



ORDINANCE 2026-05

AN ORDINANCE TO AMEND SECTION 347 (NEW CONSTRUCTION OR SUBSTANTIAL MODIFICATION OF COMMUNICATION TOWERS) OF ARTICLE XXXII (TELECOMMUNICATIONS ANTENNAS AND TOWERS) OF CHAPTER 295 (ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

Purpose: The purpose of this Ordinance is to amend a portion of the Telecommunications Antennas and Towers section of the Zoning Code to correct an error in the original ordinance, adopted in 2025.

The Village Board of the Village of Hobart, Brown County, Wisconsin, does ordain as follows:

Section 1: Section 347 (New construction or substantial modification of communication towers) of Article XXXII (Telecommunications Antennas and Towers) of Chapter 295 (Zoning) is amended to read as follows:

§ 295-347. New construction or substantial modification of communication towers.

A. Application process. New or substantially modified communication towers require approval of a conditional use permit. In addition to materials required under § 295-359 (Site plan), the applicant must provide, in a form acceptable to the zoning administrator, the following:

(1) Application. Completed communications tower conditional use permit application form, that includes, at a minimum:

(a) The name and business address of, and the contact individual for, the applicant. If the applicant is a tower company or site acquisition consultant, the name(s), address(es), and contact individual(s) for the anchor tenant(s) along with the FCC license number(s) of the carrier(s) or service provider(s).

(b) The precise location and base ground elevation above mean sea level of the proposed or affected support structure. Location information shall be provided in latitude/longitude coordinates.

(c) The specific type(s) of communication services(s) to be provided by the proposed facility, the operating frequency or frequencies at which service(s) will be provided, and the minimum required elevation above mean sea level necessary to provide the services.

(2) Project narrative. A signed project narrative explaining the need for a new or modified communication tower. The narrative should also include the following information:

(a) An explanation why the particular site was selected.

(b) For an application to construct a new tower, an explanation as to why the applicant chose the proposed location and why the applicant did not choose a collocation, which addresses the requirements of section § 295-348 (A) (1) below. The narrative must include 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. For the purposes of this ordinance, cost savings or increased profitability shall not be considered an economic burden.

(3) Search ring map. Applicants must submit a search ring map drawn to a measurable scale, showing the area in which the applicant seeks to locate their equipment. The map must show and include road names, municipal boundaries, all existing telecommunication facilities within 1.5 miles of the search ring, and any tall structure over 100' in height within the search ring. The map must document and assign an identification number to all existing towers within the designated radius and include a brief statement explaining why the tower is not viable for collocation. The zoning administrator may require that the map be accompanied by a table providing additional data for each existing tower within 1.5 miles of the search ring, including but not limited to, the following: simple description of the tower, existing and maximum design height, FCC registration number; owner's name and contact information; number of collocation spots occupied and available on the tower; present percentage of use of the tower, available aperture at the requester's preferred height, type of communication technology being used.

(4) Radio frequency propagation maps. Two radio frequency (RF) propagation plots depicting the carrier's current service (clearly highlighting the existing service area void), and the service to be gained by the proposed facility. These plots shall be prepared in accordance with accepted industry standards and shall be accompanied by a clear and simply written description by an RF engineer explaining the plots and how to read them.

(5) Site plan. In addition to all of the information required under § 295-359 (Site plan), site plans must include the following information:

(a) Existing or proposed zoning and conditional use permit area and proposed or existing lease area.

(b) Existing and/or proposed tower compound area depicting location and layout of existing and/or proposed tower and related facilities including distances to the lease and CUP area.

(c) Existing and/or proposed residences (if any) on both the subject property and neighboring properties within .5 mile of the subject property – distances should be shown to neighboring residences located within 1,500' per 100' of tower height.

(6) Preliminary design / construction plans, site photos and photo simulations. A description of the tower design and height. The description shall include:

(a) A preliminary scaled elevation drawing of the proposed tower showing the location and elevation (feet Above Ground Level and Above Mean Sea Level) of each potential antenna array and any anticipated lighting. The drawing should also identify the proposed color and surfacing of the tower and ancillary facilities.

(b) A statement indicating the anticipated design capacity of the tower in terms of the number, type and height of collocations it is designed to accommodate.

(c) Preliminary drawings showing the dimensions and design details for all tower facilities, including the specific types of communications equipment to be mounted on the tower.

(d) Information regarding any anticipated or proposed lighting, including types and color of lights, and whether lighting is nighttime only or both day / night and any difference between time periods.

(e) Site photos and photo simulations showing the proposed location of the tower from adjoining properties and depicting the appearance of the tower following installation. Photo simulations shall include a scaled representation of the tower superimposed on the site photos taken from adjoining properties.

(f) Statement of compliance with FCC guidelines on radio frequency exposure and interference. Compliance statement must be on letterhead of the licensed carrier(s) proposing to provide telecommunications services on the tower.

(7) Notification to other carriers. Applicants shall provide written notification to other carriers licensed to provide wireless services in the Village informing them of the intent to construct a new telecommunication tower. The Director of Planning and Code Compliance shall maintain a list of licensed carriers, including contact information and a standard form that may be used to fulfill this requirement.

(8) Notification to nearby airports. The applicant shall provide written notification to all operators and owners of airports located within 5 miles of the proposed site.

(9) Aeronautic hazards. The applicant shall provide copies of a determination of no hazard from the FAA, including any aeronautical study or other findings, if applicable.

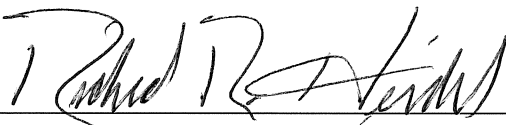
(10) Other information. The Director of Planning and Code Compliance, a third-party engineering consultant, and/or the Planning and Zoning Commission may request additional information from the applicant as may be deemed necessary for review of a Conditional Use Permit application.

(11) Fees. Application and review fees shall be prescribed in the Village Fee schedule, as adopted by the Village Board, but not to exceed those limitations placed in Wis. Stat. §66.0404(4)(d)).

Section 2: Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

Section 3: This Ordinance shall be effective from and after its passage by the Village Board and publication as required by law.

Passed and approved on this 17th day of March 2026.


Richard Heidel, Village President

Attest:

Aaron Kramer, Village Administrator

CERTIFICATION

The undersigned, being the duly appointed Clerk of the Board of the Village of Hobart, certifies that the aforementioned is the original ordinance adopted by the Village Board.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on March 17, 2026.




Lisa Vanden Heuvel, Village Clerk