

# CITY OF ONALASKA MEETING NOTICE

**COMMITTEE/BOARD:** Plan Commission  
**DATE OF MEETING:** May 22, 2018 (Tuesday)  
**PLACE OF MEETING:** City Hall-415 Main Street (Common Council Chambers)  
**TIME OF MEETING:** 7:00 P.M.

## PURPOSE OF MEETING

1. Call to Order and roll call.
2. Approval of minutes from the previous meeting.
3. Public Input (limited to 3 minutes per individual).

### **Consideration and possible action on the following items:**

4. **Public Hearing: Approximately 7:00 PM (or immediately following Public Input)** and Consideration of a Conditional Use Permit request filed by Mike Dolan of SAC Wireless, 540 West Madison Street, 16<sup>th</sup> Floor, Chicago, IL 60661 on behalf of Carole Nelson, USCOC of La Crosse, LLC, 8410 West Bryn Mawr Avenue, Chicago, IL 60631 to replace three (3) existing antennas and add six (6) radio units to the telecommunications structure located at 1033 2<sup>nd</sup> Avenue South West, Onalaska, WI 54650 (Tax Parcel # 18-939-0).
5. **Public Hearing: Approximately 7:10 PM (or immediately following previous hearing at 7:00 PM)** and Consideration of Rezoning request filed by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 on behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54650, to rezone a portion of a tax parcel from Single Family Residential (R-1) to Transitional Commercial (T-C) to facilitate the construction of a new commercial development on the property located at 1214 County Road PH, Onalaska, WI 54650 (Tax Parcel # 18-3542-0).

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the committee may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

#### **NOTICES MAILED TO:**

Mayor Joe Chilsen  
\_\_\_\_\_  
\*Ald. Jim Binash – Chair  
\_\_\_\_\_  
Ald. Jim Olson  
\_\_\_\_\_  
Ald. Jerry Every  
\_\_\_\_\_  
Ald. Diane Wulf  
\_\_\_\_\_  
Ald. Ron Gjertsen  
\_\_\_\_\_  
Ald. Kim Smith  
\_\_\_\_\_  
\* Jarrod Holter, City Engineer \*\*Kevin Schubert  
\_\_\_\_\_  
City Attorney City Administrator  
\_\_\_\_\_  
La Crosse Tribune Dept. Heads.  
\_\_\_\_\_  
Coulee Courier FOX  
\_\_\_\_\_  
WKTY WLXR WKBT WXOW WLAX  
\_\_\_\_\_  
\*Committee Members

\* Jan Brock \*Knutte Temte  
\_\_\_\_\_  
\*Paul Gleason \*Craig Breitsprecher  
\_\_\_\_\_  
\*Parks & Rec Chair - Steven Nott  
\_\_\_\_\_  
\*\*Alternate – Vice Chair Parks & Rec- Dennis Aspenson  
\_\_\_\_\_  
Mike Dolan/Carole Nelson  
\_\_\_\_\_  
Leo Bronston /Larry Schrader  
\_\_\_\_\_  
Mark Bateman  
\_\_\_\_\_  
Charles Foust  
\_\_\_\_\_  
Nicholas Roush/Paul Gleason  
\_\_\_\_\_  
\_\_\_\_\_  
Onalaska Omni Center  
\_\_\_\_\_  
Onalaska Public Library  
\_\_\_\_\_  
\* \* Alternate Member – for City Engineer

Date Notices Mailed and Posted: 5-15-18

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.

6. **Public Hearing: Approximately 7:20 PM (or immediately following previous hearing at 7:10 PM)** and Consideration of a Conditional Use Permit request filed by Mark Bateman, 1030 Windsong Lane, Onalaska, WI 54650 on behalf of St. Paul's Lutheran Church, 1201 Main Street, Onalaska, WI 54650, to install an Electronic Message Center sign which will exceed zoning district size requirements and replace the existing freestanding sign at 1201 Main Street, Onalaska, WI 54650 (Tax Parcel # 18-733-0).
7. **Public Hearing: Approximately 7:30 PM (or immediately following previous hearing at 7:20 PM)** and Consideration of a Conditional Use Permit request filed by Charles Foust, 1900 North Kinney Coulee Road, Onalaska, WI 54650 to construct a fifteen (15) unit mini-storage building which will be a second principal structure on the property located at 1900 North Kinney Coulee Road, Onalaska, WI 54650 (Tax Parcel # 18-3654-73).
8. **Public Hearing: Approximately 7:40 PM (or immediately following previous hearing at 7:30 PM)** and Consideration of a Rezoning request filed by Nicholas Roush, Roush Rentals, 707 La Crosse Street, Office 102, La Crosse, WI 54601 on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, WI 54650 to rezone a parcel from Single Family Residential (R-1) to Multi-Family Residential (R-4) to allow for a multi-family development on the property located at 9522/9530 East 16 Frontage Road, Onalaska, WI 54650 (Tax Parcel # 18-3613-3).
9. **Public Hearing: Approximately 7:50 PM (or immediately following previous hearing at 7:40 PM)**Public Hearing and Consideration of amendments to the Unified Development Code Sections 13-6-23(3), 13-6-25(2)(f)(1), 13-6-26(2)(a)(5), 13-6-26(2)(a)(7), 13-6-26 (2)(b)(2), 13-6-27(2)(b)(2), 13-6-28(2)(b)(2), 13-6-29(2)(a)(5), 13-6-29(2)(b)(2), 13-6-31(1)(d), 13-6-31(2)(e), 13-6-31(1)(j) and 13-6-31(2)(k) related to Signage in City of Onalaska and Sections 13-8-11, 13-1-12, 13-1-14(b) related to Conditional Use Permits, Site Regulations and General Provisions.
10. Consideration of additional Plan Commission meeting schedule/timing to accommodate UDC / Zoning Re-write Project.
11. Adjournment.

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# Bringing Commercial Uses Closer to Existing Residential Neighborhoods, Part II

*by Wendy Grey, AICP*



*Commercial uses can best mesh with adjoining residential neighborhoods when they have attractive streetscapes and are pedestrian-oriented.*

In my last column, I wrote about concerns residents are likely to have when a commercial district is proposed for the edge of their neighborhood and offered some strategies for addressing those concerns.

In this column, I want to address development standards for these districts. While the job of putting together standards for neighborhood commercial districts will largely be in the hands of your staff planner, I thought it would be helpful to provide those of you who serve as planning commissioners (or interested citizens) an overview of the types of concerns often addressed in neighborhood commercial zoning districts.

Viewed at their broadest, regulations for neighborhood commercial districts should be designed to:

- Create a pedestrian-oriented environment.
- Mitigate negative off-site impacts from commercial establishments to the greatest extent feasible.
- Provide for monitoring and enforcement of any potential negative off-site impacts.

Below are some specific components that are often considered as part of the district regulations. Note that not all the items identified below will be found in the land development code. Some may be in other parts of the city or county code and some may be in the form of policies and procedures.

**1. Uses** -- Provide certainty to neighbors by being specific in establishing appropriate uses. You can also list uses that are prohibited. For example, will restaurants with outdoor dining be permitted? Will outdoor entertainment be permitted? If so, will speaker systems be allowed?

**2. Building design** -- Consider how important it is to regulate the look of buildings. Architectural consistency with the neighborhood may be desirable, or it may be sufficient to address certain design aspects such as the location of the front entry, the amount of windows facing the street (and whether they can be tinted or frosted), and prohibited materials (e.g., metal) or colors.

**3. Building scale and intensity** -- Building height can be regulated by an absolute figure (e.g., 50 feet) or by proximity to other development (e.g., if adjoining one story residential, non-residential development may not exceed 40 feet). Where building lots are large enough, building heights can "step back" (i.e., building heights closer to residential lots are lower and heights closer to the commercial street are higher).

The overall mass of the building can be regulated by establishing a maximum floor area ratio. (Floor area ratio, or "FAR," is the ratio of building square foot to lot size. For example, a 20,000 square foot building on a 10,000 square foot lot has a floor area ratio of 2.0.)

**4. Parking standards** -- Adequate parking in the commercial district will reduce the likelihood of customers parking in the residential areas. This is particularly true if businesses will be operating when people are generally at home. Too much parking on-site, however, will negate the goal of creating a pedestrian orientated area. Consider whether on-street parking can be provided (see discussion on streetscape standards, below). It may also be possible for local government to acquire one or two lots in the new commercial district and provide a common off-street parking area.

**5. Lighting** -- Ensure that on-site lighting promotes customer safety but does not spill over to residential properties.

**6. Signage** -- Consider not only the size of freestanding signs, but what kind of lighting will be allowed (e.g., to prevent glare that might affect neighboring properties). Be sure to address signage on buildings as well.

**7. Hours of operation** -- Remember to address not just business hours, but the impact early morning deliveries might have.

**8. Trash and recycling** -- Trash containers should not be too close to adjoining residential properties, and they should also not be visible from public right of way. Often, commercial waste is collected in dumpsters, which are out of scale in neighborhood commercial districts. You will need to coordinate with the solid waste service provider on realistic solutions.

**9. Loading and unloading** -- Typical development standards accommodate large delivery trucks. Special standards may be needed to limit vehicle size. Another option is to allow loading and unloading from the street at designated times (e.g., non-rush hour times).

**10. Streetscape standards** -- These standards, sometimes called thoroughfare standards, regulate the public area of the commercial district. They will address issues such as sidewalk widths, design of bus stops, street lighting and signage, lane widths, on-street parking, posted speeds, and driveway and access standards.

**11. Monitoring enforcement** -- Make sure your community has effective procedures and mechanisms for dealing with nuisances. Noise, speeding, and illegal parking are examples of potential problems that will need to be addressed.

**In addition to development standards, regulations should contain a clear statement of intent. At a minimum, the statement of intent should include the aim of establishing commercial districts that are pedestrian oriented and stress the importance of regulating offsite impacts to adjoining residential areas. This statement will reinforce the significance of the standards and will provide guidance when requests are made to modify the standards for a specific project.**

It is clear from the breadth of this list of issues that the development of neighborhood commercial district regulations will likely involve a number of municipal departments. Those that are used to doing things a certain way may resist change. Just as it is important to involve nearby residents early in the process of creating a new commercial district, it is equally important to get early buy-in from those agencies who will be implementing these new standards.

In conclusion, there are good reasons for a local government to create a neighborhood commercial district, but accomplishing this goal is not easy. Success will require a thorough analysis of conditions, a well-structured public involvement process, and the coordinated commitment of numerous agencies and departments.



**Wendy Grey, AICP, is principal of Wendy Grey Land Use**

**Planning LLC which works with public, private, and non-profit clients on planning and land use issues. Prior to establishing her own firm in September 2002, Grey spent 20 years in the public sector dealing with development and growth management in Florida, including ten years as Planning Director for Tallahassee and Leon County.**

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**Editor's Note: The Creekside Project**

**Ted Shekell (author of Talking Behind the Public's Back -- The Ex Parte Problem) is planning director for the City of O'Fallon, Illinois, a suburb of St. Louis. Ted relates one experience his community had with a commercial development proposed near a long-time residential neighborhood -- which didn't go as well as planners and the planning commission had hoped.**

**-- read Ted Shekell's comments about the Creekside Promenade project.**

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Tags:Economic Development, Housing & Development, Livable Communities, Retail, Suburbs

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# Bringing Commercial Uses Closer to Existing Residential Neighborhoods, Part I

*by Wendy Grey, AICP*

Mixed use development can occur at many scales -- within a building, along a street, within a neighborhood, or as part of a large scale planned community. In this short article and a follow-up piece, I want to focus on a situation facing a number of communities -- how to bring commercial uses closer to existing residential neighborhoods.

Residents in established neighborhoods, not surprisingly, will often be very concerned about zoning proposals to allow new commercial uses nearby. They will cite noise, odor, light intrusion, increased traffic, the potential increase in crime, and the ("slippery slope") potential for land uses changes to move further into the neighborhood.

All these are legitimate concerns. **The question planners and planning commissioners must be able to answer is how the creation of a commercial district along the edge of the neighborhood will be a positive change.**

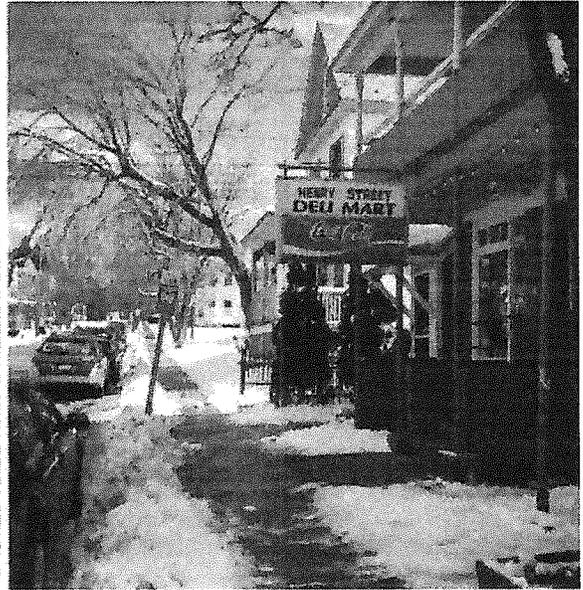
The first step in implementing a mixed use development pattern is to conduct a detailed analysis of each area proposed for a land use change. The planning office must do its homework and be prepared -- before introducing the zoning change proposal -- to answer questions that residents will inevitably raise, such as:

*the city:* 1. ~~What is the specific problem local government is trying to solve or opportunity it~~ is trying to capitalize on -- by making this land use change?

First and foremost, be prepared to explain just why the zoning proposal is being made, and what benefits it will bring. Simply saying that the community needs (or the comprehensive plan calls for) more mixed use areas, or wants to become more "sustainable," isn't going to be very compelling to someone who contemplates the sound of dumpsters being emptied at 4 AM.

Instead, offer more specific reasons for the proposal. For example, a significant traffic increase along roads bordering a neighborhood may already have made housing along those roadways less desirable, resulting in lower property values and other negative consequences (such as a decline in property maintenance). Commercial uses may be a better fit along these roadways.

On a broader scale, the community may have a goal of reducing vehicle trips, which (in turn) would reduce the need for costly road widenings on arterials throughout the community. Introducing commercial uses closer to residential neighborhoods can help achieve that goal by reducing the number and length of automobile trips. Some nearby residents might even value the opportunity of having some commercial uses just a short drive away or within walking distance.



*In many cities you'll still find neighborhood stores on or next to residential blocks. A growing number of cities are trying to encourage more residential development close to existing shopping centers (as in the photo below from Burlington, Vermont's New North End) or vice-versa. Photos by Wayne Senville.*



*New senior housing is being built next to the Ethan Allen Shopping Center in Burlington, Vermont. It reflects a growing interest in providing convenient neighborhood retail opportunities which older residents (often without cars) and others can easily walk to.*

Be prepared to address concerns from residents of adjoining neighborhoods about adverse impacts. Show how your zoning proposal will assure that any commercial center is well designed and landscaped, and carefully sited.

While specific conditions vary from community to community, recent studies have also shown higher values for houses in more walkable neighborhoods (i.e., neighborhoods within walking distance of amenities including commercial services).

**Two studies on the property value impacts of walkable neighborhoods are:**

-- Walking the Walk: How Walkability Raises Housing Values in U.S. Cities, by Joseph Cortright.

-- Walk this Way: The Economic Promise of Walkable Places in Metropolitan Washington, D.C., by Christopher B. Leinberger and Mariela Alfonzo (Brookings Metropolitan Policy Program, May 2012) (the Leinberger/Alfonzo report is also discussed in "Urban Walkability: The New Driver in Real Estate Values," by Mark Hinshaw (May 29, 2012).

## **2. Where will non-residential uses be allowed?**

This may seem like a simple question, but it should not be answered until a thorough study of the area has been conducted. Assess both the edge of the neighborhood and internal patterns of development to establish a boundary line or transition zone that will not unravel the fabric of a stable neighborhood. Also, the area designated non-residential should be of sufficient size and dimension to accommodate the proposed development (e.g., parking, loading, trash pickup) to avoid off-site impacts.

## **3. What uses will be allowed, and how will they be regulated?**

These questions go hand-in-hand. Be prepared to describe which uses will be allowed and which will be prohibited, especially uses that are perceived as particularly incompatible with neighborhoods (e.g., bars and tattoo parlors).

Be able to explain how potential offsite impacts of non-residential development, such as lighting, noise, and odor, will be addressed. Also expect questions about the likelihood of increased traffic or crime inside the neighborhood. Lastly, be ready to answer questions about tools the local government has to enforce standards intended to mitigate impacts. For example, does your community have a noise or nuisance ordinance that works well? Do you have lighting standards that will prevent offsite impacts?

Give careful consideration to when and how you approach the neighborhood. While you want to take the time to fully analyze the land use change, you also want to make sure residents hear about this proposal from the planning department before rumors start to fly. Remember that in an

information vacuum (i.e., when residents learn about the proposed change in land use from some other source) residents will likely assume that changes in land use and zoning are a full assault on the neighborhood.

Your analysis and interaction with the residents may well reveal the need for changes in what you initially had in mind. Don't view that as a setback. Instead, be willing to tailor zoning changes to individual neighborhoods.

Next week, I'll return to address some specific planning and design strategies to allow commercial uses to better fit near residential neighborhoods. If you have questions or comments in the meantime, [post them on our PlannersWeb LinkedIn group page](#).

Update: Apr. 4, 2013: [Part II of Wendy's article](#) is now available.



**Wendy Grey, AICP, is principal of Wendy Grey Land Use**

**Planning LLC which works with public, private, and non-profit clients on planning and land use issues. Prior to establishing her own firm in September 2002, Grey spent 20 years in the public sector dealing with development and growth management in Florida, including ten years as Planning Director for Tallahassee and Leon County.**

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# CITY OF ONALASKA

Agenda Item:

# 4

## STAFF REPORT

Plan Commission – May 22, 2018

Agenda Item: Public Hearing & Consideration of a Conditional Use Permit (CUP) Permit to replace three (3) existing antennas and adding six (6) new radio units along with the associated cabling.

Applicant: Mike Dolan of SAC Wireless,  
540 W. Madison Street, 16<sup>th</sup> Floor, Chicago, IL 60661

Property Owner: Carole Nelson of USCOC of La Crosse, LLC,  
8410 West Bryn Mawr Avenue, Chicago, IL 60631

Parcel Number: 18-939-0

Site Location: 1033 2<sup>nd</sup> Avenue SW (near Nutbush)

Existing Zoning: Industrial (M-2) District

### Background:

This Conditional Use Permit (CUP) request pertains to allowing Sprint to replace three (3) existing antennas and add six (6) new radio units along with the associated cabling to the existing telecommunications structure. The application is being made by SAC Wireless on behalf of Sprint. The applicant has provided the following information to be considered:

- Project Plan Set;
- Statement of Justification for Project;
- Structural Analysis Report prepared by Tower Engineering Professionals;
- Photo simulations (existing and proposed views); and
- Conditional Use Permit Application & Checklist.

The telecommunications structure is a 118-foot tall monopole with three (3) existing antennas and existing cabinets are located on a concrete platform at the base of the tower. There is no intention to make improvements to or replace the equipment cabinets as part of this application. According to the applicant, this telecommunications tower and site was selected as it has sufficient space for antennas to provide better coverage to users within the area and upgrading this facility would be the least disruptive to the community. Further, the applicant states that the site will not generate excessive traffic to complete the project and will not cause noise, air, light or water pollution and will not generate noise, light, dust or vibrations. The height and footprint of the structure will not change.

The project is not considered a “substantial change” by the FCC’s definition as dictated in Section 6409 (a) of Middle Class Tax Relief and Job Creation Act of 2012 as the new equipment will be installed at 102’ or below and will not increase the height of the structure, new equipment will not protrude from the structure by more than six (6) feet, no new cabinets will be installed, no excavation is required for the project, and the proposed work is not in conflict with the original Conditional Use Permit issued by the City of Onalaska for the telecommunications structure in 2007.

## CITY OF ONALASKA

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The Structural Analysis Report as prepared by Tower Engineering Professionals was performed in accordance the ANSI/TIA-222-G-2-2009 Structural Standard for Antenna Supporting Structures and Antennas – Addendum 2 and the 2009 International Building Code. The tower was originally designed for a basic wind speed of 85 mph with no ice and 74 mph with 0.5 inch ice thickness. Tower Engineering Professionals completed an analysis using a 3-second gust wind speed of 90 mph without ice, 40 mph with 0.50 inch ice thickness, and 60 mph under service load where the telecommunications tower “passed” and was found that the tower and its foundation have sufficient capacity to carry the existing, proposed, and reserved future loading and did not make any recommended modifications.

Telecommunication structures and tower are permitted only by Conditional Use Permit per Section 13-5-5 and pursuant to standards set forth in Sections 13-8-11. The City has no basis for denial of the Conditional Use Permit, but has found a basis to impose the following conditions:

### **Substantial Evidence Regarding Conditions of Approval:**

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.

**Substantial Evidence:** This condition provides notice to the owner/developer that they are to follow procedure for orderly development in the City of Onalaska in order to promote the health, safety and welfare of the City.

2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.

**Substantial Evidence:** This condition acknowledges and provides public notice of the term and puts the owner/developer and future owners on notice that they are bound by the conditions and that they can continue the use as long as they follow the conditions and actively use the conditional use.

3. Owner/developer shall abide by the City’s Ordinances, Unified Development Code and Building Code requirements, as amended.

**Substantial Evidence:** This condition assures that the owner/developer understands they must follow the City’s Unified Development Code and Building Code which they are required to follow in every way and that as they are receiving the benefit of being allowed to have a use that is not within the standards of the City’s zoning code, failure to follow City ordinances may result in loss of their conditional use permit.

4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.

**Substantial Evidence:** This shifts the burden to the owner of the property to provide proof that the use is active and continuing. Ensuring that existing permits are still valid and being properly used ensures compliance with the City’s procedures and ordinances and promotes interaction and communication with the City which further orderly development and the health, safety and welfare of the City.

### **Action Requested:**

As a public hearing will be held, testimony based on substantial evidence from the public should be listened to and considered before deciding on the requested Conditional Use Permit application. Only where no reasonable conditions could exist to allow the Conditional Use, may a Conditional Use Permit be denied.

# **REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:**

May 22, 2018

## **Agenda Item 4:**

**Public Hearing and Consideration of a Conditional Use Permit request filed by Mike Dolan of SAC Wireless, 540 W. Madison Street, 16th Floor, Chicago, IL 60661 on behalf of Carole Nelson, USCOC of La Crosse, LLC, 8410 West Bryn Mawr Avenue, Chicago, IL 60631 to replace three (3) existing antennas and add six (6) radio units to the telecommunications structure located at 1033 2nd Avenue South West, Onalaska, WI 54650 (Tax Parcel # 18-939-0).**

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining applicable building permits. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.
3. Owner/developer shall abide by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.
4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

**PROJECT INFORMATION:**

**TOWER INFORMATION**  
 LAT: 43° 52' 12.3" N (NAD '83)  
 LONG: 91° 13' 55.8" W (NAD '83)  
 ELEV: 842' A.S.L.M.L.  
 SITE TYPE: MONOPOLE  
 COUNTY: LA CROSSE  
 JURISDICTION: CITY OF ONALASKA

**PROJECT DESCRIPTION**

- (2) EXISTING 800/1800 MHZ ANTENNAS (GMW ET-X-TS-70-15-R2-18-R1-R0) TO BE REMOVED
- (3) NEW 800 MHZ RHSS (SAMSUNG RH1-C2A) W/EXTERNAL FILTERS TO BE INSTALLED
- (3) NEW 800/1800/2500 MHZ TR1-BAND ANTENNAS (GMW ETOR-654L15H4) TO BE INSTALLED
- (3) NEW SPRINT 2500 MHZ (SAMSUNG RH1-06) RH1 UNITS TO BE INSTALLED (TYP. 1 PER SECTOR)
- (10) NEW 1/2" TH' JUMBERS TO BE INSTALLED
- MISC. CONDUIT AND FITTINGS AS REQUIRED

**APPLICANT**  
 SPRINT  
 5800 SPRINT PARKWAY  
 OVERLAND PARK, KS 66251  
 CONTACT: JEFFREY WAGNER  
 EMAIL: JEFFREY.WAGNER@SPRINT.COM

**LANDLORD**  
 U.S. CELLULAR CORPORATION  
 3117 W. TERRACE DRIVE  
 MADISON, WI 53718

**A/E FIRM**  
 WESTCHESTER SERVICES, L.L.C.  
 804 FOX GLEN  
 BARRINGTON, IL 60010  
 PHONE: (224) 277-0070

**SITE ACQUISITION**  
 SAC WIRELESS  
 540 W. MADISON ST.  
 17TH FLOOR  
 CHICAGO, IL 60661  
 PHONE: (312) 898-4077

**SHEET INDEX:**

SHEET NUMBER	SHEET DESCRIPTION	REVISION
T-1	COVER SHEET & SITE PLAN	1
AE-1	TOWER ELEVATION & EQUIPMENT DETAILS	1
AE-2	EQUIPMENT DETAILS	1
SP-1	INSTALLATION SPECS & EQUIPMENT	1

**CODE COMPLIANCE:**

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2009 INTERNATIONAL BUILDING CODE WITH SPS 351-368  
 2011 NATIONAL ELECTRICAL CODE  
 ANSI/TIA-222/G

**811**  
 TO OBTAIN LOCATIONS OF UNDETECTED UNDERGROUND UTILITIES BEFORE YOU DIG, CALL 811. VISIT WWW.811.CALLBEFOREYODIG.COM

# DO MACRO UPGRADE

**SITE ADDRESS:**  
 3264 GEORGE STREET  
 ONALASKA, WI 54650

**SITE CASCADE:**  
 ML04AL289-A

**SITE NAME:**  
 LACROSSE AIRPORT

**AUGMENT ID:**  
 ML04AL289Q17.1

PLANS PREPARED FOR:

**Sprint**

PLANS PREPARED BY:

