

Article I: Wind Energy Systems; Wireless Telecommunications Systems

Sec. 13-1-130 Conditional Use Permits Required – Wind Energy Systems.

(a) Approval Required.

- (1) No owner shall, within the Town of Vinland on a non-agricultural parcel, build, construct, use or place any type or kind of wind energy system in any residential district without holding the appropriate conditional use permit for said system.
- (2) No wind energy system shall be erected in an agriculturally zoned district unless such system is located a minimum of one hundred (100) feet from a residential property line.
- (3) A conditional use permit is not required to locate a wind energy system on an agriculturally-zoned parcel; however, in such a instances, a permit, without a conditional use hearing, shall be obtained pursuant to Section 13-1-131.

(b) Separate Permit Required for Each System. A separate conditional use permit shall be required for each system. Said permit shall be applicable solely to the systems, structures, use and property described in the permit.

(c) Basis of Approval. The Town Board shall base its determinations on general considerations as to the effect of such grant on the health, general welfare, safety and economic prosperity of the Town and, specifically, of the immediate neighborhood in which such use would be located, including such considerations as the effect on the established character and quality of the area, its physical attractiveness, the movement of traffic, the demand for related services, the possible hazardous, harmful, noxious, offensive or nuisance effect as a result of noise, dust, smoke or odor and such other factors as would be appropriate to carry out the intent of the Zoning Code.

(d) Definitions. “Wind energy systems” shall mean “windmills” which are used to produce electrical or mechanical power.

Sec. 13-1-131 Permit Procedure – Wind Energy Systems.

(a) Application. The permit application for a wind energy system shall be made to the Zoning Administrator/Permit Issuer on forms provided by the Town of Vinland.

The application shall include the following information:

- (1) The name and address of the applicant.
- (2) The address of the property on which the system will be located.
- (3) Applications for the erection of a wind energy conversion system shall be accompanied by a plat or survey for the property to be served showing the location of the generating facility and the means by which the facility will provide power to structures. If the system is intended to provide power to more

than one (1) premises, the plat or survey shall show all properties to be served and the means of connection to the wind energy conversion system. A copy of all agreements with system users off the premises shall accompany the application. The application shall further indicate the level of noise to be generated by the system and provide assurances as to the safety features of the system. Energy easements shall accompany the application.

- (4) An accurate and complete written description of the use for which special grant is being requested, including pertinent statistics and operational characteristics.
 - (5) Plans and other drawings showing proposed development of the site and buildings, including landscape plans, location of parking and service areas, driveways, exterior lighting, type of building material, etc., if applicable.
 - (6) Any other information which the Zoning Administrator, Town Board or Building Inspector may deem to be necessary to the proper review of the application.
 - (7) The Zoning Administrator shall review the application and, if the application is complete and contains all required information, shall refer it to the Town Board.
- (b) **Hearing.** Upon referral of the application, the Town Board shall schedule a public hearing thereof following the procedures for conditional use permits in Article D.
- (c) **Determination.** Following public hearing and necessary study and investigation, the Town Board shall, as soon as practical, render its decision and a copy be made a permanent part of the Board's minutes. Such decision shall include an accurate description of the special use permitted, of the property on which permitted, and, and any and all conditions made applicable thereto, or, if disapproved, shall indicate the reasons for disapproval. The Town Board may impose any conditions or exemptions necessary to minimize any burden on the person affected by granting the special use permit.
- (d) **Termination.** When a special use does not continue in conformity with the conditions of the original approval, or where a change in the character of the surrounding area or of the use itself cause it to be no longer compatible with surrounding areas, or for similar cause based upon consideration for the public welfare, the special grant may be terminated by action of the Town Board following a public hearing thereon.
- (e) **Changes.** Subsequent change or addition to the approved plans or use shall first be submitted for approval to the Town Board and if, in the opinion of the Town Board, such change or addition constitutes a substantial alteration, a public hearing before the Town Board shall be required and notice thereof be given.

- (f) **Approval Does Not Waive Permit Requirements.** The approval of a permit under this Article shall not be construed to waive the requirement to obtain electrical, building or plumbing permits prior to installation of any system.

