

AGENDA
CITY PLAN COMMISSION

Monday, March 5, 2012 – 6:00 PM

Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

Discussion and possible action on the following:

1. Report of the February 6, 2012 Plan Commission meeting.
2. Request from US Cellular for a conditional use permit for the purposes of installing three new antennas to an existing tower and performing line work at **5348 Highway 10 East (Parcel ID 2408-35-2100-22)**.
3. Request from US Cellular for a conditional use permit for the purposes of installing three new antennas to an existing tower and performing line work at **1900 Polk Street (Parcel ID 2408-32-2018-03)**.
4. Request from the Stevens Point Water Department for a conditional use permit for the purposes of constructing a garage at **5431 Highway 66 (Parcel ID 2408-14-4200-01)**.
5. Amending Chapter 23 (Zoning Code) of the Revised Municipal Code to create a wellhead protection zone for Well 11, and amending the uses within the Wellhead Protection Overlay District (Section 23.02(4)(e)).
6. Amending the City of Stevens Point Zoning Ordinance to change the conditional use requirement for co-location of antennas to a permitted use (Section 23.02(4)(d)).
7. Other business.
8. Adjourn.

PUBLISH: March 1, 2012 and March 8, 2012

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Common Council of the City of Stevens Point, Portage County, Wisconsin, will hold a Public Hearing on Monday, March 19, 2012 at 7:00 PM in the Council Chambers of the County-City Building, 1516 Church Street, Stevens Point, Wisconsin, to hear the following:

- 1) Request from US Cellular for a conditional use permit for the purposes of adding three antennas along with the associated line work to an existing US Cellular tower at 5348 Highway 10 East (Parcel ID 2408-35-2100-22). This property being zoned as "B-5" Highway Commercial, and described as LOT 2 CSM#6995-25-218 BNG PRT NE NW; SUBJ TO & JNT ACC AGRMT DES 740846 S35 T24 R8 536/124 562/635 551/818 483/991 569416 570853, City of Stevens Point, Portage County, Wisconsin.
- 2) Request from US Cellular for a conditional use permit for the purposes of adding three antennas along with the associated line work to an existing US Cellular tower at 1900 Polk Street (Parcel ID 2308-04-3010-02). This property being zoned as "R-2" Single Family Residential, and described as THAT PRT OF THE S1/2 OF SW 1/4 S4T23R8 LYG WLY OF WATER ST - ALSO VAC CLARA'S & SCRIBNER CRT & EXC 24,750 SQ FT CONVEYED TO THE CITY IN FOR ST 452/428-89 - 521/187 EXC HWY-734/52-58 743587-LSE, City of Stevens Point, Portage County, Wisconsin.
- 3) Request from the Stevens Point Water Department for a conditional use permit for the purposes of constructing a garage at 5431 Highway 66 (Parcel ID 2408-14-4200-01). This property being zoned "C" Conservancy District and described as NW SE EXC PRCL LYG N & W OF HWY 66 DES 198/636 & EXC PRT DES IN 203/249 S14 T24 R8, City of Stevens Point, Portage County, Wisconsin.
- 4) Amendment of the Revised Municipal Code of the City of Stevens Point, Chapter 23 Zoning, to create a wellhead protection zone for Well 11, and amend the uses within the Wellhead Protection Overlay District (Section 23.02(4)(e)).
- 5) Amendment of the Revised Municipal Code of the City of Stevens Point, Chapter 23 Zoning, to change the co-location of antennas on existing towers from a conditional use to a permitted use (Section 23.02(4)(d)).

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling 715-346-1567, during normal business hours.

All interested parties are invited to attend.

BY ORDER OF THE COMMON COUNCIL
OF THE CITY OF STEVENS POINT, WISCONSIN

John Moe, City Clerk

REPORT OF CITY PLAN COMMISSION

Monday, February 6, 2012 – 6:00 PM
Lincoln Center

PRESENT: Chairperson Mayor Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Anna Haines, Commissioner Shari Laskowski, and Commissioner Maurice Rice.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Logan Beveridge, Alderperson Joanne Suomi, Alderperson Michael O'Meara, Alderperson Mary Stroik, Alderperson Roger Trzebiatowski, Alderperson March Molski, Alderperson Randal Stroik, Alderperson Brian Brooks, Public Works Director Joel Lemke, City Assessor Jim Siebers, Matthew Brown, Henry Kroger, Cathy Dugan, Barb Jacob, Reid Rocheleau, Tim Carlson, Rod Fisk, James Mendyke, Mary Ann Laszewski, Strong, Edith Pankowski, Bob Cyran, Kevin Spaay, Rick Whipp, Cindy Nebel, Armin Nebel, John Mosey, Catherine Mosey, Kurt Zimdars, Hans Walther, Mike Phillips, Mike Wimpe, Andrew Crow, Jaime Klasinski, Shirley Maulthauf, Paul Wachowiak, Lee Gostomski, David Brandt, Jeffrey May, Dave Pias, Dave Eschenbauch, Noah Eschenbauch, James Groshek, Santha Bickford, David Holborn, LuAnne Knoke, John Knoke, Robert Wierzba, Leonard Szymkowiak, Mildred Neville, Joe Pogorzelski, Lee Beveridge, Rich Sommer, Nancy Schmidt, Randy Bradley, James Groshek, and Virginia Groshek.

INDEX:

1. Reports of the January 3 and 10, 2012 Plan Commission meetings.
2. All Hazards Mitigation Planning.
3. Request from Development Partners, LLC for a conditional use permit for the purposes of constructing a 29-unit apartment complex, along with two retail/office buildings located at **532 Division Street and the adjacent southern lot (Parcel IDs 2408-29-4010-25 and 2408-29-4010-24)**.
4. Request from Development Partners, LLC for a conditional use permit for the purposes of constructing a senior housing development project, consisting of a 100-unit apartment building with three detached garages, and four 3-family patios homes located at **1017 Third Street (Parcel ID 2408-32-2003-01)**.
5. Request from the City of Stevens Point for a conditional use permit to dredge **portions of property of the South Channel of the McDill Pond lake bed south of Heffron Street located at 3201 Channel Drive and 3209 Channel Drive (Parcel IDs 2308-04-4004-23, 2308-04-4004-22, and an unnumbered parcel)**.
6. Request from the City of Stevens Point to amend the Height Limitation Zoning Ordinance (HLZO) to change the maximum elevation height from 1155 feet to 1253 feet of a portion of the property located at **4204 Highway 66 (Parcel ID 2408-22-3400-17)**.
7. Request from Ron Kurszewski for a conditional use permit for the purposes of operating a tavern at **929 Main Street (Parcel ID 2408-32-2018-03)**.
8. Amending Chapter 25 of the Revised Municipal Code as it relates to the number and size of signs on a property.
9. Zoning rewrite timeline.
10. Adjourn.

-
1. Reports of the January 3 and 10, 2012 Plan Commission meetings.

Motion by Commissioner Patton to approve the reports of the January 3 and 10, 2012 as presented; seconded by Commissioner Laskowski.

Commissioner Rice stated he cannot participate in items 4, 5, and 8 due to conflicts of interest.

Aldersperson Moore stated he cannot participate in item 7 due to a conflict of interest.

Motion carried 6-0.

Mayor Halverson introduced Kyle Kearns as the new Economic Development Specialist / Associate Planner for the Community Development Department.

2. All Hazards Mitigation Planning.

Sarah Wallace from Portage County Planning and Zoning stated that Portage County Planning and Zoning and Portage County Emergency Management started the first hazard mitigation plan project back in 2004 and 2005 as a result of information received from FEMA. In order to be eligible for funding every community had to participate and have an adopted mitigation plan on file. She stated that they are also required to update these plans every five years. FEMA has changed the requirements so that every municipality has to participate in the plan. With the City of Stevens Point being the largest in Portage County, they City has numerous people involved at all different levels of the planning process. She would like to get everyone involved in the planning process. The memo in the plan commission packet highlights the categories that are being addressed for planning. For the City of Stevens Point, drought, agricultural, and wild fires are not going to be of the highest concerns. The presentation was an overview of the all hazards mitigation planning process and what is occurring. Currently, they are close to completing the first draft of the project. It will go out to the entire work group and be available on the Portage County website for public information and comment until approximately May.

3. Request from Development Partners, LLC for a conditional use permit for the purposes of constructing a 29-unit apartment complex, along with two retail/office buildings located at **532 Division Street and the adjacent southern lot (Parcel IDs 2408-29-4010-25 and 2408-29-4010-24).**

Director Ostrowski stated Development Partners is proposing to construct a 3 story, 29-unit apartment complex on the former Cooper Motors site. One of the units on the first floor will be for the property manager. In addition, they plan to construct two retail/office buildings on the same property, making this a mixed use development. There will be 52 covered and 90 surface parking spaces. The retail/office uses will front on Division Street, with the apartment complex being set back behind the two retail/office buildings. The property is currently zoned B-4 and multi-family developments are a conditional use within the B-4 zoning district. The development will be a phased development with the student housing building being completed first, and then the retail/office building being completed second. Director Ostrowski stated he would recommend approval with the following conditions:

- A lighting plan shall be submitted for review and approval by staff. The lighting shall not negatively impact the adjacent properties.
- Snow shall be removed from the site, or stored in a location that it will not negatively impact the adjacent properties.

- A stormwater plan will need to be reviewed and approved by the Department of Public Works.
- Design, size, and location of retail/office buildings are allowed to change with the approval by staff.

Rod Fisk, Development Partners LLC, stated the facility would be an L-shaped building at the back of the property with one end of the building facing Division Street. There will also be two buildings placed on the Division Street side for commercial use. The apartments will consist of apartment style living, single bedroom occupancy, 4-bedroom and 2-bedroom units, and be fully equipped with kitchens and living spaces. There will be twenty-two 4-bedroom apartments and six 2-bedroom apartments with a 2-bedroom apartment for the full time resident facility director. This position would be similar to a facility director/program director at the university residence halls. There will be two central lounges on the second and third floors. Furthermore, the main floor will consist of the main entryway, director's apartment, mechanical rooms, elevator and two laundry rooms. Parking will occupy the majority of the basement with 52 covered parking spaces. Mr. Fisk also stated Wi-Fi will be made available throughout the building, and innovative mechanical heating/cooling and water systems will be installed to minimize energy consumption and environmental impact.

Mr. Fisk went on to say that the retail/office buildings will be approximately 10,000 square feet. There will be thirty-two parking spaces for the commercial buildings with fifty-one open and fifty-two covered parking spaces dedicated to the student housing facility. Mr. Fisk indicated that UWSP was established back in 1894 as a teachers college, and currently has a student population of about 9,500 students. 3,100 of those students live on campus within 13 residence halls. The newest residence hall called Suites @ 201 is the only hall that offers apartment style living.

Mr. Fisk explained the construction technologies that will be utilized to create an energy efficient facility with little environmental impact, both during construction and while the facility is open. Exterior walls will be constructed with a structurally insulated panel with a R40 insulating value that will be factory produced, generating virtually no job site waste. Attic insulation will be cellulose R50 that is fire resistant and made from 75%-85% recycled newsprint. The domestic hot water will be a cluster of four intelligent gas fired tankless water heaters, small insulated storage tanks, and recirculation pumps to provide truly instant hot water. Heating and air conditioning will be independent units with an all in one system having no separate outdoor compressor. Electric heat will be utilized to supplement the independent heat. The ventilation will be a series of powered energy recovery ventilators and will supply a constant flow of pre-heated fresh outdoor air to the entire facility. Paints and finishes will be only zero Volatile Organic Compounds (VOCs).

Mr. Fisk said the assessed value of the property will be about \$4,000,000, with a gross tax of approximately \$98,500, using the current mill rate.

Commissioner Patton asked what was the timeline for the commercial development. Mr. Fisk stated that it would be regulated by the city development agreement, but projected it to be in the first or second quarter of 2013.

Commissioner Patton asked what would be in place of the commercial buildings until they are built. Mr. Fisk stated that the area would be grass.

Commissioner Laskowski asked if they had other similar developments. Mr. Fisk indicated that they are working on one in Menasha.

Commissioner Patton asked if the parking requirements were met. Director Ostrowski stated that there were met.

Reid Rocheleau, 408 Cedar Street, stated he is opposed to granting the conditional use permit for the reasons that the applicant does not own the property, they are an out of town developer with an out of town architect, and bringing in out of town contractors which will not be good for the community. Furthermore, Mr. Rocheleau believes the rental market is currently saturated and the current rental properties will not be able to compete, and if it was not a depressed area then current commercial developers would come in.

Cindy Nebel, 1100 Phillips Street, stated that not all landlords are bad and that this may make landlords do more to their properties. Her concerns are that the single family homes in the area have been losing their value, and views this development as a possible positive thing. Ms. Nebel is concerned with the ingress/egress driveways on Division and Vincent. She is also concerned with the high density of students living in such a small area and feels that the city can't afford to have a high transient population who do not have a stake in the city.

Mary Ann Laszewski, 1209 Wisconsin Street, does not support the development because of the detrimental impact that the residential rentals will make on the current landlords. She compared the increase in rentals to supporting unemployment of the small landlords. Ms. Laszewski also expressed the concern of non-local contractors being used in the development and mentioned several apartment complexes that currently have a number of vacancies.

Aldersperson Beveridge is in support of the development 100% and is surprised to hear such negative comments. He believes that having the students in one area, out of houses in the Old Main neighborhood, will improve the challenges of that area. Aldersperson Beveridge stated that it is the roll of the city to bring in new development and create new value to the city; if this is a referendum on TIF then this is not the place for this conversation.

Paul Wachowiak, 1620 Meadow View Lane, is not in favor of the development and believes it is detrimental to the community. Mr. Wachowiak thinks the site will have potential environmental issues and the city cannot afford to commit to cleaning it up and being liable for the unknown in the cleanup process. Furthermore, Mr. Wachowiak believes that the safety of motorists will be an issue due to the increased pedestrian crossings on Division Street. Mr. Wachowiak feels the matter should be tabled for further discussion until more information can be presented.

Edith Pankowski, 1301 Sixth Avenue, is not in support of the development and feels it is detrimental to the housing market and to taxpayers. She also stated that the university is also facing severe cut backs and there has been no market study to determine the need of more rentals in the area. This development will be taking tenants from existing rentals and will affect every property owner. Ms. Pankowski feels that this is contributing to an already weak housing market and the commission should vote no.

Dave Eschenbauch, 10353 Krogwold Road, is not in support of the development and believes the Plan Commission is in violation of the Zoning Code 23.01(4); "The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare." He encouraged the Plan Commission to vote no.

Henry Kroger, 3200 Water Street, believes the City should not subsidize this development, and doesn't care if they build the developments without subsidized money from the City. Mr. Kroger stated that apartments do not bring workers to this area. He urged the Plan Commission to hold off and have a study done to see if the apartments are the best for the community.

Cathy Dugan, 615 Sommers Street, tentatively supports the development if it will get rid of the bad landlords. She said the City should certify landlords who have taken good care of their properties. Her concerns regard the need for more rental housing, traffic at the intersection of Fourth Avenue and Division Street, massive size of the building, and the moral and general welfare of the other landlords who rely on the rental income.

Rick Whip, 2016 Main Street, does not care for the design. He believes the area should be developed for businesses first and housing second. Mr. Whip does not see it as being a pleasant property 10-15 years from now. His suggestion is placing business on the ground floor and apartments above them. He also has a concern for businesses not wanting to occupy the retail locations with all the students right behind them.

Lenard Szymkowiak, 3119 Marthas Lane, does not support the development and feels that the city should have a study done for the need of housing in the area. He feels this development is nothing new, with his rentals having the same amenities as this development and he still has vacancies.

Mike Wimme, Klasinski Clinic, stated that when Klasinski Clinic expanded, they presented plans to the neighboring property owners prior to bringing it to the Plan Commission. He feels that the development would bring spot zoning and change the dynamics of the district. Mr. Wimme also expressed the concern for high density residential and the future planning of parcels along Division Street. Lastly, he feels that the development will stand out giving a residential flare to a commercial district, as well as, safety issues for persons crossing Division Street.

Randy Bradley, 2133 Wyatt Avenue, is concerned with the safety issues at Fourth and Division Street intersection. He feels that TIF money should be used to bring in jobs to the area.

Noah Eschenbauch, 2324 Ellis Street, is concerned with taking 100 beds out the existing neighborhoods that are already somewhat deteriorated. Essentially taking the property value out of those neighborhoods and put it in one small area of town.

Dave Brandt, 3001 Lampman, does not support the development and has concerns for the increase of traffic, the reduction of property values in the area that he owns, and that his tax money is funding this project. He urges the Plan Commission to vote no.

Andrew Crow, 508-A Vincent Street, is not in support of the development and has concerns for the large size, the blocking off of Division Street, and for the possibility of hindering future developments in that corridor.

Nancy Schmitt, 1249 Maria Drive, does not support the residential development and would like to see it remain a commercial area. She has concerns for the large concentration of students. She does support the two small buildings for commercial use.

Barb Jacob, 1616 Depot Street, does not support this development and feels that the Plan Commission needs to think about the needs of our community first. Her concerns are that there has not been a study to see if more rentals are needed, the developer being from out of town, and the segregation of students.

Armin Nebel, 1100 Phillips Street, expressed concern for the rush to get this development acted upon. There has not been enough information presented relating to the need of additional student housing, the amount of authority of the facilities director would have, or the rent costs. He feels TIF money should be used to revitalize properties we currently have.

Rich Sommer, 4224 Janick Circle, pointed out that we are talking about conditions on a conditional use request, and that there should be a condition of approval to have a comparative market study

done to find out what are the occupancy and rental rates. Mr. Sommer stated that the development plans look good, but there is nothing in this development that is not readily available at this time. He also has a concern on where the development money is coming from.

Mildred Neville, 1709 Jefferson Street, does not support the development and feels it is detrimental to the general welfare of the community. She is concerned that this huge project will affect current landlords and businesses and wants the Plan Commission to be more involved in the planning process of the development.

Jeff May, 21 Oakcrest, said that the best system for the general welfare of the city is the free enterprise system. He said that the city is losing money by some of the policies that they are trying to push through. His concerns are that a three story building does not blend with a single family neighborhood only a block away, that the DNR does not sign off unconditionally on the removal, there will be parking in the front yard, and how will it be determined who the tenant cars, guest cars, and commercial cars. The density of students will also be an issue.

Bob Wierzba, Neslsonville, WI, stated that his tenants live in our neighborhoods, why do we want them living in a box, they are part of our community.

Virginia Groshek, 1524 Fourth Avenue, opposes the development. She feels that the development will affect the developments within the commercial area, and that we should be creating more jobs. Mrs. Groshek is concerned that this development is too big and will mess up the whole look of the street. In addition, she is concerned about the concentration of persons in the area and the traffic flow.

Commissioner Rice has a concern over the commercial aspect of this project. He feels that there needs to be commitments that the commercial buildings will be built. The mixed use seems appropriate, but Division Street is primarily commercial and that has to be emphasized. This property has been vacant for at least 3-4 years and no one has wanted to do anything with it. Commissioner Rice is aware of the pedestrians in the area cutting across the street and it is a considerable issue that the city needs to address. He has difficulty with the context of the developer being over in Neenah and does not think this should be a concern. We should not discriminate because they are from out of town.

Commissioner Laskowski would like further discussion about the number of cars, the ingress/egress, and its location to the intersection. Director Ostrowski stated that the plan is to take the two driveways along Division Street and turn them into one so we don't have the issue of cars coming out of the development in opposite directions. He indicated that there are permitted uses that could locate on this site that would have a significantly higher degree of traffic. He said that with this development being so close to the university, it should cut down on the vehicular traffic.

Commissioner Haines agrees that traffic will be an issue and to maybe only make it a right-in, right-out drive. She would also like to see some form of housing market study.

Mayor Halverson stated that studies are left up to each individual project as they have to prove the need to their financial institution in order to secure financing. The more general housing needs, the city can do. However, when you use that information to approve or deny projects it becomes very selective. This commission needs to review the project on whether or not it meets the standards of review, as opposed to a housing availability or vacancy perspective. This area is ripe for a mixed use development that is significantly denser than what we have previously experienced in this community. We need to look at new urbanism and specifically a more dense land use approach, as the comprehensive plan encourages. This is one of the more thought provoking developments in

terms of their use of parking and how they deal with our ratio, which may be more than what we need to have as a community. We were not going to be involved in any type of development agreement that would be forwarded to the Finance Committee that did not have a commercial component to it on that corridor. That concern is valid and we want to be able to encourage commercial businesses, but the key is to encourage as much of a natural residence to that area. We do not have any specific analysis of housing needs. What we are doing through the Community Development Authority is looking at the needs for low and moderate income housing needs.

Commissioner Haines asked what are all the possible uses in the B-4 zoning district. Director Ostrowski stated that pretty much any retail or commercial is allowed within that district. It is one of our most general commercial districts.

Alderperson Moore stated that when he first heard about this project he was excited about it. He is disappointed with the limited amount of commercial development, and that it is in phase two. Alderperson Moore stated that a number of students cross Division Street at various times of the day. This project may make it worse.

Commissioner Patton is concerned for the size and height of the development. He is concerned that there are too many apartments. The commercial buildings are nice, but it is not enough. He feels the apartment building is too tall and just too big for the area.

Commissioner Haines asked the developers to talk more about the commercial part of this development.

Rod Fisk, Development Partners LLC, stated that they are not commercial developers; they are mainly student housing developers. They included the commercial component, to help move the project forward. The nature and scope of the buildings are limited by the parking requirements of the city. They cannot increase the commercial area without significantly reducing the other component.

Alderperson Moore indicated that only one dumpster is located on the property, which is the size of two parking spaces. Director Ostrowski stated that there is also a dumpster in the covered parking area for the residents.

Commissioner Haines asked for clarification about the commercial component of the development. Director Ostrowski stated that the commercial component is part of the development agreement, and if that doesn't get built, then the city could recoup the funds that it used to make this development happen. One of the main goals in our comprehensive plan is to have mixed use development, especially in redevelopment areas; Division Street is a redevelopment area. Division Street is largely commercial; however, a strictly commercial corridor model is outdated and has its challenges, thus the need for additional mixed use development. Mixed use development allows you to get people in the area at all different times of the day to help support the businesses located within the area. The students will support the commercial component on this property, as well as the other commercial establishments in the area.

Commissioner Haines asked what happens to the development after the Plan Commission. Director Ostrowski stated the Plan Commission only deals with the multi-family portion, as that is the portion considered a conditional use. Mayor Halverson stated that anything meeting the site requirements and the zoning regulations can proceed. The financial aspects of it will be dealt with by the Finance Committee and the Common Council.

Mayor Halverson indicated that the commercial component will have a certain date in which it needs to be built. The financial incentive will be used to help offset the costs associated with getting this site up and running again, including site demolition and environmental remediation. Due to the past history of this site, there will be a natural concern regardless of what type of project is moving forward. This site is going to require added detail, added review, and added cost for it to redevelop. A large misunderstanding about TIF districts is that they were exclusively started as job creation mechanisms. They were actually started with the urban revitalization processes of the 70's to specifically redo urban slums and decay. TIF districts were then created for slum clearance along with the added powers of redevelopment authority to harness that increment and reinvest it back into the district. At the same time, the industrial and greenfield component of TIFs started as well. Most recently, that law has been expanded to allow for very different uses of harnessing the tax dollars that these particular developers will be paying to invest back in offsetting the additional costs of their development. In this case, the amount of money we are talking about is \$50,000 to offset added environmental concerns to a site that will need it regardless. The \$50,000 is one half of one year's added increment at \$4 million off of this site. The City of Stevens Point could borrow \$1 million tomorrow off of this particular project and the increment that it would generate over the remaining 22 years in the district. The financial windfall from this injection into the North Division Street TIF district is almost incalculable in terms of the revenue that we get. If there are pedestrian issues, or if turn lanes are needed at Fourth, this project can pay for it. It could probably offset more than three fourths of the debt service to repave Division Street from Fourth Avenue to Maria Drive. This is the same mistake that we made when the Swiderski multiple-family development was proposed. When we start dwelling too often in this community on residential development in TIF districts, developers like Shane Swiderski invest \$13 million in the Village of Plover. That decision made us lose out on the great possibility to create a grade separation along Country Club Drive. We don't disrespect the fact that every one of the landlords is a small business owner, however, we need to start looking at this community as a whole. We need to find ways to start leveraging financial capabilities to work for all the different needs that we have. This is one project that very easily could do that, and not only adheres to the principles that are in our comprehensive plan, but adhere to the processes of walk-ability and the density that we want to try to encourage along this corridor. The amount of money that we are investing in this project is minimal, but it is enough to have it move forward.

Commissioner Patton questioned if the commercial component does not get done, how much the developers will need to pay back. Mayor Halverson stated \$50,000.

Commissioner Patton then asked how much it would cost for them to build the commercial portion. Director Ostrowski stated \$750,000 to \$1,000,000.

Director Ostrowski stated that one of the big issues that we hear is the concern for parking at the university. This development puts 100 students adjacent to the university so that they do not need to take their cars and park on the street. This development lessens the congestion around the university.

Commissioner Patton stated that it does not seem fair that the developer will only lose \$50,000 and save \$750,000.

Commissioner Rice stated they will also lose the income from the commercial component as well. No developer wants to be in violation of a development agreement, as they won't have much credibility with the city on any other project.

Commissioner Laskowski asked if they failed to build the commercial buildings, would it affect their multiple-family dwelling license. Director Ostrowski stated no. If they fail to build the commercial development then they are out \$50,000, and they will not receive any financial support from the city.

Commissioner Patton asked if they will pay the full taxes for the development. Director Ostrowski stated that yes they would. Director Ostrowski stated that this is also a misconception with TIF districts. Just because they are located within a TIF district they do not get reduced taxes. The full amount of their taxes gets paid and can be used on other projects within the district. So if they don't build the commercial component, they will build the student housing facility with their own money and receive no financial support from the city.

Motion by Commissioner Patton to approve the conditional permit for the purposes of constructing a 29-unit apartment complex, along with the two retail/office buildings with the following conditions:

- **A lighting plan shall be submitted for review and approval by staff. The lighting shall not negatively impact the adjacent properties.**
- **Snow shall be removed from the site, or stored in a location that it will not negatively impact adjacent properties.**
- **A stormwater plan will need to be reviewed and approved by the Department of Public Works.**
- **Design, size, and location of retail/office buildings are allowed to change with the approval by staff.**
- **Fire hydrants shall be installed as per Fire Department approval.**

seconded by Commissioner Rice. Motion carried 6-0.

4. Request from Development Partners, LLC for a conditional use permit for the purposes of constructing a senior housing development project, consisting of a 100-unit apartment building with three detached garages, and four 3-family patios homes located at **1017 Third Street (Parcel ID 2408-32-2003-01)**.

Director Ostrowski reported that Development Partners is proposing to construct senior living complex on the former Lullabye Furniture property. The complex will include a 100-unit apartment building with three detached garages, and four 3-family patios homes. The parking garages include 40 parking spaces, there will be 40 surface parking spaces, and 24 spaces for the detached units. There will also be a garden/patio area in the center of the lot. The development will take place in two phases. Phase 1 will include the patio homes on the north side of the lot, and phase 2 will include the senior apartments and covered garages. This property is currently zoned B-2 and multi-family developments are a conditional use within the B-2 zoning district. Director Ostrowski stated he would recommend approval with the following conditions:

- A lighting plan shall be submitted for review and approval by staff. The lighting shall not negatively impact the adjacent properties.
- Snow shall be removed from the site, or stored in a location that it will not negatively impact adjacent properties.
- A stormwater plan will need to be reviewed and approved by the Department of Public Works.

- Additional stone or brick veneer to be used on the buildings as indicated within the staff report.

Rod Fisk, Development Partners LLC, said this development will be in the heart of Stevens Point and in the middle of Centerpoint Drive, Third Street, Portage Street, and Union Street. The development is only a block away from the mall and only at block or two from the river. The main entrance will be on the interior of the 3-story complex. The interior portion will have about a half-acre park and some detached garages for the residents of the apartment building. The four 3-family will have about a car and one-half attached garage. In looking at the potential for this facility, the web research indicated that there are about 25 facilities in the Stevens Point and Plover area, but most are substantially or completely assisted living and/or memory care. Only a couple are retirement living, like this facility. Centerpoint Gardens will be exclusively an independent retirement living community. It will have four 3-family patio homes without a basement and an attached garage. There will also be a 100 2-bedroom apartment complex with surface and covered parking. The site plan shows a large garden on the inside. The ingress/egress will not be off of Centerpoint Drive, but rather Union Street and Third Street. All of the garages and access to the patio homes will be from the interior of the development with the back yards of the patio homes facing Portage Street, which will be heavily landscaped.

Commissioner Haines asked what was meant by a patio home. Mr. Fisk stated it is a house without a basement. Mr. Fisk said that all the patio homes will have two bedrooms, one and a half baths, a three season room in the back, a concrete patio, laundry, a large living and dining area, and one and a half car garage, and about 1,100 square feet of living space. The construction will be similar to the construction technologies as Pointer Lodge, creating high performance with a low environmental impact, while still making it affordable.

Mr. Fisk said they are estimating the total value of the development to between \$6 - \$7 million. With a current mill rate of \$24.65 per \$1,000 the potential tax revenue is approximately \$147,900.

Commissioner Haines asked if this will be limited to 55 and older. Mr. Fisk stated yes.

Commissioner Patton asked how you would limit the age of the residents. Mayor Halverson stated the parking ratios would make it impossible to make it any other type of housing on this lot. In addition the mix of the type of units being 1 and 2 bedroom apartments would be a limiting factor. Commissioner Patton then asked if the person was single and below 55 would you still rent to them. Mr. Fisk stated no.

Director Ostrowski stated that the parking ratio is 0.6 for an attached dwelling unit for a senior development, where it would be 1 for a standard development.

Mayor Halverson stated the City's financial involvement is for the land and environmental cleanup. This is very different from the Cooper property, where we do not own the Cooper property and will never own the Cooper property. Here we have different levels of responsibility, which we need to have as a community given the history of this site. The other concerns were no student housing as well as no high elevation towards the single family homes on Portage Street. Mayor indicated that this plan addresses both of those concerns. The Historic Preservation / Design Review Commission had some concerns and will be working with the Community Development department and the developers addressing the aesthetics. Mayor Halverson stated that in conversations with the

assessor, he feels that the value will be closer to \$8 - \$9 million, with a 20-percent vacancy. The developer must guarantee a \$5.5 million value to obtain the land, but if the value reaches \$8.0 million they will get 100% of the increment above \$5.5 million for ten years. At \$9 million it would be a 59% reduction in debt service payment for the mall borrowing with just this project alone. This is a great opportunity for the City. It matches our plans for downtown and also encourages more people to live downtown. Much like the Pioneer Park Place their constituency is very positive for downtown.

Aldersperson Moore stated that there is only one dumpster enclosure on the southeast corner of the development, would the patio homes qualify for curbside city garbage pickup. Director Ostrowski stated yes, they would qualify as single family curb side for city pickup.

Aldersperson Moore asked what happens if the dumpsters do not meet the needs of the tenants. Director Ostrowski stated that they will then need to provide additional dumpsters.

Reid Rocheleau, 408 Cedar Street, does not support this development and does not believe it is a development in the free market, but a subsidized market and feels the development does not support the general welfare of the community.

Aldersperson Beveridge stated that with regards to the general welfare provision in the standards of review, that pertains to the issues within the purview of the plan commission, mainly traffic, zoning, and utilities. He is in favor of the project, but would like to see the setbacks increased. With the current Centerpoint Drive setback it creates a tunnel effect. He suggests that an 8-10 foot setback on the south side and a 12-15 foot setback on the north side. Aldersperson Beveridge would also like to know the history of the area with regards to the environmental concerns.

Paul Wachowiak, 1620 Meadow View Lane, has concerns that other rental developments were constructed to not rent to students, but eventually turned into student rentals. He questioned how they are going to enforce the 55 plus requirement when they have large vacancies and no cash flow to support the project. He also feels that parking will be an issue, as most retired seniors have two vehicles.

Rich Sommer, 4224 Janick Circle, feels that the environmental concerns are larger than anticipated and will cost more to clean up. He commented on the current trend of multi-generational housing and with this economy and the possibility of one of a generation younger and one of a generation older and still complies with the city housing code.

Henry Korger, 3200 Water Street, stated that Holiday Park I was designed for retired residents, and now there are all ages living there. He feels that the Plan Commission is not listening to the community and asked why the developers can't use their own money.

Aldersperson O'Meara pointed out that the city owns the site and is responsible for the contamination. If we have a development opportunity, we need to get the remediation done. He feels that with advanced technologies, remediation has become less expensive. He indicated that the do nothing approach, still makes the City liable. He said that the contamination levels are not a reason to deny this project.

Jim Mendyke, 5538 Claret Court, stated that he is supportive of the free market approach, but having a subsidized development compete with him makes it tougher. He would feel better about the development if the city did not put money towards it.

Mary Ann Laszewski, 1209 Wisconsin Street, stated that the state requires who caused the contamination to clean it up. Ms. Laszewski has concerns for the narrow setbacks. She believes that the development is detrimental to the general welfare of the community, and stated that the development will happen on its own if the market warrants it.

Chris Strong, 631 Third Street, wants the Plan Commission to do its due diligence so we don't end up with another development like the mall. She stated that she is retired and would not live there, and has a concern for the prevention of student housing and low income housing in that location.

Jeff May, 21 Oakcrest, has the same concerns as Mr. Sommer for the environmental cleanup costs. He feels Stevens Point is fortunate to have the university students and believes it will be a challenge to keep students out of living in this new development. He is not opposed to competition, but prefers that they use their own money to develop.