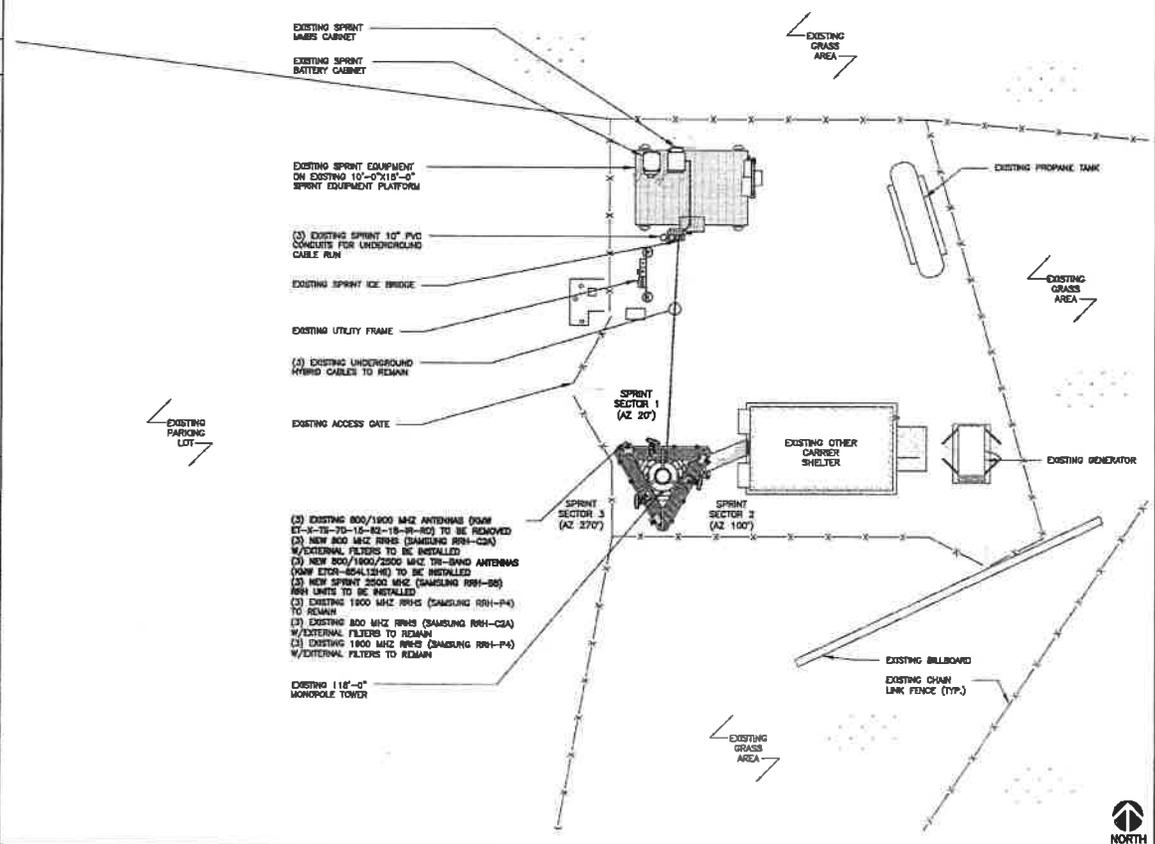
**WESTCHESTER SERVICES, L.L.C.**  
 804 FOX GLEN  
 BARRINGTON, IL 60010  
 TELEPHONE: 847.277.0070  
 FAX: 847.277.0080  
 info@westchesterservices.com

**VICINITY MAP:**

**NOT TO SCALE**

**AERIAL MAP:**

**NOT TO SCALE**



ARCHITECTURE LICENSE & SEAL

**WISCONSIN**  
 JOHN M. BANKS  
 8718-005  
 SOUTH ELGIN, IL  
 ARCHITECT

DATED: 02/12/18 EXP. DATE: 07/31/18

DRAWING NOTICE:

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REVISIONS	DESCRIPTION	DATE	BY	CHK.
PERMIT/CONSTRUCTION		02/01/18	SH	0
PERMIT/CONSTRUCTION		02/12/18	SH	1

**SITE CASCADE:**  
 ML04AL289-A

**SITE ADDRESS:**  
 3264 GEORGE STREET  
 ONALASKA, WI 54650

**PROJECT:**  
 DO MACRO UPGRADE

**SHEET DESCRIPTION:**  
 COVER SHEET & SITE PLAN

**DWG INFORMATION:**

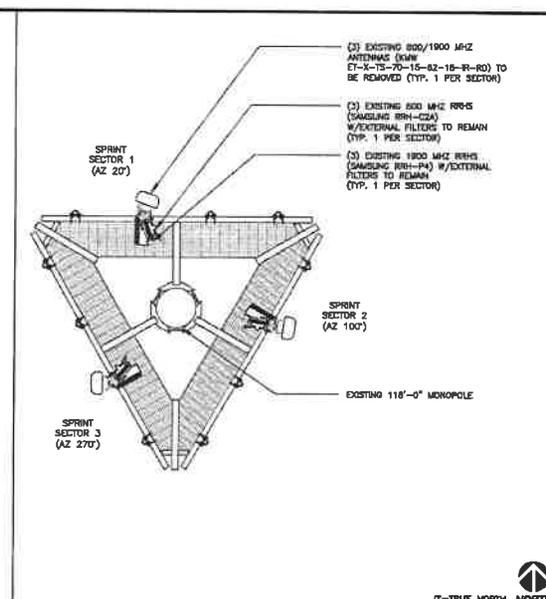
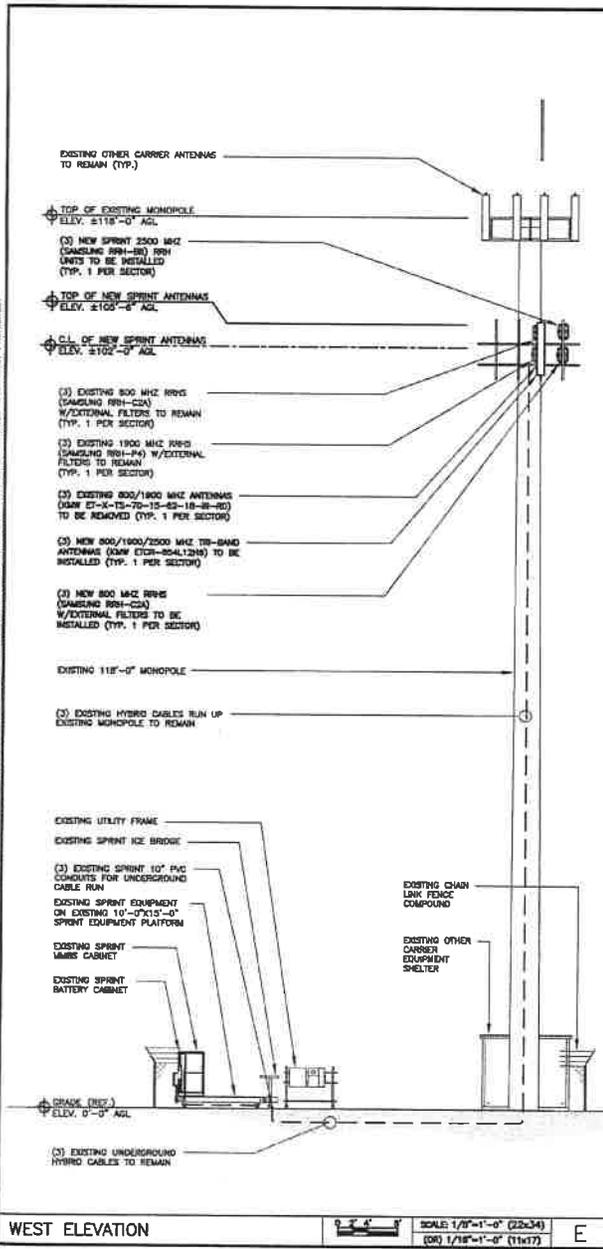
SCALE: 1/8"=1'-0" (22x34)  
 (00) 1/16"=1'-0" (11x17)

DRAWN BY: SH  
 CHECKED BY: JMB

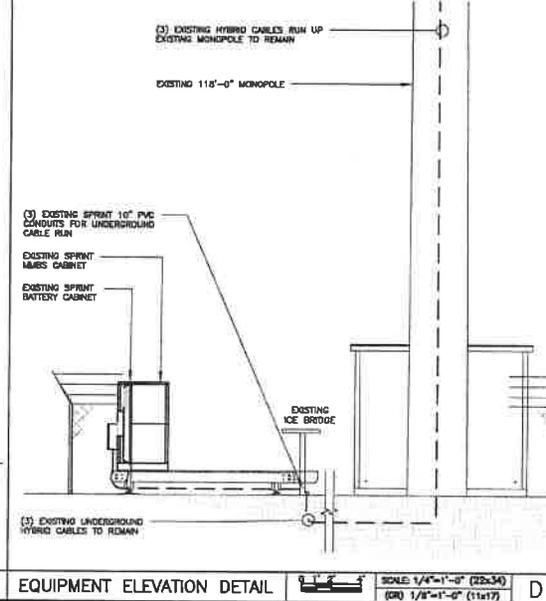
SHEET NUMBER:  
**T-1**

**OVERALL SITE PLAN**

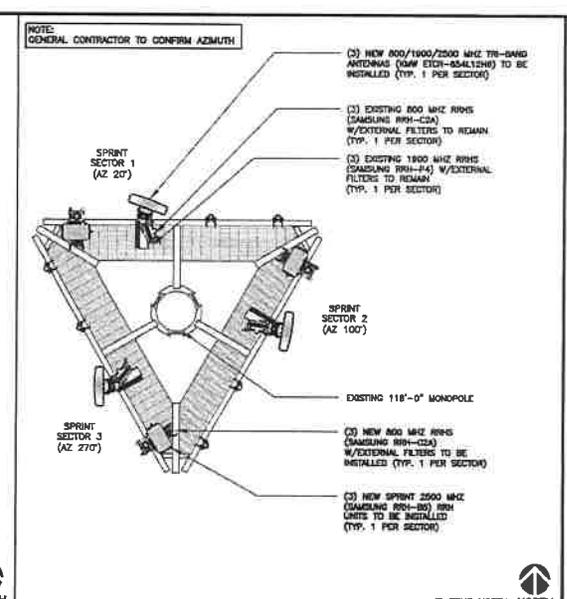
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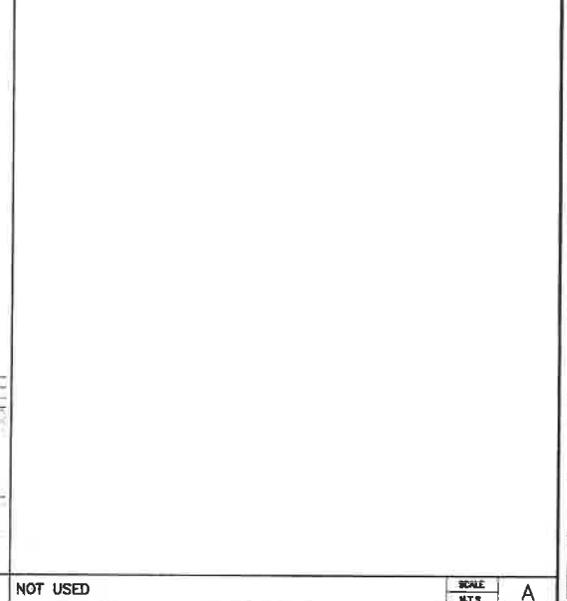
(E) ANTENNA & EQUIPMENT PLAN-SPRINT LEASED RAD CENTER @ 102'-0" SCALE: 3/8"=1'-0" (25x34) (OR) 1/16"=1'-0" (11x17) C



(D) EQUIPMENT ELEVATION DETAIL SCALE: 1/4"=1'-0" (25x34) (OR) 1/8"=1'-0" (11x17) D



(P) ANTENNA & EQUIPMENT PLAN-SPRINT LEASED RAD CENTER @ 102'-0" SCALE: 3/8"=1'-0" (25x34) (OR) 1/16"=1'-0" (11x17) B



(A) NOT USED SCALE: A

PLANS PREPARED FOR:

# Sprint

SITE ACQUISITION:

**SOC** WIRELESS A NOKIA COMPANY

840 W. WOODRIDGE ST. 17TH FLOOR CHICAGO, IL 60611 312.884.827

PLANS PREPARED BY:

**WESTCHESTER SERVICES LLC**

664 FOX GLEN BARKINGTON, IL 60010 TELEPHONE: 847.277.0070 FAX: 847.277.0880 [ae@westchesterservices.com](mailto:ae@westchesterservices.com)

ARCHITECTURE LICENSE # 5641:

**WISCONSIN ARCHITECTS**  
SOUTH ELGIN, IL

DATED: 02/12/18 EXP. DATE: 07/31/18

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PERMIT/CONSTRUCTION		02/12/18	SH	1

SITE PACKAGE:

**ML04AL289-A**

SITE ADDRESS:

3284 GEORGE STREET  
ONALASKA, WI 54950

PROJECT:

**DO MACRO UPGRADE**

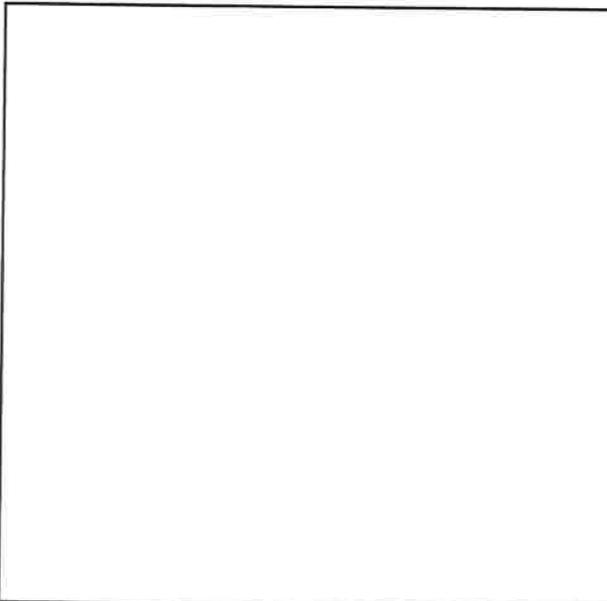
SHEET DESCRIPTION:

**TOWER ELEVATION & EQUIPMENT DETAILS**

DWG INFORMATION: SHEET NUMBER: **AE-1**

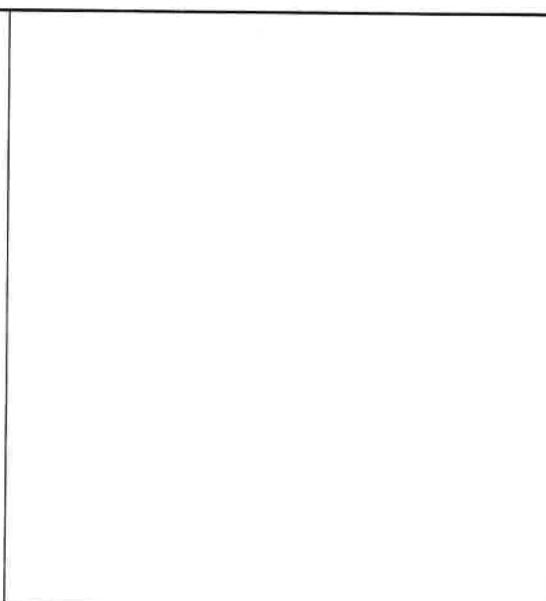
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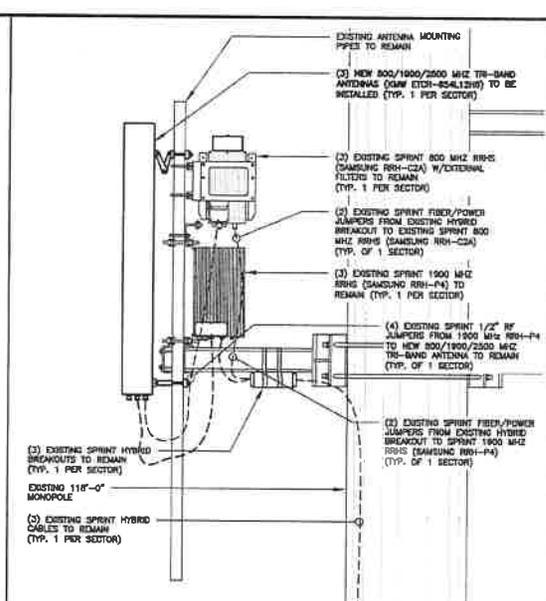
NOT USED

SCALE  
N.T.S. F

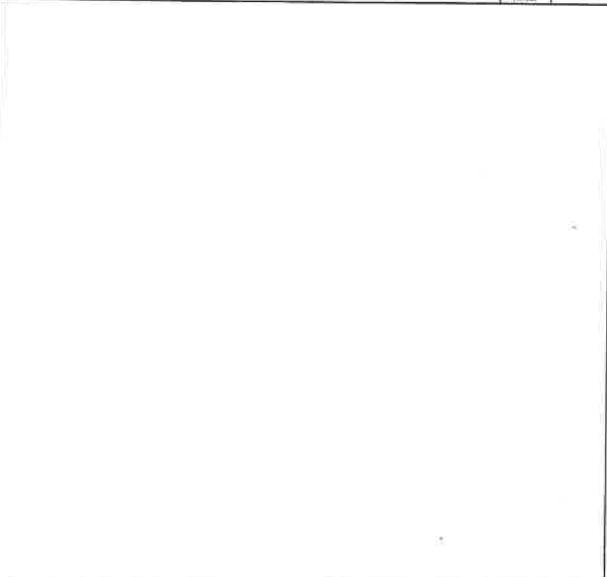


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SCALE  
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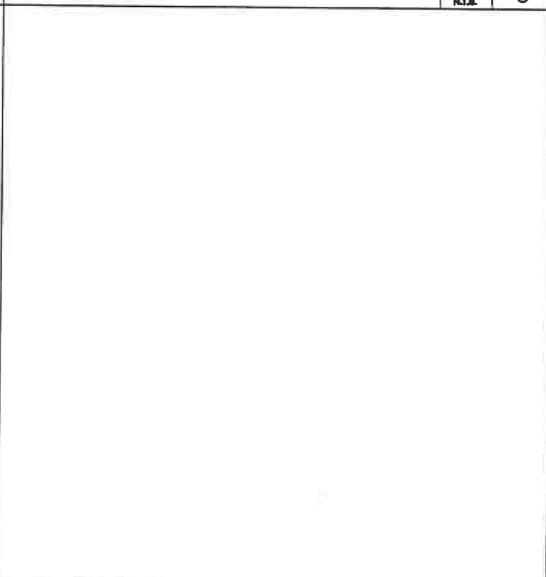


RADIO MOUNTING ELEVATION  
SCALE: 3/4"=1'-0" (25x34)  
(OR) 3/8"=1'-0" (11x17) B



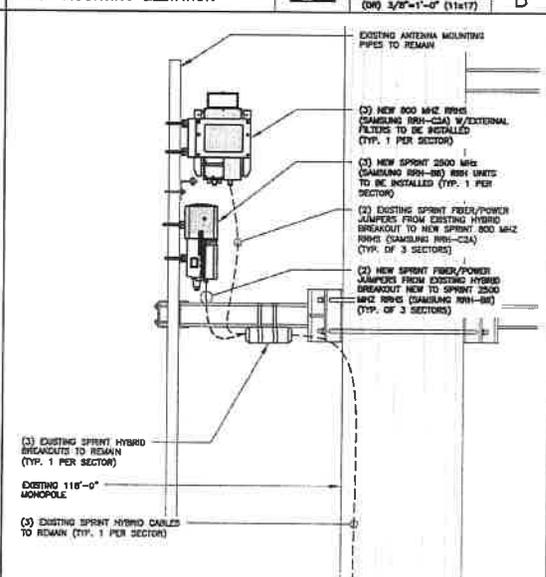
NOT USED

SCALE  
N.T.S. E



NOT USED

SCALE  
N.T.S. D



RADIO MOUNTING ELEVATION  
SCALE: 3/4"=1'-0" (25x34)  
(OR) 3/8"=1'-0" (11x17) A

PLANS PREPARED FOR:

SITE ACQUISITION:

440 W. MADISON ST.  
17TH FLOOR  
CHICAGO, IL 60611  
WIRELESS  
A NOKIA COMPANY  
312.689.4877

PLANS PREPARED BY:

484 FOX GLEN  
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we@westchesterservices.com

ARCHITECTURE LOBBY & SEAL:

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PERMIT/CONSTRUCTION		02/12/18	SW	1

SITE CHANGE:

ML04AL289-A

SITE ADDRESS:

3284 GEORGE STREET  
ONALASKA, WI 54650

PROJECT:

DO MACRO UPGRADE

SHEET DESCRIPTION:

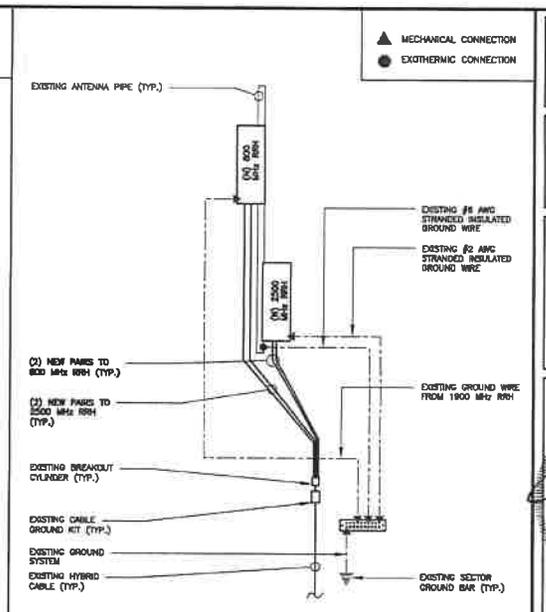
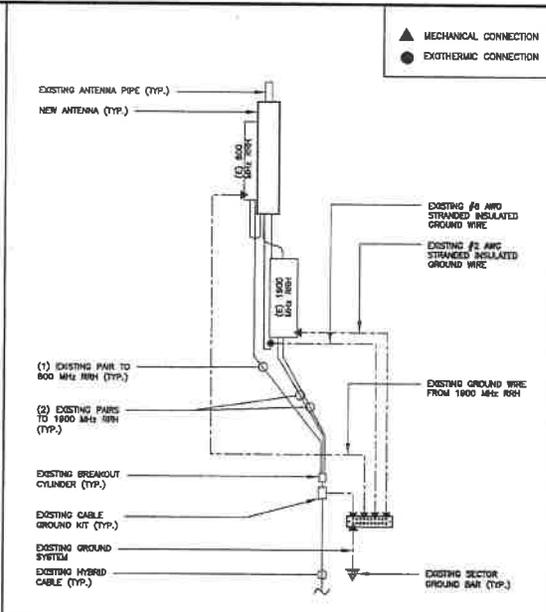
EQUIPMENT DETAILS

DWG INFORMATION SHEET NUMBER:

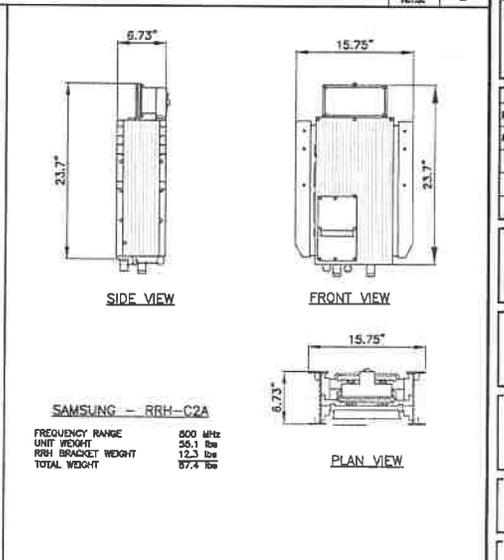
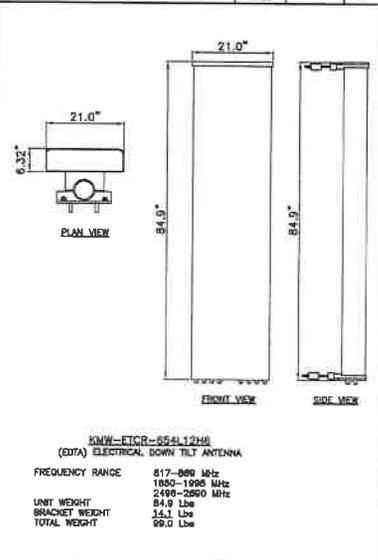
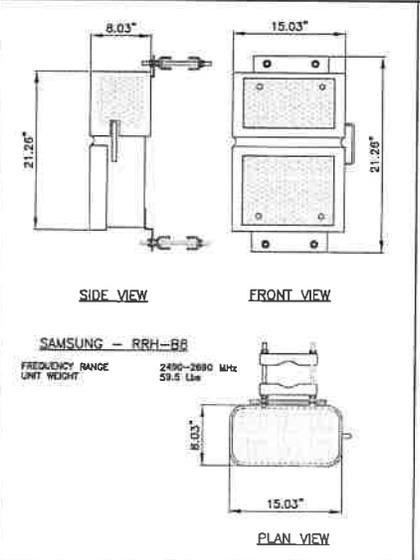
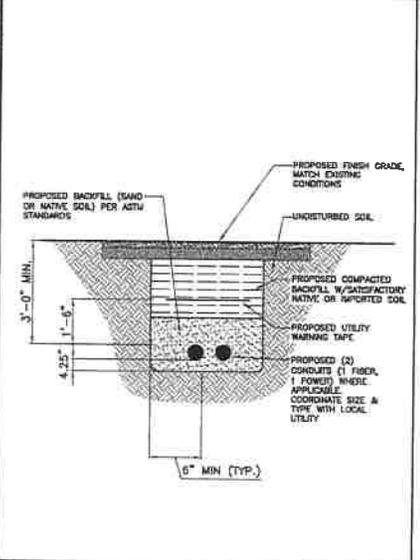
DRAWN BY: SH  
CHECKED BY: JMB

AE-2

- GENERAL:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND RULES SET FORTH BY THE FEDERAL, STATE, AND LOCAL AUTHORITIES WITH RESPECT TO THE PROJECT. THE RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.
  2. ALL WORK SHALL BE DONE ON THE DRAWINGS, SPENT PROJECT SPECIFICATIONS, AND THE SPENT CONSTRUCTION CONTRACT DOCUMENTS.
  3. THE CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR PERFORMING THOSE TRADES SHALL BE LICENSED.
  4. FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND STATE LAW AS DERIVED IN THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT.
  5. PRIOR TO THE SUBMISSION OF THE BID, THE CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY ALL DIMENSIONS AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
  6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK NOT CLEARLY IDENTIFIED ON THE DRAWINGS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PROJECT MANAGER.
  7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.
  8. ALL MEANS AND METHODS OF CONSTRUCTION DEALING WITH TOWER CONSTRUCTION AND SAFETY, STEEL ERECTION, EXCAVATIONS, TRENCHING, SCAFFOLDING, FORMWORK, ELECTRICAL, AND WORK IN CONFINED SPACES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  9. WHEN THE CONTRACTOR ACTIVITIES IMPERE OR OBSTRUCT TRAFFIC FLOW, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DEVICES, SIGNS, AND FLAGMEN IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, DOT AND LOCAL REQUIREMENTS.
  10. THE CONTRACTOR SHALL COORDINATE SITE ACCESS AND SECURITY WITH THE PROPERTY OWNER AND THE PROJECT MANAGER PRIOR TO CONSTRUCTION.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITIES.
  12. THE CONTRACTOR SHALL CALL THE LOCAL PUBLIC UTILITY LOCATING BUREAU (811) A MINIMUM OF THREE BUSINESS DAYS PRIOR TO EXCAVATING IN THE PUBLIC RIGHT OF WAY.
  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES.
  14. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES OR FACILITIES IT DEEMS NECESSARY TO COMPLETE THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, HEAT, LIGHTING OR SECURITY.
  15. WHEN EXCAVATING IN THE AREA OF EXISTING UTILITIES, THE CONTRACTOR SHALL USE REASONABLE CARE IN PROTECTING SUCH UTILITIES. CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IMMEDIATELY IF ANY CONDUITS PROTECTING EXISTING UTILITIES AND PROPOSED CONSTRUCTION.
  16. DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHALL BE REPORTED TO THE PROJECT MANAGER AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE RESULTING FROM CONTRACTORS NEGLIGENCE OR FAILURE TO ACT WITH DUE REGARD SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
  17. UNLESS OTHERWISE NOTED ON THE PLANS, CONTRACTOR SHALL ADDRESS ALL SURFACE FEATURES SUCH AS BUT NOT LIMITED TO BUILDINGS, PAVEMENTS, LANDSCAPING FEATURES, PLANTS, ETC. ARE TO BE SAVED AND PROTECTED FROM DAMAGE. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SITE CONDITIONS AND UPON COMPLETION OF WORK REPAIR BACK TO ORIGINAL CONDITIONS ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.
  18. KEEP THE CONSTRUCTION SITE CLEAN HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE PROPERTY OWNER AND THE PROJECT MANAGER.
  19. THE CONTRACTOR SHALL PROVIDE ON-SITE TRASH RECEPTACLES FOR COLLECTION OF NON-TOXIC DEBRIS. ALL TRASH SHALL BE COLLECTED ON A DAILY BASIS.
  20. ALL TOXIC AND ENVIRONMENTALLY HAZARDOUS SUBSTANCES SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. UNDER NO CIRCUMSTANCES SHALL REMING OR DUMPING OF THE SUBSTANCES OCCUR ON-SITE.
  21. UNLESS NOTED OTHERWISE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS NECESSARY FOR CONSTRUCTION.
  22. THE PROJECT MANAGER MAY RETAIN THE SERVICES OF A TESTING LABORATORY TO PERFORM QUALITY ASSURANCE TESTING ON VARIOUS PORTIONS OF THE CONTRACTORS WORK. WHEN REQUESTED, THE CONTRACTOR SHALL INFORM THE TESTING LABORATORY AND ASSIST THEM IN COMPLETING TESTS.
  23. THE CONTRACTOR SHALL MAINTAIN AND SUPPLY THE PROJECT MANAGER WITH AS-BUILT PLANS UPON COMPLETION OF THE PROJECT.



