

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: August 13, 2019 (Tuesday)
PLACE OF MEETING: City Hall–415 Main Street (Common Council Chambers)
TIME OF MEETING: 4:30 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. Review and Consideration of a Conditional Use Permit request filed by filed by Caleb Sheng of SMJ International, 49030 Pontiac Trail, Suite 100, Wixom, MI 48393 on behalf of CenturyTel of Wisconsin, LLC, 2615 East Avenue South, La Crosse, WI and wireless carrier Verizon to replace six (6) existing antennas with nine (9) new antennas and replace eighteen (18) Remote Radio Units (RRU) with six (6) new RRU, and adding ancillary equipment to the existing telecommunications tower located at 580 Lester Avenue, Onalaska, WI 54650 (Tax Parcel #: 18-4013-0)
5. Review and Consideration of a Conditional Use Permit request filed by Lori Kopecky of Wireless Planning, LLC of 2310 Mill Street, New London, WI 54961 an agent on behalf of wireless carrier US Cellular and USCOC of La Crosse, LLC, 2310 Mill Street, New London, WI 54961 on behalf of 2GJF, LLP, 3264 George Street, Onalaska, WI 54650, to replace nine (9) existing antennas with six (6) new antennas, replace three (3) new Remote Radio Units (RRU) with nine (9) new RRU, and adding ancillary equipment to the existing telecommunications tower located at 1033 2nd Avenue SW, Onalaska, WI 54650 (Tax Parcel #: 18-939-0)

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. Tom Smith – Chair

Ald. Jim Olson

Ald. Dan Stevens

Ald. Diane Wulf

Ald. Boondi Iyer

Ald. Kim Smith

* Jarrod Holter, City Engineer

City Attorney City Administrator

La Crosse Tribune Dept. Heads.

Coulee Courier

WKTY WLXR WKBT WXOW WLAX

*Committee Members

*Knutte Temte

* *Kevin Schubert

Caleb Sheng

Lori Kopecky

Ben Phillips

Plan Commission Members

Onalaska Omni Center

Onalaska Public Library

* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 8-8-19

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. Review and Consideration of an amendment to the Unified Development Code (UDC) to delete Part 2 of Chapter 6 of Title 13, related to Signage in the City of Onalaska Code of Ordinances
7. Review and Consideration of an annexation application for Tax Parcel #: 9-57-3, (0.030 acres total, State Road 16) filed by Ben Phillips of BLP Holdings LLC, 2726 Larson Street, La Crosse, WI 54601
8. Adjournment



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – August 13, 2019

Agenda Item: Review & Consideration of a Conditional Use Permit (CUP) Permit to modify a telecommunication structure.

Applicant: Caleb Sheng of SMJ International
49030 Pontiac Trail, Suite 100, Wixom, MI 48393

Property Owner: CenturyTel of Wisconsin, LLC
2615 East Avenue South, La Crosse WI 54601

Parcel Number: 18-4013-0

Site Location: 580 Lester Avenue, Onalaska, WI 54650

Existing Zoning: Light Industrial (M-1) District

Background:

This Conditional Use Permit (CUP) request pertains to allowing Verizon to modify the existing telecommunication structure. The applicant has provided the following information to be considered:

- Project Plan Set;
- Narrative & Statement of Justification for Project; and
- Conditional Use Permit Application.

The telecommunications structure is a 160-foot tall monopole and Verizon will be adding its equipment to this site's tower by replacing six (6) existing antennas and with nine (9) new antennas and replace eighteen (18) Remote Radio Units (RRU) with six (6) new RRU. They will service those antennae by installing an equipment platform with cabinets and backup generator. According to the applicant, they will not be extending the height of the structure, will not be adding any lighting to the tower, and will not change the existing use of the tower.

The Structural Analysis Report as prepared by American Tower Corporation states that based on the analysis results, the structure meets the requirements per the applicable codes (ANSI/TIA-222-G / 2015 IBC / Wisconsin Commercial Building Code) and the tower and foundation can support the proposed equipment.

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:

CITY OF ONALASKA

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 at the Plan Commission meeting, 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 SUB-COMMITTEE:

August 13, 2019

Agenda Item 4:

Review and Consideration of a Conditional Use Permit request filed by filed by Caleb Sheng of SMJ International, 49030 Pontiac Trail, Suite 100, Wixom, MI 48393 on behalf of CenturyTel of Wisconsin, LLC, 2615 East Avenue South, La Crosse, WI and wireless carrier Verizon to replace (6) existing antennas with nine (9) new antennas and replace eighteen (18) Remote Radio Units (RRU) with six (6) new RRU, and adding ancillary equipment to the existing telecommunications tower located at 580 Lester Avenue, Onalaska, WI 54650, Tax Parcel # 18-4013-0.

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.



Main Office: 49030 Pontiac Trail, Suite 100, Wixom, MI 48393

Caleb Sheng, Esq. | 810-892-3777 | csheng@smj-llc.com

7/8/2019

CITY OF ONALASKA
PLANNING/ZONING & BUILDING INSPECTIONS
415 MAIN ST
ONALASKA, WI 54650

Re: **Verizon's Proposed Co-location** at 580 Lester Avenue [PID: 18-4013-0], Onalaska, WI 54650;
200547, Valley View, ATC 417818

Encl: CUP Application for Co-location
Commercial Building Permit Application
Parcel Information
Construction Drawings (11x17)
Professional Engineer's Structural Evaluation
CUP Application Fee: \$250
Commercial BP Zoning Review Fee: \$50
~~Review and Permit Fees~~ [fee calculation assistance requested]

Dear City of Onalaska:

Thank you for the assistance and information provided regarding Verizon's proposed co-location at the site(s) listed above. Please find enclosed the documentation listed above. Thank you for your consideration.

To improve wireless communication services for your residents, Verizon will be adding its equipment to this site's tower and compound by (a) adding antennae and remote radio units on the existing tower, as well as servicing those antennae by (b) installing an equipment platform with cabinets and backup generator. As such, the proposed installations:

- Will **not** extend the height of the structure;
- Will **not** add any lighting to the tower; and
- Will **not** change the existing use of the tower.

The requestor's name is **Verizon Wireless**. The project value for this co-location is \$85,000.

At your earliest convenience, return of approvals/permits to the contact below is respectfully requested:

Attn: CALEB SHENG
49030 Pontiac Trail, Suite 100
Wixom, MI 48393

Phone: (810) 892-3777
Fax: (888) 745-4719
Email: csheng@smj-llc.com

As always, feel free to contact me with any questions or concerns. I look forward to hearing from you.

