

CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REVIEW COMMENTS AND RECOMMENDATION

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
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AGENDA ITEM NUMBER: 849-17

APPLICANT NAME: Crown Castle on behalf of Sigfox

AGENT NAME: Tina Fedele

ADDRESS OF PROPERTY IN QUESTION: 1828 De Koven Ave.

CURRENT / MOST RECENT USE: Cell Tower

PROPOSED USE: Cell Tower

CURRENT ZONING: I2

PROPOSED ZONING: NA

ATTACHMENTS:

SUMMARY: Tina Fedele of Crown Castle representing Sigfox is requesting a minor amendment to the existing conditional use permit at 1828 De Koven Ave. to allow for new antennae for a new carrier. Sigfox is a new carrier for the site; their equipment is for a low frequency communications network that connects smart appliances allowing for things like air conditioning system to send a notification to a phone if something changes. Site is owned by the City of Racine Redevelopment Authority which leases land to the parent lease holder. The overriding lease allows the current lease holder to sub-lease. Typically, new carriers have a substantial foot print with large antennas and equipment enclosures, all requiring an amended lease to allow for greater ground area. The Sigfox installation does not need additional ground area and the equipment is minimal in size.

DENSITY (114-Article V: Article VII, Div. 5&8)

Existing

SETBACKS (114-Article V: Article VII, Div. 6)

Existing

DRAINAGE (114-739 & Consult Engineering Dept.)

Existing

UTILITIES (114-821 & Consult Engineering and S/W Utility)

Existing

ARCHITECTURE (114-Secs. 735.3 & 736)

The new antennae will be lower than all of the equipment currently on the monopole, the impact of the antennae and equipment will be minimal.

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: NA

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7)

NA

SIGNAGE (114-Article X)

NA

EXTERIOR LIGHTING (114-Sec. 742)

NA

FIRE/POLICE (Consult Fire, Police, and Building Depts.)

NA

OUTSIDE STORAGE (114-Article V & 114-740)

NA

OPERATIONS

HOURS: NA

NUMBER OF EMPLOYEES: FULL TIME: NA PART TIME: NA

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No conditional use shall be recommended by the plan commission unless such commission shall find that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.
This criterion will still be met.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
This criterion will still be met.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
This criterion will still be met.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Adequate utilities, access and drainage are existing.

5. Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.

Adequate measures will be taken.

6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.

The proposed conditional use is not contrary objectives of the current land use plan.

7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

Operated per conditions this criterion will be met.

POSSIBLE ACTIONS

DEFER:

APPROVE: Recommended (SEE NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM TINA FEDELE OF CROWN CASTLE REPRESENTING SIGFOX REQUESTING A MINOR AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT AT 1828 DE KOVEN AVE. TO ALLOW FOR A NEW ANTENNAE FOR A NEW CARRIER BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on August 30, 2017 be approved subject to the conditions contained herein.
- b. That this facility be permitted and operated under the authority and conditions of Common Council Resolution No. 3576 of November 8, 2000, and subsequent amendments, as applicable.
- c. That all codes and ordinances are complied with and required permits acquired.
- d. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- e. That this minor amendment is subject to Plan commission review for compliance with the listed conditions.