**GENERAL NOTES**



**UNDERGROUND CONDUIT DETAIL** SCALE N.T.S. E

**RRH SPECS** SCALE N.T.S. E

**ANTENNA SPECS** SCALE N.T.S. C

**RRH SPECS** SCALE: 1-1/2"=1'-0" (25x34) (80) 3/4"=1'-0" (11x17) A

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PLANS PREPARED FOR:

WIRE ACQUISITION:

PLANS PREPARED BY:

604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847.277.0070  
FAX: 847.277.0080  
a@sbcwestchesterservices.com

ARCHITECTURE LICENSE & SEAL:

DATED: 02/12/18 EXP. DATE: 07/31/18

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REVISION	DESCRIPTION	DATE	BY	REV.
PERMIT/CONSTRUCTION		02/01/18	SH	0
PERMIT/CONSTRUCTION		02/12/18	SH	1

SITE CASCADE:

**MLO4AL289-A**

WIRE ADDRESS:

3284 GEORGE STREET  
ONALASKA, WI 54850

PROJECT:

**DO MACRO UPGRADE**

SHEET DESCRIPTION:

**INSTALLATION SPECS & EQUIPMENT**

DWG INFORMATION: SHEET NUMBER

DRAWN BY: SH  
CHECKED BY: JMB

**SP-1**

**Statement of Justification for Sprint Site ML04AL289**  
**Jurisdiction – City of Onalaska**  
**3264 George Street**  
**Onalaska, WI 5450**

**Description of Proposed Location and Use**

---

**Tax Parcel Number:** 18-939-0

**Legal Description of Property:** ASSESSORS PLAT OF ONALASKA OUTLOT 95 & PRT OUTLOT 97 LYG SLY OF N LN OL 95 EXT D E & OUTLOT 94 EX E 50FT & INCL PRT OUTLOTS 96, 97 & 98 COM SE COR SEC 8-16-7 S89D25M 20SW 797.43FT TO E R/W LN 2ND AVE SW N14D29M44SE 150 FT ALG ELY R/W LN TO NW COR OL 95 & POB N14D29M44SE 18FT ALG ELY R/W LN 2ND AVE SW S84D21M55SE 217.26FT TO WLY R/W LN STH-35 ALG R/W LN ALG CURV S33D11M52SW 68.88FT TO ELY LN OL 97 N16D34M40SW 65.95FT S89D25M20SW 164.2FT TO ELY R/W LN 2ND AVE SW & POB EX .47AC FOR HWY IN V239 P184

Sprint currently has a facility at 3264 George Street that is on-site and operational, utilizing twelve (3) antennas mounted in three (3) sectors with RAD center of 102 feet on an existing 118 foot tall monopole. The existing Sprint cabinets are on a platform located in a fenced facility at the base of the tower.

Sprint proposes the following minor modifications to the existing site:

- 1) Remove the (3) existing antennas and replace them with (3) new antennas
- 2) Add (6) Radio Units

**ANTENNAS:** Three sectors currently consist of (1) panel antenna each for a total of twelve (3) existing panel antennas. See page AE-1 of the drawings submitted with this application for reference.

**CABINETS:** Sprint has existing cabinets on an existing platform located at the base of the transmission tower. SPRINT does not propose to install new equipment cabinets. See page T1 of the attached plans for specifications.

**Requirements for Proposed Use**

---

The site was selected because of the following:

- Existing facility provides sufficient space for antennas to provide better coverage to users within the area
- Upgrading the facility will be the least disruptive to the community, in accordance with the zoning ordinance.

**Anticipated Impacts**

---

As this is an unmanned facility, the site will not generate excessive traffic; will not cause any noise, air, light or water pollution. No noise, lights, dust or vibrations will be generated. There will be no environmental concerns as the radio frequency emissions will be within applicable Federal Communications Commission (FCC) guidelines. No lighting is proposed. The visual impact to the adjoining properties will not be significantly altered by the new antennas as there will be no net increase in the number of antennas. The height and footprint of the structure will not be changing.

**Alternative Sites Considered**

---

As Sprint is making use of an existing facility on a structure, it was not necessary to eliminate other existing structures. The extent of the proposal should be found to be in substantial accord with the Plan as well.

**Proposed Facility Plan**

---

See enclosed attached drawings.

### **Eligible Facility Request Justification**

Please read each italicized response per each criteria the FCC's definition of substantial change as dictated in section 6409 (a) of Middle Class Tax Relief and Job Creation Act of 2012

1. Increases height of tower or base station by more than 10 percent or 10 feet, whichever is greater;
  - a. *New equipment will be installed at 102' or below and will not be increasing the height of the structure*
2. Protrudes from the edge of the structure more than 6 feet;
  - a. *New equipment to be installed will not protrude from the structure by more than 6'. There will be no change to the footprint of the structure*
3. Involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets;
  - a. *No new cabinets will be installed*
4. Entails any excavation or deployment outside the current site of the tower or base station;
  - a. *There will be no excavation required*
5. Would defeat existing concealment elements of the tower or base station
  - a. *The proposed work will not be in violation of any conditions set forth by the original CUP approved in 2007*

### **Other Information**

---

If you have any further questions or comments concerning this application, please feel free to contact me at 312-809-8008, or via email at: [mike.dolan@sacw.com](mailto:mike.dolan@sacw.com). I thank you in advance for your kind courtesies and attention with respect to this application.

January 12, 2018

Carole Nelson  
U.S. Cellular  
8410 W. Bryn Mawr Ave., Suite 700  
Chicago, IL 60631  
(773) 399-8939



Tower Engineering Professionals  
326 Tryon Road  
Raleigh, NC 27603  
(919) 661-6351  
[StructuresReview@tepgroup.net](mailto:StructuresReview@tepgroup.net)

**Subject: Structural Analysis Report**

**Carrier Designation:** **Sprint PCS Reconfiguration**  
**Carrier Site Number:** ML04AL289  
**Carrier Site Name:** La Crosse Airport

**USCC Designation:** **USCC Site Number:** 302307  
**USCC Site Name:** Nutbush

**Engineering Firm Designation:** **TEP Project Number:** 47490.147194

**Site Data:** **3264 George Street, Onalaska, La Crosse County, WI 54650**  
**Latitude 43° 52' 12.70", Longitude -91° 13' 55.80"**  
**118 ± Foot - Monopole Tower**

Dear Carole Nelson,

Tower Engineering Professionals is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above mentioned tower.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC1: Existing + Proposed + Reserved Loading

Note: See Table 1 for the existing, proposed, and reserved loading

**Sufficient Capacity**

Structure Capacity	Foundation Capacity
96.3%	76.5%

The analysis has been performed in accordance with the ANSI/TIA-222-G-2-2009 Structural Standard for Antenna Supporting Structures and Antennas – Addendum 2 and the 2009 International Building Code.

All modifications and equipment proposed in this report shall be installed in accordance with the appurtenances listed in Table 1 for the determined available structural capacity to be effective.

We at Tower Engineering Professionals appreciate the opportunity of providing our continuing professional services to you and U.S. Cellular. If you have any questions or need further assistance on this or any other projects please give us a call.

Structural analysis prepared by: Andrew Propst

Respectfully submitted by:

Jordan W. Shelley, P.E.



01/12/2018

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tnxTower Output

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Additional Calculations

## 1) INTRODUCTION

This tower is a 118-ft Monopole tower designed by Electronics Research Inc. in April of 1998. The tower was originally designed for a basic wind speed of 85 mph with no ice and 74 mph with 0.5 inch ice thickness per ANSI/TIA -222-F-1996. All information provided to TEP was assumed to be accurate and complete.

## 2) ANALYSIS CRITERIA

The analysis has been performed in accordance with the ANSI/TIA-222-G-2-2009 Structural Standard for Antenna Supporting Structures and Antennas – Addendum 2 using a 3-second gust wind speed of 90 mph without ice, 40 mph with 0.50 inch ice thickness, and 60 mph under service loads with the following criteria:

Type of Analysis: **Rigorous**

Classification of Structure: **Class II**

Exposure Category: **Exposure C**

Topographic Category: **Category 1**

Earthquake Category: **Not Considered**

Earthquake effects may be ignored per this standard for site locations where Ss does not exceed 1.0. (La Crosse County Max Ss = 0.07).

**Table 1 - Existing, Proposed, and Reserved Antenna and Cable Information**

Existing/ Proposed/ Reserved	Mount Level (ft)	Ant CL (ft)	Qty	Antenna Model	Mount Type	Qty Coax	Coax Size	Coax Location	Owner/ Tenant
<b>Reserved</b>	<b>113.5</b>	<b>114.5</b>	<b>6</b>	<b>KMW AM-X-CD-17-65-00T-RET</b>	10' Platform w/ Handrails	<b>3</b>	<b>1 1/4 Hybrid</b>	<b>Inside</b>	<b>USCC</b>
			<b>15</b>	<b>Ericsson RRUS 11</b>					
			<b>12</b>	<b>Kaelus DBC0056F1V51</b>					
			<b>3</b>	<b>Raycap RUSDC-6267-PF-48</b>					
Existing	113.5	114.5	6	Kathrein AP16-850/065D		6	7/8	Inside	USCC
<b>To Be Removed</b>	<b>113.5</b>	<b>114.5</b>	<b>3</b>	<b>KMW HB-X-AW-19-65-0TM-RET</b>	-	<b>6</b>	<b>1 5/8</b>	<b>Inside</b>	<b>USCC</b>
			<b>3</b>	<b>KMW AM-X-CW-18-65-00T-RET</b>					
			<b>3</b>	<b>Powerwave TT19-08BP111-001</b>					
			<b>3</b>	<b>KMW KASCTPR82008</b>					
<b>Proposed</b>	<b>104.0</b>	<b>104.0</b>	<b>3</b>	<b>KMW ETCR-654L12H6</b>	12' Platform w/ Handrails	<b>-<sup>1</sup></b>	<b>-<sup>1</sup></b>	<b>-<sup>1</sup></b>	<b>Sprint</b>
			<b>3</b>	<b>Samsung RRH-C2A</b>					
			<b>3</b>	<b>Samsung RRH-B8</b>					
Existing	104.0	104.0	<b>3</b>	Samsung RRH-C2A		<b>3</b>	<b>1-5/8 Hybrid</b>	<b>Inside</b>	<b>Sprint</b>
			<b>3</b>	Samsung RRH-P4					
<b>Proposed</b>	<b>104.0</b>	<b>104.0</b>	<b>3</b>	<b>KMW ET-X-TS-70-16-62-18-IR-RD</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>Sprint</b>

Notes:

- 1) Proposed antennas to use existing coax.

### 3) ANALYSIS PROCEDURE

**Table 2 - Documents Provided**

Document	Remarks	Source
Tower and Foundation Design	Electronics Research, Inc., dated April 16, 1998 Project No. 05382N	USCC
Geotechnical Report	G.M. Selby & Associates, Inc., dated May 17, 1998 Project No. W60348	USCC
Previous Structural Analysis	Tower Engineering Professionals, Inc., dated October 29, 2014 TEP No. 47490_20850	TEP
Tower Mapping Report	Tower Engineering Professionals, Inc., dated December 21, 2017 TEP No. 47490.91141	TEP
Correspondence	Correspondence from U.S. Cellular in reference to the existing, proposed, and reserved loading.	USCC

#### 3.1) Analysis Method

tnxTower (version 7.0.5.1), a commercially available analysis software package, was used to create a three-dimensional model of the tower and calculate member stresses for various loading cases. Selected output from the analysis is included in Appendix A.

#### 3.2) Assumptions

- 1) The tower and foundation were built in accordance with the manufacturer's specifications.
- 2) The tower and foundation have been maintained in accordance with the manufacturer's specification.
- 3) The configuration of existing antennas, transmission cables, mounts and other appurtenances are as specified in the tower mapping report by TEP.
- 4) Unless specified by the client or tower mapping, the location of the existing and proposed coax is assumed by TEP and listed in Table 1.
- 5) All tower components are in sufficient condition to carry their full design capacity.
- 6) Serviceability with respect to antenna twist, tilt, roll, or lateral translation, is not checked and is left to the carrier or tower owner to ensure conformance. See Table 5.
- 7) All antenna mounts and mounting hardware are structurally sufficient to carry the full design capacity requirements of appurtenance wind area and weight as provided by the original manufacturer specifications. It is the carrier's responsibility to ensure compliance to the structural limitations of the existing and/or proposed antenna mounts. TEP did not analyze antennas supporting mounts as part of this structural analysis report.
- 8) The following material grades were assumed:
  - a) Flange plate steel grade: A572-50

This analysis may be affected if any assumptions are not valid or have been made in error. Tower Engineering Professionals should be notified to determine the effect on the structural integrity of the tower.

#### 4) ANALYSIS RESULTS

**Table 3 - Section Capacity (Summary)**

Section No.	Elevation (ft)	Component Type	Size	Critical Element	P (lb)	$\phi P_{allow}$ (lb)	% Capacity	Pass / Fail
L1	118 - 100	Pole	P18x9/32	1	-8047.920	634060.000	64.4	Pass
L2	100 - 80	Pole	P24x3/8	2	-10869.300	1127220.000	75.9	Pass
L3	80 - 60	Pole	P30x3/8	3	-14302.700	1373880.000	84.3	Pass
L4	60 - 40	Pole	P36x3/8	4	-18316.199	1565640.000	85.9	Pass
L5	40 - 20	Pole	P42x3/8	5	-22905.100	1757140.000	84.9	Pass
L6	20 - 0	Pole	P48x3/8	6	-27968.000	1948480.000	83.0	Pass
							Summary	
						Pole (L4)	85.9	Pass
						<b>RATING =</b>	<b>85.9</b>	<b>Pass</b>

**Table 4 - Tower Component Stresses vs. Capacity**

Notes	Component	Elevation (ft)	% Capacity	Pass / Fail
-	Flange Connection	100	76.6	Pass
-	Flange Connection	80	91.2	Pass
-	Flange Connection	60	91.9	Pass
-	Flange Connection	40	95.8	Pass
-	Flange Connection	20	96.3	Pass
-	Anchor Rods	-	84.3	Pass
-	Base Plate	-	85.9	Pass
1	Base Foundation Soil Interaction	-	76.5	Pass
1	Base Foundation Structural	-	47.4	Pass

<b>Structure Rating (max from all components) =</b>	<b>96.3%</b>
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Notes:

- 1) See additional documentation in "Appendix B - Additional Calculations" for calculations supporting the % capacity listed.

**Table 5 - Dish Twist/Sway Results for 60 mph Service Wind Speed**

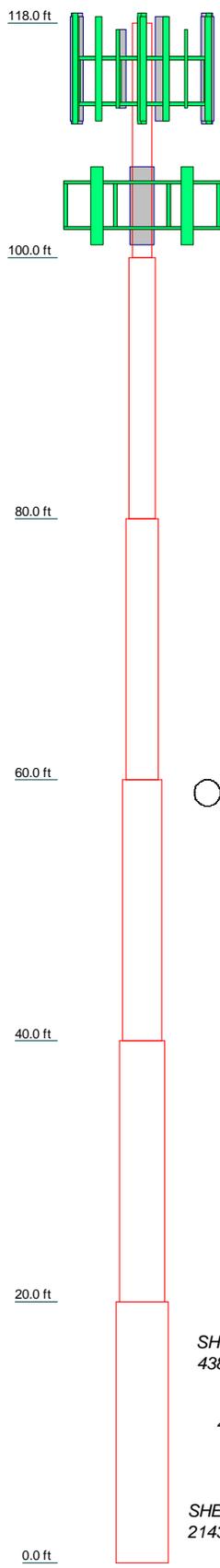
Elevation (ft)	Dish Model	Beam Deflection		
		Deflection (in)	Tilt (deg)	Twist (deg)
-	-	-	-	-

#### 4.1) Recommendations

- 1) If the load differs from that described in Table 1 of this report or the provisions of this analysis are found to be invalid, another structural analysis should be performed.
- 2) The tower and its foundation have sufficient capacity to carry the existing, proposed, and reserved loading. No modifications are required at this time.

**APPENDIX A**  
**TNXTOWER OUTPUT**

Section	1	P18x3/32	18.000	A139-45	958.9
Section	2	P24x3/8	20.000	A139-45	1894.2
Section	3	P30x3/8	20.000	A139-45	2375.2
Section	4	P36x3/8	20.000	A139-45	2856.3
Section	5	P42x3/8	20.000	A139-45	3337.3
Section	6	P48x3/8	20.000	A139-45	3818.4
Section				A139-45	15240.3
Size					
Length (ft)					
Grade					
Weight (lb)					



**DESIGNED APPURTENANCE LOADING**

TYPE	ELEVATION	TYPE	ELEVATION
3/4" x 8-ft Lightning Rod	118	KASCTPR82008 (USCC)	113.5
Platform Mount (LP 101-1) (USCC)	113.5	KASCTPR82008 (USCC)	113.5
(2) AP16-850/065 w/Mount Pipe (USCC)	113.5	(5) RRUS 11 (USCC)	113.5
(2) AP16-850/065 w/Mount Pipe (USCC)	113.5	(5) RRUS 11 (USCC)	113.5
(2) AP16-850/065 w/Mount Pipe (USCC)	113.5	(5) RRUS 11 (USCC)	113.5
(2) AP16-850/065 w/Mount Pipe (USCC)	113.5	(4) DBC0056F1Vx-1 (USCC)	113.5
(2) AM-X-CD-17-65-00T-RET w/ Mount Pipe (USCC)	113.5	(4) DBC0056F1Vx-1 (USCC)	113.5
(2) AM-X-CD-17-65-00T-RET w/ Mount Pipe (USCC)	113.5	(4) DBC0056F1Vx-1 (USCC)	113.5
(2) AM-X-CD-17-65-00T-RET w/ Mount Pipe (USCC)	113.5	RUSDC-6267-PF-48 (USCC)	113.5
(2) AM-X-CD-17-65-00T-RET w/ Mount Pipe (USCC)	113.5	RUSDC-6267-PF-48 (USCC)	113.5
(2) AM-X-CD-17-65-00T-RET w/ Mount Pipe (USCC)	113.5	RUSDC-6267-PF-48 (USCC)	113.5
HB-X-AW-19-65-0TM-RET w/ Mount Pipe (USCC)	113.5	Platform Mount [LP 602-1] (Sprint)	104
HB-X-AW-19-65-0TM-RET w/ Mount Pipe (USCC)	113.5	(2) 2.4" x 7-ft Pipe (Sprint)	104
HB-X-AW-19-65-0TM-RET w/ Mount Pipe (USCC)	113.5	(2) 2.4" x 7-ft Pipe (Sprint)	104
HB-X-AW-19-65-0TM-RET w/ Mount Pipe (USCC)	113.5	(2) 2.4" x 7-ft Pipe (Sprint)	104
AM-X-CW-18-65-00T-RET w/ 10' Mount Pipe (USCC)	113.5	ETCR-654L12H6 w/ Mount Pipe (Sprint)	104
AM-X-CW-18-65-00T-RET w/ 10' Mount Pipe (USCC)	113.5	ETCR-654L12H6 w/ Mount Pipe (Sprint)	104
AM-X-CW-18-65-00T-RET w/ 10' Mount Pipe (USCC)	113.5	ETCR-654L12H6 w/ Mount Pipe (Sprint)	104
AM-X-CW-18-65-00T-RET w/ 10' Mount Pipe (USCC)	113.5	(2) RRH-C2A (Sprint)	104
TT19-08BP111-001 (USCC)	113.5	(2) RRH-C2A (Sprint)	104
TT19-08BP111-001 (USCC)	113.5	(2) RRH-C2A (Sprint)	104
TT19-08BP111-001 (USCC)	113.5	RRH-P4 (Sprint)	104
KASCTPR82008 (USCC)	113.5	RRH-P4 (Sprint)	104
		RRH-P4 (Sprint)	104
		RRH-P4 (Sprint)	104
		RRH-B8 (Sprint)	104
		RRH-B8 (Sprint)	104
		RRH-B8 (Sprint)	104

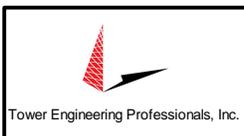
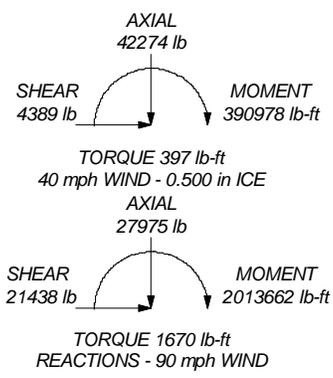
**MATERIAL STRENGTH**

GRADE	Fy	Fu	GRADE	Fy	Fu
A139-45	45 ksi	60 ksi			

**TOWER DESIGN NOTES**

1. Tower designed for Exposure C to the TIA-222-G Standard.
2. Tower designed for a 90 mph basic wind in accordance with the TIA-222-G Standard.
3. Tower is also designed for a 40 mph basic wind with 0.50 in ice. Ice is considered to increase in thickness with height.
4. Deflections are based upon a 60 mph wind.
5. Tower Structure Class II.
6. Topographic Category 1 with Crest Height of 0.000 ft
7. TOWER RATING: 85.9%

ALL REACTIONS ARE FACTORED



**Tower Engineering Professionals, Inc.**  
 326 Tryon Road  
 Raleigh, NC 27603  
 Phone: (919) 661-6351  
 FAX: www.tepgroup.net

Job: <b>302307 - Nutbush</b>		
Project: <b>TEP No. 47490.147194</b>		
Client: U.S. Cellular	Drawn by: AEP	App'd:
Code: TIA-222-G	Date: 01/12/18	Scale: NTS
Path:	Dwg No. E-1	

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	<b>Project</b>	TEP No. 47490.147194	<b>Date</b>	15:40:49 01/12/18
	<b>Client</b>	U.S. Cellular	<b>Designed by</b>	AEP

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	<b>Client</b>	U.S. Cellular	<b>Designed by</b>	AEP

### Tower Input Data

There is a pole section.

This tower is designed using the TIA-222-G standard.