Director Ostrowski stated that there are two elements that prevent this development from going to student housing. The first is the parking requirements, as there is a high requirement for student housing versus senior housing. Second, the city is working with them on a development agreement that would require this to be senior housing, so they would be going against that development agreement would have to face the penalties within the agreement.

Director Ostrowski stated that this development meets the current setbacks for that district. The homes along Portage Street will have the garage facing inside the development. He feels it is a cohesive development that screens the parking well. It is a nice transition from the high density retail core to the single-family neighborhood. The exterior is not simply vinyl siding, the materials that they are proposing are of high quality and fit well within the area.

Commissioner Patton asked what would be done with snow removal. Director Ostrowski stated that they are required to remove the snow from the site or store it in a proper location.

Commissioner Patton asked would the Plan Commission approve the signage for the site. Director Ostrowski stated that would be approved by staff and HP/DRC. They have indicated places for the signage, but the design would be approved by staff and HP/DRC.

Commissioner Laskowski asked if the sidewalks were included in the setbacks. Director Ostrowski stated the setback is determined from the property line which is behind the sidewalk about a foot. Commissioner Laskowski said the true distance would be further than the five feet. Director Ostrowski stated that would be correct.

Commissioner Laskowski asked what would be done for garbage pickup on Portage Street. Mayor Halverson stated it would be available for curb side pickup.

Mayor Halverson asked what where the concerns from the HP/DRC. Director Ostrowski stated the request was for the building to add more historical features. The HP/DRC gave the authority for the

chairperson of the HP/DRC and Director Ostrowski to make changes to the design. In addition, Director Ostrowski indicated that fire hydrants shall be installed in locations to meet code.

Motion by Mayor Halverson to approve the conditional use permit for the purposes of constructing a senior housing development project, consisting of a 100-unit apartment building with three detached garages, and four 3-family patios homes with the conditions:

- **A lighting plan shall be submitted for review and approval by staff. The lighting shall not negatively impact the adjacent properties.**
- **Snow shall be removed from the site, or stored in a location that it will not negatively impact adjacent properties.**
- **A stormwater plan will need to be reviewed and approved by the Department of Public Works.**
- **Additional stone veneer shall be used on the faces of the buildings that front a public street, as well as on the garages.**
- **Allow the Community Development Director and the Chairperson of the Historical Preservation and Design Review Commission (HP/DRC) to make exterior changes as per the HP/DRC's approval.**
- **Fire hydrants shall be installed as per Fire Department approval.**
- **If spacing allows, increase the Portage Street setback of the patios homes to at least 8 feet.**

seconded by Commissioner Laskowski.

Aldersperson Beveridge asked if the environmental contamination on the site could be addressed. Mayor Halverson said that the old Lullabye factor was in the southwest corner of the property and a plume towards the center of the lot has migrated south. There has been degrading and self-remediation, so over time the concentration levels have reduced. There is also some lead on the site that may require some excavation and disposal of the soil. The estimate is about \$50,000.

Motion carried 5-0, with Commissioner Rice recusing.

5. **Request from the City of Stevens Point for a conditional use permit to dredge portions of property of the South Channel of the McDill Pond lake bed south of Heffron Street located at 3201 Channel Drive and 3209 Channel Drive (Parcel IDs 2308-04-4004-23, 2308-04-4004-22, and an unnumbered parcel).**

Director Ostrowski stated the City of Stevens Point is requesting to remove dredge material from the channel immediately south of Heffron Street. A portion of this removal is of eroded sediments from the storm outfall.

Motion by Commissioner Patton to approve the conditional use permit for dredging with the following conditions:

- **Applicants shall determine and take the necessary precautions for the protection against Blastomycosis.**
- **Applicants must receive approval from all other regulating agencies**

(e.g. Wisconsin DNR and FEMA).

- **Dredging must occur in areas owned by the City, unless written permission is granted from the other property owners.**

seconded by Alderperson Moore. Motion carried 5-0, with Commissioner Rice recusing.

6. Request from the City of Stevens Point to amend the Height Limitation Zoning Ordinance (HLZO) to change the maximum elevation height from 1155 feet to 1253 feet of a portion of the property located at **4204 Highway 66 (Parcel ID 2408-22-3400-17)**.

Director Ostrowski stated Marshfield Clinic is looking to build a new clinic at 4204 Highway 66. This property is located within the boundary of the Height Limitation Zoning Ordinance (HLZO). A portion of the property is limited to 1155 feet, while the remainder of the property is limited to 1253 feet. At 1155 feet, it would limit the height of the proposed clinic to approximately 50 feet, while at 1253 feet; the building could be built an additional 100 feet in height without affecting the flight pattern for the airport. An analysis has been done to show that while the HLZO is at 1155 feet in one area of the property, it could be increased to 1253 feet without affecting the flight pattern for the airport. Staff would recommend approval with the conditions set forth by the Director of Public Works.

Commissioner Rice noticed that there would also be a need for state and federal approvals. Mayor Halverson stated that we have that.

Motion by Commission Patton to approve the amendment to the Height Limitation Zoning Ordinance (HLZO) to change the maximum elevation height from 1155 feet to 1253 feet of a portion of the property located at 4204 Highway 66 with the following conditions:

- **Current and future owners recognize that the construction of and facility, including facilities that are sensitive to noise and lighting will not be cause for any consideration on the part of the City to modify Municipal Airport operations. Appropriate measures should be taken to mitigate the effects of current and future noise and light potentials created from the unobstructed operation of the Municipal Airport.**
- **The City requires review authority over anything that could be considered a limiting factor to pilot visibility or a hazard to aircraft. These items include, but are not limited to, construction elements related to: bright lights, object glare, creation of dust, emission of smoke, emission of steam, height of objects, and items that may potentially attract hazardous wildlife such as ponds and vegetation.**
- **All development still has to undergo the required studies and approvals through the State Bureau of Aeronautics and/or the Federal Aviation Administration.**

seconded by Commissioner Laskowski. Motion carried 6-0.

7. Request from Ron Kurszewski for a conditional use permit for the purposes of operating a tavern at **929 Main Street (Parcel ID 2408-32-2018-03)**.

Director Ostrowski stated Mr. Kurszewski is requesting a conditional use permit for the purposes of operating a tavern that would serve beer and wine only at 929 Main Street. Staff would recommend approval with the following conditions:

- The licensee shall maintain order and peace in the licensed premises.
- Any licensed premise established, operated, or maintained in violation of any of the provisions or requirements of this conditional use permit shall be grounds for suspension or revocation of this conditional use permit and/or declared to be unlawful and a public nuisance, the City may, in addition to or in lieu of, any other remedies set forth in the Stevens Point Municipal Code Chapter 12 of the City's Revised Municipal Code, commence an action to enjoin, remove, or abate such nuisance in the manner provided by law and shall take such other steps and apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such public nuisances, and restrain and enjoin any person(s) from establishing, operating, or maintaining said conditional use contrary to the provisions of this conditional use permit.
- The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the surrounding properties.
- The licensee shall require that all exterior doors be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the surrounding properties.
- The licensee shall require that the area surrounding the premises be kept clean and orderly. All cups, bottles, cans, garbage, rubbish, cigarettes, etc. shall be properly disposed of at the end of each day, and not left on the property or public right-of-way.
- All refuse containers shall be screened from view.
- A sidewalk café license may be issued without amending this conditional use.
- The conditional use permit shall expire June 30, 2014.

Commissioner Rice asked if the city would be able to determine what the decibel level would be coming from outside an establishment. Director Ostrowski stated the city does not have a meter to measure that, so noise violations would be based on complaints received.

Jerry Moore, 317 Division Street North, stated that he would be running the club as a Jazz club with occasional live music.

Commissioner Haines asked if there are apartments upstairs, and if the music would affect the tenants. Mr. Moore stated yes there are apartments above, but there will be insulation in the floor/ceiling that will address those issues.

Barb Jacob, of 1616 Depot Street, stated she has the same type of business with apartments above and with the proper insulation the noise is not heard.

Commissioner Patton asked if the establishment would be serving beer and wine only. Mayor Halverson stated that is correct.

Motion by Commission Patton to approve the conditional use permit for the purpose of operating a tavern with the following conditions:

- **The licensee shall maintain order and peace in the licensed premises.**
- **Any licensed premise established, operated, or maintained in violation of any of the provisions or requirements of this conditional use permit shall be grounds for suspension or revocation of this conditional use permit**

and/or declared to be unlawful and a public nuisance, the City may, in addition to or in lieu of, any other remedies set forth in the Stevens Point Municipal Code Chapter 12 of the City's Revised Municipal Code, commence an action to enjoin, remove, or abate such nuisance in the manner provided by law and shall take such other steps and apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such public nuisances, and restrain and enjoin any person(s) from establishing, operating, or maintaining said conditional use contrary to the provisions of this conditional use permit.

- The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the surrounding properties.
- The licensee shall require that all exterior doors be kept closed so that noise does not unreasonably disturb the peace and enjoyment of the surrounding properties.
- The licensee shall require that the area surrounding the premises be kept clean and orderly. All cups, bottles, cans, garbage, rubbish, cigarettes, etc. shall be properly disposed of at the end of each day, and not left on the property or public right-of-way.
- All refuse containers shall be screened from view.
- A sidewalk café license may be issued without amending this conditional use.
- The conditional use permit shall expire June 30, 2014.

seconded by Commissioner Haines. Motion carried 5-0, with Alderperson Moore recusing.

8. Amending Chapter 25 of the Revised Municipal Code as it relates to the number and size of signs on a property.

Director Ostrowski stated at the last plan commission meeting members expressed an interest to examine our sign code requirements as it relates to the number and size of signs on a property. Specifically, the Commission directed Staff to review the current code to determine whether changes could be made to allow for "variances" in special circumstances, whereby the typical stringent requirements of a standard zoning variance, such as a hardship, unique property condition, and not harming the public interest, would not be applied. There also was a directive to consider the prospect of revising the ordinance to allow for larger signs than the current code allows.

Director Ostrowski indicated that some communities have done in similar circumstances has been to allow for an "alternative sign permit" to be granted. The alternative sign permit process would require plan commission review and approval, as opposed to staff review and approval. However, the proposal would need to be reviewed against a set of criteria or standards, similar to our conditional use process. Director Ostrowski indicated that this can lead to discretionary decision making, which could cause legal challenges when a sign is denied.

Director Ostrowski stated that the Plan Commission also inquired about changing the current code requirements to be more lenient by allowing larger signs. He indicated that he understands that one of the intents of the sign code is to help business succeed, especially in difficult economic times; however, changes or amendments to the requirements within the current sign code would alter

standards that have been in effect for years, and which many businesses have already followed. He indicated that when the sign code was created, one of the stated purposes was to establish a uniform sign code between the City of Stevens Point, the Village of Plover, and Portage County. He said changing the requirements now would remove the uniformity between the communities.

Director Ostrowski indicated that our sign code has worked, but there are some amendments that he would recommend. He recommended the following amendments:

- Allow for a second free standing sign to be erected without having to remove all existing non-conforming signs on the property, only if the entity is removing an existing non-conforming sign. This is the example of the Save-A-Lot request. With this request, you would achieve the goal of eliminating non-conforming signs, as you would be transitioning from two non-conforming signs on the property to one non-conforming sign on the property.
- Allow for larger free standing signs only for larger, planned developments that hold more than one business. For example, Crossroads Commons in Plover has three large signs that advertise the development as a whole, as well as the individual businesses, on the same sign surface.
- Allow for larger building signs for buildings that are larger, so that the sign is more proportionate to the building. For example, if you have a building that spans over 300 lineal feet, it may warrant a larger wall sign.
- Allow for additional wall signs for businesses that front on two or more highly traveled streets.

Director Ostrowski said the first amendment could be done immediately, but he would bring back the others for review by the plan commission.

Commissioner Patton asked if there was a need to make a motion to allow staff to amend the sign code and to bring it back. Director Ostrowski stated he would like to do the first suggested amendment.

Mayor Halverson stated based on the agenda, you could amend Chapter 25. This is one of those things that we want to be as flexible as we can to work with businesses.

Director Ostrowski stated that the nonconforming section of our sign code says when you take down a sign and put up another sign, that sign must meet all sign code requirements, because it is considered a new sign. It does not say that just because you have a nonconforming sign that you can replace it with a lesser nonconforming sign.

Director Ostrowski stated that the Save A Lot sign request is different. You are going from two nonconforming signs to one nonconforming sign. This gets after the intent of our ordinance.

Motion by Commissioner Patton to amend Chapter 25 of the revised Municipal code to allow the erection of an additional freestanding sign without having to remove all other nonconforming signs; seconded by Alderperson Moore. Motion carried 5-0, with Commissioner Rice recusing.

9. Zoning rewrite timeline.

Director Ostrowski stated that with several persons leaving the Plan Commission over the next few months that it would be wise to postpone the zoning re-write until the new members joined the commission.

10. Adjourn.

Meeting adjourned at 9:35 PM.

Administrative Staff Report

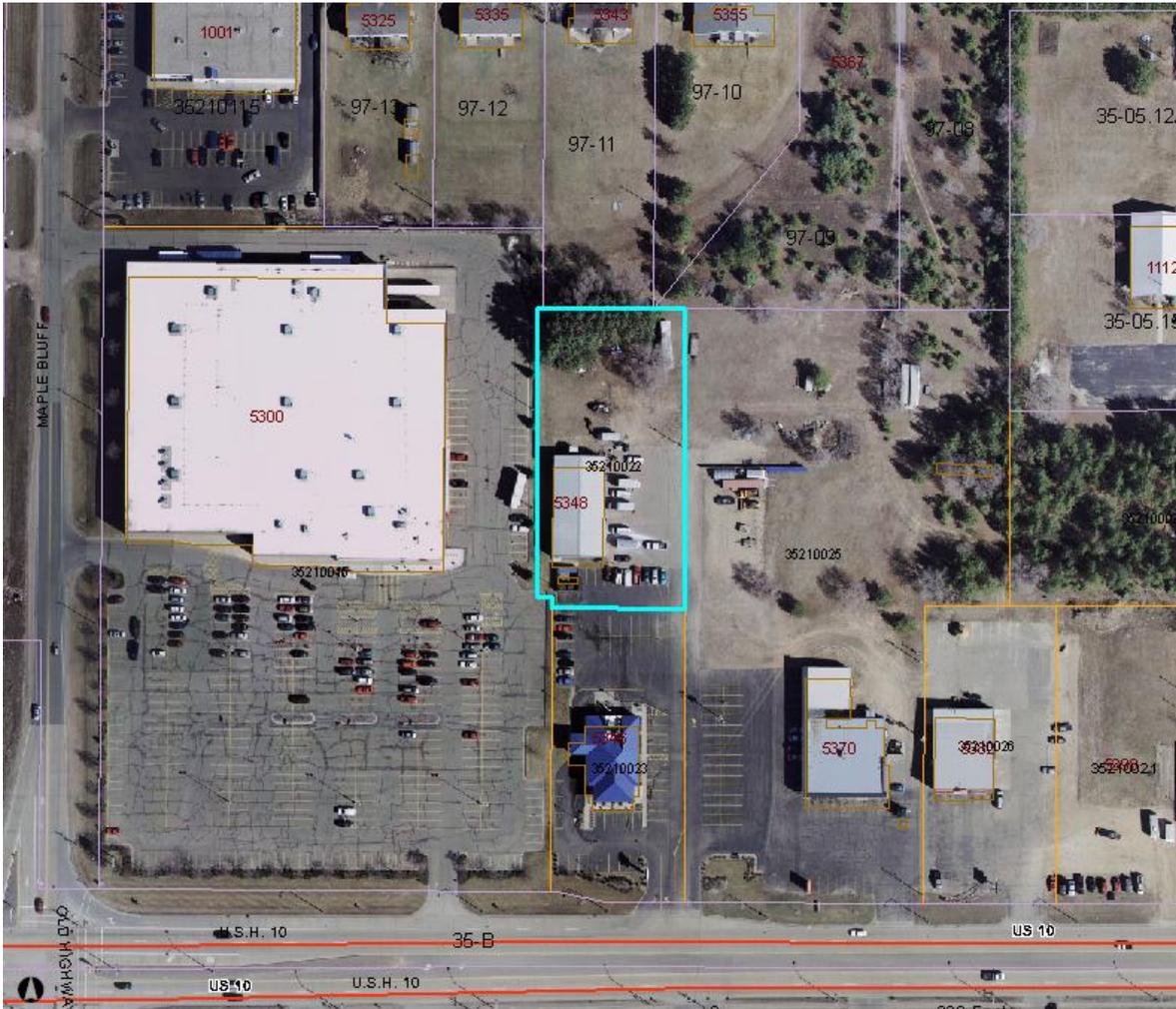
US Cellular Conditional Use
5348 Highway 10 East
March 5, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• US Cellular <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-35-2100-22 <p>Zone(s):</p> <ul style="list-style-type: none">• "B-5" Highway Commercial District <p>Master Plan:</p> <ul style="list-style-type: none">• Commercial / Office / Multi-Family <p>Council District:</p> <ul style="list-style-type: none">• District 7 <p>Lot Information:</p> <ul style="list-style-type: none">• Effective Frontage: 147 feet• Effective Depth: 302 feet• Square Footage: 44,394• Acreage: 1.019 <p>Current Use:</p> <ul style="list-style-type: none">• Warehouse, Distribution <p>Applicable Regulations:</p> <ul style="list-style-type: none">• 23.01(16)• 23.02(2)(e)• 23.02(4)(d)	<p>Request</p> <p>Request from US Cellular for a conditional use permit for the purposes of installing three new antennas to an existing tower and performing line work at 5348 Highway 10 East (Parcel ID 2408-35-2100-22).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel ID Sheet• Exhibit Map• Application• Plans <p>Findings of Fact</p> <ul style="list-style-type: none">• Current property is zoned "B-5," Highway Commercial.• The co-location of antennas is a conditional use within the "B-5" district.• Existing tower is 130 feet tall. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">• All other structural components shall be installed within the current footprint of the facility.
--	--

Vicinity Map



Background

US Cellular is requesting a conditional use permit for the purpose of upgrading antenna line, as well as, adding three antennas to the existing tower at the above described location.

Standards of Review

- 1) **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The existing tower and attached antennas have not caused any problems in the past. US Cellular is requesting to upgrade line and add three new antennas to keep the tower up to date with the latest US Cellular technology.

Findings: The proposed use is not in conflict with the surrounding area, as antennas are currently located on the existing tower at the site.

2) The use will not be injurious to the use and for the purpose already permitted;

Analysis: Antennas are already in place on the existing tower. Additional antennas should not cause any adverse affects on the property.

Findings: This standard is met.

3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Analysis: The respective area is an established area of the City. Furthermore, the tower exists near the north edge of the property along the tree line.

Findings: The proposed use is not in conflict with the surrounding uses or area.

4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;

Analysis: The respective area is an established area of the City.

Findings: The current tower matches the surrounding area in terms of general function. There will be no increase in tower height, nor any new building construction or alteration on the ground.

5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;

Analysis: Utilities exist in this area.

Findings: This standard is met.

6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Analysis: There is little to no traffic to and from the site except for maintenance purpose. The rear parking lot of the establishment on the property provides access to the existing tower and equipment shelter. All parking is off-street and meets the requirements for the district.

Findings: Maintenance vehicles will be primarily accessing the shelter and tower. Sufficient measures are in place to accommodate ingress and egress to the site.

7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.

Analysis: The proposed use is within a "B-5" Highway Commercial. The district is established to provide for larger retail, commercial, office, and service uses which depend upon access to major highways. This district is primarily intended to accommodate regional commercial uses requiring larger land areas than the "B-4" Commercial District and which depend upon region-wide usage and region-wide access. It is the intent of this district to provide for open space, to prevent congestion, to protect the highway corridor, to protect the safety

of the users of the adjacent highway and the users of the commercial sites of this district, to protect property values, and to create a convenient and safe commercial area.

Findings: The proposed use is not in conflict with the objectives or the general intent of the “B-5,” Highway Commercial District.

- 8) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: The lot and structure exist within this district, and no amendments or changes are being proposed.

Findings: The proposed use conforms to the general intent and regulations of the “B-5,” Highway Commercial District.

- 9) The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

N/A

- 10) Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

N/A

- 11) Access to the site shall be safe.**

Analysis: The site is accessible by multiple parking lot entrances off of Highway 10.

Findings: Traffic and parking will be very minimal regarding the US Cellular tower.

- 12) There shall be adequate utilities to serve the site.**

- a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: Utilities exist at this site.

Findings: This standard is met.

- 13) The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:**

- a. Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: Antennas will be added to the existing tower. No other equipment is being proposed.

Findings: This standard is met. If additional equipment needs to be added, it should be added within the current footprint of the facility.

b. Lightings shall be located to minimize intrusion onto the neighboring properties.

Analysis: No change in lighting is proposed.

Findings: This standard is met.

c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.

Analysis: The proposed antennas will not create significant noise. There will be temporary noise throughout the regular work hours during the installation of the line and antennas.

Findings: This standard is met.

14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

N/A

Name and Address	Parcel #	Alt Parcel #
Stevens Point Area Public School District 1900 Polk St Stevens Point, WI 54481	230804301002	230804301002
	Property Address	
Display Note	1900-2000 Polk St/3400 Water	

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

PERMITS

Date	Number	Amount	Purpose	Note
6/11/2010	37087	\$1,000	020 Electrical	100 amp panel
12/4/2008	36020	\$65,000	060 New Construction	telecommunications site
8/20/2008	35804	\$0	099 Sign	
5/16/2003	31529	\$309,600	032 Furnace (HVAC)	Replace Heating System-Boilers

2011 ASSESSED VALUE

Class	Land	Improvements	Total
X5-Other Exempt	\$0	\$0	\$0
Total	\$0	\$0	\$0

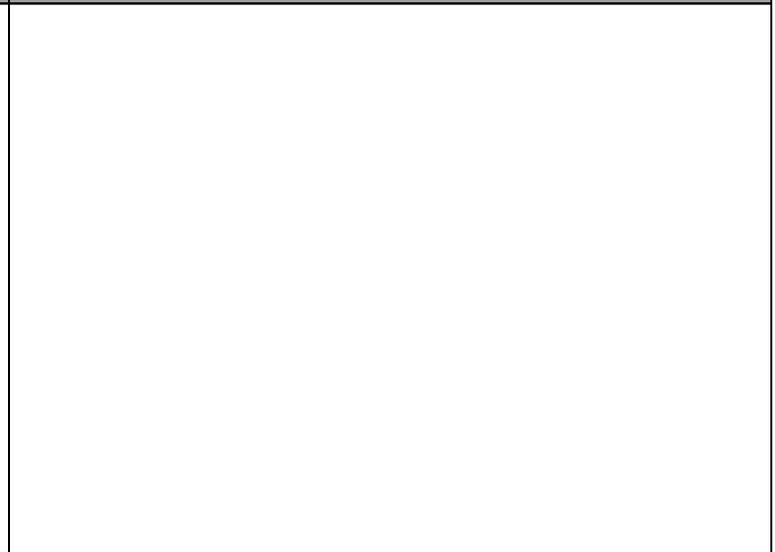
LEGAL DESCRIPTION

THAT PRT OF THE S1/2 OF SW 1/4 S4T23R8 LYG WLY OF WATER ST - ALSO VAC CLARA'S & SCRIBNER CRT & EXC 24,750 SQ FT CONVEYED TO THE CITY IN FOR ST 452/428-89 - 521/187 EXC HWY-734/52-58 743587-LSE

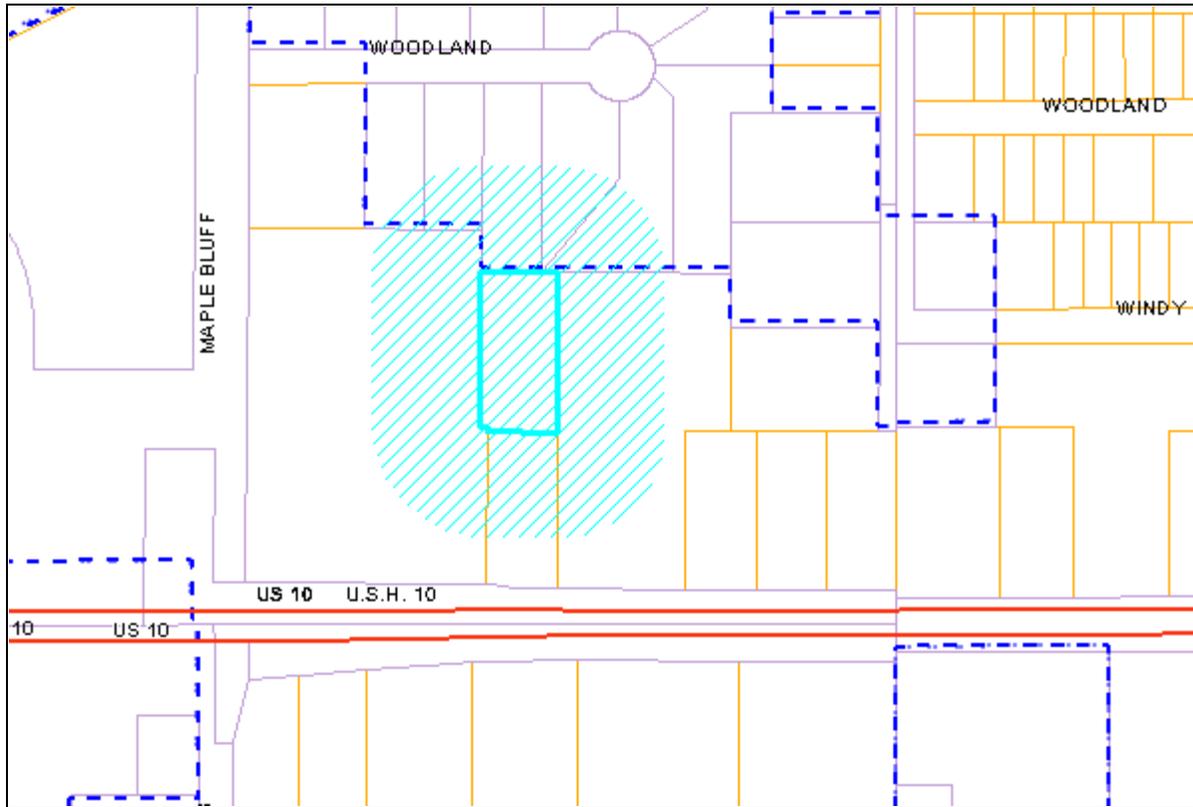
PROPERTY IMAGE



PROPERTY SKETCH



5348 Highway 10 East – US Cellular – Conditional Use – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240835210015	5300 Highway 10 E	Dayton Hudson Corp	PO Box 9456	Minneapolis	MN	55440
281240835210022	5348 Highway 10 E	Clarence Trzebiatowski &	5548 Walter St	Stevens Point	WI	54482
281240835210023	5346 Highway 10 E	Russell J & L A Trzebiatowski	420 S Maple Bluff Rd	Stevens Point	WI	54482
281240835210025	5370 Highway 10 E	East Point Properties LLC	420 S Maple Bluff Rd	Stevens Point	WI	54482

\$250
2/20/12
1-46370

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 5370 Highway 10 East, Stevens Point, WI 54481
US Cellular Site: 774425 Stevens Point East
 Zoning Ordinance Change
 Conditional Use Permit Amendment
 Variance from Zoning Ordinance -Board of Appeals
 Variance from Sign Ordinance
 Appeal from Subdivision Requirements
 Other

REQUESTED CHANGE: (State briefly what is being requested, and why).
Antenna/line work at existing US Cellular location including the addition of 3 antennas to the existing US Cellular
antenna array as shown on Sheet A-1 of the drawings provided. There will be no increase in tower height and no new buildings will be placed on the ground.
The changes are to keep this location up to date with the latest technology.

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

Name: US Cellular (tower owner)
Address: 5117 West Terrace Drive
Madison, WI 53718
(City, State, Zip Code)

Name: Faulk & Foster, by Ralph Wyngarden, for US Cellular
Address: 588 Three Mile Rd NW, Suite 102
Grand Rapids, MI 49544
(City, State, Zip Code)

Telephone: 402-515-8275 (Brandi Vandenberg)
Cell Phone: _____

Telephone: 616-647-3720, ext. 115
Cell Phone: 616-490-9804

SEE ATTACHED
Signature

Ralph Wyngarden
Signature

Scheduled Date of Plan Commission Meeting: _____

Scheduled Date of Common Council Meeting: _____

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at
the Community Development Office **three weeks** prior to the actual meeting.

Fee schedule is on second page.

Receipt # _____



LETTER OF AUTHORIZATION

June 2, 2011

Re: Authorization to File for Any Necessary Permits or Approvals
Associated with US Cellular's LTE Antenna Upgrade Project

To Whom it May Concern

US Cellular authorizes Faulk & Foster, its agents and employees to
file for any necessary permits or approvals associated with US
Cellular's LTE antenna upgrade project.

Sincerely,

A handwritten signature in blue ink that reads "Brandi Vandenberg". The signature is written in a cursive style with a large, looping initial "B".

Brandi Vandenberg, PMP
Project Manager
U.S. Cellular
5117 W Terrace Drive
Madison, WI 53718
(402) 515-8275



Faulk & Foster

Michael Ostrowski
Director of Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

RECEIVED

FEB 13 2012

Phone: 715-346-1567

Re: Conditional Use Permit Amendment Applications for Antenna/Line Work at Two Existing US Cellular Locations

Dear Mr. Ostrowski:

In order to keep up with the latest technology, US Cellular is upgrading its antennas at existing sites. You previously indicated that the following two sites will require a Conditional Use Permit amendment:

Address: 5370 Highway 10 East

US Cellular Site: 774425 Stevens Point East

Description: Antenna line work including addition of 3 antennas to the existing US Cellular antenna array as shown on Sheet A-1 of the enclosed drawings. There will be no increase in tower height and no new buildings on the ground.

Address: 1817 Albert Street a/k/a 1900 Polk Street

US Cellular Site: 774433 Stevens Point SW

Description: Antenna line work including addition of 3 antennas to the existing US Cellular antenna array as shown on Sheet A-1 of the enclosed drawings. There will be no increase in tower height and no new buildings on the ground.

For each site I have enclosed:

- A completed Request for Conditional Use Permit Amendment form
- Our check in the amount of \$250.00 for the CUP amendment fee
- 2 sets of drawings depicting the proposed project

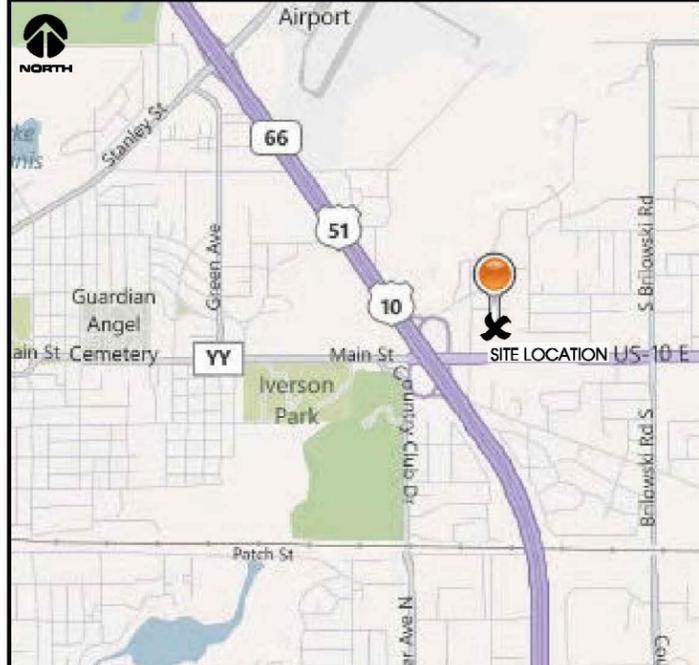
If you have any questions or need any additional items or copies, please do not hesitate to contact me at 1-616-490-9804 or ralph.wyngarden@faulkandfoster.com. Thank you very much for your assistance.

Sincerely,

Ralph Wyngarden
Faulk & Foster
588 Three Mile Rd NW, Suite 102
Grand Rapids, MI 49544
Office: (616) 647-3720, ext. 115
Fax: (616) 647-8614
Cell: (616) 490-9804



**STEVENS POINT EAST (#774425)
 STEVENS POINT, WISCONSIN
 LTE DRAWINGS
 130' MONOPOLE
 JANUARY 2012**



SITE LOCATION MAPS

FROM MADISON AREA:
 Take I-39 West/I-90 West/I-94 North (go 28.8 mi)
 Take exit 108B for I-39 North toward Portage/Wausau (go 73.8 mi)
 Take exit 158A for US-10 East toward Appleton/Waupaca (go 0.2 mi)
 Turn RIGHT on US-10 East (go 0.2 mi)

TRIP DISTANCE:
 109.7 miles, Time: 1 hours, 39 mins

DISTANCE TO NEAREST INTERSECTION:
 US-10 East & Maple Bluff Rd; approx. 750' southwest of site

DRIVING DIRECTIONS

SHEET INDEX:	
NO.:	PAGE TITLE:
T-1	TITLE SHEET
C-1	SITE PLAN
C-2	COMPOUND PLAN
A-1	TOWER ELEVATION
A-2	ANTENNA INSTALLATION DETAILS
A-3	COAX ROUTING DETAILS
G-1	ANTENNA & GROUNDING NOTES

ANTENNA INVENTORY & STRUCTURAL NOTE

LTE TOWER INVENTORY: COMPLETED BY RAMAKER & ASSOCIATES, INC.
 REPORT #: 19328
 DATED: 01/24/2011

LTE STRUCTURAL ANALYSIS: COMPLETED BY RAMAKER & ASSOCIATES, INC.
 REPORT #: 19328
 DATED: 03/22/2011
 CONCLUSION: STRUCTURALLY ADEQUATE

LTE ADDITION SCOPE

TDMA ANTENNAS:	DO NOT EXIST.
EXIST. COAX PORT:	CAN ACCOMMODATE ADDITION OF (6) 7/8" COAX.
EXIST. EXTERIOR G.B.:	NEW GROUND BAR TO REPLACE EXISTING.
EXIST. ICE BRIDGE:	CAN ACCOMMODATE ADDITION OF (6) 1 5/8" COAX.
EXIST. LOWER AGB:	CAN ACCOMMODATE ADDITION OF (6) GROUND KITS.
EXIST. ANTENNA FRAME:	NEW UPPER SUPPORT RAIL KIT CUT TO APPROPRIATE SIZE REQUIRED.
EXIST. UPPER AGB:	CAN ACCOMMODATE ADDITION OF (6) GROUND KITS.

