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# City of West Allis

## Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
2006-0465	Special Use Permit	In Committee
Special Use Permit for new antennas to be placed on the existing Cingular Wireless lattice tower and new cabinets to be placed on site at 1865 S. 66 St. (Tax Key No. 454-0255-001)		
Introduced: 7/5/2006		Controlling Body: Safety & Development Committee Plan Commission

### COMMITTEE RECOMMENDATION *File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>4/3/07</u>		<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock				
	<input checked="" type="checkbox"/>		Reinke	<input checked="" type="checkbox"/>			
			Sengstock				
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
TOTAL				<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

**PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>APR 03 2007</u>			Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Dobrowski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
TOTAL				<u>10</u>			

**STANDING COMMITTEES OF THE  
CITY OF WEST ALLIS COMMON COUNCIL  
2004**

**ADMINISTRATION & FINANCE**

Chair: Michael J. Czaplewski  
Vice-Chair: Martin J. Weigel  
Gary T. Barczak  
Thomas G. Lajsic  
Rosalie L. Reinke

**PUBLIC WORKS**

Chair: Richard F. Narlock  
Vice-Chair: Linda A. Dobrowski  
Kurt E. Kopplin  
Vincent Vitale  
James W. Sengstock

**SAFETY & DEVELOPMENT**

Chair: Thomas G. Lajsic  
Vice-Chair: Vincent Vitale  
Gary T. Barczak  
Martin J. Weigel  
Rosalie L. Reinke

**LICENSE & HEALTH**

Chair: Kurt E. Kopplin  
Vice-Chair: James W. Sengstock  
Linda A. Dobrowski  
Richard F. Narlock  
Michael J. Czaplewski

**ADVISORY**

Chair: Rosalie L. Reinke  
Vice-Chair: Gary T. Barczak  
Linda A. Dobrowski  
Vincent Vitale  
Martin J. Weigel

## Planning Application Form

City of West Allis □ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214  
414/302-8460 □ 414/302-8401 (Fax) □ <http://www.ci.west-allis.wi.us>

**Applicant or Agent for Applicant**

**Agent is Representing** (Owner/Leasee)

Name Krysten Palko  
Company Richard Connor Riley & Assoc.  
Address 30150 Telegraph Rd, Suite 420  
City Bingham Farms State MI Zip 48025  
Daytime Phone Number (248) 594-9330  
E-mail Address kpalko@rcriley.com  
Fax Number (248) 594-9337  
Project Name/New Company Name (If applicable) WI-1008  
Grossman (USCC)

Agent Address will be used for all official correspondence.

### Property Information

Property Address 1865 S. 66th Street  
Tax Key Number 454-0255-001  
Current Zoning M-1  
Property Owner \_\_\_\_\_  
Property Owner's Address \_\_\_\_\_  
Existing Use of Property Wireless Communications Facility  
Structure Size 150' high Addition replacement  
Construction Cost Estimate: Hard \_\_\_\_\_ Soft \_\_\_\_\_ Total \_\_\_\_\_  
Landscaping Cost Estimate \_\_\_\_\_  
Total Project Cost Estimate: \$38,000.00  
Previous Occupant Cingular Wireless

Name Sherrie St. Charles  
Company Cingular Wireless (Bechtel)  
Address 1933 N. Meacham Rd, Ste. 520  
City Schaumburg State IL Zip 60173  
Daytime Phone Number (847) 303-7071  
E-mail Address sstcharl@bechtel.com  
Fax Number (847) 303-7011

### Application Type and Fee

(Check all that apply)

- ☐ Request for Rezoning: \$500.00 (Public Hearing required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- ☐ Request for Ordinance Amendment \$500.00
- ☒ Special Use: \$500.00 (Public Hearing required)
- ☐ Transitional Use \$500.00 (Public Hearing Required)
- ☐ Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- ☐ Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- ☒ Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- ☐ Site, Landscaping, Architectural Plan Amendments \$100.00
- ☐ Extension of Time: \$250.00
- ☐ Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- ☐ Planned Development District \$1500.00 (Public Hearing required)
- ☐ Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- ☐ Signage Plan Review \$100.00
- ☐ Street or Alley Vacation/Dedication: \$500.00
- ☐ Signage Plan Appeal: \$100.00

### Attach detailed description of proposal.

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the first Friday of the month.