The following design criteria apply:

- Basic wind speed of 90 mph.
- Structure Class II.
- Exposure Category C.
- Topographic Category 1.
- Crest Height 0.000 ft.
- Nominal ice thickness of 0.500 in.
- Ice thickness is considered to increase with height.
- Ice density of 56 pcf.
- A wind speed of 40 mph is used in combination with ice.
- Temperature drop of 50 °F.
- Deflections calculated using a wind speed of 60 mph.
- A non-linear (P-delta) analysis was used.
- Pressures are calculated at each section.
- Stress ratio used in pole design is 1.
- Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

### Options

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>Consider Moments - Legs</li> <li>Consider Moments - Horizontals</li> <li>Consider Moments - Diagonals</li> <li>Use Moment Magnification</li> <li>√ Use Code Stress Ratios</li> <li>√ Use Code Safety Factors - Guys</li> <li>Escalate Ice</li> <li>Always Use Max Kz</li> <li>Use Special Wind Profile</li> <li>Include Bolts In Member Capacity</li> <li>Leg Bolts Are At Top Of Section</li> <li>Secondary Horizontal Bracing Leg</li> <li>Use Diamond Inner Bracing (4 Sided)</li> <li>SR Members Have Cut Ends</li> <li>SR Members Are Concentric</li> </ul> | <ul style="list-style-type: none"> <li>Distribute Leg Loads As Uniform</li> <li>Assume Legs Pinned</li> <li>√ Assume Rigid Index Plate</li> <li>√ Use Clear Spans For Wind Area</li> <li>Use Clear Spans For KL/r</li> <li>Retension Guys To Initial Tension</li> <li>√ Bypass Mast Stability Checks</li> <li>√ Use Azimuth Dish Coefficients</li> <li>√ Project Wind Area of Appurt.</li> <li>Autocalc Torque Arm Areas</li> <li>Add IBC .6D+W Combination</li> <li>Sort Capacity Reports By Component</li> <li>Triangulate Diamond Inner Bracing</li> <li>Treat Feed Line Bundles As Cylinder</li> </ul> | <ul style="list-style-type: none"> <li>Use ASCE 10 X-Brace Ly Rules</li> <li>Calculate Redundant Bracing Forces</li> <li>Ignore Redundant Members in FEA</li> <li>SR Leg Bolts Resist Compression</li> <li>All Leg Panels Have Same Allowable</li> <li>Offset Girt At Foundation</li> <li>√ Consider Feed Line Torque</li> <li>Include Angle Block Shear Check</li> <li>Use TIA-222-G Bracing Resist. Exemption</li> <li>Use TIA-222-G Tension Splice Exemption</li> <li style="background-color: #cccccc;">Poles</li> <li>√ Include Shear-Torsion Interaction</li> <li>Always Use Sub-Critical Flow</li> <li>Use Top Mounted Sockets</li> </ul> |
|---|--|--|

### Pole Section Geometry

Section	Elevation ft	Section Length ft	Pole Size	Pole Grade	Socket Length ft
L1	118.000-100.000	18.000	P18x9/32	A139-45 (45 ksi)	
L2	100.000-80.000	20.000	P24x3/8	A139-45 (45 ksi)	
L3	80.000-60.000	20.000	P30x3/8	A139-45	

Section	Elevation ft	Section Length ft	Pole Size	Pole Grade	Socket Length ft
L4	60.000-40.000	20.000	P36x3/8	(45 ksi) A139-45	
L5	40.000-20.000	20.000	P42x3/8	(45 ksi) A139-45	
L6	20.000-0.000	20.000	P48x3/8	(45 ksi) A139-45	

Tower Elevation ft	Gusset Area (per face) ft²	Gusset Thickness in	Gusset Grade	Adjust. Factor A <sub>y</sub>	Adjust. Factor A <sub>x</sub>	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 118.000-100.000				1	1	1			
L2 100.000-80.000				1	1	1			
L3 80.000-60.000				1	1	1			
L4 60.000-40.000				1	1	1			
L5 40.000-20.000				1	1	1			
L6 20.000-0.000				1	1	1			

### Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Component Type	Placement ft	Total Number	C <sub>A</sub> A <sub>A</sub>	Weight plf
Step Pegs 5/8"SR (8.5"w, 16.75"s)	B	No	CaAa (Out Of Face)	118.000 - 14.000	1	No Ice 1/2" Ice	0.032 1.029
Safety Line 3/8	B	No	CaAa (Out Of Face)	118.000 - 14.000	1	No Ice 1/2" Ice	0.037 0.750
***							
LDF5-50A (7/8 FOAM) (USCC)	C	No	Inside Pole	114.500 - 9.333	6	No Ice 1/2" Ice	0.000 0.330
LDF7-50A (1-5/8 FOAM) (USCC)	C	No	Inside Pole	114.500 - 9.333	6	No Ice 1/2" Ice	0.000 0.820
EUCAHYBRID 114-12AWG6-2x12MM5-CP(1-1/4) (USCC)	C	No	Inside Pole	114.500 - 0.000	3	No Ice 1/2" Ice	0.000 1.540
1 5/8 Hybrid DC/Fiber (Sprint)	C	No	Inside Pole	103.333 - 3.500	3	No Ice 1/2" Ice	0.000 0.820

### Feed Line/Linear Appurtenances Section Areas

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	<b>Client</b>	U.S. Cellular	<b>Designed by</b>	AEP

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	<b>Project</b>	TEP No. 47490.147194	<b>Date</b>	15:40:49 01/12/18
	<b>Client</b>	U.S. Cellular	<b>Designed by</b>	AEP

Tower Section	Tower Elevation ft	Face	A <sub>R</sub> ft <sup>2</sup>	A <sub>F</sub> ft <sup>2</sup>	C <sub>F</sub> A <sub>A</sub> In Face ft <sup>2</sup>	C <sub>R</sub> A <sub>A</sub> Out Face ft <sup>2</sup>	Weight lb
L1	118.000-100.000	A	0.000	0.000	0.000	0.000	0.000
		B	0.000	0.000	0.000	1.246	13.500
		C	0.000	0.000	0.000	0.000	175.239
L2	100.000-80.000	A	0.000	0.000	0.000	0.000	0.000
		B	0.000	0.000	0.000	1.384	15.000
		C	0.000	0.000	0.000	0.000	279.600
L3	80.000-60.000	A	0.000	0.000	0.000	0.000	0.000
		B	0.000	0.000	0.000	1.384	15.000
		C	0.000	0.000	0.000	0.000	279.600
L4	60.000-40.000	A	0.000	0.000	0.000	0.000	0.000
		B	0.000	0.000	0.000	1.384	15.000
		C	0.000	0.000	0.000	0.000	279.600
L5	40.000-20.000	A	0.000	0.000	0.000	0.000	0.000
		B	0.000	0.000	0.000	1.384	15.000
		C	0.000	0.000	0.000	0.000	279.600
L6	20.000-0.000	A	0.000	0.000	0.000	0.000	0.000
		B	0.000	0.000	0.000	0.415	4.500
		C	0.000	0.000	0.000	0.000	206.592

### Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A <sub>R</sub> ft <sup>2</sup>	A <sub>F</sub> ft <sup>2</sup>	C <sub>F</sub> A <sub>A</sub> In Face ft <sup>2</sup>	C <sub>R</sub> A <sub>A</sub> Out Face ft <sup>2</sup>	Weight lb
L1	118.000-100.000	A	1.127	0.000	0.000	0.000	0.000	0.000
		B		0.000	0.000	0.000	9.359	73.222
		C		0.000	0.000	0.000	0.000	175.239
L2	100.000-80.000	A	1.106	0.000	0.000	0.000	0.000	0.000
		B		0.000	0.000	0.000	10.228	79.171
		C		0.000	0.000	0.000	0.000	279.600
L3	80.000-60.000	A	1.078	0.000	0.000	0.000	0.000	0.000
		B		0.000	0.000	0.000	10.009	76.366
		C		0.000	0.000	0.000	0.000	279.600
L4	60.000-40.000	A	1.042	0.000	0.000	0.000	0.000	0.000
		B		0.000	0.000	0.000	9.723	72.719
		C		0.000	0.000	0.000	0.000	279.600
L5	40.000-20.000	A	0.991	0.000	0.000	0.000	0.000	0.000
		B		0.000	0.000	0.000	9.308	67.758
		C		0.000	0.000	0.000	0.000	279.600
L6	20.000-0.000	A	0.887	0.000	0.000	0.000	0.000	0.000
		B		0.000	0.000	0.000	2.545	18.299
		C		0.000	0.000	0.000	0.000	206.592

### Feed Line Center of Pressure

Section	Elevation ft	CP <sub>x</sub> in	CP <sub>z</sub> in	CP <sub>x</sub> Ice in	CP <sub>z</sub> Ice in
L1	118.000-100.000	0.086	0.050	0.459	0.265
L2	100.000-80.000	0.087	0.050	0.493	0.285
L3	80.000-60.000	0.087	0.051	0.511	0.295
L4	60.000-40.000	0.088	0.051	0.518	0.299
L5	40.000-20.000	0.088	0.051	0.512	0.296
L6	20.000-0.000	0.027	0.015	0.155	0.089

### Shielding Factor Ka

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K <sub>a</sub> No Ice	K <sub>a</sub> Ice
---------------	----------------------	-------------	-------------------------	--------------------------	-----------------------

### Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft	C <sub>F</sub> A <sub>A</sub> Front ft <sup>2</sup>	C <sub>R</sub> A <sub>A</sub> Side ft <sup>2</sup>	Weight lb
3/4" x 8-ft Lightning Rod	C	From Leg	0.000	0.000	118.000	No Ice	0.600	12.030
			0.000			1/2" Ice	1.415	18.217
			4.000					
Platform Mount (LP 101-1) (USCC)	C	None		0.000	113.500	No Ice	36.210	1503.000
						1/2" Ice	42.820	2301.000
(2) AP16-850/065 w/Mount Pipe (USCC)	A	From Centroid-Le	3.000	0.000	113.500	No Ice	10.764	94.110
			0.000			1/2" Ice	8.226	173.171
(2) AP16-850/065 w/Mount Pipe (USCC)	B	From Centroid-Le	3.000	0.000	113.500	No Ice	10.764	94.110
			0.000			1/2" Ice	8.226	173.171
(2) AP16-850/065 w/Mount Pipe (USCC)	C	From Centroid-Le	3.000	0.000	113.500	No Ice	10.764	94.110
			0.000			1/2" Ice	8.226	173.171
(2) AM-X-CD-17-65-00T-RET w/ Mount Pipe (USCC)	A	From Centroid-Le	3.000	0.000	113.500	No Ice	11.311	88.700
			0.000			1/2" Ice	8.700	171.191
(2) AM-X-CD-17-65-00T-RET w/ Mount Pipe (USCC)	B	From Centroid-Le	3.000	0.000	113.500	No Ice	11.311	88.700
			0.000			1/2" Ice	8.700	171.191
(2) AM-X-CD-17-65-00T-RET w/ Mount Pipe (USCC)	C	From Centroid-Le	3.000	0.000	113.500	No Ice	11.311	88.700
			0.000			1/2" Ice	8.700	171.191
HB-X-AW-19-65-0TM-RET w/ Mount Pipe (USCC)	A	From Centroid-Le	3.000	0.000	113.500	No Ice	5.054	54.200
			-1.500			1/2" Ice	6.479	105.640
HB-X-AW-19-65-0TM-RET w/ Mount Pipe (USCC)	B	From Centroid-Le	3.000	0.000	113.500	No Ice	5.054	54.200
			-1.500			1/2" Ice	6.479	105.640
HB-X-AW-19-65-0TM-RET w/ Mount Pipe (USCC)	C	From Centroid-Le	3.000	0.000	113.500	No Ice	5.054	54.200
			-1.500			1/2" Ice	6.479	105.640
AM-X-CW-18-65-00T-RET w/ 10' Mount Pipe (USCC)	A	From Centroid-Le	3.000	0.000	113.500	No Ice	11.786	89.400
			1.500			1/2" Ice	10.787	177.103
AM-X-CW-18-65-00T-RET w/ 10' Mount Pipe (USCC)	B	From Centroid-Le	3.000	0.000	113.500	No Ice	11.786	89.400
			1.500			1/2" Ice	10.787	177.103
AM-X-CW-18-65-00T-RET	C	From	3.000	0.000	113.500	No Ice	11.786	89.400

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	<b>Project</b> TEP No. 47490.147194		<b>Date</b> 15:40:49 01/12/18	
	<b>Client</b> U.S. Cellular		<b>Designed by</b> AEP	

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft	C <sub>FA</sub> Front ft <sup>2</sup>	C <sub>SA</sub> Side ft <sup>2</sup>	Weight lb
w/ 10' Mount Pipe (USCC)		Centroid-Le	1.500 g		1/2" Ice	12.607	10.787	177.103
TT19-08BP111-001 (USCC)	A	From Centroid-Le	3.000 -1.500 g	0.000	113.500 No Ice 1/2" Ice	0.553 0.649	0.446 0.534	16.000 21.800
TT19-08BP111-001 (USCC)	B	From Centroid-Le	3.000 -1.500 g	0.000	113.500 No Ice 1/2" Ice	0.553 0.649	0.446 0.534	16.000 21.800
TT19-08BP111-001 (USCC)	C	From Centroid-Le	3.000 -1.500 g	0.000	113.500 No Ice 1/2" Ice	0.553 0.649	0.446 0.534	16.000 21.800
KASCTPR82008 (USCC)	A	From Centroid-Le	3.000 1.500 g	0.000	113.500 No Ice 1/2" Ice	0.064 0.103	0.059 0.096	1.320 2.823
KASCTPR82008 (USCC)	B	From Centroid-Le	3.000 1.500 g	0.000	113.500 No Ice 1/2" Ice	0.064 0.103	0.059 0.096	1.320 2.823
KASCTPR82008 (USCC)	C	From Centroid-Le	3.000 1.500 g	0.000	113.500 No Ice 1/2" Ice	0.064 0.103	0.059 0.096	1.320 2.823
(5) RRUS 11 (USCC)	A	From Centroid-Le	3.000 0.000 g	0.000	113.500 No Ice 1/2" Ice	2.791 2.998	1.192 1.340	50.700 71.572
(5) RRUS 11 (USCC)	B	From Centroid-Le	3.000 0.000 g	0.000	113.500 No Ice 1/2" Ice	2.791 2.998	1.192 1.340	50.700 71.572
(5) RRUS 11 (USCC)	C	From Centroid-Le	3.000 0.000 g	0.000	113.500 No Ice 1/2" Ice	2.791 2.998	1.192 1.340	50.700 71.572
(4) DBC0056F1Vx-1 (USCC)	A	From Centroid-Le	3.000 0.000 g	0.000	113.500 No Ice 1/2" Ice	0.413 0.496	0.247 0.315	6.600 10.523
(4) DBC0056F1Vx-1 (USCC)	B	From Centroid-Le	3.000 0.000 g	0.000	113.500 No Ice 1/2" Ice	0.413 0.496	0.247 0.315	6.600 10.523
(4) DBC0056F1Vx-1 (USCC)	C	From Centroid-Le	3.000 0.000 g	0.000	113.500 No Ice 1/2" Ice	0.413 0.496	0.247 0.315	6.600 10.523
RUSDC-6267-PF-48 (USCC)	A	From Centroid-Le	3.000 0.000 g	0.000	113.500 No Ice 1/2" Ice	3.231 3.454	1.037 1.182	19.950 41.463
RUSDC-6267-PF-48 (USCC)	B	From Centroid-Le	3.000 0.000 g	0.000	113.500 No Ice 1/2" Ice	3.231 3.454	1.037 1.182	19.950 41.463
RUSDC-6267-PF-48 (USCC)	C	From Centroid-Le	3.000 0.000 g	0.000	113.500 No Ice 1/2" Ice	3.231 3.454	1.037 1.182	19.950 41.463
***								
Platform Mount [LP 602-1] (Sprint)	C	None		0.000	104.000 No Ice 1/2" Ice	32.030 38.710	32.030 38.710	1343.300 1800.090
(2) 2.4" x 7-ft Pipe (Sprint)	A	From Centroid-Le	4.000 5.000 g	0.000	104.000 No Ice 1/2" Ice	1.663 2.391	1.663 2.391	25.600 38.184
(2) 2.4" x 7-ft Pipe (Sprint)	B	From Centroid-Le	4.000 5.000 g	0.000	104.000 No Ice 1/2" Ice	1.663 2.391	1.663 2.391	25.600 38.184
(2) 2.4" x 7-ft Pipe	C	From	4.000 g	0.000	104.000 No Ice	1.663 1.663	1.663 1.663	25.600 25.600

<b>tnxTower</b>  <b>Tower Engineering Professionals, Inc.</b> 326 Tryon Road Raleigh, NC 27603 Phone: (919) 661-6351 FAX: www.tepgroup.net	<b>Job</b> 302307 - Nutbush		<b>Page</b> 6 of 10	
	<b>Project</b> TEP No. 47490.147194		<b>Date</b> 15:40:49 01/12/18	
	<b>Client</b> U.S. Cellular		<b>Designed by</b> AEP	

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft	C <sub>FA</sub> Front ft <sup>2</sup>	C <sub>SA</sub> Side ft <sup>2</sup>	Weight lb
(Sprint)		Centroid-Le	5.000 g		1/2" Ice	2.391	2.391	38.184
ETCR-654L12H6 w/ Mount Pipe (Sprint)	A	From Centroid-Le	4.000 0.000 g	0.000	104.000 No Ice 1/2" Ice	13.271 13.877	6.537 7.714	104.950 194.681
ETCR-654L12H6 w/ Mount Pipe (Sprint)	B	From Centroid-Le	4.000 0.000 g	0.000	104.000 No Ice 1/2" Ice	13.271 13.877	6.537 7.714	104.950 194.681
ETCR-654L12H6 w/ Mount Pipe (Sprint)	C	From Centroid-Le	4.000 0.000 g	0.000	104.000 No Ice 1/2" Ice	13.271 13.877	6.537 7.714	104.950 194.681
(2) RRH-C2A (Sprint)	A	From Centroid-Le	4.000 -5.000 g	0.000	104.000 No Ice 1/2" Ice	3.109 3.332	1.379 1.545	55.120 77.342
(2) RRH-C2A (Sprint)	B	From Centroid-Le	4.000 0.000 g	0.000	104.000 No Ice 1/2" Ice	3.109 3.332	1.379 1.545	55.120 77.342
(2) RRH-C2A (Sprint)	C	From Centroid-Le	4.000 -5.000 g	0.000	104.000 No Ice 1/2" Ice	3.109 3.332	1.379 1.545	55.120 77.342
RRH-P4 (Sprint)	A	From Centroid-Le	4.000 -5.000 g	0.000	104.000 No Ice 1/2" Ice	2.735 2.948	1.789 1.968	59.500 82.597
RRH-P4 (Sprint)	B	From Centroid-Le	4.000 0.000 g	0.000	104.000 No Ice 1/2" Ice	2.735 2.948	1.789 1.968	59.500 82.597
RRH-P4 (Sprint)	C	From Centroid-Le	4.000 -5.000 g	0.000	104.000 No Ice 1/2" Ice	2.735 2.948	1.789 1.968	59.500 82.597
RRH-B8 (Sprint)	A	From Centroid-Le	4.000 0.000 g	0.000	104.000 No Ice 1/2" Ice	2.880 3.095	1.743 1.923	59.500 83.460
RRH-B8 (Sprint)	B	From Centroid-Le	4.000 0.000 g	0.000	104.000 No Ice 1/2" Ice	2.880 3.095	1.743 1.923	59.500 83.460
RRH-B8 (Sprint)	C	From Centroid-Le	4.000 0.000 g	0.000	104.000 No Ice 1/2" Ice	2.880 3.095	1.743 1.923	59.500 83.460

### Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.6 Wind 0 deg - No Ice
3	0.9 Dead+1.6 Wind 0 deg - No Ice
4	1.2 Dead+1.6 Wind 30 deg - No Ice
5	0.9 Dead+1.6 Wind 30 deg - No Ice
6	1.2 Dead+1.6 Wind 60 deg - No Ice
7	0.9 Dead+1.6 Wind 60 deg - No Ice
8	1.2 Dead+1.6 Wind 90 deg - No Ice

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	<b>Client</b>	U.S. Cellular	<b>Designed by</b>	AEP

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Comb. No.	Description
9	0.9 Dead+1.6 Wind 90 deg - No Ice
10	1.2 Dead+1.6 Wind 120 deg - No Ice
11	0.9 Dead+1.6 Wind 120 deg - No Ice
12	1.2 Dead+1.6 Wind 150 deg - No Ice
13	0.9 Dead+1.6 Wind 150 deg - No Ice
14	1.2 Dead+1.6 Wind 180 deg - No Ice
15	0.9 Dead+1.6 Wind 180 deg - No Ice
16	1.2 Dead+1.6 Wind 210 deg - No Ice
17	0.9 Dead+1.6 Wind 210 deg - No Ice
18	1.2 Dead+1.6 Wind 240 deg - No Ice
19	0.9 Dead+1.6 Wind 240 deg - No Ice
20	1.2 Dead+1.6 Wind 270 deg - No Ice
21	0.9 Dead+1.6 Wind 270 deg - No Ice
22	1.2 Dead+1.6 Wind 300 deg - No Ice
23	0.9 Dead+1.6 Wind 300 deg - No Ice
24	1.2 Dead+1.6 Wind 330 deg - No Ice
25	0.9 Dead+1.6 Wind 330 deg - No Ice
26	1.2 Dead+1.0 Ice+1.0 Temp
27	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp
28	1.2 Dead+1.0 Wind 30 deg+1.0 Ice+1.0 Temp
29	1.2 Dead+1.0 Wind 60 deg+1.0 Ice+1.0 Temp
30	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
31	1.2 Dead+1.0 Wind 120 deg+1.0 Ice+1.0 Temp
32	1.2 Dead+1.0 Wind 150 deg+1.0 Ice+1.0 Temp
33	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
34	1.2 Dead+1.0 Wind 210 deg+1.0 Ice+1.0 Temp
35	1.2 Dead+1.0 Wind 240 deg+1.0 Ice+1.0 Temp
36	1.2 Dead+1.0 Wind 270 deg+1.0 Ice+1.0 Temp
37	1.2 Dead+1.0 Wind 300 deg+1.0 Ice+1.0 Temp
38	1.2 Dead+1.0 Wind 330 deg+1.0 Ice+1.0 Temp
39	Dead+ Wind 0 deg - Service
40	Dead+ Wind 30 deg - Service
41	Dead+ Wind 60 deg - Service
42	Dead+ Wind 90 deg - Service
43	Dead+ Wind 120 deg - Service
44	Dead+ Wind 150 deg - Service
45	Dead+ Wind 180 deg - Service
46	Dead+ Wind 210 deg - Service
47	Dead+ Wind 240 deg - Service
48	Dead+ Wind 270 deg - Service
49	Dead+ Wind 300 deg - Service
50	Dead+ Wind 330 deg - Service

### Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	118 - 100	14.546	46	1.182	0.004
L2	100 - 80	10.219	46	1.049	0.003
L3	80 - 60	6.255	46	0.806	0.002
L4	60 - 40	3.349	46	0.561	0.001
L5	40 - 20	1.424	46	0.345	0.000
L6	20 - 0	0.348	46	0.160	0.000

### Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
118.000	3/4" x 8-ft Lightning Rod	46	14.546	1.182	0.004	16466
113.500	Platform Mount (LP 101-1)	46	13.431	1.154	0.004	16466
104.000	Platform Mount [LP 602-1]	46	11.137	1.085	0.004	5883

### Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	118 - 100	58.584	14	4.758	0.017
L2	100 - 80	41.188	14	4.223	0.013
L3	80 - 60	25.227	14	3.249	0.007
L4	60 - 40	13.512	14	2.263	0.004
L5	40 - 20	5.745	16	1.394	0.002
L6	20 - 0	1.403	16	0.645	0.001

### Critical Deflections and Radius of Curvature - Design Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
118.000	3/4" x 8-ft Lightning Rod	14	58.584	4.758	0.017	4175
113.500	Platform Mount (LP 101-1)	14	54.103	4.644	0.016	4175
104.000	Platform Mount [LP 602-1]	14	44.881	4.368	0.014	1490

### Compression Checks

### Pole Design Data

Section No.	Elevation ft	Size	L ft	L <sub>n</sub> ft	K/U <sub>r</sub>	A in <sup>2</sup>	P <sub>n</sub> lb	∑ P <sub>n</sub> lb	Ratio P <sub>n</sub> /∑ P <sub>n</sub>
L1	118 - 100 (1)	P18x9/32	18.000	0.000	0.0	15.656	-8047.920	634060.000	0.013
L2	100 - 80 (2)	P24x3/8	20.000	0.000	0.0	27.833	-10869.300	1127220.000	0.010
L3	80 - 60 (3)	P30x3/8	20.000	0.000	0.0	34.901	-14302.700	1373880.000	0.010
L4	60 - 40 (4)	P36x3/8	20.000	0.000	0.0	41.970	-18316.199	1565640.000	0.012
L5	40 - 20 (5)	P42x3/8	20.000	0.000	0.0	49.038	-22905.100	1757140.000	0.013
L6	20 - 0 (6)	P48x3/8	20.000	0.000	0.0	56.107	-27968.000	1948480.000	0.014

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	<b>Project</b>	TEP No. 47490.147194	<b>Date</b>	15:40:49 01/12/18
	<b>Client</b>	U.S. Cellular	<b>Designed by</b>	AEP

<b>tnxTower</b>  <b>Tower Engineering Professionals, Inc.</b> 326 Tryon Road Raleigh, NC 27603 Phone: (919) 661-6351 FAX: www.tepgroup.net	<b>Job</b>	302307 - Nutbush	<b>Page</b>	10 of 10
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	<b>Client</b>	U.S. Cellular	<b>Designed by</b>	AEP

### Pole Bending Design Data

Section No.	Elevation ft	Size	$M_{ax}$	$f M_{ax}$	Ratio $\frac{M_{ax}}{f M_{ax}}$	$M_{xy}$	$f M_{xy}$	Ratio $\frac{M_{xy}}{f M_{xy}}$
			lb-ft	lb-ft		lb-ft	lb-ft	
L1	118 - 100 (1)	P18x9/32	175034.167	278494.167	0.629	0.000	278494.167	0.000
L2	100 - 80 (2)	P24x3/8	494107.500	660135.000	0.748	0.000	660135.000	0.000
L3	80 - 60 (3)	P30x3/8	836250.000	1005300.000	0.832	0.000	1005300.000	0.000
L4	60 - 40 (4)	P36x3/8	1203400.000	1422041.667	0.846	0.000	1422041.667	0.000
L5	40 - 20 (5)	P42x3/8	1596275.000	1910358.333	0.836	0.000	1910358.333	0.000
L6	20 - 0 (6)	P48x3/8	2013658.333	2470250.000	0.815	0.000	2470250.000	0.000

Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	$\phi P_{allow}$ lb	% Capacity	Pass Fail	
L5	40 - 20	Pole	P42x3/8	5	-22905.100	1757140.00	84.9	Pass	
L6	20 - 0	Pole	P48x3/8	6	-27968.000	1948480.00	83.0	Pass	
							Summary		
							Pole (L4)	85.9	Pass
							<b>RATING = 85.9</b>	<b>Pass</b>	

### Pole Shear Design Data

Section No.	Elevation ft	Size	$V_a$	$f V_a$	Ratio $\frac{V_a}{f V_a}$	$T_u$	$f T_u$	Ratio $\frac{T_u}{f T_u}$
			lb	lb		lb-ft	lb-ft	
L1	118 - 100 (1)	P18x9/32	15390.300	317030.000	0.049	30.869	460916.667	0.000
L2	100 - 80 (2)	P24x3/8	16488.900	563609.000	0.029	89.947	1092541.667	0.000
L3	80 - 60 (3)	P30x3/8	17703.199	686939.000	0.026	160.007	1674950.000	0.000
L4	60 - 40 (4)	P36x3/8	18993.500	782820.000	0.024	238.441	2300041.667	0.000
L5	40 - 20 (5)	P42x3/8	20279.100	878572.000	0.023	320.745	3020583.333	0.000
L6	20 - 0 (6)	P48x3/8	21446.900	974241.000	0.022	345.161	3836550.000	0.000

Program Version 7.0.5.1 - 2/1/2016 File:T:\47490\91141\_147194 302307 Nutbush 202 SA-Structural Analysis\tnx\20850\_302307 Nutbush.eri