Sec. 13-1-132 Specific Requirements Regarding Wind Energy Systems.

- (a) **Additional Standards.** Wind energy conversion systems, commonly referred to as “windmills”, which are used to produce electrical power, shall also satisfy the requirements of this Section in addition to those found elsewhere in this Article.
- (b) **Application.** Applications for the erection of a wind energy conversion system shall be accompanied by a plat or survey for the property to be served showing the location of the generating facility and the means by which the facility will provide power to structures. If the system is intended to provide power to more than one (1) premises, the plat or survey shall show all properties to be served and the means of connection to the wind energy conversion system. A copy of all agreements with system users off the premises shall accompany the application. The application shall further indicate the level of noise to be generated by the system and provide assurances as to the safety features of the system. Energy easements shall accompany the application.
- (c) **Construction.** Wind energy conversion systems shall be constructed and anchored in such a manner to withstand wind pressure of not less than forty (40) pounds per square foot in area.
- (d) **Noise.** The maximum level of noise permitted to be generated by a wind energy conversion system shall be fifty (50) decibels, as measured on a dB(A) scale, measured at the lot line.
- (e) **Electro-magnetic Interference.** Wind energy conversion system generators and alternators shall be filtered and/or shielded so as to prevent the emission of radio-frequency energy that would cause any harmful interference with radio and/or television broadcasting or reception. In the event that harmful interference is caused subsequent to the granting of a conditional use permit, the operator of the wind energy conversion system shall promptly take steps to eliminate the harmful interference in accordance with Federal Communications Commission regulations.
- (f) **Location and Height.** Wind energy conversion systems shall be located in the rear yard only and shall meet all setback and yard requirements for the district in which they are located and, in addition, shall be located not closer to a property boundary than a distance equal to their height. Wind energy conversion systems are exempt from the height requirements of this Chapter, however, all such systems over seventy-five (75) feet in height shall submit plans to the Federal Aviation Administration (FAA) to determine whether they system is to be considered an

object affecting navigable air space and subject to FAA restrictions. A copy of an FAA restrictions imposed shall be included as a part of the wind energy conversion system conditional use permit application.

- (g) **Fence Required.** All wind energy conversion systems shall be surrounded by a security fence not less than six (6) feet in height. A sign shall be posted on the fence (*amended 9-13-2010*) warning of high voltage. (The Town Board may adjust or delete the fence requirement if health and safety concerns are satisfied based on engineered design.)
- (h) **Utility Company Notification.** The appropriate electric power company shall be notified, in writing, of any proposed interface with that company's grid prior to installing said interface. Copies of comments by the appropriate utility company shall accompany and be part of the application for a conditional use permit.

Sec. 13-1-133 Wireless Telecommunications Systems.

- (a) **Definitions.** For the purpose of this Chapter and any permit issued in accordance herewith, the following terms, phrases, words and their derivation shall have the meaning given herein unless otherwise specifically provided for in this Chapter or unless the context clearly indicates otherwise or unless such meaning would be inconsistent with the manifest intent of the Town of Vinland:
- (1) **Antenna.** Any structure or device for the purpose of collecting or transmitting electromagnetic waves, including, but not limited to, directional antennas, such as panels, microwave dishes, and satellite dishes, and omni-directional antennas, such as whip antennas.
 - (2) **Town Engineer.** The Town Engineer of the Town of Vinland.
 - (3) **Entity.** Any individual, corporation, partnership, association or other legal entity which seeks to provide a Wireless Telecommunications System.
 - (4) **FCC.** The Federal Communication Commission or its legally appointed successor.
 - (5) **Permittee.** Any entity or its legal successor in interest who is issued a Wireless Telecommunications Permit and/or a Structure Location Permit in accordance with the provisions of this Chapter for the erection, construction, reconstruction, operation, dismantling, testing, use maintenance, repair, rebuilding, or replacing of a Wireless Telecommunications System in the Town.
 - (6) **Street.** Any area established for vehicular or public access use of the entire width between the property lines of every way publicly maintained when any part thereof is open for public purposes. "Street" includes, but is not limited to,

a highway, avenue, road, alley, right-of-way, lane, boulevard, concourse, bridge, tunnel, parkways and waterways.

