, with a focus on assuring
143 implementation of mitigation measures;
- 144 10. Reasonable construction standards, including:
- 145 a. Phasing to limit area of disturbance;
- 146 b. Hours of construction; and,
- 147 c. Lighting mitigation.
- 148 11. Equipment related sound mitigation measures that keep noise generation at property line(s) at a
149 threshold of no greater than the industry standards outlined by the Public Service Commission,
150 possibly including but not limited to:
- 151 a. Relocating equipment further from receptors;
- 152 b. Noise cancellation using quieter equipment;
- 153 c. Sound shielding technology;
- 154 d. Sound filtering technology; and,
- 155 e. Noise suppression and blocking with building enclosures or barrier walls.
- 156 12. Lighting standards in concurrence with 12.140.07.
- 157 13. Maintenance and repair of damage to local roads due to project construction, often in the form of a
158 Road Maintenance Agreement.
- 159 14. Soil drainage infrastructure, including mitigation efforts.
- 160 15. Surface water conveyance infrastructure, such as grassed waterways, including mitigation efforts.
- 161 16. Fire and hazard mitigation, including:
- 162 a. Battery-related fire suppression design and chemical release containment design;
- 163 b. Clean-up and monitoring of any fire-related chemical releases; and
- 164 c. Additional funding to affected fire districts directly impacted by the project area, including, but
165 not limited to equipment supplies and drills for local firefighting and emergency response
166 departments at owner/operator expense.
- 167 17. Replacement of lost property tax revenue, including school and special districts.
- 168 18. Financial assurance during the construction phase in the form of a surety bond, letter of credit,
169 escrow account, reserve fund, parent guarantee or other suitable financial mechanism.
- 170 19. Decommissioning plan and financial assurance for project costs. The applicant will post a form of
171 financial security such as a surety bond, letter of credit, escrow account, reserve fund, parent
172 guarantee or other suitable financial mechanism, prior to the commencement of construction to
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174 include the total cost of decommissioning of the solar generation portion and the battery energy
175 storage portion of the solar project at the end of its useful life.

176 20. Compliance with State and Federal laws, as may be applicable.

177 21. Other community benefits as may be relevant.

178 22. Property value impacts associated with the project, and potential to offset said impacts with
179 landowner compensation agreements.

180 (5) **Zoning Permit Requirements.**

181 (a) **Permit Requirement.** The owner must apply for and receive a zoning permit from the Department
182 before installing, constructing, or expanding any small solar energy generating facility.

183 (b) **Application Process.** The application for a zoning permit shall be processed in accordance with the
184 procedures set forth in Section 12.150.08.

185 (c) **Permit Fee.** The owner shall pay an application fee at the time the application for a small solar energy
186 generating facility is filed with the Department. Fees shall be based on cost of construction.

187 (d) **Permit Expiration.** A zoning permit issued by the Department expires if construction of the small
188 solar energy generating facility is not commenced within 24 months from the date of the permit, or if
189 the small solar energy generating facility is not installed and fully functioning within 12 months from
190 the date construction begins. A 24 month extension may be granted under 12.150.08(6).

191 (e) **Application Requirement.** The application for a zoning permit shall include the following items as
192 applicable to the project area:

193 1. A narrative of the proposed project, including a description of the subject property by metes and
194 bounds, address(es), parcel numbers, and any unique circumstances within the project area.

195 2. A site plan, which shall include a scalable drawing showing the location of all drives, entrances,
196 easement labels and locations, trails, and signs; panels, inverters, energy storage systems, and any
197 other planned infrastructure; vision clearance triangles; floodplain(s); wetland(s); and shoreland
198 zone boundaries.

199 3. Supporting documentation addressing the review criteria in Section 12.125.31(4)(c) & (d) and
200 any other relevant update, if not already submitted.

201 (6) **Additional Permitting Requirements.** Additional permits and processes may be required under the
202 Columbia County Code of Ordinances.

203 (7) **Operator Ownership Change.** Notice shall be provided to the County for any change in ownership of the
204 small solar energy generating facility on or before the effective date of the change.