V/r,

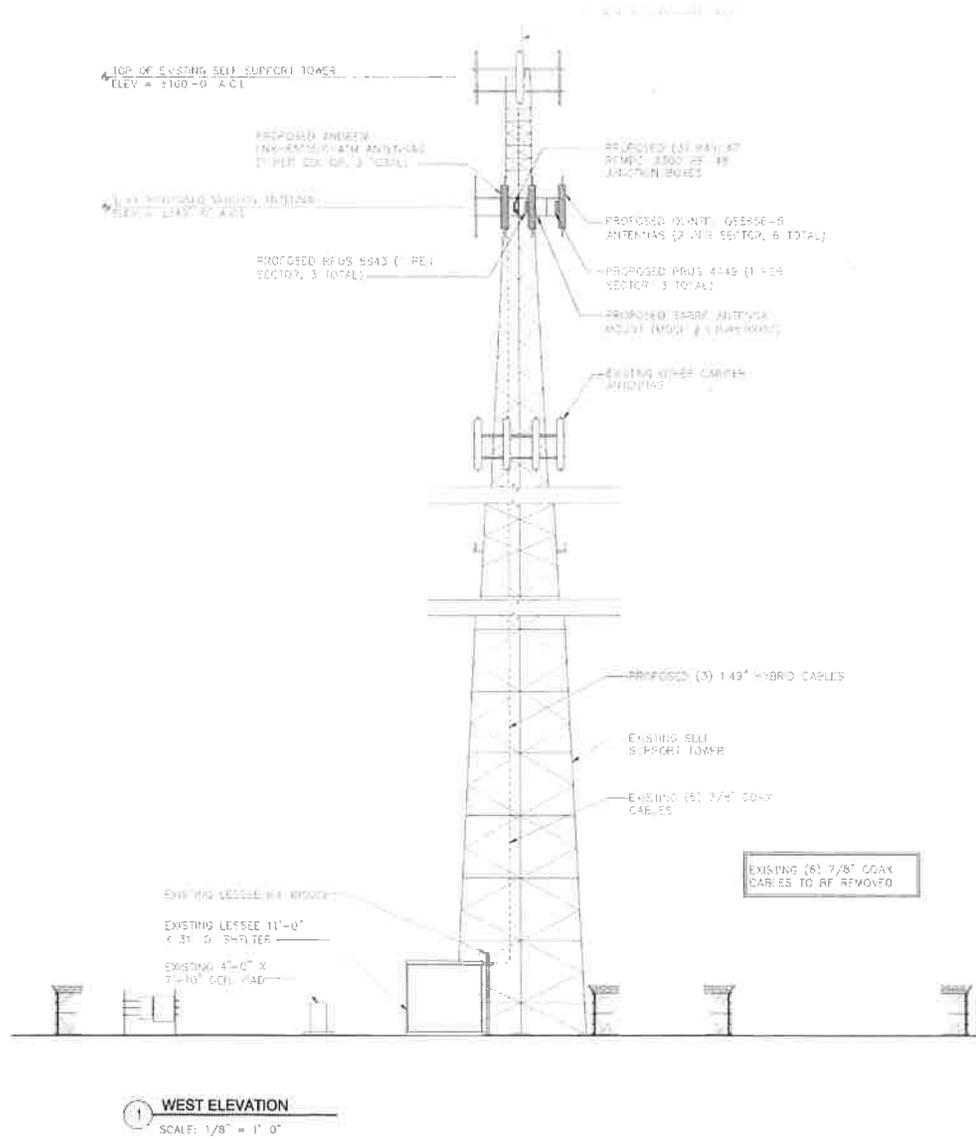
Caleb Sheng ESQ.

NO 11
THIS DRAWING IS FOR EXHIBIT AND
LAYOUT PURPOSES ONLY.
PLEASE REFER TO STRUCTURAL
DOCUMENTS AND CALCULATION FOR
TOWER AND MOUNT ANALYSIS (PREPARED
BY OTHERS).
NO WORK IS TO BE DONE WITHOUT AN
APPROVED STRUCTURAL ANALYSIS
PROVIDED BY OTHERS.

NOTES
1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF WORK.

HYBRID CABLE INFO	
QUANTITY FROM COAX PORT	5
LENGTH FROM SURGE PROTECTOR TO ENTRY PANEL	10'-0"±
LENGTH FROM ENTRY PANEL TO TRUNK	10'-0"±
LENGTH FROM TRUNK TO TOWER SURGE PROTECTIVE CBL	112'-0"±
TOTAL HYBRID CABLE LENGTH	132'-0"±
POWER SPLIT NEEDED DUE TO HYBRID LENGTH OVER 125 FEET	

JUMPER CABLE INFO	
	SURGE PROTECTOR TO RRU
ALPHA SECTION	7'±
BETA SECTION	7'±
GAMMA SECTION	7'±



SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"



AMERICAN TOWER
SITE DESIGN
3609 REGENCY PARKWAY, STE. 100
CARY, NORTH CAROLINA 27518
PHONE: (919) 468-0212

REV	DATE	BY	CHK	DESCRIPTION
1	07/15/10	...	...	...
2	08/12/10	...	...	...
3	09/01/10	...	...	...
4	10/01/10	...	...	...
5	11/01/10	...	...	...
6	12/01/10	...	...	...

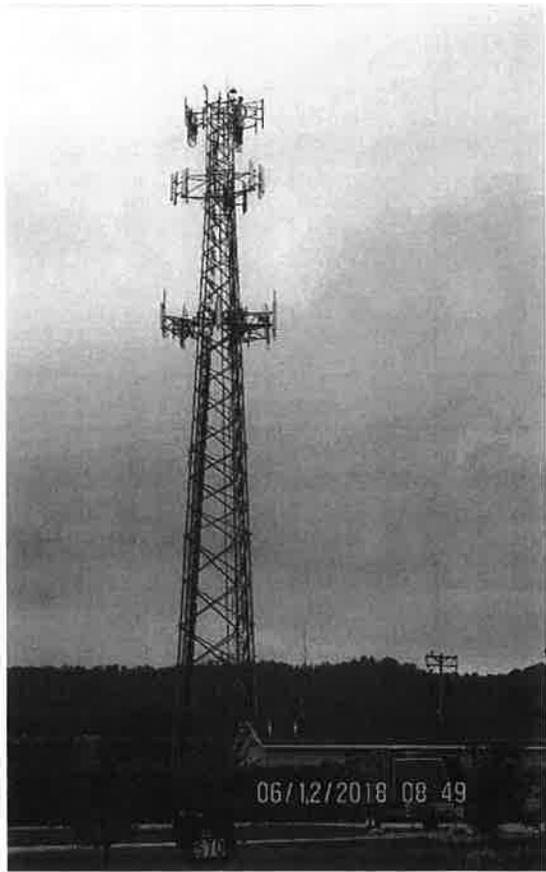
SITE NAME:
VALLEYVIEW
LOC. # 200547
ATC # 417818
600 LEXTER AVE
OMAHA, NE 68108



