



MILWAUKEE SOLAR ZONING

Zoning and Permitting with Ease

Milwaukee Shines

- **Solar America City: 2008**

- Increase installations
- Increase installers
- Reduce cost of solar
- Support manufacturing

- **Solar Rooftop Challenge: 2012**

- Reduce “soft costs”
- Financing solutions
- Improve permitting, zoning & inspection
- Create replicable models



Solar Zoning

- **WHY UPDATE ZONING CODE?**

- Currently solar not defined. If not defined, seen as not permitted
- Fewer questions or conflicts as number of installs increase

- **WHAT IS INCLUDED?**

- Definitions
- Setback Requirements
- Permitted Uses

Solar Zoning

WI Statute
§ 66.0401

- No political subdivision may place any restriction on installation or use of solar energy system, unless it satisfies one of the following conditions:
 1. Serves to protect public health or safety
 2. Does not *significantly increase* cost of system or decrease efficiency
 3. Allows for alternative system of comparable cost and efficiency.

Solar Zoning

Accessory Structures



- **SOLAR COLLECTOR**

- A device that is used to transform solar energy into thermal, mechanical or electrical energy (PV and SHW)

- **SOLAR ARRAY**

- An accessory system that is roof-mounted or ground-mounted w/ poles or racks used to collect radiant energy directly from the sun.

Solar Zoning

Accessory Structures



- **SETBACKS**

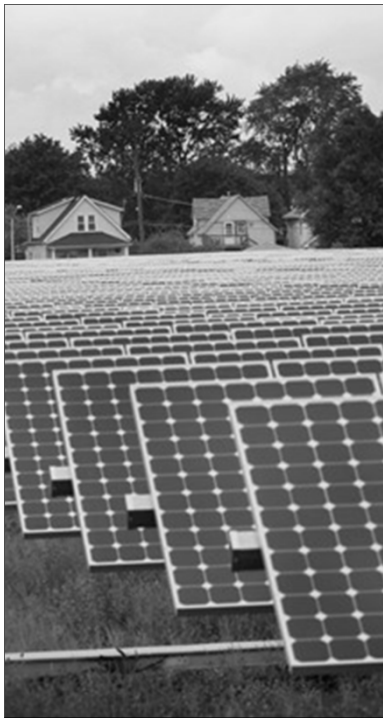
- None for roof-mounted systems
- Ground-mounted systems have 1 1/2 foot set back on all sides
 - Would not conflict with state statute

- **PERMITTED USES**

- Permitted in all areas.
- Historical Preservation Office reviews building permits for any concerns and compromises that may be developed.

Solar Zoning

Primary Use



- **SOLAR FARM**

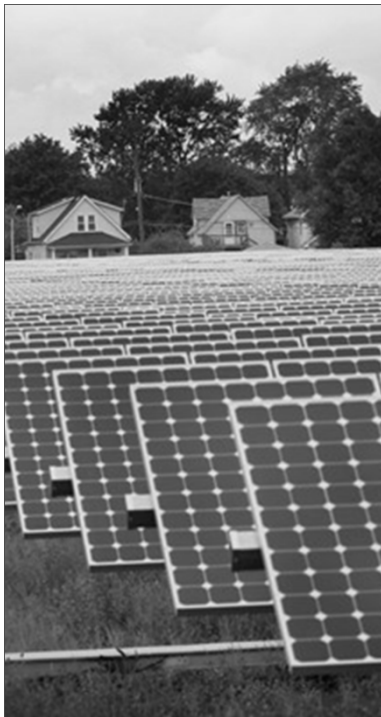
- An array of multiple solar collectors on ground-mounted racks or poles that is the **primary** land use for the parcel

- **SETBACKS**

- Cannot exceed setback requirements for principal structures as primary use
 - Determined by zoning district

Solar Zoning

Primary Use




• PERMITTED USES

- Solar farm as **primary** land use
- Board of Zoning Appeals reviews “*Special*” applications

ZONING DISTRICT	USE
Residential	Permitted
Commercial	Special
Commercial Services	Permitted
Downtown	Special
Industrial	Permitted
Special (Schools)	Permitted
Lakefront Overlay	Special

- Created step-by-step process
 - For installers and staff
- Provide contact information
- Provide forms in one location
 - Building, Electrical, Plumbing
- Checklist for installers
 - Make sure you submit everything
- **www.MilwaukeeShines.com**

Solar Permitting



City of Milwaukee

Milwaukee SHINES

FOR A SUSTAINABLE SOLAR FUTURE

Milwaukee Shines Solar Basics Go Solar - How to Solar Resources

City of Milwaukee: Solar Permitting Guide

HOW TO INSTALL SOLAR: STEP BY STEP PROCESS

This website is a work in progress. Please be patient with us while we complete all updates. If you have feedback, please contact Milwaukee Shines.




The City of Milwaukee Department of City Development (DCD) works to ensure the quality and safety of a solar electric and solar hot water installation. There are requirements to install solar in Milwaukee. This website provides an outline of the step-by-step permitting and inspection process that solar installers and homeowners must navigate.

