



Department of City Development

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

Michael L. Morgan  
Commissioner  
Patrick G. Walsh  
Deputy Commissioner

CPC:MLM:JRH  
File No. 970241

File Reference:

July 2, 1997

To the Honorable Common Council  
Zoning, Neighborhoods and  
Development Committee  
City of Milwaukee

Dear Committee Members:

Attached is File No. 970241 being a substitute ordinance relating to zoning regulations for transmission towers.

This substitute ordinance is intended to implement the "Transmission Tower Policy Statement" adopted by the City Plan Commission and the Common Council on February 17, 1997 and March 21, 1997 respectively. Its primary goal is to specifically require new towers to support multiple antennae or otherwise lead to a reduction in the number of transmission towers in the city, to insure that the base of towers and accessory facilities are better screened from neighbors and to provide setbacks from property lines and habitable buildings. The ordinance also attempts to bring current requirements into line with the type of ordinances being developed nationally to regulate transmission towers. As a result, several definitions have been created or amended, language has been added requiring that unused towers be removed if not used for six months and the height requirements of each zoning district will be used as a basis to determine whether a tower is a permitted, special or prohibited use. A special session with a focus group composed of representatives of the industry was held on June 26, 1997 and resulted in the preparation of several minor modifications included in the attached substitute ordinance.

A public hearing was held on June 30, 1997 at which time two additional issues were brought to the attention of the commission. The issues related to how existing towers which become legal, nonconforming structures under this ordinance would be handled if they wanted to make modifications and to how the history of a company relative to permitting co-locations on their facilities could be made part of the review process.

Since the proposal is consistent with the city's Comprehensive Plan, the City Plan Commission at its regular meeting on June 30, 1997 recommended approval of the attached substitute ordinance which has been modified to include provisions relative to the two issues expressed at the public hearing.

Sincerely,

Michael L. Morgan  
Executive Secretary  
City Plan Commission of Milwaukee