PROJECT DIRECTORY:

ENGINEERING COMPANY:
 EDGE CONSULTING ENGINEERS, INC.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 CONTACT: ANDREW BRADLEY
 PHONE: 608.644.1449

CLIENT:
 U.S. CELLULAR - MADISON
 5117 WEST TERRACE DRIVE
 MADISON, WI 53718
 CONTACT: BRANDI VANDENBERG
 PHONE: 402.515.8275

FIBER OPTIC PROVIDER:
 CHARTER COMMUNICATIONS
 15100 TRINITY BLVD, SUITE 500
 FORT WORTH, TX 76155
 CONTACT: ANDY TURNER (CB FIBER PROJECT MANAGER)
 PHONE: 817.298.3553
 CELL: 817.455.2129
 EMAIL: andy.turner@chartercom.com

PREVIOUS SURVEYOR:
 AERO-METRIC (COMPLETED FOR U.S.C.C.)
 4020 TECHNOLOGY PARKWAY
 P.O. BOX 449
 SHEBOYGAN, WI 53082-0449
 CONTACT: BRAD BUECHEL
 PHONE: 920.457.8194

PROJECT INFO:

SITE LOCATION:
 5548 WALTER STREET
 STEVENS POINT, WI 54481

SITE #: 774425

FCC #: 1258966

PROPERTY OWNER:
 CLARENCE TRZEBIATOWSKI
 5548 WALTER STREET
 STEVENS POINT, WI 54481

TOWER OWNER:
 U.S. CELLULAR
 8410 W. BRYN MAWR AVE., SUITE 700
 CHICAGO, IL 60631

2C INFORMATION (NAD 1983/91)
 -CENTER OF LEASE PARCEL-
 LAT: 44°-31'-30.06"
 LONG: 89°-31'-18.83"
 GROUND ELEVATION (NGVD 29): 1098.5'

PLSS INFORMATION:
 PART OF NE1/4 OF THE NW1/4,
 SECTION 35, T.24N., R.8E.,
 TOWN OF STEVENS POINT,
 PORTAGE COUNTY
 WISCONSIN

TAX NUMBER: 2408-35-2100-22

UTILITY INFORMATION

FIBER OPTIC SERVICE PROVIDER: CHARTER COMMUNICATIONS

PRELIMINARY FIBER WALK DATE: 12/15/2011

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGER'S HOTLINE
 TOLL FREE
 1-800-242-8511
 FAX A LOCATE 1-800-338-3860

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

ENGINEER SEAL:

PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

Signature: _____
 Date: _____

**TITLE SHEET
 STEVENS POINT EAST (#774425)
 STEVENS POINT, WISCONSIN**

SHEET TITLE:

ISSUE DATE:	PRELIMINARY LTE - 12/22/2011
REVISIONS:	COAX REVISIONS - 01/25/2012
DRAWN BY:	DGS, BL
CHECKED BY:	ABB
PLOT DATE:	1/25/2012
PROJECT #:	6469
FILE NAME:	T-1.dgn
SHEET NUMBER:	T-1



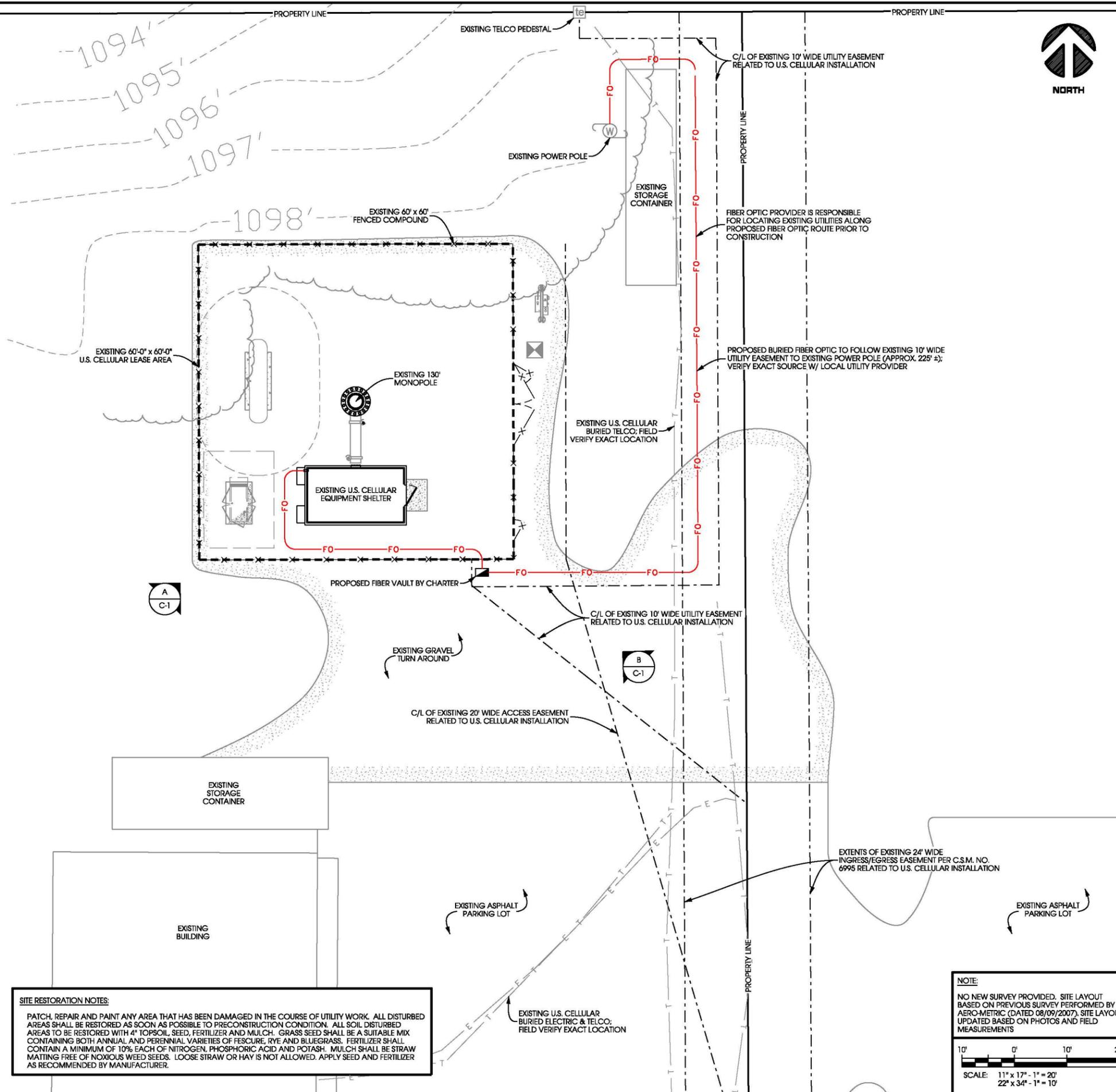
BIRD'S EYE AERIAL OVERVIEW



**SITE OVERVIEW
(LOOKING NORTHEAST)**



**SITE OVERVIEW
(LOOKING NORTHWEST)**



SITE RESTORATION NOTES:
 PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF UTILITY WORK. ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS POSSIBLE TO PRECONSTRUCTION CONDITION. ALL SOIL DISTURBED AREAS TO BE RESTORED WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH. GRASS SEED SHALL BE A SUITABLE MIX CONTAINING BOTH ANNUAL AND PERENNIAL VARIETIES OF FESCUE, RYE AND BLUEGRASS. FERTILIZER SHALL CONTAIN A MINIMUM OF 10% EACH OF NITROGEN, PHOSPHORIC ACID AND POTASH. MULCH SHALL BE STRAW MATTING FREE OF NOXIOUS WEED SEEDS. LOOSE STRAW OR HAY IS NOT ALLOWED. APPLY SEED AND FERTILIZER AS RECOMMENDED BY MANUFACTURER.

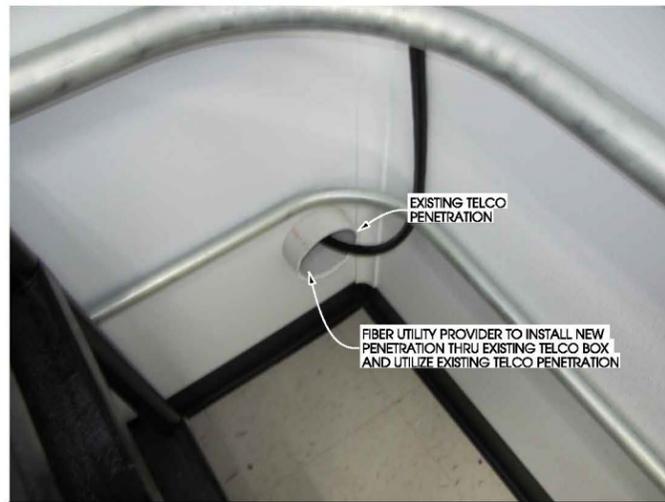
NOTE:
 NO NEW SURVEY PROVIDED. SITE LAYOUT BASED ON PREVIOUS SURVEY PERFORMED BY AERO-METRIC (DATED 08/09/2007). SITE LAYOUT UPDATED BASED ON PHOTOS AND FIELD MEASUREMENTS

SCALE: 11" x 17" - 1" = 20'
 22" x 34" - 1" = 10'

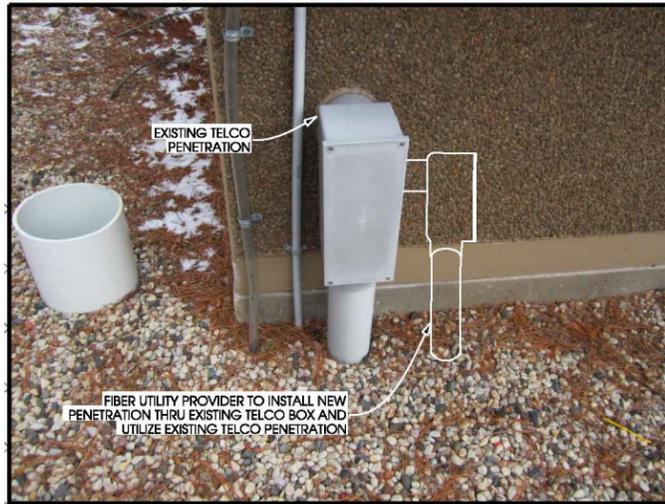
SHEET TITLE:

ISSUE DATE:	PRELIMINARY LTE - 12/22/2011
REVISIONS:	COAX REVISIONS - 01/25/2012
DRAWN BY:	DGS, BL
CHECKED BY:	ABB
PLOT DATE:	1/25/2012
PROJECT #:	6469
FILE NAME:	C-1.dgn
SHEET NUMBER:	C-1

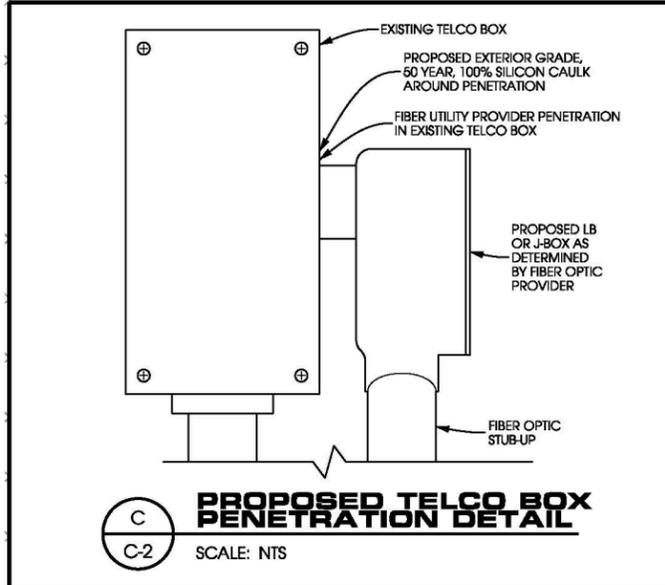
R:\6469\6469\CAD\PILOT\C-1.dgn



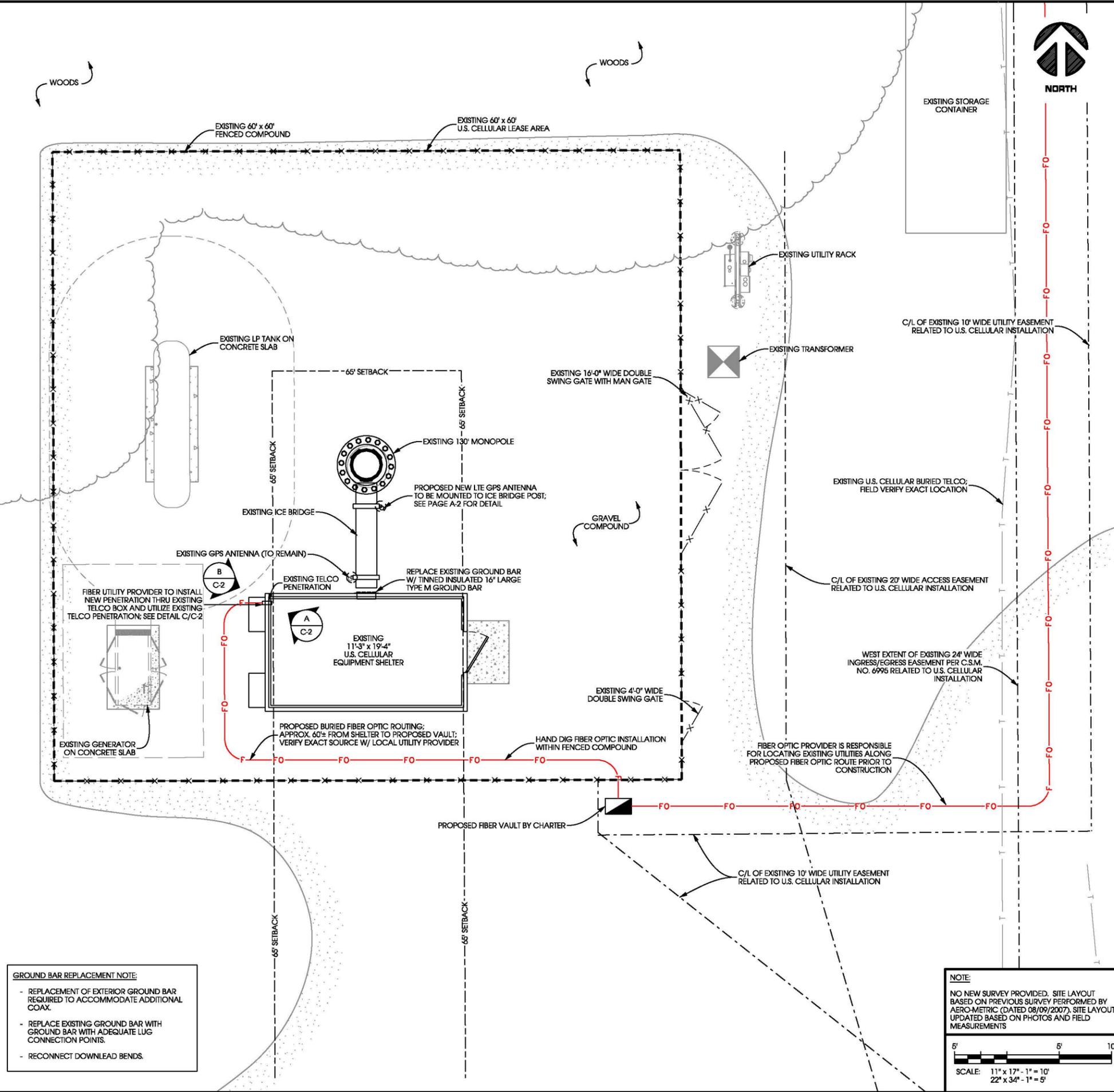
A
C-2
**PROPOSED FIBER PENETRATION
(SHELTER INTERIOR)**



B
C-2
**PROPOSED FIBER PENETRATION
(SHELTER EXTERIOR)**



C
C-2
**PROPOSED TELCO BOX
PENETRATION DETAIL**
SCALE: NTS



GROUND BAR REPLACEMENT NOTE:

- REPLACEMENT OF EXTERIOR GROUND BAR REQUIRED TO ACCOMMODATE ADDITIONAL COAX.
- REPLACE EXISTING GROUND BAR WITH GROUND BAR WITH ADEQUATE LUG CONNECTION POINTS.
- RECONNECT DOWNLEAD BENDS.

NOTE:
NO NEW SURVEY PROVIDED. SITE LAYOUT BASED ON PREVIOUS SURVEY PERFORMED BY AERO-METRIC (DATED 08/09/2007). SITE LAYOUT UPDATED BASED ON PHOTOS AND FIELD MEASUREMENTS

5' 5' 10'

SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

**COMPOUND PLAN
STEVENS POINT EAST [#774425]
STEVENS POINT, WISCONSIN**

SHEET TITLE:

ISSUE DATE:	PRELIMINARY LTE - 12/22/2011
REVISIONS:	COAX REVISIONS - 01/25/2012
DRAWN BY:	DGS, BL
CHECKED BY:	ABB
PLOT DATE:	1/25/2012
PROJECT #:	6469
FILE NAME:	C-2.dgn
SHEET NUMBER:	C-2

LTE ADDITION NOTE:

ANTENNA LAYOUT BASED ON LTE INVENTORY - SEE PAGE T-1.

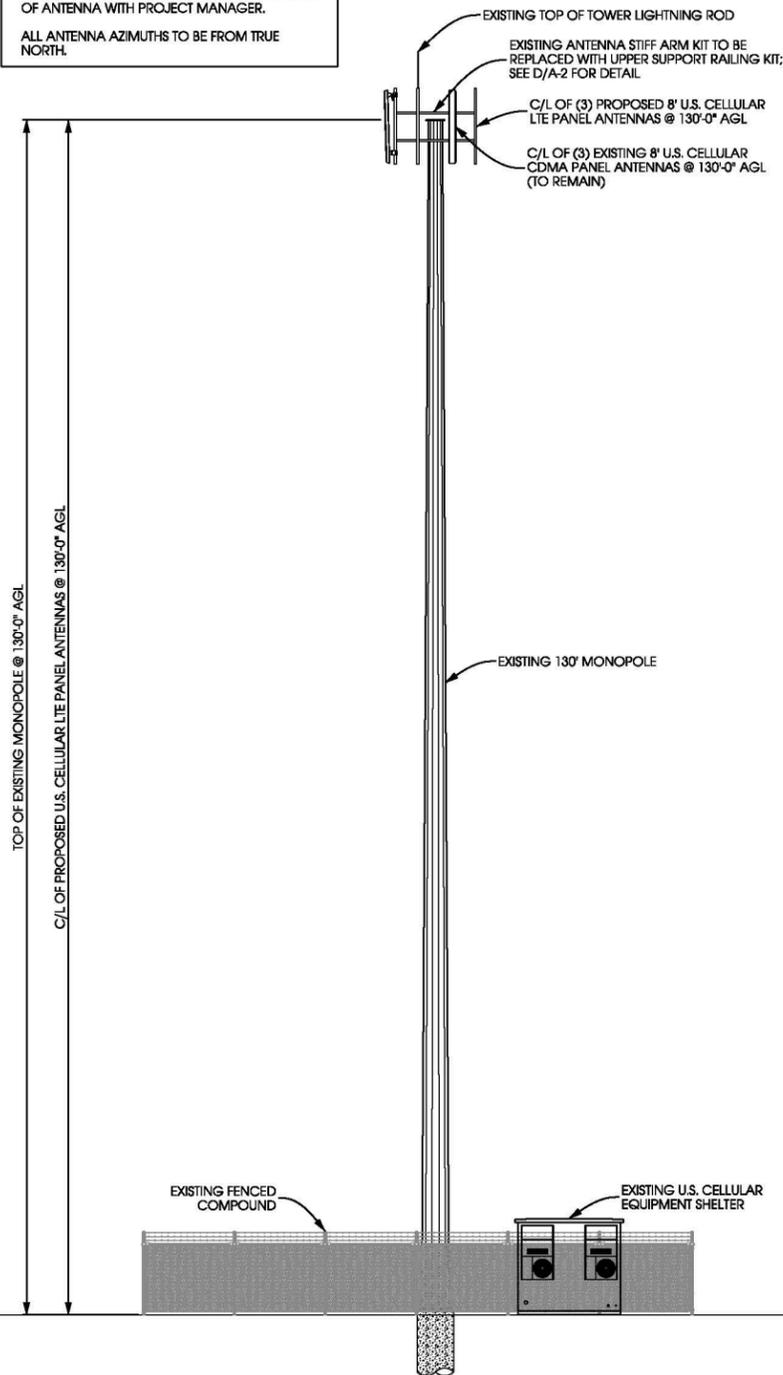
REFER TO STRUCTURAL ANALYSIS AS IDENTIFIED ON PAGE T-1. CONTRACTOR TO THOROUGHLY REVIEW THE TOWER STRUCTURAL ANALYSIS FOR INFORMATION PERTAINING TO TOWER UPGRADES, MOUNTING TYPES, ANTENNA HEIGHTS, AND COAX ROUTING. ANY DISCREPANCIES BETWEEN THE DRAWINGS, STRUCTURAL ANALYSIS, AND TOWER PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO BIDDING AND INSTALLATION.

NOTES:

FOUNDATIONS SHOWN ARE TYPICAL AND DO NOT REPRESENT ACTUAL CONDITIONS.

CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER.

ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.



A TOWER PROFILE [WEST ELEVATION]

SCALE: 11" x 17" - 1" = 20'-0"
22" x 34" - 1" = 10'-0"



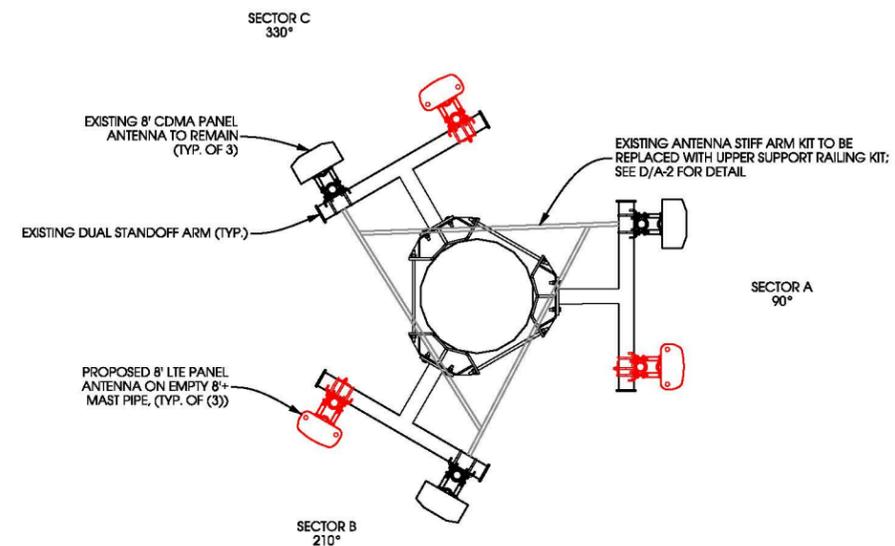
TOWER ELEVATION - LOOKING NORTHWEST -

ANTENNA LEGEND:

- EXISTING CDMA ANTENNA TO REMAIN
- PROPOSED LTE ANTENNA TO BE INSTALLED

NOTE:

ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH



SECTOR	MAKE AND MODEL	MECHANICAL DOWNTILT	ANTENNA HEIGHT	AZIMUTH	COAX COLOR CODING	CABLE LENGTH	CABLE DIA.
A	8' LTE PANEL ANTENNA	X°	130'	90°	RED	160'	7/8"
					RED		7/8"
B	8' LTE PANEL ANTENNA	X°	130'	210°	WHITE	160'	7/8"
					WHITE		7/8"
C	8' LTE PANEL ANTENNA	X°	130'	330°	BLUE	160'	7/8"
					BLUE		7/8"

* GENERAL PLATFORM ORIENTATION BASED ON EXISTING ANTENNA AZIMUTH INFORMATION.

1ST TAPE - FOR SECTOR IDENTIFICATION:

- ALPHA (SECTOR 1) RED
- BETA (SECTOR 2) WHITE
- GAMMA (SECTOR 3) BLUE

2ND TAPE - FOR TECHNOLOGY IDENTIFICATION:

- CDMA YELLOW
- GSM VIOLET
- LTE ORANGE

FREQUENCY BAND (<1" WIDE, OVER TECH. BAND):

- 700 GREEN
- 800 BROWN
- 1900 BLUE
- 2100 WHITE

USE SCOTCH VINYL TAPE 35. AVAILABLE AT GRAYBAR OR LOCAL 3M DISTRIBUTOR.

NOTES:

1. BEGIN SECTOR BAND >10" FROM CABLE TERMINATION.
2. SECTOR POSITION BANDS INDICATE LINE 1, LINE 2, ETC. REPEAT FOR EACH UNIQUE TECHNOLOGY.
3. IF ANTENNA IS DUPLEXED, BOTH TECHNOLOGY BANDS SHOULD BE USED.

B ANTENNA PLATFORM ASSIGNMENT

SCALE: NTS



Edge Consulting Engineers, Inc.
 624 Water Street
 Profile du Soc, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsulting.com

**TOWER ELEVATION
 STEVENS POINT EAST [#774425]
 STEVENS POINT, WISCONSIN**

SHEET TITLE:

ISSUE DATE:
 PRELIMINARY LTE - 12/22/2011

REVISIONS:
 COAX REVISIONS - 01/25/2012

DRAWN BY:
 DGS, BL

CHECKED BY:
 ABB

PLOT DATE:
 1/25/2012

PROJECT #:
 6469

FILE NAME:
 A-1.dgn

SHEET NUMBER:
A-1

NOTES:

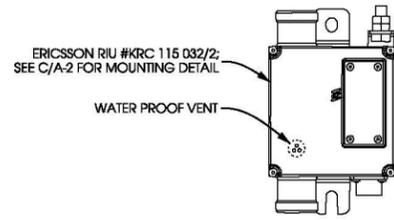
DO NOT COVER THE WATER-PROOF VENT VALVE; THE UNIT IS VENTILATED THROUGH WATER-PROOF VENT VALVE. IT IS IMPORTANT THAT THE VALVE IS NOT SILTED UP.

THE RIU CAN BE PAINTED AS LONG AS THE WATER-PROOF VENT VALVE IS NOT CLOGGED AND THE CONNECTORS ARE NOT PAINTED.

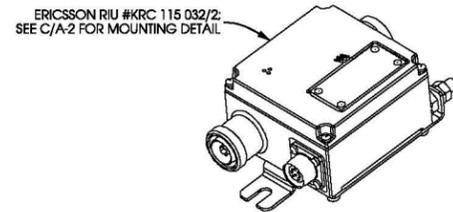
MOUNT THE RIU IN AN UPRIGHT VERTICAL POSITION WITH RET- CONNECTOR POINTING DOWNWARDS.

APPROX. DIMENSIONS: 5.5" x 3.5" x 2.5"

APPROX. WEIGHT: 1.7 LBS



ELEVATION VIEW

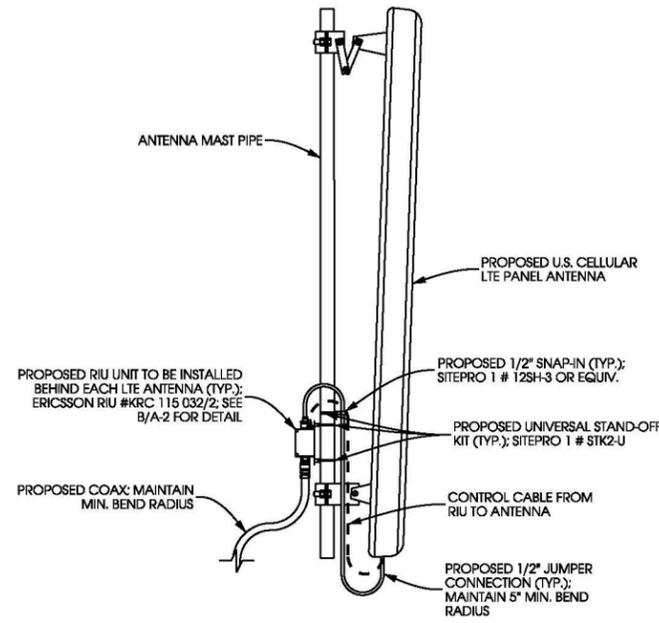


ISOMETRIC VIEW

A RIU DETAIL
A-2 SCALE: NTS

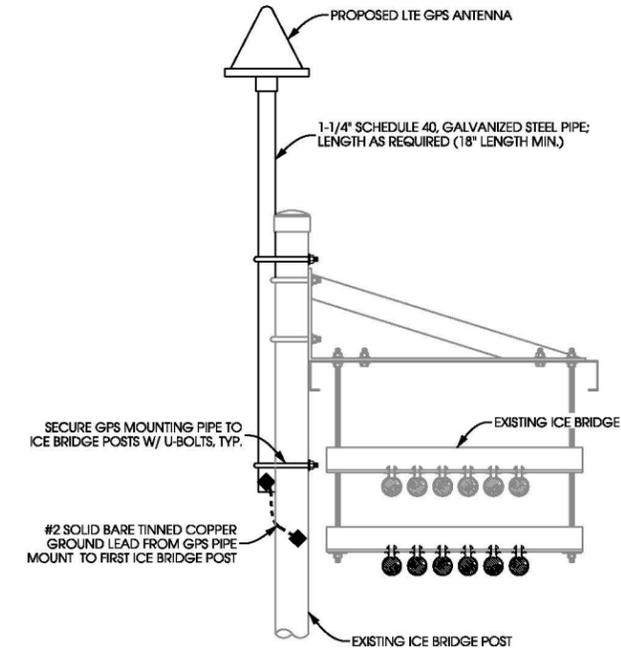
NOTE:

THIS DETAIL SHOWN FOR SCHEMATIC PURPOSES ONLY; SEE PAGE A-1 FOR PLATFORM LAYOUT.



