



Virtual Meeting
Mequon, WI 53092
Phone: 262-236-2903
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www.ci.mequon.wi.us

Department of Community Development

**PLANNING COMMISSION
Policy Subcommittee
Monday, March 8, 2021 at 6:00 PM
Virtual Meeting
AGENDA**

1) **MEETING NOTICE:** Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may join the meeting online or by phone. Please go to <https://global.gotomeeting.com/join/116424117> to join the meeting online or call into the meeting by dialing 1.877.309.2073 and enter access code 116-424-117.

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Department of Community Development at least 2 hours prior to the meeting by email at DCD1@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS will be accepted only from members of the public who register in advance. Registration shall be made by sending an email to at DCD1@ci.mequon.wi.us or by leaving a message at 262.236.2903 no later than 2 hours prior to the meeting.

1. **Call to Order, Roll Call**
2. **Approval of Minutes from January 11, 2021.**
3. **Ulao Creek Residential Cluster Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).**
4. **Amendment to Chapter 58, Zoning Code Related to Regulation of Conditional Use Grants in All Residential Zoning Districts.**
5. **Amendment to Chapter 58, Zoning Code Related to Regulation of Telecommunications.**
6. **Announcements**
The next meeting is Monday, April 12, 2021 at 6:00 p.m.

June Meeting Date Change to June 7th

7. Adjourn

Dated: March 5, 2021

/s/ John Wirth, Chair

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Department of Community Development's Office at 262-236-2903, Monday through Friday, 8:00 AM – 4:30 PM



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Department of Community Development

PLANNING COMMISSION
Policy Subcommittee
Monday, January 11, 2021
6:00 PM
Virtual Meeting

MINUTES

1) Call to Order, Roll Call

Present:

Chair John Wirth
 Alderman Brian Parrish
 Commissioner Gregg Bach
 Commissioner Dan Gentges
 Commissioner Stephanie Hawley
 Commissioner James Schaefer
 Commissioner John Stoker

Mayor Wirth called the meeting to order at 6:00 p.m. and reviewed the teleconference procedures.

Public Comment

Jim Hoffman - stated that he has been closely following the Policy Subcommittee because he owns 15-acres across the street from the hospital as well as because he has been following the development of the city since the 1970s. He stated that he has received a lot of feedback regarding the demand for apartments in this corridor. He stated that due to the water and sewer infrastructure issues regarding cost of construction, some level of a higher density development is going to be required to have a viable, quality product. He requested that the Policy Subcommittee reconsider this type of use be permitted in this location.

He answered a question from the Subcommittee that he believes that senior housing may be difficult in this location as potential developers are not supportive of the proximity to I-43 and that apartments are a better fit as the residents would tend to live there for shorter periods of time. He requests that both uses be allowed.

Attachment: policy Minutes_01.11.21 (6023 : Meeting Minutes from January 11, 2021)

2) Approval of Meeting Minutes from December 7, 2020

Action

Commissioner Stoker made a motion to approve the meeting minutes from December 7, 2020.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Dan Gentges, Commissioner
AYES:	Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

3) Ulao Creek Mixed-Use Zoning Standards

- a) Ulao Creek Mixed-Use Commercial Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).

Dir. Tollefson stated the mixed-use zoning district has been vetted over the past several meetings and there was some final clean up done at the December 7, 2020 meeting with all the proposed modifications now included in the proposed zoning district specifications. Notable modifications include:

- Open Space Requirement of 30%.
- Maximum building size of 25,000 square feet.
- Maximum FAR at 25%.

She reminded the Subcommittee that language was removed regarding assigning the Planning Commission (“PC”) the responsibility to evaluate permitted uses with similar standards to the review standards for Conditional Use Grants (“CUG”). The intent is to move away from subjective standards. This language was removed from all the zoning districts proposed for this corridor and presented to the Subcommittee at this meeting. Additionally, the standard process for evaluating exceptions to any of the technical standards of the district by the PC was modified. It was proposed by the Subcommittee that any applicant seeking an exception, must present two concept plans to the PC; one that shows compliance with all the requirements of the zoning district and a second concept plan showing the exception they are requesting and what gains they would achieve as well as any gains achieved by the city. This process applies to all the zoning districts proposed for approval at this meeting.

Dir. Tollefson stated that there was a motion at the December 7, 2020 meeting to include the word “light” in front of the four manufacturing uses in the Use Table and the prefabricating of buildings as an operational component was removed as allowable from these four uses.

Staff recommends approval tonight and then this would be forwarded to the Planning Commission and the Common Council for approvals.

Dir. Tollefson stated that she did reach out to all the property owners whose property would

receive the Mixed-Use Zoning and several had similar feedback to the comments from Mr. Hoffman. She explained that some expressed concerns regarding the ability for market-rate multiple family uses and requested the provision to allow senior housing. The feedback also questioned allowing academic facilities, student housing and medical offices. Based on the discussions and vetting process of the Subcommittee, Dir. Tollefson was able to explain the reasons that choices were made not to include those uses in this specific area.

Action

Ald. Parrish made a motion to approve the ordinance as written and recommend it to the Planning Commission for approval.

Commissioner Bach seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	Brian Parrish, Alderman
SECONDER:	Greg Bach, Commissioner
AYES:	Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

4) Ulao Creek Senior Housing Zoning Standards

- a) Ulao Creek Senior Housing Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).

Dir. Tollefson stated that there were only a few changes to this proposed zoning district which include:

- Open Space requirement of 30%
- The geographic location was amended to allow for market-rate senior housing without care facilities on the east side of Port Washington Road but not allowed on the two purple areas on the map on the west side of Port Washington Road. (page 48 included in the packet, the parcel immediately north of the hospital and the parcel immediately south of the corner of Pt. Wash. Road and Pioneer Rd. on the west side)

There was some discussion regarding the issue of sewer service and the costs associated with extending it regarding the permitted uses in this area.

The Subcommittee also discussed the difference between market-rate apartments and senior housing without care facilities and which uses they believe should be allowed in this zoning district. There was a lengthy discussion about these uses as well as other multi-family uses. The Subcommittee did not achieve a consensus on which uses to allow.

Action

Commissioner Stoker made a motion to remove the restriction of 55-year-old and older housing and to eliminate single-family housing on the southeast side of Port Washington Road south of Bonniwell to Highland.

Commissioner Hawley seconded the motion.

A roll call vote was taken, vote passed (4-3) (No Votes: Mayor Wirth, Jim Schaefer, Ald. Parrish)

There was discussion after the vote about whether the Common Council would approve of the changes to this proposed ordinance. It was relayed that the Council would most likely not approve this because the Council in general believes that the apartment market is saturated unless it includes the senior care facilities component, traffic concerns as well as public opinion feedback regarding this choice of land use (public opinion feedback is opposed to market rate apartments).

The cost of expanding the sewer infrastructure as well as the projected traffic impact was discussed again.

Action

Ald. Parrish made a motion to add medical office as a permitted use in the southeast quadrant. Commissioner Bach seconded the motion.

Mayor Wirth stated that he will vote against this motion as the intent in creating new zoning districts was to not replicate what already exists on Port Washington Road and he stated that this use is thriving south of Highland Road.

A roll call was taken; vote passed (4-3) (No Votes: Mayor Wirth, Stoker, Hawley)

It was discussed that the standards in the Neighborhood Commercial zoning district will apply.

Action

Ald. Parrish made a motion to include the institutional and public uses from the Ulao Creek Mixed-Use District Chart.

Mayor Wirth seconded the motion.

A voice vote was taken; vote passed (7-0)

Overall, the Policy Subcommittee made four amendments to the proposed ordinance:

- Eliminate single-family housing on the southeast side of Pt. Wash. Rd.
- Remove the restriction of senior residential market-rate housing (55 year and older)
- Add medical office use as a permitted use (building maximum of 25,000 sq. ft.)
- Add institutional and public uses

The vote to adopt the four amendments to the ordinance failed 3-4 (*No Votes: Ald. Parrish, Jim Schaefer, Bach, Mayor Wirth*).

There was discussion regarding the various types of multi-family housing that the Subcommittee believes is the right fit for this zoning district. The general feedback is that a large apartment building is not desired but that multi-family housing for all ages is acceptable.

Action

Mayor Wirth made a motion to pass the ordinance to the Planning Commission with the four amendments. He would like to communicate to the Planning Commission that the Subcommittee ended the discussion in a split decision about what type of multi-family housing should be allowed and he hopes that more information about the economic viability will be made available to the Planning Commission so that the Planning Commission as a whole can make a final recommendation to the Common Council.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED AS AMENDED [7 TO 0]
MOVER:	John Wirth, Chair
SECONDER:	Dan Gentges, Commissioner
AYES:	Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

5) **Ulaos Creek Neighborhood Commercial Zoning Standards**

- a) Ulaos Creek Neighborhood Commercial Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulaos Creek to west and Pioneer Road to north).

Dir. Tollefson stated that all the modifications to incorporate consistency among the varying zoning districts have been made as recommended by the Subcommittee:

- FAR.
- Open Space.
- Exceptions to the technical Standards.
- Removal of the general requirement that the Planning Commission must review these uses as if they were conditional use grants.

Mayor Wirth stated that he will vote no because he is not supportive of the 25,000 sq. ft. building allowance in the Neighborhood Commercial zoning district, although this has been consistently approved by the Policy Subcommittee.

Action

Ald. Parrish made a motion to approve the proposed zoning district ordinance.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (5-2) (No Votes: Mayor Wirth, Jim Schaefer)

RESULT: **APPROVED [5 TO 2]**
MOVER: Brian Parrish, Alderman
SECONDER: Dan Gentges, Commissioner
AYES: Parrish, Bach, Gentges, Hawley, Stoker
NAYS: Wirth, Schaefer

6) Ulao Creek Residential Cluster Zoning Standards

- a) Ulao Creek Residential Cluster Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).

Dir. Tollefson stated that all the modifications to incorporate consistency among the varying zoning districts have been made as recommended by the Subcommittee as well as the change to include that the Oriole Lane neighborhood have a minimum yield lot size of 2-acres.

Action

Commissioner Stoker made a motion to approve the proposed zoning district ordinance.
 Commissioner Hawley seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT: **APPROVED [7 TO 0]**
MOVER: John Stoker, Commissioner
SECONDER: Stephanie Hawley, Commissioner
AYES: Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

7) Land Use Plan and Zoning Map Amendment for Ulao Creek

- a) Land Use Plan and Zoning Map Amendment Zoning Standards for Ulao Creek (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane /Ulao Creek to west and Pioneer Road to north).

Action

Commissioner Gentges made a motion to approve the proposed land use map for Ulao Creek.
 Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (7-0)

RESULT: **APPROVED [7 TO 0]**
MOVER: Dan Gentges, Commisioner
SECONDER: John Stoker, Commissioner
AYES: Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

8) Outdoor Storage Permit Requirements

Dir. Tollefson stated that all the changes recommended by the Subcommittee at the December 7, 2020 meeting have been made including:

- Lot coverage requirement.
- The screening does not have to include materials including masonry consistent with the building, but design and color need to be consistent.
- The screening cannot be lower than 6 feet and no greater than 8 feet in height.

Action

Commissioner Stokers made a motion to approve the outdoor storage permit requirements.

Ald. Parrish seconded the motion.

A voice vote was taken; vote passed (7-0)

RESULT:	APPROVED [7 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Brian Parrish, Alderman
AYES:	Wirth, Parrish, Bach, Gentges, Hawley, Schaefer, Stoker

Dir. Tollefson stated that the City Attorney will review all the approved documents before they are passed along to the Planning Commission for review and approval.

9) Announcements

Next meeting: Monday, February 8, 2021 at 6:00 p.m.

10) Adjourn

Action

Commissioner Stoker made a motion to adjourn the meeting.

Commissioner Gentges seconded the motion.

A voice vote was taken; vote passed (7-0)

Respectfully Submitted,

Kim Tollefson



TO: Planning Commission
FROM: Kim Tollefson, Director of Community Development
DATE: March 8, 2021
SUBJECT: Ulao Creek Residential Cluster Zoning Standards (generally the area bound by I-43 to east, Highland Road to south, Oriole Lane/Ulao Creek to west and Pioneer Road to north).

Background: In January of 2021, the Planning Commission Subcommittee approved four new zoning districts for the Ulao Creek neighborhood. This memo addresses the Single Family zoning district created for area that emphasizes cluster style single-family residential development that will not be served by public sewer. One of the sites recommended to receive this new zoning district is the remainder of the 40 acre property in which the new Ascension medical office is located on at the corner of N. Port Washington Road and Highland Road. This parcel is located within the sewer service area. Due to this, staff recommends additional language regulating lot sizes for any parcel within Ulao Creek served by public sewer. At this time, the parcel located at the corner of Highland Road and Port Washington Road is the only sewer parcel targeted for the proposed Cluster Residential zoning district.

Analysis: The new zoning permits cluster style neighborhoods given the extensive amenities associated with Ulao Creek that should be preserved and leveraged to add qualitative value to any subdivision. Due to the desire for cluster style neighborhoods, the Committee allowed a yield lot size of $\frac{3}{4}$ acre within a minimum lot size for development of 30,000 square feet based on need to serve the site with a private sewage system.

Any parcel with access to public sewer and water could be permitted to develop at greater densities and smaller lot sizes. Recent examples of residential development in the sewer service area include the following:

Central Growth district (bound by Mequon Road, Wauwatosa Road, Donges Bay and Swan Road) allows for the following:

- 1 acre yield lot size
- .33 acre minimum lot size however no more than 50% of the lots shall be less than $\frac{1}{2}$ acre
- 85 foot lot width
- 30 foot front yard, 15 foot interior side yard and 20 foot rear yard

Concord Creek neighborhood (bound by Mequon Road and adjacent to single-family) allows for the following:

- $\frac{3}{4}$ and $\frac{1}{2}$ acre yield lot size
- .23 to 1.0 acre lot sizes
- Varying lot width
- Varying front yard, 15 foot side / rear yard

In addition, the neighboring subdivision located immediately south of Highland Road and west of N Port Washington Road, and within the sewer service area, contains lots ranging from $\frac{1}{2}$ to $\frac{3}{4}$ acres.

Given the site context and success of these neighborhoods in comparison to Ulao Creek's only single-family sewer parcel, staff supports the ability to develop the site as follows given its consistency with the history of the City's residential standards:

- $\frac{1}{2}$ acre yield lot size
- .33 acre minimum lot size however no more than 50% of the lots shall be less than $\frac{1}{2}$ acre
- 85 foot lot width

The following is the updated district chart regarding lot size for the Planning Commission Subcommittee's review.

Table 58-243-1 Lot Dimension and Yard Requirements

Uses	Min. Lot Area	Min. Lot Width	Front Yard	Interior Side / Rear Yard	Corner Side	Lot Coverage	FAR
Port Washington Road Single-Family (S.F.)	3/4 AC	150 ft	50 ft	20 ft	50 ft	20%	n/a
Oriole Lane Single-Family (S.F.)	2 AC	150 ft	50 ft	20 ft	50 ft	20%	n/a
Residential Cluster Developments Served By Public Sewer	15,000 square feet*	85 feet	30 ft	15 ft/ 20 ft	30 feet	20%	n/a
Residential Cluster Developments Served by Private Sewer	30,000 sq. ft.	100 ft	30 ft	15 ft/ 20 ft	30 ft	20%	n/a
All Other Uses	1 AC	150 ft	50 ft	30 ft	50 ft	n/a	25%

*Minimum Lot Area for Residential Cluster Developments Served by Public Sewer. A minimum lot area of 15,000 square feet is permitted; however no more than 50% of the total lots shall be of a lot area of less than .05 acres

Staff Summary:

After discussions with two residential developers, the economic feasibility of the development was questioned based on these proposed standards. The developers expressed an interest in achieving closer to 60 lots through a reduction in the minimum lot size. In assessing the impact of reducing standards, it is likely that side entry garages could not be achieved and there would be lots/homes (rear facades) within close proximity to Port Washington Road and the north property line, adjacent to the hospital. A similar layout exists at Concord Creek along Mequon Road. Keep in mind Concord Creek is otherwise surrounded by residential land uses and not within proximity to an interchange. Two challenges developers have identified for the subject site within Ulao Creek.

Given this feedback, staff has four options for the Policy Subcommittee to consider:

1. Maintain the proposed technical standards which requires 30% open space and results in 40 – 50 (max) lots and gauge the private market response.
2. Reduce the technical standards given the context of the surrounding conditions and developer input.
3. Consider allowing the site to be removed from the sewer service area and maintain the lot sizes for unsewered parcels as stated in the chart.
4. Consider a change in land use for the site.

Staff Recommendation:

Staff recommends amending the lot size chart to address the minimum size for parcels located in Ulao Creek neighborhood that are served by public sewer and would like to see the site maintained with the sewer service area. As currently proposed, it is consistent with standards for other recent single-family residential developments.

TO: Planning Commission
FROM: Jac Zader, Assistant Director Community Development
DATE: March 8, 2021
SUBJECT: Amendment to Chapter 58, Zoning Code Related to Regulation of Conditional Use Grants in All Residential Zoning Districts.

Background:

Back in March of 2018, the Planning Commission set up a subcommittee to look at changes to Conditional Uses in the residential zoning districts. This decision to form the subcommittee was based on recently enacted legislation (2017 Wisconsin Act 67) which among other things, makes significant changes to the rules and requirements regarding conditional use grants. Staff and the subcommittee met several times and came up with a list of recommended changes to the residential section of the zoning code related to conditional uses. This was presented to the Planning Commission in October of 2018. The Commission was supportive of the proposed changes and provided feedback on several of the provisions. It was expected to return to Planning Commission in ordinance form once a final review by staff and the City Attorney was completed. Since it now in front of the PC subcommittee for the first time, the language below provides the history of how we arrived at this point.

There are three separate code sections that are impacted by the proposed changes. Staff has added several definitions as part of this process (see attached). The only change that is substantive in nature is the new definition for Accessory Dwelling Unit. This definition replaces the attached non-income producing living accommodation language. Based on feedback from the subcommittee, use of the accessory dwelling unit is expanded to allow not only relatives of the property owner but to also include the ability to have an in-home caretaker. This was historically allowed in the code but removed due to concerns over the ability to regulate the legitimacy of the need for a caretaker.

In making changes to the conditional use section in the residential districts, staff made changes by one of the following methods:

- Change the use from conditional to permitted (In home daycare)
- Remove the use and effectively make it prohibited (Microbrewery)
- Add specific conditions to the listed conditional use (Guesthouse, ADU's)

Attached are track changes versions of all the residential zoning district for review. At the meeting, staff will discuss the rationale for changes to each of the listed conditional uses. In addition, to the changes made to the residential section of the code, staff also moved some of the uses to the OA (Agricultural Overlay). Attached is a track changes of the OA zoning district. Staff and the Planning Commission believe that some of the uses should be confined to the OA which requires a 10-acre minimum and is typically found in the rural portion of the city.

As part of this process staff tried to identify any existing uses that would become nonconforming based on the changes being proposed. If the proposed changes are acceptable, then additional action is necessary for a few specific sites (see attached list). To be consistent, with other similar uses, the impacted sites will be rezoned to IPS (Institutional).

Staff Recommendation: If the subcommittee is supportive of the proposed changes, the text amendment will be forwarded to Planning Commission and Common Council after a final review by the City Attorney. If the subcommittee is requesting changes to the proposal, staff will bring the changes back for review and approval at the April meeting.

Attachments:

CUG Residential new (XLSX)

Other Issues (DOCX)

Definitions (DOCX)

New Track Changes (DOCX)

Sec._58_265.____OA_agricultural_overlay_district. (DOC)

		R-1	R-1B	R-2	R-2B	R-3	R-4	R-5	R-6	RM
Conditional Use										
1	Commercial outdoor recreational facilities as part of a PUD	x	x	x	x	x	x	x	x	
2	Historically significant structures used a private club or lodge	x	x	x	x	x				
3	Bed and Breakfast	x		x						
3	Guesthouse	x	x	x	x	x				
	Public and or private utility, transmission and distribution lines, poles, and other									
5	accessories	x	x	x	x	x	x	x	x	
6	ADU (Accessory Dwelling Units)	x	x	x	x	x	x			
7	Landscape contracting businesses	x								
	Community living arrangements for nine or more persons in accordance with Wis. Stats.									
8	§ 62.23(7)(i).	x	x	x	x	x	x	x	x	x

Rezone the following parcels to IPS to make conforming

~~Donges Bay School~~

MATC

Unitarian Church

Vessels of Honor 10055 Wauwatosa

St Johns 1600 W Mequon Rd Part of it

Congregation ACC 2233 W Mequon Rd

Congregation AL 2415 W Mequon Rd

NS Jehovah Witnesses 7420 W Donges Bay

These parcels are in the ULAO creek neighborhood. Based on the approved draft ULAO Creek zoning, both uses will become permitted. Director Tollefson has spoken with both property owners.

Lakeside Landscape

Oberndorfer Landscape

Definitions

Kitchen- an area used for the preparation or cooking of food that contains a sink, stove/range/oven/ cooktop and a refrigerator.

Commercial Outdoor Recreational Facility – a facility open to the public or available through membership for the purpose of recreation including but not limited to athletic fields, sport courts, playgrounds, and golf courses.

Attached - when referencing a structure attached to a dwelling, but not when referencing an attached dwelling as defined below, means that (a) the attached structure has interior access to the dwelling at floor level, (b) the distance between the attached structure's two connecting walls with the primary structure is at least 30% of the maximum width of the attached structure but no less than six feet (c) the attached structure and the dwelling have a common roof line or roof connection, and (d) there is a connection between the foundation of the structure and the dwelling.

Accessory Dwelling Unit- A dwelling that is attached to the primary dwelling that is occupied by a relative of the property owner or by someone who is providing caretaking responsibilities to the owner of the property.

Guesthouse – A detached structure with living quarters which is intended for the temporary stay of occasional guests.

Historically Significant Structure – A structure that is listed on the Nation Register of Historic Places or has been designated a local landmark by the Mequon Landmarks Commission.

DIVISION 3. - RESIDENTIAL DISTRICTS

Sec. 58-234. - R-1 rural residential detached district.

- (a) *Purpose.* The R-1 district is intended to provide for large lot single-family detached residential development in rural areas that are not served by public water or sewerage facilities and that are not yet appropriate for development at higher densities. This district shall generally be located within the area designated on the land use plan map as "rural service area."
- (b) *Permitted uses.*
 - (1) Single-family detached dwellings.
 - (2) Animals and animal-related uses specified in division 11 as permitted uses in the R-1 district.
 - (3) Non-commercial greenhouses that do not exceed 150 square feet (This section shall apply to structures constructed after the effective date of the ordinance from which this section is derived.)
 - (4) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).
 - (5) Long-term rental of a structure described in subsection (b)(1).
- (c) *Permitted accessory uses.*
 - (1) Private garages, carports, and paved parking areas shall be allowed provided that no garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Garages and storage structures shall conform to the following:
 - a. Except as otherwise specifically provided below, no more than one principal garage; either attached or detached, shall be permitted on a lot.
 - b. Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area.
 - c. Any property having a residence which was constructed prior to year 2003 with an attached garage in which two full-sized personal automobiles cannot reasonably be stored side-by-side shall be permitted one principal detached garage not to exceed 675 square feet in area, provided no such garage structure shall be sited in front of an existing residence or in such other location as shall unreasonably affect or adversely impact the beauty and general enjoyment of existing residences or adjoining properties.
 - d. Any property may have, in addition to any permissible garage, one detached storage structure not exceeding one percent of the property area or one percent of the property's minimum lot size zoning requirement.
 - e. Properties whose principal use is agricultural shall not be restricted in the number or size of detached storage structures permitted on the property.
 - f. Enclosed vehicular storage space for not more than one vehicle may be rented to persons not resident on the lot, such space being defined as an area not to exceed 300 square feet.
 - (2) Home occupations and professional offices which are clearly incidental to the principal residential use subject to the following:
 - a. The home occupation shall be carried on wholly within the principal residential building or within a building accessory thereto, and only by residents occupying the premises and one additional person not a resident on the premises.
 - b. No article or service shall be sold or offered for sale on the premises.
 - c. The home occupation shall not normally generate customer or client traffic to the residential premises.

