

RESOLUTION
Town of Grand Rapids
Wood County, Wisconsin

RESOLUTION NO: 2025-15

Re: Ordinance No. 52 – Regulating Zoning

The Town Board of the Town of Grand Rapids, Wood County, Wisconsin,
RESOLVES as follows:

The Town Board of the Town of Grand Rapids, Wood County, Wisconsin, has the specific authority under Chapters 60 and 66 of Wisconsin Statutes, and specifically § 60.22, Wis. Stats. to amend this ordinance.

Changes to Ordinance 52 – Regulating Zoning

- **Amend section 52.2(A) Definitions;** adding the following, resulting in all remaining items to be renumbered accordingly:

- 37) Ground-Mounted Solar Energy System: A solar energy system mounted on a rack or pole that rests or is attached to the ground.
- 74) Roof-Mounted Solar Energy System – A solar energy system mounted on a rack that is fastened to or ballasted on a building roof.
- 82) Solar Collector: A device, structure, or part of a device, the substantial purpose of which is to transform solar energy into thermal, mechanical, chemical or electrical energy.
- 83) Solar Energy System: A device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage and distribution of solar energy for space heating or cooling, daylight for interior lighting or water heating.
- 84) Solar Hot Air System (may also be referred to as Solar Air Heat or Solar Furnace): A solar energy system that includes a solar collector to provide direct supplemental space heating by heating and re-circulating conditioned building air.
- 85) Solar Hot Water System: A solar energy system that includes a solar collector and a heat exchanger that heats or preheats water for building heating systems or other hot water needs, including residential domestic hot water and hot water for commercial processes.

- **Create section 52.3(O) Solar Energy Systems**

- 1) Purpose: It is the purpose of this Section to ensure the siting, construction and operation of Solar Energy Systems is adequate for protecting the health, safety and general welfare of the Town and in furtherance of the goals in the Town of Grand Rapids Comprehensive Plan. This ordinance is enacted to promote best practices in solar planning standards, including encouraging sustainable design, in a manner that minimizes adverse community impacts without significantly increasing the cost or efficiency of the proposed system, or which permits an alternate system of comparable cost or efficiency, per Wis. Stat. 66.0401.
- 2) Permit Required:
 - a) No Solar Energy System may be installed or maintained in the Town of Grand Rapids without a Solar Energy System Permit granted pursuant to this Section,
 - b) The following installations are exempt from a Solar Energy System Permit:
 - 1) Solar panel installations less than 4 square feet in size per panel (hereinafter, “small panels”) not to exceed ten (10) small panels on a given parcel. Where installations contain greater than ten (10) small panels on a given parcel, a permit shall be required.