CHECKLIST: Installers are encouraged to use this helpful these help checklists to aid in the process to make sure they have the materials needed when submitting permits for a solar project. Use the **SOLAR ELECTRIC** checklist or the **SOLAR HOT WATER** checklist depending on your installation.

- **Home or Business Owners:** For more information about solar energy, and how to connect with installers, incentives and resources, contact the City of Milwaukee's solar program, *Milwaukee Shines*.
- **Solar Installers:** For more information about state or federal incentives or training opportunities, visit our **FOR PROFESSIONALS** section or contact the City of Milwaukee's solar program, *Milwaukee Shines*.

- SOLAR ELECTRIC REQUIREMENTS
- SOLAR HOT WATER REQUIREMENTS
- PERMIT SUBMITTAL PROCESS AND INSPECTION (for PV or SHW)
- INTERCONNECTION PROCESS AND INSPECTION (only for PV)

Stay Connected

[Join Email List](#)

Questions? Contact Us

► **DEPARTMENT OF COMMUNITY DEVELOPMENT**
City of Milwaukee, 809 N. Broadway Street
Zeidler Municipal Building, First Floor
DevelopmentCenterInfo@milwaukee.gov
414-286-8210; FAX: 414-286-0251

► **MILWAUKEE SHINES**
Amy Heart, Solar Program Manager
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Looking for Permits?

City Of Milwaukee Solar Electric Permit Process



**Milwaukee
SHINES**

FOR A SUSTAINABLE SOLAR FUTURE

Milwaukee Shines

Office of Environmental Sustainability
City of Milwaukee
200 E. Wells Street, Room 603

P: (414) 286-5593
solar@milwaukee.gov



**City
of
Milwaukee**

Milwaukee Department of
City Development (DCD)