- d. Any off-street parking area shall be maintained reasonably dustless, and adequately screened from adjoining residential properties.
 - e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil, or peat moss for commercial purposes.
 - f. The home occupation shall not include outside storage of materials or other operational activity resulting in offensive noise, vibration, smoke, dust, odors, heat, or glare which may create a nuisance or be otherwise incompatible with the surrounding residential area.
- (3) Private outdoor recreational facilities normally accessory to a residential use.
 - (4) Short-term rental of a structure described in subsection (b)(1).
 - (5) In home child day care facilities in accordance with Wis. Stats 66.1017 and 48.65.
- (d) *Conditional uses.*
- (1) Public or private Commercial outdoor recreational facilities as part of a Planned Residential Development.
 - ~~(2) Public and private schools, child day care.~~
 - ~~(3) Churches and religious institutions.~~
 - ~~(4) Public administrative offices and service buildings.~~
 - (5) Historically significant structures used as a Private lodges and or clubs.
 - ~~(6) Commercial use of historically significant structures.~~
 - (7) Country inns (i.e. bed and breakfast facilities) and country restaurants. Bed and breakfast facilities in accordance with WI Stats 97.01 and ATCP 73
- (8) Public and or private utility, transmission and distribution lines, poles, and other accessories provided that when the utility proposes a main inter-city transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff imposed conditions regarding, among other things, effective screening from public view with all season vegetation.
 - (9) Guesthouse subject to, among other things, a living quarters being within a detached accessory building which is located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and shall have no kitchen facilities and not be rented or otherwise used as a separate dwelling. Guesthouse The guest house shall not contain any kitchen facilities and shall not be rented or otherwise used as a separate dwelling.
 - (10) Accessory Dwelling Unit Additional attached non-income producing living accommodation with separate bath and kitchen facilities for relatives of the individual(s) residing in the primary dwelling. The primary dwelling must be owner occupied. The ADU shall be no larger than 40% of the overall area of the primary dwelling (excluding any attached garage) and shall have at least one common entry with the primary dwelling
 - (11) Wholesale greenhouses, wholesale nurseries, wineries, and Landscape contracting businesses. with less than 10 Acres in accordance with the following requirements

1. No outside storage of materials or equipment
2. Must be at least 500 feet from a residential structure
3. No on-site sales of mulch or other related products.

~~(12) Microbreweries.~~

- (13) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i). in accordance with the following requirements:

1. No greater than 2 stories
2. Structure shall comply with Architectural Guidelines for Residential Structures
3. Floor Area Ratio shall not exceed 20%
4. Parking shall be located on the side or rear of the building and shall be offset 30 feet from the property line.

- (e) *Lot size.* The minimum lot size shall have a net area of not less than five acres.
- (f) *Dwelling standards.* Single-family dwellings within the R-1 district shall have a 1,800-square-foot minimum living area measured from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes).
- (g) *Building height.*
- (1) The height of any dwelling unit shall not exceed 42 feet.
 - (2) The height of accessory structures shall not exceed 15 feet.
 - (3) The height of farm structures shall not exceed 60 feet.
- (h) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 300 feet.
- (i) *Minimum building setback.* No building or structure, hereafter erected, shall be placed closer than 100 feet to the ultimate right-of-way line of any public street, road, or highway upon which the subject property abuts.
- (j) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 30 feet to a side or rear lot line. Buildings or structures housing livestock shall not be erected closer than 50 feet to a side or rear lot line.
- (k) *Lot coverage.* Not more than five percent of the lot may be covered by buildings or structures.

(Code 1957, § 3.07(1); Ord. No. 92-767, 8-4-1992; Ord. No. 96-878A, 6-11-1996; Ord. No. 96-890, 6-25-1996; Ord. No. 2001-1008, 3-13-2001; Ord. No. 2001-1017, § V, 5-8-2001; Ord. No. 2003-1066, § I, 8-12-2003; Ord. No. 2005-1132, § I, 3-8-2005; Ord. No. 2005-1143, § 2, 9-13-2005; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 2012-1391, § I, 1-8-2013; Ord. No. 2013-1396, § I[Att.], 4-9-2013; Ord. No. 2014-1417, § I, 4-8-2014; Ord. No. 2014-1430, § I(Att.), 10-14-2014; Ord. No. 2016-1487, § II, 1-10-2017; Ord. No. 2019-1543, Exh. B, 4-9-2019)

Sec. 58-235. - R-1B rural residential detached district.

- (a) *Purpose.* The R-1B district is intended to provide for large lot single-family detached residential development primarily within the area designated on the land use plan map as "rural service area." The district regulations are designed to accommodate homes which will generally be served with private on-site waste facilities.
- (b) *Permitted uses.*
- (1) Single-family detached dwellings.
 - (2) Animals and animal-related uses specified in division 11 as permitted uses in the R-1B district.
 - (3) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).
 - (4) Long-term rental of a structure described in subsection (b)(1).
- (c) *Permitted accessory uses.*
- (1) Private garages, carports, and paved parking areas shall be allowed provided that no garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Garages and storage structures shall conform to the following:
 - a. Except as otherwise specifically provided below, no more than one principal garage; either attached or detached, shall be permitted on a lot.
 - b. Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area.
 - c. Any property having a residence which was constructed prior to year 2003 with an attached garage in which two full-sized personal automobiles cannot reasonably be stored side-by-side shall be permitted one principal detached garage not to exceed 675 square feet in area, provided no such garage structure shall be sited in front of an existing residence or in such other location as shall unreasonably affect or adversely impact the beauty and general enjoyment of existing residences or adjoining properties.
 - d. Any property may have, in addition to any permissible garage, one detached storage structure or guesthouse not exceeding one percent of the property area provided the parcel is not divisible under the current zoning classification. If the parcel is divisible under the current zoning classification, the structure shall not exceed one percent of the property's minimum lot size zoning requirement.
 - e. Enclosed vehicular storage space for not more than one vehicle may be rented to persons not resident on the lot, such space being defined as an area not to exceed 300 square feet.
 - (2) Home occupations and professional offices which are clearly incidental to the principal residential use subject to the following:
 - a. The home occupation shall be carried on wholly within the principal residential building or within a building accessory thereto, and only by residents occupying the premises and one additional person not a resident on the premises.
 - b. No article or service shall be sold or offered for sale on the premises.
 - c. The home occupation shall not normally generate customer or client traffic to the residential premises.
 - d. Any off-street parking area shall be maintained reasonably dustless and adequately screened from adjoining residential properties.
 - e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil, or peat moss for commercial purposes.

- f. The home occupation shall not include outside storage of materials or other operational activity resulting in offensive noise, vibration, smoke, dust, odors, heat or glare which may create a nuisance or be otherwise with the surrounding residential area.

(3) Private outdoor recreational facilities normally accessory to a residential use.

(4) Short-term rental of a structure described in subsection (b)(1).

(5) In home child day care facilities in accordance with Wis. Stats 66.1017 and 48.65.

(d) *Conditional uses.*

(1) Public and private schools, child day care.

(2) Churches and religious institutions.

(3) Historically significant structures used as a private lodges or club. Commercial use of historically significant structures.

(4) Public and or private utility, transmission and distribution lines, poles, and other accessories provided that when the utility proposes a main inter-city transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff imposed conditions regarding, among other things, effective screening from public view with all season vegetation.

(5) Public or private outdoor recreational facilities. Commercial outdoor recreational facilities as part of a Planned Residential Development.

(6) Guesthouse subject to, among other things, a living quarters being within a detached accessory building which is located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and shall have no kitchen facilities and not be rented or otherwise used as a separate dwelling. Guesthouse The guest house shall not contain any kitchen facilities and shall not be rented or otherwise used as a separate dwelling.

(7) Accessory Dwelling Unit Additional attached non-income producing living accommodations with separate bath and kitchen facilities for relatives of the individual(s) residing in the primary dwelling. The primary dwelling must be owner occupied. The ADU shall be no larger than 40% of the overall area of the primary dwelling (excluding any attached garage) and shall have at least one common entry with the primary dwelling

(8) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i). in accordance with the following requirements:

5. No greater than 2 stories

6. Structure shall comply with Architectural Guidelines for Residential Structures

7. Floor Area Ratio shall not exceed 20%

8. Parking shall be located on the side or rear of the building and shall be offset 30 feet from the property line.

- (e) *Lot size.* The minimum lot size shall have an area of not less than 2.5 acres (108,900 square feet) with all or part of the lot being devoted to permitted residential use.
- (f) *Dwelling standards.* Single-family dwellings within the R-1B district shall have a 1,600-square-foot minimum living area measured from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes).
- (g) *Building height.*
 - (1) The height of any dwelling unit shall not exceed 42 feet.
 - (2) The height of accessory structures shall not exceed 15 feet.
- (h) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 200 feet.
- (i) *Minimum building setback.* All structures within the R-1B district shall be set back from the ultimate road right-of-way as follows:
 - (1) Local streets, 50 feet.
 - (2) Expressways-freeways, 200 feet.
 - (3) Primary arterials, 100 feet.
 - (4) Secondary arterials, 80 feet.
 - (5) Local arterials, 70 feet.
- (j) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 25 feet to a side or rear lot line.
- (k) *Lot coverage.* Not more than ten percent of the lot may be covered by buildings or structures.

(Code 1957, § 3.07(2); Ord. No. 92-767, 8-4-1992; Ord. No. 96-878A, 6-11-1996; Ord. No. 96-890, 6-25-1996; Ord. No. 2001-1008, 3-13-2001; Ord. No. 2001-1017, § VI, 5-8-2001; Ord. No. 2003-1066, § II, 8-12-2003; Ord. No. 2005-1132, § II, 3-8-2005; Ord. No. 2005-1143, § 3, 9-13-2005; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 1417, § I, 4-8-2014; Ord. No. 2014-1430, § I(Att.), 10-14-2014; Ord. No. 2015-1445, § I(Att.), 4-14-2015; Ord. No. 2016-1487, § II, 1-10-2017; Ord. No. 2019-1543, Exh. B, 4-9-2019)

Sec. 58-236. - R-2 rural residential detached district.

- (a) *Purpose.* The R-2 district is intended to provide for large lot single-family detached residential development of a semi-rural nature in areas where public water or sewerage facilities are not reasonably available. This district shall generally serve as a transition between the urban and rural service area illustrated on the land use plan map. Additionally, this district is appropriate for development adjacent to rivers, streams, Lake Michigan, and other sensitive environmental areas.
- (b) *Permitted uses.*
 - (1) Single-family detached dwellings.
 - (2) Animals and animal-related uses specified in division 11 as permitted uses in the R-2 district
 - (3) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).
 - (4) Long-term rental of a structure described in subsection (b)(1).
- (c) *Permitted accessory uses.*

- (1) Private garages, carports, and paved parking areas shall be allowed provided that no garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Garages and storage structures shall conform to the following:
 - a. Except as otherwise specifically provided below, no more than one principal garage; either attached or detached, shall be permitted on a lot.
 - b. Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area.
 - c. Any property having a residence which was constructed prior to year 2003 with an attached garage in which two full-sized personal automobiles cannot reasonably be stored side-by-side shall be permitted one principal detached garage not to exceed 675 square feet in area, provided no such garage structure shall be sited in front of an existing residence or in such other location as shall unreasonably affect or adversely impact the beauty and general enjoyment of existing residences or adjoining properties.
 - d. Any property may have, in addition to any permissible garage, one detached storage structure or guesthouse not exceeding one percent of the property area provided the parcel is not divisible under the current zoning classification. If the parcel is divisible under the current zoning classification, the structure shall not exceed one percent of the property's minimum lot size zoning requirement.
 - e. Enclosed vehicular storage space for not more than one vehicle may be rented to persons not resident on the lot, such space being defined as an area not to exceed 300 square feet.
- (2) Home occupations and professional offices which are clearly incidental to the principal residential use subject to the following:
 - a. The home occupation shall be carried on wholly within the principal residential building or within a building accessory thereto, and only by residents occupying the premises and one additional person not a resident on the premises.
 - b. No article or service shall be sold or offered for sale on the premises.
 - c. The home occupation shall not normally generate customer or client traffic to the residential premises.
 - d. Any off-street parking area shall be maintained reasonably dustless, and adequately screened from adjoining residential properties.
 - e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.
 - f. The home occupation shall not include outside storage of materials or other operational activity resulting in offensive noise, vibration, smoke, dust, odors, heat or glare which may create a nuisance or be otherwise incompatible with the surrounding residential area.
- (3) Private outdoor recreational facilities normally accessory to a residential use.
- (4) Short-term rental of a structure described in subsection (b)(1).
- (5) In home child day care facilities in accordance with Wis. Stats 66.1017 and 48.65
- (d) *Conditional uses.*
 - (1) Public or private outdoor recreational facilities. Commercial outdoor recreational facilities as part of a Planned Residential Development.
 - (2) Public and private schools, child day care.
 - (3) Churches and religious institutions.

- (4) ~~Private lodges and clubs.~~
- (5) ~~Commercial use of historically significant structures. Historically significant structures used as a private lodges or club.~~
- (6) ~~Country inns (i.e. bed and breakfast facilities) and country restaurants. Bed and breakfast facilities in accordance with WI Stats 97.01 and ATCP 73~~
- (7) ~~Public and or private utility, transmission and distribution lines, poles, and other accessories provided that when the utility proposes a main inter-city transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff imposed conditions regarding, among other things, effective screening from public view with all season vegetation.~~
- (8) ~~Guesthouse subject to, among other things, living quarters being within a detached accessory building which is located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and shall have no kitchen facilities, and not be rented or otherwise used as a separate dwelling. Guesthouse The guest house shall not contain any kitchen facilities and shall not be rented or otherwise used as a separate dwelling.~~
- (9) ~~Accessory Dwelling Unit Additional attached non-income producing living accommodation with separate bath and kitchen facilities for relatives of the individual(s) residing in the primary dwelling. The primary dwelling must be owner occupied. The ADU shall be no larger than 40% of the overall area of the primary dwelling (excluding any attached garage) and shall have at least one common entry with the primary dwelling~~
- (10) ~~Wholesale greenhouses, wholesale nurseries, and landscape contracting businesses.~~
- (11) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i). in accordance with the following requirements:
 - 9. No greater than 2 stories
 - 10. Structure shall comply with Architectural Guidelines for Residential Structures
 - 11. Floor Area Ratio shall not exceed 20%
 - 12. Parking shall be located on the side or rear of the building and shall be offset 30 feet from the property line.
- (e) *Lot size.* The minimum lot size shall have an area of not less than two acres.
- (f) *Dwelling standards.* Single-family dwellings within the R-2 district shall have a 1,800-square-foot minimum living area measured from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes).
- (g) *Building height.*
 - (1) The height of any dwelling unit shall not exceed 42 feet.

- (2) The height of accessory structures shall not exceed 15 feet.
- (3) The height of farm structures shall not exceed 60 feet.
- (h) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 200 feet.
- (i) *Minimum building setback.* No building or structure, hereafter erected, shall be placed closer than 75 feet to the ultimate right-of-way line of any public street, road, or highway upon which the subject property abuts.
- (j) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 30 feet to a side or rear lot line. Buildings or structures housing livestock shall not be erected closer than 50 feet to a side or rear lot line.
- (k) *Lot coverage.* Not more than ten percent of the lot may be covered by buildings or structures.

(Code 1957, § 3.07(3); Ord. No. 92-767, 8-4-1992; Ord. No. 96-878A, 6-11-1996; Ord. No. 96-890, 6-25-1996; Ord. No. 2001-1008, 3-13-2001; Ord. No. 2001-1017, § VII, 5-8-2001; Ord. No. 2003-1066, § III, 8-12-2003; Ord. No. 2005-1143, § 4, 9-13-2005; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 1417, § I, 4-8-2014; Ord. No. 2014-1430, § I(Att.), 10-14-2014; Ord. No. 2015-1445, § I(Att.), 4-14-2015; Ord. No. 2016-1487, § II, 1-10-2017; Ord. No. 2019-1543, Exh. B, 4-9-2019)

Sec. 58-237. - R-2B suburban residential detached district.

- (a) *Purpose.* The R-2B district is intended to provide for large lot single-family detached residential development primarily within the area designated on the land use plan map as "urban service area." The district regulations are designed to reasonably accommodate large homes which may potentially be served by public sewerage facilities.
- (b) *Permitted uses.*
 - (1) Single-family detached dwellings.
 - (2) Animals and animal-related uses specified in division 11 as permitted uses in the R-2B district.
 - (3) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).
 - (4) Long-term rental of a structure described in subsection (b)(1).
- (c) *Permitted accessory uses.*
 - (1) Private garages, carports, and paved parking areas shall be allowed provided that no garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Garages and storage structures shall conform to the following:
 - a. Except as otherwise specifically provided below, no more than one principal garage; either attached or detached, shall be permitted on a lot.
 - b. Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area.
 - c. Any property having a residence which was constructed prior to year 2003 with an attached garage in which two full-sized personal automobiles cannot reasonably be stored side-by-side shall be permitted one principal detached garage not to exceed 675 square feet in area, provided no such garage structure shall be sited in front of an existing residence or in such other location as shall unreasonably affect or adversely impact the beauty and general enjoyment of existing residences or adjoining properties.

- d. Any property may have, in addition to any permissible garage, one detached storage structure not exceeding one percent of the property area provided the parcel is not divisible under the current zoning classification. If the parcel is divisible under the current zoning classification, the structure shall not exceed one percent of the property's minimum lot size zoning requirement.
- e. Enclosed vehicular storage space for not more than one vehicle may be rented to persons not resident on the lot, such space being defined as an area not to exceed 300 square feet.
- (2) Home occupations and professional offices which are clearly incidental to the principal residential use subject to the following:
 - a. The home occupation shall be carried on wholly within the principal residential building or within a building accessory thereto, and only by residents occupying the premises and one additional person not a resident on the premises.
 - b. No article or service shall be sold or offered for sale on the premises.
 - c. The home occupation shall not normally generate customer or client traffic to the residential premises.
 - d. Any off-street parking area shall be maintained reasonably dustless and adequately screened from adjoining residential properties.
 - e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.
 - f. The home occupation shall not include outside storage of materials or other operational activity resulting in offensive noise, vibration, smoke, dust, odors, heat or glare which may create a nuisance or be otherwise with the surrounding residential area.
- (3) Private outdoor recreational facilities normally accessory to a residential use.
- (4) Short-term rental of a structure described in subsection (b)(1).
- (5) [In home child day care facilities in accordance with Wis. Stats 66.1017 and 48.65](#)

(d) *Conditional uses.*

- (1) ~~Public and private schools, child day care.~~
- (2) ~~Churches and religious institutions.~~
- (3) ~~Commercial use of historically significant structures.~~ [Historically significant structures used as a private lodges or club.](#)
- (4) ~~Public and or private utility, transmission and distribution lines, poles, and other accessories provided that when the utility proposes a main inter-city transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff imposed conditions regarding, among other things, effective screening from public view with all season vegetation.~~
- (5) ~~Public or private outdoor recreational facilities.~~ [Commercial outdoor recreational facilities as part of a Planned Residential Development.](#)

- (6) ~~Accessory Dwelling Unit~~ Additional attached non-income producing living accommodation with separate bath and kitchen facilities for relatives of the individual(s) residing in the primary dwelling. The primary dwelling must be owner occupied. The ADU shall be no larger than 40% of the overall area of the primary dwelling (excluding any attached garage) and shall have at least one common entry with the primary dwelling
- (7) ~~Guesthouse subject to, among other things, living quarters being within a detached accessory building which is located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and shall have no kitchen facilities, and not be rented or otherwise used as a separate dwelling. Guesthouse~~ The guest house shall not contain any kitchen facilities and shall not be rented or otherwise used as a separate dwelling.
- (8) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i). in accordance with the following requirements:
- 13. No greater than 2 stories
 - 14. Structure shall comply with Architectural Guidelines for Residential Structures
 - 15. Floor Area Ratio shall not exceed 20%
 - 16. Parking shall be located on the side or rear of the building and shall be offset 30 feet from the property line.
- (e) *Lot size.* The minimum lot size shall have an area of not less than 1½ acres (65,340 square feet) with all or part of the lot being devoted to permitted residential use.
- (f) *Dwelling standards.* Single-family dwellings within the R-2B district shall have a 1,400-square-foot minimum living area measured from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes).
- (g) *Building height.*
- (1) The height of any dwelling unit shall not exceed 42 feet.
 - (2) The height of accessory structures shall not exceed 15 feet.
- (h) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 175 feet.
- (i) *Minimum building setback.* All structures within the R-2B district shall be set back from the ultimate road right-of-way as follows:
- (1) Local streets, 50 feet.
 - (2) Expressways-freeways, 200 feet.
 - (3) Primary arterials, 100 feet.
 - (4) Secondary arterials, 80 feet.
 - (5) Local arterials, 70 feet.
- (j) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 25 feet to a side or rear lot line.

- (k) *Lot coverage.* Not more than 15 percent of the lot may be covered by buildings or structures.

(Code 1957, § 3.07(4); Ord. No. 92-767, 8-4-1992; Ord. No. 96-878A, 6-11-1996; Ord. No. 96-890, 6-25-1996; Ord. No. 2001-1008, 3-13-2001; Ord. No. 2001-1017, § VIII, 5-8-2001; Ord. No. 2003-1066, § IV, 8-12-2003; Ord. No. 2005-1143, § 5, 9-13-2005; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 2014-1417, § I, 4-8-2014; Ord. No. 2014-1430, § I(Att.), 10-14-2014; Ord. No. 2015-1445, § I(Att.), 4-14-2015; Ord. No. 2016-1487, § II, 1-10-2017; Ord. No. 2019-1543, Exh. B, 4-9-2019)

Sec. 58-238. - R-3 suburban residential detached.

- (a) *Purpose.* The R-3 district is intended to provide for large lot single-family detached residential development primarily within the area designated on the land use plan map as "urban service area." The district regulations are designed to reasonably accommodate large homes which may potentially be served by public sewerage facilities.
- (b) *Permitted uses.*
- (1) Single-family detached dwellings.
 - (2) Animals and animal-related uses specified in division 11 as permitted uses in the R-3 district.
 - (3) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).
 - (4) Long-term rental of a structure described in subsection (b)(1).
- (c) *Permitted accessory uses.*
- (1) Private garages, carports, and paved parking areas shall be allowed provided that no garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Garages and storage structures shall conform to the following:
 - a. Except as otherwise specifically provided below, no more than one principal garage; either attached or detached, shall be permitted on a lot.
 - b. Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area.
 - c. Any property having a residence which was constructed prior to year 2003 with an attached garage in which two full-sized personal automobiles cannot reasonably be stored side-by-side shall be permitted one principal detached garage not to exceed 675 square feet in area, provided no such garage structure shall be sited in front of an existing residence or in such other location as shall unreasonably affect or adversely impact the beauty and general enjoyment of existing residences or adjoining properties.
 - d. Any property may have, in addition to any permissible garage, one detached storage structure or guesthouse not exceeding one percent of the property area provided the parcel is not divisible under the current zoning classification. If the parcel is divisible under the current zoning classification, the structure shall not exceed one percent of the property's minimum lot size zoning requirement.
 - e. Enclosed vehicular storage space for not more than one vehicle may be rented to persons not resident on the lot, such space being defined as an area not to exceed 300 square feet.
 - (2) Home occupations and professional offices which are clearly incidental to the principal residential use subject to the following:
 - a. The home occupation shall be carried on wholly within the principal residential building or within a building accessory thereto, and only by residents occupying the premises and one additional person not a resident on the premises.

- b. No article or service shall be sold or offered for sale on the premises.
 - c. The home occupation shall not normally generate customer or client traffic to the residential premises.
 - d. Any off-street parking area shall be maintained reasonably dustless and adequately screened from adjoining residential properties.
 - e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.
 - f. The home occupation shall not include outside storage of materials or other operational activity resulting in offensive noise, vibration, smoke, dust, odors, heat or glare which may create a nuisance or be otherwise with the surrounding residential area.
- (3) Private outdoor recreational facilities normally accessory to a residential use.
 - (4) Short-term rental of a structure described in subsection (b)(1).
 - (5) In home child day care facilities in accordance with Wis. Stats 66.1017 and 48.65

(d) *Conditional uses.*

- (1) ~~Public and private schools, child day care.~~
- (2) ~~Churches and religious institutions.~~
- (3) ~~Commercial use of historically significant structures. Historically significant structures used as a private lodges or club.~~
- (4) ~~Public and or private utility, transmission and distribution lines, poles, and other accessories provided that when the utility proposes a main inter-city transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff imposed conditions in section 58-238 regarding, among other things, effective screening from public view with all season vegetation.~~
- (5) ~~Public or private outdoor recreational facilities. Commercial outdoor recreational facilities as part of a Planned Residential Development.~~
- (6) ~~Accessory Dwelling Unit Additional attached non-income producing living accommodation with separate bath and kitchen facilities for relatives of the individual(s) residing in the primary dwelling. The primary dwelling must be owner occupied. The ADU shall be no larger than 40% of the overall area of the primary dwelling (excluding any attached garage) and shall have at least one common entry with the primary dwelling~~
- (7) ~~Guesthouse subject to, among other things, living quarters being within a detached accessory building which is located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and shall have no kitchen facilities, and not be rented or otherwise used as a separate dwelling. Guesthouse The guest house shall not contain any kitchen facilities and shall not be rented or otherwise used as a separate dwelling.~~
- (8) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i). in accordance with the following requirements:

17. No greater than 2 stories

18. Structure shall comply with Architectural Guidelines for Residential Structures

19. Floor Area Ratio shall not exceed 20%

20. Parking shall be located on the side or rear of the building and shall be offset 30 feet from the property line.

- (e) *Lot size.* The minimum lot size shall have an area of not less than one acre (43,560 square feet) with all or part of the lot being devoted to permitted residential use.
- (f) *Dwelling standards.* Single-family dwellings within the R-3 district shall have a 1,800-square-foot minimum living area measured from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes).
- (g) *Building height.*
 - (1) The height of any dwelling unit shall not exceed 42 feet.
 - (2) The height of accessory structures shall not exceed 15 feet.
- (h) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 150 feet.
- (i) *Minimum building setback.* All structures within the R-3 district shall be set back from the ultimate road right-of-way as follows:
 - (1) Local streets, 50 feet.
 - (2) Expressways-freeways, 200 feet.
 - (3) Primary arterials, 100 feet.
 - (4) Secondary arterials, 80 feet.
 - (5) Local arterials, 70 feet.
- (j) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 20 feet to a side or rear lot line.
- (k) *Lot coverage.* Not more than 15 percent of the lot may be covered by buildings or structures.

