

1810 or 1898 Creek Road (Bieniek)
Conditional Use Permit request
Amended Staff Report for Planning Commission 6/19/2023

Jim Harris:

- 1) The use will be detrimental to the comfort and general welfare. The tower will destroy scenic views and diminish the close connection residences and gardeners have with the land. Must consider the rustic character of the property and the values it nurtures. RF emissions cannot exceed FCC standards. These standards are based on acute exposure only.
- 2) Presence of a communication tower so close to nearby residential housing will significantly reduce the value of that property and severely disrupt the lives of the closest residents. Cell Tower already caused a potential buyer to back out.
- 3) For 30 years we have invested in our property to entice future buyers should we subdivide in the future. The placement of a tower will negate that development.

Threatens Mental Wellness.

Cell Tower will be plopped next to a residential home, 300ft from front porch.

Obscene Tower in rural rust area.

Academic Citations; Homeowner and Real Estate Agent Statements:

Realtor Magazine: 94% won't buy near a cell tower

Journal of Real Estate Research: In some areas with new towers property value have decreased by up to 20%.

HUD Guide to Appraisers: Appraisers must take the presence of nearby cell phone towers into consideration when determining value.

National Institute of Science, Law and Public Policy: 79% of survey participants said under no circumstances would they purchase or rent a home near a cell phone tower.

Ten different Agent and homeowner quotes (see hand out).

Mike Bieniek:

Proposed Tower is 575ft from nearest point of residence

Meets all Village of Kronenwetter's Ordinance requirements and State Statutes

Realtors will give you the answer you want

Appearance, health, safety and property values are all items, the Federal Government through the Telecom Act of 1996, say are not appropriate items to consider.

The FCC provides the areas where cell towers can be placed.

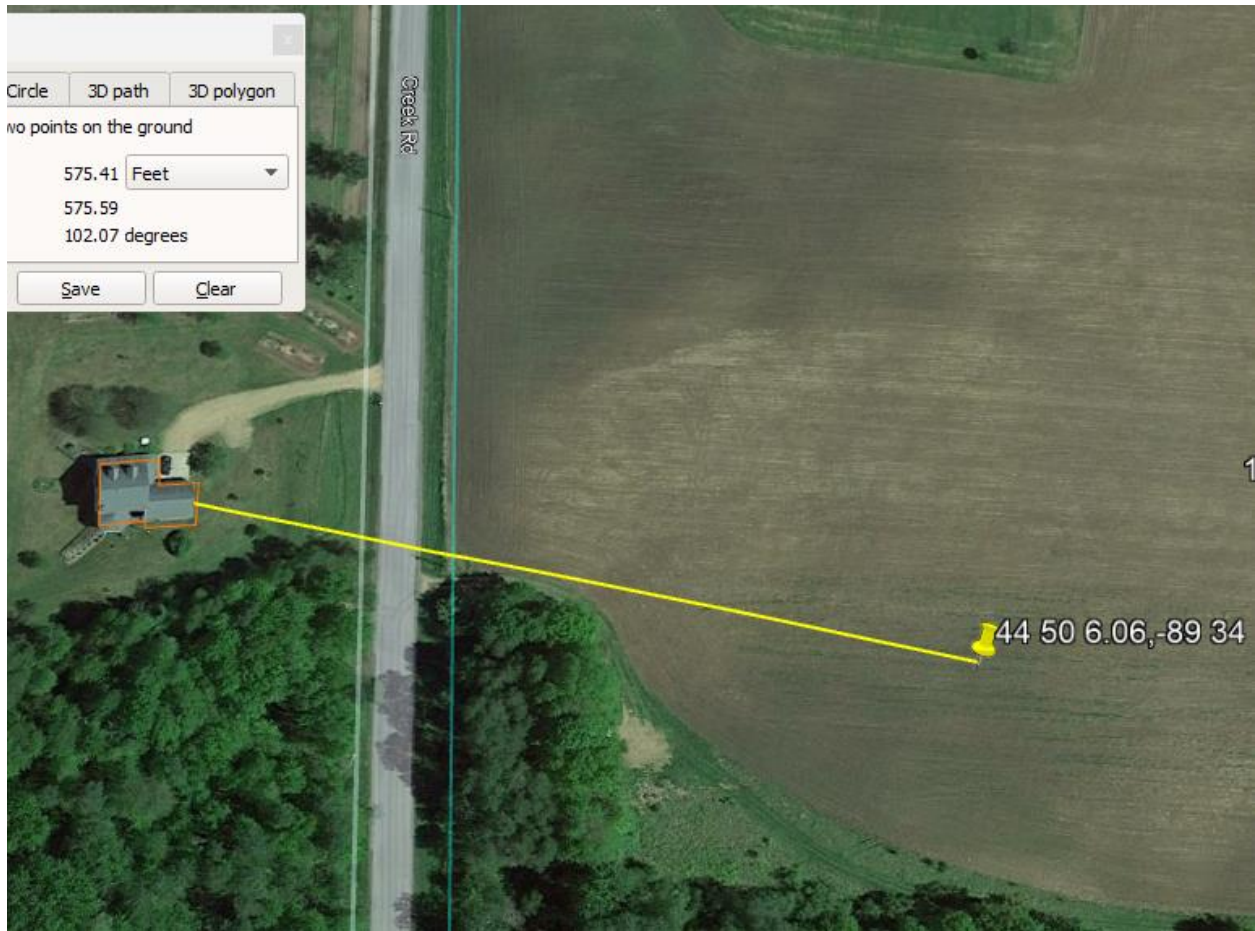
Visual concerns cannot be used to make a decision.

Many people prefer to live next to a tower. It increases their property values. It allows them to work from home.

Alternatives were considered. They looked at two search areas. One area there was no interest and half was wetland. The second area they had three interested parties.

Telecom Act says you cannot discriminate.

Approximate Distance Proposed Creek Road Cell Tower from the Harris Residence



Approximate Location of 16th Road Cell Tower



Other Cell Towers Located in Similar Settings