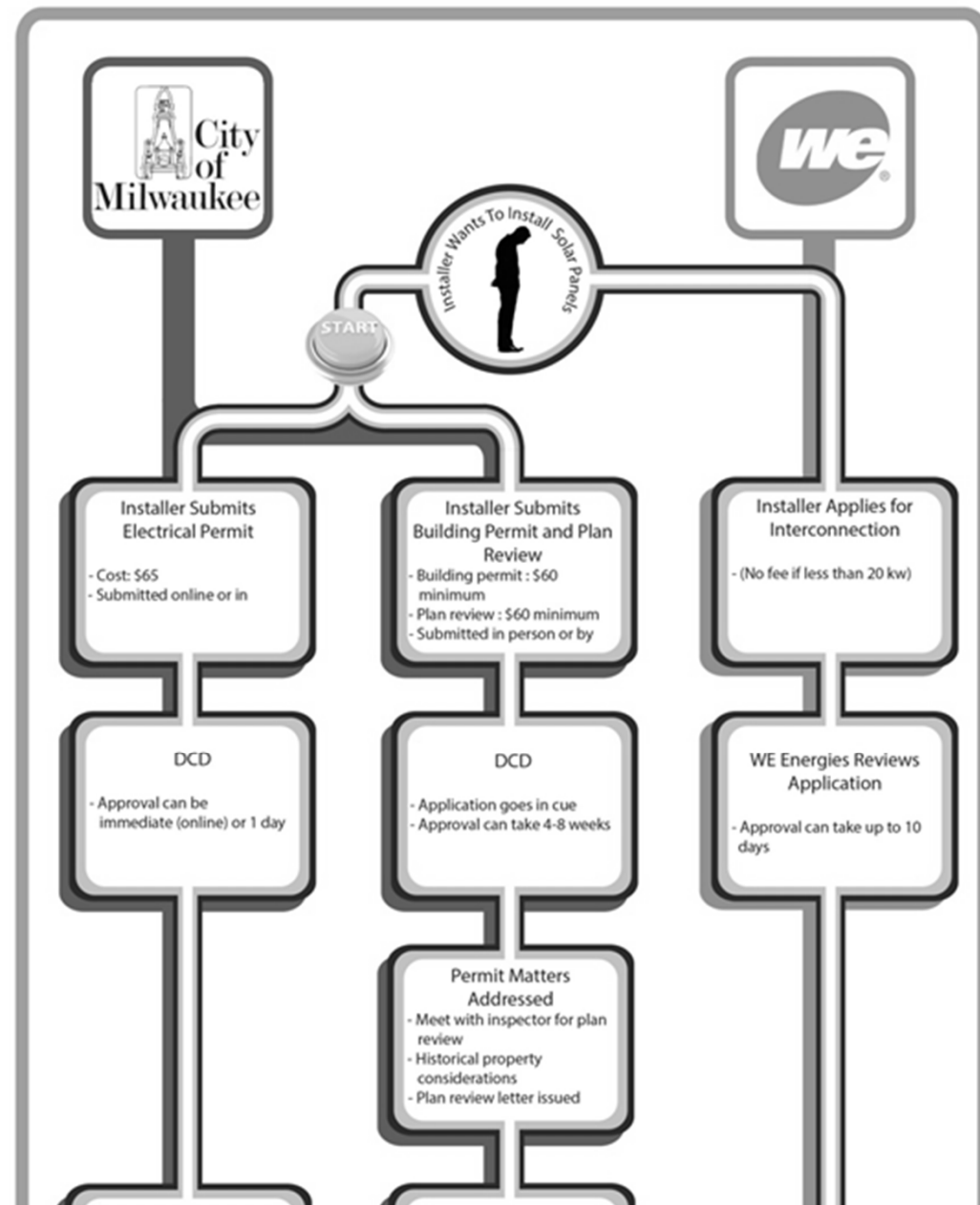
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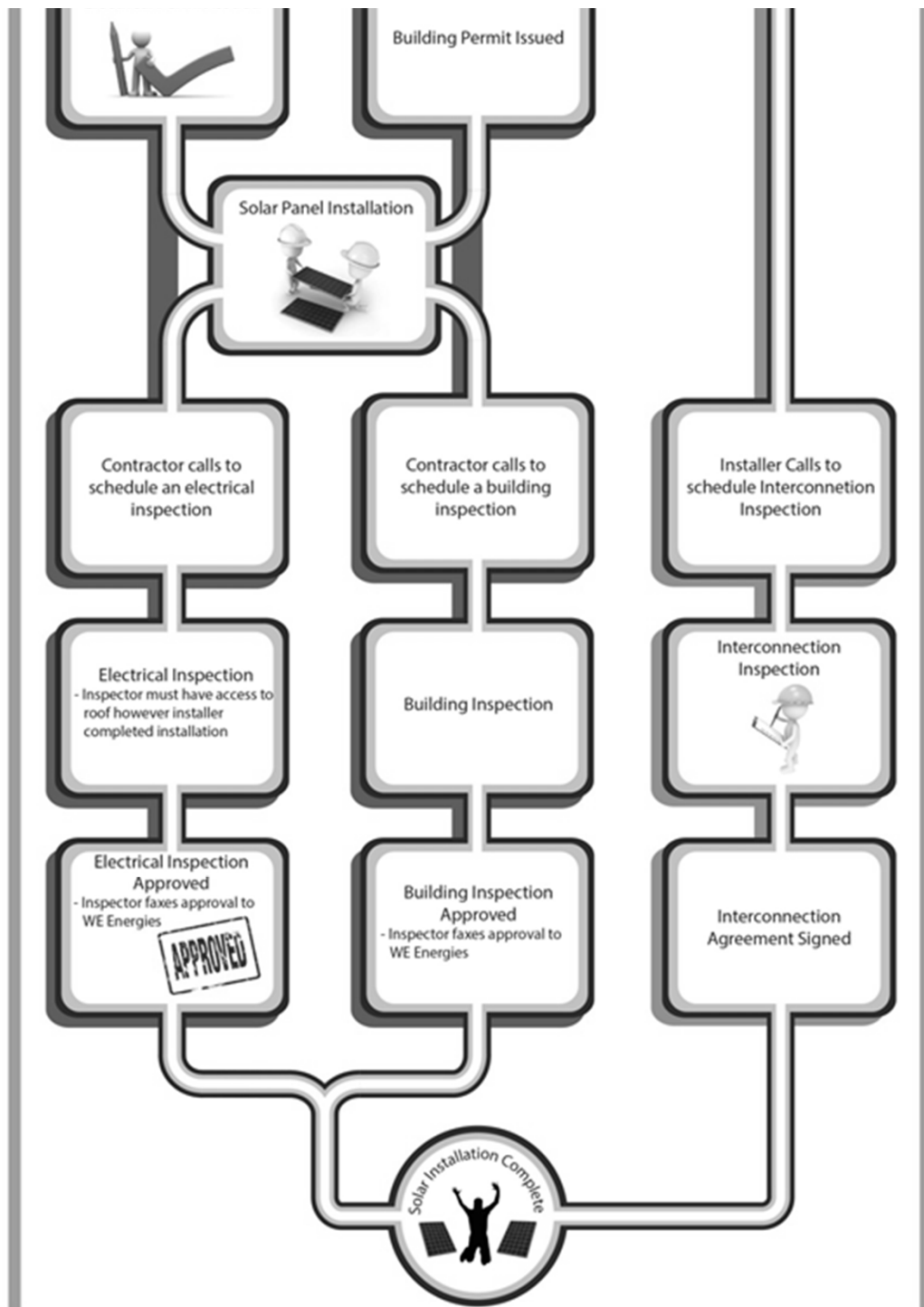
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We Energies Interconnection

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Milwaukee Shines

RESOURCES

- **Grow Solar Wisconsin**
- www.growsolar.org
- **Solar America Board of Codes and Standards**
- Expedited Solar Permit, Webinars, Trainings
- <http://www.solarabcs.org/>
- **Solar 3.0**
- Training and toolbox for permitting, codes, zoning
- <http://solar30.org/>
- **DSIRE**
- Current Incentives & Policies
- <http://www.dsireusa.org/>

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THANK YOU.

QUESTIONS?

Milwaukee Shines

www.MilwaukeeShines.com

www.growsolar.org

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