(Code 1957, § 3.07(5); Ord. No. 92-767, 8-4-1992; Ord. No. 96-878A, 6-11-1996; Ord. No. 96-890, 6-25-1996; Ord. No. 2001-1008, 3-13-2001; Ord. No. 2001-1017, § IX, 5-8-2001; Ord. No. 2003-1066, § V, 8-12-2003; Ord. No. 2005-1132, § III, 3-8-2005; Ord. No. 2005-1143, § 6, 9-13-2005; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 2014-1417, § I, 4-8-2014; Ord. No. 2014-1430, § I(Att.), 10-14-2014; Ord. No. 2015-1445, § I(Att.), 4-14-2015; Ord. No. 2016-1487, § II, 1-10-2017; Ord. No. 2019-1543, Exh. B, 4-9-2019)

Sec. 58-239. - R-4 suburban residential detached district.

- (a) *Purpose.* The R-4 district is intended to provide for medium sized lot single-family detached residential development within the area designated on the land use plan map as "urban service area." The district regulations are designed to accommodate moderately large homes in a manner which efficiently utilizes potential public water and sewerage facilities.

(b) *Permitted uses.*

- (1) Single-family detached dwellings.
- (2) Animals and animal-related uses specified in division 11 as permitted uses in the R-4 district.
- (3) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).
- (4) Long-term rental of a structure described in subsection (b)(1).

(c) *Permitted accessory uses.*

- (1) Private garages, carports, and paved parking areas shall be allowed provided that no garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Garages and storage structures shall conform to the following:
 - a. Except as otherwise specifically provided below, no more than one principal garage; either attached or detached, shall be permitted on a lot.
 - b. Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area.
 - c. Any property having a residence which was constructed prior to year 2003 with an attached garage in which two full-sized personal automobiles cannot reasonably be stored side-by-side shall be permitted one principal detached garage not to exceed 675 square feet in area, provided no such garage structure shall be sited in front of an existing residence or in such other location as shall unreasonably affect or adversely impact the beauty and general enjoyment of existing residences or adjoining properties.
 - d. Any property may have, in addition to any permissible garage, one detached storage structure not exceeding one percent of the property area provided the parcel is not divisible under the current zoning classification. If the parcel is divisible under the current zoning classification, the structure shall not exceed one percent of the property's minimum lot size zoning requirement.
 - e. Enclosed vehicular storage space for not more than one vehicle may be rented to persons not resident on the lot, such space being defined as an area not to exceed 300 square feet.
- (2) Home occupations and professional offices which are clearly incidental to the principal residential use subject to the following:
 - a. The home occupation shall be carried on wholly within the principal residential building or within a building accessory thereto, and only by residents occupying the premises and one additional person not a resident on the premises.
 - b. No article or service shall be sold or offered for sale on the premises.
 - c. The home occupation shall not normally generate customer or client traffic to the residential premises.
 - d. Any off-street parking area shall be maintained reasonably dustless and adequately screened from adjoining residential properties.
 - e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.
 - f. The home occupation shall not include outside storage of materials or other operational activity due to offensive noise, vibration, smoke, dust, odors, heat or glare which may create a nuisance or be otherwise with the surrounding residential area.
- (3) Private outdoor recreational facilities normally accessory to a residential use.
- (4) Short-term rental of a structure described in subsection (b)(1).

(5) In home child day care facilities in accordance with Wis. Stats 66.1017 and 48.65

(d) *Conditional uses.*

- (1) ~~Public and private schools, child day care.~~
- (2) ~~Churches and religious institutions.~~
- (3) ~~Public and or private utility, transmission and distribution lines, poles, and other accessories provided that when the utility proposes a main inter-city transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff imposed conditions of section 58-238 regarding, among other things, effective screening from public view with all season vegetation.~~
- (4) Accessory Dwelling Unit Additional attached non-income producing living accommodation with separate baths and kitchen facilities for relatives of the individual(s) residing in the primary dwelling. The primary dwelling must be owner occupied. The ADU shall be no larger than 40% of the overall area of the primary dwelling (excluding any attached garage) and shall have at least one common entry with the primary dwelling
- (5) ~~Public or private outdoor recreational facilities.~~ Commercial outdoor recreational facilities as part of a Planned Residential Development.
- (6) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i). in accordance with the following requirements:
 21. No greater than 2 stories
 22. Structure shall comply with Architectural Guidelines for Residential Structures
 23. Floor Area Ratio shall not exceed 20%
 24. Parking shall be located on the side or rear of the building and shall be offset 30 feet from the property line.

- (e) *Lot size.* The minimum lot size shall have an area of not less than three-fourths acre (32,670 square feet) with all or part of the lot being devoted to permitted residential use.
- (f) *Dwelling standards.* Single-family dwellings within the R-4 district shall have a 1,600 square foot minimum living area measured from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes).
- (g) *Building height.*
 - (1) The height of any dwelling unit shall not exceed 42 feet.
 - (2) The height of accessory structures shall not exceed 15 feet.
- (h) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 130 feet.

- (i) *Minimum building setback.* All structures within the R-4 district shall be set back from the ultimate road right-of-way as follows:
 - (1) Local streets, 50 feet.
 - (2) Expressways-freeways, 200 feet.
 - (3) Primary arterials, 100 feet.
 - (4) Secondary arterials, 80 feet.
 - (5) Local arterials, 70 feet.
- (j) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 20 feet to a side or rear lot line.
- (k) *Lot coverage.* Not more than 15 percent of the lot may be covered by buildings or structures.

(Code 1957, § 3.07(6); Ord. No. 92-767, 8-4-1992; Ord. No. 96-878A, 6-11-1996; Ord. No. 96-890, 6-25-1996; Ord. No. 2001-1008, 3-13-2001; Ord. No. 2001-1017, § X, 5-8-2001; Ord. No. 2003-1066, § VI, 8-12-2003; Ord. No. 2005-1132, § IV, 3-8-2005; Ord. No. 2005-1143, § 7, 9-13-2005; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 2014-1417, § I, 4-8-2014; Ord. No. 2014-1430, § I(Att.), 10-14-2014; Ord. No. 2015-1445, § I(Att.), 4-14-2015; Ord. No. 2016-1487, § II, 1-10-2017; Ord. No. 2019-1543, Exh. B, 4-9-2019)

Sec. 58-240. - R-5 suburban residential detached district.

- (a) *Purpose.* The R-5 district is intended to provide for relatively small lot single-family detached residential development within the area designated on the land use plan map as "urban service area." The district regulations are designed to accommodate specialized housing needs characteristic of reduced lot and home size.
- (b) *Permitted uses.*
 - (1) Single-family detached homes.
 - (2) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).
 - (3) Long-term rental of a structure described in subsection (b)(1).
- (c) *Permitted accessory uses.*
 - (1) Private garages, carports, and paved parking areas shall be allowed provided that no garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Garages and storage structures shall conform to the following:
 - a. Except as otherwise specifically provided below, no more than one principal garage; either attached or detached, shall be permitted on a lot.
 - b. Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area.
 - c. Any property having a residence which was constructed prior to year 2003 with an attached garage in which two full-sized personal automobiles cannot reasonably be stored side-by-side shall be permitted one principal detached garage not to exceed 675 square feet in area, provided no such garage structure shall be sited in front of an existing residence or in such other location as shall unreasonably affect or adversely impact the beauty and general enjoyment of existing residences or adjoining properties.
 - d. Any property may have, in addition to any permissible garage, one detached storage structure not exceeding one percent of the property area provided the parcel is not divisible

under the current zoning classification. If the parcel is divisible under the current zoning classification, the structure shall not exceed one percent of the property's minimum lot size zoning requirement.

- e. Enclosed vehicular storage space for not more than one vehicle may be rented to persons not resident on the lot, such space being defined as an area not to exceed 300 square feet.
- (2) Home occupations and professional offices which are clearly incidental to the principal residential use subject to the following:
 - a. The home occupation shall be carried on wholly within the principal residential building or within a building accessory thereto and only by residents occupying the premises and one additional person not a resident on the premises.
 - b. No article or service shall be sold or offered for sale on the premises.
 - c. The home occupation shall not normally generate customer or client traffic to the residential premises.
 - d. Any off-street parking area shall be maintained reasonably dustless and adequately screened from adjoining residential properties.
 - e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.
 - f. The home occupation shall not include outside storage of materials or other operational activity due to offensive noise, vibration, smoke, dust, odors, heat or glare which may create a nuisance or be otherwise with the surrounding residential area.
- (3) Private outdoor recreational facilities normally accessory to a residential use.
- (4) Short-term rental of a structure described in subsection (b)(1).
- (5) [In home child day care facilities in accordance with Wis. Stats 66.1017 and 48.65](#)

(d) *Conditional uses.*

- (1) ~~Public and private schools, and child day care.~~
- (2) ~~Churches and religious institutions.~~
- (3) ~~Public and or private utility, transmission and distribution lines, poles, and other accessories provided that when the utility proposes a main inter-city transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff imposed conditions regarding, among other things, effective screening from public view with all season vegetation.~~
- (4) ~~Public or private outdoor recreational facilities.~~ [Commercial outdoor recreational facilities as part of a Planned Residential Development.](#)
- (5) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i). [in accordance with the following requirements:](#)
 - [25. No greater than 2 stories](#)
 - [26. Structure shall comply with Architectural Guidelines for Residential Structures](#)

27. Floor Area Ratio shall not exceed 20%

28. Parking shall be located on the side or rear of the building and shall be offset 30 feet from the property line.

- (e) *Lot size.* The minimum lot size shall have an area of not less than one-half acre (21,780 square feet) with all or part of the lot being devoted to permitted residential use.
- (f) *Dwelling standards.* Single-family dwellings within the R-5 district shall have a 1,400-square-foot minimum living area from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes).
- (g) *Building height.*
 - (1) The height of any dwelling unit shall not exceed 42 feet.
 - (2) The height of accessory structures shall not exceed 15 feet.
- (h) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 120 feet.
- (i) *Minimum building setback.* All structures within the R-5 district shall be set back from the ultimate road right-of-way as follows:
 - (1) Local streets, 50 feet.
 - (2) Expressways-freeways, 100 feet.
 - (3) Primary arterials, 100 feet.
 - (4) Secondary arterials, 80 feet.
 - (5) Local arterials, 70 feet.
- (j) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 20 feet to a side or rear lot line.
- (k) *Lot coverage.* Not more than 20 percent of the lot may be covered by buildings or structures.

(Code 1957, § 3.07(7); Ord. No. 96-890, 6-25-1996; Ord. No. 2001-1008, 3-13-2001; Ord. No. 2001-1017, § XI, 5-8-2001; Ord. No. 2003-1066, § VII, 8-12-2003; Ord. No. 2005-1143, § 8, 9-13-2005; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 2014-1417, § I, 4-8-2014; Ord. No. 2015-1445, § I(Att.), 4-14-2015; Ord. No. 2016-1487, § II, 1-10-2017)

Sec. 58-241. - R-6 suburban residential attached district.

- (a) *Purpose.* The R-6 district is intended to provide for high quality medium density single-family attached residential development within the areas designated on the land use plan map as "single-family attached."
- (b) *Permitted uses.* (Subject to planning commission approval of the building, site and operational plans.)
 - (1) Single-family attached dwellings in building groups of at least two but no more than four dwelling units per building.
 - (2) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).

- (c) *Permitted accessory uses.* (Subject to planning commission approval of the building, site and operational plans.)
- (1) Private garages and paved parking areas, provided that no such garage shall be erected prior to the erection of the principal building to which it is accessory.
 - (2) Home occupations as permitted in the single-family detached zoning districts. (No signs allowed.)
 - (3) Private residential outdoor recreational facilities in accordance with section 58-171.
- (d) *Conditional uses.*
- (1) ~~Public or private outdoor recreational facilities.~~ Commercial outdoor recreational facilities as part of a Planned Residential Development.
 - (2) ~~Public and or private utility, transmission and distribution lines, poles, and other accessories provided that when the utility proposes a main inter-city transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff imposed conditions in section 58-238 regarding, among other things, effective screening from public view with all season vegetation.~~
 - (3) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i). in accordance with the following requirements:
 29. No greater than 2 stories
 30. Structure shall comply with Architectural Guidelines for Residential Structures
 31. Floor Area Ratio shall not exceed 20%
 32. Parking shall be located on the side or rear of the building and shall be offset 30 feet from the property line.
- (e) *Lot size.* The minimum lot size shall have an area of not less than one acre.
- (f) *Density.* The maximum allowed density shall be four units per acre.
- (g) *Dwelling standards.* Minimum required floor area of each dwelling unit.
- (1) One-bedroom units, 1,000 square feet.
 - (2) Two-bedroom units, 1,200 square feet.
 - (3) Three-bedroom units, 1,400 square feet.
- (h) *Building height.*
- (1) The height of the principal structure shall not exceed 42 feet.
 - (2) The height of accessory structures shall not exceed 15 feet.
- (i) *Minimum building setback.* All structures within the R-6 district shall be set back from the ultimate road right-of-way as follows:
- (1) Local streets 50, feet.
 - (2) Expressways-freeways, 100 feet.

- (3) Primary arterials, 100 feet.
- (4) Secondary arterials, 80 feet.
- (5) Local arterials, 70 feet.
- (j) *Minimum building setback.* No building or structure, hereafter erected, shall be placed closer than 20 feet to a side lot line and 35 feet to a rear lot line.
- (k) *Lot coverage.* Not more than 30 percent of the lot may be covered by buildings, structures and paved area.
- (l) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 150 feet.

(Code 1957, § 3.07(8); Ord. No. 96-890, 6-25-1996; Ord. No. 2001-1008, 3-13-2001; Ord. No. 2001-1017, § XII, 5-8-2001; Ord. No. 2005-1143, § 9, 9-13-2005; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 2014-1417, § I, 4-8-2014)

Sec. 58-242. - RM multiple-family residential district.

- (a) *Purpose.* The RM district is intended to provide for high quality, low density multiple-family development within the areas designated on the land use plan map as "multi-family."
- (b) *Permitted uses.* (Subject to planning commission approval of the building, site and operational plans.)
 - (1) Apartment dwellings with no more than eight units per building.
 - (2) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).
 - (3) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i).
- (c) *Permitted accessory uses.* (Subject to planning commission approval of the building, site and operational plans.) Any accessory use permitted in the R-6 district.
- (d) *Conditional uses.*
 - (1) ~~Any conditional use permitted in the R-6 district.~~
 - (2) Community living arrangements for 16 or more persons in accordance with Wis. Stats. § 62.23(7)(i). in accordance with the following requirements:
 - 33. No greater than 2 stories
 - 34. Structure shall comply with Architectural Guidelines for Residential Structures
 - 35. Floor Area Ratio shall not exceed 20%
 - 36. Parking shall be located on the side or rear of the building and shall be offset 30 feet from the property line.
- (e) *Lot size.* The minimum required area per dwelling unit shall be calculated as follows:
 - (1) One-bedroom units, 6,000 square feet (i.e., 7.26 units per acre).

- (2) Two-bedroom units, 7,000 square feet (i.e., 6.2 units per acre).
- (3) Three-bedroom units, 10,000 square feet (i.e., 4.35 units per acre).
- (f) *Dwelling standards.* Minimum required floor area of each dwelling unit.
 - (1) One-bedroom units, 900 square feet.
 - (2) Two-bedroom units, 1,100 square feet.
 - (3) Three-bedroom units, 1,300 square feet.
- (g) *Building height.*
 - (1) The height of principal structures shall not exceed 42 feet.
 - (2) The height of accessory structures shall not exceed 15 feet.
- (h) *Minimum building setback.* All structures within the RM district shall be set back from the ultimate road right-of-way as follows:
 - (1) Local streets, 50 feet (planning commission may vary to no less than 25 feet).
 - (2) Expressways-freeways, 100 feet.
 - (3) Primary arterials, 100 feet.
 - (4) Secondary arterials, 80 feet.
 - (5) Local arterials, 70 feet.
- (i) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 15 feet to a side or rear lot line.
- (j) *Lot coverage.* Not more than 30 percent of the lot may be covered by buildings, structures and paved area.
- (k) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 150 feet.
- (l) *Parking requirements.* Minimum required enclosed parking spaces:
 - (1) One-bedroom units, 1.75 parking spaces.
 - (2) Two-bedroom units, 2.00 parking spaces.
 - (3) Three-bedroom units, 2.00 parking spaces.
- (m) *Off-street parking ratios.* Off-street parking ratios for guest parking shall be provided at the rate of one space for every two dwelling units, but no less than four spaces per development.

(Code 1957, § 3.07(9); Ord. No. 2005-1143, § 10, 9-13-2005; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 2014-1417, § I, 4-8-2014)

Secs. 58-243—58-262. - Reserved.

Sec. 58-265. - OA agricultural overlay district.

- (a) *Purpose.* The OA agricultural overlay district is intended to provide for, maintain, preserve, and enhance agricultural lands. The purposes of the district are to:
- (1) Protect and encourage the continuation of existing farm operations.
 - (2) Minimize conflicts between farm and non-farm uses.
- (b) *Permitted uses .*
- (1) Any use by right in the underlying base district.
 - (2) All uses commonly classified as agriculture, horticulture, or forestry, including crop and tree farming, truck farming, gardening, nursery operation, stock raising (not including raising of fur-bearing animals, or animal hospitals), dairy farming, and forestry operations, together with the operation of any machinery or vehicles incidental to the above uses.
 - (3) Municipal utilities.
- (c) *Permitted accessory uses.*
- (1) Temporary roadside stands for display and sale of agricultural products grown or produced on the premises. Such uses shall be subject to planning commission approval and the following requirements:
 - a. Off-street parking for a minimum of four vehicles shall be provided.
 - b. No stand shall be permitted in a location where it would create a traffic hazard or nuisance. Driveways shall be located to minimize possible interference with normal flow of highway traffic.
 - c. No such stand shall be closer than 50 feet to the existing street line or closer than 20 feet to any other lot line.
 - d. One sign, not exceeding 20 square feet in area, shall be set back at least ten feet from the road right-of-way.
- (d) *Conditional uses.*
- (1) Commercial hatcheries.
 - (2) Commercial greenhouses and nurseries.
 - (3) Animal and animal-related uses specified in division 11 as conditional uses in the OA district.
 - (4) Parks, forest preserves, and recreational areas.
 - (5) Public and or private utility, transmission and distribution lines, poles, and other accessories provided that when the utility proposes a main inter-city transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff imposed conditions of section 58-265 regarding, among other things, effective screening from public view with all season vegetation.
 - (6) Landscape contracting businesses.
 - (7) Commercial outdoor recreational facilities
 - (8) Wineries

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- (e) *Lot size.* The minimum lot size shall have an area of not less than ten acres for uses in the OA district. The minimum lot size for property used only as residential shall be in accordance with the underlying base district.
- (f) *Building height.*
 - (1) The height of any dwelling unit shall not exceed 42 feet.
 - (2) The height of other farm structures shall not exceed 60 feet.
- (g) *Minimum average lot width.* The minimum average lot width shall be no less than 400 feet when land is used in accordance with the OA district. Average lot widths for other uses shall be in accordance with the underlying base district.
- (h) *Minimum building setback.* In accordance with the underlying base district.
- (i) *Minimum building offset.* Residential structures shall be in accordance with the underlying base district. Buildings or structures housing livestock shall not be erected closer than 50 feet to a side or rear lot line.

(Code 1957, § 3.075(3); Ord. No. 2001-1008, 3-13-2001; Ord. No. 2001-1017, § XV, 5-8-2001; Ord. No. 2008-1238, § I, 4-8-2008)



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Office of Community Development

TO: Planning Commission
FROM: Brian Sajdak, City Attorney
DATE: March 8, 2021
SUBJECT: Amendment to Chapter 58, Zoning Code Related to Regulation of Telecommunications

Background

The City's ability to regulate cell towers has been significantly curtailed over the last handful of years. Initially, the City's authority was limited by 2013 Wis. Act 20. This Act addressed conventional cell towers and regulations related to them. Then, in 2018, the Federal Communications Commission issued a Small Cell Order. This Order, which was designed to help speed the transition to 5G wireless, imposed new and significant limitations on a municipality's ability to regulate wireless facilities in local rights-of-way. The Wisconsin Legislature followed suit with its own small cell legislation in 2019 Wis. Act 14. These restrictions largely mirror the FCC's order.

In order to bring the City's code into compliance with these restrictions, I have attached a proposed draft of a re-codification of Division 10 of Chapter 58. The version before you address the limitations imposed on conventional cell towers. Unfortunately, because the so-called small cell facilities are largely placed in the right-of-way, the regulations require equal treatment of all utilities within the right-of-way. As such, discussion needs to occur between my office, the Director of Public Works, and likely the water utility to ensure that any proposed changes to address small cell facilities does not have an adverse impact on City needs within the right-of-way.

Because this discussion has not yet taken place, proposed language for this section is not included. As staffing within the Public Works department normalizes, I anticipate this conversation will occur in the short-term. In the meantime, I have also attached a copy of a model ordinance on this topic that was prepared by one of the state's top utility attorneys as a preview of what is to come. These provisions, as modified to address DPW and water utility staff, will form the basis for what will be the revised section 58-509.

Discussion

Turning to the proposed recodification of Division 10, certain highlights are necessary. While Act 20 does provide information related to how cell tower applications should be handled, it is probably more noteworthy for the long laundry list of things municipalities are not able to do:

- Impose environmental testing, sampling, or monitoring requirements, or other compliance measures for radio frequency emissions, on mobile service facilities or mobile radio service providers.
- Enact an ordinance imposing a moratorium on the permitting, construction, or approval of any such activities.
- Enact an ordinance prohibiting the placement of a cell phone tower in particular locations within the political subdivision.
- Charge a cell phone service provider a fee in excess of one of the following amounts:

- o For a permit for a class 2 collocation, the lesser of \$500 or the amount charged by the political subdivision for a building permit for any other type of commercial development or land use development.
- o For a permit for construction of a new tower or a class 1 collocation, \$3,000.
- Charge a cell phone service provider any recurring fee for a project covered by the law.
- Permit third-party consultants to charge the applicant for any travel expenses incurred in the consultant's review of cell phone service permits or applications.
determination that the activity is, in fact, a class 2 collocation; that is to say, a determination that the political subdivision will not require a conditional use permit for the activity. This Information Memorandum assumes that it is an application for this type of approval to which the process described here applies.
- Disapprove an application based solely on aesthetic concerns.
- Enact or enforce an ordinance related to radio frequency signal strength or the adequacy of mobile service quality.
- Impose a surety requirement, unless the requirement is competitively neutral, nondiscriminatory, and commensurate with the historical record for surety requirements for other facilities and structures in the political subdivision which fall into disuse. The law is a rebuttable presumption that a surety requirement of \$20,000 or less complies with this limitation.
- Prohibit the placement of emergency power systems.
- Require that a cell phone tower be placed on property owned by the political subdivision.
- Disapprove an application based solely on the height of the mobile service support structure or on whether the structure requires lighting.
- Condition approval of such activities on the agreement of the owner of the facilities to provide space on or near the structure for the use of or by the political subdivision at less than the market rate, or to provide the political subdivision other services via the structure or facilities at less than the market rate.
- Limit the duration of any permit that is granted.
- Require an applicant to construct a distributed antenna system instead of either constructing a new tower or using collocation.
- Disapprove an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.
- Require that a mobile cell phone tower or facilities have or be connected to backup battery power.
- Impose a setback or fall zone requirement for a cell phone tower that is different from a requirement that is imposed on other types of commercial structures.
- Consider a project to be a substantial modification if the project adds more than 20 feet to the height of a tower that is not more than 200 feet tall but the greater height is necessary to avoid interference with an existing antenna.
- Consider a project to be a substantial modification if the project adds 20 feet or more to the diameter of the tower but the greater diameter is necessary to shelter the antenna from inclement weather or to connect the antenna to the existing structure by cable.
- Limit the height of a cell phone tower to under 200 feet.
- Condition the approval of an application on, or otherwise require, the applicant's agreement to indemnify or insure the political subdivision in connection with the political subdivision's exercise of its authority to approve the application.