205 (8) **Other Approvals.** A copy of all necessary state and federal permits and approvals shall be submitted to
206 the Department within 90 days of receiving said authorizations.

207 (9) **Postconstruction Filing Requirement.** Within 90 days of the date a small solar energy facility
208 commences operation, the owner shall file with the Department an as-built description of the small solar
209 energy facility, an accurate map of the small solar energy facility showing the location of all infrastructure,
210 geographic information system information showing the location of said infrastructure, and current
211 information identifying the owner(s) and operator(s), including designated contact(s), of the small solar
212 energy facility.

213 (10) **Battery Energy Storage System.** If battery energy systems are included in solar or other projects, the
214 following considerations shall be made:

215 a. Setbacks from residential, business, municipal, school, or town structures, and drinking water
216 systems, which include both private and public. A committee identified goal of 1,500 feet from
217 residential, business, municipal, school, or town structures, and 1,000 feet from a drinking water
218 system is desired.

219 b. Separate containment enclosures that include the following goals:

220 1. Enclosure containment of 150% of the battery energy storage system.

221 2. Sufficient fireproofing for connecting electronic wires, protecting from one structure to the next
222 and from the battery energy storage system to the substation.

223 c. Battery management protocols to include:

224 1. Labeling of battery energy storage system container with a date of first usage via a stamped metal
225 nameplate with serial number.

226 2. Upon the end of its serviceable life or no more than seven consecutive years, whichever comes
227 first, the battery energy storage system container shall be removed from the site and recycled at
228 owner/operator's expense.

229 3. The owner/operator shall give an annual report to the Department documenting which batteries
230 are near the end of their lifecycle, including current physical location of the battery and the serial
231 number.

232 **SEC. 12.125.32 LARGE SOLAR ENERGY GENERATING FACILITY.**

233 (1) **Purpose and Scope.** The purpose of this section is to adopt and incorporate the requirements of Wis.
234 Stat. § 66.0401 as a local ordinance and to establish local regulations on the installation and use of large
235 solar energy generating facilities that are authorized by, compliant with, Wisconsin Statutes and that
236 serve to preserve or protect the public health or safety, do not significantly increase the cost of the system
237 or significantly decrease its efficiency, or allow for an alternative system of comparable cost or
238 efficiency. The provisions listed under this section are not intended to be a duplication of any Federal and
239 State requirement or to exceed that authority granted to Wisconsin counties.

240 (2) **Statutes, Regulations and Rules**

241 (b) This section is subject to the provisions of the Wisconsin Law.

242 (c) Wis. Stat. § 66.0401 is adopted and incorporated by reference.

243 (3) **Definitions**

244 (a) “Conditional Use Permit” means a discretionary permit for a listed conditional use, granted by the
245 Columbia County Planning and Zoning Committee, under the notice and hearing procedures of Section
246 12.150.07 of the chapter, upon application by an owner, and to which various conditions of use shall
247 be attached and adhered to by the applicant.

248 (b) “County” means Columbia County.

249 (c) “Department” means the Columbia County Planning and Zoning Department.

- 250 (d) “Department Director” or “Director” means the Director of the Columbia County Planning and Zoning
251 Department or the Department Director’s Designee.
- 252 (e) “Kilowatt” means a unit of power equal to one thousand watts.
- 253 (f) “Megawatt” means a unit of power equal to one million watts, especially as a measure of the output of
254 a power station.
- 255 (g) “Permit” means a zoning permit issued by the Columbia County Planning and Zoning Department
256 pursuant to this code.
- 257 (h) “Shared revenue utility payment” means payments made to counties and municipalities to off-set tax
258 exempt utility property; payments are based on state calculations.
- 259 (i) “Large solar energy generating facility” means, but is not limited to, connected arrays of photovoltaic
260 panels, their supporting structures and/or mounting systems, the network of necessary electrical wires
261 and conduit (above and below ground), power poles, inverters, transformers, and supporting
262 substations, or a concentrated mirror thermal energy generating facility and its respective components.
263 These facilities are designed for nominal operation at a nameplate capacity of 100 megawatts or more.
264 A Certificate of Public Convenience and Necessity issued by the Wisconsin Public Service
265 Commission is typically associated with these facilities. This includes facilities which directly convert
266 and transfer or store solar energy into thermal or electrical energy.
- 267 (j) “Zoning Permit” means written approval by the Planning and Zoning Department staff that is required
268 before commencing any development as defined in this chapter or before establishing, extending, or
269 changing any use on any parcel.
- 270 (k) “Cultural Resource” see 12.160: Definitions.
- 271 (l) “Environmental Analyses” means detailed localized review of environmental conditions(e.g., wetland
272 delineations, threatened and endangered species reviews, floodplain studies, navigability
273 determination, or other areas identified as environmental corridors within the County Comprehensive
274 Plan).