- (7) **Structure Location Permit.** A permit issued by the Zoning Administrator which authorizes the location of an Antenna or Tower at a particular geographic location.
 - (8) **Total Gross Revenue.** All cash, credits or other property of any kind or nature reported as revenue items to the Permittee's audited financial statements arising from or attributable to the sale, lease, rental or exchange of Wireless Telecommunications Services or the equipment by the Permittee within the Town or in any way derived from the operation of its Wireless Telecommunications System, including, but not limited to, any interconnection between its system and the Town and any system whatsoever. This shall be the basis for computing the fee imposed pursuant to Subsection (b)(2). Such sum shall not include any bad debts, deposits, promotional or vendor discounts or credits or sales, service, occupation or other excise tax to the extent that such taxes are changed separately from normal services charges and are remitted by the Permittee directly to the taxing authority.
 - (9) **Tower.** Any ground, building or roof-mounted pole, spire, structure, or combination thereof including supporting lines, cables, wires, braces, masts, intended primarily for the purpose of mounting an antenna.
 - (10) **Wireless Telecommunications Permit.** The privilege granted by the Town by which it authorizes an entity to erect, construct, reconstruct, operate, dismantle, test, use, maintain, repair, build or replace a Wireless Telecommunications System. Any permit issued in accordance herewith shall be a non-exclusive permit.
 - (11) **Wireless Telecommunications Service.** A licensed commercial wireless telecommunications service including cellular, Personal Communication Services, ("PCS"), Specialized Mobile Radio ("SMR"), Enhanced Specialized Mobilized Radio ("ESMR") paging, and similar services that are marketed to the general public.
- (b) **License Requirements; Fees.**
- (1) No entity may construct, operate or continue to operate a Wireless Telecommunications System within the Town without having been issued a Wireless Telecommunications Permit by the Zoning Administrator.
 - ~~(2) It shall be a term and condition of any Wireless Telecommunications Permit issued in accordance herewith and part of the consideration supporting the~~

~~issuance of such Wireless Telecommunications Permit that the Permittee shall pay the Town the sum of five percent (5%) of all Total Gross Revenue derived from the operation of Wireless Telecommunications System. Such payments shall be made annually within one hundred twenty (120) days after the close of the calendar year. All fee payments shall be subject to audit by the Town and assessment or refund if the payment is found to be in error. In the event that an audit by the Town results in an assessment of an additional payment of the Town, such additional payment shall be subject to interest at the rate of one and one-half percent (1 1/2%) per month retroactive to the date such payment originally should have been made. Such payment shall be due and payable immediately and shall include the costs of conducting said audit.~~ Removed from Zoning Code 9-10-2012.

(3) Structure Location Permit Fees.

- a. All applicants for a Structure Location Permit shall pay the Town a permit request fee of Fifty Dollars (\$50.00) per site.
- b. Any entity operating a Wireless Telecommunications System shall pay to the Town an annual Structure Location Permit Fee of One Hundred Dollars (\$100.00) per site.

(4) The request fee shall be paid to the Zoning Administrator at the time of making application for a Structure Location Permit. The annual Structure Location Permit Fee provided for a Subsection (3) above shall be paid to the Zoning Administrator annually on or before October 1 of each calendar year for the portion of the Wireless Telecommunications System within the Town right-of-way on January 1 of that year, a prorated license fee, based upon the calendar quarter in which the application is filed, shall be paid at the time of the application for a Structure Location Permit. Such quarterly fees are due on January 1, April 1, July 1 and September 1.

(5) Fees not paid within ten (10) days after the due date shall incur interest at the rate of one and one-half percent (1-1/2%) per month from the date due until paid.

(6) The acceptance of any fee payment required hereunder by Town shall not be construed as an acknowledgement that the payment paid is the correct amount due, nor shall such acceptance of payment be construed as release of any claim which the Town may have for additional sums due and payable.

(c) **Conditions of Permit.**

(1) Any Wireless Telecommunications Permit or Structure Permit issued by the Town shall be a non-exclusive permit for the use of those areas within the Town

specified in the Wireless Telecommunications Permit or Structure Location Permit.