DATE: 10/10/10
DRAWN BY: JC
CHECKED BY: JN

SHEET TITLE:
SITE
ELEVATION
SHEET NUMBER:
ANT-1

NOTED
 1. SEE SHEET EXHIBIT
 "A" FOR LEGEND



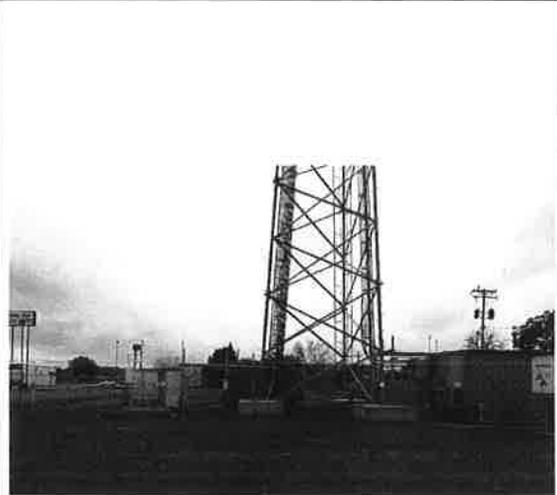
1 OVERALL TOWER PHOTO
 SCALE: N.T.S.



2 PHOTO OF ANTENNA LEVEL
 SCALE: N.T.S.

3 NOT USED
 SCALE: N.T.S.

4 NOT USED
 SCALE: N.T.S.



5 LESSEE COAX ROUTE ON TOWER
 SCALE: N.T.S.



AMERICAN TOWER
 SITE DESIGN
 1000 W. BROADWAY, SUITE 1000
 LOS ANGELES, CALIFORNIA 90017
 PHONE (310) 412-4333

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	06/12/18	...	...
2	ISSUED FOR CONSTRUCTION	...	...	...
3	ISSUED FOR AS-BUILT	...	...	...

SITE NAME:
VALLEYVIEW
LOC. # 200547
ATC # 417818
 560 LESTER AVE
 ONALASKA, WI 54890



DATE OF ISSUE: 06/12/18
 DRAWN BY: ...
 CHECKED BY: ...

SHEET TITLE:
PHOTO EXHIBIT

SHEET NUMBER:
EX-1



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

Telecommunication Tower Conditional Use Permit Application

Property Address:
580 Lester Avenue, Onalaska, WI 54650

Parcel Number:
18- 4013-0

Zoning District:
X4 *Light Industrial*

Applicant:
Contact: Verizon, Lessee, c/o SMJ International

Mailing Address: 49030 Pontiac Trail, Suite 100

City, State, Zip: Wixom, MI 48393

Phone Number: 810-892-3777

Email: csheng@smj-llc.com Primary Contact

Wireless Carrier (1):
Owner/Contact: [Applicant]

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Property Owner:
Contact: CenturyTel of Wisconsin LLC

Mailing Address: c/o Verizon, Lessee

City, State, Zip: [see Applicant above]

Phone Number:

Email: Primary Contact

Wireless Carrier (2):
Owner/Contact: [n/a: new co-location]

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Wireless Carrier (3):
Owner/Contact: [n/a: new co-location]

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Signature of Applicant: <i>[Signature]</i> Caleb Sheng, SMJ International o/b/o Verizon, Lessee	Date: 7/8/2019
Signature of Property Owner: Caleb Sheng, SMJ International o/b/o Verizon o/b/o Landowner by right of lease	Date: 7/8/2019

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

18-4013-0 / 580 LESTER AVE 250.00
 PAID BY: SMJ CONSULTING SERVICES LLC
 OK 250.00 REF:SI - 5527
 APPLIED 250.00
 TENDERED 250.00
 CHANGE 0.00
 CITY OF ONALASKA
 REC#: R00151494 7/15/2019 8:20 AM
 TRAM: 450 PLANNING & ZONING
 OPER: C2 TERM: 2
 TRKY : CASH 02



Telecommunication Tower Conditional Use Permit Application

Antenna Equipment (attach applicable specifications)

of antennas: 6 removed; 9 added

of zones: 3 sectors

Antenna dimensions: 8'

Antenna Type: Panel

Antenna Location on Tower: 142' AGL

Dish Equipment - Attach applicable specifications

Number of dishes: 0

Dish dimensions:

Microwave?: (Y/N)

Satellite?: (Y/N)

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

Ground Equipment - Attach applicable specifications

Square feet required: [n/a: using existing shelters]

Number of Air Conditioners: 0

Inside tower? Y (Y/N) cabling

Air Conditioner Description:

Inside Lessee building? [n/a] (Y/N)

Generator on Site? (Y/N)

Outside? [n/a] (Y/N)

If yes, provide type, size, power output, and where to be located:

of Cabinets: [n/a] Cabinet Dimensions:

Proposed Radio Bands:

2 (1.9GHz), 5 (850MHz), 13 (700MHz), 66A (2.1GHz)

Proposed Radio Frequency(s):

746-756, 777-787, 824-849, 869-894, 1710-1780, 1850-1910, 1930-1990, 2110-2180

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

Cellular

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

If yes, what is the interconnection method? [Co-location: please see CDs] (attach details separately)

Desired Date of Operation:

Q3-Q4 2019

Other Factors (pertinent to the proposed use):

**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, AUGUST 27, 2019
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 Caleb Sheng of SMJ International, 49030 Pontiac Trail, Suite 100, Wixom, MI 48393 on behalf of CenturyTel of Wisconsin, LLC, 2615 East Avenue South, La Crosse, WI and wireless carrier Verizon and who are requesting a Conditional Use Permit to replace six (6) existing antennas with nine (9) new antennas and replace eighteen (18) Remote Radio Units (RRU) with six (6) new RRU, and adding ancillary equipment to the existing telecommunications tower located at 580 Lester Avenue, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-4013-0**