- Condition the approval of an application on, or otherwise require, the applicant's agreement to permit the political subdivision to place at or collocate with the applicant's support structure any mobile service facilities provided or operated by, whether in whole or in part, a political subdivision or an entity in which a political subdivision has a governance, competitive, economic, financial or other interest.

As you can see, the limitations placed on the City in reviewing cell tower applications are quite extensive. The proposed ordinance takes these limitations into account.

Turning to the specific proposal, the first area of significant change is within the Definitions under sec. 58-506. This section is a full re-write from the existing section and adds relevant definitions necessary to bring the code into compliance with the statute. For example, under the statute, the City's authority is different depending on the type of activity a service provider seeks to undertake on a tower. For collocations, the statute makes a distinction between the type of activity that is taking place by identifying those activities as either class 1 or class 2 collocations. Thus, these classes are defined in the code.

The second change is that sections 58-508, Application Process, and 58-509, Installation Criteria, are fully re-written. Effectively, these sections are combined in the proposed draft. Section 58-508 addresses applications related to traditional cell towers, and Section 58-509 will address the so-called small cell installations (as noted above, this section is not yet ready). The final change is in section 58-511(e) where the amount of the escrow is reduced from \$25,000 to \$20,000 to match the statute. It also clarifies that the escrow applies to traditional towers since the small cell rules would not allow an escrow.

Within section 58-508, you can see that the process and standards for both types of work are addressed. The language includes both provisions from the statute and provisions from the existing code where they are applicable. On a close read of all of the materials provided, observant members may note that there appears to be an inconsistency between the statute and the code. The inconsistency is that the statute says the City could not deny an application solely for aesthetic reasons, and yet the proposed code language includes aesthetic requirements. This is intentional for two reasons. First, the statute merely says that aesthetic reasons cannot be the only reason for a denial. It does not say that they cannot be a part of the reason for denial. Second, and more practically, the experience with cell providers to date has been that they do try to comply with reasonable aesthetic requirements. Thus, it is better to have some requirements in the code for that reason, even if they may in certain circumstances end up being more aspirational.

Recommendation

Currently, we are looking for approval of the proposal as it relates to traditional cell towers. I anticipate that the small cell component will be ready for the April or May Policy Subcommittee meeting. If there are suggested revisions to the traditional tower component, those could be brought back at the same time. Once both components are ready, we would look for a referral to the full Planning Commission and ultimately the Common Council.

BCS

Attachments:

Proposed Draft Chapter 58 Division 10 (DOCX)

Model Ordinance (PDF)

DIVISION 10. - TELECOMMUNICATION INSTALLATION REGULATIONS

Sec. 58-504. - Statement of purpose.

The purpose of this division is to provide standards and criteria for the placement, construction and maintenance of telecommunication facilities in the City of Mequon.

Sec. 58-505. - Statement of intent.

The intent of this division is as follows:

- (a) Strike a balance between the interests of the telecommunication service providers, the consumers of those services and the City of Mequon.
- (b) Minimize adverse visual impacts of telecommunication installations through careful design, siting, landscape screening and innovative camouflaging techniques.
- (c) Maximize the use of existing telecommunication installations so as to minimize the need to construct new telecommunication structures.
- (d) Encourage the location of telecommunication installations in non-residential areas.
- (e) Create clear and objective approval criteria for towers and accessory structures.
- (f) Avoid potential damage to property caused by towers and telecommunications facilities by ensuring that such structures are soundly and carefully designed, constructed, modified, maintained, located, and removed when no longer used or determined to be structurally unsound.

Sec. 58-506. - Definitions.

The following definitions shall be used for the purpose of this division:

Antenna means communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.

Application means an application for a permit under this section to engage in an activity specified in sub. (2) (a) or a class 2 collocation.

Building permit means a permit issued by a political subdivision that authorizes an applicant to conduct construction activity that is consistent with the political subdivision's building code.

Class 1 collocation means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility but does need to engage in substantial modification.

Class 2 collocation means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility or engage in substantial modification.

Collocation means the placement, mounting, replacement, modification, operation, or maintenance of a small wireless facility on, or of ground-mounted antenna equipment adjacent to, a structure and may include a class 1 or class 2 collocation or both.

Distributed antenna system means a network of spatially separated antenna nodes that is connected to a common source via a transport medium and that provides mobile service within a geographic area or structure.

Equipment compound means an area surrounding or adjacent to the base of an existing support structure within which is located mobile service facilities.

Existing structure means a support structure that exists at the time a request for permission to place mobile service facilities on a support structure is filed with a political subdivision.

Fall zone means the area over which a mobile support structure is designed to collapse.

Mobile service has the meaning given in 47 USC 153 (33).

Mobile service facility means the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.

Mobile service provider means a person who provides mobile service.

Mobile service support structure means a freestanding structure that is designed to support a mobile service facility.

Permit means a permit, other than a building permit, or approval issued by a political subdivision which authorizes any of the following activities by an applicant:

- (1) A class 1 collocation.
- (2) A class 2 collocation.
- (3) The construction of a mobile service support structure.

Public utility has the meaning given in Wis. Stat. § 196.01(5).

Search ring means a shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors including topography and the demographics of the service area.

Small wireless facility means a wireless facility to which all of the following apply:

- (1) The wireless facility satisfies any of the following:
 - (a) The wireless facility is mounted on a structure 50 feet or less in height including any antenna.
 - (b) The wireless facility is mounted on a structure no more than 10 percent taller than any other adjacent structure.
 - (c) The wireless facility does not increase the height of an existing structure on which the wireless facility is located to a height of more than 50 feet or by 10 percent, whichever is greater.
- (2) Each antenna associated with the deployment of the wireless facility, excluding associated antenna equipment, is no more than 3 cubic feet in volume.
- (3) All other wireless equipment associated with the wireless facility specified in subd. (1), including the wireless equipment associated with the antenna and any preexisting associated equipment on the structure, is no more than 28 cubic feet in volume.
- (4) The wireless facility does not require registration as an antenna structure under 47 CFR part 17.
- (5) The wireless facility is not located on tribal land, as defined in 36 CFR 800.16 (x).
- (6) The wireless facility does not result in human exposure to radio frequency in excess of the applicable safety standards specified in 47 CFR 1.1307.

Substantial modification means the modification of a mobile service support structure, including the mounting of an antenna on such a structure, that does any of the following:

- (1) For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.

- (2) For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more.
- (3) Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.
- (4) Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

Support structure means 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.

Utility pole means a pole that is used in whole or in part by a communications service provider; used for electric distribution, lighting, traffic control, signage, or a similar function; or used for the collocation of small wireless facilities. "Utility pole" does not include a wireless support structure or electric transmission structure.

Wireless facility means an antenna facility at a fixed location that enables wireless services between user equipment and a communications network, and includes all of the following:

- (1) Equipment associated with wireless services.
- (2) Radio transceivers, antennas, or coaxial, metallic, or fiber-optic cable located on, in, under, or otherwise adjacent to a utility pole or wireless support structure.
- (3) Regular and backup power supplies.
- (4) Equipment that is comparable to equipment specified in this subdivision regardless of technical configuration.
- (5) "Wireless facility" does not include any of the following:
 - (a) The structure or improvements on, under, or within which equipment specified in subd. (1) is collocated.
 - (b) Wireline backhaul facilities.
 - (c) Coaxial, metallic, or fiber-optic cable that is between utility poles or wireless support structures or that is not adjacent to a particular antenna.

Wireless support structure means an existing freestanding structure that is capable of supporting small wireless facilities, except that "wireless support structure" does not include any of the following:

- (1) A utility pole.
- (2) A structure designed solely for the collocation of small wireless facilities.

Wireline backhaul facility means a facility for providing for the transport of communications services by wire from small wireless facilities to a communications network.

Sec. 58-507. - Applicability of regulations.

(a) *Facilities regulated by this division.* Except as provided in this section, the regulations contained in this chapter shall apply to all telecommunication installations in the City of Mequon.

(b) *Facilities exempt from this division.* The following wireless communication facilities are exempt from the provisions of this section:

(1) A ground or building mounted receive-only radio or television antenna which does not exceed 25 feet in height and which is used solely by the occupants of a dwelling located in a residential zoning district.

(2) A ground or building mounted receive-only radio or television satellite dish; which does not exceed 36 inches in diameter; which does not project beyond the roof line; and which is used solely by the occupants of a dwelling located in a residential zoning district.

(3) A citizen band radio tower and antenna which does not exceed 35 feet in height.

(4) A ham radio tower and antenna which does not exceed 75 feet in height.

(5) Governmentally owned and operated receive and/or transmit telemetry station antenna for supervisory control and data acquisition (SCADA) systems for water, flood alert, traffic control devices and signals, stormwater, pump stations and/or irrigation systems, with heights not exceeding 20 feet.

(6) Towers, equipment facilities and antennas that existed prior to the effective date of this chapter.

(7) Repair and replacement of telecommunication equipment located in an equipment cabinet or building and replacement of exterior telecommunication equipment with components that are similar in size, appearance and number.

Sec. 58-508. – Mobile Telecommunication Towers.

(a) New construction or substantial modification of facilities and support structures.

(1) Subject to the provisions and limitations of this section, the following activities shall be subject to the general conditional use requirements contained in this Code:

a. The siting and construction of a new mobile service support structure and facilities.

b. With regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities.

(2) Public hearing notices shall be mailed to the owners of all lands within one-fourth mile (i.e., 1,320 feet) of the subject property for conditional use grant, the expense for which shall be compensated to the city by the applicant as an administrative cost of processing the application.

(3) The application shall be in writing and shall contain all of the following information:

a. The name and business address of, and the contact individual for, the applicant.

b. Site plan drawn at an engineering scale showing the location of the proposed or affected support structure in relation to surrounding structures.

c. Site plan drawn at an engineering scale showing the location of the proposed mobile service facility in relation to surrounding structures.

d. If the application is to substantially modify an existing support structure, a construction plan, including scaled architectural building elevations, floor plans and antenna installations, which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.

e. If the application is to construct a new mobile service support structure, a construction plan, including scaled architectural building elevations, floor plans and antenna installations, which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers,

base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.

f. If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.

g. If proposed on a city-owned site, a completed application form for lease approval as provided by the city.

h. If located on a water tower, a written report addressing the construction specifications and water tower's structural analysis.

i. For towers, a written statement from the applicant's engineer indicating:

1. The types of antennas that may be accommodated by the tower;
2. The tower's capacity for such antennas;
3. The failure characteristics of the tower; and
4. The adequacy of its setback in event of failure.

j. Landscaping plans drawn to scale of one inch equals 20 feet. Those plans should specify the location of any tower, building, parking, landscaping, fencing and other accessory uses. The landscape plan shall indicate the size, number and type of planting for the proposed site.

k. The required application fee.

(4) Review Standards.

a. *Tower design.* Telecommunication installations shall be designed to blend into the surrounding environment and protect important visual vistas to the greatest extent possible. Use of stealth design and or monopole towers is preferred.

b. *Tower/antenna color.* Telecommunication towers and antennas shall be finished with a non-corrosive material and painted in a neutral color to reduce visual obtrusiveness.

c. *Lighting.* No tower or antenna shall be artificially illuminated unless required by the FAA.

d. *Advertising signs.* No advertising sign shall be placed on a telecommunication tower or antenna.

e. *Accessory building/structure design.* Equipment facilities, accessory buildings, and fence enclosures shall be designed with brick, stone, and/or decorative block materials and reflect the design of buildings within the surrounding area.

f. *Landscaping.* A buffer of plant materials of sufficient maturity and size to immediately and effectively screen the equipment cabinets, structures or buildings from public view and from adjacent properties shall be provided.

1. The minimum buffer shall consist of a landscaped strip at least five feet in width outside the entire perimeter of the wireless communications facility.
2. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived with the approval of the planning commission.

3. Existing mature tree growth and natural land forms shall be preserved to the maximum extent possible. In some cases, such towers sited on large, wooded lots, natural growth around the property perimeter may be a sufficient buffer.
 4. All landscaping requirements detailed here shall be properly maintained so long as the telecommunication installation is in place.
- (5) *Tower and antenna height.* No tower and/or antenna, other than alternative tower structures, shall exceed 220 feet in height. No antenna or other telecommunication device shall extend more than 20 feet above the highest point of an alternative tower structure (e.g., building, water tower, electric pole, etc.). Tower height shall be measured from the average adjoining grade to the highest point of the tower or antenna.
- (6) *Setbacks.*
- a. In non-residential districts, or where the proposed location is not adjacent to a single-family residential district, towers shall be set back a minimum of 50 feet from a front, side, or rear lot line unless the applicant provides an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback, in which case the setback shall be equal to the collapse area unless the City provides the applicant with substantial evidence that the engineering certification is flawed.
 - b. In residential districts, or where the proposed location is adjacent to a single-family residential district, towers shall be set back from the lot line of any adjacent residential property a distance that is equal to the height of the tower.
- (7) If an applicant submits an application and the City does not believe that the application is complete, the City shall notify the applicant in writing, within 10 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.
- (8) Within 90 days of its receipt of a complete application, the City shall complete all of the following or the applicant may consider the application approved, except that the applicant and the City may agree in writing to an extension of the 90 day period:
- a. Review the application to determine whether it complies with all applicable aspects of the City's building code and zoning ordinances.
 - b. Make a final decision whether to approve or disapprove the application.
 - c. Notify the applicant, in writing, of its final decision.
 - d. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.
- (9) A party who is aggrieved by the final decision of the City may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.
- (b) Collocation on existing support structures involving non-substantial modifications.
- (1) A class 2 collocation is a permitted use and is subject to the same requirements for the issuance of a building permit to which any other type of commercial development or land use development is subject.
 - (2) The application shall be in writing and shall contain all of the following information:
 - a. The name and business address of, and the contact individual for, the applicant.
 - b. Site plan drawn at an engineering scale showing the location of the proposed or affected support structure in relation to surrounding structures.

c. Site plan drawn at an engineering scale showing the location of the proposed mobile service facility in relation to surrounding structures.

(4) The design of any modifications to existing structures shall match or be aesthetically similar and complimentary to the existing structure.

(3) If an applicant submits an application for a permit to engage in a class 2 collocation and the City does not believe the application is complete, the City shall notify the applicant in writing, within 5 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(4) Within 45 days of its receipt of a complete application, the City shall complete all of the following or the applicant may consider the application approved, except that the applicant and the political subdivision may agree in writing to an extension of the 45 day period:

- a. Make a final decision whether to approve or disapprove the application.
- b. Notify the applicant, in writing, of its final decision.
- c. If the application is approved, issue the applicant the relevant permit.
- d. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.

(5) A party who is aggrieved by the final decision of a political subdivision under par. (c) 1. may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.

Sec. 58-509. – Small Wireless Facilities.

[TO BE COMPLETED]

Sec. 58-510. - Maintenance and operational requirements.

(a) *General requirements.* The telecommunication installation shall be maintained in accordance with all applicable local, state and federal regulations. If the building inspector concludes that a tower or any other part of a telecommunication facility fails to comply with such codes and constitutes a danger to persons or property in the vicinity, the city building inspector shall notify the owner or operator of the telecommunication facility of such fact. The notice shall be in writing and shall require the owner or operator to bring the installation into compliance with such applicable codes within 30 days of the date of service of the notice. If the owner or operator fails to bring the telecommunication installation into compliance within the time provided, the city building inspector may order the tower or other telecommunication installation to be repaired, maintained, or modified to the extent necessary to protect persons or property in the vicinity. The cost of removing the tower or other portion of the installation shall be at the owner's expense. The owner and the operator shall be responsible to maintain the premises upon which the installation is located in a clean and sanitary condition.

(b) *Operator interference.* Operation of a tower facility shall be undertaken so as not to interfere with any other form of wireless communication. In the event any complaints of interference are received, and they are reasonably suspected by the city to be caused by the tower, the city shall notify the applicant and property owner. The applicant shall have a period of 30 days to investigate said complaints and respond to the city. In the event that it is determined that the tower is the source of interference, the applicant shall have ten days to correct all problems in accordance with federal and state law.

(c) *Outdoor storage prohibited.* No person shall store any vehicles, equipment or other goods on the site of the telecommunication facility except in an enclosed building. This section does not apply to

temporary overnight storage of vehicles or equipment necessary for the construction or repair of the telecommunication facility.

Sec. 58-511. - Abandoned towers and antennas.

(a) *Evidence of abandonment.* An antenna or tower shall be deemed abandoned if any of the following shall occur:

- (1) The antenna or tower is not operated for six continuous months.
- (2) The owner or operator has notified the city that it has ceased operations of the antenna or tower.

(b) *Notification of abandonment.* The owner or operator of a telecommunication facility shall notify the city in writing whenever an antenna or tower is abandoned or its use discontinued. Such notice shall be given to the planning department within 30 days of such abandonment or discontinuance.

(c) *Removal of abandoned towers and antennas.* The owner and operator of an abandoned tower or antenna shall remove it from the telecommunications facility within six months after the tower or antenna is abandoned or its use discontinued, unless a longer period is approved by the planning commission upon a showing by the owner or operation that good faith efforts are being made to find another operator for the installation and such longer period is necessary to make use of the facility. If the owner fails to remove the antenna, tower, or any other structure within that time, the city may remove the antenna, tower or any other structure at the owner's and operator's expense. In the event that the cost of removal is not paid, the city may assess the cost of such removal against the property upon which the telecommunications facility is located.

(d) *Site restoration.* Whenever a tower is removed from a telecommunications facility, the remainder of the site shall be restored to its pre-existing condition and all buildings, equipment and other devices accessory to the tower shall be removed from the site.

(e) *Letter of credit.* An applicant for a new mobile communications tower shall provide, as a condition of issuance of a conditional use permit, an irrevocable letter of credit or escrow, the amount of \$20,000.00 per installation to guaranty facilities removal and site restoration.

Sec. 58-512. - Legal non-conforming facilities.

Pre-existing towers, antenna support structures, antennas or other wireless communication facilities which do not conform to the requirements of this chapter, shall be permitted to continue in accordance with the provisions of the zoning code of the City of Mequon relative to non-conforming buildings, structures and uses.

Sec. 58-513. - Enforcement.

The provisions of this chapter shall be enforced by the department of community development and the building inspector. Any person who violates any provision of this chapter shall, upon a conviction be subject to a penalty as detailed in chapter 2 of this Code.

ATTACHMENT A MODEL ORDINANCE

Chapter [#]: Wireless Telecommunications Facilities in the Right-of-Way

Section 1: Definitions

For the purposes of this Chapter, the terms below shall have the following meanings:

“Administrator” means the Director of Public Works¹ or his or her designee.

“Application” means a formal request, including all required and requested documentation and information, submitted by an Applicant to the [CITY/VILLAGE] for a wireless permit.

“Applicant” means a person filing an application for placement or modification of a wireless telecommunications facility in the right-of-way.

“Base Station” means the same as in 47 C.F.R. § 1.6100(b)(1), which defines the term to mean a structure or wireless telecommunications equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. This definition does not include towers.

“Eligible Facilities Request” means the same as in 47 C.F.R. § 1.6100(b)(3), which defines the term to mean any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving: (i) collocation of new transmission equipment; (ii) removal of transmission equipment; or (iii) replacement of transmission equipment.

“FCC” means the Federal Communications Commission.

“Right-of-way” means the surface of, and the space above and below the entire width of an improved or unimproved public roadway, highway, street, bicycle lane, landscape terrace, shoulder, side slope, and public sidewalk over which the [CITY/VILLAGE] exercises any rights of management and control or in which the [CITY/VILLAGE] has an interest.

“Small Wireless Facility,” consistent with 47 C.F.R. § 1.6002(l), means a facility that meets each of the following conditions:

- (1) The structure on which antenna facilities are mounted:
 - i. is 50 feet or less in height, or
 - ii. is no more than 10 percent taller than other adjacent structures, or

¹ When choosing the appropriate person to administer the ordinance (e.g., Public Works Director, Engineer, Director of Planning and Zoning), it is wise to consider both the expertise and the workload of the employee appointed, given the short review timeline required by state and federal shot clocks. *See* Memo Section B.2.

iii. is not extended to a height of more than 50 feet or by more than 10 percent above its preexisting height, whichever is greater, as a result of the collocation of new antenna facilities;

(2) Each antenna (excluding associated antenna equipment) is no more than three cubic feet in volume;

(3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is cumulatively no more than 28 cubic feet in volume;

(4) The facility does not require antenna structure registration;

(5) The facility is not located on Tribal lands; and

(6) The facility does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified by federal law.

“Support Structure” means any structure capable of supporting wireless telecommunications equipment.

“Tower” means the same as in 47 C.F.R. § 1.6100(b)(9), which defines the term as any structure built for the sole or primary purpose of supporting any Federal Communication Commission (FCC) licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site. This definition does not include utility poles.

“Underground areas” means those areas where there are no electrical facilities or facilities of the incumbent local exchange carrier in the right of way; or where the wires associated with the same are or are required to be located underground; or where the same are scheduled to be converted from overhead to underground. Electrical facilities are distribution facilities owned by an electric utility and do not include transmission facilities used or intended to be used to transmit electricity at nominal voltages more than 35,000 volts.

“Utility Pole” means a structure in the right-of-way designed to support electric, telephone, and similar utility distribution lines and associated equipment. A tower is not a utility pole.

“Wireless Infrastructure Provider” means a person that owns, controls, operates, or manages a wireless telecommunications facility or portion thereof within the right-of-way.

“Wireless Permit” or “Permit” means a permit issued pursuant to this Chapter and authorizing the placement or modification of a wireless telecommunications facility of a design specified in the permit at a particular location within the right-of-way, and the

modification of any existing support structure to which the wireless telecommunications facility is proposed to be attached.

“Wireless Regulations” means those regulations adopted pursuant to Section 5(b)(1) to implement the provisions of this Chapter.

“Wireless Service Provider” means an entity that provides wireless services to end users.

“Wireless Telecommunications Equipment” means equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network.

“Wireless Telecommunications Facility” or “Facility” means a facility at a fixed location in the right-of-way consisting of a base station, antennas and other accessory equipment, and a tower and underground wiring, if any, associated with the base station.

Definitions in this Section may contain quotations or citations to 47 C.F.R. §§ 1.6100 and 1.6002. In the event that any referenced section is amended, creating a conflict between the definition as set forth in this Chapter and the amended language of the referenced section, the definition in the referenced section, as amended, shall control.

Section 2: Purpose

In the exercise of its police powers, the [CITY/VILLAGE] has priority over all other uses of the right-of-way. The purpose of this Chapter is to provide the [CITY/VILLAGE] with a process for managing, and uniform standards for acting upon, requests for the placement of wireless telecommunications facilities within the right-of-way consistent with the [CITY'S/VILLAGE'S] obligation to promote the public health, safety, and welfare; to manage the right-of-way; and to ensure that the public's use is not obstructed or incommoded by the use of the right-of-way for the placement of wireless telecommunications facilities. The [CITY/VILLAGE] recognizes the importance of wireless telecommunications facilities to provide high-quality communications and internet access services to residents and businesses within the [CITY/VILLAGE]. The [CITY/VILLAGE] also recognizes its obligation to comply with applicable Federal and State laws regarding the placement of wireless telecommunications facilities in the right-of-way including, without limitation, the Telecommunications Act of 1996 (47 U.S.C. § 151 et seq), Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Wis. Stat. § 182.017, and Wis. Stat. § 196.58, and this Chapter shall be interpreted consistent with those provisions.

Section 3: Scope

(a) **Applicability.** Unless exempted by Section 3(b), below, every person who wishes to place a wireless telecommunications facility in the right-of-way or modify an existing wireless telecommunications facility in the right-of-way must obtain a wireless permit under this Chapter.

(b) **Exempt Facilities.**² The provisions of this Chapter (other than Sections 10-14) shall not be applied to applications for the following:

- (1) Installation of a small wireless facility on the strand between two utility poles, provided that the cumulative volume of all wireless facilities on the strand shall not exceed 1 cubic foot, and provided further that the installation does not require replacement of the strand, or excavation, modification, or replacement of either of the utility poles.
- (2) Installation of a mobile cell facility (commonly referred to as “cell on wheels” or “cell on truck”) for a temporary period in connection with an emergency or event, but no longer than required for the emergency or event, provided that installation does not involve excavation, movement, or removal of existing facilities.
- (3) Placement or modification of a wireless telecommunications facility on structures owned by or under the control of the [CITY/VILLAGE]. See Section 13 of this Chapter.
- (4) Placement or modification of a wireless telecommunications facility by [CITY/VILLAGE] staff or any person performing work under contract with the [CITY/VILLAGE].
- (5) Modification of an existing wireless telecommunications facility that makes no material change to the footprint of a facility or to the surface or subsurface of a public street if the activity does not disrupt or impede traffic in the traveled portion of a street, and if the work does not change the visual or audible characteristics of the wireless telecommunications facility.