### Pole Interaction Design Data

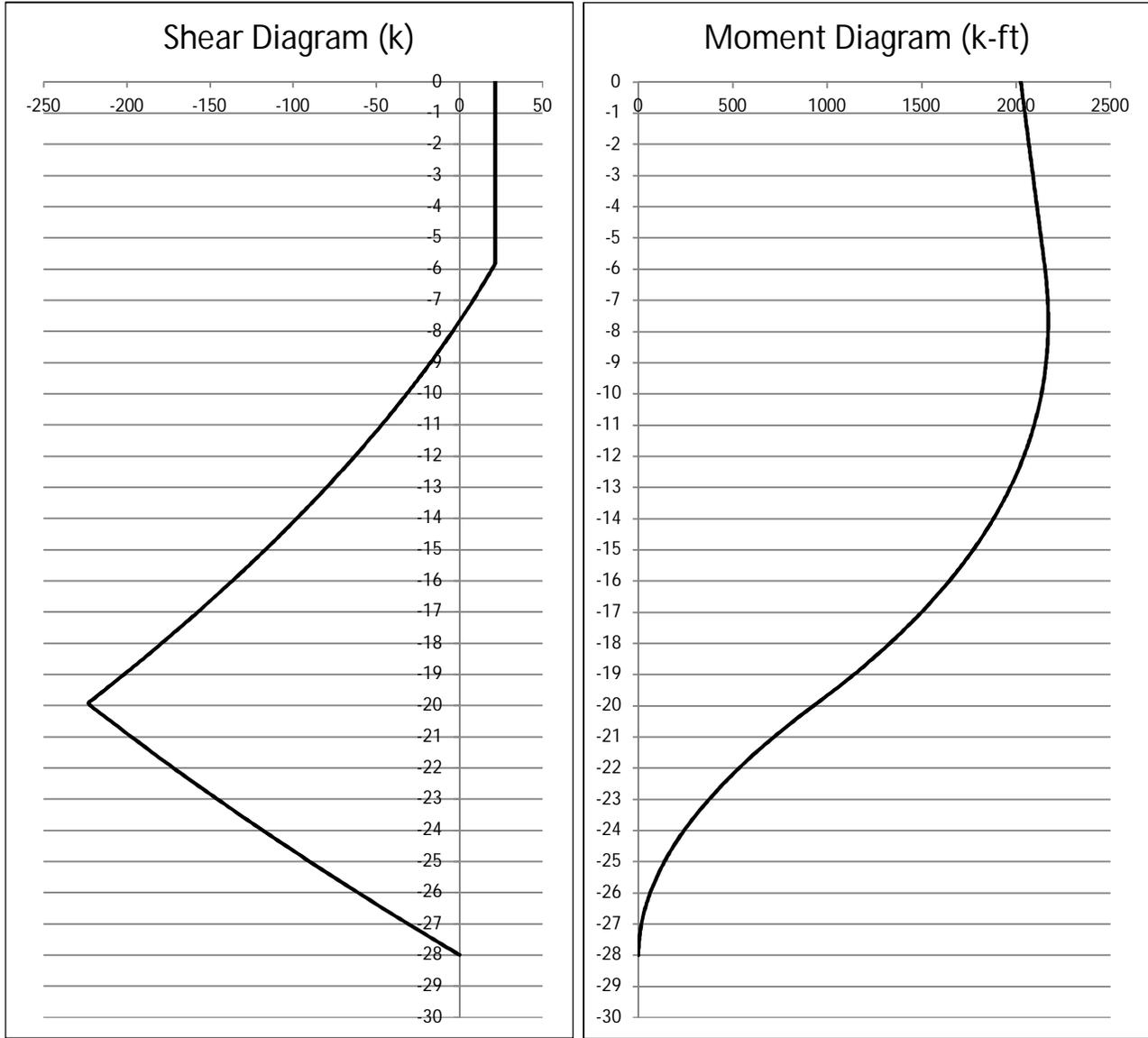
Section No.	Elevation ft	Ratio $P_a$	Ratio $M_{ax}$	Ratio $M_{xy}$	Ratio $V_a$	Ratio $T_u$	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
		$f P_a$	$f M_{ax}$	$f M_{xy}$	$f V_a$	$f T_u$			
L1	118 - 100 (1)	0.013	0.629	0.000	0.049	0.000	0.644	1.000	4.8.2
L2	100 - 80 (2)	0.010	0.748	0.000	0.029	0.000	0.759	1.000	4.8.2
L3	80 - 60 (3)	0.010	0.832	0.000	0.026	0.000	0.843	1.000	4.8.2
L4	60 - 40 (4)	0.012	0.846	0.000	0.024	0.000	0.859	1.000	4.8.2
L5	40 - 20 (5)	0.013	0.836	0.000	0.023	0.000	0.849	1.000	4.8.2
L6	20 - 0 (6)	0.014	0.815	0.000	0.022	0.000	0.830	1.000	4.8.2

### Section Capacity Table

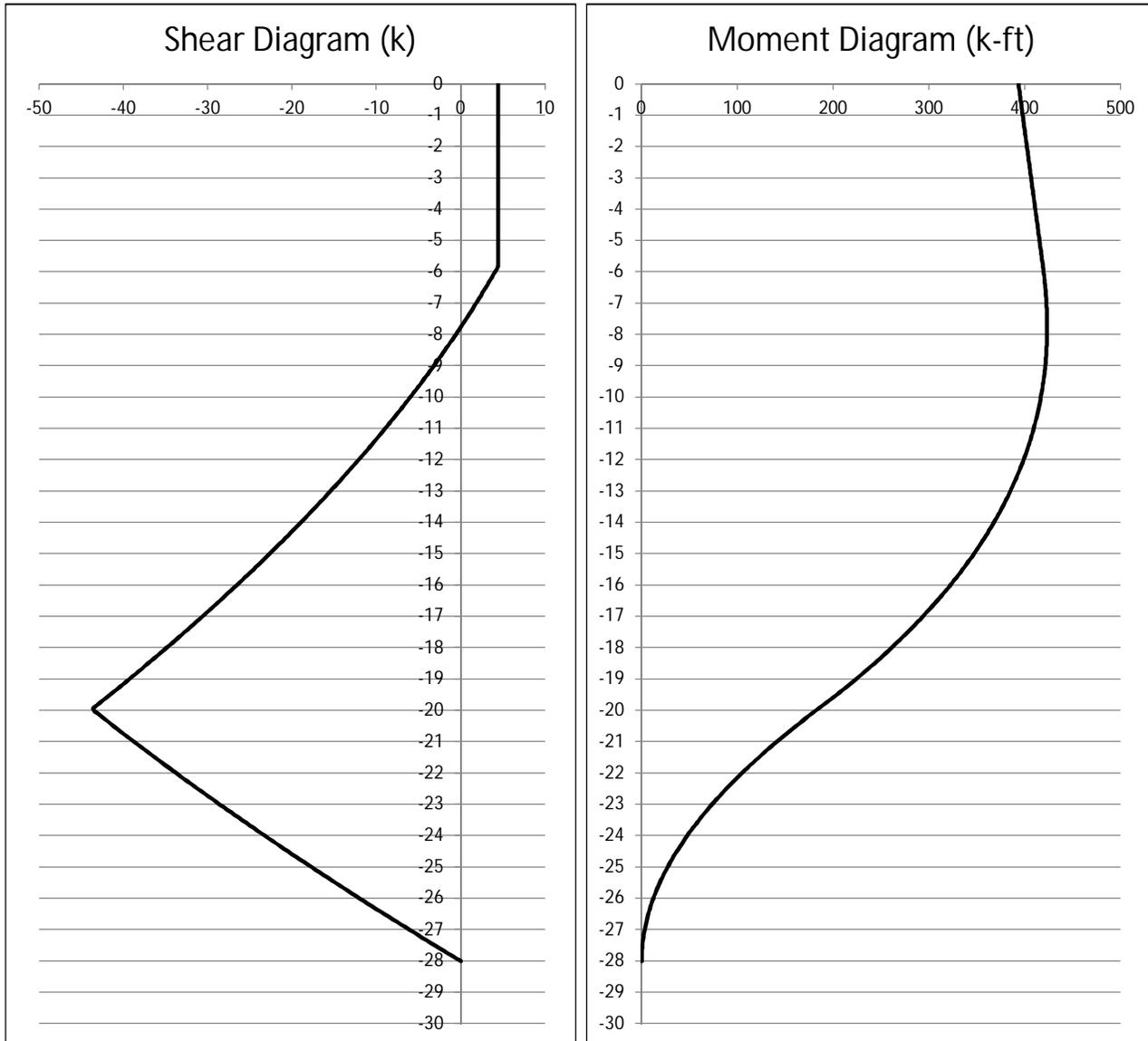
Section No.	Elevation ft	Component Type	Size	Critical Element	P lb	$\phi P_{allow}$ lb	% Capacity	Pass Fail
L1	118 - 100	Pole	P18x9/32	1	-8047.920	634060.000	64.4	Pass
L2	100 - 80	Pole	P24x3/8	2	-10869.300	1127220.00	75.9	Pass
L3	80 - 60	Pole	P30x3/8	3	-14302.700	1373880.00	84.3	Pass
L4	60 - 40	Pole	P36x3/8	4	-18316.199	1565640.00	85.9	Pass

**APPENDIX B**  
**ADDITIONAL CALCULATIONS**





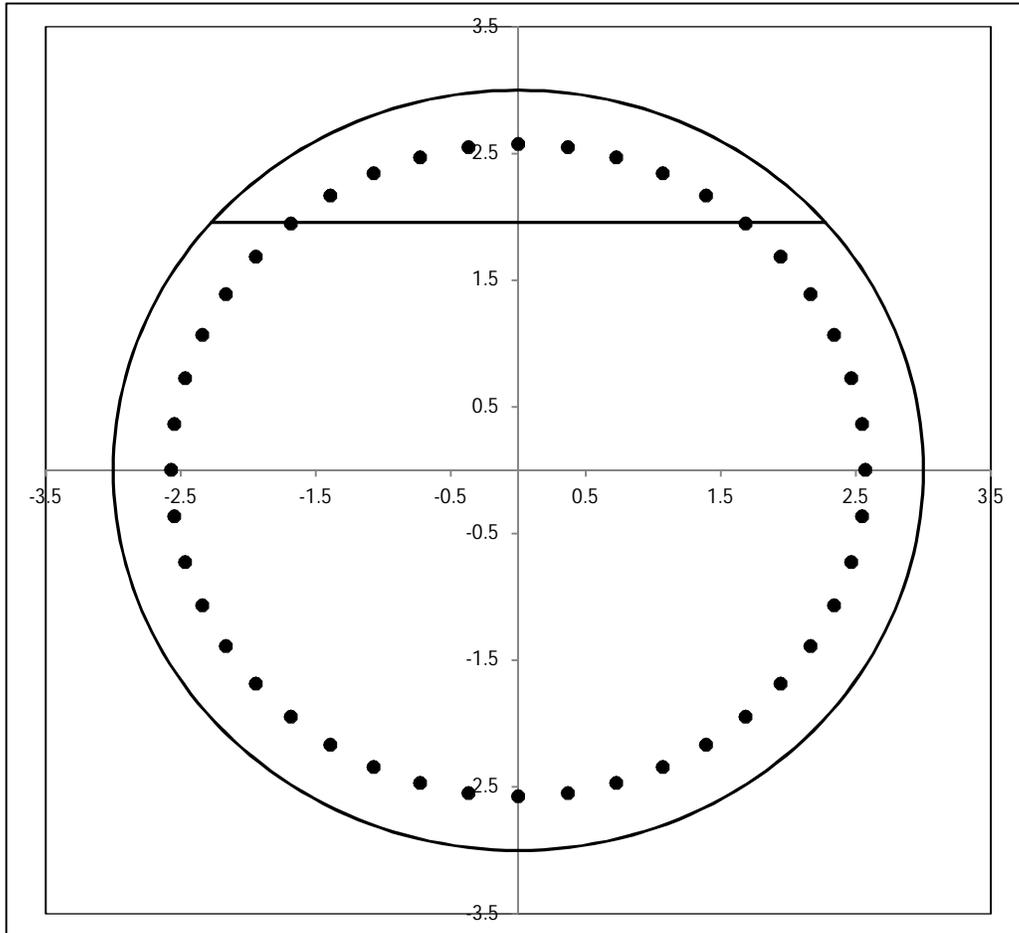
Max Unfactored Moment: 2169.6 kip-ft  
@ 7.67 ft below grade  
Additional Factor of Safety: 1.74  
Capacity = 76.5% PASS



Max Unfactored Moment: 423.1 kip-ft  
@ 7.75 ft below grade  
Additional Factor of Safety: 8.89  
Capacity = 15.0% PASS



Reinforcement Capacity



	LC1	LC2
$V_u$ =	223.5	43.7 kip
$V_c$ =	516.8	517.7 kip
$f_{y,tie}$ = 60.0	$V_s$ = 207.1	207.1 kip
	$\phi V_n$ = 542.9	543.6 kip
Capacity =	41.2%	8.0%
	PASS	PASS

	LC1	LC2
$M_u$ =	2169.6	423.1 kip-ft
	$\phi M_n$ = 4572.7	4602.0 kip-ft
Capacity =	47.4%	9.2%
	PASS	PASS

SAC/Sprint B2-B4  
ML04AL289  
3264 George Street  
Onalaska, WI 54650

Photo Simulations  
12.28.17



## Sprint ML04AL289 Before – North

WESTCHESTER SERVICES L.L.C. ♦ 604 FOX GLEN ♦ BARRINGTON, ILLINOIS 60010  
847/277-0070 Main ♦ 847/277-0080 Facsimile ♦ e-mail: [ae@westchesterservices.com](mailto:ae@westchesterservices.com)



## Sprint ML04AL289 After – North

WESTCHESTER SERVICES L.L.C. ♦ 604 FOX GLEN ♦ BARRINGTON, ILLINOIS 60010  
847/277-0070 Main ♦ 847/277-0080 Facsimile ♦ e-mail: ae@westchesterservices.com



## Sprint ML04AL289 Before – Southeast



## Sprint ML04AL289 After – Southeast



## Sprint ML04AL289 Before – Southwest

WESTCHESTER SERVICES L.L.C. ♦ 604 FOX GLEN ♦ BARRINGTON, ILLINOIS 60010  
847/277-0070 Main ♦ 847/277-0080 Facsimile ♦ e-mail: [ae@westchesterservices.com](mailto:ae@westchesterservices.com)



## Sprint ML04AL289 After – Southwest

WESTCHESTER SERVICES L.L.C. ♦ 604 FOX GLEN ♦ BARRINGTON, ILLINOIS 60010  
847/277-0070 Main ♦ 847/277-0080 Facsimile ♦ e-mail: [ae@westchesterservices.com](mailto:ae@westchesterservices.com)



4/3/2018

City of Onalaska  
Planning Department  
415 Main Street  
Onalaska, WI 54650

**RE: Sprint Upgrade – 3264 George St– ML04AL289**

Attn: Katie Aspenson;

SAC Wireless, on behalf of Sprint, is requesting the necessary approvals for our scope of work for an existing Sprint facility located at 3264 George St. We will be swapping (3) existing antennas and replacing them with (3) new antennas, as well as adding (6) new radio units along with the associated cabling to our existing telecommunication facility located on the tower.

RF Engineers have determined this minor modification is required to help increase the network for the residents and the workforce within Onalaska by offering faster data transfer speeds, fewer dropped calls and higher capacity.

Enclosed in this package you will find the following:

- (1) Signed CUP Application
- (1) Signed Letter of Authorization from the Property Owner
- (1) Check no. 69086 for \$250
- All other materials have been emailed per your request

We greatly appreciate your help with this proposed Sprint facility upgrade. **Please e-mail me any receipts/fees due prior to permit issuance.** Please contact me at 312-809-8008 or via email at [mike.dolan@sacw.com](mailto:mike.dolan@sacw.com) if you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read 'Mike Dolan', written over a light blue horizontal line.

**Mike Dolan**  
SAC Wireless | 540 W. Madison, 17<sup>th</sup> Floor, Chicago, IL 60661  
[mike.dolan@sacw.com](mailto:mike.dolan@sacw.com)

LETTER OF AUTHORIZATION

APPLICATIONS FOR ZONING/LAND USE/BUILDING PERMITS

Landlord/Licensor Name, Site Name and Number: USCOC of Lacrosse, LLC , 302307 Nutbush

Tenant/Licensee Name, Site Name and Number: ML04AL289-A

Site Address: 3264 George St., Onalaska, Wisconsin 54650

Licensor subleases certain tower and ground space to Licensee at the above described real property commonly known as 302307 Nutbush.

Licensor, the owner of the tower and having a leasehold interest in the property located at the above address, hereby authorizes Licensee, and/or its agent SAC Wireless on behalf of Licensee, to file/submit all necessary building, permitting, zoning, and/or land use applications that may be required by the governing jurisdiction in order for Licensee to make certain tower equipment changes and/or modifications to their existing installation at the above described real property.

The undersigned hereby certifies to being the owner of the tower described above.

Landlord/Licensor: USCOC OF LACROSSE, LLC

Name: Carol Ornela

Printed: CAROL ORNELA

Title: MGR. / R. LEASE ADMINISTRATION

State of Illinois )

) ss

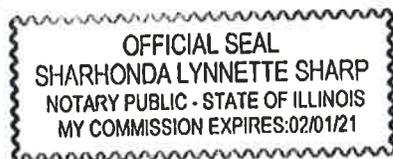
County of Cook )

Subscribed and sworn to before me this 27<sup>th</sup> day of March, 2018, by Sharhonda Lynnette Sharp.

[Signature]  
Notary Public

My commission expires:

2-1-2021





### Telecommunication Tower Conditional Use Permit Application

**Antenna Equipment (attach applicable specifications)**

# of antennas: 3

# of zones: 3

Antenna dimensions: 84.9" x 21" x 6.3"

Antenna Type: Panel

Antenna Location on Tower: 102.00

**Dish Equipment - Attach applicable specifications**

Number of dishes: N/A

Dish dimensions: N/A

Microwave?: (Y/N)

Satellite?: (Y/N)

Dish location on Tower (N, S, E, W, etc): N/A

**Ground Equipment - Attach applicable specifications**

Square feet required: <u>150</u>	Number of Air Conditioners: <u>N/A</u>
Inside tower? <u>N</u> (Y/N)	Air Conditioner Description:
Inside Lessee building? <u>N</u> (Y/N)	Generator on Site? <u>    </u> (Y/N)
Outside? <u>Y</u> (Y/N)	If yes, provide type, size, power output, and where to be located:
# of Cabinets: <u>2</u> Cabinet Dimensions:	

**Proposed Radio Bands:**

800 MHz / 1900 MHz / 2500 MHz

**Proposed Radio Frequency(s):**

TX 862-869, 1930-1990, 1990-1995, 2496-2690

RX 817-824, 1850-1910, 1910-1915, 2496-2690

**Type of Service (SMR, ESMR, PCS, Cellular, Two-way Paging, Microwave, WiFi, WiMax, etc.):**

LTE

Interconnected with other radio transmissions proposed or constructed?      (Y/N)

If yes, what is the interconnection method?      (attach details separately)

**Desired Date of Operation:**

June 25, 2018

**Other Factors (pertinent to the proposed use):**



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

### Telecommunication Tower Conditional Use Permit Application

<b>Property Address:</b> 1033 2 <sup>nd</sup> Ave. #104 Onalaska, Wisconsin, 54650
<b>Parcel Number:</b> 18- 939-0
<b>Zoning District:</b> M-2: Industrial

<b>Applicant:</b> SAC Wireless
<b>Contact:</b> Mike Dolan
<b>Mailing Address:</b> 540 W Madison Street 16th Floor
<b>City, State, Zip:</b> Chicago, IL 60661
<b>Phone Number:</b> 312-809-8008
<b>Email:</b> Mike.Dolan@sacw.com <input checked="" type="checkbox"/> Primary Contact

<b>Wireless Carrier (1):</b> Sprint
<b>Owner/Contact:</b> Mike Dolan on behalf of SAC Wireless
<b>Mailing Address:</b> 540 W Madison Street 16th Floor
<b>City, State, Zip:</b> Chicago, IL 60661
<b>Phone Number:</b> 312-809-8008
<b>Email:</b> Mike.Dolan@sacw.com <input type="checkbox"/> Primary Contact

<b>Property Owner:</b> USOC of Lacrosse, LLC
<b>Contact:</b> Carole Nelson
<b>Mailing Address:</b> 8410 W. Bryn Mawr Ave
<b>City, State, Zip:</b> Chicago, IL 60631
<b>Phone Number:</b> 773-399-8939
<b>Email:</b> Carole.Nelson@uscellular.com <input type="checkbox"/> Primary Contact

<b>Wireless Carrier (2):</b>
<b>Owner/Contact:</b>
<b>Mailing Address:</b>
<b>City, State, Zip:</b>
<b>Phone Number:</b>
<b>Email:</b> <input type="checkbox"/> Primary Contact

<b>Wireless Carrier (3):</b>
<b>Owner/Contact:</b>
<b>Mailing Address:</b>
<b>City, State, Zip:</b>
<b>Phone Number:</b>
<b>Email:</b> <input type="checkbox"/> Primary Contact

<b>Signature of Applicant:</b> <i>Mike Dolan</i>	<b>Date:</b> 4/3/18
<b>Signature of Property Owner:</b> <i>See LOA</i>	<b>Date:</b>

OFFICE USE ONLY:	Date Submitted:	Permit Number:
<b>Permit Fee:</b>	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	<b>Application Received by:</b>



# **CITY OF ONALASKA**

## ***Telecommunication Tower Conditional Use Permit Checklist***

A Conditional Use Permit (CUP) is required for Class 2 collocations of Telecommunication/ Mobile Service Facilities per S.S. 66.0404. The submittal of the proposed project must include the following information in order to be considered a complete application for a Conditional Use Permit. Check appropriate boxes to indicate completion of the corresponding requirement. Refer to City of Onalaska's *Unified Development Ordinance* for more information regarding standards, plans, and requirements. **Please provide the following with the Conditional Use Permit application items: two (2) full-size copies (24" x 36"), two (2) 11" x 17" copies, and a 24" x 36" electronic version of entire plan set.**

The following are required application items:

- Legal description of tax parcel(s)
- Tax Parcel number(s)
- Completed Conditional Use Permit Checklist
- Completed Telecommunication Tower Application Form
- Conditional Use Permit Application Fee
- Written Statement
- Map of Location of Affected Support Structure
- Map of Location of Mobile Service Facilities and areas within 1,000 feet of said facility.
- Copy of Engineer's Report
- Construction Plan(s) describing Proposed Modification(s) to Support Structure
- Proof of Liability Coverage
- Site Plan, Design Elevations, Site Photos, and Photo Simulations

**City Pre-Application Meeting.** In addition to the eight required items listed above, we may request a pre-application meeting between the applicant and the city prior to the submittal of a Telecommunication Tower CUP application with City of Onalaska.

The following sections outline the details of each of the required application items above:

### **A. LEGAL DESCRIPTION**

A legal description of the land for which the permit is requested. This may be a lot or lots in a Certified Survey Map (CSM) or a Subdivision Plat or an exact metes and bounds description. Include the size of the proposed CUP area in both net (i.e. independent of right-of-way) acres and square feet.

*Attached*

### **B. TAX PARCEL NUMBER(S)**

The tax parcel number(s) of the lot(s) or parcel(s) on which the conditional use is to be located. If the area proposed for the conditional use is part of a larger parcel, please provide the tax parcel number of the larger parcel.

*Attached*

### **C. COMPLETED CONDITIONAL USE PERMIT CHECKLIST (*this document*)**

This Conditional Use Permit application form checklist is required of all applications.

*Completed*

### **D. COMPLETED TELECOMMUNICATION TOWER APPLICATION FORM**

The information provided in the application form will be used for the following purpose: to provide basic information to the City of Onalaska for review of the proposed development. A copy of this form is included as an attachment to this checklist.

*Attached*

**E. CONDITIONAL USE PERMIT APPLICATION FEE**

- \$250.00 (Class 2 Collocation tower projects)
- \$250.00 (Radio Broadcast facility or other Telecommunication Structure)
- Submitted*

**F. WRITTEN STATEMENT**

A written statement is required describing the request for the Conditional Use Permit. The letter should provide a general description of the proposed project.

- Attached*

**G. MAP DETAILING LOCATION OF THE PROPOSED OR AFFECTED SUPPORT STRUCTURE**

- Attached*

**H. MAP DETAILING LOCATION OF THE PROPOSED MOBILE SERVICE FACILITY AND AREAS WITHIN 1,000 FEET OF SUCH FACILITY**

- Attached*

**I. CONSTRUCTION PLAN DESCRIBING PROPOSED MODIFICATIONS TO SUPPORT STRUCTURE**

If the application substantially modifies an existing support structure, a construction plan which describes the proposed modification to the support structure and the equipment and network component, including antennas, transmitters, receivers, base stations, power supplies, cabling and related equipment associated with the proposed modification, as well as a visual analysis, photo simulation or graphic illustration showing what the proposed mobile service facility and support structure will look like in its surroundings.

- Attached*

**J. COPY OF A REPORT PREPARED BY AN ENGINEER LICENSED BY THE STATE OF WISCONSIN.**

To certify the structural design of the tower and its ability to accommodate additional antennas.

- Attached*

**K. PROOF OF LIABILITY COVERAGE**

- Attached*

**L. SITE PLAN, DESIGN ELEVATIONS, SITE PHOTOS, AND PHOTO SIMULATIONS**

**Site Plan.** A complete site plan, including design elevations, is required for every telecommunication tower CUP application. The site plan, drawn to a scale large enough to show sufficient detail on 11 x 17 sheets, shall include the following:

1. A small vicinity map that clearly identifies the site's location within the City of Onalaska.
2. Location of subject property, parcel number (s), and any relevant certified survey map (CSM) or plat information related to the identification of the property.
3. Scale and north arrow.
4. A contact name and phone number of the person(s) or entity responsible for preparing the plan.
5. Date the site plan was last revised.
6. Existing subject property lot lines and dimensions.
7. Proposed or existing lease area.
8. Proposed CUP area.

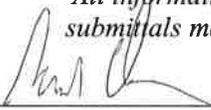
9. All buildings and outdoor use areas, both existing and proposed, including utilities (fire hydrants, sanitary sewer laterals, water services, storm sewer, light poles, power poles, etc.), water, and sewer, either public or private. Existing and proposed uses should be labeled and clearly distinguishable. All building footprint dimensions and lot line setbacks should be shown; include approximate building heights.
10. Location, width, and surface of all interior roads or driveway and existing and proposed driveway entrances and exits onto public and private roadways. Clearly indicate traffic flow patterns.
11. Existing and proposed zoning district boundaries of the subject property and adjacent properties.
12. Location and distance from the proposed tower to structures on both the subject property and adjacent properties.
13. Existing and proposed landscaping, fences, and other screening (e.g. berms).
14. All existing natural features of the subject property, including two-foot contours, cropped areas, woodlands, lakes, ponds, streams (including intermittent streams), significant drainage courses, general areas of slopes in excess of 30 percent, flood zones, and wetlands. For woodland areas, identify the dominant species and the approximate average height of the trees in the area.
15. Other significant features, such as existing or proposed lighting, signs, and refuse dumpsters.
16. Possible future expansion areas (if anticipated).

Attached

**M. ADDITIONAL INFORMATION**

Any additional information as determined by City staff to establish compliance with Title 13, Section 6, Chapter 6 of the City of Onalaska Code of Ordinances.

