

**Town of Winchester**  
8522 Park Way, Larsen, WI 54947  
**Land Use Planning Commission**  
**Minutes**  
November 14, 2017

A. CALL TO ORDER and PLEDGE OF ALLIGIENCE

B. ROLL CALL

Present were Ben Joas, Dave Pavlik, Andy Miller, Mark Severson, Rob Nelson, and Holly Stevens, Clerk. Isaiah Tate and Randy Strohmeyer were absent.

C. APPROVAL OF MINUTES

October 10, 2017 Plan Commission Meeting Minutes were presented by the Clerk.

**MOTION:**

Commissioner Miller made a motion to approve the Minutes as presented.

Second by Commissioner Nelson

Motion carried by unanimous voice vote

D. PUBLIC COMMENT—NONE

E. OLD BUSINESS

1. Permitting Process—How-to Checklist

Clerk Stevens presented a draft of a How-to Checklist with the addition of the “Site Preparation” limitations added per the Commission’s request.

**MOTION:**

Motion by Commissioner Nelson to approve the Permitting Process Checklist as presented

Second by Commissioner Pavlik

Motion carried by unanimous voice vote

2. Comprehensive Plan Implementation Actions for 2018

- Consideration to develop a Personal Energy Systems Ordinance

Chair Joas noted he had gotten some information from Jeff Sanders, Community Planning and Consulting LLC, regarding Personal Energy Systems. Mr. Sanders suggested the Ordinance address the following:

- Photovoltaic solar
- Solar thermal
- Personal and Small Wind
- Geothermal
- Outdoor Furnaces
- Manure/methane Digesters

With other options for the Commission to consider including the following:

- Fuel Cells
- Hybrid Electric Systems (combination of wind and solar)
- Micro-hydropower
- Tesla Power Wall

Chair Joas noted that aside from property line setbacks, Towns really have no real authority to regulate solar and wind, noting WI Statute Chapter 66.0401. He noted that developing and adopting a Personal Energy Systems Ordinance would provide the means to govern the location, installation, operation, maintenance, and off-site impacts of these systems.

The Commission briefly discussed setback and height restrictions. Chair Joas noted that within the current adopted zoning code there is the limitation that if something is a certain height, its setback must be at least that same dimension as well, so that if the structure were to collapse, it would fall on the property owners own land. Commissioner Severson stated the airport has height restrictions and that may affect the allowable heights. Clerk Stevens noted that the Airport overlay does have height and use restrictions, but the Town of Winchester does not fall within the overlay districts.

Commissioner Nelson inquired regarding solar panels and the Town's ability to regulate and limit installations. Chair Joas informed the Commission that according to state statutes, a local regulation must serve or protect public health and safety, and any local regulation cannot significantly increase the cost of a system or decrease its efficiency, and also must allow for an alternate system of comparable cost.

Commissioner Severson suggested just approving something at the local level which adopts the State regulations. Chair Joas suggested developing a model ordinance which confirms and references the State Statutes. He noted that the demand for the personal energy systems is minimal and the need for local regulation is not necessitated.

The Commission briefly discussed outdoor furnaces and the need for setback requirements for those as well. Chair Joas noted the adopted zoning code does have some restrictions on these units already.

The Commission decided to review other local Personal Energy System Ordinances as models for the Commission to modify and customize for Winchester, rather than incur the cost to contract with Mr. Sanders to do the work.

F. NEW BUSINESS—None

G. NEXT MEETING AND AGENDA ITEMS

The next Plan Commission meeting will be held on Tuesday, December 12, 2017 at 6:30 p.m. Agenda items to include review of Personal Energy Systems Ordinances, and any other business which may arise.

Chair Joas also asked the Commission if they would like Mr. Sanders to develop application forms for the recently adopted Subdivision Ordinance. The Commission determined they would work on the application at the next meeting, using the old application as a starting point.

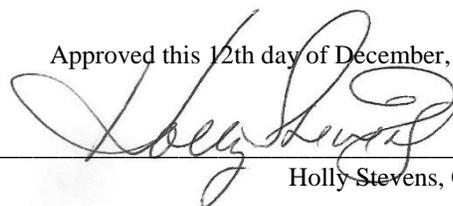
H. ADJOURNMENT

Commissioner Pavlik made a motion to adjourn at 6:58 p.m.

Second by Commissioner Nelson

Motion carried by unanimous voice vote

Approved this 12th day of December, 2017



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Holly Stevens, Clerk