Section 4: Nondiscrimination

In establishing the rights, obligations, and conditions set forth in this Chapter, it is the intent of the [CITY/VILLAGE] to treat each applicant and right-of-way user in a competitively neutral and nondiscriminatory manner, to the extent required by law, while taking into account the unique technologies, situation, and legal status of each applicant or request for use of the right-of-way.

Section 5: Administration

(a) **Administrator.** The Administrator is responsible for administering this Chapter.

(b) **Powers.** As part of the administration of this Chapter, the Administrator may:

² None of these carve-outs are mandatory—they are included simply for practical reasons. The items listed in sections 3(b)(1), (2), and (5) are exempted from permitting because they are either temporary or quite simple and unobtrusive. Allowing telecommunications providers to make such installations without permitting may encourage them to choose these types of installations over others that the municipality finds less preferable. Items 3(b)(3) and (4) are exempted from permitting because the municipality has means other than permitting to control these types of installations.

(1) Adopt wireless regulations governing the placement and modification of wireless telecommunications facilities in addition to but consistent with the requirements of this Chapter, including regulations governing collocation, the resolution of conflicting applications for placement of wireless telecommunications facilities, and aesthetic standards.³

(2) Interpret the provisions of the Chapter and the wireless regulations.

(3) Develop forms and procedures for submission of applications for wireless permits consistent with this Chapter.

(4) Collect any fee required by this Chapter.

(5) Require, as a condition of completeness of any application, notice to members of the public that may be affected by the placement or modification of the wireless telecommunications facility that is the subject of the wireless permit application.

(6) Establish deadlines for submission of information related to an application, and extend or shorten deadlines where appropriate and consistent with federal laws and regulations.

(7) Issue notices of incompleteness or requests for information in connection with any wireless permit application.

(8) Select and retain an independent consultant or attorney with expertise in telecommunications to review any issue that involves specialized or expert knowledge in connection with any permit application.

(9) Coordinate and consult with other [CITY/VILLAGE] staff, committees, and governing bodies to ensure timely action on all other required permits under Section 6(b)(8) of this Chapter.

(10) Subject to appeal as provided in Section 8(d) of this Chapter, determine whether to grant, grant subject to conditions, or deny an application.

(11) Take such other steps as may be required to timely act upon wireless permit applications, including issuing written decisions and entering into agreements to mutually extend the time for action on an application.

Section 6: Application⁴

(a) **Format.** Unless the wireless regulations provide otherwise, the applicant must submit both a paper copy and an electronic copy (in a searchable format) of any application, as

³ Adoption of wireless regulations is optional, but advisable. The regulations can contain more detailed technical specifications, vary the general standards set forth in the ordinance based on the character of a particular neighborhood or corridor, and set more detailed aesthetic requirements. See Attachment C to Memo.

⁴ Each municipality should develop its own permit application form. See Attachment B to Memo.

well as any amendments or supplements to the application or responses to requests for information regarding an application, to the Administrator. An application is not complete until both the paper and electronic copies are received by the Administrator.

(b) **Content.** In order to be considered complete, an application must contain:

- (1) All information required pursuant to the wireless regulations.
- (2) A completed application cover sheet signed by an authorized representative of the applicant, listing all standard permit conditions.
- (3) The name of the applicant (including any corporate or trade name), and the name, address, email address, and telephone number of a local representative. If the applicant is a wireless infrastructure provider, the name and contact information for the wireless service provider(s) that will be using the wireless telecommunications facility must also be provided.
- (4) A statement of which shot clock or shot clocks apply to the application and the reasons the chosen shot clocks apply.
- (5) A separate and complete description of each proposed wireless telecommunications facility and the work that will be required to install or modify it, including but not limited to detail regarding proposed excavations, if any; detailed site plans showing the location of the facility and technical specifications for each element of the facility, clearly describing the site and all structures and facilities at the site before and after installation or modification and identifying the owners of such preexisting structures and facilities; and describing the distance to the nearest residential dwelling unit. Before and after 360-degree photo simulations must be provided for each facility.
- (6) Proof that the applicant has mailed to the owners of all property within 300 feet of the proposed wireless telecommunications facility a notice that the applicant is submitting an application to the [CITY/VILLAGE] for placement or modification of a wireless telecommunications facility in the right-of-way, which notice must include (i) the proposed location of the facility, (ii) a description and scale image of the proposed facility, and (iii) an email address and phone number for a representative of the applicant who will be available to answer questions from members of the public about the proposed project.
- (7) A copy of the FCC license for the facility or a sworn written statement from the applicant attesting that the facility will comply with current FCC regulations.
- (8) To the extent that filing of the wireless permit application establishes a deadline for action on any other permit that may be required in connection with the wireless telecommunications facility,⁵ the application must include complete copies of

⁵ See Memo Section B.2.c.

applications for every required permit (including without limitation electrical permits, building permits, traffic control permits, and excavation permits),⁶ with all engineering completed and with all fees associated with each permit.

(9) A certification by a registered and qualified engineer that the installation can be supported by and does not exceed the tolerances of the structure on which it will be mounted and that all elements of the wireless telecommunications facility comply with applicable safety standards.

(10) Payment of all required fees.

(11) If an applicant contends that denial of the application would prohibit or effectively prohibit the provision of service in violation of federal law, or otherwise violate applicable law, the application must provide all evidence on which the applicant relies in support of that claim. Applicants are not permitted to supplement this evidence if doing so would prevent the [CITY/VILLAGE] from complying with any deadline for action on an application.

(12) If the application is an eligible facilities request, the application must contain information sufficient to show that the application qualifies as an eligible facilities request under 47 C.F.R. § 1.6100(b)(3), including evidence that the application relates to an existing tower or base station that has been approved by the [CITY/VILLAGE]. Before and after 360-degree photo simulations must be provided with detailed specifications demonstrating that the modification does not substantially change the physical dimensions of the existing approved tower or base station.

(c) **Waivers.** Requests for waivers from any requirement of this Section 6 shall be made in writing to the Administrator. The Administrator may grant a request for waiver if it is demonstrated that, notwithstanding the issuance of the waiver, the [CITY/VILLAGE] will be provided with all information necessary to understand the nature of the construction or other activity to be conducted pursuant to the wireless permit sought.

(d) **Fees.**⁷ Applicant must provide an application fee and shall be required to pay all costs reasonably incurred in reviewing the application, including costs incurred in retaining outside consultants. Fees shall be reviewed periodically and raised or lowered based on the costs the Village expects to incur, with a review commencing by the first anniversary of the effective date of this Chapter.

(e) **Public Records.** Applications are public records that may be made publicly available pursuant to state and federal public records law. Notwithstanding the foregoing, the applicant may designate portions of the application materials that it reasonably believes

⁶ The municipality should review its code of ordinances to determine which other permits may be required and modify this list accordingly.

⁷ See Memo Section B.3.

contain proprietary or confidential information by clearly marking each portion of such materials accordingly, and the [CITY/VILLAGE] shall endeavor to treat the information as proprietary and confidential, subject to applicable state and federal public records law and the Administrator's determination that the applicant's request for confidential or proprietary treatment of the application materials is reasonable. The [CITY/VILLAGE] shall not be required to incur any costs to protect the application from disclosure.

Section 7: General Standards

(a) **Generally.** Wireless telecommunications facilities shall meet the minimum requirements set forth in this Chapter and the wireless regulations, in addition to the requirements of any other applicable law or regulation.

(b) **Regulations.** The wireless regulations and decisions on wireless permits shall, at a minimum, ensure that the requirements of this Chapter are satisfied, unless it is determined that the applicant has established that denial of an application would, within the meaning of federal law, prohibit or effectively prohibit the provision of a telecommunications or personal wireless services, or otherwise violate applicable laws or regulations.⁸ If that determination is made, the requirements of this Chapter and the wireless regulations may be waived, but only to the extent required to avoid the prohibition.

(c) **Standards.**⁹

(1) Wireless telecommunications facilities shall be installed and modified in a manner that:

(A) Minimizes risks to public safety;

(B) Ensures that placement of facilities on existing structures is within the tolerance of those structures;

(C) Avoids placement of aboveground facilities in underground areas, installation of new support structures or equipment cabinets in the public right-of-way, or placement in residential areas when commercial areas are reasonably available;

(D) Maintains the integrity and character of the neighborhoods and corridors in which the facilities are located;

(E) Ensures that installations are subject to periodic review to minimize the intrusion on the right-of-way;

⁸ Before making such a determination, it is advisable to consult with the municipal attorney.

⁹ If a municipality chooses to incorporate aesthetic standards into the ordinance, rather than in its wireless regulations, they should be added to this Section 7(c). See Attachment C to Memo.

(F) Ensures that the [CITY/VILLAGE] bears no risk or liability as a result of the installations; and

(G) Ensures that applicant's use does not inconvenience the public, interfere with the primary uses of the right-of-way, or hinder the ability of the [CITY/VILLAGE] or other government entities to improve, modify, relocate, abandon, or vacate the right-of-way or any portion thereof, or to cause the improvement, modification, relocation, vacation, or abandonment of facilities in the right-of-way.

(2) No wireless permit shall be issued unless (i) the wireless service provider applicant has immediate plans to use the proposed facility or (ii) the wireless infrastructure applicant has a contract with a wireless service provider that has immediate plans to use the proposed facility.

(3) In no event may ground-mounted equipment interfere with pedestrian or vehicular traffic and at all times must comply with the requirements of the Americans with Disabilities Act of 1990.

(d) **Standard Permit Conditions.** All wireless permits under this Chapter are issued subject to the following minimum conditions:

(1) **Compliance.** The permit holder shall at all times maintain compliance with all applicable Federal, State, and local laws, regulations, and other rules.

(2) **Term.** A wireless permit issued pursuant to an eligible facilities request shall expire at the same time the permit for the underlying existing wireless telecommunications facility expires. All other wireless permits shall be valid for a period of five years from the date of issuance unless revoked pursuant to Section 9(b) of this Chapter.

(3) **Contact Information.** The permit holder shall at all times maintain with the [CITY/VILLAGE] accurate contact information for the permit holder and all wireless service providers making use of the facility, which shall include a phone number, mailing address, and email address for at least one natural person.

(4) **Emergencies.** The [CITY/VILLAGE] shall have the right to support, repair, disable, or remove any elements of the facilities in emergencies or when the facility threatens imminent harm to persons or property.

(5) **Indemnities.** The permit holder, by accepting a permit under this Chapter, agrees to indemnify, defend, and hold harmless the [CITY/VILLAGE], its elected and appointed officials, officers, employees, agents, representatives, and volunteers (collectively, the "Indemnified Parties") from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs, and expenses of whatsoever kind or nature in any manner caused in whole or in part, or claimed to be caused in whole or in part, by reason of

any act, omission, fault, or negligence, whether active or passive, of the permit holder or anyone acting under its direction or control or on its behalf, even if liability is also sought to be imposed on one or more of the Indemnified Parties. The obligation to indemnify, defend, and hold harmless the Indemnified Parties shall be applicable even if the liability results from an act or failure to act on the part of one or more of the Indemnified Parties. However, the obligation does not apply if the liability results from the willful misconduct of an Indemnified Party.

(6) **Adverse Impacts on Adjacent Properties.** The permit holder shall undertake all reasonable efforts to avoid undue adverse impacts to adjacent properties and/or uses that may arise from the construction, operation, maintenance, modification, or removal of the facility.

(7) **General maintenance.** The wireless communications facility and any associated structures shall be maintained in a neat and clean manner and in accordance with all approved plans and conditions of approval.

(8) **Graffiti Removal.** All graffiti on facilities shall be removed at the sole expense of the permit holder within 48 hours after notification from the [CITY/VILLAGE].

(9) **Relocation.** At the request of the [CITY/VILLAGE] pursuant to Section 10 of this Chapter, the permit holder shall promptly and at its own expense permanently remove and relocate any wireless telecommunications facility in the right-of-way.

(10) **Abandonment.** The permit holder shall promptly notify the [CITY/VILLAGE] whenever a facility has not been in use for a continuous period of 60 days or longer and must comply with Section 11 of this Chapter.

(11) **Restoration.** A permit holder who removes or relocates a facility from the right-of-way must restore the right-of-way in accordance with Section 12 of this Chapter.

(12) **Record Retention.** The permit holder shall retain full and complete copies of all permits and other regulatory approvals issued in connection with the facility, which includes without limitation all conditions of approval, approved plans, resolutions, and other documentation associated with the permit or regulatory approval. In the event the [CITY/VILLAGE] cannot locate any such full and complete permits or other regulatory approvals in its official records, and the permit holder fails to retain full and complete records in the permit holder's files, any ambiguities or uncertainties that would be resolved through an examination of the missing documents will be conclusively resolved against the permit holder.

(13) **Radio Frequency Emissions.** Every wireless facility shall at all times comply with applicable FCC regulations governing radio frequency emissions, and failure to comply with such regulations shall be treated as a material violation of the terms of the permit.

(14) **Certificate of Insurance.** A certificate of insurance sufficient to demonstrate to the satisfaction of the Administrator that the applicant has the capability to cover any liability that might arise out of the presence of the facility in the right-of-way.

Section 8: Application Processing and Appeal

(a) **Rejection for Incompleteness.** Notices of incompleteness shall be provided in conformity with state, local, and federal law, including 47 C.F.R. § 1.6003(d), as amended.

(b) **Processing Timeline.**¹⁰ Wireless permit applications (including applications for other permits under Section 6(b)(8) necessary to place or modify the facility) and appeals will be processed in conformity with the shot clocks set forth in state, local, and federal law, as amended.

(c) **Written Decision.**¹¹ In the event that an application is denied (or approved with conditions beyond the standard permit conditions set forth in Section 7(d)), the Administrator shall issue a written decision with the reasons therefor, supported by substantial evidence contained in a written record.

(d) **Appeal to [CITY COUNCIL/VILLAGE BOARD].** Any person adversely affected by the decision of the Administrator may appeal that decision to the [CITY COUNCIL/VILLAGE BOARD], which may decide the issues *de novo*, and whose written decision will be the final decision of the City. An appeal by a wireless infrastructure provider must be taken jointly with the wireless service provider that intends to use the wireless telecommunications facility.

(e) Deadline to Appeal.

(1) Appeals that involve eligible facilities requests must be filed within three business days of the written decision of the Administrator.

(2) All other appeals not governed by Section 8(e)(1), above, must be filed within ten business days of the written decision of the Administrator, unless the Administrator extends the time therefor. An extension may not be granted where extension would result in approval of the application by operation of law.

(d) **Decision Deadline.** All appeals shall be conducted so that a timely written decision may be issued in accordance with the applicable shot clock.

¹⁰ See Memo Section B.2.

¹¹ If a municipality denies an application, 47 U.S.C. § 332(c)(7)(B)(iii) requires the decision be “in writing and supported by substantial evidence contained in a written record” while Wis. Stat. § 182.017(9) requires that the municipality “provide the applicant a written explanation of the reasons for the denial at the time that the municipality denies the application.”

Section 9: Expiration and Revocation

(a) **Expiration.** A wireless permit issued pursuant to an eligible facilities request shall expire at the same time the permit for the underlying existing wireless telecommunications facility expires. All other wireless permits shall be valid for a period of five years from the date of issuance. Upon expiration of the wireless permit, the permit holder must either:

- (1) Remove the wireless telecommunications facility; or,
- (2) Submit an application to renew the permit at least 90 days prior to its expiration. The facility must remain in place until the renewal application is acted on by the [CITY/VILLAGE] and any appeals from the [CITY'S/VILLAGE'S] decision are exhausted.

(b) **Revocation for Breach.** A wireless permit may be revoked for failure to comply with the conditions of the permit or applicable federal, state, or local laws, rules, or regulations. Upon revocation, the wireless telecommunications facility must be removed within 30 days of receipt of written notice from the [CITY/VILLAGE]. All costs incurred by the [CITY/VILLAGE] in connection with the revocation, removal, and right-of-way restoration shall be paid by the permit holder.

(c) **Failure to Obtain Permit.** Unless exempted from permitting by Section 3(b) of this Chapter, a wireless telecommunications facility installed without a wireless permit must be removed within 30 days of receipt of written notice from the [CITY/VILLAGE]. All costs incurred by the [CITY/VILLAGE] in connection with the notice, removal, and right-of-way restoration shall be paid by entities who own or control any part of the wireless telecommunications facility.

Section 10: Relocation

Except as otherwise prohibited by state or federal law, a permit holder must promptly and at its own expense, with due regard for seasonal working conditions, permanently remove and relocate any of its wireless telecommunications facilities in the right-of-way whenever the [CITY/VILLAGE] requests such removal and relocation. The [CITY/VILLAGE] may make such a request to prevent the facility from interfering with a present or future [CITY/VILLAGE] use of the right-of-way; a public improvement undertaken by the [CITY/VILLAGE]; an economic development project in which the [CITY/VILLAGE] has an interest or investment; when the public health, safety, or welfare require it; or when necessary to prevent interference with the safety and convenience of ordinary travel over the right-of-way. Notwithstanding the foregoing, a permit holder shall not be required to remove or relocate its facilities from any right-of-way that has been vacated in favor of a non-governmental entity unless and until that entity pays the reasonable costs of removal or relocation to the permit holder.

Section 11: Abandonment

(a) **Cessation of Use.** In the event that a permitted facility within the right-of-way is not in use for a continuous period of 60 days or longer, the permit holder must promptly notify the [CITY/VILLAGE] and do one of the following:

- (1) Provide information satisfactory to the Administrator that the permit holder's obligations for its facilities under this Chapter have been lawfully assumed by another permit holder.
- (2) Submit to the Administrator a proposal and instruments for dedication of the facilities to the [CITY/VILLAGE]. If a permit holder proceeds under this Section 11(a)(2), the [CITY/VILLAGE] may, at its option:
 - (A) Accept the dedication for all or a portion of the facilities;
 - (B) Require the permit holder, at its own expense, to remove the facilities and perform the required restoration under Section 12; or
 - (C) Require the permit holder to post a bond or provide payment sufficient to reimburse the [CITY/VILLAGE] for reasonably anticipated costs to be incurred in removing the facilities and undertaking restoration under Section 12.
- (3) Remove its facilities from the right-of-way within one year and perform the required restoration under Section 12, unless the Administrator waives this requirement or provides a later deadline.

(b) **Abandoned Facilities.** Facilities of a permit holder who fails to comply with Section 11(a) and which, for one year, remain unused shall be deemed to be abandoned. Abandoned facilities are deemed to be a nuisance. In addition to any remedies or rights it has at law or in equity, the [CITY/VILLAGE] may, at its option:

- (1) abate the nuisance and recover the cost from the permit holder or the permit holder's successor in interest;
- (2) take possession of the facilities; and/or
- (3) require removal of the facilities by the permit holder or the permit holder's successor in interest.

Section 12: Restoration

In the event that a permit holder removes or is required to remove a wireless telecommunications facility from the right-of-way under this Chapter (or relocate it pursuant to Section 10), the permit holder must restore the right-of-way to its prior condition in accordance with [CITY/VILLAGE] specifications. However, a support structure owned by another entity authorized to maintain that support structure in the right-of-way

need not be removed but must instead be restored to its prior condition. If the permit holder fails to make the restorations required by this Section 12, the [CITY/VILLAGE] at its option may do such work. In that event, the permit holder shall pay to the [CITY/VILLAGE], within 30 days of billing therefor, the cost of restoring the right-of-way.

Section 13: Placement on [CITY/VILLAGE]-Owned or -Controlled Structures

The [CITY/VILLAGE] may negotiate agreements for placement of wireless telecommunications facilities on [CITY/VILLAGE]-owned or -controlled structures in the right-of-way. The agreement shall specify the compensation to the [CITY/VILLAGE] for use of the structures.¹² The person or entity seeking the agreement shall reimburse the [CITY/VILLAGE] for all costs the [CITY/VILLAGE] incurs in connection with its review of and action upon the request for an agreement.

Section 14: Severability

If any section, subsection, clause, phrase, or portion of this Chapter is for any reason held to be illegal or otherwise invalid by any court or administrative agency of competent jurisdiction, such illegal or invalid portion shall be severable and shall not affect or impair any remaining portion of this Chapter, which shall remain in full force and effect.

¹² See Memo Section B.3.

ATTACHMENT B APPLICATION CHECKLIST

COMMENT: Section 6(b) of the Model Ordinance sets out the basic content of the wireless permit application. This Application Checklist (“**Checklist**”) is to assist the municipality in developing a comprehensive application form based on the Model Ordinance, which grants the Administrator the authority to develop the application form. *See* Model Ordinance Section 5(b)(3). The provisions included in this Checklist are a starting point for the municipality. The municipality should review its code of ordinances to determine if there are other necessary provisions to include in the application.

The application form must be consistent with the ordinance, and, consequently, whatever modifications the municipality makes regarding the content of the application should be reflected in the ordinance. Moreover, the municipality should be mindful that its application must be consistent with the limitations imposed by the *2018 Small Cell Order*.

Once the municipality has developed its application form, it may wish to create its own simplified one-page checklist that clearly identifies all the materials the applicant must submit. This will help minimize the submission of incomplete applications. The simplified checklist will also aid the municipal reviewer in determining whether the application is complete and in timely processing the application within the short review period established by the state and federal shot clocks. *See* Memo Section B.2 for a discussion of shot clocks.

This Checklist assumes that the municipality will be using the application as the final permit.

General Application Content

- ☐ **Copies and Format.** Section 6(a) of the Model Ordinance requires the applicant to submit one paper copy and one electronic copy of the application unless otherwise provided in the municipality’s wireless regulations. However, the municipality can choose to receive applications by paper or electronic format only. The municipality’s ordinance or wireless regulations can establish the number of paper copies of the application and associated materials that the applicant must submit.
- ☐ **Submission Information.** The application should identify where the application must be submitted (e.g., street address for hand delivery, mailing address, email address) and which department may be contacted to answer any questions about the application.

Disclosures to Applicant

- ☐ **Disclosures.** The application should either restate or refer to all municipal disclosures required in the municipality’s ordinance, including the following Sections of the Model Ordinance:
 - o 6(a): Application format and standards for completion;

- o 6(c): Waiver request requirements and standards;
- o 6(d): Applicable fees; and,
- o 6(e): Public record law compliance.

- ❑ **Cover Sheet with Standard Permit Conditions.** Section 6(b)(2) of the Model Ordinance requires the municipality to provide an application cover sheet, listing all standard permit conditions (as provided in Section 7(d) of the Model Ordinance). As discussed below, the standard permit conditions include indemnification and insurance provisions and, consequently, the cover sheet must be signed by an authorized representative of the applicant. Therefore, it is preferable to restate the standard permit conditions from the municipality's ordinance in their entirety, rather than simply citing the relevant ordinance provisions.

Required Information Provided by Applicants - As Provided in Section 6(b) of the Model Ordinance

- ❑ **Wireless Regulations.** All information required pursuant to the wireless regulations adopted by the municipality.

Comment: This will likely include evidence that the project will comply with any applicable aesthetic or other standards included in the wireless regulations. The required photo simulations and design or engineering plans to be submitted with the application may provide sufficient evidence to demonstrate that the standards will be met, although the municipality could also require the applicant to provide one or more written narratives explaining project compliance. Any request under Section (6)(c) of the Model Ordinance for a waiver of an application requirement should be supported with sufficient evidence for the municipality to determine whether such a waiver is warranted.

- ❑ **Signed Cover Sheet.** A completed application cover sheet signed by an authorized representative of the applicant, listing all standard permit conditions.

Comment: A signed cover sheet ensures that the applicant has agreed, in writing, to the standard permit conditions provided in Section 7(d) of the Model Ordinance. These standard permit conditions include, but are not limited to, the permit term, indemnification, and insurance requirements.

- ❑ **Contact Information.** The name of the applicant (including any corporate or trade name), and the name, address, email address, and telephone number of a local representative. If the applicant is a wireless infrastructure provider, the name and contact information for the wireless service provider(s) that will be using the wireless telecommunications facility must also be provided.

Comment: Section 6(b)(3) of the Model Ordinance requires the applicant to identify a local representative for the applicant and wireless service provider (if different). The

municipality may also wish to request secondary contact information if the primary contact is unavailable in the case of an emergency.

- ☐ **Shot Clock.** A statement of which shot clock or shot clocks apply to the application and the reasons the chosen shot clocks apply.

Comment: The municipality should require the applicant to identify which shot clock(s) apply. One way to accomplish this is to have the applicant “check the box” to choose the appropriate shot clock, as illustrated below. This prevents the municipality from making incorrect assumptions and missing essential deadlines. See Memo Section B.2 for further discussion of state and federal shot clocks.