*All information listed above is attached to this application. I understand that incomplete submissions may delay the processing of the application.*

  
 Applicant Signature

Mike Dehn  
 Printed Name & Title

4/3/2018  
 Date

*The completed documents have been received by:*

  
 City of Onalaska Authorized Staff Member

4/5/18  
 Date

**NOTICE OF PUBLIC HEARING  
BEFORE THE CITY OF ONALASKA**

Please take notice that the City Plan Commission for the City of Onalaska will hold a public hearing on

**TUESDAY, MAY 22, 2018  
APPROX. 7:00 P.M.  
(or immediately following public input)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application submitted by Mike Dolan of SAC Wireless, 540 W. Madison Street, 16<sup>th</sup> Floor, Chicago, IL 60661 on behalf of Carole Nelson of USCOC of La Crosse, LLC, 8410 West Bryn Mawr Avenue, Chicago, IL 60631 and the wireless carrier, Sprint, who are requesting a Conditional Use Permit to replace three (3) existing antennas and adding six (6) new radio units along with the associated cabling at the property located at 1033 2<sup>nd</sup> Avenue SW, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-939-0**  
Section 8, Township 16, Range 07

ASSESSORS PLAT OF ONALASKA OUTLOT 95 & PRT OUTLOT 97 LYG SLY OF N LN OL 95 EXTD E & OUTLOT 94 EX E 50FT & INCL PRT OUTLOTS 96, 97 & 98 COM SE COR SEC 8-16-7 S89D25M 20SW 797.43FT TO E R/W LN 2ND AVE SW N14D29M44SE 150 FT ALG ELY R/W LN TO NW COR OL 95 & POB N14D29M44SE 18FT ALG ELY R/W LN 2ND AVE SW S84D21M55SE 217.26FT TO WLY R/W LN STH-35 ALG R/W LN ALG CURV S33D11M52SW 68.88FT TO ELY LN OL 97 N16D34M40SW 65.95FT S89D25M20SW 164.2FT TO ELY R/W LN 2ND AVE SW & POB EX .47AC FOR HWY IN V239 P184

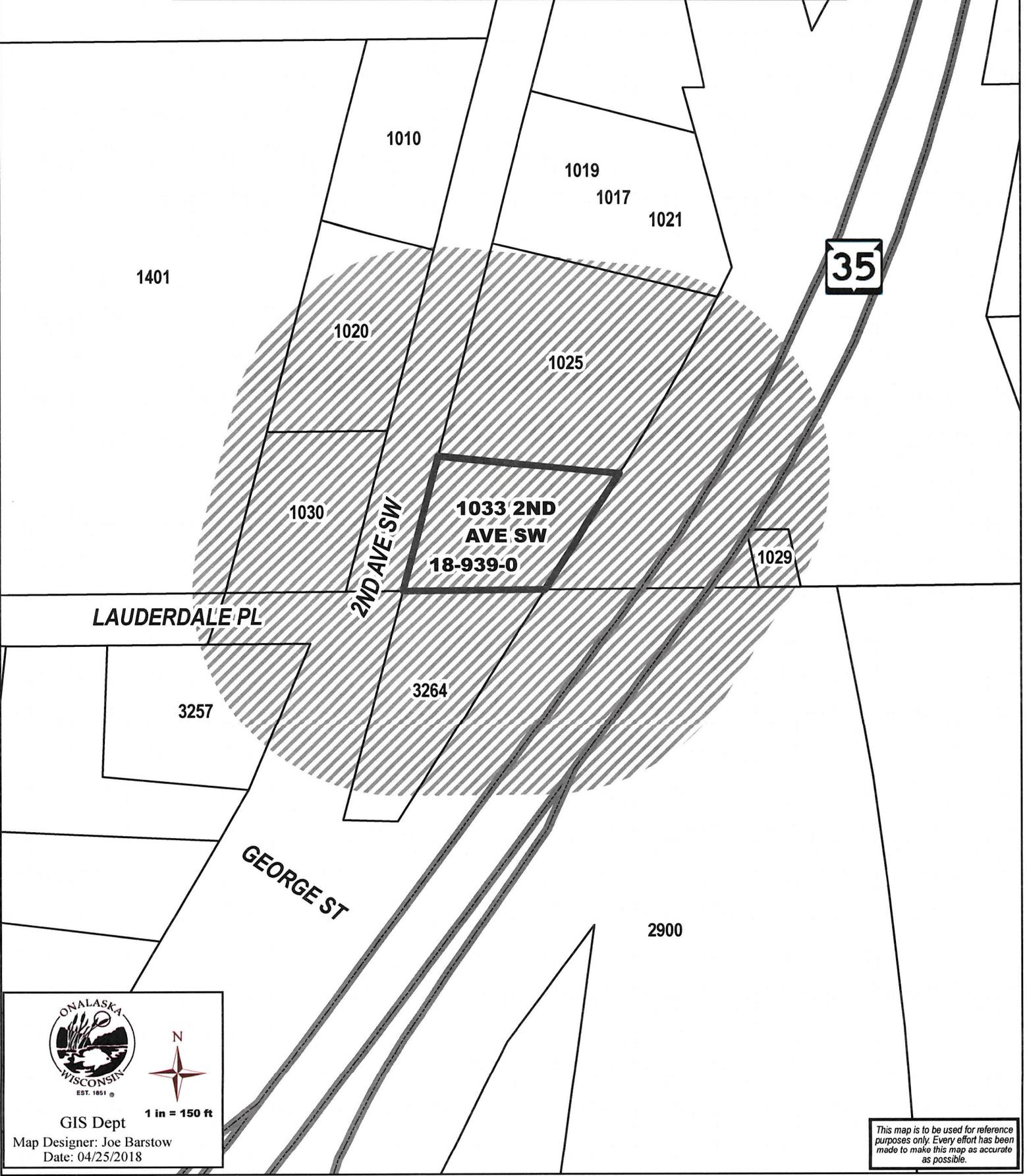
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested their agent or attorney concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website [www.cityofonalaska.com](http://www.cityofonalaska.com) the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 4<sup>th</sup> day of May, 2018.

Cari Burmaster  
City Clerk

# PROPERTIES WITHIN 250ft OF PARCEL: 18-939-0



ONALASKA  
WISCONSIN  
EST. 1861



1 in = 150 ft

GIS Dept  
Map Designer: Joe Barstow  
Date: 04/25/2018

*This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.*



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – May 22, 2018

- Agenda Item: Public Hearing and Consideration of a rezoning request.
- Applicant: Leo Bronston of Property Concepts, LLC, on behalf of, River of Life Assembly of God Inc, 1214 County Road PH, Onalaska, WI 54650.
- Parcel Numbers: 18-3542-0 (a portion of)
- Site Location: 1214 County Road PH, Onalaska, WI 54650
- Existing Zoning: Single Family Residential (R-1)
- Neighborhood Characteristics: Properties within 250 feet of the property in question include single-family residences, church, and commercial businesses.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as *Commercial*. This district is intended to accommodate large and small-scale commercial and office development. A wide range of retail, service, lodging and office uses are appropriate in this district.
- Background: Dr. Leo Bronston owns the property at 1204 County Road PH and has a conditional offer to purchase approximately 1.3 acres from River of Life Assembly of God, INC directly adjacent to the commercial property. The property at 1204 County Road PH is zoned Transitional Commercial (T-C) and River of Life Assembly of God, INC is zoned Single-Family Residential (R-1). The purpose of this request is rezone a portion of 1214 County Road PH to Transitional Commercial (T-C) to allow for a new commercial development which may include professional office(s), restaurant(s), coffee shop, personal service establishments, and/or medical-related services. Some of the mentioned proposed uses may require Conditional Use Permits. The remainder of the parcel owned by River of Life Assembly of God, INC would continue on as Single-Family Residential.
- Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested rezoning application.

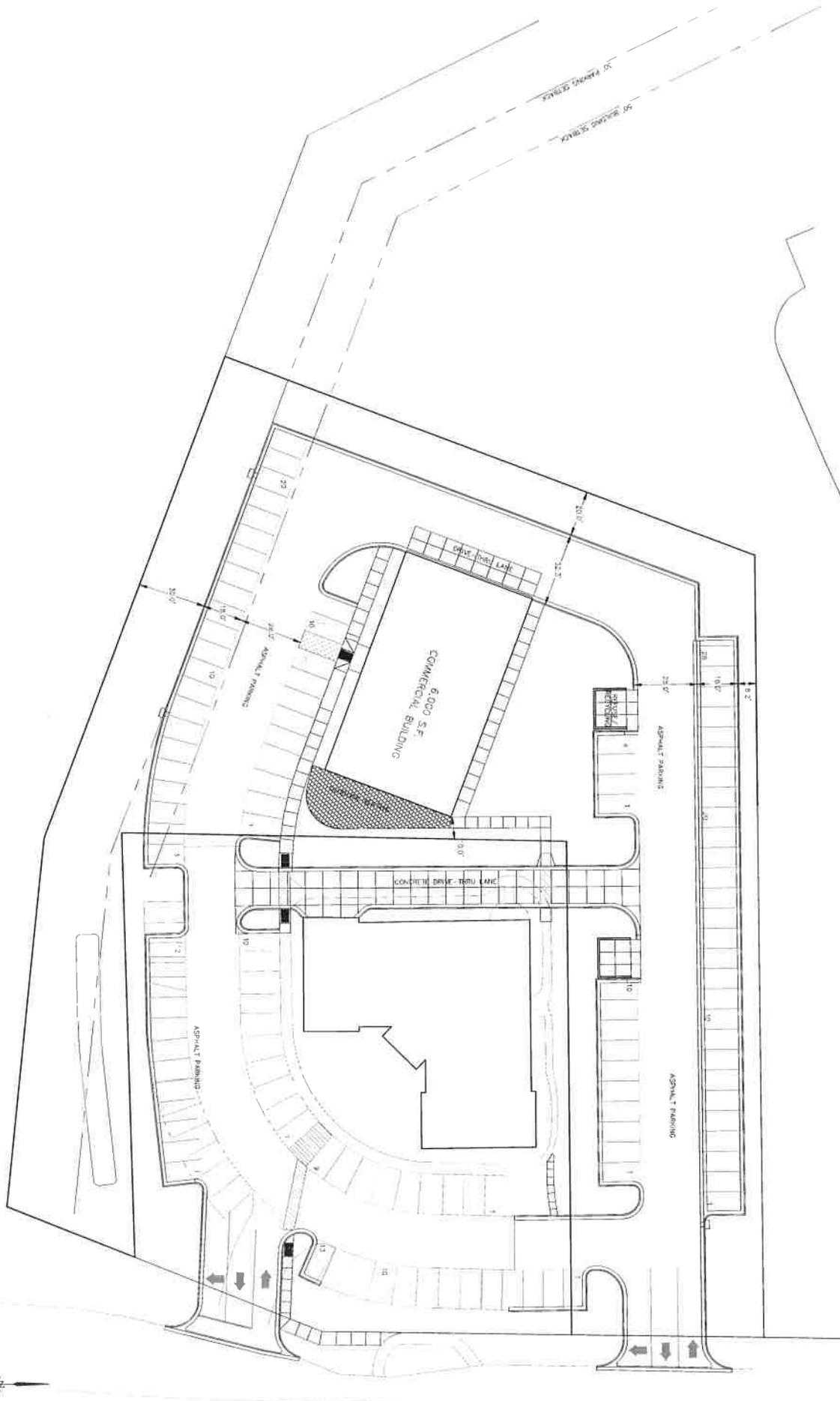
# REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 22, 2018

## Agenda Item 5:

**Public Hearing and Consideration of Rezoning request filed by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 on behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54650, to rezone a portion of a tax parcel from Single Family Residential (R-1) to Transitional Commercial (T-C) to facilitate the construction of a new commercial development on the property located at 1214 County Road PH, Onalaska, WI 54650 (Tax Parcel # 18-3542-0).**

1. Rezoning Fee of \$300.00 (*PAID*).
2. Upon finalization of rezoning and once ownership is retained by Leo Bronston, property owner of 1204 County Road PH, shall have a Certified Survey Map approved by the City of Onalaska documenting new tax parcel boundaries and recorded with the La Crosse County Register of Deeds.
3. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
4. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
5. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



1" = 20'  
 PLAN SCALE: 1" = 20'



<b>C1</b>	DATE	11/11/11
	SCALE	AS SHOWN
	PROJECT	BRONSTON COMMERCIAL DEVELOPMENT
	CLIENT	XXXX

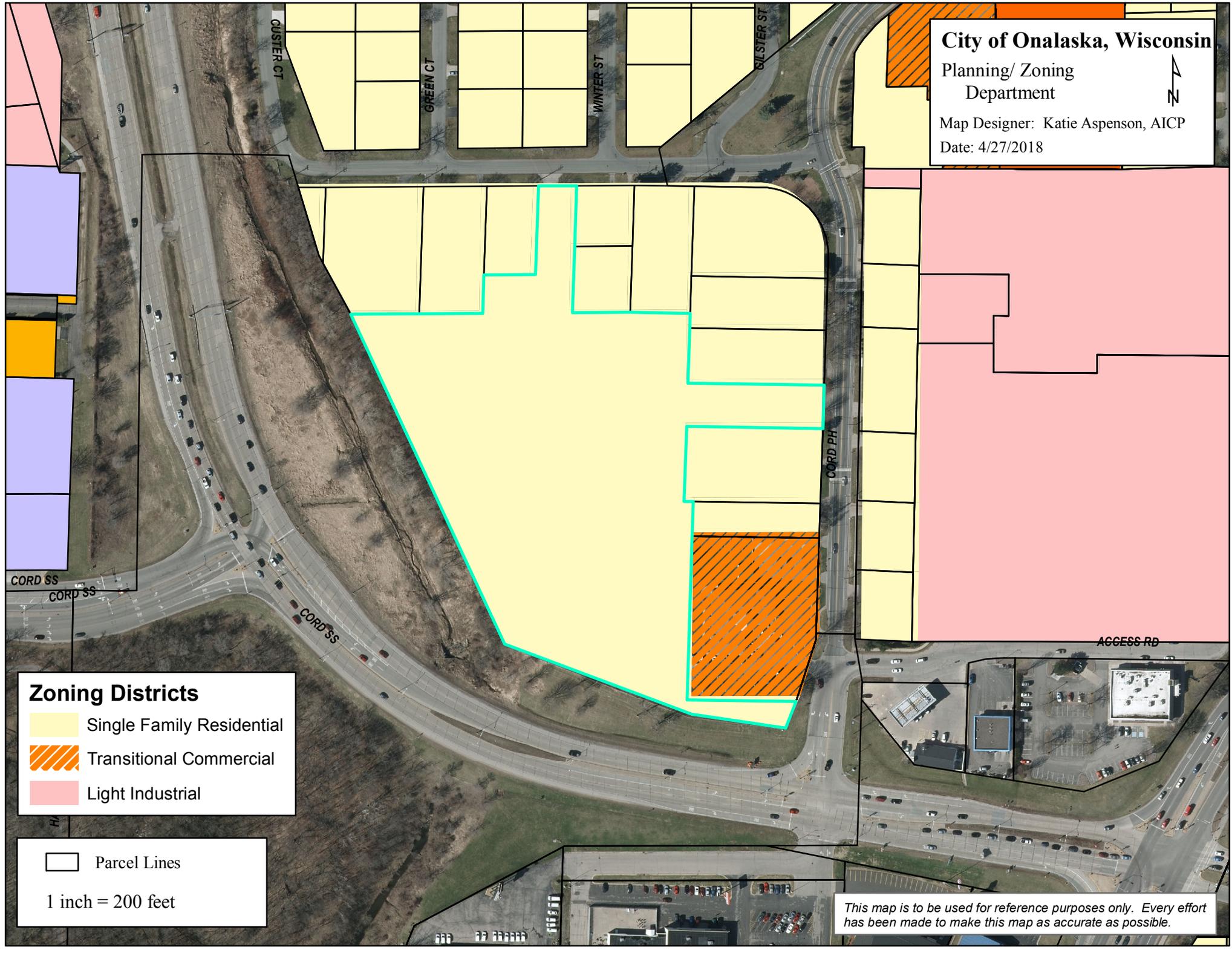
**BRONSTON COMMERCIAL DEVELOPMENT**  
**COUNTY HIGHWAY PH AND STATE HIGHWAY 157**  
**ONALASKA, WISCONSIN**

PREPARED FOR:  
 XXXX

**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 1000 W. WISCONSIN ST. SUITE 100  
 MILWAUKEE, WI 53233

NO.	DATE	DESCRIPTION

**City of Onalaska, Wisconsin**  
Planning/ Zoning  
Department  
Map Designer: Katie Aspenson, AICP  
Date: 4/27/2018



**Zoning Districts**

-  Single Family Residential
-  Transitional Commercial
-  Light Industrial

 Parcel Lines  
1 inch = 200 feet

*This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.*



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

### REZONING OR TEXT AMENDMENT APPLICATION

The following checklist will ensure the timely processing of your application:

- ➔ Overview/ Cover Letter Describing the following:
  - ▶ Detailed Description of Proposed Rezoning or Text Amendment
  - ▶ Description of how Proposed Rezoning Meets Unified Development Code Standards
    - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
    - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and policies)
- ➔ \$300 Permit Application Fee (Payable to the City of Onalaska)

*If incomplete, no further processing of the application will occur until the deficiencies are corrected.*

*A Map or Text Amendment to the City of Onalaska Unified Development Code / Zoning Ordinance may be proposed at any time. Amendments to the Zoning District Map or Overlay District Map proposed by the public shall be initiated by submitting a completed application by owners of all parcels proposed to be rezoned. The application for amendments to the Text of the UDC / Zoning Ordinance shall include the text in question as well as proposed text.*

Request for Amendment to:

- Zoning District Map (Rezoning)       Zoning Ordinance (Text Amendment)
- Zoning Overlay District Map (Rezoning)

Description of Request to Amend the Unified Development Code - Zoning Ordinance: (Text and/or Map(s)):

Existing Zoning District: R-1      Proposed Zoning District: T-C

Rezone from residential 1. to Transitional Commercial  
to allow for a new commercial development  
on a portion of River of Life Property

*Per Wisconsin's Open Meeting Law, comments on this permit application, either by the applicant or concerned citizen, shall be raised in person at the scheduled meeting or brought up to City Staff (through conversation, written letter or email) for review at the scheduled meeting. Due to Wisconsin's Open Meeting Law, Plan Commissioners and Alderpersons are unable to discuss this matter outside of a scheduled public meeting. Thank you.*



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

### REZONING OR TEXT AMENDMENT APPLICATION

Property Address:  
1214 County Road PH

Parcel Number:  
18-3542-0 / Portion of

Zoning District:  
R1

Applicant: Leo Bronston

Contact: Leo Bronston

Mailing Address: 1202 County Rd PH Suite 100

City, State, Zip: Onalaska WI 54650

Phone Number: 608 781 2495

Email: drbronston@bronstonchico.com  Primary Contact

Business: River of Life Assembly of God

Owner/Contact: Same

Mailing Address: 1214 County Rd PH

City, State, Zip: Onalaska WI 54650

Phone Number:

Email:  Primary Contact

Property Owner: River of Life Assembly of God Inc

Contact: Larry Schrader

Mailing Address: 1214 County Rd PH

City, State, Zip: Onalaska WI 54650

Phone Number: 612 388 7226

Email: Larry.Schrader84@gmail.com  Primary Contact

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant:  Date: 4/21/18

Signature of Property Owner:  Date: 4/21/18

OFFICE USE ONLY:	Date Submitted:	Permit Number:
Permit Fee:	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	Application Received by:

00.00 CHANGE

-----

100.00 TENDERED

100.00 APPLIED

-----

OK 100.00 REF+SW - 2205

Paid By: PROPERTY CONCEPTS LLC

18-3542-0 / 1214 COUNTY ROAD PH 100.00

=====

TRKY : CASH 02

OPER: 02 TERM: 2

TRAN: 450 PLANNING & ZONING

REC#: R0013825 04/25/2018 8:10 AM

CITY OF ONALASKA

**PUBLIC HEARING NOTICE  
BEFORE THE CITY OF ONALASKA  
PLAN COMMISSION**

Please take notice that the City Plan Commission for the City of Onalaska will hold a public hearing on:

**TUESDAY, MAY 22, 2018  
APPROX. 7:10 P.M.  
(or immediately following public hearing at 7:00 PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 on behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54640 who is requesting to rezone a portion of tax parcel #18-3542-0 from R-1 (Single Family Residential) to T-C (Transitional Commercial District) to facilitate the construction of a new commercial development on the property located at 1214 County Road PH, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-3542-0**

Section 15, Township 16, Range 07

PRT NW-NW COM NE COR S 33FT W 539 FT TO POB S 220FT W TO TO E LN RD IN V408 P457 SELY & ELY & NELY TO S LN PCL IN V258 P399 W TO PT 253FT W OF E LN NW-NW N 343FT W 16FT N TO PT 253FT S OF N LN NW-NW W 204FT N 220FT W 66FT TO POB & COM NE COR S 33FT W 539FT TO POB S 220FT W 90FT N 220FT E 90FT TO POB & COM NE COR S ALG E LN 373.5FT TO POB W 269FT S 75FT E 269FT TO E LN NW-NW N ALG E LN 75 FT TO POB & COM NW COR SEC 15 N88D43M47SE ALG N LN NW1/4 1329.84FT TO NE COR NW-NW S24D24M49SW 624.49FT TO NW COR PRCL IN DOC NO. 1325746 & POB S0D49M13SW 149.69FT TO SW COR PRCL IN DOC NO. 1536262 N89D22M24SW 16FT N0D49M13SE 149.69FT TO SW COR PRCL IN DOC NO. 942812 S89D22M24SE ALG S LN 16FT TO POB EX CSM NO. 69 VOL 17 DOC NO. 1697758 & EX PRT FOR RD IN V403 P644 & V244 P539

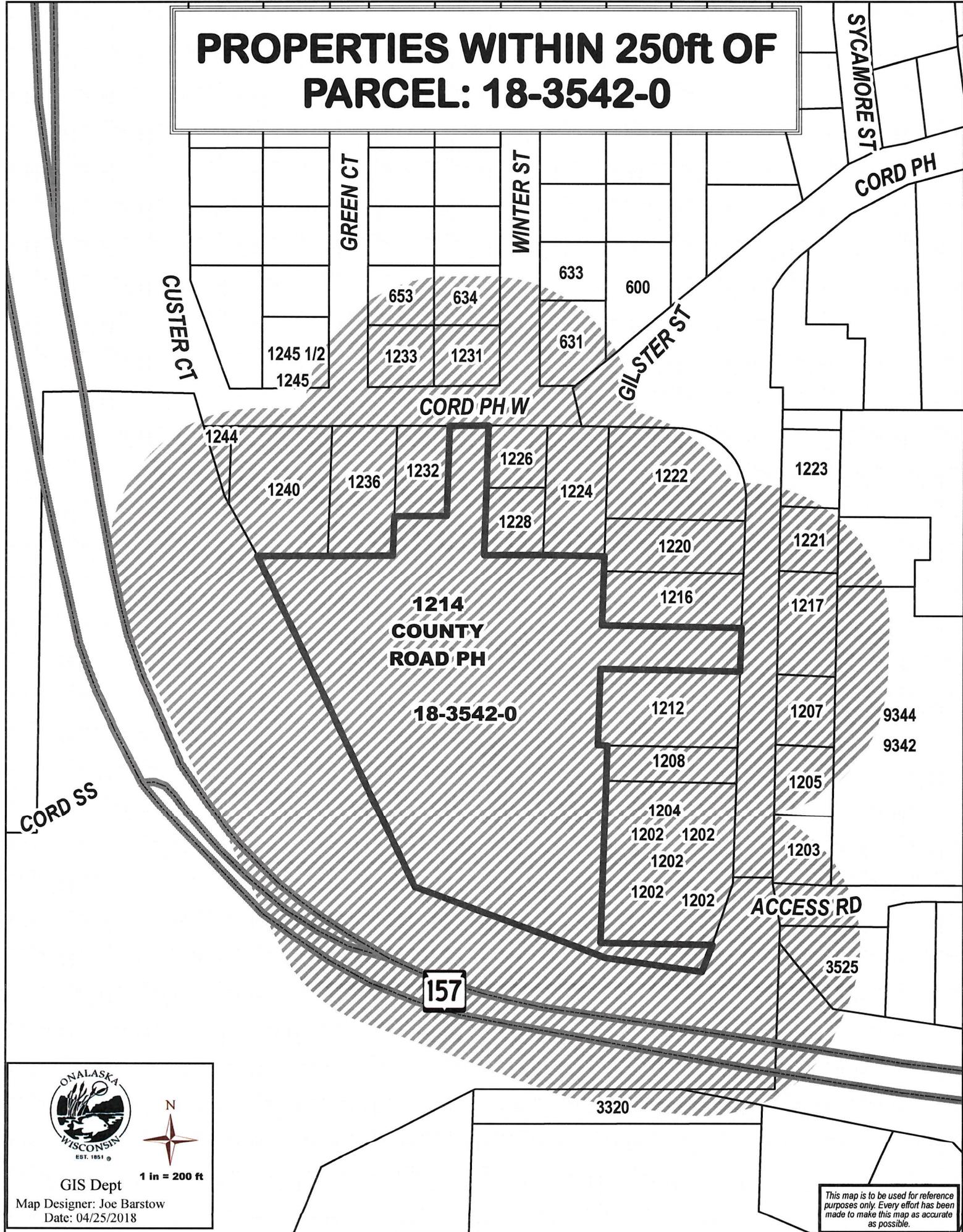
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website [www.cityofonalaska.com](http://www.cityofonalaska.com) the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 4<sup>th</sup> day of May, 2018.

Cari Burmaster  
City Clerk

# PROPERTIES WITHIN 250ft OF PARCEL: 18-3542-0



1 in = 200 ft

GIS Dept

Map Designer: Joe Barstow  
Date: 04/25/2018

*This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.*



# CITY OF ONALASKA

Agenda Item:

# 6

## STAFF REPORT

Plan Commission – May 22, 2018

- Agenda Item: Public Hearing & Consideration of a Conditional Use Permit to exceed P-1 Freestanding Size Requirements.
- Applicant: Mark Bateman, 1030 Windsong Lane, Onalaska, WI 54650
- Property Owner: St. Paul's Lutheran Church, 1201 Main Street, Onalaska, WI 54650
- Parcel Number: 18-733-0
- Site Location: 1201 Main Street, Onalaska, WI 54650
- Existing Zoning: Public & Semi-Public (P-1) District

### Background:

This Conditional Use Permit (CUP) request pertains to allowing an Electronic Message Center Sign (as part of a freestanding sign) to exceed the size requirements for a freestanding of the Public & Semi-Public District at St. Paul's Lutheran Church. The applicant is proposing to install a new freestanding sign that will replace the existing freestanding sign along Sand Lake Road. The new sign will be eleven (11) feet in height (allowed) and twelve feet five inches (12.5) in width, with a total of 137.5 square foot (exceeds square footage allotment of thirty-two (32) square feet). To note, approximately 42.75 square feet of the sign is the sign itself, the remaining square footage is the monument/sign foundation.

The Conditional Use is permitted only by approval of the Plan Commission 13-6-29 (2) (a) (5) and pursuant to standards set forth in Sections 13-8-11. The City has no basis for denial of the Conditional Use Permit, but has found a basis to impose the following conditions:

### Substantial Evidence Regarding Conditions of Approval:

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.

**Substantial Evidence:** This condition provides notice to the owner/developer that they are to follow procedure for orderly development in the City of Onalaska in order to promote the health, safety and welfare of the City.

2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.

**Substantial Evidence:** This condition acknowledges and provides public notice of the term and puts the owner/developer and future owners on notice that they are bound by the conditions and that they can continue the use as long as they follow the conditions and actively use the conditional use.

## CITY OF ONALASKA

---

3. Owner/developer shall abide by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.

**Substantial Evidence:** This condition assures that the owner/developer understands they must follow the City's Unified Development Code and Building Code which they are required to follow in every way and that as they are receiving the benefit of being allowed to have a use that is not within the standards of the City's zoning code, failure to follow City ordinances may result in loss of their conditional use permit.

4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.

**Substantial Evidence:** This shifts the burden to the owner of the property to provide proof that the use is active and continuing. Ensuring that existing permits are still valid and being properly used ensures compliance with the City's procedures and ordinances and promotes interaction and communication with the City which further orderly development and the health, safety and welfare of the City.

### **Action Requested:**

As a public hearing will be held, testimony based on substantial evidence from the public should be listened to and considered before deciding on the requested Conditional Use Permit application. Only where no reasonable conditions could exist to allow the Conditional Use, may a Conditional Use Permit be denied.

# REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 22, 2018

## Agenda Item 6:

**Public Hearing and Consideration of a Conditional Use Permit request filed by Mark Bateman, 1030 Windsong Lane, Onalaska, WI 54650 on behalf of St. Paul's Lutheran Church, 1201 Main Street, Onalaska, WI 54650, to install an Electronic Message Center sign which will exceed zoning district size requirements and replace the existing freestanding sign at 1201 Main Street, Onalaska, WI 54650 (Tax Parcel # 18-733-0).**

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining applicable building permits. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.
3. Owner/developer shall abide by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.
4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.