Section 10, Township 16, Range 07

VALLEYVIEW BUSINESS PARK ADD LOT 13 BLOCK 2 SUBJ TO AGREE IN
DOC NO. 1537835

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

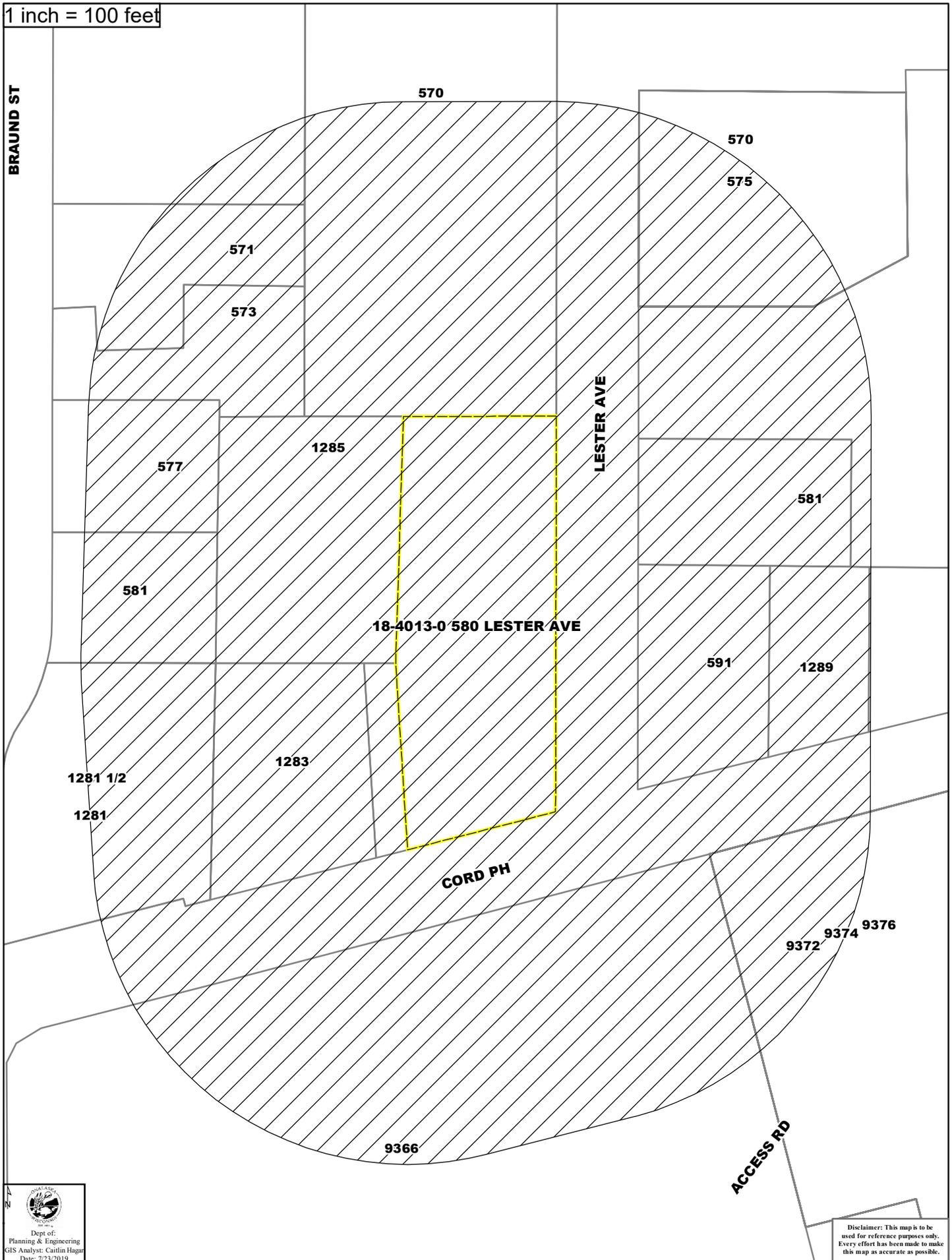
More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 9th day of August, 2019.

Cari Burmaster
City Clerk

Properties within 250 ft of Parcel No. 18-4013-1

1 inch = 100 feet





CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – August 13, 2019

Agenda Item: Review & Consideration of a Conditional Use Permit (CUP) Permit to modify a telecommunication structure.

Applicant: Lori Kopecky of Wireless Planning LLC
2310 Mill Street, New London, WI 54961

US Cellular and USCOC of La Crosse, LLC
2310 Mill Street, New London, WI 54961

Property Owner: 2GJF, LLP
3264 George Street, Onalaska, WI 54650

Parcel Number: 18-939-0

Site Location: 1033 2nd Avenue SW (near Nutbush)

Existing Zoning: Industrial (M-2) District

Background:

This Conditional Use Permit (CUP) request pertains to allowing US Cellular to modify the existing telecommunication structure. The applicant has provided the following information to be considered:

- Project Plan Set;
- Statement of Justification for Project; and
- Conditional Use Permit Application.

The telecommunications structure is a 118-foot tall monopole and US Cellular will be replacing nine (9) existing antennas with six (6) new antennas and replace three (3) new remote radio units with nine (9) remote radio units along with new ancillary equipment to the telecommunications tower. There is no intention to make improvements to or replace the equipment cabinets as part of this application.

According to the applicant, these improvements to the antennas and radios are to provide enhanced and reliable coverage to users within the area and upgrading this facility would be the least disruptive to the community. The height and footprint of the structure will not change.

The Structural Analysis Report as prepared by Edge Consulting Engineers, Inc was performed in accordance with the TIA-222-G Standard. The results of the analysis show that the existing tower foundation is structurally adequate (for the proposed improvements).

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:

CITY OF ONALASKA

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 at the Plan Commission meeting, 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 SUB-COMMITTEE:

August 13, 2019

Agenda Item 5:

Review and consideration of a Conditional Use Permit request filed by Lori Kopecky of Wireless Planning, LLC of 2310 Mill Street, New London, WI 54961 an agent on behalf of wireless carrier US Cellular and USCOC of La Crosse, LLC, 2310 Mill Street, New London, WI 54961 on behalf of 2GJF, LLP, 3264 George Street, Onalaska, WI 54650, to replace nine (9) existing antennas with six (6) new antennas, replace three (3) new Remote Radio Units (RRU) with nine (9) new RRU, and adding ancillary equipment to the existing telecommunications tower located at 1033 2nd Avenue SW, 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.
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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.