IDENTIFY APPLICABLE SHOT CLOCK(S)	DEADLINE (calendar days)	TYPE OF APPLICATION	FEDERAL OR STATE AUTHORITY
☐	60 days	Application to collocate SWF on an existing structure (including non-telecommunications structures)	47 CFR § 1.6003(c)(1)(i)
☐	90 days	Application for SWF involving construction of a new structure	47 CFR § 1.6003(c)(1)(iii)
☐	90 days	Application to collocate non-SWF facility on an existing structure	47 CFR § 1.6003(c)(1)(ii)
☐	150 days	Application for a non-SWF facility involving construction of a new structure	47 CFR § 1.6003(c)(1)(iv)
☐	60 days	Eligible Facilities Request to add, remove, or replace equipment on an existing tower or base station that doesn’t substantially change the physical dimensions of the tower or base station	47 CFR § 1.6100(c)(2)
☐	60 days	Applications to place a wireless telecommunications facility	Wis. Stat. § 182.017(9)

- ☐ **Description of Each Wireless Facility.** A separate and complete description of each proposed wireless telecommunications facility and the work that will be required to install or modify it, including, but not limited to, detail regarding proposed excavations, if any; detailed site plans showing the location of the facility and technical specifications for each element of the facility, clearly describing the site and all structures and facilities at the site before and after installation or modification; and describing the distance to the nearest residential dwelling unit. Before and after 360-degree photo simulations must be provided for each site.

Comment (Additional Information): This provision is a starting point. The municipality should consult an engineer with the relevant telecommunications experience to determine what additional information may be necessary.

Comment (Multiple Applications): Where the municipality receives more than one application in a day, the applicant must provide the required description and photo simulation for each site, regardless of the similarities between the installations. An application that does not provide such site specific information is incomplete under the terms of the Model Ordinance.

Comment (Collocation): If the proposed facility is to be collocated on an existing support structure, the applicant must identify the owner of the support structure. If the municipality requires collocation, where possible, under its wireless regulations, then the municipality should consider requiring the applicant to identify nearby support structures that could potentially accommodate collocation and to explain the reasons collocation is not possible.

Comment (Other Permits): Under Section 6(b)(8) of the Model Ordinance, the applicant is required to submit complete applications for all other authorizations required for installation and operation of the facility in the ROW. To ensure all necessary applications have been submitted, the municipality may consider requiring the applicant to separately describe any excavation work, temporary closures of any public thoroughfares, traffic redirection plans, electric work, or modifications to public improvements necessary in the construction of the proposed facility.

- **Notice to Property Owners.** The applicant must submit proof that a notice has been mailed to all owners of property within 300 feet of the proposed installation site that the applicant is seeking to place or modify wireless facilities in the ROW. The notice must include: (i) the proposed location of the facility, (ii) a description and scaled image of the proposed facility, and (iii) an email address and phone number for a representative of the applicant who will be available to answer questions from members of the public about the proposed project.

Comment (Notice): The 2018 Order does not require the wireless provider to notify nearby property owners, nor does the order provide an objecting property owner with any recourse to stop or alter the project. However, the wireless provider may be willing to work with the municipality to address specific property owner concerns and the notice requirement in Section 6(b)(6) of the Model Ordinance may facilitate that process.

Comment (Applicant Q&A Session): Depending on the size of the project, the municipality may consider requiring the applicant to hold a public question and answer session to address citizen concerns. If the municipality wants to reserve this option, the municipality's ordinance or wireless regulations should reflect this.

- ❑ **FCC Compliance.** A copy of the FCC license for the facility or a sworn written statement from the applicant attesting that the facility will comply with current FCC regulations.
- ❑ **Complete Copies of Applications for Other Permits or Approvals.** To the extent that filing of the wireless permit application establishes a deadline for action on any other permit that may be required in connection with the wireless telecommunications facility, the application must include complete copies of applications for every required permit (including without limitation electrical permits, building permits, traffic control permits, and excavation permits), with all engineering completed and with all fees associated with each permit.

Comment: The municipality should consider providing a checklist in the application of all applicable or potentially applicable permits. This may be part of the simplified checklist recommended above. See Memo Section B.2.c for a discussion of when filing an application for a wireless permit establishes a deadline for action on other municipal approvals.

- ❑ **Engineer Certification.** A certification by a registered and qualified engineer that the installation can be supported by and does not exceed the tolerances of the structure on which it will be mounted and that all elements of the wireless telecommunications facility comply with applicable safety standards.
- ❑ **Fee Payment.** Payment of all required fees.

Comment: This also includes any fees required for the other permits or approvals that the applicant must seek at the same time it submits the wireless permit application.

- ❑ **“Effective Prohibition” Statement.** If an applicant contends that denial of the application would prohibit or effectively prohibit the provision of service in violation of federal law, or otherwise violate applicable law, the application must provide all evidence on which the applicant relies in support of that claim. Applicants are not permitted to supplement this evidence if doing so would prevent the municipality from complying with any deadline for action on an application.

Comment: An applicant may claim that it cannot comply with one or more of the requirements in the municipality’s ordinance or wireless regulations and that denial of its application on that basis effectively prohibits its provision of service in violation of federal law. If the applicant wishes to make such a claim, it must submit detailed evidence to support the claim. Receiving this evidence with the application may allow a mutually agreeable process to resolve disputes short of a lawsuit. If the municipality finds the evidence convincing, it may consider waiving the relevant ordinance provisions or wireless regulations. See Section 6(c) of the Model Ordinance, which authorizes the Administrator to grant waivers from the requirements of the ordinance or the wireless regulations.

- ❑ **Eligible Facilities Request.** If making an eligible facilities request, the applicant must submit information sufficient to show that the application qualifies as an eligible facilities request under 47 C.F.R. § 1.6100(b)(3), including evidence that the application relates to an existing tower or base station that has been approved by the municipality. Before and after 360-degree photo simulations must be provided with detailed specifications demonstrating that the modification does not substantially change the physical dimensions of the existing approved tower or base station.

ATTACHMENT C

SAMPLE AESTHETIC STANDARDS

COMMENT: In adopting its new effective prohibition standard, the FCC makes clear that the standard applies to both fees and non-fee legal requirements, including aesthetic, undergrounding, and minimum spacing requirements.¹ The FCC states that complying with aesthetic and other such requirements imposes costs on SWF providers that may impact their ability to provide service, just as fees may do. Aesthetic and other similar requirements, therefore, violate Sections 253(a) and 332(c)(7)(B)(i)(II) of the Act unless they are:

- reasonable,
- no more burdensome than those applied to other types of infrastructure deployments, and
- objective and published in advance.²

For further discussion of the legal limitations on aesthetic standards, see Section B.4 of the Memo.

Section 7(c) of the Model Ordinance contains a number of general aesthetic standards. These standards were drafted with the expectation that the municipality would adapt the standards to its particular circumstances after developing a record to justify the standards based on health, safety, and public welfare considerations. The aesthetic standards can be incorporated into the municipality's ordinance³ or into its wireless regulations. Incorporating the standards into the wireless regulations may provide greater flexibility for the municipality. Keep in mind that the standards must also be applied to other types of infrastructure deployments (e.g., electric and telephone poles) and that they cannot be applied unless they have been published in advance.

This document provides samples of aesthetic standards. In particular, many are from *Regulations for Wireless Facilities in Public Rights-of-Way*, Practical Law Government Practice (Practical Law Standard Document w-016-2287). Others have been taken from standards adopted by other communities around the country. While modified for clarity and, in some cases, to reflect the definitions in the Model Ordinance, these sample standards reflect considerations from diverse communities subject to varying state laws and come from ordinances and regulations adopted both before and after the *2018 Small Cell Order*. **The municipality should not incorporate these examples verbatim, but instead should adapt them to address particular local circumstances.**

¹ *2018 Small Cell Order* at ¶ 82.

² *Id.* at ¶ 86.

³ For example, starting at a new Section 7(c)(4).

LOCATION WITHIN DISTRICTS

This section provides examples of how municipalities regulate placement of wireless telecommunications facilities within districts. *See* Model Ordinance Section 7(c)(1)(C). Limitations placed on the general location of wireless telecommunications facilities within districts will be reviewed under the same standards as aesthetic standards.

EXAMPLE 1:

(a) **Preferred Locations.** The following locations, in the order listed from most to least preferred, are the preferred locations for installations of facilities in public rights-of-way[, except for areas within [a historic district [or [OTHER DISTRICTS]]]]:⁴

- (1) Industrial areas;
- (2) Commercial areas; and
- (3) [OTHER AREAS].

(b) **Non-Preferred Locations.** The applicant should avoid locating new support structures, towers, or utility poles within residential neighborhoods, designated open space, conservation areas, or historic districts. A facility may be permitted in a location other than a preferred location if the applicant provides evidence showing that:

- (1) Adequate coverage can be maintained, existing services can be improved, or new services can be added only if facilities are placed in a non-preferred location; or
- (2) The proposed facility will meet all applicable requirements for the non-preferred location and will complement the character of the surrounding area.

EXAMPLE 2:

The most desirable location for new wireless telecommunications facilities is co-location on existing facilities. All wireless telecommunications facilities shall be sited to avoid or minimize land use conflicts in compliance with the following standards:

1. **Preferred Locations.** The following list of preferred locations for wireless telecommunications facilities is in order of preference from most to least preferred: Industrial, public or quasi-public, commercial and office zoning districts.
2. **Less Preferred Locations.** The following less preferred locations are listed in order of preference from most to least preferred: Parks or open space and residential zoning districts.
3. **Avoid Residential and Open Space Areas.** New support structures, towers, and utility poles shall not be located within residential, designated open space or conservation areas unless sufficient technical and other information is provided to

⁴ The municipality may prefer to list specific zoning districts or provide additional preferences.

demonstrate to the satisfaction of the planning commission or zoning administrator that location in such areas is appropriate, subject to the following findings:

- a. The location of the proposed facility site is essential to meet the service demands of the carrier and no other alternative co-location, existing development or utility facility site, or type of support structure is feasible. This shall be documented by the applicant providing a list of the locations of preferred technically feasible sites, the good faith efforts and measures taken by the applicant to secure these preferred sites, and the specific reasons why these efforts and measures were unsuccessful.
- b. The use of a new support structure, tower, or utility pole for the proposed facility by itself or in combination with other existing, approved, and proposed facilities will avoid or minimize adverse effects related to land use compatibility, visual resources, and public safety.

4. Avoid Significant Buildings and View Sheds. Wireless communication facilities shall not be located on historically or architecturally significant structures unless visually and architecturally integrated with the structure and shall not interfere with prominent vistas or significant public view corridors.

COLLOCATION

The Model Ordinance establishes a presumption that collocation on existing support structures, towers, or utility poles—without regard to whether the owner of the structure is the municipality or a private entity—is preferable over installing new structures. *See* Model Ordinance Section 7(c)(1)(C).⁵ However, not all municipalities will prefer collocation in all cases. For example, collocation on decorative structures or where collocation would result in an overly bulky appearance may be less preferable than placement of a new support structure.

In addition, keep in mind that not all collocations are subject to the Model Ordinance. If an applicant proposes collocation on a structure owned or controlled by the municipality, that installation is exempt from permitting under the Model Ordinance and instead will be the subject to a negotiated agreement between the applicant and the municipality. *See* Model Ordinance Sections 3(b)(3) and 13.

EXAMPLE 1:

Collocation Preference. Collocation of facilities is generally preferred over new support structures if the collocation would satisfy applicable aesthetic and structural requirements.

⁵ *See also* Wis. Stat. § 196.04, requiring owners of “transmission equipment and property” to allow collocation by “any public utility, video service provider, or telecommunications provider” under certain circumstances.

EXAMPLE 2:

(a) **Collocation Generally.** Subject to the provisions of this section, collocation of facilities is generally preferred over new support structures if it can be accomplished in a way that better compliments the character of the surrounding area.

(b) **Collocation with non-municipal facilities.** Collocation on facilities or support structures owned by parties other than the [CITY/VILLAGE] is subject to the following:

(1) Where an existing facility or support structure can potentially accommodate collocation of a new wireless facility, collocation will be required unless:

(A) The applicant submits substantial evidence supporting the unsuitability of the collocation;

(B) The owner of the existing facility or support structure is unwilling to accommodate the applicant's equipment and cannot be required to cooperate; or

(C) The [director of the [DEPARTMENT NAME] department]/[VILLAGE ADMINISTRATOR]/[CITY MANAGER]/[BOARD NAME] determines that installing a new support structure or collocation with a [CITY/VILLAGE] facility is preferable to collocation with another facility or support structure.

(2) Authorization for collocation on a facility or support structure owned by a party other than the [CITY/VILLAGE] will be voided if the facility or support structure is destroyed, removed, relocated, or replaced, unless:

(A) The owner of the collocated facility obtains a new right-of-way use permit; or

(B) The facility or support structure accommodating the collocation is replaced with a facility or support structure comparable in size, mass, appearance, and placement, as determined by the [director of the [DEPARTMENT NAME] department]/[VILLAGE ADMINISTRATOR]/[CITY MANAGER]/[BOARD NAME].

GENERAL LOCATION RESTRICTIONS

In addition to regulating location among districts, municipalities may establish site-specific restrictions and requirements.

EXAMPLES:

- **Obstruction of Traffic.** Facilities and support structures, towers, and utility poles must be at least [NUMBER OF FEET] feet from the curb or nearest traffic lane to reduce the risk of being struck by a motor vehicle or bicycle.

- **Obstruction of Traffic.** Facilities and support structures, towers, and utility poles must not obstruct, impede, or hinder vehicular, pedestrian, or bicycle travel or public safety within the right-of-way, except for authorized temporary lane or sidewalk closures.
- **Obstruction of Traffic.** Facilities and support structures, towers, and utility poles must not be located within sight triangles at street intersections [established pursuant to/set forth in] [CITY/VILLAGE] [ORDINANCE/CODE] [CITATION].
- **Obstruction of Traffic.** Facilities and support structures, towers, and utility poles must not be located within any area that will create traffic visibility loss to drivers, pedestrians, or bicyclists.
- **Obstruction.** To the extent possible, a facility, support structure, tower, or utility pole should be located and designed so as to avoid interference with right-of-way maintenance activities, such as:
 - (1) Grass mowing, brush collection, tree trimming, and landscaping maintenance;
 - (2) Trash collection;
 - (3) Maintenance of streets, pavement, sidewalks, and bicycle lanes; and
 - (4) Maintenance of other facilities in the rights-of-way.
- **ADA.** Facilities and support structures, towers, and utility poles at all times must comply with the requirements of the Americans with Disabilities Act of 1990.
- **Alignment.** Facilities and support structures, towers, and utility poles must be located in alignment with existing trees, facilities, support structures, towers, utility poles, and streetlights.
- **Spacing.** A support structure, tower, or utility pole for a wireless facility must be at least [NUMBER] feet from any other support structure in a public right-of-way.
- **Spacing.** Facilities and support structures, towers, and utility poles must be located equal distance between trees when possible, and no closer than [NUMBER OF FEET] feet to a tree to avoid a tree's critical root zone.
- **Frontage.** Facilities and support structures, towers, and utility poles must not be located along the frontage of any building deemed to be of historic significance on a federal, state, or local level.
- **Frontage.** New facilities and support structures, towers, and utility poles must not be located directly in front of any existing residential, commercial, or industrial structure.
- **Frontage.** To the extent possible, new facilities and support structures, towers, and utility poles must be located in line with existing lot lines, but in areas where multiple structures abut each other or where no side lot setback requirement exists,

structures must not be located directly in front of an entrance or window of any existing structure.

- **Use of Lighting Elements.** A combination support structure and streetlight pole should only be located where an existing pole can be removed and replaced, or at a new location where the [CITY/VILLAGE] has identified that a streetlight is necessary.

HEIGHT RESTRICTIONS AND REQUIREMENTS

The following example maximum height requirement is taken from the small cell legislation proposed, but not adopted, in Wisconsin's last legislative session. A municipality may have district-specific height restrictions. In addition, minimum height requirements for mounted equipment protect the public from hazards. The height restrictions and requirements must be applied to all structures within the ROW.

EXAMPLE 1 (maximum height):

(a) **Support Structures, Towers, and Utility Poles.** The height of a support structure, tower, or utility pole in the right-of-way may not exceed the greater of 50 feet above ground level or ten feet above the tallest existing support structure, tower, or utility pole that is in place on the effective date of this ordinance and that is located in the same right-of-way and within 500 feet of the facility that is the subject of the application.

(b) **Small Wireless Facility.** The height of a small wireless facility in the right-of-way may not exceed the greater of 50 feet above ground level or ten feet above the tallest existing support structure, tower, or utility pole that is in place on the effective date of this ordinance and that is located in the same right-of-way.

EXAMPLE 2 (minimum height):

(a) **Minimum Height of Wireless Communications Equipment.** Equipment mounted to support structures must not interfere with or create a hazard to pedestrian or vehicular traffic [and must be a minimum of 10 feet above any pedestrian or bicycle thoroughfare and a minimum of [NUMBER OF FEET] feet above any traffic lane].

UNDERGROUNDING

The *2018 Small Cell Order* limits regulation of undergrounding requirements. Any undergrounding requirement cannot require "that all wireless facilities be deployed underground" as this "would amount to an effective prohibition given the propagation

characteristics of wireless signals.”⁶ However, these sample standards take an aggressive approach and require undergrounding when possible.

EXAMPLE 1:

(a) **Underground Areas.** Ground-mounted equipment associated with facilities must be placed underground in underground areas.

(b) **Other Areas.** In all other areas, ground-mounted equipment must be placed underground to the extent feasible.

(c) **Prohibition.** Ground-mounted equipment must be placed underground in connection with a street light, traffic signal, or other similar infrastructure in the ROW.

EXAMPLE 2:

a. **Undergrounded Equipment.** To conceal the non-antenna equipment, applicants shall install all non-antenna equipment underground when proposed in an area where utilities or other equipment or in the right-of-way is primarily located underground. In all other areas, applicants shall underground its non-antenna equipment to the extent feasible. Additional expense to install and maintain an underground equipment enclosure does not exempt an applicant from this requirement, except where the applicant demonstrates by clear and convincing evidence that this requirement will effectively prohibit the provision of personal wireless services. Nothing in this subsection is intended to require the applicant to install any electric meter required by the applicant’s electrical service provider underground.

b. **Ground-Mounted Equipment.** To the extent that the equipment cannot be placed underground as required, applicants shall install ground-mounted equipment in the location so that it does not obstruct pedestrian or vehicular traffic. The [CITY/VILLAGE] may require landscaping as a condition of approval to conceal ground-mounted equipment. Ground-mounted equipment shall not be permitted in connection with a street light, traffic signal, utility pole or other similar infrastructure in the public right-of-way. In the event that the City approves ground-mounted equipment, the applicant shall conform to the following requirements:

(1) **Self-Contained Cabinet or Shroud.** The equipment shroud or cabinet shall contain all the equipment associated with the facility other than the antenna. All cables and conduits associated with the equipment shall be concealed from view.

(2) **Concealment.** The [CITY/VILLAGE] may require the applicant to incorporate concealment elements into the proposed design, including but not limited to public art displayed on the cabinet, strategic placement in less obtrusive locations and placement within existing or replacement street furniture.

⁶ 2018 Small Cell Order at ¶ 90.

GENERAL AESTHETIC STANDARDS

The following examples demonstrate some of the general aesthetic standards that municipalities impose on ROW infrastructure. They are grouped roughly in relation to the purpose of the standard or restriction.

EXAMPLE 1 (concealment):

- (1) Each new or modified facility must be compatible in size, mass, and color to similar facilities in the immediate area, with a goal of minimizing the physical and visual impact on the area.
- (2) New support structures, towers, and utility poles must be no more than [NUMBER] inches in diameter with a surface that is powder-coated and [COLOR] in color, unless another color would blend better with the surrounding area.
- (3) Notwithstanding paragraphs (1) and (2) above, a new facility or support structure, tower, or utility pole must be designed using camouflaging techniques that make it as unobtrusive as possible if:
 - (A) It is not possible or desirable to match the design and color of a new facility or support structure, tower, or utility pole with the similar structures in the immediate area; or
 - (B) Existing structures in the area are out of character with a streetscape plan or other aesthetic plan that has been adopted by the [CITY/VILLAGE].

EXAMPLE 2 (concealment):⁷

Permits for wireless telecommunications facilities shall incorporate specific concealment elements to minimize visual impacts, and design requirements ensuring compliance with all standards for noise emissions. Unless it is determined that another design is less intrusive, or placement is required under applicable law:

- (1) Antennas located at the top of support structures shall be incorporated into the structure, or placed within shrouds of a size such that the antenna appears to be part of the support structure;
- (2) Antennas placed elsewhere on a support structure shall be integrated into the structure, or be designed and placed to minimize visual impacts.
- (3) Radio units or equipment cabinets holding radio units and mounted on a utility pole shall be placed as high as possible on a support structure, located to avoid interfering with, or creating any hazard to, any other use of the public rights of way, and located on one side of the utility pole. Unless the radio units or equipment

⁷ This example incorporates other requirements, such as undergrounding, into a single “concealment” regulation.

cabinets can be concealed by appropriate traffic signage, radio units or equipment cabinets mounted below the communications space on utility poles shall be designed so that the largest dimension is vertical, and the width is such that the radio units or equipment cabinets are minimally visible from the opposite side of the support structure on which they are placed.

(4) Wiring and cabling shall be neat and concealed within or flush to the support structure, ensuring concealment of these components to the greatest extent possible.

(5) Ground-mounted equipment associated with a wireless telecommunications facility shall be permitted only where consistent with the portion of the corridor in which it is to be placed, and may be required to be underground, located in alleys or otherwise shielded. In no event may ground-mounted equipment interfere with pedestrian or vehicular traffic.

(6) No support structures, towers, or utility poles shall be permitted in the public rights-of-way, and no wireless telecommunications facilities shall be permitted above-ground, in underground areas; provided that the city may permit placements where all elements of the wireless telecommunications facility are concealed and the facility does not appear to a casual observer to be a wireless telecommunications facility.

(9) Unless appropriately placed, and concealed, so that the size of the facility cannot be increased except with the discretionary approval of the [CITY/VILLAGE], no wireless telecommunications facility is permitted in rights-of-way in alleys.

(10) No wireless telecommunications facility is permitted in any local historic district without the approval of the [MUNICIPAL BODY RESPONSIBLE FOR REGULATING HISTORIC DISTRICTS].

EXAMPLE 3 (concealment):

(1) New support structures, towers, and utility poles must not be made of wood.⁸

(2) Ground level equipment must not be higher, wider, or deeper than [NUMBER] feet.

(3) Ground level equipment cabinets and shelters must be:

(A) Secured to prevent public safety risks and unauthorized access to equipment and wiring; and

⁸ If wood utility poles are allowed within areas of the municipality, this restriction may be considered more burdensome than restrictions on similar facilities. The municipality should consider limiting this restriction to specific areas of the municipality where all utilities are underground or metal poles are required.

(B) Screened with landscaping or other means, maintained by the owner of the facility; or designed to blend with and match the character of the surrounding area.

(4) Antennas located at the top of support structures must be incorporated into the structure, or placed within shrouds of a size such that the antenna appears to be part of the support structure.

(5) Wiring and cabling must be neat and concealed within or flush to the support structure.

EXAMPLE 4 (additional concealment examples):

- **Color and Materials.** A new wireless telecommunications facility must be constructed with materials and colors that match or blend with the surrounding natural or built environment, to the maximum extent practicable. Unless otherwise required, muted colors, earth tones, and subdued hues shall be used.
- **Colors and Materials.** All facilities shall have subdued colors and non-reflective materials that blend with the materials and colors of the surrounding area and structures.
- **Dimensions.** Small wireless facilities shall not exceed the width of an existing structure.
- **Visual Impact.** Wireless communication facilities must be designed to minimize visual impacts. When feasible, the facilities must be concealed or camouflaged. The facilities must have a non-reflective finish and be painted or otherwise treated to minimize visibility and the obstruction of views.
- **Definitions Used in Concealment Ordinances.**
 - *Camouflaged* or *Concealed* means designed to mask or blend with the surrounding environment in such a manner to render it generally unnoticeable to the casual observer. By way of example, a wireless communication facility may be camouflaged in a faux tree, faux bush, flagpole, or otherwise designed in a manner to be compatible with the appurtenant architecture, building, or natural surroundings.
 - *Stealth* means concealment techniques that completely screen all associated equipment from public view and are so integrated into the surrounding natural or manmade environment that the observer does not recognize the structure as a wireless facility.
 - Examples include, but are not limited to: (1) wireless equipment placed completely within existing architectural features such that the installation causes no visible change to the underlying structure; (2) new architectural features that match the underlying structure in architectural style, physical proportion and construction-materials

quality; (3) flush-to-grade underground equipment vaults with flush-to-grade entry hatches, with wireless equipment placed completely within.