## St. Paul's Ev. Lutheran Church

*P.O. Box 128, 1201 Main Street, Onalaska, Wisconsin 54650-0128*

*phone: 608.783.2552 fax: 608.779.5942*

Email [info@stpaulsonalaska.org](mailto:info@stpaulsonalaska.org)

**Pastor P. William Bader & Pastor Daniel Olson**

April 20, 2018

To: City of Onalaska, Plan Commissioners & Concerned Citizens

Re: Conditional Use Permit to upgrade current sign on Sand Lake Rd.,  
St. Paul's Lutheran Church & School, 1201 Main

The need for good, quality signage is a constant for both organizations and businesses here. We, at St. Paul's Church with a membership exceeding 1400, have realized for several years, an upgrade is needed.

With the assistance of La Crosse Sign Co., Inc. we have developed a design within compliance of current Onalaska sign regulations providing this CUP is approved, which will meet our needs and will also complement the surrounding area, which includes BMO Harris Bank, Center 90, etc. Naturally, it also complements our existing facilities.

We will utilize this sign for community announcements of special events, including church services, special services, special guests, choirs, musicians and more. At least once a year, St. Paul's has a special drive for our local food pantry. We will announce this also via this sign.

Thank you for your consideration.

# Monument Sign with RGB EMC and Push-Thru Acrylic Logo



Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., Inc. and must be returned to them.

[lacrossesign.com](http://lacrossesign.com)

**DESIGN**

**SALES**

**FILE**

**COLOR KEY**

\*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER.



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450  
 2242 Mustang Way • Madison, WI 53718 • 608-222-5353  
 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Chris Clark	Job Name: St. Paul's	Version Number: 4
Sign Type: Monument	Job Address: 1201 Main St.	Job File Location:
Date Created: 12-4-2017	Onalaska, WI 54650	S:\S\St. Paul's Lutheran -
Last Modified: 1-11-2018	Salesperson: Craig Breitsprecher	Onalaska\98365 Monument w
Scale: 1/4"=1'	Job Number: 98365	M.C.'s\Design

- ① TBD/Match Building
- ② TBD/Match Building
- ③ Black 220-12/
- ④ Burgundy 220-58/230-49
- ⑤

**Monument Sign with RGB EMC and Push-Thru Acrylic Logo**



Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

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[lacrossesign.com](http://lacrossesign.com)



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Last Modified: 1-11-2018	Salesperson: Craig Breitsprecher	Onalaska\98365 Monument w
Scale: 1/4"=1'	Job Number: 98365	M.C.'s\Design

**COLOR KEY**

- ①  TBD/Match Building
- ②  TBD/Match Building
- ③  Black 220-12/
- ④  Burgundy 220-58/230-49
- ⑤

\*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER.

Due = 5 pm by April 25<sup>th</sup>  
\$250



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

## CONDITIONAL USE PERMIT APPLICATION

The following checklist will ensure the timely processing of your permit:

➔ **Overview/ Cover Letter Describing the following:**

- ▶ Detailed Description of Proposed Conditional Use
- ▶ Description of how Proposed Conditional Use Meets Unified Development Ordinance Standards (use form on next page or attach an explanation each of the following:
  - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
  - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and polices)
  - ▶ Importance of Services to the Community (provided by the proposed use)
  - ▶ Neighborhood Protections (avoidance of negative impacts)
  - ▶ Other Factors (pertinent to the proposed use)

➔ **Site Sketch and Photographs (if applicable)**

➔ **\$250 Permit Application Fee (Payable to the City of Onalaska)**

*If incomplete, no further processing of the application will occur until the deficiencies are corrected.*

*A Conditional Use is a land use or development that would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met. The compatibility must be judged on the basis of the particular circumstances and may require additional conditions set by the Plan Commission & Common Council before development or occupancy is permitted. The intent is to allow a reasonable degree of discretion in determining the suitability of a particular development at a specific location.*

**Application for:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Fence           | <input type="checkbox"/> Two Structures on one parcel | <input type="checkbox"/> Parking Lot                               |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Automotive Repair / Sales    | <input type="checkbox"/> Use _____                                 |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Warehousing / Storage        | <input checked="" type="checkbox"/> Other <u>Sign modification</u> |

**Brief Description of Proposed Conditional Use:**

The current sign is showing its age and is in need of an upgrade.  
The proposed new sign utilizes advances in materials and technology  
following all city ordinances.

*Proposed conditional use must meet the requirements of the Unified Development Ordinance. Per Wisconsin's Open Meeting Law, comments on this permit application, either by the applicant or concerned citizen, shall be raised in person at the scheduled meeting or brought up to City Staff (through conversation, written letter or email) for review at the scheduled meeting. Due to Wisconsin's Open Meeting Law, Plan Commissioners and Councilors are unable to discuss this matter outside of a scheduled public meeting. Thank you.*



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

### CONDITIONAL USE PERMIT APPLICATION

**Property Address:** 1201 Main St

**Parcel Number:** 18-

**Zoning District:** P-1

**Applicant:** Mark Bateman

**Contact:**

**Mailing Address:** 1030 Wind Song Lane

**City, State, Zip:** Onalaska WI 54650

**Phone Number:** 608-783-7896

**Email:** mbateman.wi@gmail.com  Primary Contact

**Business:**

**Owner/Contact:**

**Mailing Address:**

**City, State, Zip:**

**Phone Number:**

**Email:**  Primary Contact

**Property Owner:** St Paul's Lutheran Church

**Contact:** Mark Bateman

**Mailing Address:** 1201 Main Street

**City, State, Zip:** Onalaska, WI 54650

**Phone Number:** 608-783-2552

**Email:**  Primary Contact

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

**Signature of Applicant:** St. Paul's Lutheran Church / Mark Bateman <sup>Board of Trustees</sup> **Date:** 4/20/18

**Signature of Property Owner:** St. Paul's Church / Mark Bateman <sup>Chairman</sup> **Date:** 4/20/18

**Compatibility with Surrounding Neighborhood:**  
The new sign will fit in well in the surrounding neighborhood and match the design of the existing church and schools.

**Consistency with the Comprehensive Plan:**  
We feel the proposed project is consistent with the City Comprehensive Plan. Updating our sign will allow us to communicate better to our community and share community events held at our location.

**Importance of Services to the Community:**  
When hosting special events, the sign will help invite the community to our location. We will also use the sign to publicly announce regular worship services and special services such as Easter/Christmas.

**Neighborhood Protections (avoidance of negative externalities):**  
We will be in full compliance with the Onalaska Sign Ordinance regulations.

**Other Factors (pertinent to the proposed use):**  
The congregation has been serving the area for over 100 years. We have been discussing sign improvements since 2002 and with support of the members the amount has been raised for the project.

<b>OFFICE USE ONLY:</b>	<b>Date Submitted:</b>	<b>Permit Number:</b>
<b>Permit Fee:</b>	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	<b>Application Received by:</b>

**NOTICE OF PUBLIC HEARING  
BEFORE THE CITY OF ONALASKA**

Please take notice that the City Plan Commission for the City of Onalaska will hold a public hearing on

**TUESDAY, MAY 22, 2018  
APPROX. 7:20 P.M.  
(or immediately following public hearing at 7:10PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application submitted by Mark Bateman, 1030 Windsong Lane, Onalaska, WI 54650 on behalf of St. Paul's Lutheran Church, 1201 Main Street, Onalaska, WI 54650 who are requesting a Conditional Use Permit for the purpose of installing an Electronic Message Center sign at 1201 Main Street, Onalaska, WI 54650, which will exceed zoning district size requirements and will replace the existing freestanding sign.

Property is more particularly described as:

Computer Number: **18-733-0**  
Section 4, Township 16, Range 07

ASSESSORS PLAT OF ONALASKA PRT OUTLOT 10 COM SW COR N 33FT  
S88D33ME 33FT TO POB N 622FT S88D33ME 350.16FT S 622FT N88D33MW ALG  
N LN ST 350.16FT TO POB EX RD

YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested their agent or attorney concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website [www.cityofonalaska.com](http://www.cityofonalaska.com) the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 4th day of May, 2018.

Cari Burmaster  
City Clerk





# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – May 22, 2018

Agenda Item:

# 7

Agenda Item: Public Hearing & Consideration of a Conditional Use Permit to construct mini-storage warehousing and have a second principal structure on a parcel.

Applicant/Owner: Charles Foust, 1900 North Kinney Coulee Road, Onalaska, WI 54650

Parcel Number: 18-3654-73

Site Location: 1900 North Kinney Coulee Road, Onalaska, WI 54650

Existing Zoning: Light Industrial (M-1) District

Background:

This Conditional Use Permit (CUP) request pertains to allowing the use of mini-storage warehousing and a second principal structure on a parcel at 1900 North Kinney Coulee Road, Onalaska, WI 54650. The applicant intends to construct a 15-unit mini-warehouse approximately 150' x 28' with ten (10) foot garage doors. The garage doors will face Interstate 90 with architectural features (two-toned structure) facing North Kinney Coulee Road adjacent neighbors. Further, the applicant intends to landscape the area in front of the structure and will not allow overnight parking to keep the integrity of the neighborhood intact. The applicant will have a paved driveway entrance and area to provide access to units and for Fire Department accessibility with limited lighting above the garage doors, so to not impact neighboring properties.

These Conditional Uses are permitted only by approval of the Plan Commission per Section 13-5-18 (f) and 13-1-14 (b) and pursuant to standards set forth in Section 13-8-11. The City has no basis for denial of the Conditional Use Permit, but has found a basis to impose the following conditions:

**Substantial Evidence Regarding Conditions of Approval:**

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.

**Substantial Evidence:** This condition provides notice to the owner/developer that they are to follow procedure for orderly development in the City of Onalaska in order to promote the health, safety and welfare of the City.

2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.

**Substantial Evidence:** This condition acknowledges and provides public notice of the term and puts the owner/developer and future owners on notice that they are bound by the conditions and that they can continue the use as long as they follow the conditions and actively use the conditional use.

## CITY OF ONALASKA

---

3. Owner/developer shall abide by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.

**Substantial Evidence:** This condition assures that the owner/developer understands they must follow the City's Unified Development Code and Building Code which they are required to follow in every way and that as they are receiving the benefit of being allowed to have a use that is not within the standards of the City's zoning code, failure to follow City ordinances may result in loss of their conditional use permit.

4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.

**Substantial Evidence:** This shifts the burden to the owner of the property to provide proof that the use is active and continuing. Ensuring that existing permits are still valid and being properly used ensures compliance with the City's procedures and ordinances and promotes interaction and communication with the City which further orderly development and the health, safety and welfare of the City.

### **Action Requested:**

As a public hearing will be held, testimony based on substantial evidence from the public should be listened to and considered before deciding on the requested Conditional Use Permit application. Only where no reasonable conditions could exist to allow the Conditional Use, may a Conditional Use Permit be denied.

**REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY  
PLAN COMMISSION:**

May 22, 2018

**Agenda Item 7:**

**Public Hearing and Consideration of a Conditional Use Permit request filed by Charles Foust, 1900 North Kinney Coulee Road, Onalaska, WI 54650 to construct a fifteen (15) unit mini-storage building which will be a second principal structure on the property located at 1900 North Kinney Coulee Road, Onalaska, WI 54650 (Tax Parcel # 18-3654-73).**

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining applicable building permits. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.
3. Owner/developer shall abide by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.
4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.

Brief description of building plans. Building site is 1900 N Kinney Coulee Rd,  
Onalaska WI

- The building will be approximately 150' x 28'
- Doors on the units will be 10', allowing 15 units
- A paved driveway will be from the street on the side of the building and continue in front of the overhead doors
- Water run off will be directed to the green area south of the building
- The building will be eye appealing to the surrounding area
- It will be two toned and color to match the area
- The building facing the road will be landscaped approximately 150'
- If needed, there will be a retaining wall
- Crash protection will be around the doors and the corners of the building
- Lighting will be by the doors
- There will be no overnight parking



# CONDITIONAL USE PERMIT APPLICATION

The following checklist will ensure the timely processing of your permit:

➔ **Overview/ Cover Letter Describing the following:**

- ▶ Detailed Description of Proposed Conditional Use
- ▶ Description of how Proposed Conditional Use Meets Unified Development Ordinance Standards (use form on next page or attach an explanation each of the following:):
  - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
  - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and polices)
  - ▶ Importance of Services to the Community (provided by the proposed use)
  - ▶ Neighborhood Protections (avoidance of negative impacts)
  - ▶ Other Factors (pertinent to the proposed use)

➔ **Site Sketch and Photographs (if applicable)**

➔ **\$250 Permit Application Fee (Payable to the City of Onalaska)**

*If incomplete, no further processing of the application will occur until the deficiencies are corrected.*

*A Conditional Use is a land use or development that would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met. The compatibility must be judged on the basis of the particular circumstances and may require additional conditions set by the Plan Commission & Common Council before development or occupancy is permitted. The intent is to allow a reasonable degree of discretion in determining the suitability of a particular development at a specific location.*

**Application for:**

- |  |  |                                      |
|--|--|--------------------------------------|
| <input type="checkbox"/> Fence           | <input checked="" type="checkbox"/> Two Structures on one parcel | <input type="checkbox"/> Parking Lot |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Automotive Repair / Sales               | <input type="checkbox"/> Use _____   |
| <input type="checkbox"/> Bed & Breakfast | <input checked="" type="checkbox"/> Warehousing / Storage        | <input type="checkbox"/> Other _____ |

**Brief Description of Proposed Conditional Use:**

*Install a 15-unit mini storage building as a second principal structure.*

*Proposed conditional use must meet the requirements of the Unified Development Ordinance. Per Wisconsin's Open Meeting Law, comments on this permit application, either by the applicant or concerned citizen, shall be raised in person at the scheduled meeting or brought up to City Staff (through conversation, written letter or email) for review at the scheduled meeting. Due to Wisconsin's Open Meeting Law, Plan Commissioners and Councilors are unable to discuss this matter outside of a scheduled public meeting. Thank you.*

APPLIED 250.00  
TENDERED 250.00

PAID BY: HTB & CLEANING SOLUTIONS LLC  
OK 250.00 REF: SW - 222885

18-3654-73 / 1900 N KINNEY COULEE RD 25

REC#: R00113841 04/25/2018 8:55 AM  
TRAN: 450 PLANNING & ZONING  
OPER: 02 TERM: 2  
TRBY: CASH 02

April 25<sup>th</sup> by  
5pm



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

### CONDITIONAL USE PERMIT APPLICATION

**Property Address:**  
1900 North Kinney Carlee Rd

**Parcel Number:**  
18-365473

**Zoning District:**  
m-1

**Applicant:**

**Contact:**

**Mailing Address:**

**City, State, Zip:**

**Phone Number:**

**Email:**  Primary Contact

**Business:**

**Owner/Contact:** CHARLES FOUST

**Mailing Address:** 1900 N KINNEY CARLEE RD

**City, State, Zip:** ONALASKA WI 54650

**Phone Number:** 608 782-6777

**Email:** HCS@CENTURYTEL.NET  Primary Contact

**Property Owner:**

**Contact:**

**Mailing Address:**

**City, State, Zip:**

**Phone Number:**

**Email:**  Primary Contact

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

**Signature of Applicant:** *[Signature]* **Date:**

**Signature of Property Owner:** *[Signature]* **Date:** 4/24/18

**Compatibility with Surrounding Neighborhood:**  
Surrounded by hotel lodging, industrial uses and one residence. In general compatible w/ neighborhood

**Consistency with the Comprehensive Plan:**

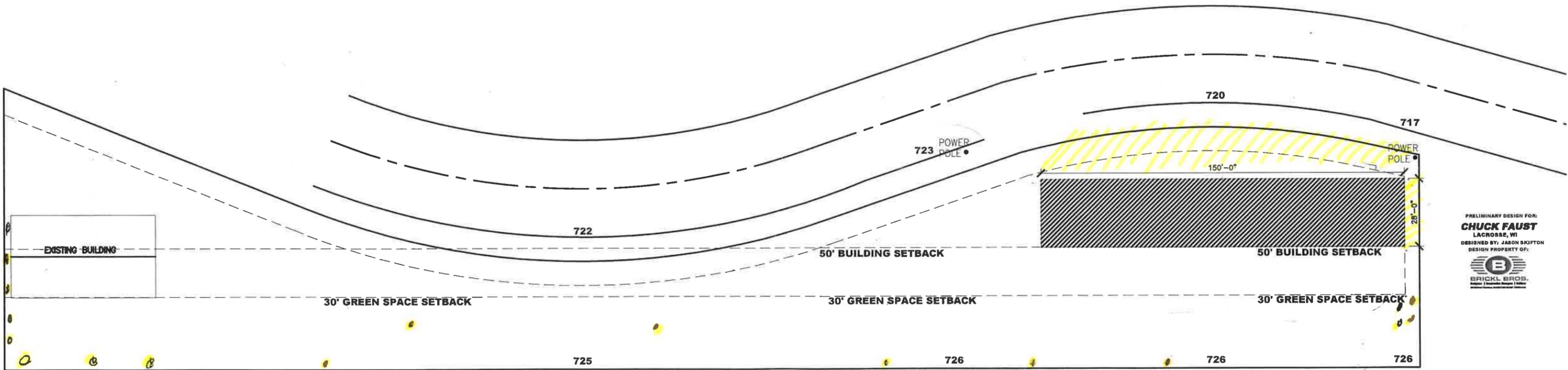
**Importance of Services to the Community:**  
Nearby residential development have storage needs. This would be targeted towards those (Elmwood Hills & Nathan Hill Estates).

**Neighborhood Protections (avoidance of negative externalities):**  
limited lighting, adding landscaping, two-toned building. Only w/ 15-unit project

**Other Factors (pertinent to the proposed use):**  
Small property with limited redevelopment options.

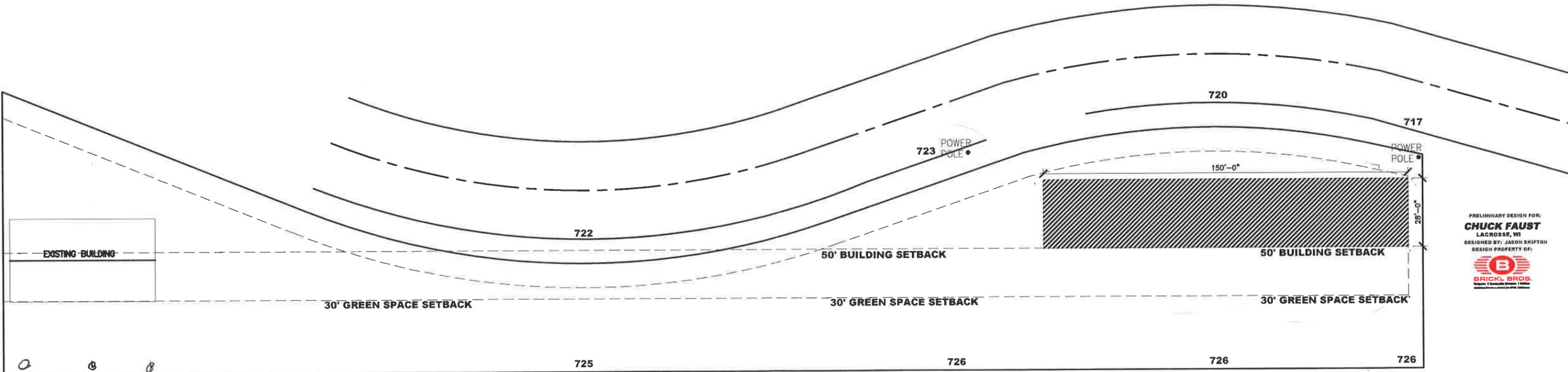
<b>OFFICE USE ONLY:</b>	<b>Date Submitted:</b>	<b>Permit Number:</b>
<b>Permit Fee:</b>	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	<b>Application Received by:</b>

May



PRELIMINARY DESIGN FOR:  
**CHUCK FAUST**  
 LACROSSE, WI  
 DESIGNED BY: JASON SKIFTON  
 DESIGN PROPERTY OF:  
  
**BRICK BROS.**  
 Landscape Architecture & Construction

 LANDSCAPED  
 BUSHES / SHRUBS  
 TREES  
 ROCKS



PRELIMINARY DESIGN FOR:  
**CHUCK FAUST**  
 LACROSSE, WI  
 DESIGNED BY: JASON SKIFTON  
 DESIGN PROPERTY OF:  
  
**BRICKL BROS.**  
 Design & Construction Services

**NOTICE OF PUBLIC HEARING  
BEFORE THE CITY OF ONALASKA**

Please take notice that the City Plan Commission for the City of Onalaska will hold a public hearing on

**TUESDAY, MAY 22, 2018  
APPROX. 7:30 P.M.  
(or immediately following public hearing at 7:20PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application submitted by Charles Foust, 1900 North Kinney Coulee Road, Onalaska, WI 54650 who is requesting a Conditional Use Permit for the purpose of constructing a fifteen (15) unit mini-storage building which will be a second principal structure on the property located at 1900 North Kinney Coulee Road, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-3654-73**  
Section 11, Township 16, Range 07

PRT NE-SE COM E1/4 COR SEC 11-16-7 ALG N LN SE1/4 S87D 33M52SW  
426.77FT S7D51M4SW 271.84FT TO PT ON SLY R/W LN N KINNEY COULEE RD  
& POB S7D 51M4SW 87.81FT TO NLY R/W LN I-90 ALG CURV N84D15M56SW  
584.61FT N3D52M5SE 116.17FT TO PT ON SLY R/W LN N KINNEY COULEE RD  
ALG SLY R/W LN S62D5M14SE 121.72FT ALG CURV S84D14M15SE 271.77FT  
N73D36M 44SE 18.33FT ALG CURV S87D 30M47SE 190.48FT TO POB

YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested their agent or attorney concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website [www.cityofonalaska.com](http://www.cityofonalaska.com) the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 4th day of May, 2018.

Cari Burmaster  
City Clerk

# PROPERTIES WITHIN 250ft OF PARCEL: 18-3654-73



ALASKA  
WISCONSIN  
EST. 1861



N

1 in = 200 ft

GIS Dept  
Map Designer: Joe Barstow  
Date: 04/25/2018

*This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.*



# CITY OF ONALASKA

Agenda Item:

# 8

## STAFF REPORT

Plan Commission – May 22, 2018

- Agenda Item: Public Hearing & Consideration of a rezoning request.
- Applicant: Nicholas Roush, Roush Rentals, 707 La Crosse Street, Office 102, La Crosse, WI 54601
- Property Owner: Elmwood Partners, 1859 Sand Lake Road, Onalaska, WI 54650
- Parcel Number: 18-3613-3
- Site Location: 9522 / 9530 East 16 Frontage Road, Onalaska, WI 54650
- Existing Zoning: Single Family Residential (R-1) District
- Neighborhood Characteristics: Properties within 250 feet of the properties in question includes a variety of commercial businesses (services, office, retail) and a golf course.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as *Mixed Use District/Smart Growth Area*. This district allows complementary land uses including housing (primarily multi-family), retail, offices, commercial services, and civic uses in an efficient, compact development.
- Background: The applicant intends to construct multiple apartment buildings (a maximum of four) two-story apartment buildings with a walk-out lower floor to take advantage of unique site characteristics. The property owner will be required to obtain a Conditional Use Permit from the Plan Commission in order to have multiple principal structures on a parcel. During that process, the applicant will propose a revised/final site plan for consideration. The attached site plan and building elevations are conceptual-only for discussion purposes.
- Further, the property owner will be required to obtain a Site Plan Permit and comply with the Unified Development Code (landscaping, parking, green space requirements, setbacks, etc.) and obtain all required permits from other relevant state agencies prior to construction activities.
- Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested rezoning application.

