

THAT THE REQUEST BY NATHAN WARD, REPRESENTING RACINE CELLULAR TELEPHONE COMPANY, TO REPLACE AN EXISTING 120-FOOT TALL LATTICE TOWER WITH A 120-FOOT TALL MONOPOLE TO ACCOMMODATE MOBILE WIRELESS EQUIPMENT FOR VERIZON AND US CELLULAR AT 1301 W. SIXTH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on December 9, 2015, be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- c. That all codes and ordinances be complied with and required permits acquired.
- d. That the structural analysis shall be submitted for review and approval prior to the issuance of building permits.
- e. That any necessary repairs to the fencing within or around the lease area shall be completed, and opaque slats added to all four sides of the fence and gate with a color to be approved by the Department of City Development, prior to issuance of a building permit.
- f. That the existing lease area for the tower shall remain the same and contain all equipment for the tower and wireless communication facilities.
- g. That any request to expand the lease area, or construct any additional base equipment facilities / structures, shall require review and approval by the Plan Commission.
- h. That all issues related to the lease agreement and ingress/egress easement in place with the City shall be rectified with the City Attorney's office prior to issuance of a building permit.
- i. That upon completion of the monopole, the existing lattice tower shall be removed within 90 days of the new tower's start of operation.
- j. That any potential safety or protection risks associated with this replacement tower as identified by the Racine Police Department shall be addressed by the applicant. Requests for modification to plans based on any identified risks shall be brought back to the Plan Commission for review and approval.
- k. That future requests for co-locations for wireless communication infrastructure on the monopole may be reviewed and approved administratively by the Department of City Development pending no modification to the base equipment, lease area, ingress/egress easement, or other major change to the site.
- l. That all wireless communication providers shall report their frequencies to the Racine Emergency Services Department, and provide and maintain with that department a current listing of all frequencies utilized by the facility and the name of a contact in charge of radio frequencies for the operator.
- m. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.