**Attached Plans Include:** (Application is incomplete without required plans, see handout for requirements)

- ☒ Site Plan ☐ Floor Plans ☒ Elevations ☐ Signage Plan ☐ Legal Description ☐ Certified Survey Map
- ☐ Landscaping/Screening Plan ☐ Grading Plan ☐ Utility System Plan ☐ Other \_\_\_\_\_

Applicant or Agent Signature

Krysten Palko

Date:

6/6/06

Subscribed and sworn to me this

6th day of June, 20 06

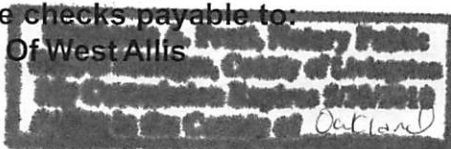
Notary Public:

Stephen Pratt

My Commission:

5/30/10

Please make checks payable to:  
City Of West Allis



**Please do not write in this box**

Application Accepted and Authorized by:

Date:

Meeting Date:

Total Fee:

CC. Steve Schaer

Oper: JSCHILLING  
 Date: 6/14/06 02  
 Type: CC Drawer: 1  
 Receipt no: 42193  
 PZ - PLANNING & ZONING 1 - \$1000.00  
 RICHARD CONNOR RILEY  
 CK CHECK PA 25624  
 Total tendered \$1000.00  
 Total payment \$1000.00  
 Trans date: 6/13/06 Time: 16:42:45



## **CITY OF WEST ALLIS COMMUNICATION FACILITY**

### **PROJECT SUMMARY**

#### **Corporate Structure of Petitioner**

New Cingular Wireless PCS, LLC (Cingular) has operations that are licensed by the Federal Communication Commission (FCC) and regulated by the Federal Aviation Administration (FAA). Its main business is providing wireless communication services to the public in regional markets across the United States, including the State of Wisconsin.

#### **Personal Communications Services**

Personal Communications Services or "PCS" is a family of wireless services that includes voice, advanced messaging and data communications. The FCC uses the term "broadband PCS" to describe portable telephones and high speed data services (such as wireless modems in personal computers), and the term "narrowband PCS" to describe advanced two-way messaging and lower speed data services. Cingular has been awarded a federal license to provide these services in the State of Wisconsin.

The convenience and personal safety benefits of cellular phones and pagers have created a tremendous demand for wireless communication services. Currently in the United States nearly 50 percent of the population owns a wireless phone. In response to this demand, the FCC designated and auctioned radio spectrums across the country for PCS providers to deliver voice, advanced messaging and data communications services. PCS licensees have increased competition with pre-existing cellular and paging services, giving consumers more choices and lower prices.

PCS systems will be built over the next decade in virtually every area of the United States. Indeed, the FCC has mandated that all PCS licensees substantially complete construction of their respective communications systems in an expeditious and timely manner. Like the pre-existing cellular telephone systems currently in place, PCS technology requires a series of low power antennas, each serving a limited geographic area. PCS communications facilities will operate in radio spectrums currently being used by public service agencies, railroads and utilities for their internal communications needs.

#### **Equipment Modification**

As a result of changes and improvements made by Cingular's radio manufacturer, as well as system capacity and performance needs, they will be replacing or adding antennas and related electronic equipment, cables, accessories and any other items necessary to the successful, secure and ongoing operation of its existing wireless communication facility in the City of West Allis. This activity will involve the removal and installation of radios and associated equipment and the subsequent maintenance of the facility.