- (2) Any Wireless Telecommunications Permit or Structure Location Permit issued by the Town shall continue in full force and effect so long as the Permittee is in compliance with this Chapter, all applicable federal, state and local ordinances and regulations and the space occupied is not deemed to be needed by the Town for any other public purpose.
 - (3) In the event any Wireless Telecommunications Permit or Structure Location Permit is revoked by the Town, the Wireless Telecommunications System shall, at the sole option of the Town, be removed within thirty (30) days at the sole expense of the Permittee.
- (d) **Permit Locations and Conditions.** Antennas and towers authorized by a Structure Location Permit shall comply with the following requirements:
- (1) A proposal for a new antenna or tower shall not be approved unless the Town finds that the telecommunication equipment planned for a proposed antenna cannot be accommodated on an existing or approved tower within one (1) mile radius of the proposed location due to one or more of the following reasons:
 - a. The planned equipment would exceed the structural capacity of the existing or approved tower, as documented by a qualified and licensed professional engineer, and the existing unit or approved tower cannot be reinforced, modified, or replaced to accommodate the planned or equivalent equipment at a reasonable cost.
 - b. The equipment would cause interference materially impacting the usability of other existing or approved equipment at the Tower as documented by a qualified and licensed professional engineer and the interference cannot be prevented at a reasonable cost.
 - c. Existing or approved towers within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by qualified and licensed professional engineer.
 - d. Other unforeseen reasons make it unfeasible to locate the planned telecommunications equipment upon an existing or approved tower.
 - (2) Any proposed tower shall be designed in all respect to accommodate both the applicant's antennas and comparable antennas for at least two (2) additional users if the tower is over one hundred (100) feet in height and for at least one (1) additional user if the tower is sixty (60) to one hundred (100) feet in height. Towers must be designed to allow for future rearrangements of antennas upon

the tower and to accept antennas mounted at varying heights. All towers shall be erected and constructed in such a manner as to comply with all applicable Town ordinances. All towers and antennas shall be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration. Towers shall not be illuminated by artificial means and shall not display strobe lights except if such lighting is specifically required by Federal Aviation Administration (FAA) or other state or federal authority. Any Permittee seeking to operate a Wireless Telecommunications Systems shall provide the Town with a letter of intent signed by the tower owner committing the tower owner and his or her successors to allow the shared use of the tower if an additional user agrees in writing to meet objectively reasonable terms and conditions for share use.

(e) Use of Streets and Pole Attachments.

- (1) Before commencing construction of a Wireless Telecommunications Systems in, above, over, under, across, through or in any way connected with the streets, public ways or public places of the Town, the permittee shall first obtain the written approval of, and all other necessary permits from, all appropriate Town agencies, including, but not limited to, the Zoning Administrator. Applicants for such approval shall be made in the form prescribed by the Town Engineer.
- (2) Upon obtaining such written approval, the Permittee shall give the Town Engineer and any other appropriate agency written notice within a reasonable time for proposed construction, but in no event shall such notice be given less than ten (10) days before commencement of such construction, except for emergency repairs of existing lines and cables.
- (3) Any entity that submits a request for a Wireless Telecommunications Permit in accordance herewith shall include therein proposed agreements for the use of existing towers and antennas, if applicable, with the owner(s) of such facilities to be used or affected by the construction of the proposed Wireless Telecommunications System.
- (4) It shall be unlawful for the Permittee or any other person or entity to open or otherwise disturb the surface of any street, sidewalk, driveway, public way or other public place for any purpose whatsoever without first obtaining approval to do so after proceeding in the manner described in Subsection (e)(1) and (2). Violation of this Subsection shall subject the Permittee to all penalties and remedies prescribed herein and to all other remedies, legal or equitable, which are available to the Town.