Wireless Planning, LLC

2310 Mill St, New London, WI 54961

Phone: 920-982-3286

MEMO

To: Katie Aspenson – City of Onalaska Planning Manager
From: Lori Kopecky
Date: July 26, 2019
Re: 1033 2nd Street, Onalaska WI – Conditional Use Permit application and fee (United States Cellular Operating Company site: Nutbush 302307)

Katie,

Enclosed please find the Conditional Use Permit packet and fee in the amount of \$250.00, a set of site plan drawings, and the passing structural analysis for the proposed equipment modernization to an existing tower located at 1033 2nd Street in the City of Onalaska.

Proposed scope of work:

Existing Loading:

- (6) Existing Kathrein AP16-850/065D CDMA Antennas to Remain, along with (6) Existing 7/8" Coax
- (3) Existing KMW HB-X-AW-19 PCS Antennas to be Removed, along with (6) Existing 1-5/8" Coax
- (6) Existing KMW AM-X-CW-18 LTE Antennas to be Removed, along with (6) Existing 1-5/8" Coax
- (3) Existing KMW Bias-T Units to be Removed
- (3) Existing PowerWave TMA Units to be Removed
- (6) Existing Kaelus Combiners to be Removed
- (3) Existing B-2 RRU-2217 to be Removed
- (1) Existing Raycap SPD to be Remain
- (1) 1-1/4" Hybrid to be Remain

Proposed Loading:

- (6) Proposed Dengyo OCT8-2LX2HX-BW65 Panel Antennas
- (3) Proposed B71/B12 RRU-4449 Radios
- (3) Proposed B2/B4 RRU-8843 Radios
- (3) Proposed B5 RRU-11 Radios
- (2) Proposed Raycap SPDs
- (1) Proposed 1-1/4" Eupen Hybrid Cables
- (1) Proposed 1-1/4" Eupen Power Cable

Ground space/ground equipment will remain the same and no change to the height of the tower.

Feel free to contact me with any questions or if you need more information.

Thank you for your time,

Lori Kopecky

lorikopecky@wirelessplanning.com



EDGE CONSULTING ENGINEERS, INC.
Edge
 Consulting Engineers, Inc.
 424 WATER STREET
 PLAINFIELD, IL 62450
 618 844 1445 VOIC
 618 844 1543 FAX
 www.edgeinc.com

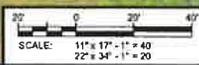
CLIENT:
US Cellular
 U.S. CELLULAR
 8430 W. 187TH AVE
 SUITE 110
 CHICAGO, IL 60651

SITE PLAN
NUTBUSH (302307)
ONALASKA, WISCONSIN

SUBMITTAL:		
NO.	DATE	DESCRIPTION
1	08/28/2019	REVISED PER A

DESIGNED BY	ABB
PLT DATE	7/11/2019
PROJECT NUMBER	21558
SHEET TYPE	DRAFT
SHEET NUMBER	C-101

NOTES:
 1. AERIAL IMAGE FROM GOOGLE EARTH CAPTURED ON 05/31/2019.
 2. NORTH ARROW SHOWN AS APPROXIMATE.
 3. SITE PHOTOS PROVIDED BY EDGE CONSULTING ENGINEERS, INC.
 4. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD MEASUREMENTS AND SITE PHOTOS.



NUTBUSH
302307



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

Telecommunication Tower Conditional Use Permit Application

Antenna Equipment (attach applicable specifications)

of antennas: 6
of zones: 1
Antenna dimensions: 96" x 21" x 6"
Antenna Type: PANEL
Antenna Location on Tower: 116.5' ABOVE TOC

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>EXISTING</u>	Number of Air Conditioners: <u>N/A</u>
Inside tower? <u>Y</u> (Y/N)	Air Conditioner Description: <u>N/A</u>
Inside Lessee building? <u>Y</u> (Y/N)	Generator on Site? <u>Y</u> (Y/N)
Outside? <u>N</u> (Y/N)	If yes, provide type, size, power output, and where to be located:
# of Cabinets: <u>0</u> Cabinet Dimensions: <u>N/A</u>	<u>EXISTING - SEE SITE PLAN</u>

Proposed Radio Bands:

Proposed Radio Frequency(s):

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

EXISTING - CELLULAR

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

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

Desired Date of Operation:

WHEN CUP / PERMITTING IS COMPLETED - (SEPT/2019 / OCT.)

Other Factors (pertinent to the proposed use):

NUTBUSH
302307



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

Telecommunication Tower Conditional Use Permit Application

Property Address:
1033 2ND STREET

Parcel Number:
18-939-0

Zoning District:
INDUSTRIAL (M-2)

Applicant: USCO OF LACROSSE, LLC
Contact: LORI KOPECKY
Mailing Address: 2310 MILL STREET
City, State, Zip: NEW LONDON WI 54961
Phone Number: 920/982-3286
Email: Primary Contact
 LORIKOPECKY@WIRELESSPLANNING.COM

Wireless Carrier (1):

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Property Owner: ZGJF, LLP
Contact: GINGER HILLMAN
Mailing Address: 3264 GEORGE ST
City, State, Zip: ONALASKA WI 54650
Phone Number:

Email: Primary Contact

Wireless Carrier (2):

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Wireless Carrier (3):

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Signature of Applicant: L. KOPECKY - AGENT FOR USCO OF LACROSSE LLC	Date: 7/11/19
Signature of Property Owner: SEE SCHEDULE 1 OF REDACTED GROUND LEASE	Date: _____

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

00*00
 250*00
 250*00
 APPLIED
 TENDERED
 Paid By: WIRELESS PLANNING LLC
 CK 250*00 REF#SW - 4705
 18-939-0 / 1033 2ND AVE S 250*00
 =====
 CITY OF ONALASKA
 REC#: R00153765 7/30/2019 8:11 AM
 TRAN: 450 PLANNING & ZONING
 OPER: 02 TERM: 2
 TKBY: CASH 02

**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, AUGUST 27, 2019
APPROX. 7:10 P.M.
(or immediately following public hearing at 7:00 PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application submitted by Lori Kopecky of Wireless Planning, LLC, 2310 Mill Street, New London, WI 54961 an agent on behalf of the wireless carrier US Cellular and USCOC of La Crosse, LLC, 2310 Mill Street, New London, WI 54961 on behalf of 2GJF, LLP, 3264 George Street, Onalaska, WI 54650 who are requesting a Conditional Use Permit to replace nine (9) existing antennas with six (6) new antennas, three (3) Remote Radio Units (RRU) with nine (9) new RRU, and adding ancillary equipment to the existing telecommunications tower located at 1033 2nd 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.

