

PERMIT INSTRUCTIONS

WECS that are by nature ornamental, rather than functional, do not require a permit if total height is less than twenty-five (25) ft.

General Requirements:

- One (1) WECS shall be considered as a conditional use permit in all zoning district.
- All appropriate Ordinances within each zoning district must be complied with.
- No more than one (1) WECS per lot shall be permitted.
- The permitted maximum height shall be determined in one of two ways:
 1. A ratio of one to one between the distance from the closest property line to any part of the WECS to the height of the tower.
 2. A maximum of one hundred (100) ft. in industrial districts and sixty (60) ft. in all other districts.
 3. The shortest height of the two above mentioned methods shall be used in determining maximum height. Height shall be measured from the surrounding grade to the rotor hub or top of the tower, whichever is higher.
- No part of a WECS shall be located within or above any required front, side or rear setback areas.
- All WECS shall be designed to meet the following minimum standards:
 1. An automatic braking system device capable of halting operation in high winds (40 mph or greater) shall be incorporated.
 2. The WECS shall be operated and maintained in a condition which will not cause unreasonable noise emissions levels.
 3. The WECS shall be guarded against unauthorized climbing. The first twelve (12) ft. of the tower shall be unclimbable by design or be enclosed by a six (6) ft. high, unclimbable fence with a secured access.
 4. The WECS shall be designed and installed to withstand natural lightning strikes.

5. The WECS electrical equipment and connections shall adhere to all State and local government, as well as power company rules, ordinances and standards.

- The owner of a WECS which is to be dismantled must accomplish such act within forty-five (45) days or the Town Board is empowered to dismantle such WECS and assess the costs against the property.
- In order to ensure adequate wind access, the Township does encourage the use of private easements and restrictive covenants as a means to protect wind access.

The following must be submitted for a complete application:

- Completed Land Use and Zoning Permit (CUP) Application form with signature.
- Application fee and escrow as set forth in Eureka Township Ordinance 7.
- Proof of ownership: Parcel ID will be verified by the Town Clerk; conflicts must be resolved with a proper deed.
- Two (2) copies of a site plan including:
 - Lot lines.
 - Accurate location of all buildings/structures on the premises.
 - Accurate location of all buildings/structures on adjacent lots.
 - Location of the proposed tower and all guy wires, poles and anchors.
 - Sketch elevation of the premises accurately depicting the proposed tower and its relationship to structures on adjacent lots.

- All materials and the installation of all materials must comply with the Minnesota State Building Code and the manufacturer's installation specifications for each product.