



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 4/12/2017
Common Council Item Number: PC17-0094	Date: 4/12/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: US Cellular Tower, 915 Magnolia Drive – Conditional Use Permit	

Details:
 PLEASE NOTE: THIS ITEM MAY BE WITHDRAWN PRIOR TO THE PLAN COMMISSION MEETING. US Cellular is proposing to construct a new 106' tall cell tower on the church property at 915 Magnolia Drive. US Cellular is currently occupying a tower at the Waukesha County grounds to the north of the proposed site, but has not come to terms on a new lease and is now pursuing a tower of their own. US Cellular is claiming continued co-location on the County tower is financially burdensome. The new tower will be disguised as a tree. Support mechanicals will be in a hut within a fenced enclosure around the base of the tower. The US Cellular tower design details indicate a 22.5 foot fall zone should the tower fail, which meets the zoning setback as required in the State Statutes. Staff has had the engineering of the tower reviewed and feel the submitted engineering is flawed, resulting in a fall zone of the proposed tower that is greater than the 22.5 feet indicated on the plans. As such, the proposed tower does not meet the zoning setbacks.

Since the time of submittal US Cellular has come to an agreement with Waukesha County to locate on a tower on County property. Staff anticipates that US Cellular will submit a letter of withdrawal of this application, however if they do not, the Plan Commission must act on this item.

Options & Alternatives:
[Click here to enter text.](#)

Staff Recommendation:
 If a letter of withdrawal is not provided prior to the Plan Commission meeting, staff recommends denial of the Conditional Use Permit for construction of a new transmission tower because the submitted engineering of the proposed tower is flawed, and the tower fall zone will not meet the required zoning setbacks.

