

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by The Towers, LLC to construct a new 135'-10" high communication tower at 2219 Sauk Trail Road. UI Zone

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: October 21, 2024

MEETING DATE: October 29, 2024

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes:
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The Tower, LLC is proposing to construct a new 135'-10" high communication tower at 2219 Sauk Trail Road. The applicant states the following about the proposed project:

- The existing use of this space is a grass/gravel area for the current business (Four Seasons Property Service, LLC).
- The proposed use is a cell tower to provide cellular coverage for the City of Sheboygan. Tower and compound are designed for up to 3 total carriers.
- The project includes a new monopole in a new 50'x50' chain link fence compound. Verizon Wireless to collocate on tower and inside compound.
- Antenna center will be at 120'
- Ground equipment located in southwest corner of compound.

The biggest concern with any tower proposal is the potential for collapse and potential life safety issues to adjoining properties and structures. The applicant has provided a fall certification letter from Brandon Sevier, P.E. from B&T Engineering, Inc., stamped by professional engineer Brad Milanowski, that states:

- It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius

of 30' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 30' from the base of the pole.

- It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. The applicant shall obtain all necessary permits/licenses from all required agencies to construct the communications tower, associated mechanical equipment, fencing, paving, etc. as proposed.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. The applicant shall pave the parking and/or access drives that lead to the tower.
4. Applicant shall design the tower based on the engineering documentation that was used concerning the towers design and buckling capabilities.
5. The wireless communication tower and equipment shall be properly maintained.
6. Towers shall have a non-reflective surface and a neutral color that is the same or similar color as the supporting structure to be as visually unobtrusive as possible, or, if required by the FAA, be painted pursuant to the FAA's requirements.
7. If the tower has been discontinued for a period of six consecutive months or longer it is hereby declared "abandoned." If there are two or more users of this wireless telecommunications tower, then this abandonment is not effective until all users cease using this wireless telecommunications tower.
8. Abandoned facilities, as defined in condition 7 above, shall be removed by the property owner within ninety (90) days from date of abandonment. If the wireless telecommunications tower is not removed within said ninety (90) days, the City may remove the wireless telecommunications tower at the property owner's expense.
9. Any future installations and/or providers wishing to collocate on this wireless telecommunications tower or modify existing equipment shall be required to obtain the appropriate collocation permit prior to installation and operation.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.