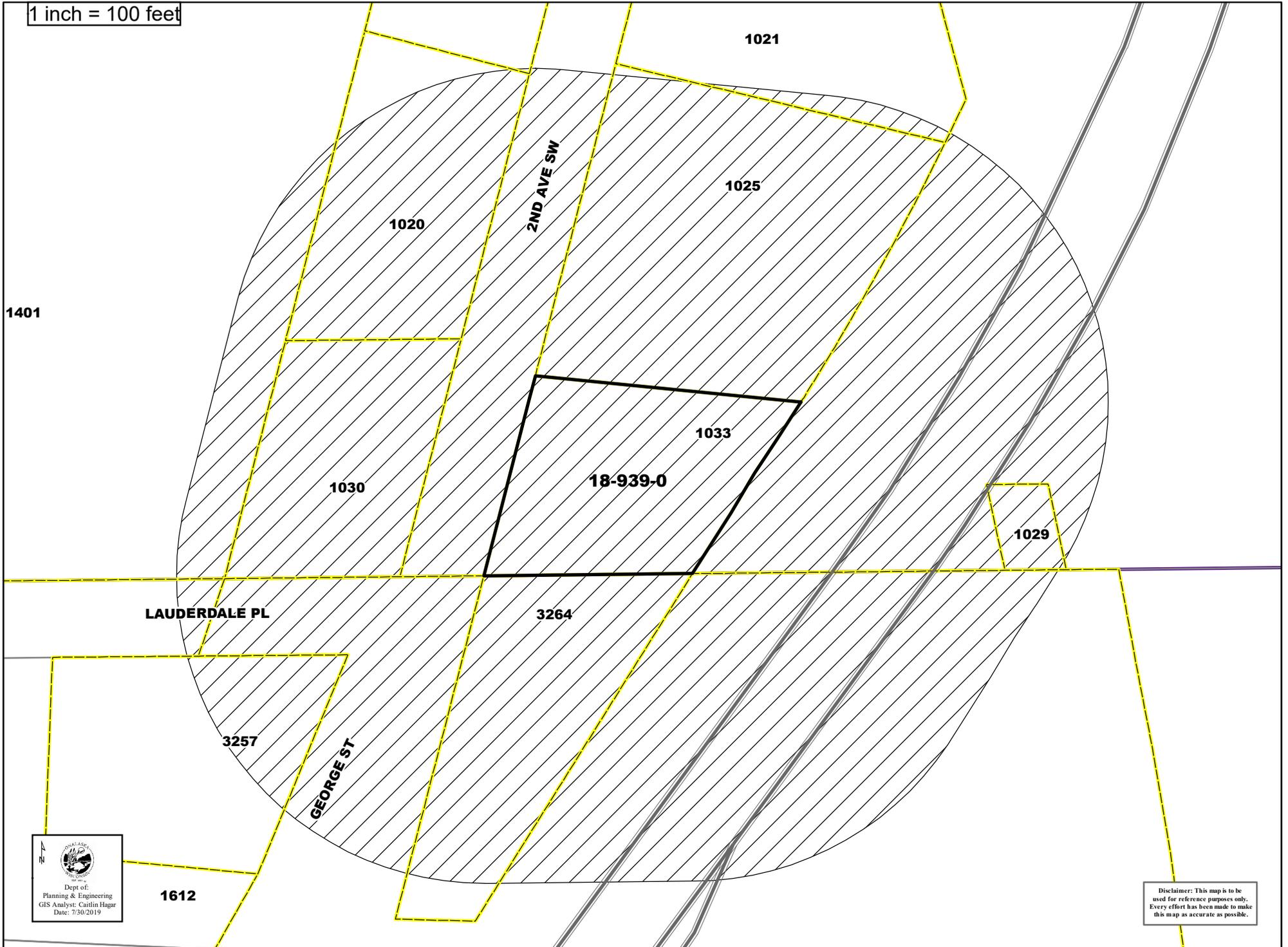
More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 9th day of August, 2019.

Cari Burmaster
City Clerk

Properties within 250ft of 18-939-0

1 inch = 100 feet



Dept of:
Planning & Engineering
GIS Analyst: Caitlin Hagar
Date: 7/30/2019

Disclaimer: 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 Sub-Committee – August 13, 2019

Agenda Item:

Review & Consideration of Amendments to the Unified Development Code (UDC) to delete Part 2 of Chapter 6 of Title 13, related to Signage in the City of Onalaska Code of Ordinances.

Background:

As part of the Unified Development Code / Zoning Ordinance Re-write process, City Staff propose to remove Part 2 of Chapter 6 of Title 13, the Sign Ordinance from the Zoning Code and re-install the language in Title 16 of the Onalaska Code of Ordinances.

The purpose for this removal is to facilitate future amendments to the ordinance in an efficient manner. City Staff will still request discussion by the Plan Commission for proposed changes, but a public hearing would no longer be required. Further, the Plan Commission would be the reviewing entity for any deviations from the Sign Ordinance, with appeals made to the Common Council as opposed to the Board of Zoning Appeals.

Action Requested:

As a public hearing will be held at the Plan Commission meeting, testimony from the public should be listened to and considered before deciding on the text/ordinance amendment.



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – August 13, 2019

- Agenda Item: Review and Consideration of an annexation application for State Road 16 (0.030 acres), Town of Medary, WI 54650.
- Applicant/Owner: Ben Phillips, of BLP Holdings LLC, 2726 Larson Street, La Crosse, WI 54603-1828
- Parcel Number: 9-57-3
- Site Location: State Road 16, Town of Medary, WI 54601
- Existing Zoning: La Crosse County Zoning: “Rural”
- Neighborhood Characteristics: Commercial, multi-family, and recreational golf course
- Conformance with Comprehensive Plan: The Comprehensive Plan identified this area as a *Commercial District* which 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.

The City should approve proposals for annexation into the City of Onalaska only when meeting the following utilities and community facilities criteria, or if other important community goals are met:

- The annexation is in an area designated for growth on the City’s Future Land Use Map.*
- The increased tax base and overall benefit to the City of approving the annexation outweigh the actual financial impact on the community for providing police, fire, road maintenance and other public improvements and services to the annexation area.*

Background: Tax Parcel #: 9-57-3 is located directly adjacent to (north of) 9550 East 16 Frontage Road and will be included as part of the previously approved commercial project. This annexation and zoning were required conditions of approval of a conditional use permit and rezoning application. Upon annexation the property will appropriately zoned to Community Business (B-2) and will be required to merge with Tax Parcel # 18-5607-0.