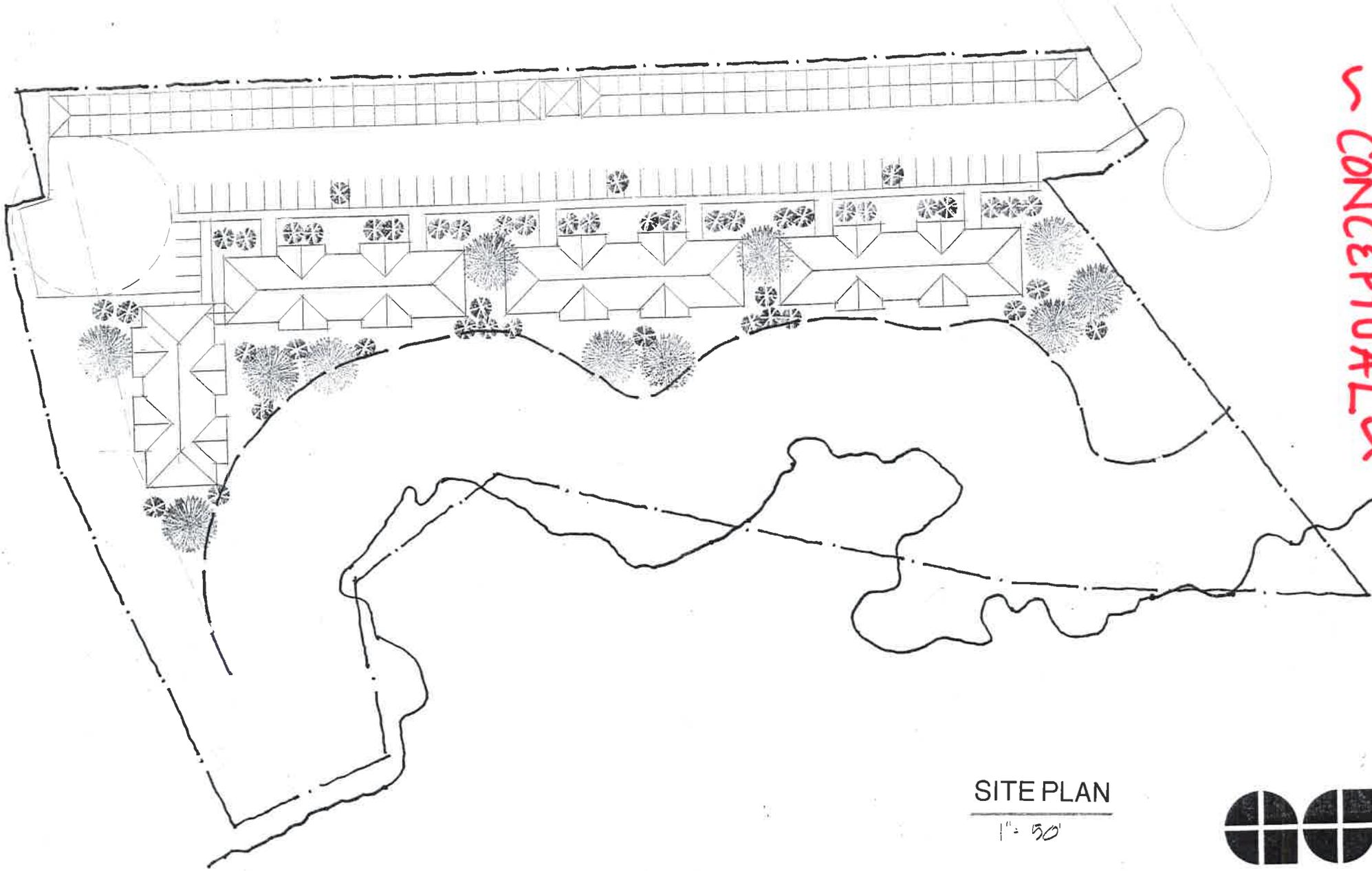
# REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 22, 2018

## Agenda Item 8:

**Public Hearing and Consideration of a Rezoning application Nicholas Roush, Roush Rentals, 707 La Crosse Street, Office 102, La Crosse, WI 54601 on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, WI 54650 to rezone a parcel from Single Family Residential (R-1) to Multi-Family Residential (R-4) to allow for a multi-family development on the property located at 9522 / 9530 East 16 Frontage Road, Onalaska, WI 54650 (Tax Parcel # 18-3613-3).**

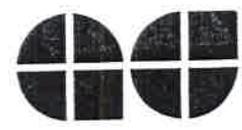
1. Rezoning Fee of \$300.00 (PAID).
2. A Park Fee of \$922.21 will be required per residential unit to be paid to the City prior to obtaining a Building Permit.
3. Topography Map Fee: \$10.00 per acre \* 4.59 acres = \$45.90 dollars to the City prior to obtaining a Building Permit.
4. Exterior storage is prohibited.
5. In the event of more than one (1) principal structure, the applicant will need to obtain a Conditional Use Permit issued by the Plan Commission.
6. Site Plan Permit required for new development in advance of building permit applications, including detailed architectural plans, landscape, drainage, erosion control, and other required information/plans (fire accessibility, hydrant locations, etc.). Any future improvements to these parcels may be subject to additional City permits (i.e., building permits).
7. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
8. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
9. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



✓ CONCEPTUAL ✓

SITE PLAN

1" = 50'



ARCHITECTURAL DESIGN

# CONCEPTUAL



VIEW FROM NORTHWEST



STREET LEVEL VIEW



FULL BIRDSEYE VIEW FROM NORTHWEST

**SUNSET 16 LOFTS**  
**HIGHWAY 16 & GILLETTE ST.**  
**LA CROSSE, WISCONSIN**

Illustrated by: etourville

DATE: 12/30/2015

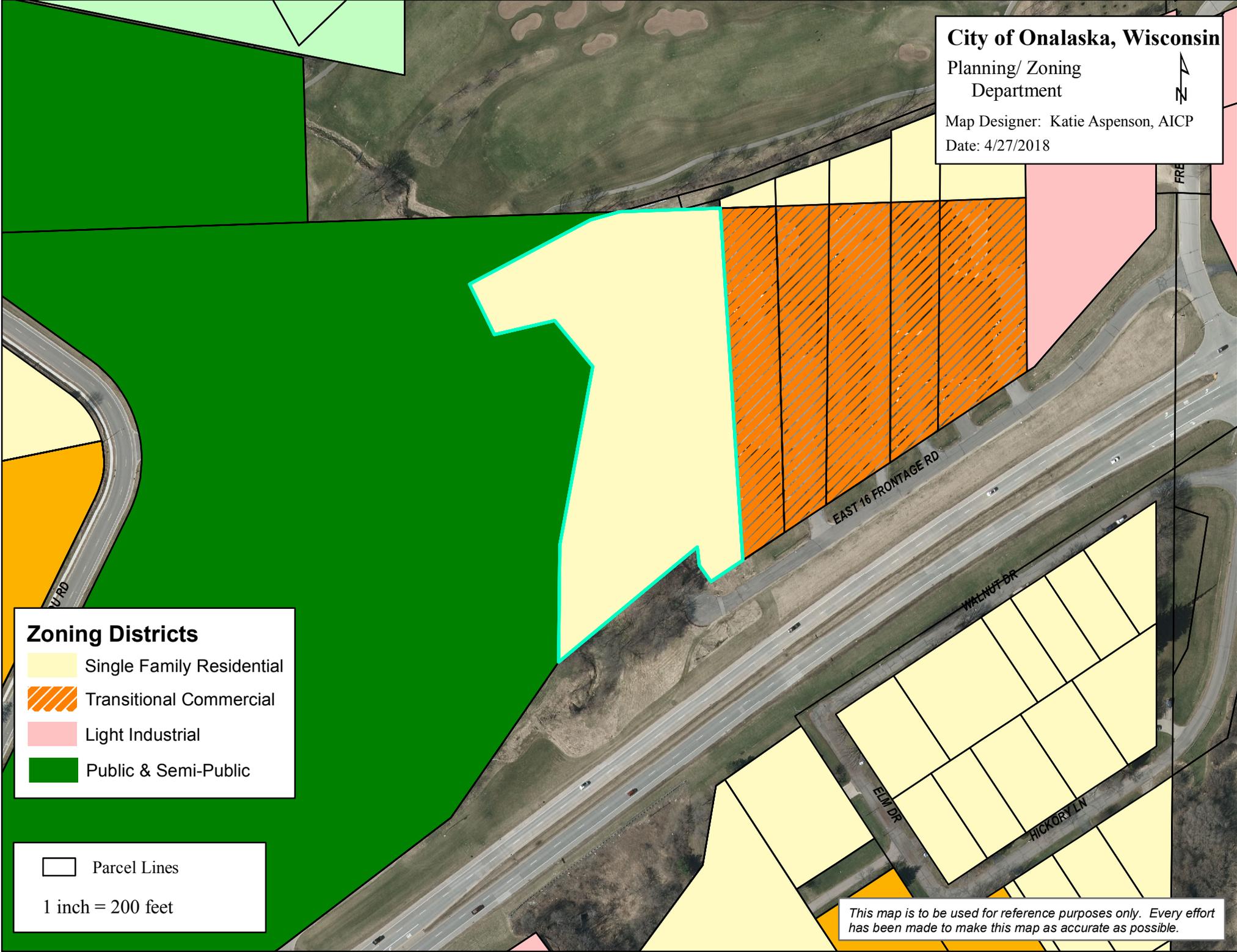


ARCHITECTURAL DESIGN

2809 LOSEY BLVD. SO.  
LA CROSSE, WI 54601



**City of Onalaska, Wisconsin**  
Planning/ Zoning  
Department  
Map Designer: Katie Aspenson, AICP  
Date: 4/27/2018



**Zoning Districts**

-  Single Family Residential
-  Transitional Commercial
-  Light Industrial
-  Public & Semi-Public

 Parcel Lines

1 inch = 200 feet

*This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.*



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

### REZONING OR TEXT AMENDMENT APPLICATION

Property Address:  
9522 East 16 Frontage Rd

Parcel Number:  
18-3613-3

Zoning District:  
R-1

Applicant: Nicholas A. Roush (Roush Rentals)

Contact: .. ..

Mailing Address: 707 La Crosse St. Ofc 102

City, State, Zip: La Crosse, WI 54601

Phone Number: 608-498-3333

Email: nick@roushrentals.com  Primary Contact

Business:

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email:  Primary Contact

Property Owner: Elmwood Partners

Contact:

Mailing Address: 1859 Sand Lake Rd

City, State, Zip: Onalaska WI 54650

Phone Number: 781 4777

Email: Paul.gleason@elmwoodpartners.com  Primary Contact

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: *[Signature]* Date: 4/25/18

Signature of Property Owner: *[Signature]* Date: 4/25/18

OFFICE USE ONLY:	Date Submitted:	Permit Number:
Permit Fee:	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	Application Received by:

CITY OF ONALASKA  
 REC#: R00113935 04/25/2018 2:33 PM  
 TRAN: 450 PLANNING & ZONING  
 OPER: 02 TERM: 2  
 TRBY : CASH 02  
 =====  
 18-3613-3 / 9522 E 16 FRONTAGE RD 300.00  
 PAID BY: NICHOLAS ROUSH  
 CC 306-000178:817082 REF:SW  
 -----  
 APPLIED 306.00  
 TENDERED 306.00  
 -----  
 CHANGE 0.00



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

## REZONING OR TEXT AMENDMENT APPLICATION

The following checklist will ensure the timely processing of your application:

➔ Overview/ Cover Letter Describing the following:

- ▶ Detailed Description of Proposed Rezoning or Text Amendment
- ▶ Description of how Proposed Rezoning Meets Unified Development Code Standards
  - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
  - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and policies)

➔ \$300 Permit Application Fee (Payable to the City of Onalaska)

*If incomplete, no further processing of the application will occur until the deficiencies are corrected.*

*A Map or Text Amendment to the City of Onalaska Unified Development Code / Zoning Ordinance may be proposed at any time. Amendments to the Zoning District Map or Overlay District Map proposed by the public shall be initiated by submitting a completed application by owners of all parcels proposed to be rezoned. The application for amendments to the Text of the UDC / Zoning Ordinance shall include the text in question as well as proposed text.*

**Request for Amendment to:**

- Zoning District Map (Rezoning)       Zoning Ordinance (Text Amendment)
- Zoning Overlay District Map (Rezoning)

**Description of Request to Amend the Unified Development Code - Zoning Ordinance: (Text and/or Map(s)):**

Existing Zoning District: R-1      Proposed Zoning District: R-4

We are interested in re-zoning the property to R-4 multi-family. We are anticipating approximately 160 units / 120 bedrooms. The unit number may be adjusted dependently on how many 3/2/1 bedroom units we plan for as allowed by the site.

*Per Wisconsin's Open Meeting Law, comments on this permit application, either by the applicant or concerned citizen, shall be raised in person at the scheduled meeting or brought up to City Staff (through conversation, written letter or email) for review at the scheduled meeting. Due to Wisconsin's Open Meeting Law, Plan Commissioners and Alderpersons are unable to discuss this matter outside of a scheduled public meeting. Thank you.*

**PUBLIC HEARING NOTICE  
BEFORE THE CITY OF ONALASKA  
PLAN COMMISSION**

Please take notice that the City Plan Commission for the City of Onalaska will hold a public hearing on:

**TUESDAY, MAY 22, 2018  
APPROX. 7:40 P.M.  
(or immediately following public hearing at 7:30 PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by Nicholas Roush of Roush Rentals, 707 La Crosse Street, Office 102, La Crosse, WI 54601 on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, WI 54650 who is requesting to rezone tax parcel #18-3613-3 from R-1 (Single Family Residential) to R-4 (Multi-Family Residential) to allow for multi-family development on the property located at 9522 / 9530 East 16 Frontage Road, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-3613-3**

Section 11, Township 16, Range 07

CERTIFIED SURVEY MAP NO. 91 VOL 15 DOC NO. 1598907 THAT  
PRT LOT 1 IN CITY OF ONALASKA

YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website [www.cityofonalaska.com](http://www.cityofonalaska.com) the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 4<sup>th</sup> day of May, 2018.

Cari Burmaster  
City Clerk

# PROPERTIES WITHIN 250ft OF PARCEL: 18-3613-3

**9522 EAST 16  
FRONTAGE RD**  
**18-3613-3**

**9530 EAST 16  
FRONTAGE RD**

9532

9538

9540

9534

9542

300

9516

EAST 16 FRONTAGE RD

16

WALNUT DR

ELM DR



1 in = 167 ft

GIS Dept

Map Designer: Joe Barstow

Date: 04/25/2018

*This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.*



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – May 22, 2018

Agenda Item:

# 9

Agenda Item: Public Hearing and Consideration of amendments to the Unified Development Code Sections 13-6-23(3), 13-6-25(2)(f)(1), 13-6-26(2)(a)(5), 13-6-26(2)(a)(7), 13-6-26 (2)(b)(2), 13-6-27(2)(b)(2), 13-6-28(2)(b)(2), 13-6-29(2)(a)(5), 13-6-29(2)(b)(2), 13-6-31(1)(d), 13-6-31(2)(e), 13-6-31(1)(j) and 13-6-31(2)(k) related to Signage and Sections 13-8-11, 13-1-12, 13-1-14 related to Conditional Use Permits, Site Regulations and General Provisions.

Background:

Attached are a variety of ordinance amendments related to the Sign Ordinance, Conditional Use Permit, Site Regulations and General Provisions as proposed by City Staff and Legal Counsel primarily to address some of the concerns of Wisconsin 2017 Act 67.

Section 13-6-23(3):

Removes the requirement that temporary signs are to be setback a minimum of five (5) feet from the right-of-way – all other location requirements remain intact.

Section 13-6-25(2)(f)(1):

Removes the need for a CUP to be less than 100 feet. Updates the language so that Electronic Message Center Signs may not be within 100 feet of an abutting residential district parcel line, however, such signs may be allowed within 100 feet of a residential district parcel line only if the parcel is separated from the sign/property in question, by a public right-of-way (across the street).

Sections 13-6-26(2)(a)(5), 13-6-26(2)(a)(7), & 13-6-26 (2)(b)(2):

Removes allowance to exceed zoning district standards through a CUP and states sign illumination standards.

Section 13-6-27(2)(b)(2):

Removes allowance for property owner to increase number of wall signs for distinct and unrelated services through a CUP.

Section 13-6-28(2)(b)(2):

Removes allowance for property owner to increase number of wall signs for distinct and unrelated services through a CUP.

Sections 13-6-29(2)(a)(5) & 13-6-29(2)(b)(2):

Removes difference in signage allowance for permitted uses versus conditional uses.

## *CITY OF ONALASKA*

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Sections 13-6-31(1)(d) & 13-6-31(2)(e):

Removes maximum size for construction-related banners on fencing in commercial and residential areas, as required by Wisconsin Legislative Action.

Sections 13-6-31(1)(j) & 13-6-31(2)(k):

Removes the requirement that sidewalk signs are to be setback a minimum of five (5) feet from the right-of-way – all other location requirements remain intact.

Section 13-8-11:

Removes incorrect language regarding Conditional Uses, confusing language regarding highway access, removes language regarding “importance of service to the Community” as a review criteria (not evidence-based), and better defines “compatibility” for neighborhoods merging compatibility with neighborhood protections subsections.

Sections 13-1-12 & 13-1-14:

Removes duplicative language regarding requiring a Conditional Use Permit for more than one principal structure on a parcel and confusing language regarding increased setbacks between properties with different zoning districts. Also removes language regarding potential conditions the Plan Commission may impose on a Conditional Use Permit application.

Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the proposed ordinance amendments.

**ORDINANCE NO. -2018**

**AN ORDINANCE TO AMEND CHAPTER 6 OF TITLE 13,  
OF THE CODE OF ORDINANCES OF THE CITY OF ONALASKA RELATING TO THE SIGN  
ORDINANCE**

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I. Title 13, Chapter 6, Part 2, Section 23 Subsection (3) of the City of Onalaska Code of Ordinances related to Signs on Public Rights-of-Way is hereby deleted in its entirety and replaced as follows:

Sec. 13-6-23(3):

(3) Signs on Public Rights-of-Way. Signs shall not be permitted on public rights-of-way, except for municipal traffic control devices and as otherwise specified in this Sign Ordinance.

SECTION II. Title 13, Chapter 6, Part 2, Section 25, Subsections (2)(f)(1) of the City of Onalaska Code of Ordinances related to electronic message center signs is hereby deleted in their entirety and replaced as follows:

Sec. 13-6-25(2)(f)(1):

1. Electronic Message Center Signs are not permitted within one-hundred (100) feet of an abutting residential district parcel line. Such signs are allowed within one-hundred (100) feet of a residential district parcel line, only if the residential district parcel is separated from the sign/property in question, by a public right-of-way.

SECTION III. Title 13, Chapter 6, Part 2, Section 26, Subsections (2)(a)(5)& (7) and (2)(b)(2) of the City of Onalaska Code of Ordinances related to signs for conditional uses in residential zoning districts are hereby deleted in their entirety and replaced as follows:

Sec. 13-6-26(2)(a)(5):

5. Signs for properties with conditional uses in these districts may have one (1) ground/freestanding sign per public road frontage a maximum of four (4) square feet per side.

Sec. 13-6-26(2)(a)(7):

7. Signs shall not be illuminated.

Sec. 13-6-26(2)(b)(2)

2. Signs with properties with conditional uses in the district, may have one (1) wall sign per premise, not exceeding four (4) square feet in area. Sign shall be a permanent sign and not illuminated.

SECTION IV. Title 13, Chapter 6, Part 2, Section 27, Subsections (2)(b)(2) of the City of Onalaska Code of Ordinances related to Wall Signs is hereby deleted in their entirety and replaced as follows:

Sec. 13-6-27(2)(b)(2):

2. Multi-tenant facilities and/or businesses may have one (1) wall sign per distinct and unrelated service, per street frontage.

SECTION V. Title 13, Chapter 6, Part 2, Section 28, Subsections (2)(b)(2) of the City of Onalaska Code of Ordinances related to Wall Signs is hereby deleted in their entirety and replaced as follows:

Sec. 13-6-28(2)(b)(2):

2. Multi-tenant facilities and/or businesses may have one (1) wall sign per distinct and unrelated service.

SECTION VI. Title 13, Chapter 6, Part 2, Section 29, Subsections (2)(a)(5) and (2)(b)(2) of the City of Onalaska Code of Ordinances related to signs for conditional uses in public and semi-public zoning districts are hereby deleted in their entirety.

SECTION VII. Title 13, Chapter 6, Part 2, Section 31, Subsections (1)(d) and (2)(e) of the City of Onalaska Code of Ordinances related to temporary signs on construction sites are hereby deleted in their entirety and replaced as follows:

Sec. 13-6-31(1)(d):

- d. Up to three (3) temporary signs may be located on a property in which an active construction site of a new building or substantial remodel for which a building permit exists provided such temporary signs are attached to construction trailers or are free standing. Parcels are allowed up to an aggregate of one hundred (100)

square feet of such temporary signage. For parcels abutting I-90, the sign face may be up to seventy-two (72) square feet provided that approval is granted by the Wisconsin Department of Transportation. In addition to the three temporary signs, banners may be installed on the construction site fence to the same length and height as the fence surrounding a construction site. Signs or banners may not be installed until after issuance of a Site Plan Permit or Building Permit. The signs shall be confined to the construction/ development site and shall be removed within thirty (30) days of completion or prior to issuance of a Final Occupancy, whichever is sooner.

Sec. 13-6-31(2)(e)

- e. Up to three (3) temporary signs may be located on a property in which an active construction site of a new residence or substantial remodel for which a building permit exists provided such temporary signs are attached to fencing, construction trailers or are free standing. The maximum size of any one sign shall be nine (9) square feet for a single parcel. Where a new residence or substantial remodel for which a building permit exists and for which the construction site is fenced, banners may be installed on the construction site fence to the same length and height as the construction fence.

SECTION VIII. Title 13, Chapter 6, Part 2, Section 31, Subsections (1)(j) and (2)(k) of the City of Onalaska Code of Ordinances related to Sidewalk Signs are hereby deleted in their entirety and replaced as follows:

Sec. 13-6-31(1)(j):

- j. Sidewalk sign. Each parcel is allowed (1) sidewalk sign per street frontage, up to twelve (12) square feet in size. A sidewalk sign shall have a professional designed appearance and be constructed of durable, weather-resistant materials (cardboard, paper, fabric, and other similar materials are prohibited). Sidewalk signs shall be constructed in a workmanlike manner that is consistent with all applicable codes. A sidewalk sign shall have no moving parts, except for wheels to move the sign to and from a display location and shall not be electric or illuminated. Sidewalk signs may be located at the subject parcel, unless a structure has been constructed in a manner where no street yard setback exists. In these instances, a sidewalk sign may be placed immediately adjacent to the subject parcel in a manner that does not present a pedestrian safety issue or vehicle hazard. Under no circumstances shall a sidewalk sign obstruct vehicular parking stalls, bus stops, benches, fire hydrants, or other features located legally in the public right-of-way. A sidewalk sign shall be located closer to the building face, rather than the curb. A sidewalk sign shall not be located in the required vision triangle as specified in Chapter 7: Mobility Standards.

Sec. 13-6-31(2)(k)

- k. Sidewalk signs are allowed for conditional uses in Residential Districts and conditional and permitted uses, in the Multi-Family Residential District, up to twelve (12) square feet in size. Each parcel is allowed one (1) sidewalk sign per street frontage. A sidewalk sign shall have a professional designed appearance and be constructed of durable, weather-resistant materials (cardboard, paper, fabric, and other similar materials are prohibited). Sidewalk signs shall be constructed in a workmanlike manner that is consistent with all applicable codes. A sidewalk sign shall have no moving parts, except for wheels to move the sign to and from a display location and shall not be electric or illuminated. Sidewalk signs shall be located at the subject parcel. Under no circumstances shall a sidewalk sign obstruct vehicular parking stalls, bus stops, benches, fire hydrants, or other features located legally in the public right-of-way. A sidewalk sign shall be located closer to the building face, rather than the curb. A sidewalk sign shall not be located in the required vision triangle as specified in Chapter 7: Mobility Standards.

SECTION IX. This Ordinance shall take effect and be in force from and after its passage and prior to publication although it will be published in due course.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF ONALASKA

By: \_\_\_\_\_  
Joe Chilsen, Mayor

By: \_\_\_\_\_  
Caroline Burmaster, Clerk

PASSED:  
APPROVED:  
PUBLISHED:

**ORDINANCE NO. -2018**

**AN ORDINANCE TO AMEND SECTION 11 OF CHAPTER 8 OF TITLE 13, PART D OF THE CODE OF ORDINANCES OF THE CITY OF ONALASKA RELATING TO CONDITIONAL USES**

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I. Title 13, Chapter 8, Part D, Section 11 of the City of Onalaska Code of Ordinances related to Authority of the Plan Commission; Requirements is hereby deleted in its entirety and replaced as follows:

Sec. 13-8-11 Authority of the Plan Commission; Requirements.

- (a) The Plan Commission may authorize the Land Use and Development Director to issue a conditional use permit for a conditional use after review and public hearing, provided that such conditional use and involved structure(s) are found to be in accordance with the purpose and intent of this Zoning Code, the City's Comprehensive Plan, found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the health, safety and welfare of the neighborhood or the community and that such conditions are reasonable and based on substantial evidence. Prior to the granting of a conditional use, the Commission shall make findings based upon the substantial evidence presented to ensure that the standards herein prescribed are being complied with and in compliance with Wisconsin Statutes §62.23.
- (b) Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan Commission upon substantial evidence provided by City Staff and/or at the public hearing and its finding that these are necessary to fulfill the purpose and intent of this Chapter.
- (c) Compliance with all other provisions of this Chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses.
- (d) In determining whether to approve, approve with conditions, or deny a request for issuance of a conditional use permit, the Plan Commission shall consider all relevant factors, including the following approval criteria:
  - (1) Consistency with the Comprehensive Plan. The relationship of the proposed use to the goals, objectives, and policies of the City's Comprehensive Plan.
  - (2) Compatibility and Neighborhood protections. The sufficiency of terms and conditions proposed to protect and maintain the uses in the

surrounding neighborhood and conditions that would make the use more compatible with the surrounding neighborhood.

- (3) Conformance with other requirements of this Ordinance. The conformance of the proposed development with all provisions of the City of Onalaska Ordinances.
- (4) Other factors. Other factors pertinent to the proposed use, site conditions, or surrounding area considerations that the Plan Commission or the Common Council finds necessary based on the substantial evidence provided for review in order to make an informed and just decision.

(e) Conditional Use Permit Void

- (1) In any case where the holder of a conditional use permit issued under this ordinance has not instituted the use or begun construction within one year of the date of approval, the permit shall be null and void, unless granted a one-year extension by the Plan Commission.
- (2) Any use, for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with this ordinance, unless granted a one-year extension by the Plan Commission.

SECTION II. This Ordinance shall take effect and be in force from and after its passage and prior to publication although it will be published in due course.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF ONALASKA

By: \_\_\_\_\_  
Joe Chilsen, Mayor

By: \_\_\_\_\_  
Caroline Burmaster, Clerk

PASSED:  
APPROVED:  
PUBLISHED:

**ORDINANCE NO. -2018**

**AN ORDINANCE TO AMEND CHAPTER 1 OF TITLE 13,  
OF THE CODE OF ORDINANCES OF THE CITY OF ONALASKA RELATED TO GENERAL  
PROVISIONS**

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I. Title 13, Chapter 1, Section 12 of the City of Onalaska Code of Ordinances related to Jurisdiction and General Provisions is hereby deleted in its entirety and replaced as follows:

Sec. 13-1-12 Jurisdiction and General Provisions

- (a) **Jurisdiction.** The jurisdiction of this Chapter shall apply to all structures, lands, water and air within the corporation limits of the City of Onalaska.
- (b) **Compliance.** No new structure, new use of land, water or air or change in the use of land, water or air shall hereafter be permitted and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without the required permits and without full compliance with the provisions of this Chapter and all other applicable local, county and state regulations.
- (c) **District Regulations to be Complied With.** Except as otherwise provided, the use and height of buildings erected, converted, moved, enlarged or structurally altered and the use of any land shall be in compliance with the regulations established herein for the district in which such building or land is located.

SECTION II. Title 13, Chapter 1, Section 14 of the City of Onalaska Code of Ordinances related to Site Regulations are hereby deleted in their entirety and replaced as follows:

Sec. 13-1-14 Site Regulations

- (a) **Street Frontage.** To be buildable, a lot shall comply with the frontage requirements of the zoning district in which it is located, but shall, in any case, have a minimum frontage as required for the applicable zoning district or forty-five (45) feet for a cul-de-sac.
- (b) **Principal Structures.** All principal structures shall be located on a lot. Only one (1) principal structure shall be located, erected or moved onto a lot. The Plan Commission may permit as a conditional use more than one (1) principal structure per lot for the orderly development of the parcel. Where additional structures are permitted, the Plan Commission may require a minimum separation distance between principal structures.

- (c) **Dedicated Street.** Site Plan Permit(s) shall only be issued for a lot, which abuts a public street dedicated to its proposed width.
- (d) **Site Suitability.** No land shall be used or structure erected where the land is held unsuitable for such use or structure by the Common Council, upon the recommendation of the Plan Commission, by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility or any other feature likely to be harmful to the health, safety, prosperity, aesthetics and general welfare of this community. The Plan Commission, in applying the provisions of the Section, shall, in writing, recite the particular facts upon which it bases its conclusion that the land is not suitable for certain uses. The applicant shall have an opportunity to present evidence contesting such unsuitability if he so desires. Thereafter, the Plan Commission may affirm, modify or withdraw its determination of unsuitability when making its recommendation to the Common Council.
- (e) **Preservation of Topography.** In order to protect the property owner from possible damage due to change in the existing grade of adjoining lands and to aid in preserving and protecting the natural beauty and character of the landscape, no change in the existing topography of any land shall be made which would result in increasing any portion of the slope to a ratio greater than one and one-half (1-1/2) horizontal to one (1) vertical, within a distance of twenty (20) feet from the property line, except with the written consent of the owner of the abutting property and with the approval of the Plan Commission, or which would alter the existing drainage or topography in any way as to adversely affect the adjoining property. In no case shall any slope exceed the normal angle of slippage of the material involved, and all slopes shall be protected against erosion.

SECTION III. This Ordinance shall take effect and be in force from and after its passage and prior to publication although it will be published in due course.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF ONALASKA

By: \_\_\_\_\_  
Joe Chilsen, Mayor

By: \_\_\_\_\_  
Caroline Burmaster, Clerk

PASSED:  
APPROVED:  
PUBLISHED: