

APPROVED

**PLAN COMMISSION MEETING
Town of Troy
April 5, 2018
Hudson Wisconsin 54016**

Members Present: Dan Pearson, Lowell Enerson, Joe Radlinger, Paul Mahler, Jennie Boeder, David Wolf, Jason Kjos (as alternate)

Members Absent: Jan Cuccia

Staff Present: Wendy Sander, Rob Jones

Recording Secretary: Amanda Randall

Others present: Suzanne Van Mele, Ben Fochs

AGENDA:

1. Call to order;
2. Pledge of Allegiance
3. Approve minutes;
4. Public Hearing/Discuss and Recommend-Conditional Use Permit
Applicants: Great Rivers Wireless, LLC (Robert Bliss)
Address: 554 Chinnock Lane
Request: Conditional Use Permit to construct a cell tower
5. Discuss and consider process for future planning of the Commercial Zoning District;
6. Discuss Petition for Direct Annexation by Craig Lee/Scott Lee/Melissa Hortick into the City of Hudson-Parcel #040-1026-30-000 and 040-1025-70-000
7. Building Permits;
8. Committee Reports & Correspondence
9. Adjourn.

AGENDA:

1. Call to order;

Dan Pearson called the meeting of the Troy Plan Commission to order at 7:00 p.m. followed by the Pledge of Allegiance.

2. Approve minutes;

The minutes of the October 5, 2017 Plan Commission were previously distributed.

Paul Mahler moved to approve the minutes of the October 5, 2017 Plan Commission. Jennie Boeder seconded. Motion carried.

3. Public hearing/Discuss and Recommend-Conditional Use Permit for Great Rivers Wireless, LLC at 554 Chinnock Lane

The applicant is requesting a Conditional Use Permit for the construction of a new 250-foot tall communications tower at 554 Chinnock Lane. The property is located north of Chinnock Lane approximately one-quarter mile east of Townsvalley Road. The site has an existing, 375-foot tall communications tower and related accessory buildings and controls. The property is made up of two adjacent lots totaling 7.09 acres and is owned by Great Rivers Wireless. The existing tower was built in 1978 and has reached its structural capacity; it is unable to support additional equipment. The 250 foot height exceeds the 200 foot maximum required in Section 170-T.6. Design and Performance Standards. The Town of Troy Board of Appeals granted a variance for the additional 50 feet of structure height during their March 1, 2018 meeting.

The public hearing opened at 7:04 p.m. Jason Hall spoke on behalf of applicant Robert Bliss of Great Rivers Wireless. He explained that the existing tower is full and AT&T needs to upgrade the site to accommodate equipment for emergency services. This new, second tower would be 40' northeast of the existing tower. There will be no new buildings. A 20 x 60 area will be available for other providers for colocation. He noted that over 50% of wireless traffic in the Town comes from this tower as well as servicing Wisconsin Public Television. They would install a 6' chainlink fence to match the existing fence. One shelter is not fenced but they can fence it if the Commission asks for it. They had an independent agency do an audit of the existing tower and they found it was structurally sound. He doesn't know what the lifespan of the existing tower would be and doesn't see a need for a third tower in the future. There are no state or federal rules on tower inspections but there are federal rules and inspections on paint and lighting.

Wendy Sander explained that Cedar Corp. has been working with Great Rivers on this proposed tower for two years. The 250' height is needed for broadcasting requirements. She noted that Wisconsin State Statute 66.0404 limits the Town's authority on towers but the Town can require conditions such as landscaping and fencing. The FAA governs lighting but the Town could require that lights be synced when flashing.

Rob Jones explained that towers are a Conditional Use in all districts and the Town's ordinance complies with the current State Statute. They applied for the height variance first because they needed the variance to proceed with the application. They have a \$20,000 surety bond with the Town to ensure maintenance of the tower. Cedar Corp. has gone through the application and the proposal appears to meet all standards. The need for other towers in the Town was discussed. There was discussion on adjacent property owners; they have not heard any objections.

The public hearing closed at 7:39 p.m.

The application was discussed as presented. There was discussion on screening options. The new tower is going to be behind the other tower when viewed from the road. Great Rivers can work with Staff on a screening plan. The fencing and syncing of lights was also discussed.

David Wolf moved to recommend to the Town Board approval of the Conditional Use Permit for Great Rivers Wireless, LLC (Robert Bliss) at 554 Chinnock for the construction of a mobile service support structure with the following conditions: that they fence all buildings including the one that isn't currently fenced; provide screening on the road side and provide a landscape plan to be approved by Staff; and coordinate lights to blink together. Paul Mahler seconded. Motion carried.

4. Discuss and consider process for future planning of the Commercial Zoning District;

The Commission has been having an ongoing discussion on future planning on the Commercial district. Rob Jones gave an overview of past discussions regarding development processes, incorporation, PDRs, TIF districts, and boundary agreements. There was discussion on putting together a brochure or packet to give to developers as well as discussion on infrastructure and green space requirements. There was substantial discussion on the process of incorporation and meeting with the state to gauge the Town's chances as well as potential downsides to incorporation. PDRs were briefly discussed; the Commission should have a future discussion on just PDRs. Paul Mahler noted that the Town should look at the code on Conditional Use Permits as the State law has changed. The Commission's consensus is to take a 3-prong approach: move on to the Town Board the idea of meeting with the state; work on a brochure to hand out to developers; and work on the PDR information.

5. Discuss Petition for Direct Annexation by Craig Lee/Scott Lee/Melissa Hortick into the City of Hudson-Parcel #040-1026-30-000 and 040-1025-70-000

The owners of the parcels between the YMCA and the City of Hudson have requested annexation again. The request was previously denied by the City due to the requested density. The City has their own riverway zoning so the City will have the control over these parcels. There was discussion on the dog track development and housing needs. The Town will continue to monitor the annexation request.

6. Building Permits;

Building permits were reviewed.

7. Committee Reports & Correspondence;

Census information was passed out along with information on metallic mining education, an intergovernmental cooperation workshop, and a Kinni watershed forum. There were also a few Riverway applications from the County to review. Dan Pearson thanked Lowell Enerson for his Plan Commission service as he will now be on the Town Board. He also thanked Jason Kjos for filling in as an alternate and noted he will no longer be on the Town Board.

8. Adjourn

Paul Mahler moved to adjourn the meeting of the April 5, 2018 Plan Commission at 8:48 p.m. Lowell Enerson seconded. Motion carried.