

# St. Stephen the Martyr Cell Tower Issue

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## Did you sue the village of Greendale?

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No. We were only involved with the lawsuit filed by PI Tower Development based on the contractual obligation of the land lease with the organization. We were not consulted by PI Tower Development in filing the suit, and the church did not hire an attorney for representation in the suit.

On Friday, March 23, 2018, Wisconsin Circuit Court Judge Ellen R. Brostrom issued a ruling reversing the decision of the Greendale Board of Trustees to deny a special use permit for the cell tower on the leased property at St. Stephen the Martyr church. In response to this ruling, the PI Tower is moving forward with necessary actions to acquire the special use permit to proceed with the construction of the tower.

## Cellular Phone Tower Health Reports

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*From The American Cancer Society*

This posting on the American Cancer Society's web site discusses the following subjects. We have inserted relevant excerpts from each of the sections, and we encourage you to read the entire report:

- **How Cell Phone Towers Work?**

"Cell phones communicate with nearby cell towers mainly through radiofrequency (RF) waves, a form of energy in the electromagnetic spectrum between FM radio waves and microwaves. Like FM radio waves, microwaves, visible light, and heat, they are forms of **non-ionizing radiation**. This means they do not directly damage the DNA inside cells, which is how stronger (**ionizing**) types of radiation such as x-rays, gamma rays, and ultraviolet (UV) light are thought to be able to cause cancer."

- How People Are Exposed To The Energy From Cell Phone Towers?**  
 “Public exposure to radio waves from cell phone tower antennas is slight for several reasons. The power levels are relatively low, the antennas are mounted high above ground level, and the signals are transmitted intermittently, rather than constantly. At ground level near typical cellular base stations, the amount of RF energy is thousands of times less than the limits for safe exposure set by the US Federal Communication Commission (FCC) and other regulatory authorities. It is very unlikely that a person could be exposed to RF levels in excess of these limits just by being near a cell phone tower.”
- Do Cellular Phone Towers Cause Cancer?**  
 “The energy of RF waves given off by cell phone towers is not enough to break chemical bonds in DNA molecules, which is how these stronger forms of radiation may lead to cancer.”  
 “...even if RF waves were somehow able to affect cells in the body at higher doses, the level of RF waves present at ground level is very low – well below the recommended limits. Levels of energy from RF waves near cell phone towers are not significantly different from the background levels of RF radiation in urban areas from other sources, such as radio and television broadcast stations.”
- Studies In People**  
 “The amount of exposure from living near a cell phone tower is typically many times lower than the exposure from using a cell phone. About 30 studies have looked at possible links between cell phone use and tumors in people. Most studies to date have not found a link between cell phone use and the development of tumors, although these studies have had some important limitations.”
- Studies done in the lab**  
 “Laboratory studies have looked at whether the types of RF waves used in cell phone communication can cause DNA damage. Most of these studies have supported the idea that the RF waves given off by cell phones and towers don't have enough energy to damage DNA directly. Because of this, it's not clear how cell phones and towers might be able to cause cancer, but research in this area continues.”
- What Expert Agencies Say**  
 “The **US Federal Communications Commission (FCC)** has said this about cell phone towers near homes or schools:  
 “Radiofrequency emissions from antennas used for cellular and PCS [personal communications service] transmissions result in exposure levels on the ground that are typically thousands of times below safety limits. These safety limits were adopted by the FCC based on the recommendations of expert organizations and endorsed by agencies of the Federal Government responsible for health and safety. Therefore, there is no reason to believe that such towers could constitute a potential health hazard to nearby residents or students.”

The **Environmental Protection Agency (EPA)** states:

“At very high levels, RF energy is dangerous. It can heat the body's tissues rapidly. However, such high levels are found only near certain equipment, such as powerful long-distance transmitters. Cellphones and wireless networks produce RF, but not at levels that cause significant heating. In addition, RF energy decreases quickly over distance. At ground level, exposure to RF from sources like cellphone towers is usually very low.”

- **Can I limit my exposure?**

“Cell phone towers are not known to cause any health effects.”

- **What should I do if I've been exposed to cellular phone towers?**

“There is no test to measure whether you have been exposed to RF radiation from cellular phone towers. But as noted above, most researchers and regulatory authorities do not believe that cell phone towers pose health risks under ordinary conditions.”

The full report can be found here:

<http://www.cancer.org/cancer/cancer-causes/radiation-exposure/cellular-phone-towers.html>

Want more, increasingly technical, sources? Read similar conclusions from:

The [World Health Organization](#)

<http://www.who.int/peh-emf/publications/facts/fs304/en/>

and the [National Cancer Institute](#)

<https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/electromagnetic-fields-fact-sheet>

# Effects of Cellular Phone Towers on Property Values

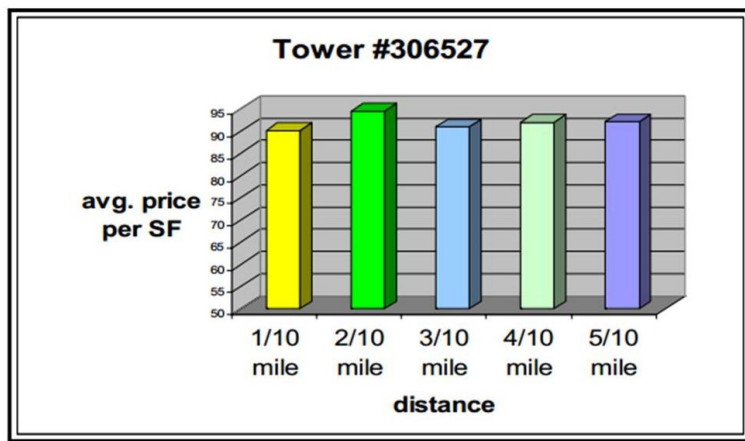
*From Inside Towers, a newsletter written for the wireless tower industry*

The subject of cell towers and property values is a hot topic on the Internet. Unfortunately, many of the stories on the subject are just that: anecdotal stories. Many variables exist in these stories, including how far away the cell tower is from the properties talked about, and the stories lack real evidence, only opinions. *Inside Towers* features one of the few truly analytical studies on the presence of a cell tower.