TYP. EACH SECTOR

B RIU MOUNT DETAIL
A-2 SCALE: NTS

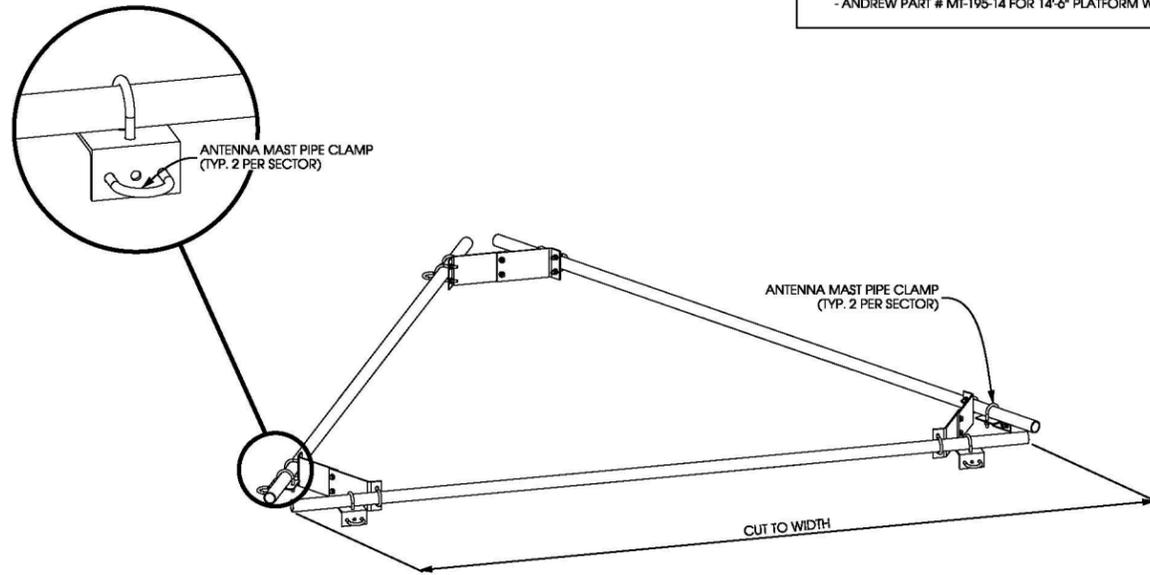


C GPS MOUNT DETAILS
A-2 SCALE: NTS

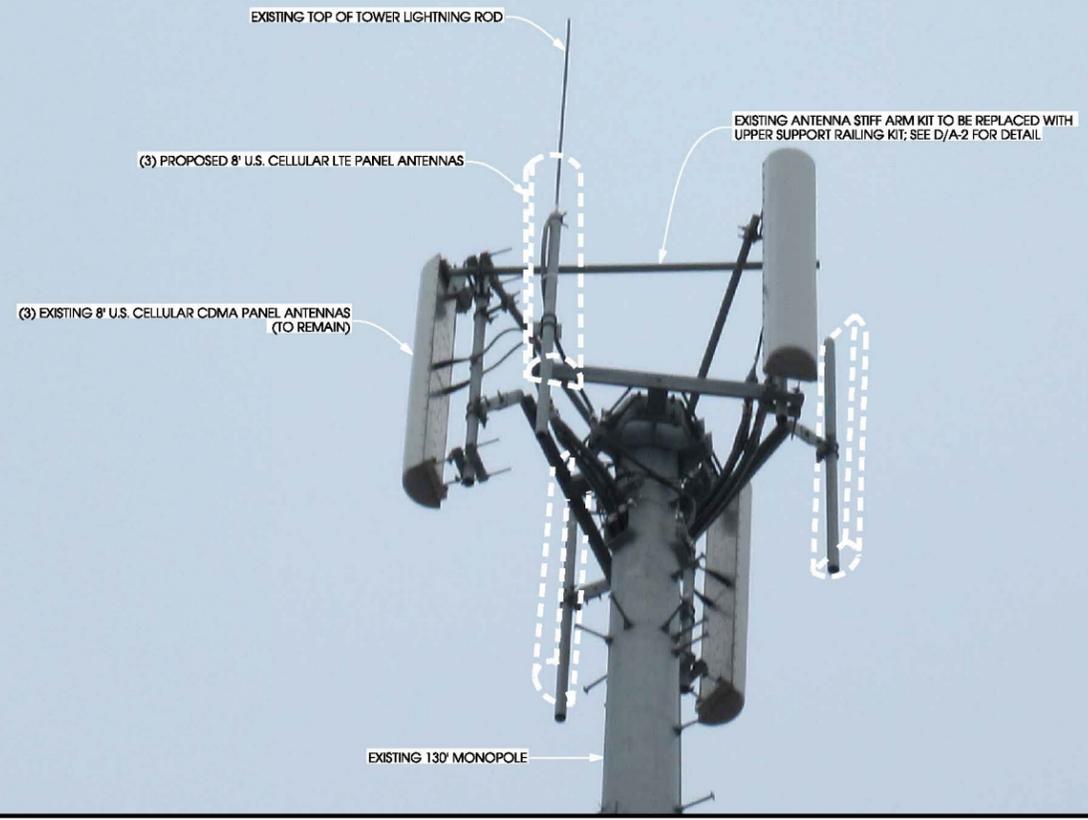
PRODUCT SPECIFICATIONS:

UPPER SUPPORT RAIL KIT FOR CO-LOCATION PLATFORMS:

- ANDREW PART # MF-195-12 FOR 12'-6" PLATFORM WIDTH
- ANDREW PART # MF-195-14 FOR 14'-6" PLATFORM WIDTH



D UPPER SUPPORT RAIL KIT
A-2 SCALE: NTS



EXISTING U.S. CELLULAR ANTENNA PLATFORM

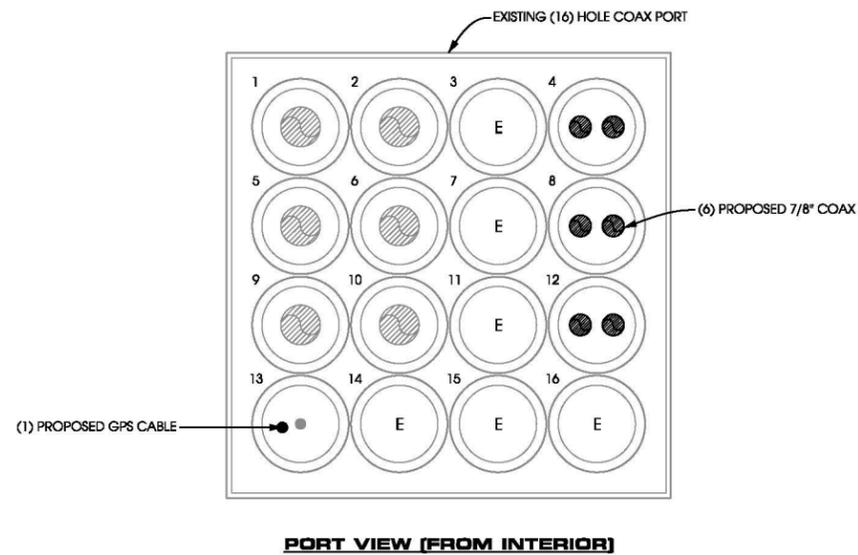
**ANTENNA INSTALLATION
DETAILS
STEVENS POINT EAST (#774425)
STEVENS POINT, WISCONSIN**

SHEET TITLE:

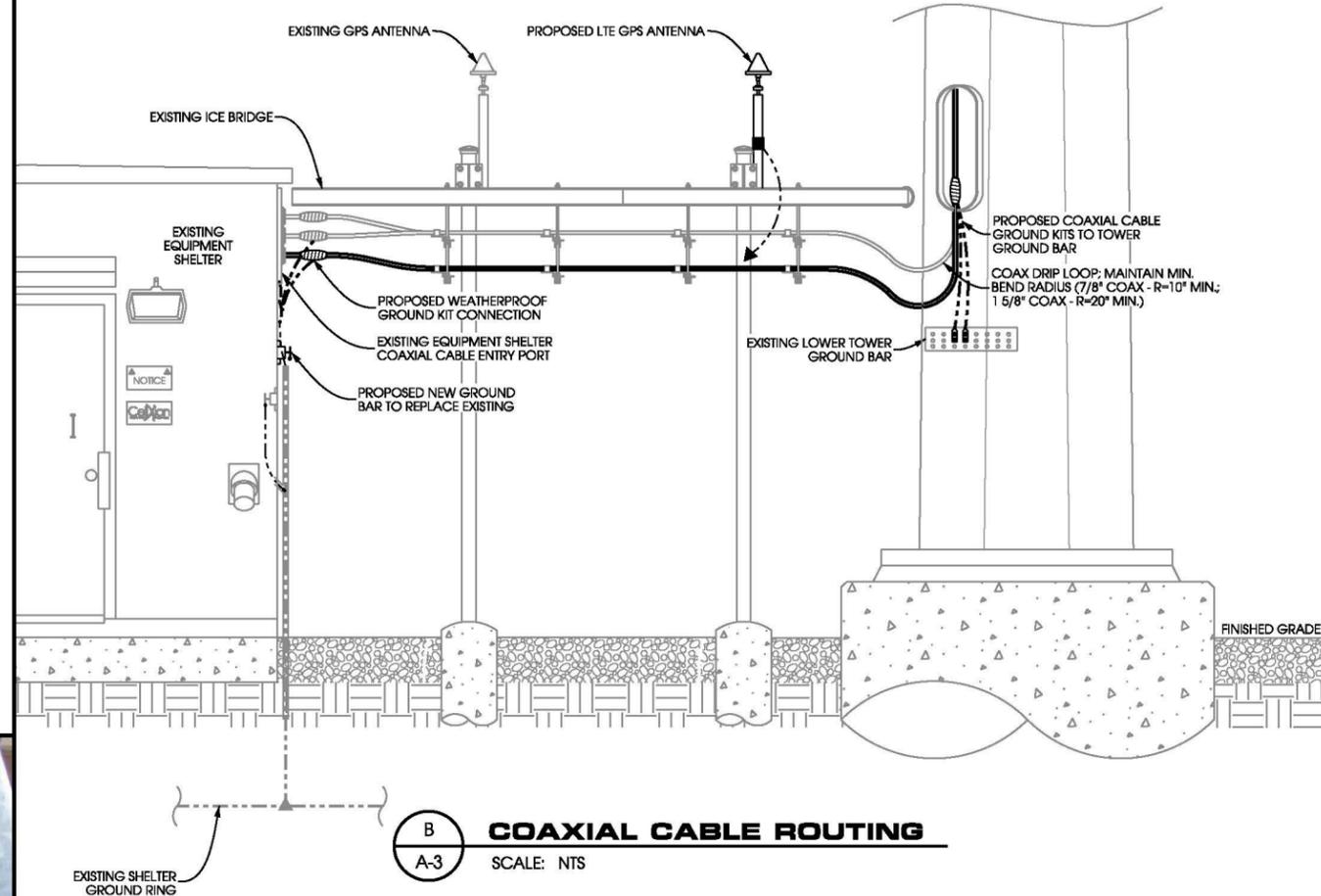
ISSUE DATE:	PRELIMINARY LTE - 12/22/2011
REVISIONS:	COAX REVISIONS - 01/25/2012

DRAWN BY: DGS, BL
CHECKED BY: ABB
PLOT DATE: 1/25/2012
PROJECT #: 6469
FILE NAME: A-2.dgn

- COAX LEGEND:**
-  = EXISTING 1 5/8" U.S. CELLULAR COAX (TO REMAIN)
 -  = PROPOSED 7/8" U.S. CELLULAR COAX
 -  = EXISTING GPS CABLE (TO REMAIN)
 -  = PROPOSED GPS CABLE
 - E = OPEN COAX PORT HOLE



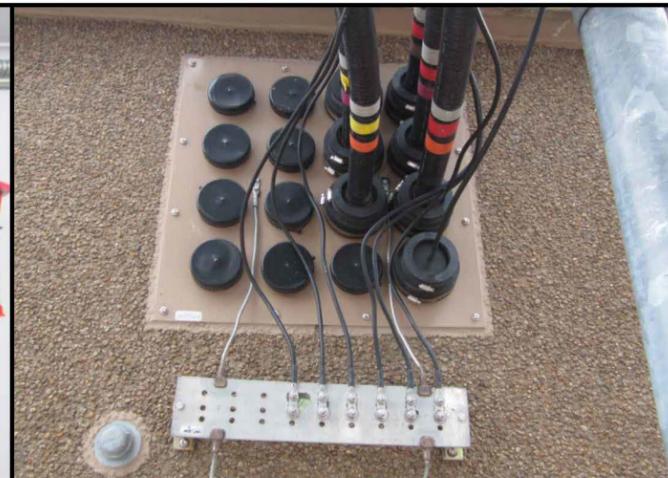
A **COAX PORT LAYOUT - SHELTER INTERIOR**
A-3 SCALE: NTS



B **COAXIAL CABLE ROUTING**
A-3 SCALE: NTS



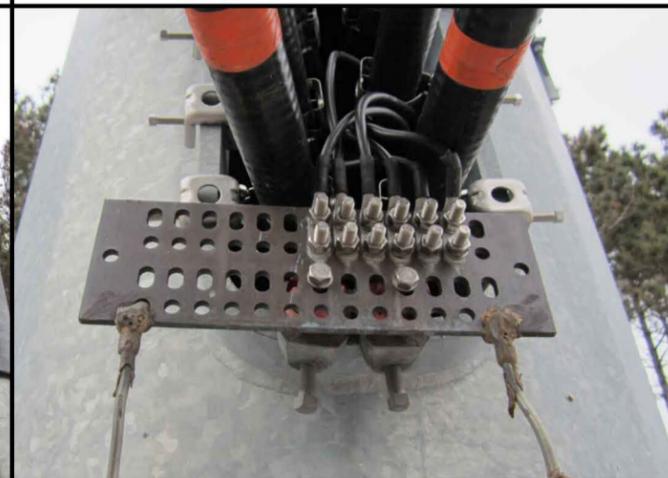
COAX PORT LAYOUT - SHELTER INTERIOR -



COAX PORT LAYOUT - SHELTER EXTERIOR-



EXISTING ICE BRIDGE TRAPEZE KITS



EXISTING LOWER TOWER GROUND BAR



EXISTING ICE BRIDGE PROFILE

SHEET TITLE:

ISSUE DATE:	PRELIMINARY LTE - 12/22/2011
REVISIONS:	COAX REVISIONS - 01/26/2012
DRAWN BY:	DGS, BL
CHECKED BY:	ABB
PLOT DATE:	1/26/2012
PROJECT #:	6469
FILE NAME:	A3.dgn

ANTENNA & COAXIAL CABLE INSTALLATION

I. SCOPE:

THIS SECTION COVERS THE SPECIFICATIONS FOR ANTENNA AND COAXIAL CABLE INSTALLATION. THE AREAS OF FOCUS ARE THE INSTALLATION OF ANTENNAS, COAXIAL CONNECTIONS, AND ICE BRIDGE. BEND ON TOWER GROUND BAR AND ON BUILDING GROUND BAR BEFORE ENTRY INTO WAVEGUIDE PORTS. 4" CABLE BOOTS

II. ANTENNAS:

- A: ANTENNAS SHALL BE PLUMB AND INSTALLED SO THAT ENTIRE WHIP EXTENDS ABOVE VERTICAL PIPE MOUNT. DIRECTIONAL ANTENNAS SHALL BE ORIENTED TO PROPER AZIMUTH, PROVIDED ON THE RF SPECIFICATION SHEET. NOTE: THE ANTENNA MAY BE ORIENTED USING THE REFLECTOR AS THE REFERENCE, ADJUSTING ITS AZIMUTH 180 DEGREES FROM MAXIMUM ANTENNA RADIATION.
- B: MICROWAVE ANTENNAS (DISHS) SHALL BE ASSEMBLED PER MANUFACTURER'S DRAWINGS. STIFF ARMS AND RADOMES SHALL BE INSTALLED WITH POLARIZATION PROVIDED BY RF SPECIFICATION SHEET. IF PATH IS NOT READY TO ALIGN, DISH SHOULD BE POINTED TOWARD CALCULATED AZIMUTH, OR DIRECTION OF FIELD STAKE DENOTING OPPOSITE END. TWO STIFF ARMS SHALL BE PROVIDED FOR MICROWAVE DISHS 6" OR IN DIAMETER AND GREATER.
- C: A TRANSIT SHALL BE USED TO PROPERLY ALIGN CELLULAR AND MICROWAVE ANTENNAS.

III. COAXIAL CABLE:

- A: COAXIAL CABLE SHALL BE SUPPORTED WITH SNAP IN HANGERS. SNAP IN HANGERS SHOULD BE USED EVERY 3 FEET THE ENTIRE HEIGHT OF TOWER. ANGLE ADAPTERS OR ROUND MEMBER ADAPTERS WITH BUTTERFLY CLAMPS SHALL BE USED ELSEWHERE, I.E. SIDEARMS, PLATFORMS, AND MICROWAVE MOUNTS.
- B: COAXIAL CABLE SHALL ALSO BE SUPPORTED WITH HOISTING GRIPS, INSTALLED AT MAXIMUM INTERVALS OF 200 FEET. HOISTING GRIPS SHALL BE ATTACHED WITH SHACKLES, BOLTED IN THE 7/16" HOLE OF WAVEGUIDE LADDER.
- C: ALL JUMPERS USED BETWEEN COAXIAL CABLE AND ANTENNA SHALL BE SUPPORTED WITHIN 18 INCHES OF ANTENNA. USING BUTTERFLY CLAMPS WITH ANGLE ADAPTERS OR ROUND MEMBER ADAPTERS AROUND PIPES. CELLULAR ANTENNAS TYPICALLY USE 6' JUMPERS; MICROWAVE DISHS USE 3' JUMPERS.
- D: COAXIAL CABLE SHALL BE NEATLY BENT WHEN REQUIRED, USING A MINIMUM BENDING RADIUS OF 10 TIMES THE DIAMETER OF THE COAXIAL CABLE. DRIP LOOPS SHOULD BEGIN AT THE ICE BRIDGE. THE BEND IN THE COAXIAL CABLE SHOULD BE AT A LOWER HEIGHT THAN THE ENTRY PORT.
- E: COAXIAL CABLE SHALL BE SUPPORTED WITH SNAP IN HANGERS ON THE WAVEGUIDE LADDER UNDER ICE BRIDGE. COAXIAL CABLE SHOULD BE NEATLY CUT 16" INSIDE BUILDING AND TERMINATED AT THE QUARTER WAVE SHORTS.
- F: CONNECTORS WILL NORMALLY BE PROVIDED FIRST OFF REEL FROM FACTORY. CONNECTORS TERMINATED IN BUILDING SHALL BE NEATLY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- G: OPENINGS #1, #2, AND #3 SHOULD BE USED FOR THE X SECTOR; OPENINGS #5, #6, AND #7 SHOULD BE USED FOR THE Y SECTOR; OPENINGS #9, #10, AND #11 SHOULD BE USED FOR THE Z SECTOR. OPENINGS #4, #8, AND #12 SHOULD BE RESERVED FOR MICROWAVE WAVEGUIDE.
- H: COAXIAL CABLES SHOULD BE LABELED WITH TAGS INSIDE THE BUILDING.

SECTOR INDICATOR - PRIMARY COLORS
 USE 2" WIDE COLORED TAPE TO INDICATE SECTORS
 X SECTOR FOR SECTORED SITE: BROWN
 Y SECTOR FOR SECTORED SITE: VIOLET
 Z SECTOR FOR SECTORED SITE: ORANGE
 FUNCTION INDICATOR - SECONDARY COLORS
 USE 1" WIDE COLORED TAPE TO INDICATE FUNCTION.
 RX1: YELLOW RX2: GREEN TX1: RED TX2: WHITE TX3: BLUE

I: ALL EXCEPTIONS NEED TO BE VERIFIED WITH THE PROJECT MANAGER.

IV. CONNECTORS:

- A: ALL CONNECTIONS, AND GROUNDING KITS SHALL BE WEATHER PROOFED USING COLD SHRINK OR ANDREW APPROVED WEATHER STRIPPING. NOTE: NO PORTION OF CONNECTOR SHALL BE EXPOSED TO THE ELEMENTS.
- B: COAXIAL CABLE SHALL BE GROUNDED USING GROUNDING KITS AT THE TOP, BELOW THE BEND; BOTTOM, ABOVE THE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- C: GROUNDING KITS SHALL BE NEATLY INSTALLED SO THAT THE JUMPER RUNS IN THE SAME DIRECTION AS THE COAXIAL AND GROUND BAR. JUMPER WIRE SHOULD RUN IN A DIRECT PATH TO THE GROUND BAR/TOWER LADDER, BUT HAVE ADEQUATE SLACK FOR EXPANSION, CONTRACTION, AND REPAIR. NON-OXID GREASE SHOULD BE APPLIED BETWEEN LUG AND BAR/TOWER.
- D: TOWER GROUND BAR SHALL BE INSTALLED ON THE ANGLE BEHIND THE FIRST DIAGONAL WAVEGUIDE LADDER RUNG, ABOVE 8'6".

V. ICE BRIDGE:

- A: ICE BRIDGE SHALL BE ATTACHED AT ONE END WITH BOLTS, TO THE ANGLE ON THE BUILDING, ABOVE THE WAVEGUIDE PORTS. SINCE THE ANGLE (28") IS TYPICALLY WIDER THAN THE ICE BRIDGE (24"), THE BRIDGE SHOULD BE CENTERED SO THAT IT COVERS THE WAVEGUIDE PORT ENTRY WHICH IS 24" WIDE. THE OPPOSITE END OF BRIDGE SHOULD BE 6" FROM TOWER FACE. IF FELD CUT, IT SHOULD BE FILED SMOOTH AND COLD GALVANIZED.
- B: IF BRIDGE IS SUPPORTED BY VERTICAL PIPES, THEY SHOULD BE CUT EVENLY AND CAPPED, APPROXIMATELY 18" ABOVE ICE BRIDGE.
- C: 2 TIER WAVEGUIDE LADDER SHALL BE INSTALLED UNDER ICE BRIDGE PROPERLY SUPPORTED PER TOWER MANUFACTURER'S DRAWINGS.

ANTENNA INSTALLATION NOTES

GROUNDING SYSTEM NOTES

I. SCOPE:

THIS SECTION COVERS THE SPECIFICATIONS FOR CELL SITE GROUNDING. THE AREAS OF FOCUS ARE: TOWER, BUILDING, AND INSTALLATION METHODS.

2. GENERAL:

- 2.1 ALL GROUND RODS SHALL BE 5/8" COPPER CLAD STEEL 10 FT. LONG. GROUND RODS SHALL BE EQUALLY SPACED AT 10 FT. INTERVALS. REFER TO SITE GROUNDING PLAN FOR DETAILS AND PLACEMENT WITH GROUNDING.
- 2.2 GROUNDING A SYSTEM SHALL BE MEGGAR TESTED TO ASSURE SATISFYING 5 OHMS OR LESS RESISTANCE.
- 2.3 ALL CADWELD CONNECTIONS TO GALVANIZED MATERIAL SHALL BE PROPERLY PREPARED TO ASSURE A SATISFACTORY CADWELD. THE CADWELD CONNECTION SHALL BE COATED WITH A COLD GALVANIZING SPRAY.
- 2.4 CONTRACTOR SHALL PROVIDE PHOTO DOCUMENTATION OF THE GROUND SYSTEM BY PROVIDING A CD TO US CELLULAR. REQUIRED PHOTOS SHALL INCLUDE:
 - * ALL BUSS BARS AND COAX GROUND CONNECTIONS.
 - * TOWER COUNTERPOISE.
 - * BUILDING COUNTERPOISE * CONNECTIONS TO POWER, TEL.CO, A.C., FENCING AND ICE BRIDGE.
 - * CONNECTIONS TO POWER, TEL.CO, A.C., FENCING AND ICE BRIDGE.

2.5 CONTRACTOR SHALL PROVIDE AS-BUILT PLANS SHOWING LOCATION AND DIMENSIONS OF BELOW GRADE GROUNDING FEATURES.

3. INSTALLATION:

3.1 ALL EXTERIOR ABOVE AND BELOW GROUND CONNECTIONS SHALL BE CADWELD. NO ALUMINUM CONNECTORS SHALL BE USED UNLESS SPECIFIED OTHERWISE ON PLANS.

3.2 NO RIGHT-ANGLE CADWELD CONNECTION (OTHER THAN GROUND RODS TO GROUND RING CONNECTION) SHALL BE USED. ALL WIRE-TO-WIRE CONNECTIONS SHALL UTILIZE "Y-TYPE" CONNECTIONS.

3.3 ALL VERTICAL JUMPERS SHALL NOT BE WELDED WITHIN TWO (2) FT. OF THE GROUND ROD.

3.4 KOPR SHIELD REQUIRED FOR ALL MECHANICAL CONNECTIONS.

3.5 ALL CADWELDS FINISHED WITH COLD GALVANIZED SHIELD.

4. TOWER:

- 4.1 A #2 SOLID BARE COPPER WIRE SHALL BE BURIED A MINIMUM FOUR (4) FT. UNDERGROUND AND ENIRCLE TOWER FOUNDATION TWO (2) FT. FROM THE FOUNDATION. THIS GROUNDING SYSTEM SHALL BE CONNECTED TO THE BUILDING GROUND RING IN TWO (2) PLACES USING CADWELD CONNECTIONS. SUCH CONNECTIONS SHALL BE "Y-TYPE" CADWELD CONNECTIONS.
- 4.2 THREE (3) #2 SOLID BARE COPPER WIRES SHALL BE RUN FROM THE TOWER GROUND RING TO THE TOWER. THESE WIRES SHALL BE CONNECTED TO THE TOWER USING A CADWELD CONNECTION. NO SHARP BENDS SHALL BE PLACED IN THESE GROUND LEADS.
- 4.3 GROUND SYSTEM SHALL INCLUDE THE INSTALLATION OF AN ISOLATED LIGHTNING ROD AT THE TOP OF THE TOWER ABOVE THE HIGHEST ANTENNA. A #2 INSULATED COPPER WIRE SHALL BE CONNECTED TO THE TOWER LIGHTNING ROD USING AN APPROVED MECHANICAL CONNECTOR, OR CADWELDED, TO TOWER STEEL.

5. BUILDING:

- 5.1 A #2 SOLID BARE COPPER WIRE SHALL BE BURIED A MINIMUM OF FOUR (4) FT. UNDERGROUND AND ENIRCLE BUILDING FOUNDATION TWO (2) FEET FROM THE FOUNDATION. GROUND RING CORNERS SHALL BE INSTALLED WITH A MINIMUM TWO FOOT RADIUS (NO SHARP RIGHT ANGLE BENDS).
- 5.2 A #2 SOLID BARE COPPER WIRE SHALL BE INSTALLED FROM THE BUILDING GROUND RING AND CONNECTED TO THE COPPER BUS BAR LOCATED ON THE OUTSIDE OF BUILDING UNDER THE WAVEGUIDE PORT WITH A MINIMUM NINE (9) INCHES RADIUS. A "Y-TYPE" OR "PARALLEL-TYPE" CADWELD CONNECTION SHALL BE USED FOR ALL CONNECTIONS TO THE GROUND RING.
- 5.3 ONE (1) ADDITIONAL #2 SOLID BARE GROUND WIRE LEAD SHALL BE INSTALLED DIRECTLY BELOW THE ELECTRICAL SERVICE ENTRANCE PORT (GROUND LUG ON THE MAIN DISCONNECT INSIDE THE BUILDING). THIS WIRE SHALL BE CONNECTED TO THE BUILDING GROUND RING USING "Y-TYPE" CADWELD CONNECTION.
- 5.4 ONE (1) ADDITIONAL #2 SOLID BARE COPPER GROUND WIRE LEAD SHALL BE INSTALLED DIRECTLY BELOW EACH HVAC UNIT.

6. FENCING:

6.1 A #2 SOLID BARE COPPER GROUND WIRE SHALL BE INSTALLED FROM THE FENCE CORNER POSTS TO THE GROUND RING AND SHALL BE BURIED A MINIMUM FOUR (4) FT. UNDERGROUND. THESE RUNS SHALL INCLUDE GROUND RODS EQUALLY SPACED AT 10 FT. INTERVALS. THESE RUNS SHALL BE BROUGHT ABOVE GROUND LEVEL AND SUPPORTED ABOVE GROUND WITH TEMPORARY POSTS UNTIL PERMANENT FENCING IS INSTALLED. GROUND WIRE SHALL BE CONNECTED TO THE FENCE POSTS USING CADWELD TYPE CONNECTIONS.

7. EXISTING GROUND SYSTEMS:

7.1 CONTRACTOR SHALL PROVIDE CONNECTIONS TO ALL EXISTING GROUND SYSTEMS AT THE SITE (SCADA, TELEMETRY, ETC.).

8. COMPLIANCE:

8.1 ELECTRICAL CODE COMPLIANCE

COMPLY WITH APPLICABLE LOCAL ELECTRICAL CODES REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION, AND NEC AS APPLICABLE TO ELECTRICAL GROUNDING AND BONDING, PERTAINING TO SYSTEMS, CIRCUITS AND EQUIPMENT.

8.2 UL COMPLIANCE

COMPLY WITH APPLICABLE REQUIREMENTS OF UL467, 486A AND 869 PERTAINING TO GROUNDING AND BONDING OF SYSTEMS, CIRCUITS AND EQUIPMENT. USE GROUNDING AND BONDING PRODUCTS WHICH ARE UL-LISTED AND LABELED FOR THEIR INTENDED USAGE.

8.3 IEEE COMPLIANCE

COMPLY WITH APPLICABLE REQUIREMENTS OF RECOMMENDED INSTALLATION PRACTICES OF IEEE STANDARDS 80, 81, 141 AND 142 PERTAINING TO GROUNDING AND BONDING OF SYSTEMS, CIRCUITS AND EQUIPMENT.

GROUNDING NOTES

MASTER GROUND BAR NOTES:

THE MASTER GROUND BAR (MGB) IS THE EXTENSION OF THE BUILDING GROUNDING SYSTEM AND SERVES AS THE MAIN POINT OF BONDING WITHIN THE FACILITY. THE MGB WILL BE THE COMMON GROUND POINT WHERE ALL GROUND POINTS FOR THE FACILITY WILL CONNECT.

THE MGB SHOULD BE LOCATED SO THAT THE BONDING CONDUCTOR IS AS SHORT AND STRAIGHT AS POSSIBLE TO THE FACILITY GROUND RING.

THE MGB WILL BE LOCATED NEAREST THE PRIMARY GROUND WHILE MAINTAINING HEIGHT AND DISTANCE CLEARANCES REQUIRED BY APPLICABLE ELECTRICAL CODES.

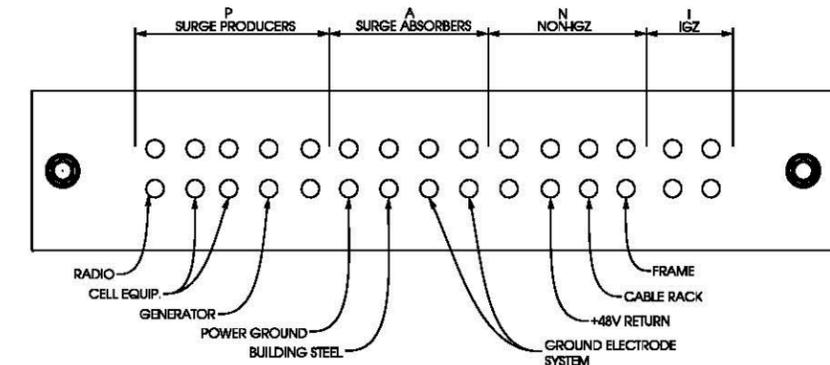
THE MGB WILL BE PREDRILLED COPPER ELECTRO TIN-PLATED BUS BAR WITH STANDARD NEMA BOLT SIZING AND SPACING WITH MINIMUM DIMENSIONS OF 1/4" THICK BY 4" WIDE AND 24" IN LENGTH. THE LENGTH MAY BE LONGER TO MEET FUTURE GROWTH PROJECTIONS.

THE MGB WILL BE INSULATED FROM ITS SUPPORT WITH MINIMUM 2" SEPARATION REQUIREMENT ON ISOLATED STANDOFFS.

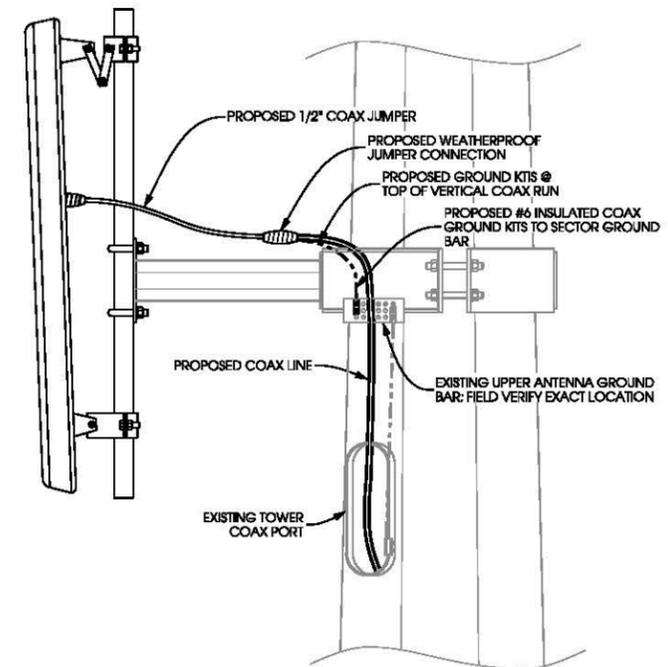
THE MGB WILL BE PERMANENTLY AND APPROPRIATELY LABELED AND IDENTIFIED WITH THE "P", "A", "N" AND "I" SECTION OF THE MGB CLEARLY AND PERMANENTLY IDENTIFIED.

P = PRODUCERS, A = ABSORBERS, N = NON-PRODUCERS, I = ISOLATED (SWITCH, DCS)

ALL CONNECTIONS MADE TO MGB WILL BE STANDARD 2-HOLE LUG.



GROUNDING NOTES



ANTENNA GROUNDING DETAIL
 SCALE: NTS

ANTENNA & GROUNDING NOTES
STEVENS POINT EAST (#774425)
STEVENS POINT, WISCONSIN

Edge Consulting Engineers, Inc.
 624 Water Street
 Prairie du Sac, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

SHEET TITLE	ISSUE DATE
PRELIMINARY LITE - 12/22/2011	
REVISIONS:	
COAX REVISIONS - 01/26/2012	
DRAWN BY:	DGS, BL
CHECKED BY:	ABB
PLOT DATE:	1/26/2012
PROJECT #:	6469
FILE NAME:	G-1.dgn
SHEET NUMBER:	G-1

Administrative Staff Report

US Cellular Conditional Use
1900 Polk St
March 5, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• US Cellular <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-32-2018-03 <p>Zone(s):</p> <ul style="list-style-type: none">• "R-2" Single Family Residential <p>Master Plan:</p> <ul style="list-style-type: none">• Institutional / Government <p>Council District:</p> <ul style="list-style-type: none">• District 10 <p>Lot Information:</p> <ul style="list-style-type: none">• Effective Frontage: 1,323 feet• Effective Depth: 1,323 feet• Square Footage: 1,750,329• Acreage: 40.182 <p>Current Use:</p> <ul style="list-style-type: none">• School <p>Applicable Regulations:</p> <ul style="list-style-type: none">• 23.01(16)• 23.02(1)(d)• 23.02(4)(d)	<p>Request</p> <p>Request from US Cellular for a conditional use permit for the purposes of installing three new antennas to an existing tower and performing line work at 1900 Polk Street (Parcel ID 2408-32-2018-03).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel ID Sheet• Exhibit Map• Application• Plans <p>Findings of Fact</p> <ul style="list-style-type: none">• Current property is the "R-2" Single Family Residential zoning district.• The co-location of antennas is a conditional use within all zoning districts.• Existing tower is 160 feet tall. <p>Staff Recommendation</p> <p>Approve, subject to the following condition(s):</p> <ul style="list-style-type: none">• All other structural components shall be installed within the current footprint of the facility.
--	--

Vicinity Map



Background

US Cellular is requesting a conditional use permit for the purpose of upgrading antenna line, as well as, adding three antennas to the existing tower at the above described location.

Standards of Review

- 1) **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The existing tower and attached antennas have not caused any problems in the past. US Cellular is requesting to upgrade line and add three new antennas to keep the tower up to date with the latest US Cellular technology.