#### **Description of Property**

The subject parcel is located at 1865 S. 66<sup>th</sup> Street in the City of West Allis. The parcel is zoned M-1 (Manufacturing District) and is currently a Wireless Communications Facility (Lattice Tower). The site is surrounded by railroad tracks to the south and west, 66<sup>th</sup> Street to the east, W. Mitchell Street to the north. Cingular will continue to sublease its current 10' x 20' space in the existing fenced compound. Cingular Wireless currently leases parcel within the existing fenced compound and the requested improvements/modifications will not require any additional lease space.

## **Nature of Request/Zoning Analysis**

Cingular is requesting Modification to an existing Special Use Permit, and any other permits necessary to modify its existing PCS facility at 1865 S. 66<sup>th</sup> Street. The proposed modifications consist of replacing six (6) antennas at the 120' level on the existing lattice tower, and replacing the electronic equipment cabinets placed inside the fenced compound, and adding six (6) new coax lines for use with the new antennas.

Therefore, Cingular's modification of its existing facility will require a modification of its existing Special Use Permit. Further, all setbacks will be complied with and no streets, rights-of-way or easements will be encroached upon.

## **Components and Operations**

Each communication facility consists of various wireless installations, including base station equipment. Once modification of the existing facility is complete and the telephone switching equipment is fine-tuned, visitation to the site by service personnel for routine maintenance will still only occur an average of once a month. The site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security.

Because the communication facility will be unstaffed, there are no regular hours of operation and no impact to existing traffic patterns. Water or sewer services are not required. Ingress and egress is already provided along with parking for service personnel who arrive infrequently to service the site.

## **Compliance With Federal Regulations**

Cingular will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards. In addition, the company will comply with all FAA rules on site location and operation.

PREPARED 6/13/06, 15:14:00  
City of West Allis

PAYMENTS DUE INVOICE  
PROGRAM PZS21L

-----  
PROJECT NUMBER: 06-00002799 CINGULAR WIRELESS - JONAS PROPERTY  
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FEE DESCRIPTION	AMOUNT DUE
-----	
SPECIAL USE APPLICATION	500.00
LEVEL 3 SITE, LS, ARCH REVIEW	500.00
TOTAL DUE	1000.00

Please present this invoice to the cashier with full payment.



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2006-0199**

**Final Action:**

**APR 03 2007**

Resolution relative to determination of Special Use Permit for new antennas to be placed on the existing Cingular Wireless lattice tower and new cabinets to be placed on site at 1865 S. 66 St. (Tax Key No. 454-0255-001).

WHEREAS, John Hickey, d/b/a Richard Connor Riley & Associates. (agent for Cingular Wireless), duly filed with the City Administrative Officer, Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.16, 12.23 and 12.45(2) of the Revised Municipal Code to replace six (6) antennas at the 120-foot level on the existing lattice tower and to construct six (6) new equipment cabinets within the existing 20-foot by 10-foot fenced compound at 1865 S. 66 St.

WHEREAS, after due notice, a public hearing was held by the Common Council on August 1, 2006, at 7:00 p.m. in the Common Council Chamber to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, John Hickey, d/b/a Richard Connor Riley & Associates has principal offices at 7600 S. County Line Rd., Burr Ridge, IL 60527.
2. The applicant will continue to sublease its current 10-foot by 20-foot space in the existing fenced compound at 1865 S. 66 St., West Allis, Milwaukee County, Wisconsin 53214, more particularly described as follows:

All the land of the owner being located in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin, describes as follows:

Parcel 1 of the Certified Survey Map No. 4912, subject to the existing easement.

Tax Key No. 454-0255-001

Said land being located at 1865 S. 66 St.

3. The applicant is proposing to replace six (6) antennas at the 120-foot level on the existing lattice tower and to construct new equipment cabinets within the existing 20-foot by 10-foot fenced compound. Cingular currently subleases this area. New landscaping will be provided around the

perimeter of the fenced compound.

4. The Property is zoned M-1 Manufacturing District under the Zoning Ordinance, which permits collocation/attachment of telecommunication equipment as a special use, pursuant to Section 12.16, 12.23 and Section 12.45(2) of the Revised Municipal Code.

