

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, December 19, 2018

Agenda Item 4

Applicant: Northfield Wifi, Agent for the Town of Clifton

Request: Height Exemption for a Proposed Wireless Communication Service Facility.

Background:

Northfield Wifi is seeking a height exemption pursuant to Pierce County Code §240-29D to construct a new Wireless Communication Service Facility (WCSF) exceeding 35' in height in the Town of Clifton. The complete project proposal includes erecting a self-support wireless communication tower with a total height of 100 feet, to improve broadband services in the county.

Issues Pertaining to the Request:

- The proposed WCSF is located in Section 18, T27N, R19W in the Town of Clifton. The property is zoned General Rural Flexible-8. Access to the site is off of County Roads QQ and FF. The Clifton Town Hall is located on the site.
- Adjacent properties are zoned General Rural Flexible-8 and Primary Agriculture. Adjacent land uses are residential and agricultural.
- The proposed structure is a self-support tower with a height of 100 feet. The equipment will be placed below the top of the tower and will not extend above it.
- PCC §240-41C.(3)(d) states, "WCSF Support Structures shall comply with the height requirements of §240-29D."
- PCC §240-29D states, Industrial and commercial structure heights may be granted exemptions by the Land Management Committee, provided that all required setback and yards are increased by not less than one foot for each foot the structure exceeds 35 feet.
- PCC §240-27B addresses county road setbacks and states, "Except as provided in Subsection E, the required setback for all structures fronting on all county highways shall be 100 feet from the centerline of the road or 67 feet from the edge of the right-of-way, whichever is greater."
- To comply with 240-29(D), the 100 foot structure would require a right-of-way setback of 132 feet from County Roads FF and QQ right-of-way; and a side and rear yard setback of 75 feet.
- In the proposed location, the tower is 147 feet from the County Road QQ right-of-way and 127 feet from the nearest side or rear property line.
- PCC §240-88 defines:

SUPPORT STRUCTURE – an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building or other structure.

YARD - A required area on a lot, unoccupied by buildings and open to the sky, extending along a lot line to a specified depth or width.

YARD, REAR - A yard extending along an entire rear lot line from the rear lot line to the depth or width as specified in the yard requirements for the applicable district.

YARD, SIDE - A yard extending along an entire side lot line from the side lot line to the depth or width specified in the yard requirements for the applicable district.

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Recommendation:

Staff recommends the LMC review the proposed WCSF height exemption. Given that the proposed tower location complies with the criteria identified in PCC §240-29D, staff recommends that the LMC grant approval of the height exemption.

Submitted By: Brad Roy
Zoning Administrator

Land Management Committee

Northfield WiFi
(December 19, 2018)
Height Exemption

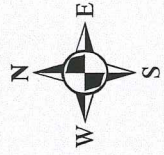
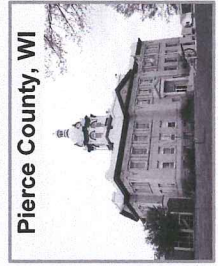
Legend

-  Dwellings
-  WiFi - Parcel
-  Parcels

Zoning

-  General Rural Flexible - 8
-  Primary Agriculture
-  Rural Residential - 8

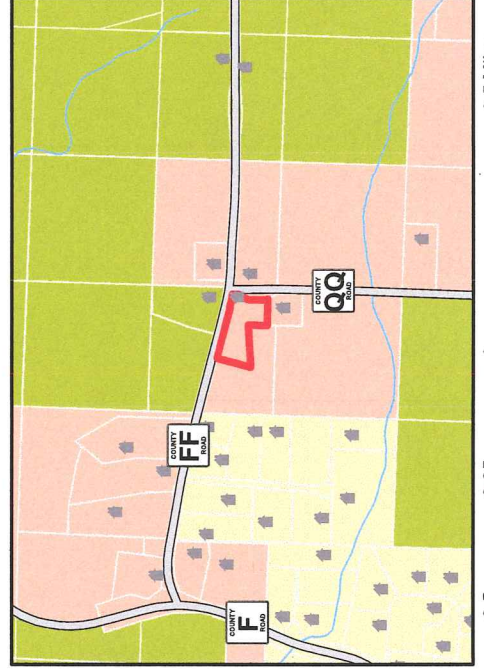
Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management