Action Requested: Staff supports this annexation request. Approval is recommended with the attached conditions.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION SUB-COMMITTEE:

August 13, 2019

Agenda Item 7:

Review and Consideration of an annexation application for Tax Parcel #: 9-57-3, (0.030 acres total, State Road 16) filed by Ben Phillips of BLP Holdings LLC, 2726 Larson Street, La Crosse, WI 54601.

1. Owner to merge Tax Parcel # 9-57-3 with Tax Parcel # 18-3607-0 upon finalization of annexation.
2. Annexed land to be placed in the Community Business (B-2) Zoning District upon ordinance adoption.
3. Owner/developer must notify City prior to any utility connection to City-owned utilities takes place.
4. 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.
5. 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.
6. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

file

PETITION FOR ANNEXATION

TO: City Clerk
City of Onalaska
415 Main Street
Onalaska, WI 54650

TO: City Clerk
Town of Medary
N3393 Smith Valley Road
La Crosse, WI 54601

We, the undersigned, BENJAMIN L PHILLIPS / BLP HOLDING, LLC
(Printed Name(s))

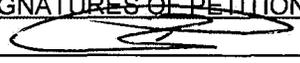
do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the township of Medary, County of LaCrosse, Wisconsin to the City of Onalaska and that the subject property be zoned Community Business (B-2) upon annexation.

The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Onalaska. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein by reference as EXHIBIT "A".

This instrument constitutes a Petition for direct annexation pursuant to Section 66.0217(2), Wisconsin Statutes. The number of electors residing within the boundaries of this property is 0 and the undersigned are the sole owners and fee title holders to these properties. Therefore, pursuant to Section 66.0217(4), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Section 66.0217(6), Wisconsin Statutes along with the requisite Department of Administration annexation fee. See Annexation Review Fee Guide.

A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.

<u>SIGNATURES OF PETITIONERS</u>	<u>ADDRESS OF PROPERTY</u>	<u>DATE OF SIGNATURE</u>
	State Road 16	7-16-19

Tax Parcel Identification Numbers: 9-57-3
Contact Person: Ben Phillips Telephone (608) 769-8076
Address 2726 Larson Street, La Crosse, WI 54603 Email: ben@phillipsfencing.com

For office use:	Date: _____	Initials: _____	
Enclosures:	<input type="checkbox"/> Petition	<input type="checkbox"/> Legal Description	<input type="checkbox"/> Map

415 Main Street, Onalaska, WI 54650 Land Use & Development Director 608-781-9590

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner Information

Name: BLP Holdings, LLC

Address: 2726 Larson St.

La Crosse, WI 54603-1828

Email: ben@phillipsfencing.com

Office use only:

1. Town where property is located: Medary

2. Petitioned City or Village: City of Onalaska

3. County where property is located: La Crosse

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 0.030

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): 9-57-3

Petitioners phone:

608-769-8076

Town clerk's phone:

608 781-2275

City/Village clerk's phone:

608-781-9590

Contact Information if different than petitioner:

Representative's Name and Address:

Ben Phillips

(see above)

Phone: 608-769-8076

E-mail: *see above*

Surveyor or Engineering Firm's Name & Address:

Davy Engineering - James P. Maloney, P.E.

115 6th St. S.

