

# MIDDLETON/WESTPORT JOINT ZONING COMMITTEE

## WEDNESDAY, JULY 24, 2019 6:00 P.M.

### DRAFT MINUTES

*These minutes are not final until they are formally approved at a subsequent meeting.  
Meeting materials are available on the City's website: <http://meetings.cityofmiddleton.us/>*

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#### **Call to Order & Roll Call**

Chair Sipsma called the meeting to order at 6:01 p.m. in the Westport Town Hall.

**MEMBERS PRESENT:** Dean Grosskopf, Cyndi Kennedy, Ken Sipsma (Town of Westport); Leif Hubbard, Jennifer Murray, Wayne Pferdehirt (City of Middleton)

**STAFF PRESENT:** Mark Opitz, Tom Wilson

#### **1. Approval of Minutes of 06/19/19 meeting**

**Moved** by Grosskopf, seconded by Hubbard, to approve the minutes with the following correction: The last sentence of Item #5 is to read, "Pferdehirt said he is concerned with allowing a detachment that is unnecessary if the developer meets the schedule for utility improvements."

**Motion carried 6-0.**

#### **2. Initial Consultation, Proposed Rezoning (County A1-Ex to Commercial) and Land Division for Cell Tower and Equipment, AT&T/Ziegler, 6039 CTH K, Middleton ETZ**

Wilson provided an overview of the proposed 190 ft. tower, noting the applicability of Section 10.103 of the City's zoning ordinance (regarding co-location) as well as the need to coordinate with the land owner on her plans for a new residence on her property. He cited the following provisions from the Future Land Use Categories section of the Town's Comprehensive Plan:

8. No new lots shall be created or rezoning approved for commercial uses in Rural Preservation Areas except for agricultural-related businesses.

10. Rezoning of land from the Agricultural Exclusive District (A-1E) to less restrictive districts should be for the least land area feasible and should be limited to the parcel or lot where the land use change is proposed. New non-ag uses should not have an adverse impact on farming practices on adjoining land.

Daniel Kalina (representing SBC, an agent of AT&T) explained that the tower would help AT&T improve its coverage and data flow capacity within approximately a 4.5 to 5 mile radius. He stated that the proposed site was selected because it is near buildings and is the least intrusive part of the property.

Andrew Flowers (AT&T Mobility) added that the pole would also serve FirstNet (first responders) and stated that the location is about 25-30 ft. higher than the nearby tower, which already accommodates three carriers. He spoke about tower spacing, optimal tower height, and reasons for building a new tower instead of seeking colocation. Flowers acknowledged that it is possible that the tower would attract carriers established on the nearby tower although it would cost several \$100,000 for them to move their equipment.

Committee members and staff asked about various aspects of the proposal, including:

- Whether a new tower to the east provide adequate service (Flowers said No)
- Why the existing nearby tower can't be used
- Tower design
- Electricity needs
- Setbacks from lot lines and structures
- Potential impact on creating an additional lot
- Extent of service coverage
- Whether more people in the area are limiting capacity of existing service
- Proximity to the Waunakee Airport; FAA review process

Wilson reviewed the two-step hearing process this application would entail and he spoke about the Town's preference for co-location. No action was taken.

### 3. **Adjournment**

**Moved** by Kennedy, seconded by Murray, to adjourn. **Motion carried** 6-0 and the meeting adjourned at 7:06 p.m.

*Note: These minutes were prepared by Mark Opitz. These minutes are subject to change at a subsequent meeting.*