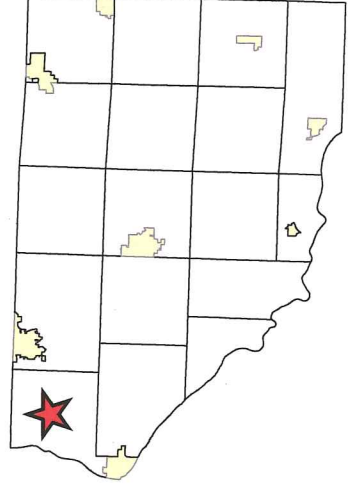


250 125 0 250 Feet



0.5 0.25 0 0.5 Miles

Site Location
W11705 COUNTY RD FF
TOWN OF CLIFTON

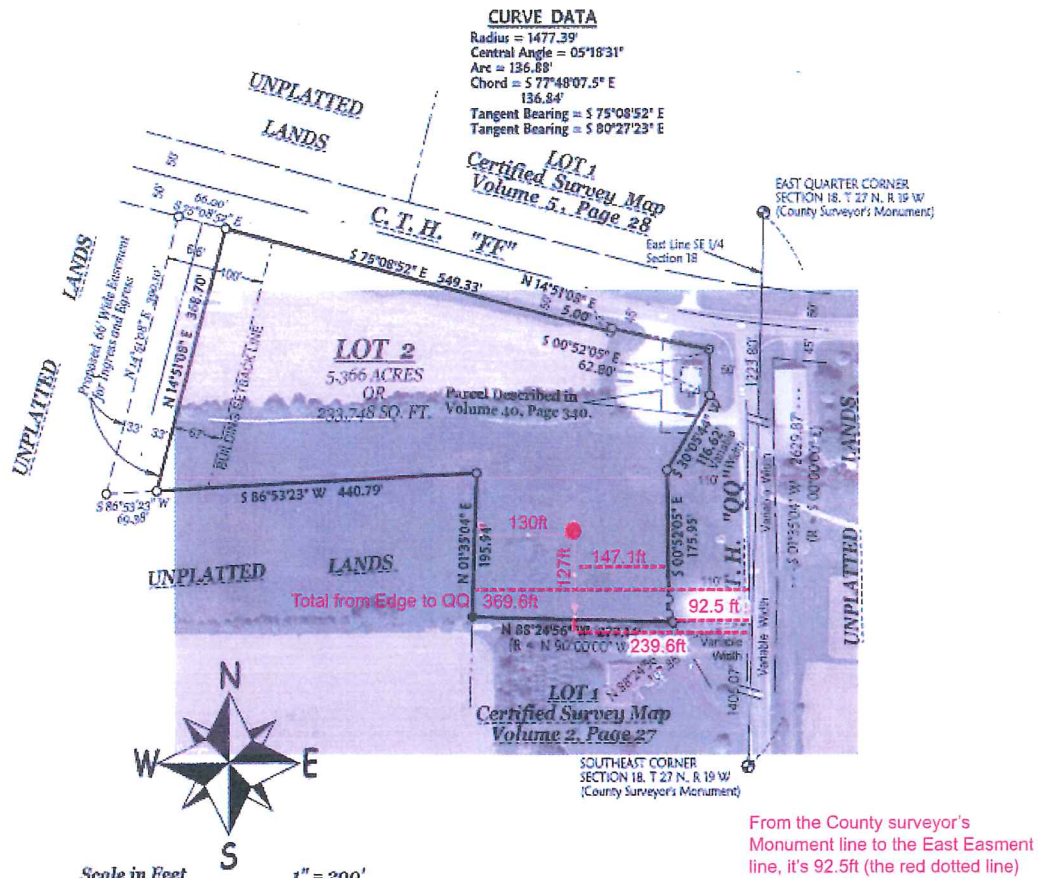


1721

CERTIFIED SURVEY MAP

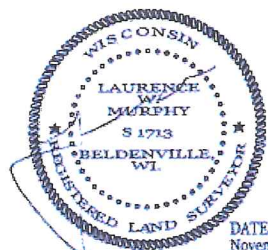
Township of Clifton

Located in the Northeast 1/4 of the Southeast 1/4 of Section 18,
T 27 N, R 19 W, Town of Clifton, Pierce County, Wisconsin



LEGEND

- Indicates 1" O.D. x 18" Iron Pipe Set (Min. Wt. - 1.13 lbs./lin. ft.)
- Found 1" Iron Pipe
- ⊕ Section Corner Monument (as noted)
- (R =) Recorded As



DATED -
November 10, 2004

This Instrument Drafted by Mark W. Peavey

SHEET 1 OF 2