EXAMPLE 5 (noise examples):

- **Noise.** Facilities must be constructed and operated in a manner that minimizes noise that is audible as provided in [CODE OF ORDINANCES].
- **Noise.** A wireless facility and all equipment associated with a wireless facility shall not generate noise that exceeds the applicable ambient noise limit in the zone where the wireless facility is located. The [CITY/VILLAGE] may require the applicant to install noise attenuating or baffling materials and/or other measures, including but not limited to walls or landscape features, as the approval authority deems necessary or appropriate to ensure compliance with the applicable ambient noise limit.

EXAMPLE 6 (lighting):

Facilities must not be illuminated, except in accordance with state or federal regulations or if incorporated as part of a street light pole.

EXAMPLE 7 (signage examples):

- **Signage Prohibited.** Signage is not permitted except to comply with FCC or Wisconsin regulations to provide safety warnings.
- **Signage; Prohibition and Requirements.** No facility may display any signage or advertisements unless expressly allowed by the [CITY/VILLAGE] in a written approval, recommended under FCC regulations or required by law or permit condition. Every facility shall at all times display signage that accurately identifies the facility owner and provides the facility owner's unique site number, and also provides a local or toll-free telephone number to contact the facility owner's operations center.
- **Signage Required.** The owner and/or operator must post an identification sign at each facility, including owner/operator emergency telephone numbers. The design, materials, colors, and location of the identification signs shall be subject to review and approval by the [CITY/VILLAGE]. If at any time a new owner or operator provider takes over operation of an existing personal wireless service facility, the new personal wireless service provider shall notify the [CITY/VILLAGE] of the change in operation within 30 days and the required and approved signs shall be updated within 30 days to reflect the name and phone number of the new wireless service provider. The colors, materials and design of the updated signs shall match those of the required and approved signs. No sign shall be greater than two square feet in size.

EXAMPLE 8 (trees):⁹

Tree “topping” or the improper pruning of trees is prohibited. Any proposed pruning of trees, shrubs, or other landscaping already existing in the right-of-way must be noted in the application and approved by the [CITY/VILLAGE].

⁹ See also, the General Location Restrictions above for alignment with trees.

**ATTACHMENT D
RELEVANT LAWS AND REGULATIONS**

Federal Statutes:

47 U.S.C. § 253

47 U.S.C. § 332(c)(7)

Federal Regulations:

47 C.F.R. § 1.6002

47 C.F.R. § 1.6003

47 C.F.R. § 1.6100

Wisconsin Statutes:

Wis. Stat. § 66.0404

Wis. Stat. § 182.017

Wis. Stat. § 196.58

United States Code Annotated

Title 47. Telecommunications (Refs & Annos)

Chapter 5. Wire or Radio Communication (Refs & Annos)

Subchapter II. Common Carriers (Refs & Annos)

Part II. Development of Competitive Markets (Refs & Annos)

47 U.S.C.A. § 253

§ 253. Removal of barriers to entry

Effective: February 8, 1996

Currentness

(a) In general

No State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service.

(b) State regulatory authority

Nothing in this section shall affect the ability of a State to impose, on a competitively neutral basis and consistent with section 254 of this title, requirements necessary to preserve and advance universal service, protect the public safety and welfare, ensure the continued quality of telecommunications services, and safeguard the rights of consumers.

(c) State and local government authority

Nothing in this section affects the authority of a State or local government to manage the public rights-of-way or to require fair and reasonable compensation from telecommunications providers, on a competitively neutral and nondiscriminatory basis, for use of public rights-of-way on a nondiscriminatory basis, if the compensation required is publicly disclosed by such government.

(d) Preemption

If, after notice and an opportunity for public comment, the Commission determines that a State or local government has permitted or imposed any statute, regulation, or legal requirement that violates subsection (a) or (b) of this section, the Commission shall preempt the enforcement of such statute, regulation, or legal requirement to the extent necessary to correct such violation or inconsistency.

(e) Commercial mobile service providers

Nothing in this section shall affect the application of section 332(c)(3) of this title to commercial mobile service providers.

(f) Rural markets

It shall not be a violation of this section for a State to require a telecommunications carrier that seeks to provide telephone exchange service or exchange access in a service area served by a rural telephone company to meet the requirements in section 214(e)(1) of this title for designation as an eligible telecommunications carrier for that area before being permitted to provide such service. This subsection shall not apply--

(1) to a service area served by a rural telephone company that has obtained an exemption, suspension, or modification of section 251(c)(4) of this title that effectively prevents a competitor from meeting the requirements of section 214(e)(1) of this title; and

(2) to a provider of commercial mobile services.

CREDIT(S)

(June 19, 1934, c. 652, Title II, § 253, as added Pub.L. 104-104, Title I, § 101(a), Feb. 8, 1996, 110 Stat. 70.)

Notes of Decisions (117)

47 U.S.C.A. § 253, 47 USCA § 253

Current through P.L. 115-281. Also includes P.L. 115-283 to 115-333, and 115-335 to 115-338. Title 26 current through P.L. 115-442.

End of Document

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KeyCite Yellow Flag - Negative Treatment

Proposed Legislation

United States Code Annotated
 Title 47. Telecommunications (Refs & Annos)
 Chapter 5. Wire or Radio Communication (Refs & Annos)
 Subchapter III. Special Provisions Relating to Radio (Refs & Annos)
 Part I. General Provisions

47 U.S.C.A. § 332

§ 332. Mobile services

Effective: March 23, 2018

Currentness

--See Below--

Attachment: Model Ordinance (6022 : Amendment to Chapter 58, Zoning Code Related to Regulation of Telecommunications)

(c)(7) Preservation of local zoning authority

(A) General authority

Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

(B) Limitations

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof--

(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

(C) Definitions

For purposes of this paragraph--

(i) the term “personal wireless services” means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term “personal wireless service facilities” means facilities for the provision of personal wireless services; and

(iii) the term “unlicensed wireless service” means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v) of this title).

(8) Mobile services access

A person engaged in the provision of commercial mobile services, insofar as such person is so engaged, shall not be required to provide equal access to common carriers for the provision of telephone toll services. If the Commission determines that subscribers to such services are denied access to the provider of telephone toll services of the subscribers' choice, and that such denial is contrary to the public interest, convenience, and necessity, then the Commission shall prescribe regulations to afford subscribers unblocked access to the provider of telephone toll services of the subscribers' choice through the use of a carrier identification code assigned to such provider or other mechanism. The requirements for unblocking shall not apply to mobile satellite services unless the Commission finds it to be in the public interest to apply such requirements to such services.

 KeyCite Yellow Flag - Negative Treatment
Proposed Regulation

Code of Federal Regulations

Title 47. Telecommunication

Chapter I. Federal Communications Commission (Refs & Annos)

Subchapter A. General

Part 1. Practice and Procedure (Refs & Annos)

Subpart U. State and Local Government Regulation of the Placement, Construction, and
Modification of Personal Wireless Service Facilities (Refs & Annos)

47 C.F.R. § 1.6002

§ 1.6002 Definitions.

Effective: January 14, 2019

Currentness

Terms not specifically defined in this section or elsewhere in this subpart have the meanings defined in this part and the Communications Act of 1934, [47 U.S.C. 151 et seq.](#) Terms used in this subpart have the following meanings:

- (a) Action or to act on a siting application means a siting authority's grant of a siting application or issuance of a written decision denying a siting application.
- (b) Antenna, consistent with [§ 1.1320\(d\)](#), means an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to Commission authorization, for the provision of personal wireless service and any commingled information services. For purposes of this definition, the term antenna does not include an unintentional radiator, mobile station, or device authorized under part 15 of this chapter.
- (c) Antenna equipment, consistent with [§ 1.1320\(d\)](#), means equipment, switches, wiring, cabling, power sources, shelters or cabinets associated with an antenna, located at the same fixed location as the antenna, and, when collocated on a structure, is mounted or installed at the same time as such antenna.
- (d) Antenna facility means an antenna and associated antenna equipment.
- (e) Applicant means a person or entity that submits a siting application and the agents, employees, and contractors of such person or entity.
- (f) Authorization means any approval that a siting authority must issue under applicable law prior to the deployment of personal wireless service facilities, including, but not limited to, zoning approval and building permit.
- (g) Collocation, consistent with [§ 1.1320\(d\)](#) and the Nationwide Programmatic Agreement (NPA) for the Collocation of Wireless Antennas, appendix B of this part, section I.B, means—

- (1) Mounting or installing an antenna facility on a pre-existing structure; and/or
 - (2) Modifying a structure for the purpose of mounting or installing an antenna facility on that structure.
 - (3) The definition of “collocation” in § 1.6100(b)(2) applies to the term as used in that section.
- (h) Deployment means placement, construction, or modification of a personal wireless service facility.
- (i) Facility or personal wireless service facility means an antenna facility or a structure that is used for the provision of personal wireless service, whether such service is provided on a stand-alone basis or commingled with other wireless communications services.
- (j) Siting application or application means a written submission to a siting authority requesting authorization for the deployment of a personal wireless service facility at a specified location.
- (k) Siting authority means a State government, local government, or instrumentality of a State government or local government, including any official or organizational unit thereof, whose authorization is necessary prior to the deployment of personal wireless service facilities.
- (l) Small wireless facilities, consistent with § 1.1312(e)(2), are facilities that meet each of the following conditions:
- (1) The facilities—
 - (i) Are mounted on structures 50 feet or less in height including their antennas as defined in § 1.1320(d); or
 - (ii) Are mounted on structures no more than 10 percent taller than other adjacent structures; or
 - (iii) Do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater;
 - (2) Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of “antenna” in § 1.1320(d)), is no more than three cubic feet in volume;
 - (3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume;
 - (4) The facilities do not require antenna structure registration under part 17 of this chapter;

(5) The facilities are not located on Tribal lands, as defined under [36 CFR 800.16\(x\)](#); and

(6) The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in [§ 1.1307\(b\)](#).

(m) Structure means a pole, tower, base station, or other building, whether or not it has an existing antenna facility, that is used or to be used for the provision of personal wireless service (whether on its own or comingled with other types of services).

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; Sec. 102(c), Div. P, [Public Law 115–141](#), 132 Stat. 1084; [28 U.S.C. 2461](#), unless otherwise noted.

Current through Jan. 24, 2019; 84 FR 360.

End of Document

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 KeyCite Yellow Flag - Negative Treatment
Proposed Regulation

Code of Federal Regulations
Title 47. Telecommunication
Chapter I. Federal Communications Commission (Refs & Annos)
Subchapter A. General
Part 1. Practice and Procedure (Refs & Annos)
Subpart U. State and Local Government Regulation of the Placement, Construction, and
Modification of Personal Wireless Service Facilities (Refs & Annos)

47 C.F.R. § 1.6003

§ 1.6003 Reasonable periods of time to act on siting applications.

Effective: January 14, 2019

Currentness

(a) Timely action required. A siting authority that fails to act on a siting application on or before the shot clock date for the application, as defined in paragraph (e) of this section, is presumed not to have acted within a reasonable period of time.

(b) Shot clock period. The shot clock period for a siting application is the sum of—

(1) The number of days of the presumptively reasonable period of time for the pertinent type of application, pursuant to paragraph (c) of this section; plus

(2) The number of days of the tolling period, if any, pursuant to paragraph (d) of this section.

(c) Presumptively reasonable periods of time—

(1) Review periods for individual applications. The following are the presumptively reasonable periods of time for action on applications seeking authorization for deployments in the categories set forth in paragraphs (c)(1)(i) through (iv) of this section:

(i) Review of an application to collocate a Small Wireless Facility using an existing structure: 60 days.

(ii) Review of an application to collocate a facility other than a Small Wireless Facility using an existing structure: 90 days.

(iii) Review of an application to deploy a Small Wireless Facility using a new structure: 90 days.

(iv) Review of an application to deploy a facility other than a Small Wireless Facility using a new structure: 150 days.

(2) Batching.

(i) If a single application seeks authorization for multiple deployments, all of which fall within a category set forth in either paragraph (c)(1)(i) or (iii) of this section, then the presumptively reasonable period of time for the application as a whole is equal to that for a single deployment within that category.

(ii) If a single application seeks authorization for multiple deployments, the components of which are a mix of deployments that fall within paragraph (c)(1)(i) of this section and deployments that fall within paragraph (c)(1)(iii) of this section, then the presumptively reasonable period of time for the application as a whole is 90 days.

(iii) Siting authorities may not refuse to accept applications under paragraphs (c)(2)(i) and (ii) of this section.

(d) Tolling period. Unless a written agreement between the applicant and the siting authority provides otherwise, the tolling period for an application (if any) is as set forth in paragraphs (d)(1) through (3) of this section.

(1) For an initial application to deploy Small Wireless Facilities, if the siting authority notifies the applicant on or before the 10th day after submission that the application is materially incomplete, and clearly and specifically identifies the missing documents or information and the specific rule or regulation creating the obligation to submit such documents or information, the shot clock date calculation shall restart at zero on the date on which the applicant submits all the documents and information identified by the siting authority to render the application complete.

(2) For all other initial applications, the tolling period shall be the number of days from—

(i) The day after the date when the siting authority notifies the applicant in writing that the application is materially incomplete and clearly and specifically identifies the missing documents or information that the applicant must submit to render the application complete and the specific rule or regulation creating this obligation; until

(ii) The date when the applicant submits all the documents and information identified by the siting authority to render the application complete;

(iii) But only if the notice pursuant to paragraph (d)(2)(i) of this section is effectuated on or before the 30th day after the date when the application was submitted; or

(3) For resubmitted applications following a notice of deficiency, the tolling period shall be the number of days from—

(i) The day after the date when the siting authority notifies the applicant in writing that the applicant's supplemental submission was not sufficient to render the application complete and clearly and specifically identifies the missing documents or information that need to be submitted based on the siting authority's original request under paragraph (d)(1) or (2) of this section; until

(ii) The date when the applicant submits all the documents and information identified by the siting authority to render the application complete;

(iii) But only if the notice pursuant to paragraph (d)(3)(i) of this section is effectuated on or before the 10th day after the date when the applicant makes a supplemental submission in response to the siting authority's request under paragraph (d)(1) or (2) of this section.

(e) Shot clock date. The shot clock date for a siting application is determined by counting forward, beginning on the day after the date when the application was submitted, by the number of calendar days of the shot clock period identified pursuant to paragraph (b) of this section and including any pre-application period asserted by the siting authority; provided, that if the date calculated in this manner is a “holiday” as defined in § 1.4(e)(1) or a legal holiday within the relevant State or local jurisdiction, the shot clock date is the next business day after such date. The term “business day” means any day as defined in § 1.4(e)(2) and any day that is not a legal holiday as defined by the State or local jurisdiction.

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; Sec. 102(c), Div. P, [Public Law 115–141](#), 132 Stat. 1084; 28 U.S.C. 2461, unless otherwise noted.

Current through Jan. 17, 2019; 84 FR 125.

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Code of Federal Regulations

Title 47. Telecommunication

Chapter I. Federal Communications Commission (Refs & Annos)

Subchapter A. General

Part 1. Practice and Procedure (Refs & Annos)

Subpart U. State and Local Government Regulation of the Placement, Construction, and Modification of Personal Wireless Service Facilities (Refs & Annos)

47 C.F.R. § 1.6100

§ 1.6100 Wireless Facility Modifications.

Effective: January 14, 2019

Currentness

(a) [Reserved by 83 FR 51886]

(b) Definitions. Terms used in this section have the following meanings.

(1) Base station. A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower.

(i) The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(ii) The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).

(iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses equipment described in paragraphs (b)(1)(i) through (ii) of this section that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(iv) The term does not include any structure that, at the time the relevant application is filed with the State or local government under this section, does not support or house equipment described in paragraphs (b)(1)(i)-(ii) of this section.

(2) Collocation. The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

(3) Eligible facilities request. Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

(i) Collocation of new transmission equipment;

(ii) Removal of transmission equipment; or

(iii) Replacement of transmission equipment.

(4) Eligible support structure. Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the State or local government under this section.

(5) Existing. A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

(6) Site. For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.

(7) Substantial change. A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(i) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

(A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves

adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

(iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) It entails any excavation or deployment outside the current site;

(v) It would defeat the concealment elements of the eligible support structure; or

(vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in § 1.40001(b)(7)(i) through (iv).

(8) Transmission equipment. Equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(9) Tower. Any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

(c) Review of applications. A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

(1) Documentation requirement for review. When an applicant asserts in writing that a request for modification is covered by this section, a State or local government may require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request meets the requirements of this section. A State or local government may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.

(2) Timeframe for review. Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section.

(3) Tolling of the timeframe for review. The 60-day period begins to run when the application is filed, and may be tolled only by mutual agreement or in cases where the reviewing State or local government determines that the application is incomplete. The timeframe for review is not tolled by a moratorium on the review of applications.

(i) To toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to documents or information meeting the standard under paragraph (c)(1) of this section.

(ii) The timeframe for review begins running again when the applicant makes a supplemental submission in response to the State or local government's notice of incompleteness.

(iii) Following a supplemental submission, the State or local government will have 10 days to notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this paragraph (c)(3). Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(4) Failure to act. In the event the reviewing State or local government fails to approve or deny a request seeking approval under this section within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

(5) Remedies. Applicants and reviewing authorities may bring claims related to Section 6409(a) to any court of competent jurisdiction.

Credits

[[80 FR 28203](#), May 18, 2015; 83 FR 51886, Oct. 15, 2018]

AUTHORITY: 47 U.S.C. chs. 2, 5, 9, 13; Sec. 102(c), Div. P, [Public Law 115-141](#), 132 Stat. 1084; 28 U.S.C. 2461, unless otherwise noted.

[Notes of Decisions \(1\)](#)

Current through Jan. 24, 2019; 84 FR 360.

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tem which is the subject of the permit unless the permit affecting the property is terminated under sub. (9) or unless an agreement affecting the property is filed under sub. (10).

(b) The applicant shall record with the register of deeds of the county in which the property is located the notice under par. (a) for each property specified under par. (a) and for the property upon which the solar collector or wind energy system is or will be located.

(7) **REMEDIES FOR IMPERMISSIBLE INTERFERENCE.** (a) Any person who uses property which he or she owns or permits any other person to use the property in a way which creates an impermissible interference under a permit which has been granted or which is the subject of an application shall be liable to the permit holder or applicant for damages, except as provided under par. (b), for any loss due to the impermissible interference, court costs and reasonable attorney fees unless:

1. The building permit was applied for prior to receipt of a notice under sub. (3) (b) or the agency determines not to grant a permit after a hearing under sub. (4).

2. A permit affecting the property is terminated under sub. (9).

3. An agreement affecting the property is filed under sub. (10).

(b) A permit holder is entitled to an injunction to require the trimming of any vegetation which creates or would create an impermissible interference as defined under sub. (1) (f). If the court finds on behalf of the permit holder, the permit holder shall be entitled to a permanent injunction, damages, court costs and reasonable attorney fees.

(8) **APPEALS.** Any person aggrieved by a determination by a municipality under this section may appeal the determination to the circuit court for a review.

(9) **TERMINATION OF SOLAR OR WIND ACCESS RIGHTS.** (a) Any right protected by a permit under this section shall terminate if the agency determines that the solar collector or wind energy system which is the subject of the permit is:

1. Permanently removed or is not used for 2 consecutive years, excluding time spent on repairs or improvements.

2. Not installed and functioning within 2 years after the date of issuance of the permit.

(b) The agency shall give the permit holder written notice and an opportunity for a hearing on a proposed termination under par. (a).

(c) If the agency terminates a permit, the agency may charge the permit holder for the cost of recording and record a notice of termination with the register of deeds, who shall record the notice with the notice recorded under sub. (6) (b) or indicate on any notice recorded under sub. (6) (b) that the permit has been terminated.

(10) **WAIVER.** A permit holder by written agreement may waive all or part of any right protected by a permit. A copy of such agreement shall be recorded with the register of deeds, who shall record such copy with the notice recorded under sub. (6) (b).

(11) **PRESERVATION OF RIGHTS.** The transfer of title to any property shall not change the rights and duties under this section or under an ordinance adopted under sub. (2).

(12) **CONSTRUCTION.** (a) This section may not be construed to require that an owner obtain a permit prior to installing a solar collector or wind energy system.

(b) This section may not be construed to mean that acquisition of a renewable energy resource easement under s. 700.35 is in any way contingent upon the granting of a permit under this section.

History: 1981 c. 354; 1983 a. 189 s. 329 (14); 1983 a. 532 s. 36; 1993 a. 414; 1995 a. 201; 1999 a. 150 s. 82; Stats. 1999 s. 66.0403; 2007 a. 97; 2009 a. 40.

The common law right to solar access is discussed. *Prah v. Maretti*, 108 Wis. 2d 223, 321 N.W.2d 182 (1982).

The owner of an energy system does not need a permit under this section. Barring enforceable municipal restrictions, an owner may construct a system without prior municipal approval. This section benefits and protects the owner of the system by restricting the use of nearby property to prevent an interference with the system. *State ex rel. Numrich v. City of Mequon Board of Zoning Appeals*, 2001 WI App 88, 242 Wis. 2d 677, 626 N.W.2d 366, 00–1643.

Wisconsin recognizes the power of the sun: *Prah v. Maretti* and the solar access act. 1983 WLR 1263.

66.0404 Mobile tower siting regulations. (1) DEFINITIONS. In this section:

(a) “Antenna” means communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.

(b) “Application” means an application for a permit under this section to engage in an activity specified in sub. (2) (a) or a class 2 collocation.

(c) “Building permit” means a permit issued by a political subdivision that authorizes an applicant to conduct construction activity that is consistent with the political subdivision’s building code.

(d) “Class 1 collocation” means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility but does need to engage in substantial modification.

(e) “Class 2 collocation” means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility or engage in substantial modification.

(f) “Collocation” means class 1 or class 2 collocation or both.

(g) “Distributed antenna system” means a network of spatially separated antenna nodes that is connected to a common source via a transport medium and that provides mobile service within a geographic area or structure.

(h) “Equipment compound” means an area surrounding or adjacent to the base of an existing support structure within which is located mobile service facilities.

(i) “Existing structure” means a support structure that exists at the time a request for permission to place mobile service facilities on a support structure is filed with a political subdivision.

(j) “Fall zone” means the area over which a mobile support structure is designed to collapse.

(k) “Mobile service” has the meaning given in 47 USC 153 (33).

(L) “Mobile service facility” means the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.

(m) “Mobile service provider” means a person who provides mobile service.

(n) “Mobile service support structure” means a freestanding structure that is designed to support a mobile service facility.

(o) “Permit” means a permit, other than a building permit, or approval issued by a political subdivision which authorizes any of the following activities by an applicant:

1. A class 1 collocation.

2. A class 2 collocation.

3. The construction of a mobile service support structure.

(p) “Political subdivision” means a city, village, town, or county.

(q) “Public utility” has the meaning given in s. 196.01 (5).

(r) “Search ring” means a shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors including topography and the demographics of the service area.

(s) “Substantial modification” means the modification of a mobile service support structure, including the mounting of an antenna on such a structure, that does any of the following:

1. For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.

2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more.

3. Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.

4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

(t) “Support structure” means 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.

(u) “Utility pole” means a structure owned or operated by an alternative telecommunications utility, as defined in s. 196.01 (1d); public utility, as defined in s. 196.01 (5); telecommunications utility, as defined in s. 196.01 (10); political subdivision; or cooperative association organized under ch. 185; and that is designed specifically for and used to carry lines, cables, or wires for telecommunications service, as defined in s. 182.017 (1g) (cq); for video service, as defined in s. 66.0420 (2) (y); for electricity; or to provide light.

(2) NEW CONSTRUCTION OR SUBSTANTIAL MODIFICATION OF FACILITIES AND SUPPORT STRUCTURES. (a) Subject to the provisions and limitations of this section, a political subdivision may enact a zoning ordinance under s. 59.69, 60.61, or 62.23 to regulate any of the following activities:

1. The siting and construction of a new mobile service support structure and facilities.

2. With regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities.

(b) If a political subdivision regulates an activity described under par. (a), the regulation shall prescribe the application process which a person must complete to engage in the siting, construction, or modification activities described in par. (a). The application shall be in writing and shall contain all of the following information:

1. The name and business address of, and the contact individual for, the applicant.

2. The location of the proposed or affected support structure.

3. The location of the proposed mobile service facility.

4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.

5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.

6. If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.

(c) If an applicant submits to a political subdivision an application for a permit to engage in an activity described under par. (a), which contains all of the information required under par. (b), the political subdivision shall consider the application complete. If the political subdivision does not believe that the application is complete, the political subdivision shall notify the applicant in

writing, within 10 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(d) Within 90 days of its receipt of a complete application, a political subdivision shall complete all of the following or the applicant may consider the application approved, except that the applicant and the political subdivision may agree in writing to an extension of the 90 day period:

1. Review the application to determine whether it complies with all applicable aspects of the political subdivision's building code and, subject to the limitations in this section, zoning ordinances.