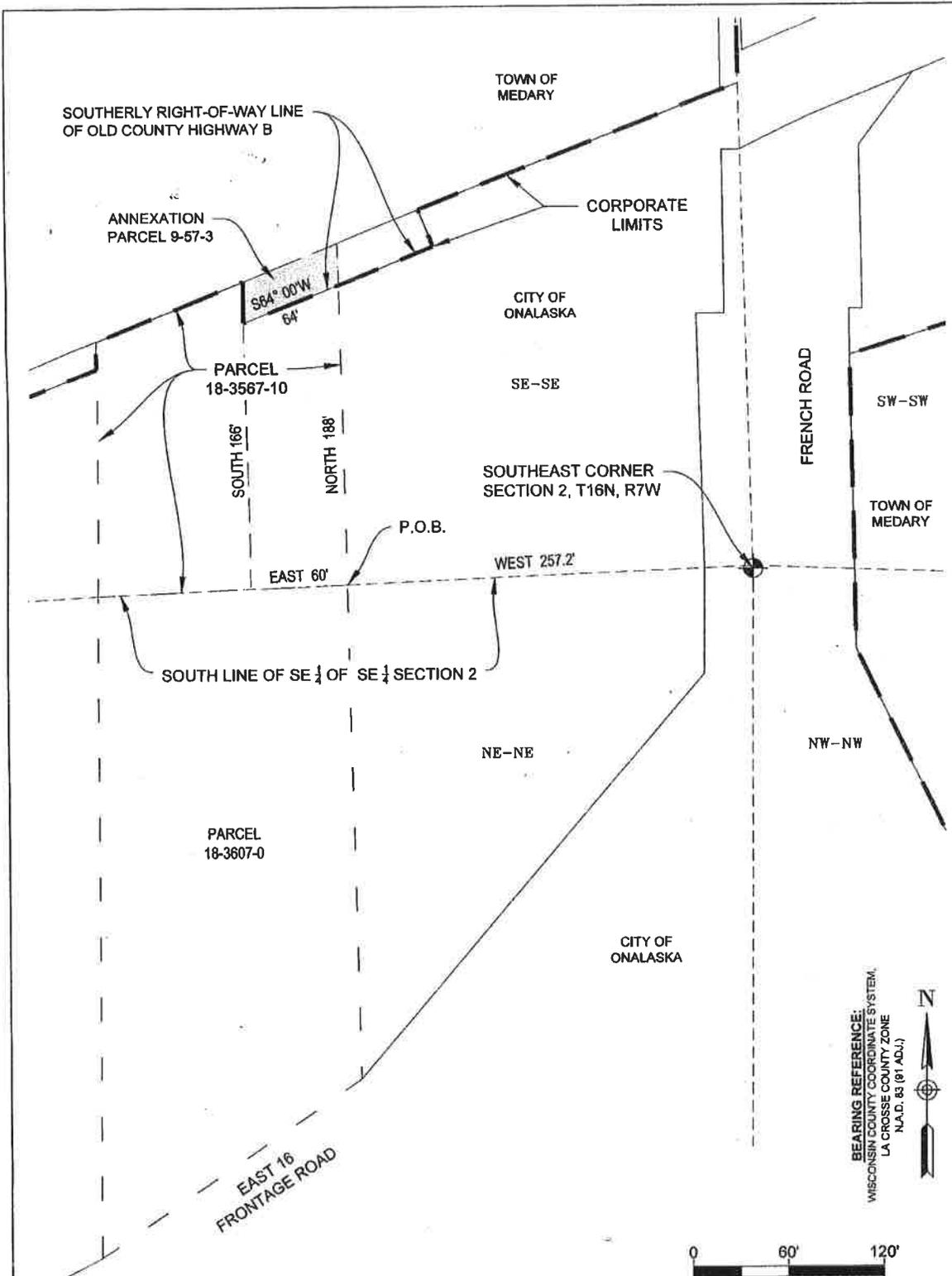
La Crosse, WI 54601

Phone: 608-782-3130

E-mail: jmaloney@davyinc.com

Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
 - OR
 - Direct by one-half approval per s. 66.0217 (3)
- Check or money order covering review fee [see next page for fee calculation]



Legal Description
 Part of the SE 1/4 of the SE 1/4 of Section 2 Township 16 North of Range 7 West, being that part of the South 1/2 of vacated Old County Highway B, Town of Medary, La Crosse County, Wisconsin, lying North of and adjacent to the following described parcel:
 Commencing at the Southeast corner of said Section 2; thence West 257.2 feet to the point of beginning of this description; Thence North 188 feet to the Southerly right-of-way line of Old County Highway B; thence South 64 degrees 00 minutes West along the said southerly right-of-way line 84 feet; thence South 166 feet to the South line of said SE 1/4 of the SE 1/4; thence East 60 feet to the point of beginning.
 Parcel contains approximately 0.03 Acres.

Subject to any easements, covenants and restrictions of record.

BEARING REFERENCE:
 WISCONSIN COUNTY COORDINATE SYSTEM,
 LA CROSSE COUNTY ZONE
 N.A.D. 83 (81 ADJ.)

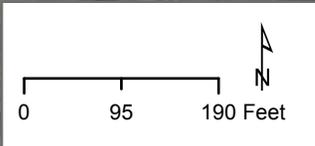
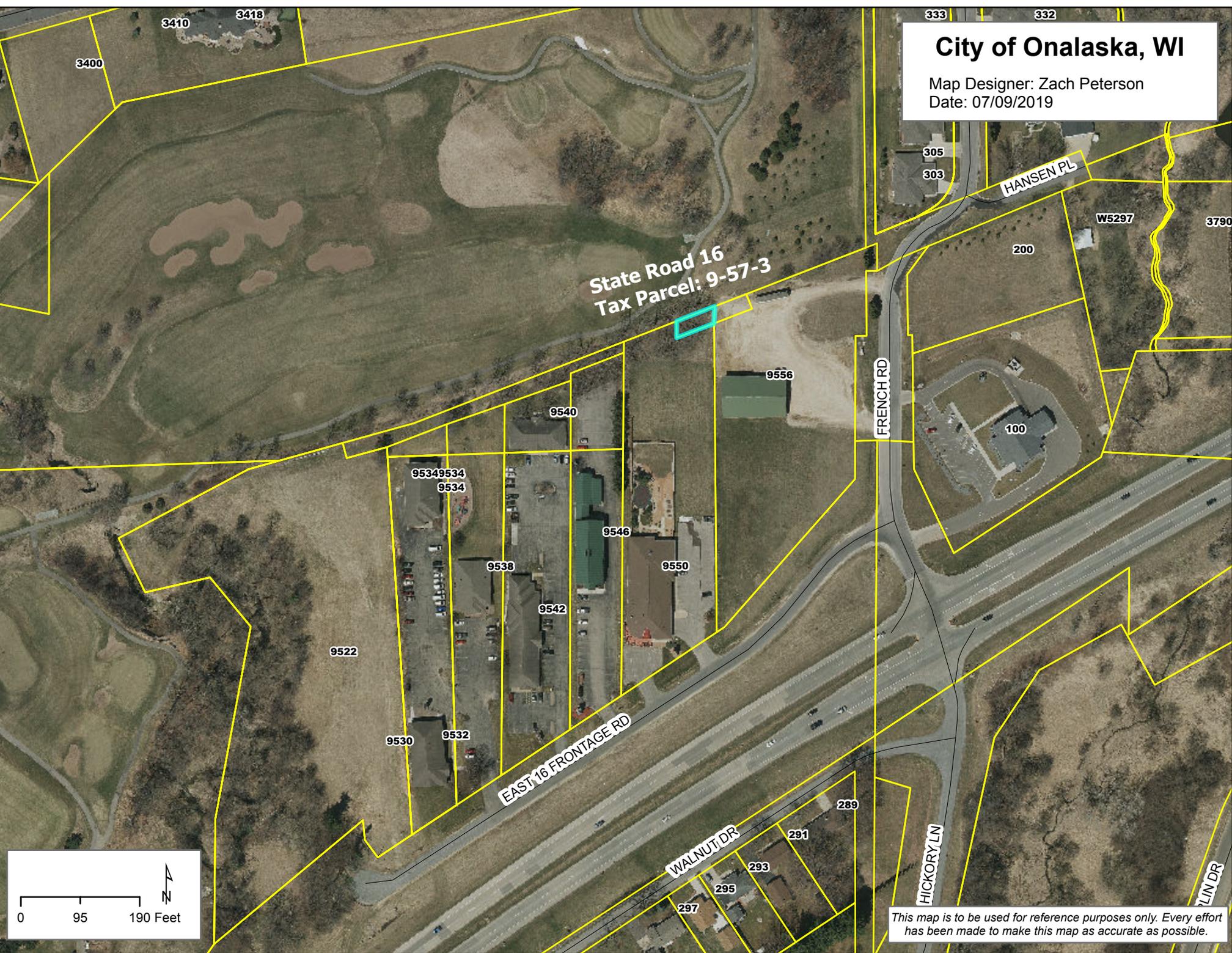


		DAVY ENGINEERING CO. LA CROSSE, WISCONSIN	
ANNEXATION PARCEL MAP WITH LEGAL DESCRIPTION BLP HOLDINGS LLC ONALASKA, WI			
DATE 7/15/2019	NOTEBOOK NO. 662B	PROJECT NUMBER 12116-001-020	SHEET 1 OF 1

City of Onalaska, WI

Map Designer: Zach Peterson
Date: 07/09/2019

State Road 16
Tax Parcel: 9-57-3



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