



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 8/22/2018
Common Council Item Number: PC18-0082	Date: 8/22/2018
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: James Karpowitz, 1116 Green Valley Drive – Conditional Use Permit	

Details:
 The applicant is seeking a Conditional Use Permit to build a wireless communication facility in the back yard of his home at 1116 Green Valley Drive. The property is zoned RS-3, so wireless communication facilities require a Conditional Use Permit.

The applicant initially planned to locate the tower immediately behind the garage, but he has agreed to move it to a space behind the house instead in response to objections from his neighbor at 1110 Green Valley Dr. The neighbor at 1120 Green Valley Dr., which is closer to the new location, expressed support for the change. On July 25th the Plan Commission held the item to allow the applicant to provide an updated plan showing the new location, and also to provide answers to several other questions.

The applicant has confirmed that his homeowner's insurance covers liability for radio towers. He has also provided a list of the radio frequencies that he is permitted to broadcast and an explanation of the way he works to avoid interference.

The tower itself will be thirty feet high. The antenna attachment will extend up to as much as ten feet above it, for a total of forty feet. It will be located immediately behind the house, next to the air conditioner unit. In that location the house is roughly 39 feet from the property line and about 40 feet from the power line that runs along the back of the property. Since the power lines are well up above ground level the applicant is not worried that the tower or the antenna will interfere with them when they are lowered for maintenance.

Options & Alternatives:



Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit for a 30 foot radio tower with an antenna extending up to five feet above it at 1116 Green Valley Drive with the following conditions.

- The applicant will obtain the required building permits and will verify the structure's location with the inspector.
- All Engineering Department, Water Utility, and Fire Department comments to be addressed.