Findings: The proposed use is not in conflict with the surrounding area, as antennas are currently located at the site.

- 2) **The use will not be injurious to the use and for the purpose already permitted;**

Analysis: Antennas are already in place on the existing tower. Additional antennas should not cause any adverse affects.

Findings: The proposed use is consistent with the existing use.

3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Analysis: The respective area is an established area of the City.

Findings: The proposed use is not in conflict with the surrounding uses or area.

4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;

Analysis: The respective area is an established area of the City.

Findings: The current tower matches the surrounding area in terms of general function. There will be no increase in tower height, nor any new building construction or alteration on the ground.

5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;

Analysis: Utilities exist in this area.

Findings: This standard is met.

6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Analysis: There is little to no traffic to and from the site except for maintenance purposes. A small access road on a utility easement is the only road that leads to the site. Furthermore, there are no parking requirements that need to be met.

Findings: Maintenance vehicles will be primarily accessing the site and will park near the end of the access road. This standard is met.

7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.

Analysis: The proposed use is within the R-2 district. The district is established to provide the population density and used primarily for single family living, which is expected to accommodate the numerous residential developments already at the density of this district, and this district would accommodate other housing not on City sewer. This district is to be located consistent with the City's Comprehensive Plan.

Findings: The proposed use is not contrary to the current land use plan or zoning district.

8) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

Analysis: The lot and structure exist within this district, and no amendments or changes are being proposed.

Findings: This standard is met.

- 9) **The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

N/A

- 10) **Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

N/A

- 11) **Access to the site shall be safe.**

Analysis: The site is only accessible by a utility easement access road.

Findings: Traffic and parking will be very minimal, as it is not a main thoroughfare, nor accessed frequently. This standard is met.

- 12) **There shall be adequate utilities to serve the site.**

- a. **The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: Utilities exist at this site.

Findings: This standard is met.

- 13) **The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:**

- a. **Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: Antennas will be added to the existing tower. No other equipment is being proposed.

Findings: This standard is met. If additional equipment needs to be added, it should be added within the current footprint of the facility.

- b. **Lighting shall be located to minimize intrusion onto the neighboring properties.**

Analysis: No change in lighting is proposed.

Findings: This standard is met.

- c. **Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: The proposed antennas will not create significant noise. There will be temporary noise throughout the regular work hours during the installation of the line and antennas.

Findings: This standard is met.

- 14) **Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.**

N/A

Name and Address		Parcel #	Alt Parcel #	Land Use
Clarence Trzebiatowski & Mary Jane Trzebiatowski 5548 Walter St Stevens Point, WI 54482		240835210022	240835210022	Warehouse, Distribution
		Property Address		Neighborhood
		5348 Highway 10 E		Hwy 10/39 & East of (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B5-HWY COMM

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

SITE DATA

PERMITS

Actual Frontage	147.0	Date	Number	Amount	Purpose	Note
Effective Frontage	147.0	9/6/2007	35040	\$0	126 Telecommunicatio	cell tower
Effective Depth	302.0	6/21/2007	34828	\$95,000	060 New Construction	shelter for equipment
Square Footage	44,394.0	2/4/2005	32969	\$41,500	004 Addition and Rem	remodel office space
Acreage	1.019					

2011 ASSESSED VALUE

Class	Land	Improvements	Total
B-Commercial	\$146,800	\$131,900	\$278,700
Total	\$146,800	\$131,900	\$278,700

LEGAL DESCRIPTION

LOT 2 CSM#6995-25-218 BNG PRT NE NW; SUBJ TO & JNT ACC AGRMT DES 740846 S35 T24 R8 536/124 562/635 551/818 483/991 569416 570853

PROPERTY IMAGE

PROPERTY SKETCH



Name and Address		Parcel #	Alt Parcel #	Land Use
Clarence Trzebiatowski & Mary Jane Trzebiatowski 5548 Walter St Stevens Point, WI 54482		240835210022	240835210022	Warehouse, Distribution
		Property Address		Neighborhood
		5348 Highway 10 E		Hwy 10/39 & East of (Comm)
		Subdivision		Zoning
Display Note		Certified Survey Map		B5-HWY COMM

BUILDING SUPERSTRUCTURE DATA

Bldg	Sec	Occupancy	Year	Area	Framing	Hgt
1	1	Warehse, Storage (S avg)	1990	4,100	Metal - Avg	14
1	2	Office Bldg (S avg)	1998	900	Metal - Avg	8

Total Area

5,000

BASEMENT DATA**COMPONENTS**

Bldg	Sec	Adjustment Description	Area	Bldg	Sec	Component Description	Area

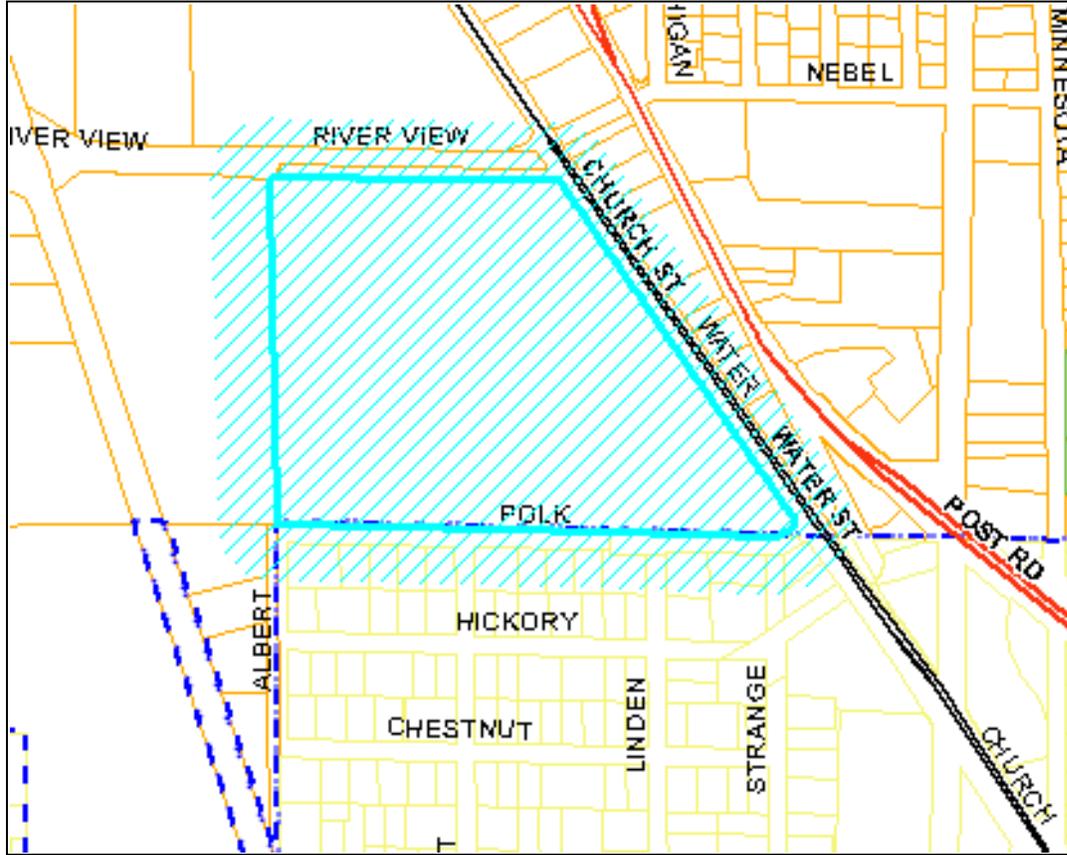
DETACHED IMPROVEMENTS

Structure	Year Built	Square Feet	Grade	Condition

SITE IMPROVEMENTS**STRUCTURE DATA**

Site Improvement	Units	Age	22
		Year Built	1990
		Eff. Year	1990
		One Bedroom	
		Two Bedroom	
		Three Bedroom	
		Total Units	
		Stories	1.00
		Business Name	Badger Heating & Air

1900 Polk St – US Cellular – Conditional Use – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281230804300810	Nebel St (ROW)	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230804300816	3296 Church St	Anthony Opiola Revocable Trust	404 Polk St	Stevens Point	WI	54481
281230804301000	River View Ave (ROW)	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230804301002	1900-2000 Polk St/3400 Water	Stevens Point Area	1900 Polk St	Stevens Point	WI	54481
281230804301201	3300 Church St	Portage County	1515 Church St	Stevens Point	WI	54481
281230804301202	3308-10 Church St	Robert LaBlanc	2411 Golden Rd	Plover	WI	54467
281230804301203	3324 Church St	DOH Inc	PO Box 911	Stevens Point	WI	54481
281230804301204	3340 Church St	Central Carwash LLC	3126 N 13th St	Wausau	WI	54403

281230804301205	3350 Church St	AutoZone Inc	P O Box 2198 Dept 8088	Memphis	TN	38101
281230804301206	3400 Church St	Flatoff Properties LLC	2151 Ellis St	Stevens Point	WI	54481
281230804301207	3408 Church St	Yvette A Newby	3331 Stony Rd	Stevens Point	WI	54481
281230804301208	3416 Church St	Russell J Danielson	3416 Church St	Stevens Point	WI	54481
281230804301209	3424 Church St	Steven S & Janelle R Peterson	3424 Church St	Stevens Point	WI	54481
281230804301212	3432-42 Church St	MRM of Portage County LLC	P O Box 746	Stevens Point	WI	54481
281230804301213	3446 Church St	Elaine Ripp Marital Trust &	1164 Valley Rd	Menasha	WI	54952
281230805410007	3200 Water St	Heritage Investment Company	PO Box 5097	Wausau	WI	54402
281230805440009	2001 River View Ave	Heritage Investment Company	PO Box 5097	Wausau	WI	54402
281230805490000	Albert St (ROW)	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281230808110002	Albert St	Ronald H Peters	4050 North Park Rd	Mosinee	WI	54455
281230808110003	1817 Albert St	Ronald H Peters	4050 North Park Rd	Mosinee	WI	54455

RF# 1-46369

\$250

2/20/12

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 1817 Albert Street a/k/a 1900 Polk Street, Stevens Point, WI 54481
US Cellular Site: 774433 Stevens Point SW

- Zoning Ordinance Change
- Conditional Use Permit Amendment
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

Antenna/line work at existing US Cellular location including the addition of 3 antennas to the existing US Cellular antenna array as shown on Sheet A-1 of the drawings provided. There will be no increase in tower height and no new buildings will be placed on the ground.
The changes are to keep this location up to date with the latest technology.

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

Name: US Cellular (tower owner)
Address: 5117 West Terrace Drive
Madison, WI 53718
(City, State, Zip Code)

Name: Faulk & Foster, by Ralph Wyngarden, for US Cellular
Address: 588 Three Mile Rd NW, Suite 102
Grand Rapids, MI 49544
(City, State, Zip Code)

Telephone: 402-515-8275 (Brandi Vandenberg)
Cell Phone: _____

Telephone: 616-647-3720, ext. 115
Cell Phone: 616-490-9804

SEE ATTACHED
Signature


Signature

Scheduled Date of Plan Commission Meeting: _____

Scheduled Date of Common Council Meeting: _____

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

Fee schedule is on second page.

Receipt # _____



LETTER OF AUTHORIZATION

June 2, 2011

Re: Authorization to File for Any Necessary Permits or Approvals
Associated with US Cellular's LTE Antenna Upgrade Project

To Whom it May Concern

US Cellular authorizes Faulk & Foster, its agents and employees to
file for any necessary permits or approvals associated with US
Cellular's LTE antenna upgrade project.

Sincerely,

A handwritten signature in blue ink that reads "Brandi Vandenberg". The signature is written in a cursive style with a large, looping initial "B".

Brandi Vandenberg, PMP
Project Manager
U.S. Cellular
5117 W Terrace Drive
Madison, WI 53718
(402) 515-8275



Faulk & Foster

Michael Ostrowski
Director of Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

RECEIVED

FEB 13 2012

Phone: 715-346-1567

Re: Conditional Use Permit Amendment Applications for Antenna/Line Work at Two Existing US Cellular Locations

Dear Mr. Ostrowski:

In order to keep up with the latest technology, US Cellular is upgrading its antennas at existing sites. You previously indicated that the following two sites will require a Conditional Use Permit amendment:

Address: 5370 Highway 10 East

US Cellular Site: 774425 Stevens Point East

Description: Antenna line work including addition of 3 antennas to the existing US Cellular antenna array as shown on Sheet A-1 of the enclosed drawings. There will be no increase in tower height and no new buildings on the ground.

Address: 1817 Albert Street a/k/a 1900 Polk Street

US Cellular Site: 774433 Stevens Point SW

Description: Antenna line work including addition of 3 antennas to the existing US Cellular antenna array as shown on Sheet A-1 of the enclosed drawings. There will be no increase in tower height and no new buildings on the ground.

For each site I have enclosed:

- A completed Request for Conditional Use Permit Amendment form
- Our check in the amount of \$250.00 for the CUP amendment fee
- 2 sets of drawings depicting the proposed project

If you have any questions or need any additional items or copies, please do not hesitate to contact me at 1-616-490-9804 or ralph.wyngarden@faulkandfoster.com. Thank you very much for your assistance.

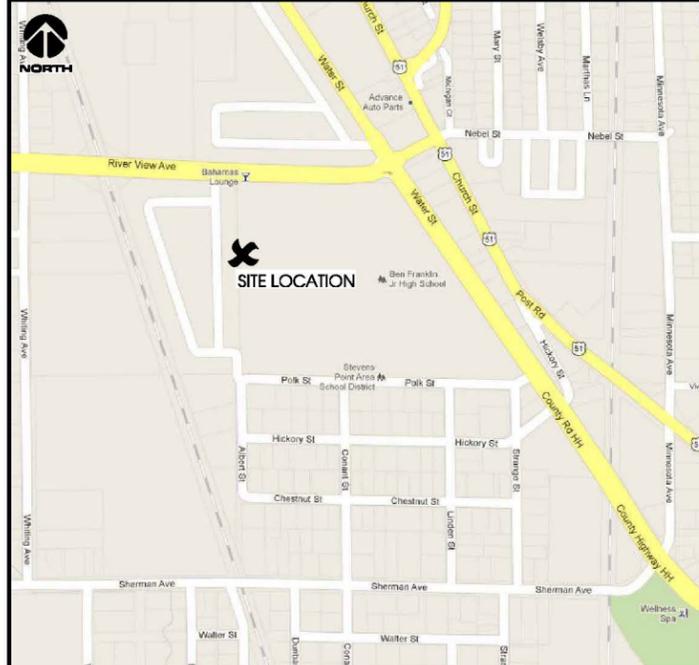
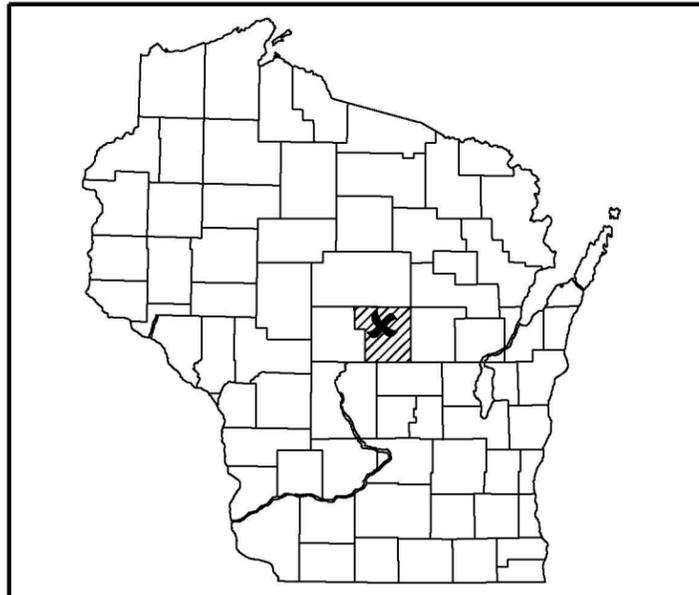
Sincerely,

Ralph Wyngarden
Faulk & Foster
588 Three Mile Rd NW, Suite 102
Grand Rapids, MI 49544
Office: (616) 647-3720, ext. 115
Fax: (616) 647-8614
Cell: (616) 490-9804



**STEVENS POINT SW [#774433]
STEVENS POINT, WISCONSIN
LTE DRAWINGS
160' MONOPOLE
FEBRUARY 2012**

**TITLE SHEET
STEVENS POINT SW [#774433]
STEVENS POINT, WISCONSIN**



SITE LOCATION MAPS

FROM MADISON AREA:
Take I-39 West/I-90 West/I-94 North (go 28.8 mi)
Take exit 108B for I-39 North toward Portage/Wausau (go 71.9 mi)
Take exit 156 for CR-HH toward Whiting (go 0.3 mi)
Turn LEFT on McDill Ave/Cr-Hh (go 1.9 mi)
Continue on Water St/Cr-Hh (go 0.6 mi)
Turn LEFT on Polk St (to 0.4 mi)

TRIP DISTANCE:
110.5 miles, Time: 1 hours, 46 mins

DISTANCE TO NEAREST INTERSECTION:
Polk St & Albert St; approx. 500' south of site

DRIVING DIRECTIONS

SHEET INDEX:	
NO.:	PAGE TITLE:
T-1	TITLE SHEET
C-1	SITE PLAN
C-2	COMPOUND PLAN
A-1	TOWER ELEVATION
A-2	ANTENNA INSTALLATION DETAILS
A-3	COAX ROUTING DETAILS
G-1	ANTENNA & GROUNDING NOTES

ANTENNA INVENTORY & STRUCTURAL NOTE	
LTE TOWER INVENTORY:	COMPLETED BY RAMAKER & ASSOCIATES, INC. REPORT #: 19329 DATED: 02/08/2011
LTE STRUCTURAL ANALYSIS:	COMPLETED BY RAMAKER & ASSOCIATES, INC. REPORT #: 19329 DATED: 03/22/2011

LTE ADDITION SCOPE	
TDMA ANTENNAS:	DO NOT EXIST.
EXIST. COAX PORT:	CAN ACCOMMODATE ADDITION OF (6) 1 5/8" COAX.
EXIST. EXTERIOR G.B.:	NEW GROUND BAR REQUIRED.
EXIST. ICE BRIDGE:	CAN ACCOMMODATE ADDITION OF (6) 1 5/8" COAX.
EXIST. LOWER AGB:	CAN ACCOMMODATE ADDITION OF (6) GROUND KITS.
EXIST. ANTENNA FRAME:	NEW 8'-6" PIPE MOUNTS AND HARDWARE REQUIRED.
EXIST. UPPER AGB:	CAN ACCOMMODATE ADDITION OF (6) GROUND KITS.

PROJECT DIRECTORY:
<p>ENGINEERING COMPANY: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578 CONTACT: ANDREW BRADLEY PHONE: 608.644.1449</p> <p>CLIENT: U.S. CELLULAR - MADISON 5117 WEST TERRACE DRIVE MADISON, WI 53718 CONTACT: BRANDI VANDENBERG PHONE: 402.515.8275</p> <p>FIBER OPTIC PROVIDER: CHARTER COMMUNICATIONS 15100 TRINITY BLVD, SUITE 500 FORT WORTH, TX 76155 CONTACT: ANDY TURNER (CB FIBER PROJECT MANAGER) PHONE: 817.298.3553 CELL: 817.455.2129 EMAIL: andy.turner@chartercom.com</p> <p>PREVIOUS SURVEYOR: AERO-METRIC (COMPLETED FOR U.S.C.C.) 4020 TECHNOLOGY PARKWAY P.O. BOX 449 SHEBOYGAN, WI 53082-0449 CONTACT: BRAD BUECHEL PHONE: 920.457.8194</p>

PROJECT INFO:
<p>SITE LOCATION: 1900 POLK STREET STEVENS POINT, WI 54481</p> <p>SITE #: 774433 FCC #: 1272976</p> <p>PROPERTY OWNER: STEVENS POINT SCHOOL DISTRICT 3400 WATER STREET STEVENS POINT, WI 54481</p> <p>2C INFORMATION (NAD 1983/91) -TOWER BASE- (PER PREVIOUS SURVEY) LAT: 44°-29'-57.42" LONG: 89°-34'-07.20" GROUND ELEVATION (NGVD 29): 1082.2'</p> <p>PLSS INFORMATION: PART OF SW1/4 OF THE SW1/4, SECTION 4, T.23N., R.8E., CITY OF STEVENS POINT, PORTAGE COUNTY WISCONSIN</p> <p>PARCEL NUMBER: 281230804301002</p>

UTILITY INFORMATION
<p>FIBER OPTIC SERVICE PROVIDER: CHARTER</p> <p>PRELIMINARY FIBER WALK DATE: 12/15/2011</p>
<p>TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGER'S HOTLINE</p> <p>TOLL FREE 1-800-242-8511 FAX A LOCATE 1-800-338-3860</p> <p>WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.</p>

ENGINEER SEAL:

PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

Signature: _____
Date: _____

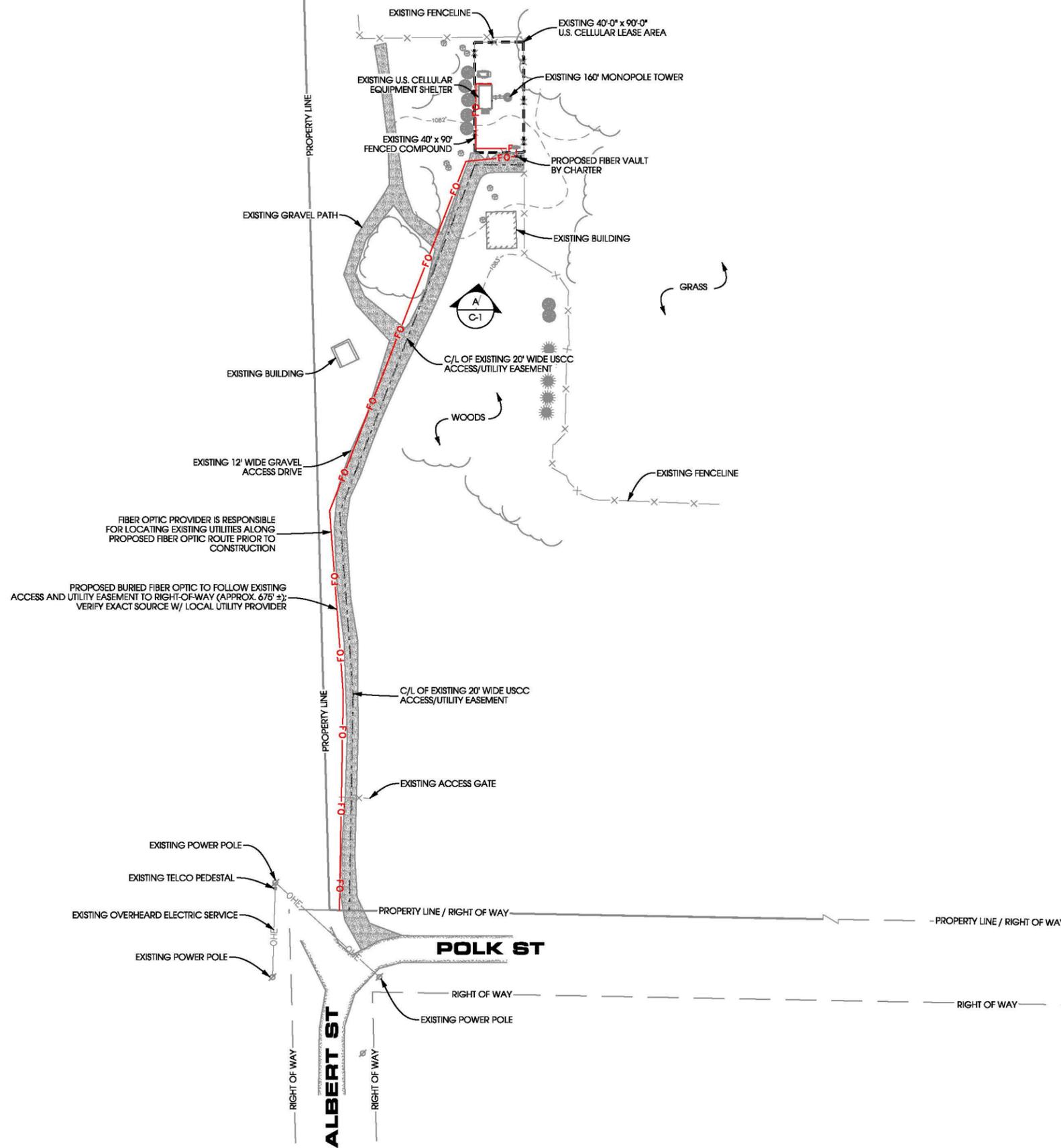
SHEET TITLE:
ISSUE DATE:
PRELIMINARY LTE - 12/28/11
REVISIONS:
AZIMUTH ADJUSTMENT - 02/02/12
DRAWN BY:
BL
CHECKED BY:
ABB
PLOT DATE:
2/2/2012
PROJECT #:
6471
FILE NAME:
T-1.dgn
SHEET NUMBER:
T-1



AERIAL OVERVIEW



**SITE OVERVIEW
[LOOKING NORTHEAST]**



FIBER OPTIC PROVIDER IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES ALONG PROPOSED FIBER OPTIC ROUTE PRIOR TO CONSTRUCTION

PROPOSED BURIED FIBER OPTIC TO FOLLOW EXISTING ACCESS AND UTILITY EASEMENT TO RIGHT-OF-WAY (APPROX. 67' ±); VERIFY EXACT SOURCE W/ LOCAL UTILITY PROVIDER

SITE RESTORATION NOTES:

PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF UTILITY WORK. ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS POSSIBLE TO PRECONSTRUCTION CONDITION. ALL SOIL DISTURBED AREAS TO BE RESTORED WITH 4\"/>

NOTE:

NO NEW SURVEY PROVIDED. SITE LAYOUT BASED ON PREVIOUS SURVEY PERFORMED BY AEROMETRIC (DATED 09/09/08).

SCALE: 11" x 17" - 1" = 100'
22" x 34" - 1" = 50'



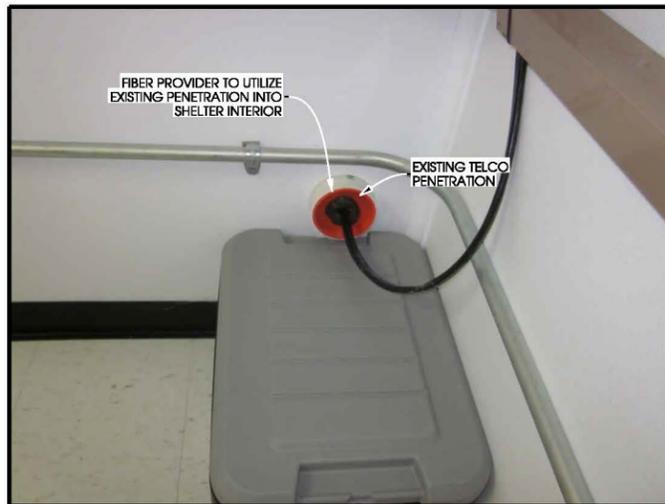
Edge
Consulting Engineers, Inc.

624 Water Street
Poulsbo, WA 98268
608.644.1449 voice
608.644.1449 fax
www.edgeconsulting.com

**SITE PLAN
STEVENS POINT SW (#774433)
STEVENS POINT, WISCONSIN**

SHEET TITLE:

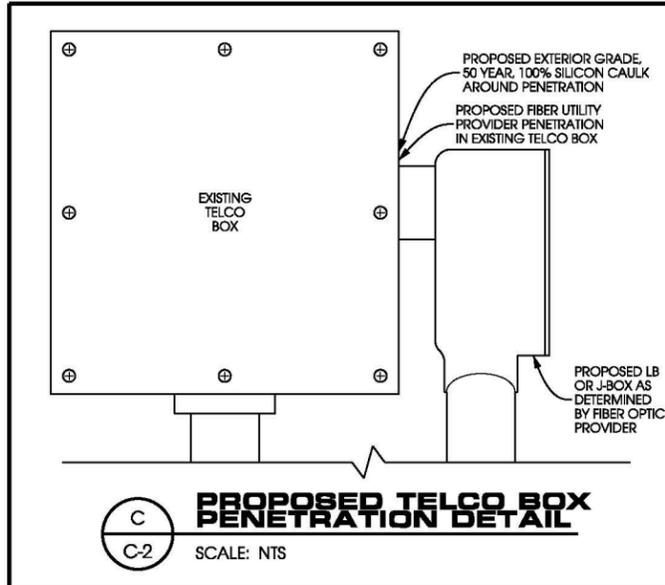
ISSUE DATE:	PRELIMINARY LITE - 12/28/11
REVISIONS:	AZIMUTH ADJUSTMENT - 02/02/12
DRAWN BY:	BL
CHECKED BY:	ABB
PLOT DATE:	2/2/2012
PROJECT #:	6471
FILE NAME:	C-1.dgn
SHEET NUMBER:	C-1



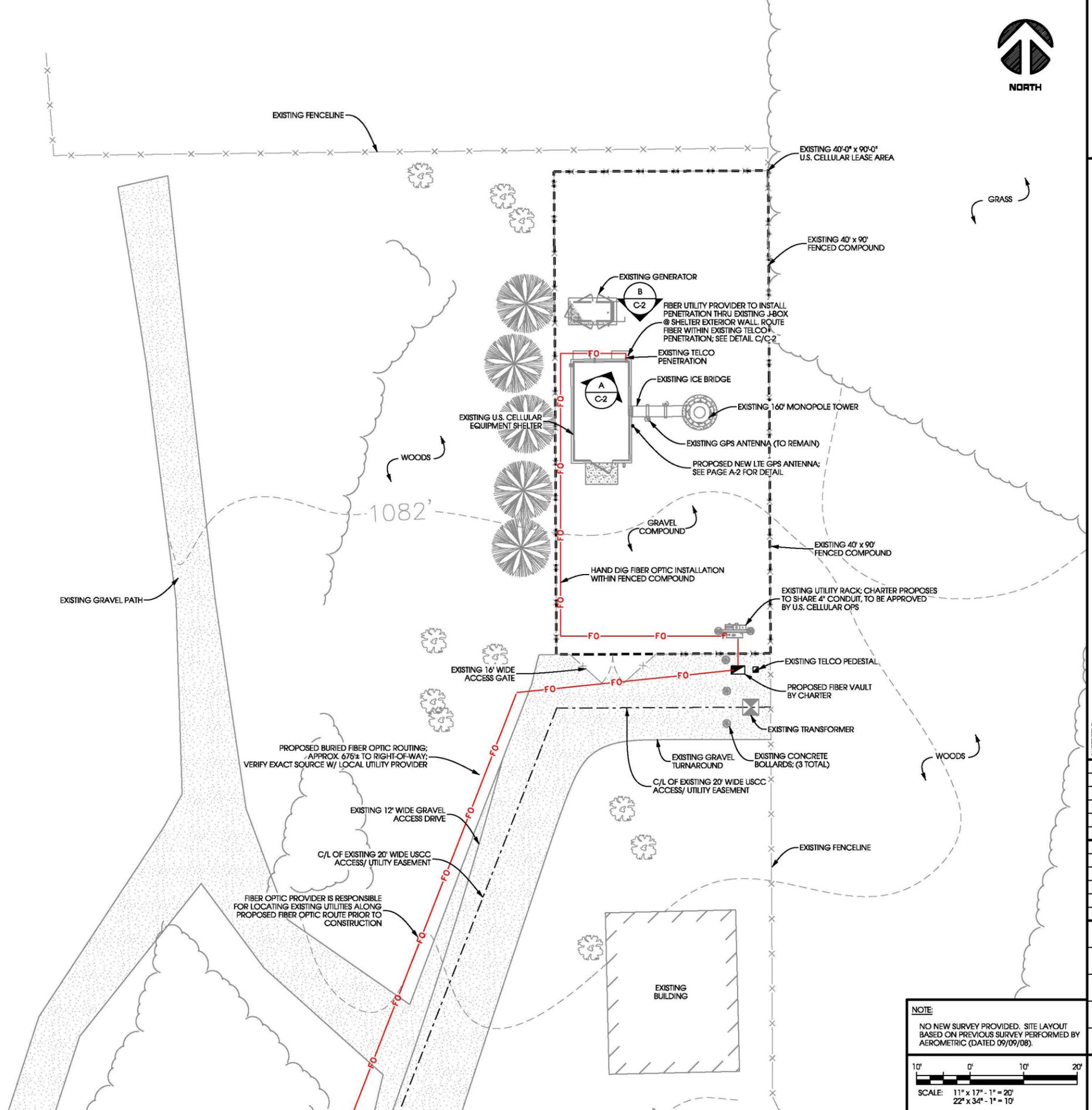
A
C-2
**PROPOSED FIBER PENETRATION
(SHELTER INTERIOR)**



B
C-2
**PROPOSED FIBER PENETRATION
(SHELTER EXTERIOR)**



C
C-2
**PROPOSED TELCO BOX
PENETRATION DETAIL**
SCALE: NTS



NOTE:
NO NEW SURVEY PROVIDED. SITE LAYOUT BASED ON PREVIOUS SURVEY PERFORMED BY AEROMETRIC (DATED 09/09/08).