275 (4) **Zoning Permit Requirements**

- 276 (a) **Permit Requirement.** The owner must apply for and receive a zoning permit from the Department
277 before installing, constructing, or expanding any large solar energy generating facility.
- 278 (b) **Application Process.** The application for a zoning permit shall be processed in accordance with the
279 procedures set forth in Section 12.150.08.
- 280 (c) **Permit Fee.** The owner shall pay an application fee at the time the application for a large solar energy
281 generating facility is filed with the Department. Fees shall be based on cost of construction.
- 282 (d) **Permit Expiration.** A zoning permit issued by the Department expires if construction of the small
283 solar energy generating facility is not commenced within 24 months from the date of the permit, or if
284 the small solar energy generating facility is not installed and fully functioning within 12 months from
285 the date construction begins. A 24 month extension may be granted under 12.150.08(6).
- 286 (e) **Standards for Review.** The standards for review of a permit application for a large solar energy
287 generating facility shall be consistent with Wis. Stat. 66.0401, as well as Wis. Stat. 59.69. not be more
288 restrictive than the Public Service Commission approved plan.

289 (f) **Application Requirement.** The application for a zoning permit shall include the following items, as
290 may be applicable:

291 1. A copy of the Wisconsin Public Service Commission (PSC) authorization, in the form of a
292 Certificate of Public Convenience and Necessity, and a copy of the final application packet and
293 documentation submitted to the PSC for approval;

294 2. A narrative of the proposed project, including a description of the subject property by metes and
295 bounds, address(es), parcel numbers, and any unique circumstances within the project area, as
296 may have been identified during PSC review;

297 3. A site plan, which shall include a scalable drawing showing the location of all drives, entrances,
298 easement labels and locations, trails, and signs; panels, inverters, energy storage systems, and any
299 other planned infrastructure; vision clearance triangles; floodplain(s); wetland(s); and shoreland
300 zone boundaries;

301 4. If not already submitted, documentation evidencing cultural, archeological, and environmental
302 analyses and associated permit authorizations as required by law;

303 5. A complete list of neighboring parcels that have been notified of the project. Two miles from
304 project boundary is preferred;

305 6. Shared revenue utility payment tax projections; and projections and estimated property tax
306 reductions to the County, town, and school/special districts;

307 7. Any updates submitted to the PSC as applicable to these requirements at the time of submittal and
308 during the lifetime of the project. All components must be listed by the Underwriters Laboratory.

309 (5) **Additional Permitting Requirements.** Additional permits and processes may be required under Chapter
310 12, as well as otherwise under the Columbia County Code of Ordinances.

311 (6) **Operator Ownership Change.** Notice shall be provided to the County for any change in ownership of
312 the large solar energy generating facility 30 days prior to the effective date of the change, and contact
313 information of the new owner shall be included with the notice.

314 (7) **Other Approvals.** A copy of all necessary state and federal permits and approvals shall be submitted to
315 the Department within 90 days of receiving said authorizations.

316 (8) **Postconstruction Filing Requirement.** Within 90 days of the date a large solar energy facility
317 commences operation, the owner shall file with the Department an as-built description of the large solar
318 energy facility, an accurate map of the large solar energy facility showing the location of all
319 infrastructure, geographic information system information showing the location of said infrastructure,
320 and current information identifying the owner(s) and operator(s), including designated contact(s), of the
321 large solar energy facility.