2. Make a final decision whether to approve or disapprove the application.

3. Notify the applicant, in writing, of its final decision.

4. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.

(e) A political subdivision may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement described under par. (b) 6.

(f) A party who is aggrieved by the final decision of a political subdivision under par. (d) 2. may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.

(g) If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.

(h) A political subdivision may regulate the activities described under par. (a) only as provided in this section.

(i) If a political subdivision has in effect on July 2, 2013, an ordinance that applies to the activities described under par. (a) and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the activity.

(3) COLLOCATION ON EXISTING SUPPORT STRUCTURES. (a) 1. A class 2 collocation is a permitted use under ss. 59.69, 60.61, and 62.23.

2. If a political subdivision has in effect on July 2, 2013, an ordinance that applies to a class 2 collocation and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the class 2 collocation.

3. A political subdivision may regulate a class 2 collocation only as provided in this section.

4. A class 2 collocation is subject to the same requirements for the issuance of a building permit to which any other type of commercial development or land use development is subject.

(b) If an applicant submits to a political subdivision an application for a permit to engage in a class 2 collocation, the application shall contain all of the information required under sub. (2) (b) 1. to 3., in which case the political subdivision shall consider the application complete. If any of the required information is not in the application, the political subdivision shall notify the applicant in writing, within 5 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(c) Within 45 days of its receipt of a complete application, a political subdivision shall complete all of the following or the applicant may consider the application approved, except that the

applicant and the political subdivision may agree in writing to an extension of the 45 day period:

1. Make a final decision whether to approve or disapprove the application.
2. Notify the applicant, in writing, of its final decision.
3. If the application is approved, issue the applicant the relevant permit.
4. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.

(d) A party who is aggrieved by the final decision of a political subdivision under par. (c) 1. may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.

(4) LIMITATIONS. With regard to an activity described in sub. (2) (a) or a class 2 collocation, a political subdivision may not do any of the following:

(a) Impose environmental testing, sampling, or monitoring requirements, or other compliance measures for radio frequency emissions, on mobile service facilities or mobile radio service providers.

(b) Enact an ordinance imposing a moratorium on the permitting, construction, or approval of any such activities.

(c) Enact an ordinance prohibiting the placement of a mobile service support structure in particular locations within the political subdivision.

(d) Charge a mobile radio service provider a fee in excess of one of the following amounts:

1. For a permit for a class 2 collocation, the lesser of \$500 or the amount charged by a political subdivision for a building permit for any other type of commercial development or land use development.

2. For a permit for an activity described in sub. (2) (a), \$3,000.

(e) Charge a mobile radio service provider any recurring fee for an activity described in sub. (2) (a) or a class 2 collocation.

(f) Permit 3rd party consultants to charge the applicant for any travel expenses incurred in the consultant's review of mobile service permits or applications.

(g) Disapprove an application to conduct an activity described under sub. (2) (a) based solely on aesthetic concerns.

(gm) Disapprove an application to conduct a class 2 collocation on aesthetic concerns.

(h) Enact or enforce an ordinance related to radio frequency signal strength or the adequacy of mobile service quality.

(i) Impose a surety requirement, unless the requirement is competitively neutral, nondiscriminatory, and commensurate with the historical record for surety requirements for other facilities and structures in the political subdivision which fall into disuse. There is a rebuttable presumption that a surety requirement of \$20,000 or less complies with this paragraph.

(j) Prohibit the placement of emergency power systems.

(k) Require that a mobile service support structure be placed on property owned by the political subdivision.

(L) Disapprove an application based solely on the height of the mobile service support structure or on whether the structure requires lighting.

(m) Condition approval of such activities on the agreement of the structure or mobile service facility owner to provide space on or near the structure for the use of or by the political subdivision at less than the market rate, or to provide the political subdivision other services via the structure or facilities at less than the market rate.

(n) Limit the duration of any permit that is granted.

(o) Require an applicant to construct a distributed antenna system instead of either constructing a new mobile service support structure or engaging in collocation.

(p) Disapprove an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.

(q) Require that a mobile service support structure, existing structure, or mobile service facilities have or be connected to backup battery power.

(r) Impose a setback or fall zone requirement for a mobile service support structure that is different from a requirement that is imposed on other types of commercial structures.

(s) Consider an activity a substantial modification under sub. (1) (s) 1. or 2. if a greater height is necessary to avoid interference with an existing antenna.

(t) Consider an activity a substantial modification under sub. (1) (s) 3. if a greater protrusion is necessary to shelter the antenna from inclement weather or to connect the antenna to the existing structure by cable.

(u) Limit the height of a mobile service support structure to under 200 feet.

(v) Condition the approval of an application on, or otherwise require, the applicant's agreement to indemnify or insure the political subdivision in connection with the political subdivision's exercise of its authority to approve the application.

(w) Condition the approval of an application on, or otherwise require, the applicant's agreement to permit the political subdivision to place at or collocate with the applicant's support structure any mobile service facilities provided or operated by, whether in whole or in part, a political subdivision or an entity in which a political subdivision has a governance, competitive, economic, financial or other interest.

(5) APPLICABILITY. If a county enacts an ordinance as described under sub. (2) the ordinance applies only in the unincorporated parts of the county, except that if a town enacts an ordinance as described under sub. (2) after a county has so acted, the county ordinance does not apply, and may not be enforced, in the town, except that if the town later repeals its ordinance, the county ordinance applies in that town.

History: 2013 a. 20, 173.

66.0405 Removal of rubbish. Cities, villages and towns may remove ashes, garbage, and rubbish from such classes of places in the city, village or town as the board or council directs. The removal may be from all of the places or from those whose owners or occupants desire the service. Districts may be created and removal provided for certain districts only, and different regulations may be applied to each removal district or class of property. The cost of removal may be funded by special assessment against the property served, by general tax upon the property of the respective districts, or by general tax upon the property of the city, village or town. If a city, village or town contracts for ash, garbage or rubbish removal service, it may contract with one or more service providers.

History: 1993 a. 246; 1999 a. 150 s. 119; Stats. 1999 s. 66.0405.

66.0406 Radio broadcast service facility regulations.

(1) DEFINITIONS. In this section:

(a) "Political subdivision" means any city, village, town, or county.

(b) "Radio broadcast services" means the regular provision of a commercial or noncommercial service involving the transmission, emission, or reception of radio waves for the transmission of sound or images in which the transmissions are intended for direct reception by the general public.

(c) "Radio broadcast service facilities" means commercial or noncommercial facilities, including antennas and antenna support structures, intended for the provision of radio broadcast services.

(2) LIMITATIONS ON LOCAL REGULATION. Beginning on May 1, 2013, if a political subdivision enacts an ordinance, adopts a resolution, or takes any other action that affects the placement, construction, or modification of radio broadcast service facilities, the

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required by said order and a certified copy of the minutes of the said meeting to be promptly filed in the office of the clerk of the circuit court of said county upon payment to said clerk of the fees properly chargeable in a special proceeding. Upon such filing, such property may be conveyed or mortgaged with the same right and authority as if such sale or mortgaging had been authorized by a sufficient affirmative vote of all members of said corporation.

182.0135 Public utility corporation directors; not to delegate duty to manage; removal by commission.

(1) The directors of corporations which are public utilities shall not, directly or indirectly, delegate or in any manner, temporarily or permanently, relinquish or surrender their duty to manage and direct the stock, property, affairs and business of such corporation.

(2) Any director violating the provisions of this section may be removed by the public service commission, after notice and hearing. If a director of a public utility is removed by the commission, the director shall be ineligible for a period of 2 years to serve as a director of said public utility.

(3) This section does not apply to a telecommunications utility, as defined in s. 196.01 (10).

History: 1993 a. 482, 496.

182.016 River improvement corporations may flow lands. Any domestic corporation created in whole or in part for the purpose of improving any stream and driving, holding or handling logs therein, and any corporation owning or controlling dams, booms or improvements designed to accomplish any of said purposes, or any municipality or any domestic corporation organized for the purpose of furnishing electric current for public purposes, shall have the power to acquire all such lands as shall be necessary for its use for ponds and reservoir purposes. Nothing in this section shall be construed as repealing any provision of s. 31.30.

182.017 Transmission lines; privileges; damages.

(1g) DEFINITIONS. In this section:

(a) “Commission” means the public service commission.

(b) “Company” means any of the following:

1. A corporation, limited liability company, partnership, or other business entity organized to furnish telegraph or telecommunications service or transmit heat, power, or electric current to the public or for public purposes.

2. An independent system operator, as defined in s. 196.485 (1) (d).

3. An independent transmission owner, as defined in s. 196.485 (1) (dm).

4. A cooperative association organized under ch. 185 or 193 to furnish telegraph or telecommunications service.

5. A cooperative association organized under ch. 185 to transmit heat, power, or electric current to its members.

6. An interim cable operator, as defined in s. 66.0420 (2) (n).

7. A video service provider, as defined in s. 66.0420 (2) (zg).

(bm) “Municipal regulation” means any contract, ordinance, resolution, order, or other regulation entered into, enacted, or issued by a municipality before, on, or after July 2, 2013.

(c) “Municipality” means a city, village, or town.

(cq) “Telecommunications service” means the offering for sale of the conveyance of voice, data, or other information, including the sale of service for collection, storage, forwarding, switching, and delivery incidental to such communication regardless of the technology or mode used to make such offering.

(ct) “Urban rail transit system” means a system, either publicly or privately owned, which provides transportation by rail in a municipality to the public on a regular and continuing basis and which begins service on or after July 2, 2013.

(d) “Video service network” has the meaning given in s. 66.0420 (2) (zb).

(1r) RIGHT-OF-WAY FOR. Any company may, subject to ss. 30.44 (3m), 30.45, 86.16, and 196.491 (3) (d) 3m, and to reasonable regulations made by any municipality through which its transmission lines or systems may pass, construct and maintain such lines or systems with all necessary appurtenances in, across or beneath any public highway or bridge or any stream or body of water, or upon any lands of any owner consenting thereto, and for such purpose may acquire lands or the necessary easements; and may connect and operate its lines or system with other lines or systems devoted to like business, within or without this state, and charge reasonable rates for the transmission and delivery of messages or the furnishing of heat, power, or electric light.

(2) NOT TO OBSTRUCT PUBLIC USE. But no such line or system or any appurtenance thereto shall at any time obstruct or interfere with the public use of any highway, bridge, stream or body of water.

(3) ABANDONED LINES REMOVED. The commission after a public hearing as provided in s. 196.26, and subject to the right of review as provided in ch. 227, may declare any line to have been abandoned or discontinued, if the facts warrant such finding. Whenever such a finding shall have been made the company shall remove such line, and on failure for 3 months after such finding of abandonment or discontinuance, any person owning land over, through or upon which such line shall pass, may remove the same, or the supervisors of any town within which said lines may be situated, may remove the said lines from the limits of its highways, and such person or supervisors shall be entitled to recover from the company owning the lines the expense for labor involved in removing the property.

(4) LOCATION OF POLES. In case of dispute as to the location of poles, pipes or conduits, the commissioners appointed in condemnation proceedings under ch. 32 may determine the location. In no case, except where the owner consents, shall poles be set in front of or upon any residence property, or in front of a building occupied for business purposes, unless the commissioners find that the same is necessary and the court may review the finding.

(5) TREE TRIMMING. Any company which shall in any manner destroy, trim or injure any shade or ornamental trees along any such lines or systems, or, in the course of tree trimming or removal, cause any damage to buildings, fences, crops, livestock or other property, except by the consent of the owner, or after the right so to do has been acquired, shall be liable to the person aggrieved in 3 times the actual damage sustained, besides costs.

(6) MUNICIPAL FRANCHISE REQUIRED. No lighting or heating corporation or lighting or heating cooperative association shall have any right hereunder in any municipality until it has obtained a franchise or written consent for the erection or installation of its lines from such municipality.

(7) HIGH-VOLTAGE TRANSMISSION LINES. Any easement for rights-of-way for high-voltage transmission lines as defined under s. 196.491 (1) (f) shall be subject to all of the following conditions and limitations:

(a) The conveyance under ch. 706 and, if applicable, the petition under s. 32.06 (7), shall describe the interest transferred by specifying, in addition to the length and width of the right-of-way, the number, type and maximum height of all structures to be erected thereon, the minimum height of the transmission lines above the landscape, and the number and maximum voltage of the lines to be constructed and operated thereon.

(b) In determining just compensation for the interest under s. 32.09, damages shall include losses caused by placement of the line and associated facilities near fences or natural barriers such that lands not taken are rendered less readily accessible to vehicles, agricultural implements and aircraft used in crop work, as well as damages resulting from ozone effects and other physical phenomena associated with such lines, including but not limited to interference with telephone, television and radio communication.

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(c) In constructing and maintaining high-voltage transmission lines on the property covered by the easement the utility shall:

1. If excavation is necessary, ensure that the top soil is stripped, piled and replaced upon completion of the operation.
2. Restore to its original condition any slope, terrace, or waterway which is disturbed by the construction or maintenance.
3. Insofar as is practicable and when the landowner requests, schedule any construction work in an area used for agricultural production at times when the ground is frozen in order to prevent or reduce soil compaction.
4. Clear all debris and remove all stones and rocks resulting from construction activity upon completion of construction.
5. Satisfactorily repair to its original condition any fence damaged as a result of construction or maintenance operations. If cutting a fence is necessary, a temporary gate shall be installed. Any such gate shall be left in place at the landowner's request.
6. Repair any drainage tile line within the easement damaged by such construction or maintenance.
7. Pay for any crop damage caused by such construction or maintenance.
8. Supply and install any necessary grounding of a landowner's fences, machinery or buildings.

(d) The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the landowner. If weed and brush control is undertaken by the landowner under an agreement with the utility, the landowner shall receive from the utility a reasonable amount for such services.

(e) The landowner shall be afforded a reasonable time prior to commencement of construction to harvest any trees located within the easement boundaries, and if the landowner fails to do so, the landowner shall nevertheless retain title to all trees cut by the utility.

(f) The landowner shall not be responsible for any injury to persons or property caused by the design, construction or upkeep of the high-voltage transmission lines or towers.

(g) The utility shall employ all reasonable measures to ensure that the landowner's television and radio reception is not adversely affected by the high-voltage transmission lines.

(h) The utility may not use any lands beyond the boundaries of the easement for any purpose, including ingress to and egress from the right-of-way, without the written consent of the landowner.

(i) The rights conferred under pars. (c) to (h) may be specifically waived by the landowner in an easement conveyance which contains such paragraphs verbatim.

(8) COMMISSION REVIEW. (a) Upon complaint by a company that a regulation by a municipality under sub. (1r) is unreasonable, the commission shall set a hearing and, if the commission finds that the regulation is unreasonable, the regulation shall be void. Subject to pars. (am) to (c), if the commission determines that a municipal regulation that was in effect on January 1, 2007, and immediately prior to January 9, 2008, or that a community standard, as demonstrated through consistent practice and custom in the municipality, that was in effect on January 1, 2007, and immediately prior to January 9, 2008, is substantially the same as the municipal regulation complained of, there is a rebuttable presumption that the latter regulation is reasonable.

(am) A municipal regulation is unreasonable if it has the effect of creating a moratorium on the placement of company lines or systems under sub. (1r) or on the entrance into the municipality of a video service provider, as defined in s. 66.0420 (2) (zg), or is inconsistent with the purposes of s. 66.0420.

(as) Notwithstanding sub. (2), a municipal regulation is unreasonable if it requires a company to pay any part of the cost to modify or relocate the company's facilities to accommodate an urban rail transit system.

(b) A municipal regulation is unreasonable if it requires a company to pay more than the actual cost of functions undertaken by the municipality to manage company access to and use of municipal rights-of-way. These management functions include all of the following:

1. Registering companies, including the gathering and recording of information necessary to conduct business with a company.
2. Except as provided in provided in par. (c), issuing, processing, and verifying excavation or other company permit applications, including supplemental applications.
3. Inspecting company job sites and restoration projects.
4. Maintaining, supporting, protecting, or moving company equipment during work in municipal rights-of-way.
5. Undertaking restoration work inadequately performed by a company after providing notice and the opportunity to correct the work.
6. Revoking company permits.
7. Maintenance of databases.
8. Scheduling and coordinating highway, street, and right-of-way work relevant to a company permit.

(c) A municipal regulation is unreasonable if it requires a company to be responsible for fees under s. 182.0175 (1m) (bm) that may be assessed to a municipality as a member of the one-call system under s. 182.0175.

(d) It is reasonable for a municipal regulation to provide for the recovery of costs incurred under par. (b) 1., 2., 3., and 7. through a preexcavation permit fee.

(e) It is reasonable for a municipal regulation to provide for the recovery of costs incurred under par. (b) 4., 5., and 6. only from the company that is responsible for causing the municipality to incur the costs.

(9) TIME LIMIT FOR PERMITS. If a municipality establishes a permit process under sub. (1r), the municipality shall approve or deny a permit application no later than 60 days after receipt of the application, and, if the municipality fails to do so, the municipality shall be considered to have approved the application and granted the permit. If a municipality denies a permit application, the municipality shall provide the applicant a written explanation of the reasons for the denial at the time that the municipality denies the application.

History: 1971 c. 40; 1975 c. 68, 199; 1979 c. 34, 323; 1985 a. 297 s. 76; 1989 a. 31; 1993 a. 213, 246, 371; 1997 a. 204; 2005 a. 441; 2007 a. 42; 2011 a. 22; 2013 a. 20 s. 1564m, 1978d to 1978t; 2013 a. 165, 168; 2015 a. 195 s. 82.

Sub. (2) is a safety statute, the violation of which constitutes negligence per se. An allegation that a power pole located within 4 feet of the traveled portion of a roadway violated this provision stated a cause of action. *Weiss v. Holman*, 58 Wis. 2d 608, 207 N.W.2d 660 (1973).

Sub. (5) is limited to damages arising from the construction, maintenance, or abandonment of facilities within a right-of-way. *Vogel v. Grant-Lafayette Electric Cooperative*, 195 Wis. 2d 198, 536 N.W.2d 140 (Ct. App. 1995), 94-0822.

Sub. (7) (a) governs what must be specified in a conveyance of an easement. Because the easements here were conveyed prior to the enactment of the statute, the conveyances were not subject to the statute's requirements. The circuit court's conclusion that the utility was required to obtain new easements complying with sub. (7) (a) was premised on its erroneous conclusion that the utility's easement rights were limited by the easements' current use. *Wisconsin Public Service Corporation v. Andrews*, 2009 WI App 30, 316 Wis. 2d 734, 766 N.W.2d 232, 07-2673.

182.0175 Damage to transmission facilities. (1) DEFINITIONS. In this section:

- (aa) "Agricultural activity" has the meaning given in s. 101.10 (1) (a).
- (ab) "Commission" means the public service commission.
- (ac) "Complainant" means a person who files a complaint under sub. (3) (bg) 1. or 2.
- (ag) "Damage prevention fund" means the fund established under sub. (1m) (d) 11.
- (am) "Emergency" means a condition that poses a clear and immediate danger to life or health, or a significant loss of property.
- (b) "Excavation" means any operation in which earth, rock or other material in or on the ground is moved, removed or otherwise

196.58 Municipality to regulate utilities; appeal. (1g) In this section, “municipal regulation” has the meaning given in s. 182.017 (1g) (bm).

(1r) The governing body of every municipality may:

(a) Determine by municipal regulation the quality and character of each kind of product or service to be furnished or rendered by any public utility within the municipality and all other terms and conditions, consistent with this chapter and ch. 197, upon which the public utility may be permitted to occupy the streets, highways or other public places within the municipality. The municipal regulation shall be in force and on its face reasonable.

(b) Require of any public utility any addition or extension to its physical plant within the municipality as shall be reasonable and necessary in the interest of the public, and designate the location and nature of the addition or extension, the time within which it must be completed, and any condition under which it must be constructed, subject to review by the commission under sub. (4).

(c) Provide a penalty for noncompliance with the provisions of any municipal regulation adopted under this subsection.

(4) (a) Upon complaint made by a public utility or by any qualified complainant under s. 196.26, the commission shall set a hearing and if it finds a municipal regulation under sub. (1r) to be unreasonable, the municipal regulation shall be void.

(b) Notwithstanding any provision of this chapter, upon complaint by a telecommunications provider, including an alternative telecommunications utility, or a video service provider, the commission shall set a hearing and, if it finds to be unreasonable any municipal regulation relating to any product or service rendered by any such provider within a municipality or relating to the terms and conditions upon which such provider occupies the streets, highways, or other public places within the municipality, the municipal regulation shall be void.

(c) Notwithstanding s. 182.017 (2), a municipal regulation is unreasonable under par. (a) or (b) if it requires a public utility, telecommunications provider, or video service provider to pay any part of the cost to modify or relocate the public utility’s, telecommunications provider’s, or video service provider’s facilities to accommodate an urban rail transit system, as defined in s. 182.017 (1g) (ct).

(5) The commission shall have original and concurrent jurisdiction with municipalities to require extensions of service and to regulate service of public utilities. Nothing in this section shall limit the power of the commission to act on its own motion to require extensions of service and to regulate the service of public utilities.

(6) No public utility furnishing and selling gaseous fuel or undertaking to furnish or sell gaseous fuel in a municipality where the fuel has not been sold previously to the public shall change the character or kind of fuel by substituting for manufactured gas any natural gas or any mixture of natural and manufactured gas for distribution and sale in any municipality, or undertake the sale of natural gas in any municipality where no gaseous fuel was previously sold, unless the governing body of the municipality, by authorization, passage or adoption of appropriate municipal regulation, approves and authorizes the change in fuel or commencement of sale. No municipal regulation enacted under this subsection may be inconsistent or in conflict with any certificate granted under s. 196.49.

(7) (a) If a municipality operating a water system seeks to serve consumers of an area which is part of the municipality and in the same county, but in order to serve such consumers it is necessary or economically prudent for the municipality to install mains, transmission lines, pipes or service connections through, upon or under a public street, highway, road, public thoroughfare or alley located within the boundaries of any adjacent municipality, the municipality seeking the installation may file a petition with the clerk of the legislative body of the adjacent municipality requesting approval for the installation of the mains, transmission lines, pipes or service connections. The governing body of the

adjacent municipality shall act on the petition within 15 days after the petition is filed. If the governing body of the adjacent municipality fails to act within the 15-day period, the petition shall be deemed approved and the municipality may proceed with the installations required for service to its consumers. If, however, the governing body of the adjacent municipality rejects the petition, the municipality may make application to the commission for authority to install within the boundaries of the adjacent municipality the installations necessary to provide service to its consumers. The commission shall hold a hearing upon the application of the municipality. If the commission determines that it is necessary or economically prudent that the municipality seeking to serve its consumers make the installations within the boundaries of the adjacent municipality, the commission shall promptly issue an order authorizing the municipality to proceed to make the installation. In the order, the commission may establish the manner of making the installation.

(b) A municipality making an installation under this section shall restore the land on or in which such installation has been made to the same condition as it existed prior to the installation. Failure to make the restoration shall subject the municipality to an action for damages by the adjacent municipality. The adjacent municipality may require a performance bond from the municipality seeking to make the installation. If no agreement can be effected between the municipalities as to the amount of the performance bond, the commission shall determine the amount of the bond. If the commission issues an order authorizing an installation under this subsection, the commission shall determine the amount of the performance bond which shall be required of the applicant municipality.

History: 1981 c. 390; 1983 a. 53; 1995 a. 378; 2013 a. 20.

Cross-reference: See also ch. PSC 130, Wis. adm. code.

196.59 Merchandising by utilities. Each public utility engaged in the production, transmission, delivery or furnishing of heat, light or power either directly or indirectly to or for the use of the public shall keep separate accounts to show any profit or loss resulting from the sale of appliances or other merchandise. The commission may not take the profit or loss into consideration in arriving at any rate to be charged for service by the public utility.

History: 1983 a. 53.

196.595 Utility advertising practices. (1) In this section:

(a) “Advertising” means:

1. Printed and published material and descriptive literature of a utility used in newspapers, magazines, radio and TV scripts, billboards and similar displays.

1m. Any material which provides information favorable to a public utility on any issue about which the utility is attempting to influence legislative or administrative action by direct oral or written communication with any elective state official, agency official or legislative employee if the practice is regulated under subch. III of ch. 13.

2. Descriptive literature and sales aids of all kinds issued by a utility for presentation to utility consumers and other members of the public, including but not limited to any material enclosed with or added to a utility billing statement, circulars, leaflets, booklets, depictions, illustrations and form letters.

3. Prepared sales talks to the public and public informational facilities.

4. Other materials and procedures enumerated by rule of the commission which promote or provide information to the public about a public utility.

(b) “Expenditure” means any cost of advertising directly incurred by a utility and any cost of advertising incurred by contribution to parent or affiliated companies or to trade associations.

(c) “Public utility” in this section means any public utility, as defined in s. 196.01, engaged in the transmission, delivery, or furnishing of natural gas by means of pipes or mains, heat, light,