10' 0' 10' 20'
SCALE: 11" x 17" - 1" = 20'
22" x 34" - 1" = 10'

**COMPOUND PLAN
STEVENS POINT SW (#774433)
STEVENS POINT, WISCONSIN**

SHEET TITLE:

ISSUE DATE:	PRELIMINARY LTE - 12/28/11
REVISIONS:	AZIMUTH ADJUSTMENT - 02/02/12
DRAWN BY:	BL
CHECKED BY:	ABB
PLOT DATE:	2/2/2012
PROJECT #:	6471
FILE NAME:	C-2.dgn
SHEET NUMBER:	C-2

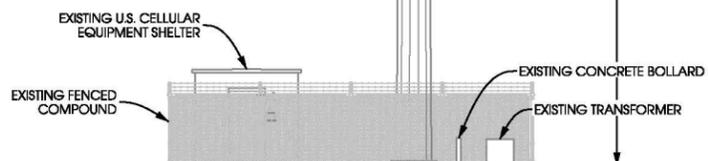
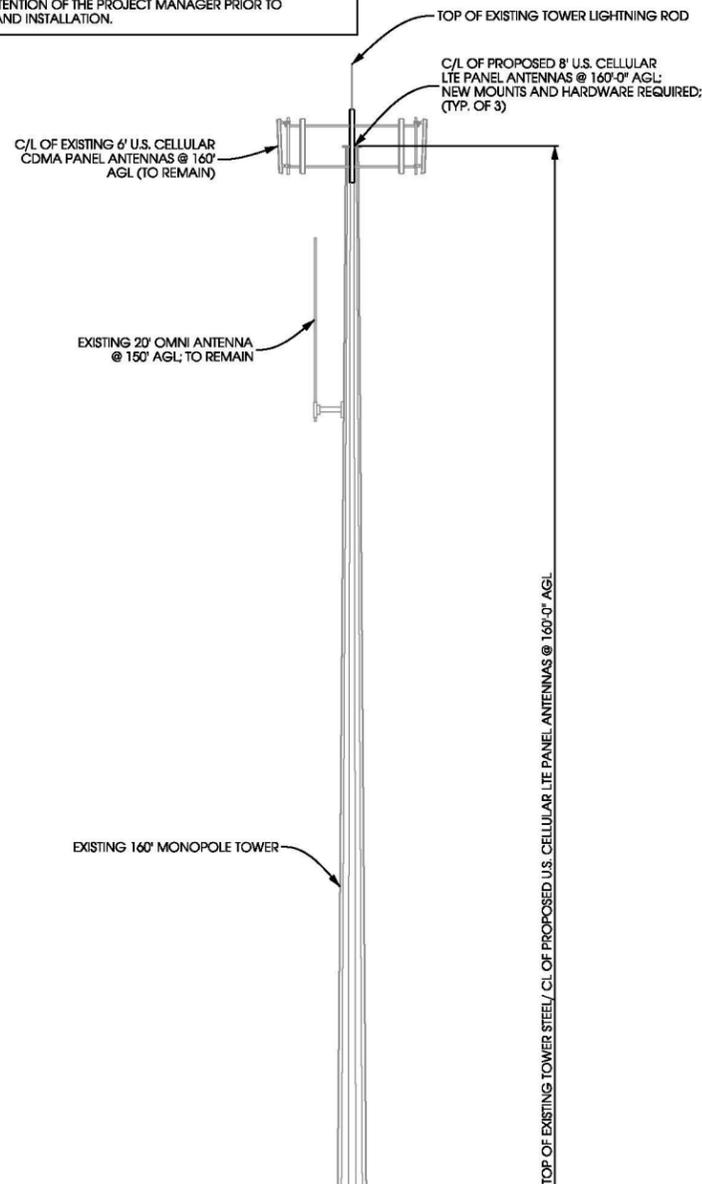
R:\6471\6471\CAD\PILOT\LTE\C-2.dgn

LTE ADDITION NOTE:

ANTENNA LAYOUT BASED ON LTE INVENTORY - SEE PAGE T-1.
 REFER TO STRUCTURAL ANALYSIS AS IDENTIFIED ON PAGE T-1.
 CONTRACTOR TO THOROUGHLY REVIEW THE TOWER
 STRUCTURAL ANALYSIS FOR INFORMATION PERTAINING TO
 TOWER UPGRADES, MOUNTING TYPES, ANTENNA HEIGHTS, AND
 COAX ROUTING. ANY DISCREPANCIES BETWEEN THE DRAWINGS,
 STRUCTURAL ANALYSIS, AND TOWER PLANS SHOULD BE BROUGHT
 TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO
 BIDDING AND INSTALLATION.

NOTES:

CONTRACTOR TO VERIFY HEIGHT AND DIRECTION
 OF ANTENNA WITH PROJECT MANAGER.
 ALL ANTENNA AZIMUTHS TO BE FROM TRUE
 NORTH.



A
A-1 TOWER PROFILE (SOUTH ELEVATION)
 SCALE: 11" x 17" - 1" = 20'-0"
 22" x 34" - 1" = 10'-0"



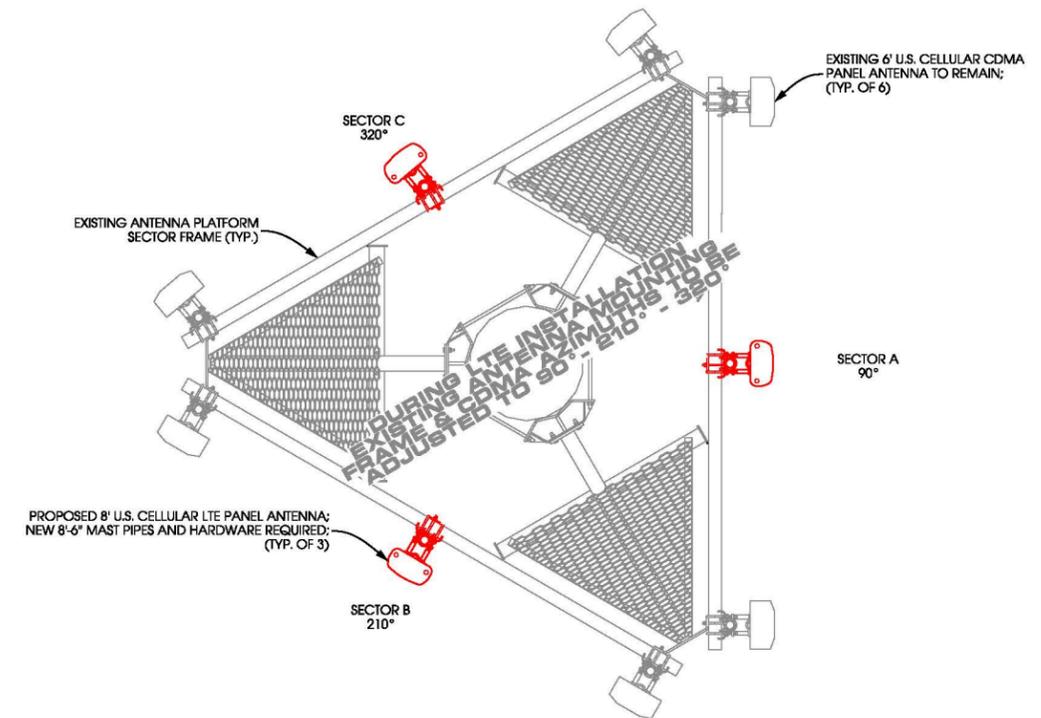
TOWER ELEVATION - LOOKING NORTHEAST -

ANTENNA LEGEND:

- EXISTING CDMA ANTENNA TO REMAIN
- PROPOSED LTE ANTENNA TO BE INSTALLED

NOTE:

ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH



SECTOR	MAKE AND MODEL	MECHANICAL DOWNTILT	ANTENNA HEIGHT	AZIMUTH	COAX COLOR CODING	CABLE LENGTH	CABLE DIA.
A	8' LTE PANEL ANTENNA	X°	160'	90°	RED	185'	1 5/8"
					RED		1 5/8"
B	8' LTE PANEL ANTENNA	X°	160'	210°	WHITE	185'	1 5/8"
					WHITE		1 5/8"
C	8' LTE PANEL ANTENNA	X°	160'	320°	BLUE	185'	1 5/8"
					BLUE		1 5/8"

* GENERAL PLATFORM ORIENTATION BASED ON EXISTING ANTENNA AZIMUTH INFORMATION.

1ST TAPE - FOR SECTOR IDENTIFICATION:

- ALPHA (SECTOR 1) RED
- BETA (SECTOR 2) WHITE
- GAMMA (SECTOR 3) BLUE

2ND TAPE - FOR TECHNOLOGY IDENTIFICATION:

- CDMA YELLOW
- GSM VIOLET
- LTE ORANGE

FREQUENCY BAND (<1" WIDE, OVER TECH. BAND):

- 700 GREEN
- 800 BROWN
- 1900 BLUE
- 2100 WHITE

USE SCOTCH VINYL TAPE 35. AVAILABLE AT GRAYBAR OR LOCAL 3M DISTRIBUTOR.

NOTES:

1. BEGIN SECTOR BAND >10" FROM CABLE TERMINATION.
2. SECTOR POSITION BANDS INDICATE LINE 1, LINE 2, ETC. REPEAT FOR EACH UNIQUE TECHNOLOGY.
3. IF ANTENNA IS DUPLEXED, BOTH TECHNOLOGY BANDS SHOULD BE USED.

B
A-1 ANTENNA PLATFORM ASSIGNMENT
 SCALE: NTS



Edge Consulting Engineers, Inc.
 624 Water Street
 Portage du Sac, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsulting.com

**TOWER ELEVATION
 STEVENS POINT SW (#774433)
 STEVENS POINT, WISCONSIN**

SHEET TITLE:
 ISSUE DATE:
 PRELIMINARY LTE - 12/28/11
 REVISIONS:
 AZIMUTH ADJUSTMENT - 02/02/12
 DRAWN BY:
 BL
 CHECKED BY:
 ABB
 PLOT DATE:
 2/2/2012
 PROJECT #:
 6471
 FILE NAME:
 A-1.dgn
 SHEET NUMBER:
A-1

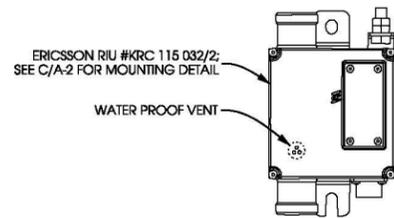
NOTES:

DO NOT COVER THE WATER-PROOF VENT VALVE; THE UNIT IS VENTILATED THROUGH WATER-PROOF VENT VALVE. IT IS IMPORTANT THAT THE VALVE IS NOT SILTED UP.

THE RIU CAN BE PAINTED AS LONG AS THE WATER-PROOF VENT VALVE IS NOT CLOGGED AND THE CONNECTORS ARE NOT PAINTED.
MOUNT THE RIU IN AN UPRIGHT VERTICAL POSITION WITH RET-CONNECTOR POINTING DOWNWARDS.

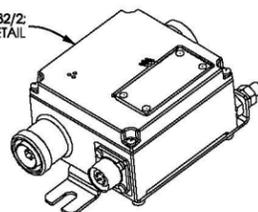
APPROX. DIMENSIONS: 5.5" x 3.5" x 2.5"

APPROX. WEIGHT: 1.7 LBS



ELEVATION VIEW

ERICSSON RIU #KRC 115 032/2;
SEE C/A-2 FOR MOUNTING DETAIL

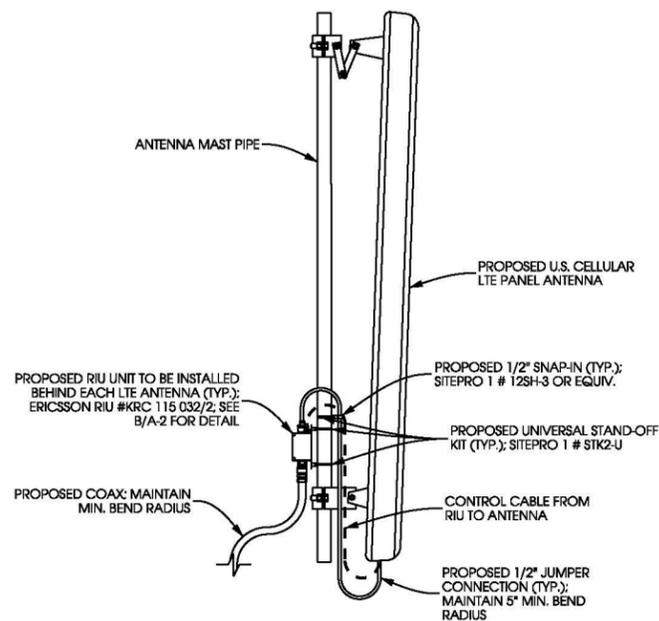


ISOMETRIC VIEW

A RIU DETAIL
A-2 SCALE: NTS

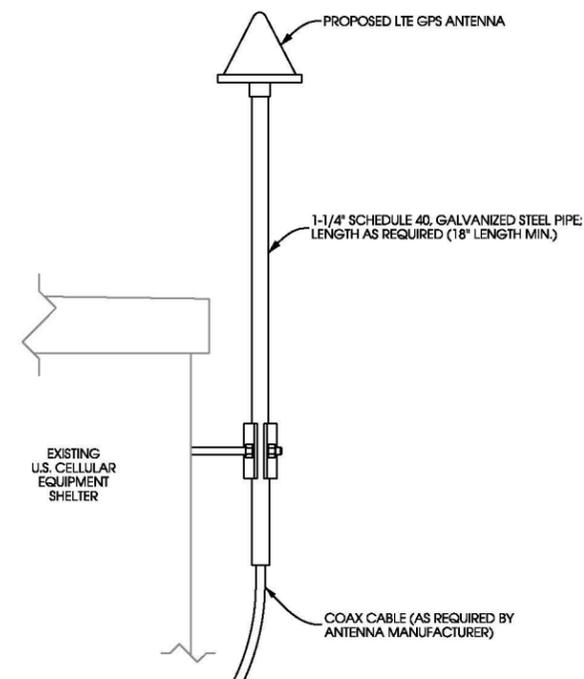
NOTE:

THIS DETAIL SHOWN FOR SCHEMATIC PURPOSES ONLY; SEE PAGE A-1 FOR PLATFORM LAYOUT.



TYP. EACH SECTOR

B RIU MOUNT DETAIL
A-2 SCALE: NTS



C GPS MOUNT DETAILS
A-2 SCALE: NTS



EXISTING U.S. CELLULAR UTILITIES



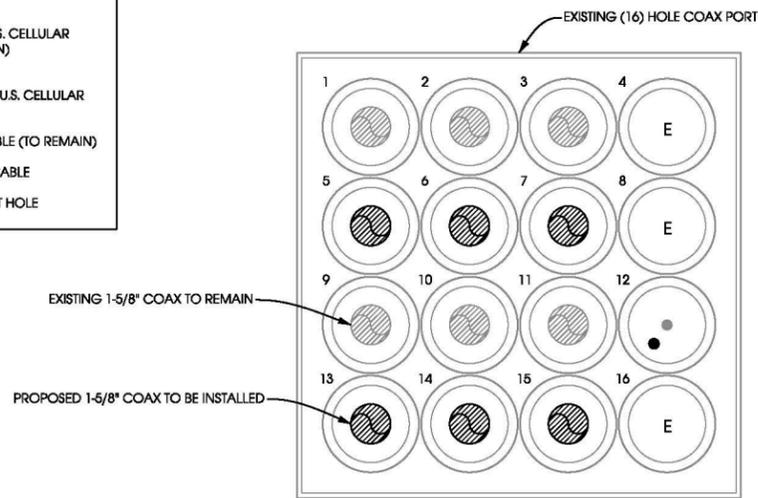
EXISTING U.S. CELLULAR ANTENNA PLATFORM

ANTENNA INSTALLATION DETAILS
STEVENS POINT SW (#774433)
STEVENS POINT, WISCONSIN

SHEET TITLE:

ISSUE DATE:	PRELIMINARY LTE - 12/28/11
REVISIONS:	AZIMUTH ADJUSTMENT - 02/02/12
DRAWN BY:	BL
CHECKED BY:	ABB
PLOT DATE:	2/2/2012
PROJECT #:	6471
FILE NAME:	A-2.dgn
SHEET NUMBER:	A-2

- COAX LEGEND:**
-  = EXISTING 1 5/8" U.S. CELLULAR COAX (TO REMAIN)
 -  = PROPOSED 1 5/8" U.S. CELLULAR COAX
 -  = EXISTING GPS CABLE (TO REMAIN)
 -  = PROPOSED GPS CABLE
 - E = OPEN COAX PORT HOLE

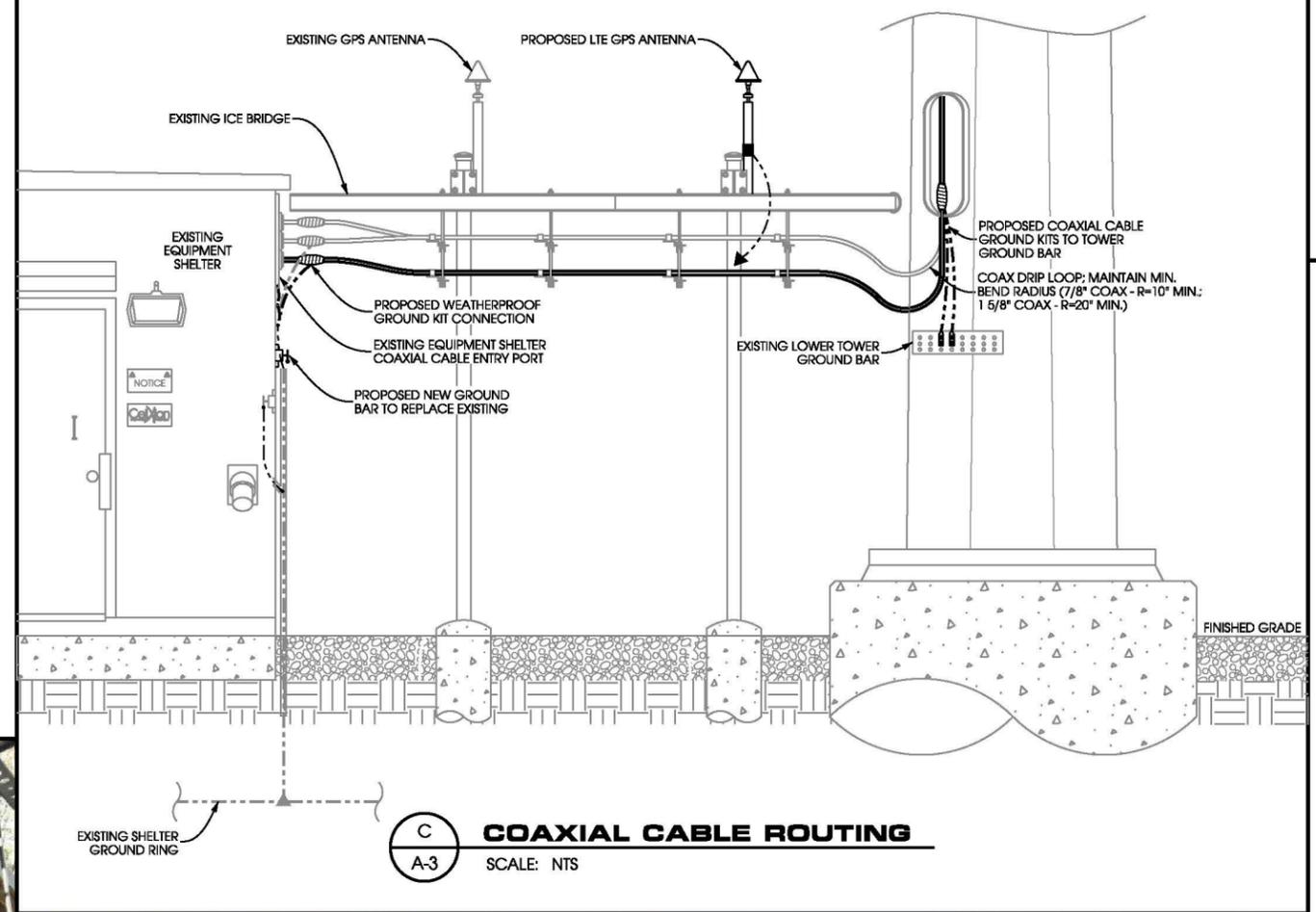


EXISTING 1-5/8" COAX TO REMAIN

PROPOSED 1-5/8" COAX TO BE INSTALLED

PORT VIEW (FROM INTERIOR)

A **COAX PORT LAYOUT - SHELTER INTERIOR**
A-3 SCALE: NTS



C **COAXIAL CABLE ROUTING**
A-3 SCALE: NTS



COAX PORT LAYOUT - SHELTER INTERIOR -



COAX PORT LAYOUT - SHELTER EXTERIOR-



EXISTING LOWER TOWER GROUND BAR



EXISTING ICE BRIDGE PROFILE

COAX ROUTING DETAILS
STEVENS POINT SW (#774433)
STEVENS POINT, WISCONSIN

SHEET TITLE:

ISSUE DATE:	PRELIMINARY LTE - 12/28/11
REVISIONS:	AZIMUTH ADJUSTMENT - 02/02/12
DRAWN BY:	BL
CHECKED BY:	ABB
PLOT DATE:	2/2/2012
PROJECT #:	6471
FILE NAME:	A-3.dgn

ANTENNA & COAXIAL CABLE INSTALLATION

I. SCOPE:

THIS SECTION COVERS THE SPECIFICATIONS FOR ANTENNA AND COAXIAL CABLE INSTALLATION. THE AREAS OF FOCUS ARE THE INSTALLATION OF ANTENNAS, COAXIAL CONNECTIONS, AND ICE BRIDGE. BEND ON TOWER GROUND BAR AND ON BUILDING GROUND BAR BEFORE ENTRY INTO WAVEGUIDE PORTS. 4" CABLE BOOTS

II. ANTENNAS:

- A: ANTENNAS SHALL BE PLUMB AND INSTALLED SO THAT ENTIRE WHIP EXTENDS ABOVE VERTICAL PIPE MOUNT. DIRECTIONAL ANTENNAS SHALL BE ORIENTED TO PROPER AZIMUTH, PROVIDED ON THE RF SPECIFICATION SHEET. NOTE: THE ANTENNA MAY BE ORIENTED USING THE REFLECTOR AS THE REFERENCE, ADJUSTING ITS AZIMUTH 180 DEGREES FROM MAXIMUM ANTENNA RADIATION.
- B: MICROWAVE ANTENNAS (DISHS) SHALL BE ASSEMBLED PER MANUFACTURER'S DRAWINGS. STIFF ARMS AND RADOMES SHALL BE INSTALLED WITH POLARIZATION PROVIDED BY RF SPECIFICATION SHEET. IF PATH IS NOT READY TO ALIGN, DISH SHOULD BE POINTED TOWARD CALCULATED AZIMUTH, OR DIRECTION OF FIELD STAKE DENOTING OPPOSITE END. TWO STIFF ARMS SHALL BE PROVIDED FOR MICROWAVE DISHS 6' OR IN DIAMETER AND GREATER.
- C: A TRANSIT SHALL BE USED TO PROPERLY ALIGN CELLULAR AND MICROWAVE ANTENNAS.

III. COAXIAL CABLE:

- A: COAXIAL CABLE SHALL BE SUPPORTED WITH SNAP IN HANGERS. SNAP IN HANGERS SHOULD BE USED EVERY 3 FEET THE ENTIRE HEIGHT OF TOWER. ANGLE ADAPTERS OR ROUND MEMBER ADAPTERS WITH BUTTERFLY CLAMPS SHALL BE USED ELSEWHERE, I.E. SIDEARMS, PLATFORMS, AND MICROWAVE MOUNTS.
- B: COAXIAL CABLE SHALL ALSO BE SUPPORTED WITH HOISTING GRIPS, INSTALLED AT MAXIMUM INTERVALS OF 200 FEET. HOISTING GRIPS SHALL BE ATTACHED WITH SHACKLES, BOLTED IN THE 7/16" HOLE OF WAVEGUIDE LADDER.
- C: ALL JUMPERS USED BETWEEN COAXIAL CABLE AND ANTENNA SHALL BE SUPPORTED WITHIN 18 INCHES OF ANTENNA, USING BUTTERFLY CLAMPS WITH ANGLE ADAPTERS OR ROUND MEMBER ADAPTERS AROUND PIPES. CELLULAR ANTENNAS TYPICALLY USE 6' JUMPERS; MICROWAVE DISHS USE 3' JUMPERS.
- D: COAXIAL CABLE SHALL BE NEATLY BENT WHEN REQUIRED, USING A MINIMUM BENDING RADIUS OF 10 TIMES THE DIAMETER OF THE COAXIAL CABLE. DRIP LOOPS SHOULD BEGIN AT THE ICE BRIDGE. THE BEND IN THE COAXIAL CABLE SHOULD BE AT A LOWER HEIGHT THAN THE ENTRY PORT.
- E: COAXIAL CABLE SHALL BE SUPPORTED WITH SNAP IN HANGERS ON THE WAVEGUIDE LADDER UNDER ICE BRIDGE. COAXIAL CABLE SHOULD BE NEATLY CUT 16" INSIDE BUILDING AND TERMINATED AT THE QUARTER WAVE SHORTS.
- F: CONNECTORS WILL NORMALLY BE PROVIDED FIRST OFF REEL FROM FACTORY. CONNECTORS TERMINATED IN BUILDING SHALL BE NEATLY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- G: OPENINGS #1, #2, AND #3 SHOULD BE USED FOR THE X SECTOR; OPENINGS #5, #6, AND #7 SHOULD BE USED FOR THE Y SECTOR; OPENINGS #9, #10, AND #11 SHOULD BE USED FOR THE Z SECTOR. OPENINGS #4, #8, AND #12 SHOULD BE RESERVED FOR MICROWAVE WAVEGUIDE.
- H: COAXIAL CABLES SHOULD BE LABELED WITH TAGS INSIDE THE BUILDING.

SECTOR INDICATOR - PRIMARY COLORS
 USE 2" WIDE COLORED TAPE TO INDICATE SECTORS
 X SECTOR FOR SECTORED SITE: BROWN
 Y SECTOR FOR SECTORED SITE: VIOLET
 Z SECTOR FOR SECTORED SITE: ORANGE
 FUNCTION INDICATOR - SECONDARY COLORS
 USE 1" WIDE COLORED TAPE TO INDICATE FUNCTION.
 RX1: YELLOW RX2: GREEN TX1: RED TX2: WHITE TX3: BLUE

I: ALL EXCEPTIONS NEED TO BE VERIFIED WITH THE PROJECT MANAGER.

IV. CONNECTORS:

- A: ALL CONNECTIONS AND GROUNDING KITS SHALL BE WEATHER PROOFED USING COLD SHRINK OR ANDREW APPROVED WEATHER STRIPPING. NOTE: NO PORTION OF CONNECTOR SHALL BE EXPOSED TO THE ELEMENTS.
- B: COAXIAL CABLE SHALL BE GROUNDED USING GROUNDING KITS AT THE TOP, BELOW THE BEND; BOTTOM, ABOVE THE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- C: GROUNDING KITS SHALL BE NEATLY INSTALLED SO THAT THE JUMPER RUNS IN THE SAME DIRECTION AS THE COAXIAL AND GROUND BAR. JUMPER WIRE SHOULD RUN IN A DIRECT PATH TO THE GROUND BAR/TOWER LADDER, BUT HAVE ADEQUATE SLACK FOR EXPANSION, CONTRACTION, AND REPAIR. NON-OXID GREASE SHOULD BE APPLIED BETWEEN LUG AND BAR/TOWER.
- D: TOWER GROUND BAR SHALL BE INSTALLED ON THE ANGLE BEHIND THE FIRST DIAGONAL WAVEGUIDE LADDER RUNG, ABOVE 8'6".

V. ICE BRIDGE:

- A: ICE BRIDGE SHALL BE ATTACHED AT ONE END WITH BOLTS, TO THE ANGLE ON THE BUILDING, ABOVE THE WAVEGUIDE PORTS. SINCE THE ANGLE (28") IS TYPICALLY WIDER THAN THE ICE BRIDGE (24"), THE BRIDGE SHOULD BE CENTERED SO THAT IT COVERS THE WAVEGUIDE PORT ENTRY WHICH IS 24" WIDE. THE OPPOSITE END OF BRIDGE SHOULD BE 6" FROM TOWER FACE. IF FELD CUT, IT SHOULD BE FILED SMOOTH AND COLD GALVANIZED.
- B: IF BRIDGE IS SUPPORTED BY VERTICAL PIPES, THEY SHOULD BE CUT EVENLY AND CAPPED, APPROXIMATELY 18" ABOVE ICE BRIDGE.
- C: 2 TIER WAVEGUIDE LADDER SHALL BE INSTALLED UNDER ICE BRIDGE PROPERLY SUPPORTED PER TOWER MANUFACTURER'S DRAWINGS.

ANTENNA INSTALLATION NOTES

GROUNDING SYSTEM NOTES

I. SCOPE:

THIS SECTION COVERS THE SPECIFICATIONS FOR CELL SITE GROUNDING. THE AREAS OF FOCUS ARE: TOWER, BUILDING, AND INSTALLATION METHODS.

II. GENERAL:

- 2.1 ALL GROUND RODS SHALL BE 5/8" COPPER CLAD STEEL 10 FT. LONG. GROUND RODS SHALL BE EQUALLY SPACED AT 10 FT. INTERVALS. REFER TO SITE GROUNDING PLAN FOR DETAILS AND PLACEMENT WITH GROUNDING.
- 2.2 GROUNDING A SYSTEM SHALL BE MEGGAR TESTED TO ASSURE SATISFYING 5 OHMS OR LESS RESISTANCE.
- 2.3 ALL CADWELD CONNECTIONS TO GALVANIZED MATERIAL SHALL BE PROPERLY PREPARED TO ASSURE A SATISFACTORY CADWELD. THE CADWELD CONNECTION SHALL BE COATED WITH A COLD GALVANIZING SPRAY.
- 2.4 CONTRACTOR SHALL PROVIDE PHOTO DOCUMENTATION OF THE GROUND SYSTEM BY PROVIDING A CD TO US CELLULAR. REQUIRED PHOTOS SHALL INCLUDE:
 - * ALL BUSS BARS AND COAX GROUND CONNECTIONS.
 - * TOWER COUNTERPOISE.
 - * BUILDING COUNTERPOISE * CONNECTIONS TO POWER, TEL.CO, A.C., FENCING AND ICE BRIDGE.
 - * CONNECTIONS TO POWER, TEL.CO, A.C., FENCING AND ICE BRIDGE.

2.5 CONTRACTOR SHALL PROVIDE AS-BUILT PLANS SHOWING LOCATION AND DIMENSIONS OF BELOW GRADE GROUNDING FEATURES.

III. INSTALLATION:

3.1 ALL EXTERIOR ABOVE AND BELOW GROUND CONNECTIONS SHALL BE CADWELD. NO ALUMINUM CONNECTORS SHALL BE USED UNLESS SPECIFIED OTHERWISE ON PLANS.

3.2 NO RIGHT-ANGLE CADWELD CONNECTION (OTHER THAN GROUND RODS TO GROUND RING CONNECTION) SHALL BE USED. ALL WIRE-TO-WIRE CONNECTIONS SHALL UTILIZE "Y-TYPE" CONNECTIONS.

3.3 ALL VERTICAL JUMPERS SHALL NOT BE WELDED WITHIN TWO (2) FT. OF THE GROUND ROD.

3.4 KOPR SHIELD REQUIRED FOR ALL MECHANICAL CONNECTIONS.

3.5 ALL CADWELDS FINISHED WITH COLD GALVANIZED SHIELD.

IV. TOWER:

- 4.1 A #2 SOLID BARE COPPER WIRE SHALL BE BURIED A MINIMUM FOUR (4) FT. UNDERGROUND AND ENIRCLE TOWER FOUNDATION TWO (2) FT. FROM THE FOUNDATION. THIS GROUNDING SYSTEM SHALL BE CONNECTED TO THE BUILDING GROUND RING IN TWO (2) PLACES USING CADWELD CONNECTIONS. SUCH CONNECTIONS SHALL BE "Y-TYPE" CADWELD CONNECTIONS.
- 4.2 THREE (3) #2 SOLID BARE COPPER WIRES SHALL BE RUN FROM THE TOWER GROUND RING TO THE TOWER. THESE WIRES SHALL BE CONNECTED TO THE TOWER USING A CADWELD CONNECTION. NO SHARP BENDS SHALL BE PLACED IN THESE GROUND LEADS.
- 4.3 GROUND SYSTEM SHALL INCLUDE THE INSTALLATION OF AN ISOLATED LIGHTNING ROD AT THE TOP OF THE TOWER ABOVE THE HIGHEST ANTENNA. A #2 INSULATED COPPER WIRE SHALL BE CONNECTED TO THE TOWER LIGHTNING ROD USING AN APPROVED MECHANICAL CONNECTOR, OR CADWELDED, TO TOWER STEEL.

V. BUILDING:

- 5.1 A #2 SOLID BARE COPPER WIRE SHALL BE BURIED A MINIMUM OF FOUR (4) FT. UNDERGROUND AND ENIRCLE BUILDING FOUNDATION TWO (2) FEET FROM THE FOUNDATION. GROUND RING CORNERS SHALL BE INSTALLED WITH A MINIMUM TWO FOOT RADIUS (NO SHARP RIGHT ANGLE BENDS).
- 5.2 A #2 SOLID BARE COPPER WIRE SHALL BE INSTALLED FROM THE BUILDING GROUND RING AND CONNECTED TO THE COPPER BUS BAR LOCATED ON THE OUTSIDE OF BUILDING UNDER THE WAVEGUIDE PORT WITH A MINIMUM NINE (9) INCHES RADIUS. A "Y-TYPE" OR "PARALLEL-TYPE" CADWELD CONNECTION SHALL BE USED FOR ALL CONNECTIONS TO THE GROUND RING.
- 5.3 ONE (1) ADDITIONAL #2 SOLID BARE GROUND WIRE LEAD SHALL BE INSTALLED DIRECTLY BELOW THE ELECTRICAL SERVICE ENTRANCE PORT (GROUND LUG ON THE MAIN DISCONNECT INSIDE THE BUILDING). THIS WIRE SHALL BE CONNECTED TO THE BUILDING GROUND RING USING "Y-TYPE" CADWELD CONNECTION.
- 5.4 ONE (1) ADDITIONAL #2 SOLID BARE COPPER GROUND WIRE LEAD SHALL BE INSTALLED DIRECTLY BELOW EACH HVAC UNIT.