- 2) Installations oriented for public purposes, such as small panel installations for signage and lighting & related equipment installed by a municipality within the right-of-way. Where an installation for public purposes results in panel installations exceeding 150 square feet in total for all panels installed on a parcel, a permit shall be required.
 - 3) Building-integrated Solar Energy Systems, replacing conventional building materials with solar energy generating materials in the structure (i.e. solar shingles, windows, skylights, awnings or facades). Building-integrated systems shall still require applicable building and electrical permits.
- 3) Application: An application for a Solar Energy System Permit under this Section shall be submitted to the Town Zoning Administrator, and shall contain the following information:
- a) A description of the Solar Energy System, including size, method of installation, amount of power to be generated and whether the system is for private residential or business use or for commercial energy production.
 - b) A site plan, which shows property lines, buildings, and the location of the and height of the proposed Solar Energy System on the building (for Building-Mounted Solar Energy Systems) or on the parcel (for Ground-Mounted Solar Energy Systems).
 - c) Applications for Roof-Mounted Solar Energy Systems shall require proof that the system will not compromise the structural integrity of the building. This shall require a showing of the proposed solar attachment and existing structures attached on the roof, and a cut sheet of the solar device with the weight
- 4) General Solar Energy System Regulations: The following standards shall apply to all Solar Energy Systems permitted in the Town of Grand Rapids:
- a) All Solar Energy Systems shall be in compliance with all applicable local, state and federal regulatory codes, including building, electrical and, where applicable, shoreland zoning permits. Electric Solar Energy System components shall have a UL or equivalent listing and solar hot water systems must have a SRCC rating. A plumbing permit shall be required for all Solar Hot Water Systems and at the discretion of the Building Inspector may be required for Solar Hot Air Systems.
 - b) Utility notification. All grid-integrated Solar Energy Systems shall comply with the interconnection requirements of the electric utility. Off-grid systems are exempt from this requirement
 - c) Solar Energy Systems in residential districts or proposed on property adjacent to a residential district shall be designed to minimize the visual impacts from the public right-of-way to the extent that doing so does not affect the cost or efficacy of the system, consistent with Wis. Stat. 66.0401. Solar Energy Systems shall not be restricted for aesthetic reasons if the system is not visible from the closest edge of any public right of way other than an alley, or if the system meets the following standards:
 - i. Building-Mounted systems on pitched roofs that are visible from the nearest edge of the front right-of-way shall have the same finished pitch as the roof and be no more than ten inches above the roof.
 - ii. Building-Mounted systems on flat roofs that are visible from the nearest edge of the front right-of-way shall not be more than five (5) feet above the finished roof and are exempt from any roof equipment or mechanical system screening.
 - d) All solar energy systems using a reflector to enhance solar production shall minimize reflected light from the reflector affecting adjacent or nearby properties.
 - e) Utility notification. All grid-integrated Solar Energy Systems shall comply with the interconnection requirements of the electric utility. Off-grid systems are exempt from this requirement.

- 5) Regulations for Roof-Mounted Solar Energy Systems: The following standards shall apply to all Roof-Mounted Solar Energy Systems in the Town of Grand Rapids:
- All Roof-Mounted Solar Energy Systems shall be compliant with the State of Wisconsin Uniform Building Code and all necessary building permits shall be required.
 - The collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and setback standards are not violated. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure. Solar collectors mounted on the sides of buildings and serving as awnings are considered to be building-integrated systems and are regulated as awnings.
 - Roof-Mounted Solar Energy Systems shall not exceed the maximum allowed height in the applicable zoning district. For purposes for height regulations, Solar Energy Systems may be given an equivalent exception to height standards found in Section 52.3(E), with Plan Commission approval.
 - Visibility. Solar energy systems shall be designed to blend into the architecture of the building to the extent such provisions do not diminish solar production or increase costs, consistent with Wis. Stats., § 66.0401.
- 6) Regulations for Ground-Mounted Solar Energy Systems. The following standards shall apply to all Ground-Mounted Solar Energy Systems in the Town of Grand Rapids:
- Ground-Mounted Solar Energy Systems shall not be considered an accessory structure, but must meet the accessory structure setback for the zoning district associated with the parcel on which the system is located when at maximum design tilt.
 - Ground-Mounted Solar Energy Systems shall not exceed fifteen (15) feet in height when oriented at maximum tilt.
 - Ground-Mounted Solar Energy Systems shall not exceed half the building footprint of the principal structure, or 30% of the parcel size, whichever is less.

This ordinance amended by a majority of the town board with a quorum present and voting and proper notice having been given, amends the attached **Ordinance 52-Regulating Zoning**.

Motion		For	Against	Abstain	Absent	ACTION TAKEN
_____	Jeff Kuhn	[✓]	[]	[]	[]	☒ Adopted as presented
_____	Bill Clendenning	[✓]	[]	[]	[]	☐ Adopted as amended
_____ 1	Amber France	[✓]	[]	[]	[]	☐ Rejected
_____	Jason Warren	[✓]	[]	[]	[]	☐ Tabled until _____
_____ 2	Todd Radtke	[✓]	[]	[]	[]	☐ Referred to _____

I, Lisa Dotter, Clerk for the Town of Grand Rapids, hereby certify that the above is a true and correct copy of a Resolution which was adopted on the 8th day of October, 2025 by the Town Board, Town of Grand Rapids, County of Wood.

Dated this 8th day of October, 2025.

By:

Jeff Kuhn, Town Chairperson

By:

Lisa Dotter, Clerk