5. The Property is located on the west side of S. 66 St., bordered by W. Mitchell St. to the north and the Union Pacific Railroad to the south. Properties to the north, south and west are zoned manufacturing. Properties to the east are zoned for residential use.

6. The use, value and enjoyment of other property in the surrounding area for permitted uses will not be substantially impaired or diminished by the establishment, maintenance or operation of the special use.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of the John Hickey, d/b/a Richard Connor Riley & Associates, duly filed with the City Administrative Officer, Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.16, 12.23 and 12.45(2) of the Revised Municipal Code to replace six (6) antennas at the 120-foot level on the existing lattice tower and to construct six (6) new equipment cabinets within the existing 20-foot by 10-foot fenced compound at 1865 S. 66 St., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 12.16 of the Revised Municipal Code, so as to permit the issuance of a Special Use Permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site, Landscaping and Architectural . The grant of this Special Use Permit is subject to and conditioned upon a site, landscaping, screening and architectural plan submitted to and approved by the West Allis Plan Commission as provided in Sec. 12.13 of the Revised Municipal Code of the City of West Allis. No alteration or modification of the approved plan shall be permitted without approval by the West Allis Plan Commission.

2. Building Plans and Fire Codes. The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspection and Zoning and by the Fire Department.

3. Equipment Removal. Telecommunication equipment shall be removed from the property if the equipment becomes unusable, outdated, or if the lease expires.

4. Access. The City of West Allis may request access to the lease area for the purpose of attaching communication equipment. The City shall provide a detailed description to John Hickey and Cingular Wireless of all equipment proposed for installation. John Hickey and Cingular Wireless

shall determine the impact of such equipment upon the integrity of the building. Cingular Wireless shall provide the City with a written response to the City's request either allowing the request or providing an explanation for rejecting the request.

5. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

6. Miscellaneous.

A. Applicant is advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicant's compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 12.16 of the Revised Municipal Code.

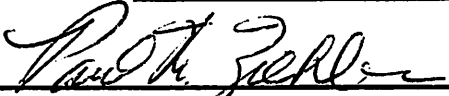
Mailed to applicant on the  
9<sup>th</sup> day of April, 2006 2007

  
Assistant City Clerk

cc: Dept. of Development  
Dept. of Building Inspections and Zoning  
Div. of Planning & Zoning  
ZON-R570\dlm\8-1-06

ADOPTED

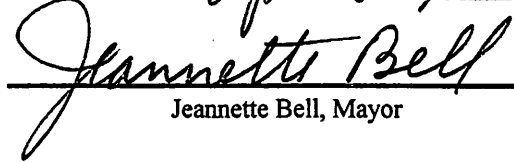
APR 03 2007



Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED

April 5, 2007



Jeannette Bell, Mayor



7525 West Greenfield Avenue  
West Allis, Wisconsin 53214-4648



**CITY CLERK/TREASURER'S OFFICE**

414/302-8200 or 414/302-8207 (Fax)

[www.ci.west-allis.wi.us](http://www.ci.west-allis.wi.us)

**Paul M. Ziehler**

*City Admin. Officer, Clerk/Treasurer*

**Monica Schultz**

*Assistant City Clerk*

**Rosemary West**

*Treasurer's Office Supervisor*

April 9, 2007

Richard Connor Riley & Assoc.  
Krysten Palko  
30150 Telegraph Rd., Ste. 420  
Bingham Farms, MI 48025

Dear Ms. Palko:

On April 3, 2007 the Common Council approved a Resolution relative to determination of Special Use Permit for new antennas to be placed on the existing Cingular Wireless lattice tower and new cabinets to be placed on site at 1865 S. 66 St.

A copy of Resolution No. R-2006-0199 is enclosed.

Sincerely,

Monica Schultz  
Assistant City Clerk

/amn  
enc.

cc: John Stibal  
Ted Atkinson  
Steve Schaer  
Barb Burkee  
Sherrie St.Charles  
John Hickey