The following are excerpts from the *Inside Towers* story, as well as the report it pulls its data from:

- **The Report**

“Tom J. Keith & Associates, Inc. conducted research and illustrated how cell phone towers can affect property values. Their findings can be found in [“Impact of Cell Tower on Surrounding Properties,”](#) which is where the chart below was originally published.”



As you will note we have averaged the price per square foot for dwellings located within each of the buffer rings.

Buffer Ring 1=	\$ 90.24
Buffer Ring 2=	\$ 94.61
Buffer Ring 3=	\$ 90.96
Buffer Ring 4=	\$ 92.09
Buffer Ring 5=	\$ 92.13

“This chart shows that there isn’t a significant change in the values for the properties 1/10 mile away from the tower or 5/10 mile away from the tower. “The values rise and fall as you move out from ring one to ring five, concluding that the tower does not affect the value

of the properties as distance increases from tower,” Tom J. Keith & Associates, Inc. explained. There is no definite link between cell phone towers and decreasing property values and with the expansion of mobile coverage, towers are going to be difficult to avoid.”

The complete report can be found here:

[http://d39pcpjksqjx5i.cloudfront.net/media/re-research/cell\\_tower\\_study.pdf](http://d39pcpjksqjx5i.cloudfront.net/media/re-research/cell_tower_study.pdf)

Other resources regarding the affect of cell phone towers on property values can be found here:

<https://www.irwaonline.org/eweb/upload/0399b.pdf>

<http://www.nexsenpruet.com/insights/cell-phone-towers-do-not-affect-property-values-or-the-case-of-three-board-hearings-and-one-temporary-tower>

“...neighbors invariably argue that a new tower will adversely affect property values....

Appraisers argue to the contrary.....Although cell towers may be initially noticed, they quickly fade into the background and have no appreciable effect on value – just as telephone poles, utility lines, street lights, and other infrastructure of modern life do not affect value.”

# Cell Tower Siting

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## *Is there really a need for this tower?*

Yes, there is! When the telecommunications industry analyzed a map of Greendale, they made this determination based on the coverage by existing towers – which is a required step in requesting a tower site from the FCC. They would not erect the tower if it was not needed.

## *Isn't the site too close to Residential properties?*

The proposed site is more than 300 feet from the nearest residential property line – compared to the less than 70 feet separating the nearest home from the municipal water tower antennas which Greendale has been leasing for over a decade. Some municipalities are considering adding ordinances to require commercial structures be at least their height away from the nearest residential property. Even if an ordinance required twice its height away from residential property, the lease site would still meet the requirement.

## *What about the public schools?*

If a tower is constructed on the leased land it would be the 4<sup>th</sup> and 6<sup>th</sup> closest distances of the eight closest tower/antenna measurements to Greendale Public Schools.

<b>Cell Antenna Source</b>	<b>School</b>	<b>Estimated Distance (ft)</b>
Greendale Water Tower	Canterbury Elementary	900
Industrial Park Monopole	Greendale High School	1,000
Greendale Water Tower	Greendale Middle School	1,200
St. Stephen Site	College Park Elementary	1,400
Greendale Water Tower	Greendale High School	1,500
St. Stephen Site	Highland View Elementary	2,300
Northwest of Rawson & 51 <sup>st</sup>	College Park Elementary	3,000
Industrial Park Monopole	College Park Elementary	3,500

The Walmart cell tower is about 500 feet from Martin Luther High School. Cell tower antennas are installed on a Franklin High School football field light pole and a cell tower was installed on the Oak Creek High School property as well.

# Miscellaneous Concerns

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## *Are the trees on the Village property going to be cut down?*

No. There is no reason for the Village trees to be cut down or altered in any way. Some trees on church property will need to be cleared, but new trees will be planted around the fenced in leased space once constructed.

## *What if the cell tower falls? Where will it fall?*

Keep in mind that this cell tower will be made of steel and mounted on a concrete slab extending several feet below the ground, so the chance that this tower will fall is extremely remote. Additionally, the tower is engineered to collapse into sections in the result of a critical failure, falling in a smaller space than its height.

Our insurance company doesn't feel there is any imminent danger of the tower falling. When the church's insurance company was told of the impending tower, they had no concerns, and the church's insurance premium is not expected to increase.

Compare this to the many utility poles that run throughout the neighborhoods and in many of our back yards. These poles are generally made of wood that is several decades old and preserved with a petroleum-based solution. Instead of being mounted to a concrete base, they are simply installed into the ground, much like a fencepost. These poles also carry high-voltage live wires.

## *Will there be any noise from this tower?*

Very little. You might be able to hear a low hum, but the noise level from this tower equipment will be less than other ambient noise you would expect in a neighborhood. You'll be more likely to hear an air conditioner, a lawn mower, children playing near your home, or the choir practicing inside the church. The contract with the tower company includes specific noise level restrictions to ensure this.