

Ordinance # 2022-04
Municipality Code 59010
Town of Lyndon
Sheboygan County, Wisconsin

ORDINANCE REGULATING THE USE OF WIND ENERGY SYSTEMS

The Town Board of the Town of Lyndon, Sheboygan County, Wisconsin, does ordain as follows:

Section 1: Purpose

The purpose of this Ordinance is to provide a regulatory scheme for the construction and operation of Wind Energy Systems in the Town of Lyndon, Sheboygan County, Wisconsin. This Ordinance is adopted pursuant to Wis. Stat., § 66.0401 and PSC 128 and pursuant to the Town's general police powers. All regulations contained herein are adopted to preserve and protect the public health and safety.

Section 2: Definitions

Wind Energy System: Has the meaning given in Wis. Stat., § 66.0403(l) (m) and is used to convert wind energy to electrical energy.

Small Wind Energy System: A Wind Energy System that has a total installed nameplate capacity of 300 kilowatts or less and that consists of individual wind turbines that have an installed nameplate capacity of not more than 100 kilowatts.

Other Definitions: The remaining definitions set forth in PSC 128.01 are incorporated by reference as though fully set forth herein.

Section 3: Permit Required

No Wind Energy System may be installed, constructed or expanded in the Town without a Wind Energy System Permit granted pursuant to this Ordinance.

Section 4: Application

Every application for a Wind Energy System Permit shall be made in writing accompanied by the fees required by this Ordinance and shall include the following information:

- 1) Wind Energy System description and maps showing the location of all proposed wind energy facilities.
- 2) Technical description of wind turbines and wind turbine sites.

- 3) Timeline and process for constructing the Wind Energy System.
- 4) Information regarding anticipated impact of the Wind Energy System on local infrastructure.
- 5) Information regarding noise anticipated to be attributable to the Wind Energy System including options considered to eliminate noise, GIS maps showing noise levels surrounding wind turbines, computer modeling of noise impacts, information on ground absorption coefficients used to model noise, measures used to address low frequency noise and infrasound, and any other information necessary for the Town to assess noise impacts.
- 6) Information regarding shadow flicker anticipated to be attributable to the Wind Energy System including alternate turbine locations considered by the applicant that would eliminate shadow flicker, GIS maps showing shadow flicker zones for each turbine, shadow flicker computer monitoring results, and any other information necessary for the Town to assess shadow flicker impacts.
- 7) Information regarding the anticipated effects of the Wind Energy System on existing land uses within 0.5 mile of the Wind Energy System.
- 8) Information regarding the anticipated effects of the Wind Energy System on airports and air space.
- 9) Information regarding the anticipated effects of the Wind Energy System on line- of-sight communications.
- 10) A list of all state and federal permits required to construct and operate the Wind Energy System, copies of all correspondence with state and federal agencies, statements as to whether each permit has been approved or denied, and, for those permits that have not yet been obtained, the anticipated timeline for obtaining the permit.
- 11) Information regarding the planned use and modification of roads within the Town during the construction, operation, and decommissioning of the Wind Energy System, including a process for assessing road damage caused by Wind Energy System activities and for conducting road repairs at the owner's expense.
- 12) A copy of all emergency plans developed in collaboration with appropriate first responders under PSC 128.1 8(4) (b). An owner may file plans using confidential filing procedures as necessary.
- 13) A decommissioning and site restoration plan providing reasonable assurances that the owner will be able to comply with PSC 128.1 9.

- 14) A representative copy of all notices issued under Section 7 of this Ordinance and PSC 128.105(l)(a) and 128.42(l).
- 15) Certification that the pre-application notice requirements of PSC 128.105(l) were met, including a list of all landowners who received pre-application notices under PSC 128.105(l)(a) and the date that the landowners were provided pre-application notices.
- 16) Information regarding any additional turbines that may be added to the project in the future.
- 17) Copies of all correspondence to or from Town residents.
- 18) Any other information necessary to understand the construction, operation or decommissioning of the proposed Wind Energy System.

Section 5: Accuracy of Information.

The owner shall certify that the information contained in an application is accurate. The Town may reject or deny the application if it contains false, misleading, or inaccurate information.

Section 6: Duplicate Copies.

The applicant shall file an original and three copies of the application with the Town. One copy shall be an electronic copy. Each copy shall include, but is not limited to, all worksheets, maps, and other attachments included in the application.

Section 7: Notice to Property Owners and Residents.

- 1) On the same day an owner files an application for a Wind Energy System, the owner shall, under s. 66.0401(4) (a) 3. Stats. use commercially reasonable methods to provide written notice of the filing of the application to property owners and residents located within one mile of the proposed location of any wind energy system facility. At the same time, a copy of the written notice shall be provided to the Town. The notification shall include all of the following:
 - a) A complete description of the Wind Energy System, including the number and size of the wind turbines.
 - b) A map showing the locations of all proposed Wind Energy System facilities.
 - c) The proposed timeline for construction and operation of the Wind Energy System.
 - d) Locations where the application is available for public review.
 - e) Owner contact information.

- 2) After the Town receives an application for a Wind Energy System, the Town shall publish the notice required by Wis. Stat., § 66.0401(4) (a) (I), which shall include a brief description of the proposed Wind Energy System and its proposed location, the locations where the application is available for public review, the method and time period for the submission of public comments to the Town, and the approximate schedule for review of the application by the Town.

Section 8: Public Participation.

- 1) The Town shall make a copy of an application for a Wind Energy System available for public review at a local library and at the Town Hall or location where the Town maintains records for public access, and it may make an application available on the Town website.
- 2) The Town shall accept written public comments on an application for a Wind Energy System filed with the Town Clerk and shall make them part of the record at the public hearing held pursuant to subsection (3).
- 3) Town shall hold at least one public meeting to obtain comments on and to inform the public about a proposed Wind Energy System.

Section 9: Joint Application Review Process.

If a Wind Energy System is proposed to be located in the Town and at least one other municipality with jurisdiction over the Wind Energy System, the Town may participate in the joint application review process set forth in PSC 128.30(7).

Section 10: Application Completeness:

- 1) COMPLETE APPLICATIONS.
 - a. An application is complete if it meets the filing requirements set by this Ordinance and PSC 128.50(1).
 - b. The Town shall determine the completeness of an application , and shall notify the owner in writing of the completeness determination, no later than 45 days after the day the application is filed, unless the application was filed prior to adoption of this Ordinance, in which case the Town shall notify the owner in writing of the completeness determination no later than 45 days after the day this Ordinance is adopted. An application is considered filed the day the owner notifies the Town in writing that all the application materials have been filed. If the Town determines that the application is

incomplete, the notice provided to the owner shall state the reasons for the determination.

- c. The owner may file a supplement to an application that the Town has determined to be incomplete. There is no limit to the number of times that an owner may re-file an application. For incomplete applications, the owner shall provide additional information as specified in the notice under par. b.
- d. An additional 45-day completeness review period shall begin the day after the Town receives responses to all items identified in the notice under par. b.
- e. If the Town does not make a completeness determination within the applicable review period, the application is considered to be complete.

2) REQUESTS FOR ADDITIONAL INFORMATION.

The Town may request additional information necessary to understand the Wind Energy System after determining that an application is complete. An owner shall provide additional information in response to all reasonable requests. An owner shall respond to all inquiries made subsequent to a determination of completeness in a timely, complete and accurate manner.

Section 11: Owner Requirements

Pursuant to PSC 128.10(I), the Town incorporates by reference all owner requirements set forth in Subchapter 11 of PSC 128 (and all subsequent amendments thereto) to their fullest extent. (For example all permissive provisions are mandatory and all quantifiable standards are adopted in their most stringent form.) A copy of Subchapter II is attached for reference as Exhibit A. The attached Exhibit A is a current version of Subchapter II. It may be replaced without further notice, hearing, or Town approval in the event it is amended.

Section 12: Written Decision.

- 1) The Town shall issue a written decision to grant or deny an application. The written decision shall include findings of fact, supported by evidence in the record. If an application is denied, the decision shall specify the reason for the denial. The Town shall provide its written decision to the owner and to the Public Service Commission of Wisconsin. If the Town approves an application for a Wind Energy System, the Town shall provide the owner with a duplicate original of the decision. If an application is approved, the Town will issue a written permit with conditions.
- 2) The owner shall record the duplicate original of a decision approving an application with the Register of Deeds for Sheboygan County, Wisconsin.

- 3) The Town shall keep a complete written record of its decision-making relating to an application for a Wind Energy System. The record of a decision shall include all of the following:
- a. The approved application and all additions or amendments to the application.
 - b. A representative copy of all notices issued under ss. PSC 128.105(1) (a), 128.30(5) and 128.42(1).
 - c. A copy of any notice or correspondence that the Town issues related to the application.
 - d. A record of any public meeting under s. PSC 128.30(6) (c) and any hearing related to the application. The record shall include any documents or evidence submitted by meeting or hearing participants.
 - e. Copies of any correspondence or evidentiary material that the Town considered in relation to the application, including copies of all written public comments filed under s. PSC 128.30(6) (b).
 - f. Minutes of any Town Board or committee meetings held to consider or act on the application.
 - g. A copy of the written decision under s. PSC 128.32(3) (a).
 - h. Other materials that the Town prepared to document its decision-making process.
 - i. A copy of any Town ordinance cited in or applicable to the decision.
- 4) If the Town denies an application, the Town shall keep the record for at least seven (7) years following the year in which it issues the decision.
- 5) If the Town approves an application, the Town shall keep the record for at least seven (7) years after the year in which the Wind Energy System is decommissioned.
- 6) The Town may deny without a hearing an application for approval of a Wind Energy System with a nominal capacity of at least one megawatt if the proposed site of the Wind Energy System is in an area primarily designed for future residential or commercial development as shown on a map adopted as part of the Town's comprehensive plan prior to June 2, 2009 or on such maps adopted by the Town after December 31, 2015 under Wis. Stat., § 66.100 I (2) (I).

Section 13: Effect of Ownership Change on Approval

Approval of a Wind Energy System remains in effect if there is a change in ownership of the Wind Energy System. However, a Wind Energy System owner must provide notice within 30 days to the Town of any change of ownership of the Wind Energy System.

Section 14: Fees

- 1) The applicant shall deposit an application fee of \$15,000 with the Town at the time the application is filed. All costs incurred by the Town relating to the review and processing of the application, including the cost of services necessary to review an application that are provided by outside engineers, attorneys, planners, environmental specialists, acousticians, and other consultants or experts shall be billed against the deposit. The applicant shall maintain a minimum of \$2,000 in the account until the review process and construction (if approved) is completed. If the balance in the account drops below \$2,000, the applicant shall deposit additional money to bring the account balance to \$5,000 within five (5) business days. The Town will refund any remaining balance in the account within 60 days after the final inspection of the constructed wind energy system. The Town reserves the right to refuse review of an application in the event an applicant fails to comply with this subsection.
- 2) The Town's fee or reimbursement requirement under par. (1) is based on the actual and necessary cost of the review and processing of the Wind Energy System application, and may include the cost of services necessary to review an application that are provided by outside engineers, attorneys, planners, environmental specialists, and other consultants or experts.

Section 15: Additional Requirements

The Town requires the following as conditions for approval of an application to construct a Wind Energy System:

- 1) **INFORMATION.** The owner shall inform the Town in writing whether the owner has consulted with and received any non-binding recommendations for constructing, operating or decommissioning the Wind Energy System from a state or federal agency, and whether the owner has incorporated such non-binding recommendations into the design of the Wind Energy System.
- 2) **STUDIES.** The owner shall cooperate with any study of the effects of Wind Energy System coordinated by a state agency.
- 3) **MONETARY COMPENSATION.** The owner of a Wind Energy System shall offer an agreement that includes annual monetary compensation to the owner of a nonparticipating residence, if the residence is located within 0.5 mile of a constructed wind turbine. For one turbine located within 0.5 mile of a nonparticipating residence, the initial annual monetary compensation shall be \$600. For two turbines located within 0.5 mile of a nonparticipating residence, the initial annual monetary compensation shall be \$800. For three or more turbines located within 0.5

mile of a nonparticipating residence, the initial annual monetary compensation shall be \$1,000. The initial monetary compensation under this subsection shall apply to agreements entered into in 2011. For agreements entered into in 2012 and thereafter, the initial annual amounts shall increase each year by the greater of two percent or the increase in the Consumer Price Index, as described in Wis. Stat., § 196.374(5)(b)2.b., from the previous year. An agreement offered under this subsection shall specify in writing any waiver of a requirement or right under PSC 128 and whether the landowner's acceptance of payment establishes the landowner's property as a participating property under PSC 128.

- 4) **AERIAL SPRAYING.** The owner of a Wind Energy System shall offer an agreement that includes monetary compensation to a farm operator farming on a nonparticipating property located within 0.5 mile of a constructed wind turbine if the farm operator demonstrates all of the following:
 - a. Substantial evidence of a history, before the wind energy system owner gives notice under s. PSC 128.105(1), of using aerial spraying for pest control or disease prevention for growing potatoes, peas, snap beans or sweet corn on all or part of a farm field located within 0.5 mile of a constructed wind turbine.
 - b. A material reduction in potato, pea, snap bean or sweet corn production or a material increase in application costs on all or part of a farm field located within 0.5 mile of a constructed wind turbine as a result of the wind energy system's effect on aerial spraying practices.
- 5) **PERMITS.** The owner shall submit to the Town copies of all Necessary County, state, and federal permits and approvals.
- 6) **ANNUAL REPORTS.** The owner shall file an annual report with the Town documenting the operation and maintenance of the Wind Energy System during the previous calendar year. The annual report must be filed on or before the anniversary date of the issuance of the owner's permit.

Section 16: Post-Construction Filing Requirement

Within 90 days of the date a Wind Energy System commences operation, the owner shall file with the Town an as-built description of the Wind Energy System, an accurate map of the Wind Energy System showing the location of all Wind Energy System facilities, geographic information system information showing the location of all Wind Energy System facilities and current information identifying the owner of the Wind Energy System. An owner shall in the filings under this section label each wind turbine location with a unique identifier consistent with the information posted at the wind turbine location under s. PSC 128.18(l)(g).

Section 17: Modifications to an Approved Wind Energy System

MATERIAL CHANGE.

- 1) An owner may not make a material change in the approved design, location of construction of a Wind Energy System without the prior written approval of the Town, unless the Town automatically approves the material change by taking either of the steps specified in s. PSC 128.32(2)(b)1. or 2.
- 2) An owner shall submit to the Town an application for a material change to an approved Wind Energy System.

REVIEW LIMITED.

- 1) The Town, upon receipt of an application for a material change to a Wind Energy System may not reopen the merits of the earlier approval but may consider only those issues relevant to the proposed change.
- 2) An application for a material change is subject to ss. PSC 128.30(1), (3) to (5), (6)(a) and (b) and (7) and 128.31 to 128.34.
- 3) An application for a material change shall contain information necessary to understand the material change as determined by the Town.
- 4) The Town may hold at least one public meeting to obtain comments on and to inform the public about a proposed material change to an approved Wind Energy System.

Section 18: Monitoring Compliance

- 1) **MONITORING PROCEDURE.** The Town may establish a procedure to monitor compliance by the owner with any condition on an approved Wind Energy System or to assess when Wind Energy System facilities are not maintained in good repair and operating condition. The procedure may include timelines, provide for payment of reasonable fees for conducting an assessment, and provide for notification to the public. Such procedures shall be included in the permits granted under this Ordinance. The Owner shall cooperate with the Town during its monitoring.
- 2) **THIRD-PARTY INSPECTOR DURING CONSTRUCTION.** The Town may require an owner to pay a reasonable fee for a third-party inspector to monitor and report to the Town regarding the owner's compliance with permit requirements during construction. An inspector monitoring compliance under this subsection shall also report to a state permitting authority upon the state permitting authority's request.

Section 19: Notice of Complaint Process

- 1) **NOTICE OF PROCESS FOR MAKING COMPLAINTS.** Before construction of a Wind Energy System begins, an owner shall provide written notice of the process for making complaints and obtaining mitigation measures to all residents and landowners within 0.5 mile of any Wind Energy System facility. An owner shall include in the notice the requirements under PSC 128.40(1) for submitting a complaint to the owner, a petition for review to the Town, and an appeal to the Commission, and shall include a contact person and telephone number for the owner for receipt of complaints or concerns during construction, operation, maintenance, and decommissioning.
- 2) **NOTICE TO TOWN.** An owner shall provide a copy of the notice provided under subsection (1) to the Town, and the owner shall keep the contact person and telephone number current and on file with the Town.

Section 20: Revocation and Enforcement

Any permit granted for the installation, construction or expansion of a Wind Energy System may be revoked by the Town if the permit holder, its heirs, or assigns, violates the provisions of this Ordinance or the provisions of a Wind Energy System Permit granted pursuant to this Ordinance. Violations of this Ordinance are also punishable by forfeitures of not less than \$200 and not more than \$500 per violation plus costs and attorneys' fees. Each day a violation exists constitutes a separate offense. The Town may also seek equitable and injunctive relief in the event of a violation. Further, the Town may deny a pending application in the event of the applicant's failure to comply with the provisions of this Ordinance.

Section 21: Severability

If any section, subsection, sentence or phrase of this Ordinance shall be held invalid, illegal, unenforceable, or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance; and there shall be substituted for the provision at issue a valid and enforceable provision as similar as possible to the provision at issue.

Section 22: Relationship of Parties

By filing an application, the owner agrees that neither the owner nor the Town is an agent, employee, contractor, vendor, representative, or partner of the other and that neither shall owe a fiduciary duty to the other or hold itself out to third parties that it is capable of binding the other party to any obligation or liability. The Town's approval of an application does not create or constitute a partnership, joint venture, or any other form of business organization or arrangement between the Town and the owner.

Section 23: Interpretation

In their interpretation and application, the provisions of this Ordinance shall be considered minimum requirements. Where the provisions of this Ordinance impose greater restrictions than any statute, other

regulation, ordinance or covenant, to the extent allowed by law the provisions of this Ordinance shall prevail. Where the provisions of any statute, other regulation, ordinance, or covenant impose greater restrictions than the provisions of this Ordinance, to the extent allowed by law the provisions of such statute, other regulation, ordinance or covenant shall prevail. All references to statutes and regulations in this Ordinance and in Exhibit A refer to the current version of the statute or regulation referenced, as amended from time to time.

Section 24: Guaranty/Warranty

Nothing in this Ordinance may be interpreted as guaranteeing or warranting that any method, construction, product, service, building, or structure is free from risk. No issuance of a license or permit, approval, inspection, or other action by any Town official, employee, or agent shall constitute a warranty or guaranty that any method, construction, product, service, building, or structure is free from risk.

Section 25: Effective Date

This Ordinance shall take effect and be in force on 4/18, 2022.

Section 26: Directive to Town Clerk and Town Attorney

The Town Clerk and the Town Attorney are directed to make all changes necessary in the current Code of Ordinances to implement the terms of this Ordinance.

Adopted this 13 day of April 2022

Town of Lyndon

By:



David Roll, Town Chair

Attest:



Town Clerk

sunlight shining through moving wind turbine blades resulting in alternating changes in light intensity

(20) "Small wind energy system" means a wind energy system that has a total installed nameplate capacity of 300 kilowatts or less and that consists of individual wind turbines that have an installed nameplate capacity of not more than 100 kilowatts

(21) "Turbine host property" means real property on which at least one wind turbine is located

(22) "Wind access easement" means a written document that creates a legal interest in real property that restricts the use of the property to avoid interference with the wind resource on another property

(23) "Wind energy system" has the meaning given in s 66.0403 (1) (m), Stats, and is used to convert wind energy to electrical energy

(24) "Wind energy system easement" means a written document that creates a legal interest in real property that permits an owner to place, construct or operate a wind turbine or other wind energy system facility on the property

(25) "Wind energy system emergency" means a condition or situation at a wind energy system that presents a significant threat of physical danger to human life or a significant threat to property or a natural event that causes damage to wind energy system facilities

(26) "Wind energy system facility" means any component of a wind energy system, such as a wind turbine, collector circuit, access road, electric system interconnection facility or operation and maintenance facility

(27) "Wind energy system lease" means a written agreement between a landowner and an owner that establishes the terms and conditions associated with the placement, construction or operation of a wind turbine or other wind energy system facility on a landowner's property

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11

PSC 128.02 Applicability. (1) **POLITICAL SUBDIVISION APPLICATIONS** (a) Except as provided in par (b), this chapter applies to a political subdivision's review of a proposed wind energy system or regulation of a wind energy system under s 66.0401, Stats

(b) This chapter does not apply to any of the following:

1. A wind energy system for which construction began before March 1, 2011
2. A wind energy system placed in operation before March 1, 2011
3. A wind energy system approved by a political subdivision before March 1, 2011
4. A wind energy system proposed by an owner in an application filed with a political subdivision before the March 1, 2011

(c) Notwithstanding par (b) 4, if an owner withdraws an application for a proposed wind energy system that is filed with a political subdivision before March 1, 2011, this chapter applies to the wind energy system if the owner re-files the application with the political subdivision on or after March 1, 2011

(3) **COMMISSION APPLICATIONS** The commission shall consider whether the installation or use of a wind energy system is consistent with the standards specified in this chapter when reviewing an application under s 196.491 (3) (d), Stats, filed on or after March 1, 2011

(4) **INDIVIDUAL CONSIDERATION** Nothing in this chapter shall preclude the commission from giving individual consideration to exceptional or unusual situations and applying requirements to an individual wind energy system that may be lesser, greater, or different from those provided in this chapter

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11

PSC 128.03 Political subdivision authority. A political subdivision may not place any restriction, either directly or in effect, on the installation or use of a wind energy system except by adopting an ordinance that complies with this chapter and s 66.0401, Stats, and is not more restrictive than this chapter

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11

PSC 128.04 Enforcement. (1) **POLITICAL SUBDIVISIONS.** A political subdivision shall be responsible for enforcing its wind energy system ordinance and permit provisions

(2) **COMMISSION** The commission shall enforce its rules and orders under this chapter in the manner prescribed in s 196.66, Stats, or by such other means as provided in the statutes or administrative code.

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11

Subchapter II — Owner Requirements

PSC 128.10 Incorporating owner requirements into local ordinances. (1) **ORDINANCES WITH ALL THE OWNER REQUIREMENTS** A political subdivision may enact an ordinance that incorporates all the owner requirements specified in this subchapter, but may not enact an ordinance whose requirements on the installation or use of a wind energy system are more restrictive than specified in this subchapter

(2) **ORDINANCES WITH LESS RESTRICTIVE OWNER REQUIREMENTS** Except as provided in sub (4), a political subdivision may enact an ordinance whose requirements on the installation or use of a wind energy system are less restrictive than specified in this subchapter.

(3) **NO ORDINANCE** Except as provided in sub. (4), if a political subdivision does not enact an ordinance establishing requirements on the installation or use of a wind energy system, this subchapter does not apply within the political subdivision

(4) **MANDATORY REQUIREMENTS** (a) Section PSC 128.105 applies to every owner of a wind energy system, regardless of the political subdivision in which the wind energy system is located and regardless of the contents of a political subdivision's ordinance or the lack of an ordinance

(b) Section PSC 128.13 (2) (a) applies to every political subdivision, regardless of the contents of its ordinance or the lack of an ordinance.

(c) Section PSC 128.19 applies to every owner of a wind energy system of at least one megawatt, regardless of the political subdivision in which the wind energy system is located and regardless of the contents of a political subdivision's ordinance or the lack of an ordinance

(5) **SMALL WIND ENERGY SYSTEMS** For a small wind energy system, this subchapter applies as provided in ss PSC 128.60 and 128.61

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11

PSC 128.105 Development of a wind energy system; notice requirements. (1) **PRE-APPLICATION NOTICE** At least 90 days before an owner files an application to construct a wind energy system, an owner shall use commercially reasonable methods to provide written notice of the planned wind energy system to all of the following:

- (a) Landowners within one mile of a planned wind turbine host property.
- (b) Political subdivisions within which the wind energy system may be located
- (c) Emergency first responders and air ambulance service providers serving a political subdivision within which the wind energy system may be located
- (d) The Wisconsin department of transportation
- (e) The commission
- (f) The DNR.



(g) The Wisconsin department of agriculture, trade and consumer protection

(h) The office of the deputy undersecretary of the U S department of defense

(1m) **ADDITIONAL PRE-APPLICATION NOTICE TO COMMISSION.** At least 180 days before filing an application to construct a wind turbine with a maximum blade tip height exceeding 600 feet, or a wind energy system in those portions of Lake Michigan or Lake Superior that are within the jurisdiction of the state, the owner shall provide written notice of the planned wind energy system to the commission

(2) **PRE-APPLICATION NOTICE REQUIREMENTS** The owner shall include all of the following in a notice under sub (1) or (1m):

(a) A complete description of the wind energy system, including the number and size of the planned wind turbines

(b) A map showing the planned location of all wind energy system facilities

(c) Contact information for the owner

(d) A list of all potential permits or approvals the owner anticipates may be necessary for construction of the wind energy system

(e) Whether the owner is requesting a joint application review process under s PSC 128 30 (7) and the name of each political subdivision that may participate in the joint review process

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11.

PSC 128.11 Real property provisions. (1) **EASEMENT RECORDING REQUIRED.** A wind energy system easement or wind access easement shall be recorded under ch 706, Stats. A wind energy system easement or wind access easement shall include the term of the easement and a full legal description of the property subject to the easement

(2) **WIND LEASE AND WAIVER PROVISIONS** A wind energy system lease and any waiver under s PSC 128 14 (5) or 128 15 (4) shall hold harmless and indemnify the real property owner for all of the following:

(a) Any violation of federal, state or local law by the owner of the wind energy system

(b) Any damages or bodily injury caused by the construction, operation or decommissioning of the wind energy system

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11.

PSC 128.12 Existing property uses. (1) **LAND USE AND COMMERCIAL ENTERPRISES** An owner shall make reasonable efforts to ascertain and accommodate any land use or commercial enterprise located on a nonparticipating property within 0.5 mile of a proposed wind turbine site if the land use or commercial enterprise exists when the owner gives notice under s PSC 128.105 (1), or if complete publicly-available plans for construction are on file with a political subdivision within 30 days of the date the owner gives notice under s PSC 128 105 (1)

(2) **AGRICULTURAL USE** An owner shall design a wind energy system to reasonably minimize the conversion of land from agricultural use

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11.

PSC 128 13 Siting criteria. (1) **SETBACK DISTANCE AND HEIGHT REQUIREMENTS** (a) An owner shall design and construct a wind energy system using the wind turbine setback distances shown in Table 1

Table 1

Setback Description	Setback Distance
Occupied Community Buildings	The lesser of 1,250 feet or 3 1 times the maximum blade tip height
Participating Residences	1 1 times the maximum blade tip height
Nonparticipating Residences	The lesser of 1,250 feet or 3 1 times the maximum blade tip height
Participating Property Lines	None
Nonparticipating Property Lines	1 1 times the maximum blade tip height
Public Road Right-of-Way	1 1 times the maximum blade tip height
Overhead Communication and Electric Transmission or Distribution Lines — Not including utility service lines to individual houses or outbuildings	1 1 times the maximum blade tip height
Overhead Utility Service Lines — Lines to individual houses or outbuildings	None

(b) An owner shall measure wind turbine setback distances as a straight line from the vertical centerline of the wind turbine tower to the nearest point on the permanent foundation of a building or residence or to the nearest point on the property line or feature, as applicable

(c) An owner shall work with a political subdivision and owners of participating and nonparticipating properties to site wind turbines to minimize individual hardships

(d) The owner of a nonparticipating residence or occupied community building may waive the applicable wind turbine setback distances in Table 1 for those structures to a minimum setback distance of 1 1 times the maximum blade tip height. The owner of a nonparticipating property may waive the applicable wind turbine setback distance in Table 1 from a nonparticipating property line.

(2) **POLITICAL SUBDIVISION CRITERIA** (a) A political subdivision may not establish long-term land use planning requirements or practices that preclude the construction of a particular type, or any type, of wind turbine or wind energy system within the political subdivision's jurisdiction, except as provided in s 66 0401 (4) (f) 2, Stats

(b) A political subdivision may not set height or setback distance limitations for a wind turbine near a public use airport or heliport that are more restrictive than existing airport and airport approach protection provisions under ss 114 135 and 114 136, Stats. If no provisions have been established for public use airports or heliports under s 114 135 or 114 136, Stats, the political subdivision may adopt wind turbine height or setback distance provisions that are based on, but not more restrictive than, the federal aviation administration obstruction standards in 14 CFR Part 77

(c) A political subdivision may set height or setback distance limitations for wind turbines near a private heliport at a medical

facility used for air ambulance service that are based on, but not more restrictive than, federal aviation administration obstruction standards that apply to public use heliports

(d) A political subdivision may not set height or setback distance limitations for a wind turbine near a private use airport or heliport except as provided in par (c)

History: CR 10-057; cr Register February 2011 No 662, eff 3-1-11.

PSC 128.14 Noise criteria. (1) **DEFINITIONS** In this section, nighttime hours are the hours beginning at 10:00 p m and ending at 6:00 a m. daily and daytime hours are the hours beginning at 6:00 a m and ending at 10:00 p m daily

(2) **PLANNING** (a) The noise limits in this section apply at the outside wall of a nonparticipating residence or occupied community building that exists when the owner gives notice under s PSC 128 105 (1) or for which complete publicly-available plans for construction are on file with a political subdivision within 30 days of the date on which the owner gives notice under s PSC 128 105 (1)

(b) An owner shall design the proposed wind energy system to minimize noise at a residence or occupied community building to the extent reasonably practicable

(c) An owner shall design a wind energy system to comply with the noise standards in this section under planned operating conditions

(3) **NOISE LIMITS** (a) Except as provided in par (b), subs (4) (c) and (5), an owner shall operate the wind energy system so that the noise attributable to the wind energy system does not exceed 50 dBA during daytime hours and 45 dBA during nighttime hours

(b) In the event audible noise due to wind energy system operations contains a steady pure tone, such as a whine, whistle, screech, or hum, the owner shall promptly take corrective action to permanently eliminate the noise. This paragraph does not apply to sound the wind energy system produces under normal operating conditions

(4) **COMPLIANCE** (a) If an owner uses sound level measurements to evaluate compliance with this section at a nonparticipating residence or occupied community building, those measurements shall be made as near as possible to the outside wall nearest to the closest wind turbine, or at an alternate wall as specified by the owner of the nonparticipating residence or occupied community building. The owner may take additional measurements to evaluate compliance in addition to those specified by this section

(b) Upon receipt of a complaint regarding a violation of the noise standards in sub. (3) (a), an owner shall test for compliance with the noise limits in sub. (3) (a). A political subdivision or monitoring committee established under s. PSC 128 41 may not require additional testing to show compliance with sub (3) (a) if the owner has provided the results of an accurate test conducted within 2 years of the date of the complaint showing that the wind energy system is in compliance with sub (3) (a) at the location relating to the complaint

(c) Methods available for the owner to comply with sub (3) shall include operational curtailment of one or more wind turbines. Upon receipt of a complaint about a noise under sub (3) (b), the owner shall use operational curtailment to eliminate the noise until the owner permanently corrects the problem

(d) An owner shall evaluate compliance with sub (3) (a) as part of pre- and post-construction noise studies. An owner shall conduct pre- and post-construction noise studies under the most current version of the noise measurement protocol as described in s PSC 128 50 (2)

(5) **WAIVER** Upon request by an owner of a wind energy system, an owner of an affected nonparticipating residence or occupied community building may relieve the owner of the wind energy system of the requirement to meet any of the noise limits in this section at the affected residence or occupied community building by written contract with the wind energy system owner

Unless otherwise provided in a contract signed by an owner of an affected nonparticipating residence or occupied community building, a waiver by an owner of an affected nonparticipating residence or occupied community building is an encumbrance on the real property, runs with the land until the wind energy system is decommissioned, and shall be recorded under ch 706, Stats

(6) **NOTIFICATION** (a) Before entering into a contract under sub. (5), an owner of a wind energy system shall provide written notice of the requirements of this section to the owner of an affected nonparticipating residence or occupied community building

(b) Before the initial operation of the wind energy system, an owner of a wind energy system shall provide notice of the requirements of this section to an owner of a nonparticipating residence or occupied community building within 0.5 mile of a constructed wind turbine that has not entered into a contract under sub (5)

History: CR 10-057; cr Register February 2011 No. 662, eff. 3-1-11

PSC 128.15 Shadow flicker. (1) **PLANNING** (a) The shadow flicker requirements in this section apply to a nonparticipating residence or occupied community building that exists when the owner gives notice under s PSC 128 105 (1) or for which complete publicly-available plans for construction are on file with a political subdivision within 30 days of the date on which the owner gives notice under s PSC 128 105 (1)

(b) An owner shall design the proposed wind energy system to minimize shadow flicker at a residence or occupied community building to the extent reasonably practicable

(c) An owner shall use shadow flicker computer modeling to estimate the amount of shadow flicker anticipated to be caused by a wind energy system and shall design the wind energy system so that computer modeling indicates that no nonparticipating residence or occupied community building will experience more than 30 hours per year of shadow flicker under planned operating conditions

(2) **SHADOW FLICKER LIMITS** An owner shall operate the wind energy system in a manner that does not cause more than 30 hours per year of shadow flicker at a nonparticipating residence or occupied community building. If a nonparticipating residence or occupied community building experiences more than 30 hours per year of shadow flicker under the wind energy system's normal operating conditions, the owner shall use operational curtailment to comply with this subsection

(3) **SHADOW FLICKER MITIGATION** (a) An owner of a wind energy system shall work with an owner of a nonparticipating residence or occupied community building to mitigate the effects of shadow flicker to the extent reasonably practicable

(b) An owner shall provide reasonable shadow flicker mitigation at the owner's expense for a nonparticipating residence or occupied community building experiencing 20 hours or more per year of shadow flicker

(c) An owner shall model shadow flicker and a nonparticipating residence or occupied community building is eligible for mitigation if computer modeling shows that shadow flicker at the nonparticipating residence or occupied community building will be 20 hours or more per year. An owner of a nonparticipating residence or occupied community building is not required to document the actual hours per year of shadow flicker if modeling indicates the nonparticipating residence or occupied community building is eligible for mitigation. A nonparticipating residence or occupied community building that experiences 20 hours or more per year of shadow flicker based on records kept by the resident of a nonparticipating residence or the occupant of an occupied community building shall also be eligible for mitigation

(d) An owner may provide shadow flicker mitigation for any residence or occupied community building in addition to the mitigation required under par (b).

(e) The requirement under par. (b) to mitigate shadow flicker applies when the owner receives a complaint or request for mitigation regarding shadow flicker for an eligible nonparticipating residence or occupied community building. If shadow flicker mitigation is required, the owner of the wind energy system shall allow the owner of the nonparticipating residence or occupied community building to choose a preferred reasonable mitigation technique, including installation of blinds or plantings at the wind energy system owner's expense.

(4) **WAIVER** Upon request by an owner of a wind energy system, an owner of an affected nonparticipating residence or occupied community building may relieve the wind energy system owner of a requirement under sub. (2) or (3) (b) at the affected nonparticipating residence or occupied community building by written contract with the wind energy system owner. Unless otherwise provided in a contract signed by an owner of an affected nonparticipating residence or occupied community building, a waiver by an owner of an affected nonparticipating residence or occupied community building is an encumbrance on the real property and runs with the land until the wind energy system is decommissioned, and shall be recorded under ch. 706, Stats.

(5) **NOTIFICATION** (a) Before entering into a contract under sub. (4), a wind energy system owner shall provide notice of the requirements of this section to individual owners of an affected nonparticipating residence or occupied community building.

(b) Before the initial operation of the wind energy system, a wind energy system owner shall provide notice of the requirements of this section to an owner of a nonparticipating residence or occupied community building within 0.5 mile of a constructed wind turbine that has not entered into a contract under sub. (4).

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11

PSC 128.16 Signal interference. (1) **PLANNING** (a) Except as provided in sub. (4), the signal interference requirements in this section apply to commercial communications and personal communications in use when the wind energy system begins operation.

(b) A owner shall use reasonable efforts to avoid causing interference with commercial communications and personal communications to the extent practicable.

(c) An owner may not construct wind energy system facilities within existing line-of-sight communication paths that are used by government or military entities to provide services essential to protect public safety. A political subdivision may require an owner to provide information showing that wind turbines and other wind energy system facilities will be in compliance with this paragraph.

(2) **COMMERCIAL COMMUNICATIONS INTERFERENCE MITIGATION** An owner shall use reasonable and commercially available technology to mitigate interference caused by a wind energy system with commercial communications in use when a wind energy system begins operation. Before implementing mitigation measures, the owner shall consult with affected parties regarding the preferred mitigation solution for commercial communications interference problems. Except as provided in sub. (4), an owner shall mitigate commercial communications interference caused by the wind energy system by making the affected party's preferred reasonable mitigation solution effective until either the wind energy system is decommissioned or the communication is no longer in use, whichever is earlier.

(3) **PERSONAL COMMUNICATIONS INTERFERENCE MITIGATION** (a) An owner shall use reasonable and commercially available technology to mitigate interference with personal communications in use when a wind energy system begins operation caused by a wind energy system. A political subdivision may require an owner to use reasonable and commercially available technology to mitigate interference with personal communications that were not in use when the wind energy system began commercial opera-

tion, if a wind energy system is causing the interference and the interference occurs at a location at least 0.5 mile from a wind turbine.

(b) Before implementing mitigation measures, the owner shall consult with affected parties regarding the preferred mitigation solution for personal communications interference problems. Except as provided in sub. (4), an owner shall mitigate personal communications interference caused by the wind energy system by making the affected party's preferred reasonable mitigation solution effective until either the wind energy system is decommissioned or the communication is no longer in use, whichever is earlier.

(4) **MITIGATION PROTOCOL** A political subdivision may, under a protocol established under s. PSC 128.50 (2), require an owner to implement a new mitigation solution that becomes commercially available before the wind energy system is decommissioned to address interference for which mitigation is required under sub. (2) or (3) and for which the original mitigation solution implemented is only partially effective.

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11; correction in (1) (a) made under s. 13.92 (4) (b) 7, Stats., Register February 2011 No. 662.

PSC 128.17 Stray voltage. (1) **TESTING REQUIRED** (a) An owner shall work with the local electric distribution company to test for stray voltage at all dairy and confined animal operations within 0.5 mile of a wind energy system facility pursuant to the stray voltage protocol established by the commission before any wind energy system construction activity that may interfere with testing commences and again after construction of the wind energy system is completed, except as otherwise specified by commission staff under par. (b).

(b) Before any testing under par. (a) begins, an owner shall work with commission staff to determine the manner in which stray voltage testing will be conducted and on which properties. The electric distribution company serving a dairy or confined animal operation where testing is required under par. (a) shall conduct or arrange to conduct all required testing at the expense of the owner.

(2) **RESULTS OF TESTING** An owner and the electric distribution company shall provide to commission staff the results of all stray voltage testing in writing.

(3) **REQUIREMENT TO RECTIFY PROBLEMS** An owner shall work with the electric distribution company and farm owner to rectify any stray voltage problems attributable to the construction and operation of the wind energy system, in compliance with the commission's stray voltage protocol.

History: CR 10-057; cr. Register February 2011 No. 662, eff. 3-1-11

PSC 128.18 Construction and operation. (1) **PHYSICAL CHARACTERISTICS** (a) An owner may not display advertising material or signage other than warnings, equipment information, or indicia of ownership on a wind turbine. An owner may not attach any flag, decorative sign, streamers, pennants, ribbons, spinners, fluttering, or revolving devices to a wind turbine. An owner may attach a safety feature or wind monitoring device to a wind turbine.

(b) An owner shall ensure that a wind turbine has a conventional or unobtrusive finish.

(c) An owner shall install lighting at a wind energy system that complies with standards established by the federal aviation administration. A political subdivision may not establish lighting requirements for a wind energy system that conflict with standards established by the federal aviation administration. A political subdivision may require use of shielding or control systems approved by the federal aviation administration to reduce visibility of lighting to individuals on the ground.

(d) An owner shall take appropriate measures to ensure that a wind turbine is not readily climbable except by authorized personnel

(e) An owner shall ensure that all wind turbine access doors and electrical equipment are locked when authorized personnel are not present

(f) An owner shall place appropriate warning signage on or at the base of each wind turbine

(g) An owner shall post and maintain up-to-date signs containing a 24-hour emergency contact telephone number, information identifying the owner, and sufficient information to identify the location of the sign within the wind energy system. An owner shall post these signs at every intersection of a wind energy system access road with a public road and at each wind turbine location.

(h) An owner shall clearly mark guy wires and supports for a wind energy system, meteorological tower or other device for measuring wind speeds so that the wires and supports are visible to low flying aircraft under fair weather conditions

(2) **ELECTRICAL STANDARDS** (a) An owner shall construct, maintain, and operate collector circuit facilities in a manner that complies with the national electrical safety code and ch PSC 114 and shall construct, maintain, and operate all wind energy system facilities in a manner that complies with the national electrical code

(b) An owner shall construct collector circuit facilities for a wind energy system underground to the extent practicable

(c) An owner shall establish an inspection schedule for all overhead collector circuits to ensure that third-party facilities, including cable television and telecommunications cables, are not attached or bonded to overhead collector circuit grounding. If third-party facilities are found attached to the overhead collector facilities, the owner shall ensure that the third-party facilities are promptly removed

(3) **CONSTRUCTION, OPERATION, AND MAINTENANCE STANDARDS** (a) An owner shall construct, operate, repair, maintain and replace wind energy system facilities as needed to keep the wind energy system in good repair and operating condition and in a manner that protects individuals from injury

(am) An owner shall minimize soil compaction, topsoil mixing and damage to drainage systems on agricultural land during the construction or decommissioning of the wind energy system. A political subdivision may establish reasonable requirements designed to minimize soil compaction, topsoil mixing and damage to drainage systems on agricultural land

(b) Except for the area physically occupied by the wind energy system facilities, an owner shall restore the topography, soils and vegetation of the project area to original condition after construction is complete, unless otherwise provided in a contract signed by an affected landowner, considering any modifications needed to comply with DNR requirements

(c) An owner shall carry general liability insurance relating to claims for property damage or bodily injury arising from the construction, operation or decommissioning of the wind energy system and shall include turbine host property owners as additional insured persons on the policy

(4) **EMERGENCY PROCEDURES** (a) An owner shall notify a political subdivision of the occurrence and nature of a wind energy system emergency within 24 hours of the wind energy system emergency

(b) An owner shall establish and maintain liaison with a political subdivision and with fire, police, and other appropriate first responders serving the wind energy system to create effective emergency plans that include all of the following:

1. A list of the types of wind energy system emergencies that require notification under par (a)

2. Current emergency contact information for first responders and for the wind energy system owner, including names and phone numbers

3. Procedures for handling different types of wind energy system emergencies, including written procedures that provide for shutting down the wind energy system or a portion of the system as appropriate

4. Duties and responsibilities of the owner and of first responders in the event of a wind energy system emergency

5. An emergency evacuation plan for the area within 0.5 mile of any wind energy system facility, including the location of alternate landing zones for emergency services aircraft

(c) The owner shall review the emergency plan at least annually in collaboration with fire, police and other appropriate first responders to update and improve the emergency plan as needed

(d) The owner shall distribute current copies of the emergency plan to the political subdivision and fire, police and other appropriate first responders as identified by the political subdivision

(e) A political subdivision may require the owner to provide annual training for fire, police and other appropriate first responders regarding responding to a wind energy system emergency until the wind energy system has been decommissioned

(f) An owner of a wind energy system shall do all of the following:

1. Furnish its operator, supervisors and employees who are responsible for emergency action a copy of the current edition of the emergency procedures established under this subsection to ensure compliance with those procedures

2. Train the appropriate operating personnel to ensure they have knowledge of the emergency procedures and verify that the training is effective

3. As soon as possible after the end of a wind energy system emergency, review employee activities to determine whether the procedures were effectively followed

History: CR 10-057; cr Register February 2011 No 662. cr 3-1-11

PSC 128.19 Decommissioning. (1) **REQUIREMENT TO DECOMMISSION** (a) An owner of a wind energy system shall decommission and remove the wind energy system when the system is at the end of its useful life

(b) A wind energy system is presumed to be at the end of its useful life if the wind energy system generates no electricity for a continuous 360-day period. This presumption may be rebutted under par (c)

(c) Upon application by the owner, and except as provided in par. (d), a political subdivision shall grant an extension of the time period for returning the wind energy system to service by one or more additional 180 day periods if the owner demonstrates it is likely the wind energy system will operate again in the future and any of the following occur:

1. The owner submits a plan to the political subdivision that demonstrates an ongoing good faith effort to return the wind energy system to service and outlines the steps and schedule for returning the wind energy system to service in a reasonable period of time, including by repairing, replacing or repowering the wind energy system facilities as necessary to generate electricity

2. The owner demonstrates that the wind energy system is part of a prototype or other demonstration project being used for ongoing research or development purposes

3. The owner demonstrates that the wind energy system is being used for educational purposes

(d) A political subdivision may deny a request for an extension under par (c) if the wind energy system has not generated any electricity for a continuous period of 340 days or more and the political subdivision finds that the owner is not capable of return-

ing the wind energy system to service within a reasonable period of time

(c) A wind energy system is irrebuttably presumed to be at the end of its useful life if the wind energy system generates no electricity for a period of 540 days and any of the following occur:

1 The owner does not request an extension of the time period for returning the wind energy system to service under par (c)

2 The political subdivision denies a request for an extension under par (d) and any appeal rights have expired

(f) When decommissioning is required, the owner shall begin decommissioning within 360 days after the wind energy system has reached the end of its useful life. The owner shall complete decommissioning and removal of the wind energy system within 540 days after the wind energy system has reached the end of its useful life

(2) **DECOMMISSIONING REVIEW** A political subdivision may establish a decommissioning review process to determine when a wind energy system has reached the end of its useful life

(3) **FINANCIAL RESPONSIBILITY** (a) The owner of a wind energy system with a nameplate capacity of one megawatt or larger shall maintain proof of the owner's ability to fund the actual and necessary cost to decommission the wind energy system and shall ensure the availability of funds necessary for decommissioning throughout the expected life of the wind energy system and through to completion of the decommissioning activities

(b) A political subdivision may require an owner of a wind energy system with a nameplate capacity of one megawatt or larger to provide financial assurance of the owner's ability to pay for the actual and necessary cost to decommission the wind energy system before commencing major civil construction activities such as blasting or foundation construction at the wind energy system site. An owner may comply with this paragraph by choosing to provide a bond, deposit, escrow account, irrevocable letter of credit, or some combination of these financial assurances, that will ensure the availability of funds necessary for decommissioning throughout the expected life of the wind energy system and through to completion of the decommissioning activities

(c) A political subdivision may require an owner to provide the financial assurance under par (b) in an amount up to the estimated actual and necessary cost to decommission the wind energy system. If a political subdivision requires an owner to provide financial assurance under par (b), the political subdivision may do any of the following:

1 Require the owner to provide the political subdivision with up to 3 cost estimates of the actual and necessary cost to decommission the wind energy system that are prepared by third parties agreeable to the owner and the political subdivision

3 Require an owner to establish financial assurance that places the political subdivision in a secured position, and that any secured funds may only be used for decommissioning the wind energy system until either the political subdivision determines that the wind energy system has been decommissioned under sub. (5) (b), or until the political subdivision has otherwise approved the release of the secured funds, whichever is earlier

4 Require an owner to establish financial assurance that allows the political subdivision to access funds for the purpose of decommissioning the wind energy system if the owner does not decommission the wind energy system when decommissioning is required

(d) If a political subdivision requires an owner to provide cost estimates under par (c) 1, a political subdivision may not require the amount of the financial assurance to exceed the average of the cost estimates provided

(c) A political subdivision may condition its approval of a wind energy system on the owner's compliance with pars (b) and (c)

(f) During the useful life of a wind energy system, the political subdivision may periodically request information from the owner regarding the industry costs for decommissioning the wind energy system. If a political subdivision finds that the future anticipated cost to decommission the wind energy system is at least 10 percent more or less than the amount of financial assurance previously provided under par (b), the political subdivision may correspondingly increase or decrease the amount of financial assurance required for the wind energy system. A political subdivision may not adjust the financial assurance under this paragraph more often than once in a 5-year period

(g) A political subdivision may require an owner to submit to the political subdivision a substitute financial assurance of the owner's choosing under par. (b) if an event occurs that raises material concerns regarding the viability of the existing financial assurance

(4) **SITE RESTORATION** (a) Except as provided in par (b), if a wind energy system was constructed on land owned by a person other than the owner of the wind energy system, the owner of the wind energy system shall ensure that the property is restored to preconstruction condition, unless otherwise provided in a contract signed by an affected landowner, considering any modifications needed to comply with DNR requirements

(b) If a wind energy system was constructed on a brownfield, as defined in s 560 13 (1) (a), Stats, the owner shall restore the property to eliminate effects caused by the wind energy system, except for the effects of environmental remediation activities, as defined in s 560 13 (1) (d), Stats

(5) **DECOMMISSIONING COMPLETION** (a) An owner shall file a notice of decommissioning completion with the political subdivision and the commission when a wind energy system approved by the political subdivision has been decommissioned and removed

(b) Within 360 days of receiving a notice of decommissioning, a political subdivision shall determine whether the owner has satisfied the requirements of subs (1) (a) and (4)

History: CR 10-057: cr Register February 2011 No 662, eff 3-1-11

Subchapter III — Political Subdivision Procedure

PSC 128.30 Application and notice requirements.

(1) **APPLICATION REQUIRED** An owner shall file an application to construct a wind energy system with all political subdivisions with jurisdiction over the wind energy system

(2) **CONTENTS OF AN APPLICATION** An owner shall complete and file with the political subdivision an application that includes all of the following:

(a) Wind energy system description and maps showing the locations of all proposed wind energy facilities

(b) Technical description of wind turbines and wind turbine sites

(c) Timeline and process for constructing the wind energy system

(d) Information regarding anticipated impact of the wind energy system on local infrastructure

(e) Information regarding noise anticipated to be attributable to the wind energy system

(f) Information regarding shadow flicker anticipated to be attributable to the wind energy system

(g) Information regarding the anticipated effects of the wind energy system on existing land uses within 0.5 mile of the wind energy system

(h) Information regarding the anticipated effects of the wind energy system on airports and airspace

(i) Information regarding the anticipated effects of the wind energy system on line-of-sight communications

(j) A list of all state and federal permits required to construct and operate the wind energy system