VI. FENCING:

6.1 A #2 SOLID BARE COPPER GROUND WIRE SHALL BE INSTALLED FROM THE FENCE CORNER POSTS TO THE GROUND RING AND SHALL BE BURIED A MINIMUM FOUR (4) FT. UNDERGROUND. THESE RUNS SHALL INCLUDE GROUND RODS EQUALLY SPACED AT 10 FT. INTERVALS. THESE RUNS SHALL BE BROUGHT ABOVE GROUND LEVEL AND SUPPORTED ABOVE GROUND WITH TEMPORARY POSTS UNTIL PERMANENT FENCING IS INSTALLED. GROUND WIRE SHALL BE CONNECTED TO THE FENCE POSTS USING CADWELD TYPE CONNECTIONS.

7. EXISTING GROUND SYSTEMS:

7.1 CONTRACTOR SHALL PROVIDE CONNECTIONS TO ALL EXISTING GROUND SYSTEMS AT THE SITE (SCADA, TELEMETRY, ETC.).

8. COMPLIANCE:

8.1 ELECTRICAL CODE COMPLIANCE

COMPLY WITH APPLICABLE LOCAL ELECTRICAL CODES REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION, AND NEC AS APPLICABLE TO ELECTRICAL GROUNDING AND BONDING, PERTAINING TO SYSTEMS, CIRCUITS AND EQUIPMENT.

8.2 UL COMPLIANCE

COMPLY WITH APPLICABLE REQUIREMENTS OF UL467, 486A AND 869 PERTAINING TO GROUNDING AND BONDING OF SYSTEMS, CIRCUITS AND EQUIPMENT. USE GROUNDING AND BONDING PRODUCTS WHICH ARE UL-LISTED AND LABELED FOR THEIR INTENDED USAGE.

8.3 IEEE COMPLIANCE

COMPLY WITH APPLICABLE REQUIREMENTS OF RECOMMENDED INSTALLATION PRACTICES OF IEEE STANDARDS 80, 81, 141 AND 142 PERTAINING TO GROUNDING AND BONDING OF SYSTEMS, CIRCUITS AND EQUIPMENT.

GROUNDING NOTES

MASTER GROUND BAR NOTES:

THE MASTER GROUND BAR (MGB) IS THE EXTENSION OF THE BUILDING GROUNDING SYSTEM AND SERVES AS THE MAIN POINT OF BONDING WITHIN THE FACILITY. THE MGB WILL BE THE COMMON GROUND POINT WHERE ALL GROUND POINTS FOR THE FACILITY WILL CONNECT.

THE MGB SHOULD BE LOCATED SO THAT THE BONDING CONDUCTOR IS AS SHORT AND STRAIGHT AS POSSIBLE TO THE FACILITY GROUND RING.

THE MGB WILL BE LOCATED NEAREST THE PRIMARY GROUND WHILE MAINTAINING HEIGHT AND DISTANCE CLEARANCES REQUIRED BY APPLICABLE ELECTRICAL CODES.

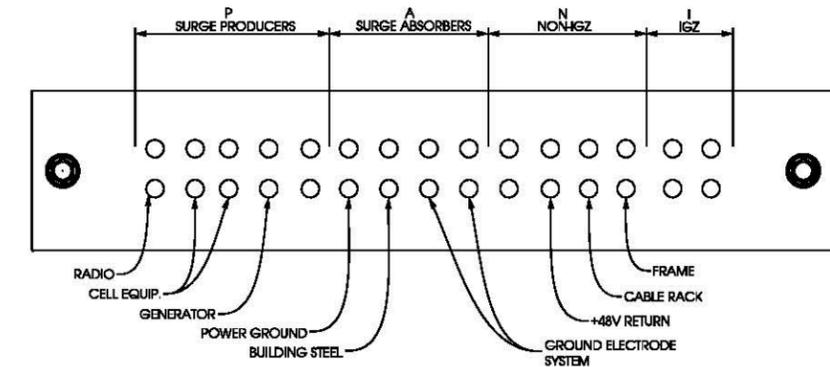
THE MGB WILL BE PREDRILLED COPPER ELECTRO TIN-PLATED BUS BAR WITH STANDARD NEMA BOLT SIZING AND SPACING WITH MINIMUM DIMENSIONS OF 1/4" THICK BY 4" WIDE AND 24" IN LENGTH. THE LENGTH MAY BE LONGER TO MEET FUTURE GROWTH PROJECTIONS.

THE MGB WILL BE INSULATED FROM ITS SUPPORT WITH MINIMUM 2" SEPARATION REQUIREMENT ON ISOLATED STANDOFFS.

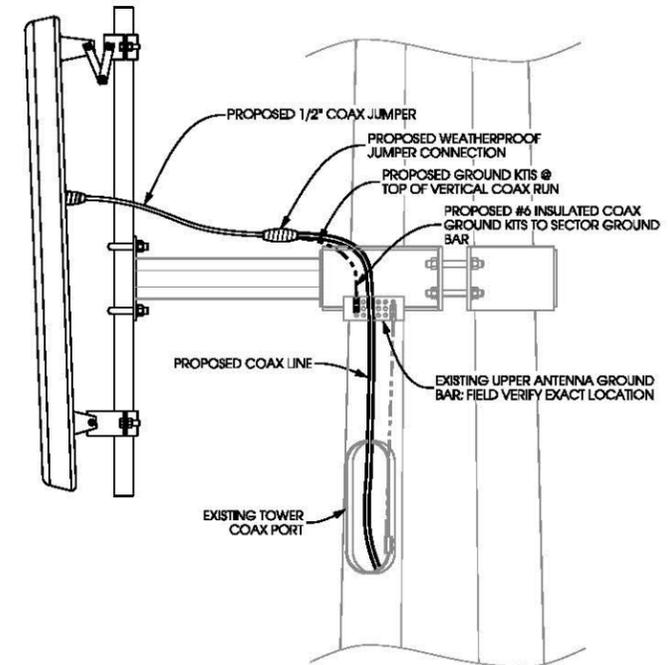
THE MGB WILL BE PERMANENTLY AND APPROPRIATELY LABELED AND IDENTIFIED WITH THE "P", "A", "N" AND "I" SECTION OF THE MGB CLEARLY AND PERMANENTLY IDENTIFIED.

P = PRODUCERS, A = ABSORBERS, N = NON-PRODUCERS, I = ISOLATED (SWITCH, DC'S)

ALL CONNECTIONS MADE TO MGB WILL BE STANDARD 2-HOLE LUG.



GROUNDING NOTES



ANTENNA GROUNDING DETAIL
 SCALE: NTS

ANTENNA & GROUNDING NOTES
STEVENS POINT SW (#774433)
STEVENS POINT, WISCONSIN

Edge Consulting Engineers, Inc.
 624 Water Street
 Prairie du Sac, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

SHEET TITLE	ISSUE DATE
PRELIMINARY LITE - 12/28/11	
REVISIONS:	
AZIMUTH ADJUSTMENT - 02/02/12	
DRAWN BY:	
BL	
CHECKED BY:	
ABB	
PLOT DATE:	
2/2/2012	
PROJECT #:	
6471	
FILE NAME:	
G-1.dgn	
SHEET NUMBER:	
G-1	

Administrative Staff Report

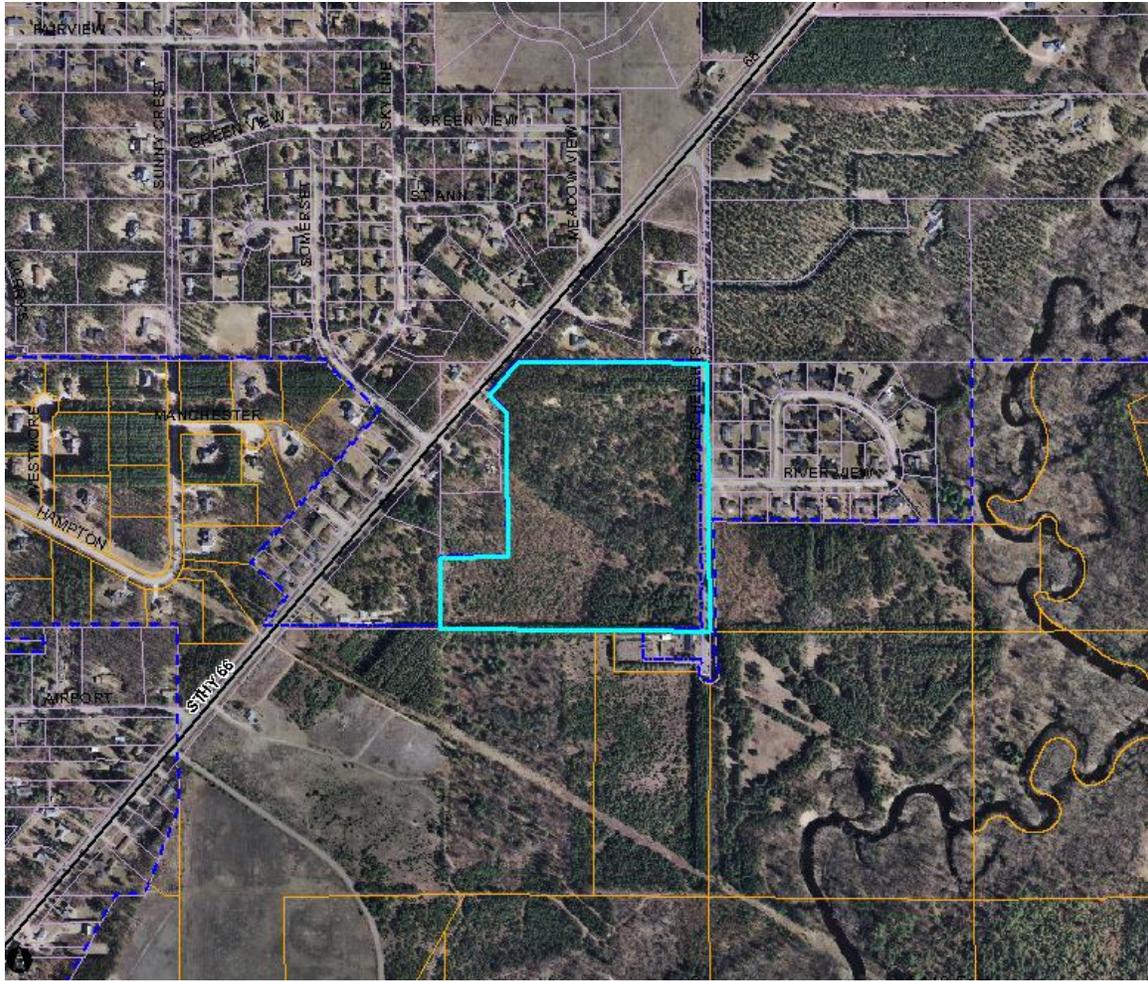
Stevens Point Water Dept. Conditional Use
5431 Highway 66
March 5, 2012



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">Stevens Point Water Department <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-14-4200-01 <p>Zone(s):</p> <ul style="list-style-type: none">"C" Conservancy DistrictWellhead Protection Overlay District <p>Master Plan:</p> <ul style="list-style-type: none">Not Developable / Restrictive Ownership <p>Council District:</p> <ul style="list-style-type: none">District 8 <p>Lot Information:</p> <ul style="list-style-type: none">Actual Frontage: 1,320 feetEffective Frontage: 1,320 feetEffective Depth: 1,311 feetSquare Footage: 1,730,520Acreage: 39.727 <p>Current Use:</p> <ul style="list-style-type: none">Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.01(16), 23.02(1)(a), and 23.02(4)(e)	<p>Request</p> <p>Request from the Stevens Point Water Department for a conditional use permit for the purposes of constructing a garage at 5431 Highway 66 (Parcel ID 2408-14-4200-01).</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Exhibit MapParcel Data SheetApplicationPlans <p>Findings of Fact</p> <ul style="list-style-type: none">The property is zoned C.The property is within the Wellhead Protection Overlay District.An accessory structure is considered a conditional use under the Conservancy District.Project meets all setback requirements. <p>Staff Recommendation</p> <p>Approve with the following conditions:</p> <ul style="list-style-type: none">Any hazardous type of materials stored within the structure shall be properly contained.
---	--

Vicinity Map



Background

The Stevens Point Water Department is in the final stages of construction of a well pumping station, water treatment plant, and parking area for well 11 on the site. A conditional use was approved in February of 2011 to allow the proposed use. At that time, the proposed storage facility was not included in the original proposal. The proposed storage garage would be used to house vehicles, equipment, parts, etc. The property is zoned conservancy and requires a conditional use permit for this use. In addition, like the well pumping station and treatment plant, the proposed garage will be located within the Wellhead Protection Overlay District.

Standards of Review

- 1) **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The garage will be located a considerable distance from adjacent properties. The parcel is nearly 40 acres and surrounded by vegetation/trees, which will provide adequate screening.

Findings: The change should not be detrimental to the health, safety, or general welfare of the public.

- 2) **The use will not be injurious to the use and for the purpose already permitted;**

Analysis: The district is established to provide protection to environmentally-sensitive lands. The use will be a low intensity use with minimal impact to the area.

Findings: The use should not be injurious to the purpose of the district.

3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Analysis: One purpose of the district is to regulate the timing and direction of land development in accordance with the City's Comprehensive Plan.

Findings: The proposed use should not impede the development and improvement of the surrounding property. The district allows little development to occur, so environmentally-sensitive lands remain protected.

4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;

Analysis: There is little development within the surrounding area. Most development is in the form of single-family residential homes. The development is a garage, which has a main exterior material of metal.

Findings: The architectural appeal and functional plan of the proposed structure should not be in variance with other structures, as development in this area is limited. In addition, the structure will have limited visibility from other properties or the right-of-way.

5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;

Analysis: The development consists of utility structures.

Findings: Adequate utilities in this area exist for this development.

6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Analysis: Ingress/egress will occur by a single access drive that will also lead to the proposed garage.

Findings: This standard is met.

7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.

Analysis: The proposed use is within the Conservancy District. The intent of this district to provide protection to environmentally-sensitive lands such as flood plains, wetlands, shorelands, well fields, airport fringe lands and fringe lands remote from City services and access. The district is also intended to be applied as a means of regulating the timing and direction of land development in accordance with the City's Comprehensive Plan.

Findings: The use is consistent with the intent of the district.

8) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

Analysis: The lot exists and structures are currently being constructed on the lot.

Findings: The proposed development will meet all other applicable regulations of the district.

9) The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.

N/A

10) Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.

N/A

11) Access to the site shall be safe.

a. All developments shall front on a public right-of-way unless recommended by the Public Works Director.

Analysis: The development will be located off of Highway 66.

Findings: This standard is met.

b. The driveway to the site shall be located so as not to be a danger to the street flow of traffic.

Analysis: There is a single access point off of Highway 66.

Findings: This standard is met.

c. The driveway shall not be too close to neighboring intersections.

Analysis: The driveway is a considerable distance from adjacent driveways.

Findings: This standard is met.

d. Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.

Analysis: There are no other access points.

Findings: This standard is met.

e. Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).

Analysis: This is the only driveway at the site.

Findings: This standard is met.

- f. **The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.**

Analysis: Due to the use, there will be little traffic flow at the site.

Findings: This standard is met.

- g. **Intersections are visible and not visually screened.**

Analysis: The driveway is not screened.

Findings: This standard is met.

- h. **Adequate drainage and snow storage is provided.**

Analysis: Drainage areas have been provided.

Findings: This standard is met.

- i. **Minimum size requirements are maintained for safe vehicle circulation.**

Analysis: Due to the use, there will be little traffic flow at the site.

Findings: This standard is met.

- j. **Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.**

Analysis: Due to the use, there will be little parking at the site.

Findings: This standard is met.

- k. **Driveways shall be located to minimize the impact to adjacent properties.**

Analysis: The driveway is a considerable distance from any adjacent driveways.

Findings: This standard is met.

12) There shall be adequate utilities to serve the site.

- a. **The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection**

services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: This an accessory structure to a utility structure.

Findings: The site has adequate access.

13) The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

a. Mechanical equipment including refuse storage shall be screened from neighboring properties.

Analysis: The site is screened by vegetation/trees, as well as a fence that fully encloses all structures on site.

Findings: This standard is met.

b. Lighting shall be located to minimize intrusion onto the neighboring properties.

Analysis: The site is screened by vegetation/trees.

Findings: This standard is met.

c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.

Analysis: The site is screened by vegetation/trees, as well as a fence that fully encloses all structures on site, which will reduce major sources of noise.

Findings: This standard is met.

14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

N/A

Name and Address		Parcel #	Alt Parcel #
City Of Stevens Point 1515 Strongs Ave Stevens Point, WI 54481		240814420001	240814420001
		Property Address	
Display Note		5431 Highway 66 / Well #11	

OWNERSHIP HISTORY

Owner	Sale Date	Amount	Conveyance	Volume	Page	Sale Type

PERMITS

Date	Number	Amount	Purpose	Note
1/14/2011	37539	\$9,522,000	060 New Construction	water treatment plant

2011 ASSESSED VALUE

Class	Land	Improvements	Total
X4-Local Exempt	\$0	\$0	\$0
Total	\$0	\$0	\$0

LEGAL DESCRIPTION

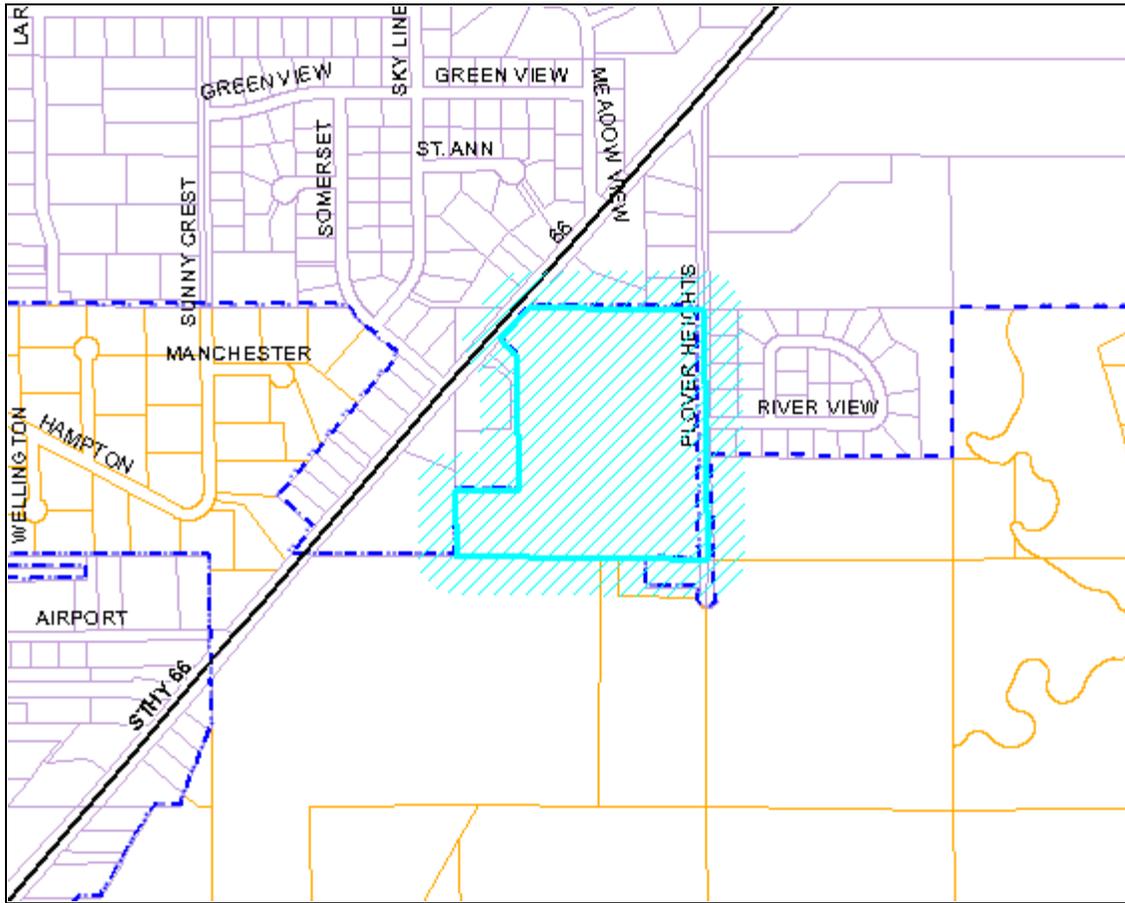
NW SE EXC PRCL LYG N & W OF HWY 66 DES 198/636 & EXC PRT DES IN 203/249 S14 T24 R8 502/346-7 755625-RES

PROPERTY IMAGE

PROPERTY SKETCH

NO IMAGE ON FILE

5431 Highway 66 – Stevens Point Water Department – Conditional Use – Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
281240814410002	Plover Heights Rd (Camp Fletcher)	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240814420001	5431 Highway 66 / Well #11	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240814430001	5311 Highway 66 / Ski Lodge	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240814430003	Plover Heights Rd	Richard & Delores Zakoski	1298 N Plover Height Rd	Stevens Point	WI	54482
281240814430004	Plover Heights Rd	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240814440001	Plover Heights Rd	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 5431 Highway 66

- Zoning Ordinance Change
- Conditional Use Permit
- Variance from Zoning Ordinance -Board of Appeals
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).
Construction of garage

OWNER/APPLICANT:

Name: City of Stevens Point Water Dept.
Address: 300 Bliss Avenue., PO Box 243
Stevens Point WI 54481
(City, State, Zip Code)

Telephone: _____
Cell Phone: _____


Signature

AGENT FOR OWNER/APPLICANT:

Name: Kim Halverson
Address: 300 Bliss Ave., PO Box 243
Stevens Point WI 54481
(City, State, Zip Code)

Telephone: 715-345-5260
Cell Phone: 715-570-5513


Signature

Scheduled Date of Plan Commission Meeting: March 5, 2012

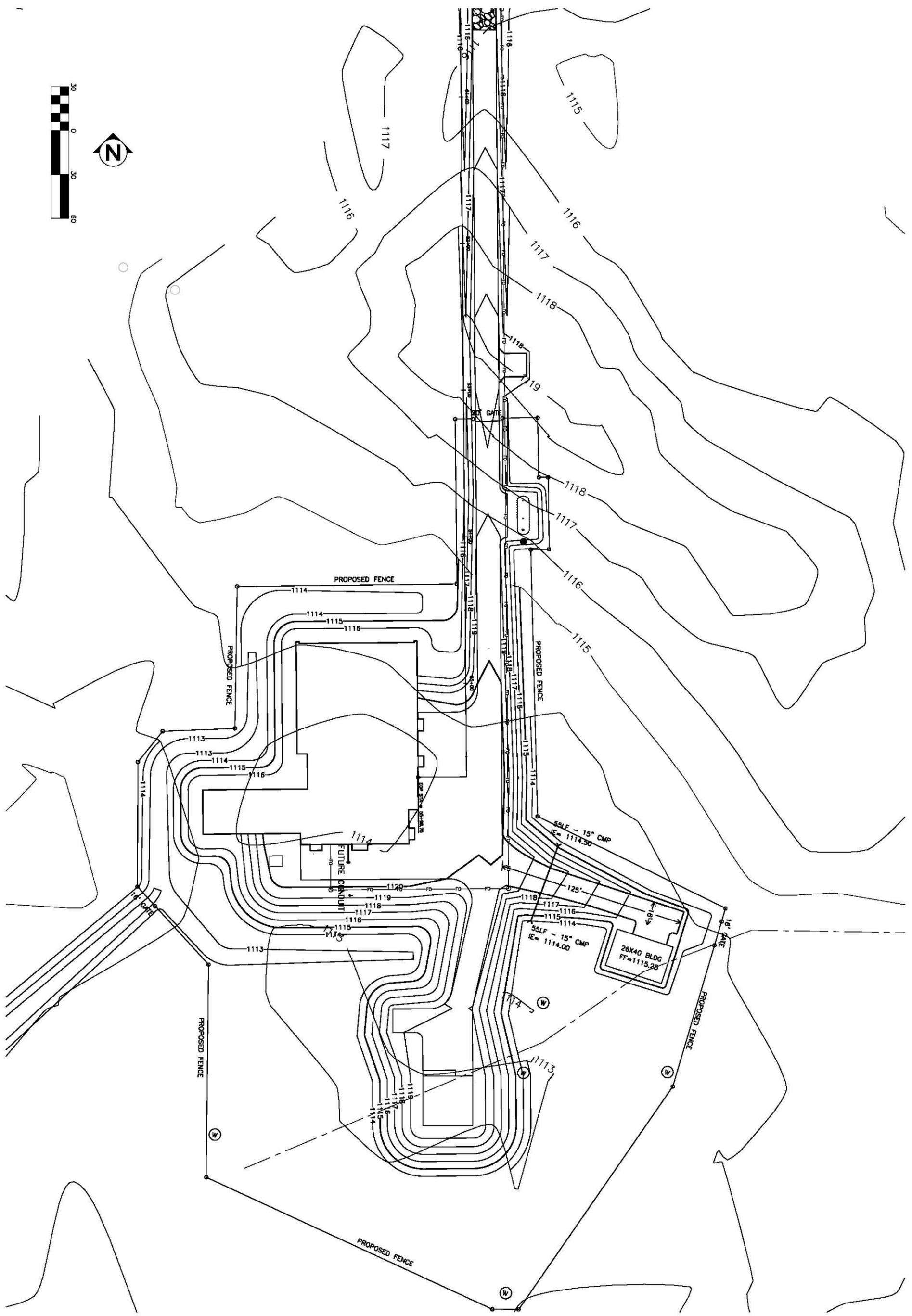
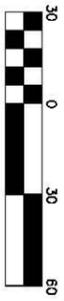
Scheduled Date of Common Council Meeting: March 19, 2012

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office **three weeks** prior to the actual meeting.

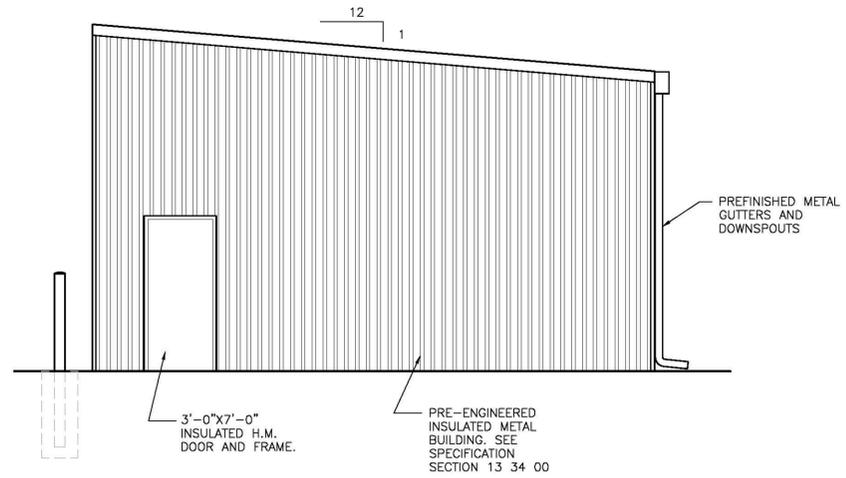
Fee schedule is on second page.

Receipt # _____

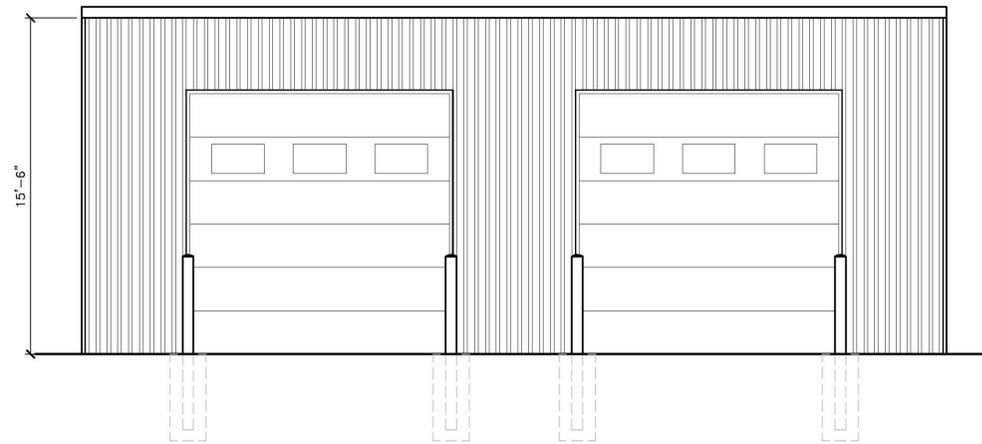


CX SHEET	SHEET TITLE	SEH FILE NO. ASTEPT110929	MARK DATE DESCRIPTION REVISIONS	WELL 11 WATER TREATMENT PLANT CITY OF STEVENS POINT, WISCONSIN		425 W. WATER ST., STE 300 APPLETON, WI 54911 PHONE: 920.380.2800 FAX: 920.380.2801 WAITS: 888.413.4214 www.sehinc.com
	PROPOSED TRUCK TURN-AROUND AND PERIMETER FENCING	PROJECT NO. ISSUE DATE FEB. 20 2012 DESIGNED BY JMP DRAWN BY JMP <small>Short Elliott Hendrickson, Inc. © (SEH) © 2011 Short Elliott Hendrickson, Inc.</small>				

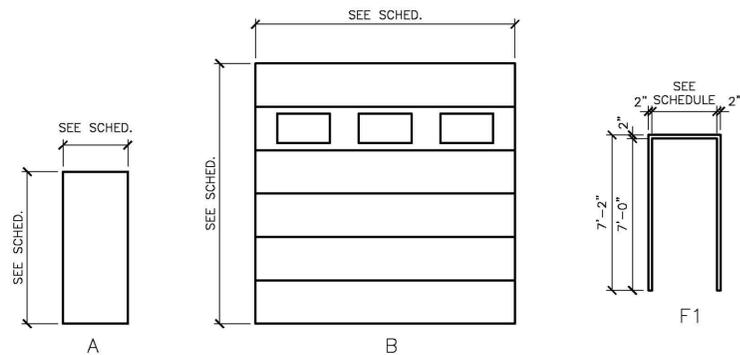
DRAWING NAME: P:\PT\STEP1\10929\Project\cadd\Garage\Stevens Point Garage.dwg LAYOUT TAB: A1 PLOTTED: Feb 24, 2012 - 10:01am



1 EXTERIOR ELEVATION
0 4'-0" 8'-0" 16'-0"

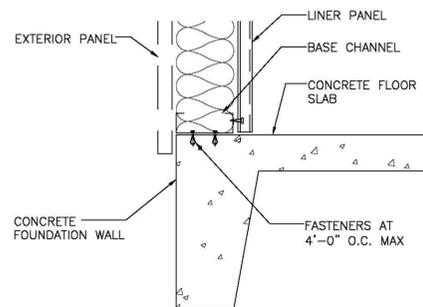


2 EXTERIOR ELEVATION
0 4'-0" 8'-0" 16'-0"

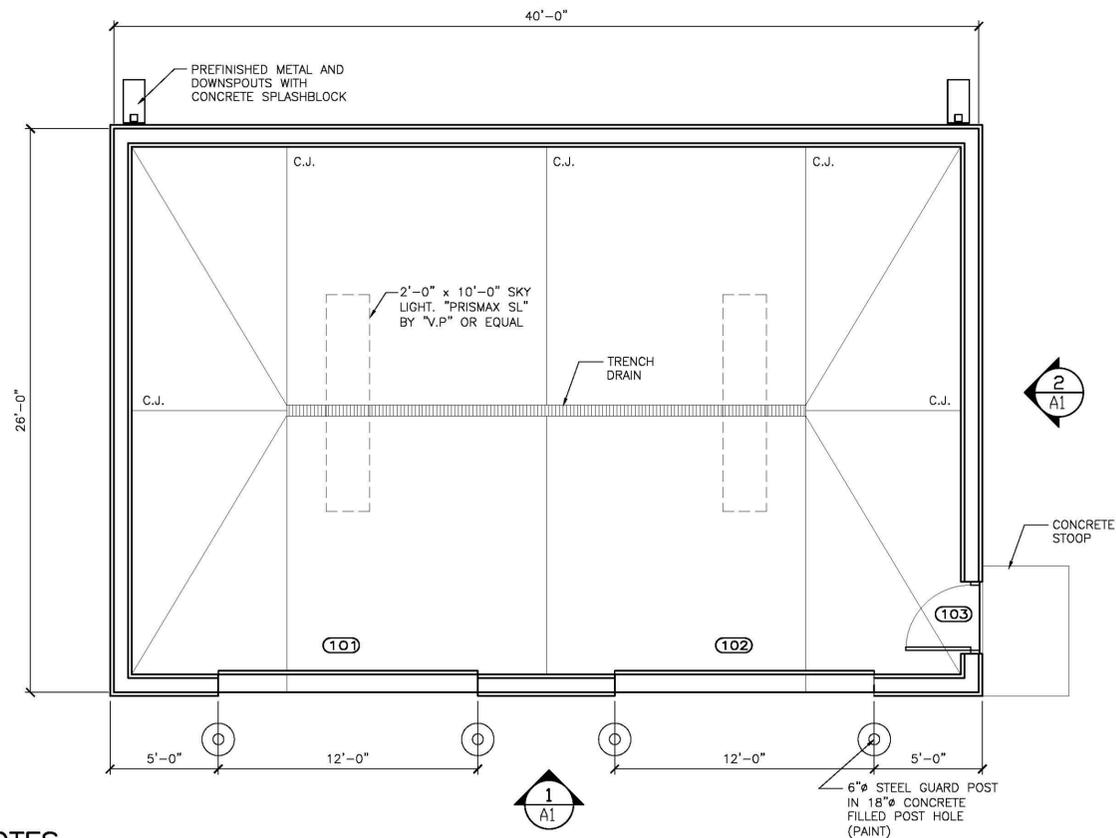


DOOR AND FRAME TYPES

ROOM OPENING SCHEDULE													
OPEN NO.	LEAFS	OPENING SIZE			TYPE	MAT'L	FIRE RATING	FRAME DETAILS			GLASS	HDWR GROUP	REMARKS
		WD	HGT	THK				TYPE	MAT'L	HEAD			
101	1	12'-0"	12'-0"	2"	B								
102	1	12'-0"	12'-0"	2"	B								
103	1	3'-0"	7'-0"	1 3/4"	A		F1					1	



3 DETAIL
0 4'-0" 8'-0" 16'-0"



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE ACCORDING TO STATE AND LOCAL CODES.
2. ALL CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. DO NOT SCALE DRAWINGS FOR DIMENSIONS

4 FLOOR PLAN
0 4'-0" 8'-0" 16'-0"



WELL 11 WTP
5MGD GRAVITY FILTRATION
STEVENS POINT WATER UTILITY
STEVENS POINT, WISCONSIN

MARK	DATE	DESCRIPTION
		REVISIONS

SEH FILE NO.	STPT109017
PROJECT NO.	NOV 2009
ISSUE DATE	JRL
DESIGNED BY	JRL
DRAWN BY	

ARCHITECTURAL DRAWINGS
W.T.P. GARAGE
PLANS AND DETAILS

SHEET
A1



Memo

Michael Ostrowski, Director
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498
mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski
CC:
Date: 2/24/2012
Re: Wellhead Protection Overlay District Amendment

The City of Stevens Point is nearing completion of Well 11 on the northeast side of the City just off Highway 66. In order to protect the groundwater supply, the City needs to amend its Wellhead Protection Overlay District to include Well 11.

The enclosed amended code now includes Well 11 as a Two Year Time of travel, as opposed to a cone of depression for the other wells. The Two Year Time of Travel is a more justifiable measurement. A cone of depression was measured by 1,500 feet.

Also, the code has been amended to remove the classifications of permitted, conditional, and prohibited uses within the overlay district itself. The use categories will now fall back to the underlying zoning districts where the property is located. In addition, all uses will need to be approved by the Director of Water/Wastewater, or his/her designee and the Director of Community Development or his/her designee. A use may be approved with conditions. Approval is in addition to all other approvals required for the proposed use. By doing this, it will allow the City to make sure that appropriate conditions are placed upon the use to protect the groundwater supply.

e) Wellhead Protection Overlay District

1.0 Purpose and Authority

The residents of the City of Stevens Point depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions to protect the City's municipal water supply and well fields, and to promote the public health, ~~safety~~safety, and general welfare of the residents of the City of Stevens Point.

Statutory authority of the City to enact these regulations was established by the Wisconsin Legislature in 1983, Wisconsin Act 410 (effective May 11, 1984), which specifically added groundwater protection to the statutory authorization for municipal planning and zoning to protect public health, safety and welfare.

1.1 Application of Regulations

The regulations specified in this Wellhead Protection Ordinance shall apply only to lands within 1,500 feet of the Stevens Point municipal wells (Cones of Depression), the Two Year Time of Travel (TOT) or within the ~~Five Year Time of Travel (TOT)~~ of these wells and which also lie within the City of Stevens Point corporate limits.

1.2 Definitions

- 1) Aquifer. A saturated, permeable geologic formation that contains and will yield significant quantities of water.
- 2) Cone of Depression. The area around a well, in which the water level has been lowered at least one tenth of a foot by pumping of the well. The Wisconsin Geological and Natural History Survey Special Report No. 10, entitled "Wellhead-Protection Districts in Wisconsin: An Analysis and Test Applications", identified the Cone of Depression for the neighboring municipality of Whiting to be a radius of 1,422 feet. For ease of determination, the Cone of Depression ~~or Groundwater Protection Overlay District A~~ has been established as being 1,500 feet from the Stevens Point wells.
- 3) Two Year Time of Travel (TOT). The Two Year TOT is the recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater and potential contaminants will take two years to reach a pumping well. The Two Year TOT for the Stevens Point well fields is calculated from the groundwater velocity equation with a time factor applied. The Two Year TOT calculations for Stevens Point Well 11 are found in the report entitled, "Well No. 11 Wellhead Protection Plan".
- 3)4) Five Year Time of Travel (TOT). The Five Year TOT is the recharge area upgradient of the cone of depression, the outer boundary of which it is determined or estimated that groundwater and potential contaminants will -take five years to reach a pumping well. The Five Year TOT for the Stevens Point Well Nos. 4, 5, 6, 7, 8, 9, and 10 well fields is established based on flow path modeling contained

in the report entitled "STEVENS POINT WISCONSIN CASE STUDY: Wellhead Protection Programs and Monitoring System Design". The Five Year TOT for Stevens Point Well 11 are found in the report entitled, "Well No. 11 Wellhead Protection Plan".

4)5) Recharge Area. Area in which water reaches the zone of saturation by surface infiltration and encompasses all areas or features that supply groundwater recharge to a well.

6) Well Field. A piece of land used primarily for the purpose of locating wells to supply a municipal water system.

2.0 Groundwater Wellhead Protection Overlay District A – The areas defined herein as either the Cones of Depression (Wells No. 4, 5, 6, 7, 8, 9, and 10) or the Two Year TOT (Well No. 11). Cones of Depression

2.1 Intent

The primary portion of the Stevens Point recharge areas to be protected is the land within 1,500 feet of the Stevens Point wells, known as Wells 4,5,6,7,8,9 and 10, and within the two year TOT for Well 11, as shown on the attached maps and of the Whiting well fields described as beginning at the intersection of County Trunk HH and Hoover Road, then north to the intersection of the Wisconsin Public Service power lines located approximately one-half mile north of the point of beginning, then southwest along the WPS power line to its intersection with Alder St., then south along Alder St. to the intersection with First St., then west along First St. to its intersection with April La., then south along April La. to its intersection with County Trunk Highway HH, then east along County Trunk Highway HH to its intersection with Hoover Rd. and there terminating also shown on the attached map. These lands are subject to the most stringent land use and development restrictions because of close proximity to the wells and the corresponding high threat of contamination.

~~2.2 Permitted Uses~~

~~The following uses are permitted uses within Groundwater Protection Overlay District~~

~~A. Uses not listed here are to be considered prohibited uses.~~

- ~~1) Parks and playgrounds, provided there are no on-site waste disposal or fuel storage tank facilities~~
- ~~2) Wildlife areas~~
- ~~3) Nonmotorized trails, such as biking, skiing, nature and fitness trails~~
- ~~4) Sewered residential developments~~
- ~~5) Unsewered (single family) residential development only on existing lots of record on the effective date of this Ordinance~~

~~2.3 — Conditional Uses~~

~~The following uses are conditional uses within Groundwater Protection Overlay District A. Uses not listed here are to be considered prohibited uses.~~

- ~~1) Commercial uses served by municipal sanitary sewer~~

~~2.4 — Prohibited Uses~~

~~The following uses are prohibited uses within the Groundwater Protection Overlay District A. These uses are prohibited based on the high probability that activities routinely associated with these uses (storage, use, and handling of potential pollutants) will cause groundwater contamination. Uses not listed are not considered permitted uses.~~

- ~~1) Underground storage tanks of any size~~
- ~~1) Septage and/or sludge spreading~~
- ~~2) Animal waste landspreading~~
- ~~3) Animal waste facilities~~
- ~~4) Animal confinement facilities~~
- ~~5) Gas stations~~
- ~~6) Vehicle repair establishments, including auto body repair~~
- ~~7) Printing and duplicating businesses~~
- ~~8) Any manufacturing or industrial businesses~~
- ~~9) Bus or truck terminals~~
- ~~10) Repair shops~~
- ~~11) Landfills or waste disposal facilities~~
- ~~12) Wastewater treatment facilities~~
- ~~13) Spray wastewater facilities~~
- ~~14) Junk yards or auto salvage yards~~
- ~~15) Bulk fertilizer and/or pesticide facilities~~
- ~~16) Asphalt products manufacturing~~
- ~~17) Dry cleaning business~~
- ~~18) Salt storage~~

~~19) Electroplating facilities~~

~~20) Exterminating businesses~~

~~21) Paint and coating manufacturing~~

~~22) Hazardous and/or toxic materials storage~~

~~23) Hazardous and/or toxic waste facilities~~

~~24) Radioactive waste facilities~~

~~25) Recycling facilities~~

~~26) Cemeteries~~

~~2.5 — Where any of the uses listed above exist within Groundwater Protection Overlay District A on the effective date of this ordinance, owners of these facilities will be allowed to upgrade the facilities to facilitate or enhance groundwater protection. Plans for the proposed upgrade must be approved by the Plan Commission and Common Council, and appropriate permit issued by the City Inspection Department, prior to any work being initiated. Expansion of the prohibited use will not be allowed.~~

3.0 Groundwater Protection Overlay District B – Five Year Time of Travel

3.1 Intent

A secondary portion of the Stevens Point and Whiting recharge areas to be protected is land which lies within the five year groundwater travel zone upgradient from the Stevens Point and Whiting well fields. The five year time of travel (TOT) for the Stevens Point well fields shown on the attached map and described as:

That part of Section 1, Township 23 North, Range 8 East, that part of Sections 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36, Township 24 North, Range 8 East, Town of Hull, that part of Section 34, Township 24 North, Range 8 East, Village of Park Ridge, that part of Section 2, Township 23 North, Range 8 East, Town of Plover, that part of Sections 7 and 18, Township 24 North, Range 9 East, Town of Sharon, that part of Sections 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36, Township 24 North, Range 8 East and that part of Section 2, Township 23 North, Range 8 East, City of Stevens Point, that part of Sections 19 and 30, Township 24 North, Range 9 East, Town of Stockton, Portage County, Wisconsin, described as follows:

Beginning at the southwest corner of said Section 34, Township 24 North, Range 8 East; thence north along the west line of said Sections 34, 27, 22, 15, and 10 to the east-west quarter line of said Section 10; thence east along said quarter line to the west line of the East One-half of the Northwest Quarter of said Section 10; thence north along said west line and the west line of the East One-half of the Southwest Quarter of Section 3, Township 24 North, Range 8 East to the north line of the South One-half of the Southwest Quarter of said Section 3; thence east along said north line and the north line of the South One-half of the Southeast Quarter of said Section 3 and the north line of the South One-half of the Southwest Quarter and the Southeast Quarter of Section 2 to the

west line of Section 1, Township 24 North, Range 8 East; thence south along said west line to its southwest corner; thence east along the south line of said Section 1 to its southeast corner which is on the Range line between Range 8 East and Range 9 East; thence south along said Range line to the east-west quarter line of Section 7, Township 24 North, Range 9 East; thence east along said quarter line to the northeast corner of Government Lot 18 in said Section 7; thence south along the east line of said Government Lot 18 and the east line of Government Lot 19 in said Section to the north line of Section 18, Township 24 North, Range 9 East; thence east along said north line to the northeast corner of Government Lot 5 in said Section 18; thence south along the east line of said Government Lot 5 and the east line of Government Lots 8, 17, and 20 of said Section 18 and the east line of Government Lots 5, 8, 17, and 20 of Section 19, Township 24 North, Range 9 East and the east line of Government Lot 5 of Section 30, Township 24 North, Range 9 East, to the southeast corner of said Government Lot 5 of said Section 30; thence west along the south line of said Government Lot 5 and the south line of Government Lot 6 of said Section 30 to the Range line between Range 8 East and Range 9 East; thence south along said Range line to the southeast corner of Section 36, Township 24 North, Range 8 East; thence south along the east line of Section 1, Township 23 North, Range 8 East to the north line of the South One-half of the Northeast Quarter of said Section 1; thence west along said north line and the north line of the South One-half of the Northwest Quarter of said Section 1 and the north line of the South One-half of the Northeast Quarter and the Northwest Quarter of Section 2, Township 23 North, Range 8 East to the west line of said Section 2; thence north along said west line to the south line of Section 35, Township 24 North, Range 8 East; thence west along said south line and the south line of Section 34 to the point of beginning and there terminating.

The five year time of travel (TOT) for the Whiting well fields shown on the attached map and described as: beginning at the intersection of Porter Rd. and Hoover Rd., then north along Hoover Rd. to the intersection with the Wisconsin Central Railroad Limited, then east along the Wisconsin Railroad tracks to the intersection with Eisenhower Rd., then south along Eisenhower Rd. to its intersection with Porter Rd., then west along Porter Rd., to the intersection with Hoover Rd. and there terminating. Land use restrictions within Groundwater Protection Overlay District B are less restrictive than in Overlay District A because of longer flow times and a greater potential for remediation, dilution and attenuation. Uses not listed as permitted or conditional uses are to be considered prohibited uses.

~~3.2 Permitted Uses~~

~~The following uses are permitted within Groundwater Protection Overlay District B:~~

- ~~1) All uses listed as permitted uses in Groundwater Protection Overlay District A~~
- ~~2) Sewered residential uses~~
- ~~3) Above ground petroleum product storage tanks up to 660 gallons~~
- ~~4) Basement heating fuel storage tanks~~

~~5) Commercial and/or industrial uses served by municipal sanitary sewer, except those listed as prohibited uses in Section e Prohibited Uses~~

~~6) Unsewered (single family) residential uses~~

3.32 Design Standards

The following standards and requirements shall apply to all uses permitted within Groundwater Wellhead Protection Overlay District Zone B.

- 1) Minimum lot size for unsewered residential uses shall be two acres, except for; a) existing lots of record on the effective date of this Ordinance and b) developments which will be served by municipal sewer within five years of the approval of the development. In order to provide for efficiently serving these developments with municipal sewer, lots smaller than two acres can be approved, provided that sufficient land area will be maintained in an undeveloped state such that no more than one residence is allowed for each two acres of the overall development.
- 2) All commercial and industrial uses are allowed a maximum of 50% of the lot area to be maintained in manicured lawn or grass. However, the area of the lot in manicured lawn or grass shall not exceed the area of impervious surfaces on the lot.
- 3) Sewered residential uses are allowed to have a maximum area of manicured lawn or grass as shown below:

<u>Lot Area</u>	<u>Lawn Area (square feet)</u>
16,000 sq ft	6,000
½ Acre	8,000
¾ acre	11,000
1 acre	14,000
1 ½ acres	20,000
2 acres	26,000

- 4) Maximum lawn areas for lot sizes not listed shall be based on the average percentage of lawn area allowed on the two nearest lot sizes listed.
- 5) Unsewered residential uses are allowed to have a maximum area of manicured lawn or grass as shown below:

<u>Lot Area</u>	<u>Lawn Area (square feet)</u>
2 acres	8,000
3 acres	21,000
4 acres	31,000
5 acres	44,000

- 6) Maximum lawn areas for lot sizes not listed shall be based on a weighted average of the percentage of lawn area allowed on the two nearest lot sizes listed.

- 7) Natural vegetative covers, not requiring the use of pesticides or fertilizers after initial establishment are encouraged as an alternative to manicured lawn or grass.
- 8) All petroleum storage tanks shall provide leak proof containment not less than 125% of the tank volume, except basement heating fuel storage tanks.
- 9) All storm drainage shall be retained on site or discharged to a municipally operated storm drain. If retained on site, storm water shall be discharged to settling ponds where it will percolate through at least six inches of topsoil. Use of drywells or other subsurface drains for stormwater drainage is prohibited.
- 10) Pesticide and fertilizer storage is permitted at the location of retail sales of these products, provided that the products are delivered in retail quantity containers and no repackaging and/or mixing is done on site.
- 11) Pesticide and fertilizer storage is permitted at the location of agricultural use of these products.

~~3.4 — Conditional Uses~~

~~The following uses may be permitted on a case by case basis, providing adequate groundwater protection and monitoring measures, as determined by the Stevens Point Plan Commission and Common Council, are instituted.~~

- ~~1) Nurseries for ornamental plants, green houses, and associated retail sales outlets.~~
- ~~2) Pesticide and fertilizer storage and use associated with uses in (1) above.~~
- ~~3) Vehicle repair shops, auto body repair shops.~~
- ~~4) Cemeteries~~
- ~~5) Salt storage, including sand/salt combinations.~~
- ~~6) Recycling facilities.~~
- ~~7) Printing and duplicating businesses which use hazardous chemicals as defined in DPA in their printing process~~

~~3.5 — Prohibited Uses~~

~~The following uses are prohibited uses within Groundwater Protection Overlay District B. These uses are prohibited based on the high probability that activities routinely associated with these uses (storage, use, and handling of potential pollutants) will cause groundwater contamination. Uses not listed are not considered permitted uses unless specifically listed above under Section 3(b) Permitted Uses.~~

- ~~1) Underground storage tanks of any size~~
- ~~2) Unsewered commercial and/or industrial development~~

- ~~3) Septage and/or sludge spreading~~
- ~~4) Animal waste facilities~~
- ~~5) Animal confinement facilities (except veterinary hospitals and clinics)~~
- ~~6) stations and oil change businesses~~
- ~~7) Bus or truck terminals~~
- ~~8) Landfills~~
- ~~9) Wastewater treatment facilities~~
- ~~10) Spray wastewater facilities~~
- ~~11) Auto salvage yards~~
- ~~12) Bulk fertilizer and/or pesticide facilities~~
- ~~13) Asphalt products manufacturing~~
- ~~14) Dry cleaning facilities~~
- ~~15) Electroplating facilities~~
- ~~16) Exterminating shops~~
- ~~17) Paint and coating manufacturing~~
- ~~18) Hazardous and/or toxic materials storage~~
- ~~19) Hazardous and/or toxic waste facilities~~
- ~~20) Radioactive waste facilities~~
- ~~21) Garage and vehicular towing~~
- ~~22) Public and municipal maintenance garage~~

~~3.6 — Where any of the uses listed in (e) above exist within Groundwater Protection Overlay District B on the effective date of this ordinance, owners of these facilities will be allowed to upgrade the facilities to facilitate or enhance groundwater protection. Plans for the proposed upgrade must be approved by the Plan Commission and Common Council, and appropriate permit issued by the City Inspection Department, prior to any work being initiated. Expansion of the prohibited use will not be allowed.~~

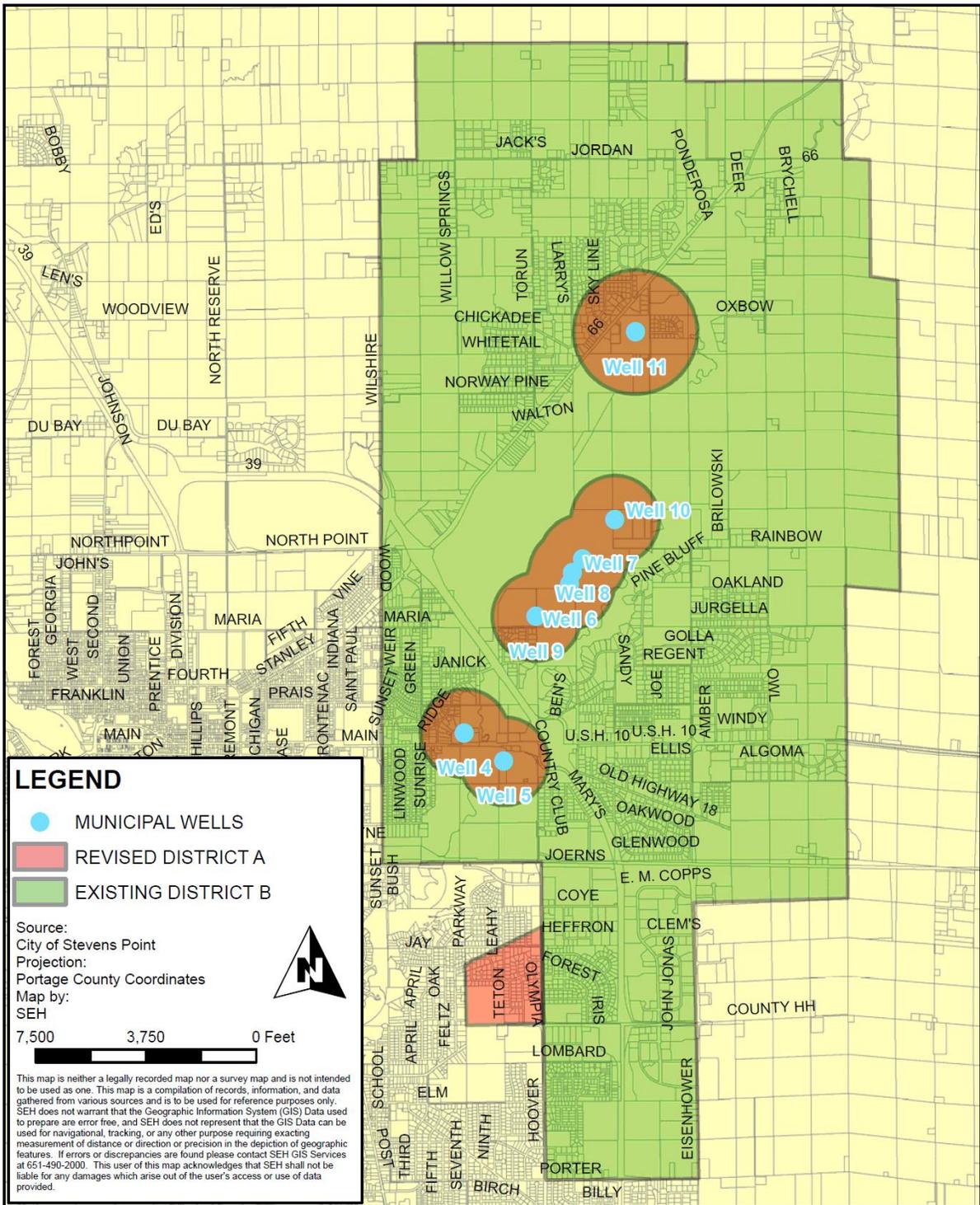
4.0 Uses

All uses in Zones A and B of any Wellhead Protection District shall be approved by the Director of Water/Wastewater, or his/her designee and the Director of Community Development or his/her designee. A use may be approved with conditions. Approval is

in addition to all other approvals required for the proposed use.

- 1) Permitted Uses In Zones A and B. Any use allowed as permitted in the principal zoning district, except those prohibited by the Director of Water/Wastewater, or his/her designee and the Director of Community Development or his/her designee.
- 2) Conditional Uses in Zones A and B. Any use allowed as a conditional use in the principal zoning district, except those prohibited by the Director of Water/Wastewater, or his/her designee and the Director of Community Development or his/her designee.
- 3) Existing Uses. Any lawful use existing at the time of the creation of a Wellhead Protection Overlay District may be continued, however, no expansion or enlargement of such use is allowed without approval by the Director of Water/Wastewater, or his/her designee and the Director of Community Development or his/her designee.
- 4) Appeals. Appeals of the decision of the Director of Water/Wastewater, or his/her designee and the Director of Community Development or his/her designee shall be made to the Board of Water and Sewage Commissioners, the Plan Commission, and Common Council.

5.0 Map



LEGEND

- MUNICIPAL WELLS
- REVISED DISTRICT A
- EXISTING DISTRICT B

Source:
City of Stevens Point
Projection:
Portage County Coordinates
Map by:
SEH



This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact SEH GIS Services at 651-490-2000. This user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



425 WEST WATER STREET
SUITE 300
APPLETON, WI 54911-6058
PHONE: (920) 380-2808
FAX: (920) 380-2801
www.sehinc.com

**STEVENS POINT WATER UTILITY
WELL NO. 11 WELLHEAD
PROTECTION PLAN**

PROJECT:
STEPT 107037
DATE:
FEB 2012

**GROUNDWATER
PROTECTION
OVERLAY
DISTRICTS**



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

City of Stevens Point – Department of Community Development

To: Plan Commission

From: Michael Ostrowski

CC:

Date: 2/24/2012

Re: Location of New Antennas and Co-Location of Antennas

Currently, antennas proposed on existing telecommunication towers, buildings, or other structures require a conditional use permit. Approval is still needed if the existing tower, building, or structure complies with all zoning ordinance requirements. Given that the goal of antenna construction is geared towards co-location, I feel that requiring companies to receive a conditional use permit for co-locating antennas is unnecessary. Therefore, staff would recommend that co-location of antennas be a permitted use, as opposed to a conditional use. New towers will still require a conditional use.

23.02(4)(d) WIRELESS COMMUNICATION TOWERS

1.0 PURPOSE

The purpose of this ordinance is to establish regulations for wireless communications facilities that minimize adverse impacts to the community; encourage the location of antenna support structures in non-residential zoning districts; minimize the total number of antenna support structures; encourage the attachment of antennas to existing structures; identify appropriate locations for wireless communications facilities; ensure that antennas and antenna support structures are configured in a way that minimizes adverse visual impacts by careful design, appropriate wiring, landscape screening and innovative camouflaging techniques; consider the health and safety of wireless communications facilities; avoid damage to adjacent properties from antenna support structure failure through careful engineering and locating of such structures; facilitate the provision of wireless communications facilities; and enhance the ability to provide wireless communications facilities to the community quickly, effectively and efficiently.

1.1 ANTENNAS TO WHICH THIS CHAPTER HAS NO APPLICATION:

The provisions of this chapter do not apply to radio or television reception antennas, satellite or microwave parabolic antennas not used by wireless communications service providers, receive-only antennas, antennas less than 70 feet in height and owned and operated by a federally-licensed amateur radio station operator, towers that are 55 feet in height or less if that tower is constructed using an open-weave tower no larger than 12"x12"x12" galvanized metal and with no more than 2 antennas of less than 2.5 feet in diameter each, any tower or antenna lawfully in existence in the city on the date that this chapter becomes effective, or to the facilities of any cable television company holding a valid and current franchise, or commercial radio and/or television broadcasting facilities.

1.2 BUILDING CODE

The construction and installation of antenna support structures, antennas, antenna arrays, the installation or placement of antenna arrays on buildings, and the placement of antennas on alternative antenna support structures, shall be subject to the requirements of the city's Building Code the requirements of the Electronics Industries Association/Telecommunications Industries Association, and any additional standards applicable thereto published by the Electronics Industries Association.

1.3 LIGHTING

No antenna support structures shall be artificially lighted except as required by the Federal Aviation Administration or other governmental agency,

1.4 SIGNAGE

There shall be no signs, symbols, flags, banners or other devices or things attached to or painted or inscribed upon any antenna support structures, or antennas, unless the support structure is constructed as a flag pole and the American flag is integral to the design of the support structure.

1.5 FINISH

All lattice towers and monopole towers shall be finished in a non-reflective neutral color or otherwise as directed by the Community Development Department.

2.0 "RESERVED"

3.0 NEW FREESTANDING ANTENNAS

No new antenna support structure shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the City that no existing antenna support structure, alternative support structure, or alternative technology that does not require the use of towers or structures, can accommodate the applicant's need for an antenna or antenna array at the site of the applicant's proposed location. An applicant shall submit information requested by the Director of Community Development relating to the availability of suitable existing antenna support structures, alternative antenna support structures, or alternative technology. Evidence submitted to demonstrate such facts may consist of the following:

- a. that no existing antenna support structures or alternative antenna support structures are located within the geographic area which meet the applicant's engineering requirements; and/or
- b. that existing antenna support structures and alternative antenna support structures are not of sufficient height to meet applicant's engineering requirements; and/or
- c. that existing antenna support structures and alternative antenna support structures do not have sufficient structural strength to support applicant's proposed antennas and related equipment; and/or
- d. that applicant's proposed antennas would cause electromagnetic interference with the antennas on the existing antenna support structure or alternative antenna support structure, or the antennas on the existing antenna support structure or alternative antenna support structure would cause interference with the applicant's proposed antennas; and/or
- e. that the fees, costs, or contractual provisions required by the owner in order to share an

existing antenna support structure or alternative antenna support structure or to adapt an existing antenna support structure or alternative antenna support structure for co-location sharing is unreasonable. Costs exceeding new antenna support structure development are presumed to be unreasonable;

f. that there are other limiting factors that render existing antenna support structures or alternative antenna support structures unsuitable; and/or

g. that an alternative technology that does not require the use of towers or buildings for height, such as a cable microcell network using multiple low-powered transmitters/receivers attached to a wireline system, is unsuitable. Costs of alternative technology that exceed new antenna support structure development shall not be presumed to render the technology unsuitable.

All wireless communications service providers shall cooperate with other wireless communications service providers in co-locating additional antennas on antenna support structures and/or on existing building or other alternative antenna support structures. A wireless communications service provider shall exercise good faith in co-locating with other providers and sharing antenna sites, provided that such shared use does not give rise to a substantial technical level impairment of the ability to provide wireless communications service. Such good faith shall include sharing of technical information to evaluate the feasibility of the co-location. In the event that a dispute arises as to whether a provider has exercised good faith in accommodating other providers, the city may require a third party technical study at the expense of either or both of such providers.

3.1 LOCATION OF NEW ANTENNAS AND CO-LOCATION OF ANTENNAS

	Co-location or Freestanding New Antenna						
	Industrial M2,1	---Univ & Commercial--- B5,4,U CBD B1,2, R-5			Residential R-4,3,2,1,LD	Conservancy Cons	
Antenna on existing <u>tower</u> or <u>building</u>	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional
	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>
New Antenna	Conditional	Conditional	Conditional	Conditional	Prohibited	Conditional	
Height Max.	150' (175' Only Within 2,000 ft. Of I-39)	135'	120'	60'	60'	150'*	

And not
Closer
Than
250' of
Residences)

-----also subject to airport height restrictions-----

Setbacks Min.	height of tower (But not to Exceed 150')	Setbacks in "B-5" Hwy. Commercial may be one-half the height of the tower only in cases where the antenna array is constructed no more than 2' from the exterior of the tower.	height of tower	height* of tower
------------------	---	---	--------------------	---------------------

Note: Setbacks in any district may be modified by the Common Council only in cases where the applicant has camouflaged the support structure by design or appearance that hides, obscures, or conceals the presence of the tower and antennas, for example, as a flag pole, or added the antenna to an existing support structure, for example on an existing light pole, and only in cases where the public interest is served by the modification.

New Telecommunications Towers are a conditional use in the M2 Heavy Industrial, M1 Light Industrial, B5 Highway Commercial, B4 Commercial, B3 Central Business District, B2 Central Business Transition, B1 Neighborhood Commercial, University, R-5 Multifamily II, and C Conservancy Districts. Telecommunications Towers are prohibited in R-4, 3, 2, 1, & LD Residential Zones unless on publicly owned property. Preference will be given to sites which are greater than 300 feet from Residential Zones.

* exceptions to height and setback may be made in instances where the land in the vicinity of the proposed site in Conservancy zoning only is not developed to its full potential and in the opinion of the council the site is likely to remain undeveloped due to area constraints.

Antenna arrays may be mounted on the top of and attached to roofs of existing buildings or structures that are at least thirty feet (30') or more in height above the street grade upon which such building fronts or may be attached to the facades of buildings, existing towers, or other structures; provided, however, that such antenna arrays shall add not more than twenty feet (20') to the total height or elevation of such building from the street grade, (including the antenna array) and antenna arrays so mounted shall be obscured from view from the street up such building fronts by the use of screening materials designed, painted and maintained in a manner that will blend with the appearance of the building

3.2 PUBLIC OWNED PROPERTY

In addition to all other locations allowed or allowed as a conditional use, antenna and appurtenant structures may be permitted on all publicly owned property including land owned

by the City of Stevens Point, the Stevens Point School Board, and Portage County.

4.0 SUPPORT FACILITY REQUIREMENTS

a. All support facilities including buildings used for switching and other support functions shall be placed in close proximity to the support structure on which antennas are proposed.

b. Support facilities, including all equipment enclosures, shelters, cabinets, boxes or vaults designed for and used to house and protect the electronic equipment necessary and/or desirable for processing wireless communication signals and data, including any provisions for air conditioning, ventilation or auxiliary electrical generators, shall be completely screened with trees, shrubs, fences or other decorative materials planted to a minimum width of 5 feet so as to be obscured from view from adjacent properties and from the street. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. Support structures located on large, wooded lots with natural growth around the property perimeter may be considered a sufficient buffer by the Community Development Director.

Support facilities shall be kept locked at all times and shall be clearly labeled as to the owner, operator or a person to be contacted in the event of an emergency.

Support facilities shall meet the setback requirements of the underlying Zoning District.

5.0 ANTENNA SUPPORT STRUCTURES - REMOVAL WHEN NO LONGER USED:

Any antenna support structure that has had no antenna mounted upon it for a period of successive days, or if the antennas mounted thereon are not operated for a period of 180 successive days, shall be considered abandoned, and the owner thereof shall remove such structure and any accompanying equipment enclosure within 90 days after the receipt of a notice from the City to do so. During such 90 days, the owner may apply, and for good reason, be granted an extension of time on such terms as the Director of Community Development shall determine. If such structure and equipment enclosure are not so removed, the city may seek and obtain a court order directing such removal and imposing a lien upon the real property upon which such structures are situated in an amount equal to the cost of removal. Any notice given under this section is subject to appeal to the City Council. In the event that more than one wireless communications service provider is using the support structure, then this provision shall not become effective until all users cease using such structure.