

CELLULAR AND DIGITAL COMMUNICATION FACILITIES IN THE A-1, A-2, A-3, A-4, B-3, B-5, M-1, M-2, M-3, M-4, C-2, I-1, AND PR-1 DISTRICTS.

12.29-8 Standards for Conditional Uses

- 21a a The developer shall prepare a plan showing the number and potential location of all antenna sites needed in the County to complete the communication network. Propagation maps showing the existing and proposed signal of the carrier or service provider within all of Kenosha County and within in six (6) miles of the county boundary. Propagation maps shall include areas served through roaming agreements with other service providers if applicable.
- b All antennas shall be constructed on existing structures, such as, but not limited to, water towers, public buildings, existing utility towers, farm silos, barns, or other communication towers, or
- c The applicant must demonstrate that the proposed antenna cannot be accommodated on an existing tower or facility due to one of the following reasons:
- 1) The planned equipment would cause radio frequency interference with other existing towers and facilities, considering the existing and planned use for those facilities.
 - 2) The planned equipment would cause radio frequency interference with other existing or planned equipment, which cannot be reasonably prevented.
 - 3) Existing towers or facilities do not have space on which proposed equipment can be placed so it can function effectively.
 - 4) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or facility or to adopt an existing tower or facility for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
 - 5) Applicant demonstrates that there are other limiting factors that render existing towers and facilities unsuitable.
- d In the event that the Department of Planning and Development determines that it is necessary to consult with a third party in considering the factors listed in subsection c above, all reasonable costs and expenses associated with such consultation shall be borne by the applicant. If it is determined by the consultant that such antennas cannot be co-located on existing structures, freestanding tower structures may be permitted, but such structures shall be designed to support the proposed antennas and three additional sets of communication antennas. The developer shall agree, in writing, to make the structure available for co-location by other companies for communication equipment at a reasonable return. Height and visibility issues shall be incorporated as part of the review.
- e The developer shall provide a site plan, including all existing and proposed structures, an access and parking plan, a landscaping and drainage plan, and building plans for all proposed structures as well as photo simulations of the proposed facility from points of interest as identified by the Department of Planning and Development. A photo simulation shall not be smaller than 8 inches by 10 inches.
- f All new communication towers and accompanying service buildings shall be a minimum of 200 feet from any property line and/or residential district.

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- g All new communication towers shall be of a monopole design and shall be constructed of non-reflective material of uniform color.
- h The telecommunications company shall remove all antennas, tower structures, equipment shelters and/or other communication facilities from the site within 45 days after the termination of use.
- i All applicable federal, state, and local rules regarding the environmental effects of radio frequency and other telecommunication emissions shall be complied with.
- j The telecommunication facility, including the antenna or antenna structure shall not interfere with radio and television reception based upon Federal Communication Commission (FCC) regulations.
- k The proposed antenna and/or communication tower shall not result in restriction or interference with air traffic or air travel to or from any existing or proposed airport or airstrip.