



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, APRIL 23, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

Chairperson Manager Houseman called the meeting to order at 4:00 pm.

2. Roll call

Plan Commission Members: Chairperson Houseman; Engineer Selle; and Commissioners, Gray and Shull. Also present: City Attorney, City Clerk/Treasurer and Building Inspector.

Council Representative Schultz arrived at 4:05 pm.

Cm. Kessenich and Highfield absent.

3. New Business

a. Public Hearing: Conditional Use Permit relating to a new wireless telecommunications service facility located in the 1500 block of Commonwealth Drive (Draeger)

Inspector Draeger presented the request from the applicant whom has indicated that a lease agreement has been established with the property owner for use of the current vacant property along Commonwealth Drive for a future communication tower use. The property owner will need to provide an affidavit prior to Plan Commission approval, indicating their approval of the application submitted by the potential lessee. The existing property is 0.8 acres, located directly south of Family Dollar, west of Pick n' Save, north of residential apartments, and east of an existing vacant property. There are no existing structures or access points on the site, but stormwater detention areas exist near the northern and western property lines. The stormwater detention in place serves the property to the north. Previously ownership of the adjacent parcel and this one was the same, but has since been sold. The stormwater pond in place should be attached to the north parcel using a quit claim deed or similar, as a condition of Plan Commission approval. The proposed development includes a 193-foot metal communication tower, access drive and Page 3 of 95 utility easement from Commonwealth Drive, and ground-level equipment structures. Additionally, landscaping and fencing surrounding the tower and equipment structures is also proposed.

Chairman Houseman opened the Public Hearing at 4:08 pm.

Julie Baniqued, LCC Telecom Services of Rosemont, Illinois was present on behalf of Tillman Infrastructure Inc

Andrew Flowers, Senior Real Estate Construction Manager with ATT Mobility was present.

Chairman Houseman closed the Public Hearing at 4:12 pm.

Chairman Houseman inquired on the tower on Cloute/Zaffke Street and believed there is space on that tower to add features. Flowers stated ATT needs a tower higher than what is situated at Cloute Street/Zaffke Street. Baniqued replied the Cloute tower is located near the water tower which they had concerns the tower would block and create signal challenges. lowers commented that US Cellular and ATT have different needs for coverage based on their network. Flowers stated he would investigate into the existing tower on Cloute Street.

Engineer Selle asked about the height of the proposed tower. Flowers discussed their requirements based on their network.

Chairperson Houseman inquired on the wood fencing featured. Baniqued replied she could look into options of material.

Engineer Selle asked if the stormwater condition will be met by the owner or lessee. Baniqued was unsure who would meet the condition but would confirm.

Houseman questioned should a property be sold with an existing tower, what would that look like. Flowers stated with a signed lease agreement, if the owner sold the land, the buyer would have to follow the terms of the agreement and any easements.

Cm. Schultz commented on the height as this would be the tallest structure in the City. Baniqued added there is no lighting required on the tower to draw attention to it. They tried to make seamless and fitting as possible.

Engineer Selle asked if they cannot accomodate the 173 feet tall, what are the other options. Flowers added that engineers designed the specific height to their need. They performed a search area and a 190 foot tower was the original estimate however after analyzing, they did not want to build any higher than needed and yet wanted to be conscious of taking care of other entities. Flowers can check into options of a monopole and report back to City staff.

No action was taken.

4. Adjournment

Cm. Gray moved, seconded by Cm. Schultz at 4:34 pm.

Respectfully submitted,
Michelle Ebbert
City Clerk/Treasurer