- (5) The Permittee shall restore any street or sidewalk it has disturbed in accordance with the provisions of the Town's standard specifications for streets and sidewalks, and shall at its own cost and expense, restore and replace any other property disturbed, damaged or in any way injured, by or on account of its activities, to as good as the condition such property was immediately prior to the disturbance, damage or injury, or pay the fair market value of such property to its owner(s), or shall make such other repairs or restoration as outlined in the approved permit.
 - (6) The Permittee shall, at its own cost and expense, protect, support, temporarily disconnect, relocate in the same street or other public place, or remove from such street or other public place, any of its property when required to do so by the Town because of street or other public excavation, construction, repair, regrading or grading, traffic, conditions, installation of sewers, drains, water pipes, Town-owned power of signal lines, tracts, vacation or relocation of streets or any other type of construction or improvement of a public agency, or any type of improvement necessary for the public health, safety or welfare, or upon termination or expiration of the permit.
 - (7) The Permittee shall maintain all wires, conduits, cables or other real and personal property and facilities in good condition, order and repair. The Permittee shall provide indemnity insurance and performance bonds or demonstrate financial responsibility as shall comply with all rules and regulations issued by the Town Engineer governing the construction and installation of Wireless Telecommunications Systems.
 - (8) The permittee shall keep accurate, complete and current maps and records of its system and facilities which occupy the streets, public ways and public places within the Town and shall furnish, as soon as they are available, two (2) complete copies of such maps and records, including as-built drawings, to the Town Engineer.
 - (9) The Permittee shall comply with all rules and regulations issued by the Town Engineer governing the construction and installation of Wireless Telecommunications Systems.
- (f) **Violation and Penalties.** Any entity who shall carry on or conduct any business or occupation or profession for which a Wireless Telecommunications Permit or a Structure Location Permit is required by this Section without first obtaining such a permit shall be considered to be a violation of this Section and, upon conviction, shall be punished as provided in Section 13-1-172. Each day any violation continues shall be deemed a separate, chargeable offense. No tower or antenna may be sited on residential property within the Town. Placement of towers or antennas on such

residentially-zoned property shall be a violation of this Section and shall be subject to a fine of not less than One Hundred Dollars (\$100.00) nor more than Five Hundred Dollars (\$500.00) per day for each day that the tower or antenna is in place. Any other violation of this Section shall be punished as provided in Section 13-1-172.

(g) Restrictions on Assignment, Transfer, Sale and Subleasing.

- (1) The rights and privileges hereby granted are considered personal, and if the Permittee sells, assigns, transfers, leases or pledges such rights or privileges, or both, in whole or in part, either directly or by operation of the law, then the Town shall have the right to terminate any and all permits issued hereunder for no other cause. The Town shall terminate such permits in writing, by certified mail, return receipt requested, to the Permittee, and such termination shall be effective sixty (60) days from said date of mailing. The rights and privileges hereby granted shall not be mortgaged or encumbered without the prior consent and approval of the Town given by written resolution.
- (2) In addition to the provisions of termination provided for in Subsection (g)(1), the Town shall have the right to terminate any and all permits issued hereunder upon any actual or pending change in, or transfer of, acquisition by any other party, or control of permittee. The word "control" as used in this context is not limited to major stockholders, but includes actual working control in whatever manner exercised. The Permittee shall annually submit to the Town a list of all shareholders and a list of all officers and directors. By acceptance of the Wireless Telecommunications Permit, the Permittee specifically agrees that any violation of this Section shall, at the Town's option, cause any and all permits granted the Permittee under this Section to be revoked.

(h) Reports.

- (1) Entities requesting a Wireless Telecommunications Permit may be required by the Town to submit evidence of financial capability to construct and operate a Wireless Telecommunications permit. Such evidence may include, but is not limited to, previous years' audited financial statements for the entity, individual financial statements of principals or investors or such other financial information as the Town may desire.
- (2) The Permittee shall provide the Town with a written statement from an independent certified public accountant within one hundred twenty (120) days after the close of the calendar year that such certified public accountant has reviewed the books and records of the Permittee as they related to any permits issued under this Section, and based upon such review, the certified public accountant believes the payment received by the Town property reflects the fee

due to the Town with respect to this Section. The Town shall have the right to reasonable inspection of the Permittee's books and records during normal business hours.

Sec. 13-1-134 through Sec. 13-1-139 Reserved for Future Use.