322 **SEC. 12.130.02 ACCESSORY USES AND STRUCTURES, DEFINITIONS AND GENERAL**
323 **STANDARDS.**

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326 (5) **Accessory Solar Energy Generating System.** A **photovoltaic** energy system that converts solar energy
327 to usable thermal, mechanical, chemical, or electrical energy, where such solar energy system is accessory
328 to the principal use of the land (e.g., solar panels providing energy for a dwelling on the same lot).

329 Accessory solar energy generating systems are not intended for use as a public utility and generate less
 330 than 1,000 kilowatts (1 megawatt). Such uses shall be subject to the following performance standards:

331 (a) Rooftop, ground-mounted, and building-mounted solar energy systems shall comply with the height
 332 limits and minimum required yards for principal structures.

333 (b) Within the A-1 district, such systems shall be subject to the limitations associated with agricultural
 334 accessory structures per subsection (3).

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337 **Table 12.130.04(1): Permitted Intrusions into Minimum Setback for Accessory**
 338 **Structures**

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Types of Accessory Structures	Accessory Structure May Intrude into Normal Minimum Required Setback within...				Other Limitations
	Front Yard	Street Side Yard	Interior Side Yard	Rear Yard	
...					
<u>Small solar energy systems</u> <u>Accessory solar energy generating system</u>				Yes	Must be a minimum of 10 feet from all property lines
...					

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341 **SEC. 12.140.03 MEASUREMENTS AND EXCEPTIONS.**

342 **Table 12.140.03(1): Permitted Intrusions of Building Components into Minimum**
 343 **Required Setbacks**

	Normal Minimum Required Setback in which Building May Intrude				Other Limitations
	Front Yard	Street Side Yard	Interior Side Yard	Rear Yard	
...					
Attached mechanical, solar and wind energy equipment			✓	✓	Projecting no more than 3 feet into minimum required setback.
<u>Small and Large solar energy generating facility</u>			✓	✓	<u>Fencing, arrays, and other facility components may cross internal property line boundaries within the project area for the duration of the project.</u>

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Sec. 12.150.03 Planning and Zoning Committee—Description and Roles

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(1) **Duties and responsibilities.** In addition to the duties and responsibilities specified elsewhere under the Columbia County Code of Ordinances and the Standing Rules of the Columbia County Board, the Planning and Zoning Committee shall have the following specific duties and responsibilities pertaining to this chapter:

~~(e)~~ May view the site of any agenda item(s) of interest the day of the public hearing within normal business hours.

~~(e)(f)~~ Act on other development-related requests as may be specified under this subchapter or other subchapters within Chapter 12.

~~(g)~~(g) Employ or contract for the services of such professional planning technicians and staff as are considered necessary for the discharge of its duties and responsibilities.

~~(g)~~(h) Advise the Zoning Administrator and Planning and Zoning Director on enforcement of the provisions of this chapter and on other matters as requested by the Zoning Administrator or Planning and Zoning Director.

~~(h)~~(i) Direct the preparation of the County Development Plan under Wis. Stats. § 59.69 the County Comprehensive Plan under Wis. Stats. § 66.1001 and the County Farmland Preservation Plan under Wis. Stats. §§ 91.10 to 91.20.

~~(i)~~(j) Appoint a chairperson who shall serve a two-year term.

~~(j)~~(k) Recommend fees for various permits and approvals required and allowed under this chapter.

~~(k)~~(l) Adopt rules and procedures as may be advisable in carrying out its duties.

~~(l)~~(m) Exercise such other duties and responsibilities as may be directed by the County Board of Supervisors.

Sec. 12.155.07 Utility, Communication and Transportation Use Group.

(3) **Public utility or service.** Includes all county, town, state, and federal facilities; emergency service facilities; and public utilities such as, but not limited to wastewater treatment plants; utility substations; dams; water towers; transmission lines; fire towers; wind energy systems, solar energy generating facilities, battery energy storage systems, and similar land uses. Utilities with a certification of public convenience and necessity issued by the Public Service Commission are not subject to this chapter.

Darren Schroeder, Chair
COLUMBIA COUNTY BOARD OF SUPERVISORS

Susan M. Moll
COLUMBIA COUNTY CLERK