

*****ATTACHMENTS*****

PARCEL NO. 431020
MAP NO. _____
ZONING CLASSIFICATION: MR-8

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/26/20

FILING FEE: \$250.00 (Payable to City of Sheboygan)

SHEBOYGAN South 780301
TEMP. TOWER

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT

Requirements Per Section 15.905
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: UNITED STATES CELLULAR OPERATING COMPANY LLC
2310 MILL STREET
ADDRESS: NEW LONDON WI 54961 E-MAIL: JIMWEINMAN@
WIRELESSPLANNING.COM
PHONE: (920) 982-3286 FAX NO. () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: US CELLULAR

ADDRESS OF PROPERTY AFFECTED: 2925 GEORGIA AVENUE

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: WATER TOWER

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: TEMPORARY TELECOMMUNICATION TOWER TO BE USED DURING PAINTING OF EXISTING WATER TOWER AS REQUIRED BY THE CITY OF SHEBOYGAN.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____

PARCEL NO. 431020
MAP NO. _____
ZONING CLASSIFICATION: ML-8

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 5/26/20

SHEBOYGAN SOUTH 780307
TEMP. TOWER

CITY OF SHEBOYGAN
APPLICATION TO OBTAIN A ZONING PERMIT FOR COLLOCATION
OR EQUIPMENT MODIFICATION ON AN EXISTING COMMUNICATION
TOWER OR CONSTRUCTION OF A NEW COMMUNICATION TOWER

- COLLOCATION OR EQUIPMENT MODIFICATION – SITE PLAN FILING FEE: \$500.00
- NEW TOWER – CONDITIONAL USE PERMIT FILING FEE: \$3,000.00
(Will also need to fill out a conditional use permit application for a new tower)

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. TOWER OWNER INFORMATION - TEMPORARY TOWER

TOWER OWNER NAME: UNITED STATES CELLULAR OPERATING COMPANY LLC
TOWER OWNER CONTACT PERSON: KEN KOZYRA
ADDRESS: _____
E-MAIL: KEN@KJKWIRELESS.COM
PHONE: () 603-930-3983

2. APPLICANT INFORMATION (AGENT/COMPANY)

APPLICANT: UNITED STATES CELLULAR OPERATING COMPANY LLC
AGENT/COMPANY CONTACT PERSON: JIM WEINMANN / LORI KOFECKY
ADDRESS: 2310 MILL STREET, NEW LONDON WI 54961
E-MAIL: JIMWEINMANN@WIRELESSPLANNING.COM
PHONE: () 920-982-3286

3. PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME: CITY OF SHEBOYGAN / BOARD OF WATER
SHEBOYGAN WATER UTILITY
COMMISSION
PROPERTY OWNER CONTACT PERSON: JOE TRUEBLOOD
ADDRESS: 72 PARK AVENUE, SHEBOYGAN WI

E-MAIL: _____

PHONE: () 920-459-3800

4. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: TEMPORARILY TELECOMMUNICATION TOWER - 127' BALLASTED MONOPOLE

ADDRESS OF PROPERTY AFFECTED: 2925 GEORGIA AVENUE

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____

EXISTING WATER TOWER

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE: TEMPORARILY TELECOMMUNICATION TOWER DURING PAINTING OF WATER TOWER AS REQUIRED BY THE CITY OF SHERBOURNE.

5. TOWER INFORMATION (MONOPOLE, SELF-SUPPORT LATTICE, GUYED).

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: 127' BALLAST MONOPOLE

CURRENT TOWER HEIGHT ABOVE GROUND LEVEL: 127'

MAXIMUM TOWER HEIGHT (DESIGN POTENTIAL): 127'

BASE/GROUND ELEVATION: 682.5

NUMBER OF CARRIERS CURRENTLY ON TOWER: ONE

MAXIMUM NUMBER OF CARRIERS (DESIGN POTENTIAL): _____

PROPOSED TOWER/EQUIPMENT MODIFICATION (BRIEF DESCRIPTION):
(3) CDMA ANTENNAS (3) LTE ANTENNAS AND (18) 7/8" COAX.

6. COLLOCATION INFORMATION

LOCATION AND HEIGHT OF PROPOSED COLLOCATION:

N/A

Memo

To: Steve Sokolowski
From: Jim Weinmann
CC:
Date: 5/15/2020
Re: Narrative explanation for US Cellular CUP application for temp tower at 2925 Georgia Avenue

Steve,

The purpose of this memo is to provide a narrative explaining US Cellular's request per your conditional use process.

US Cellular and the City are parties to a lease agreement for telecommunications equipment on the Georgia Avenue water tower site. The City needs to paint this water tower. Per Section 6(Q) of the lease, the City is requiring US Cellular to remove all of its equipment (antenna, lines, etc) from the WT and relocate it to a temporary tower installed next to the WT. The purpose of this CUP application is for installation of the temporary tower as required by the City. Once the water tower is painted, US Cellular will reinstall its equipment on the WT and remove the temporary tower.

The proposed temporary tower is a monopole. The height of the monopole is approximately 127 feet. The tower is intended to be approximately 12 feet to 15 feet taller than the water tower so the antennas are able to provide signal beyond the water tower without being blocked. The temporary tower will be positioned so US Cellular can route coax cable from its existing shelter to the new tower without having to install additional equipment at the base of the tower.

The tower is a ballast mount tower. This means the tower foundation will not be below ground as with most towers. A ballast mount tower is used for two reasons. One, it allows for a taller tower. Two, it is not invasive so it can be easily removed with minimal wear and tear on the property unlike a tower with a standard foundation. The ballast consists of heavy steel ballast beams which are installed around the base. The tower will meet current/standard wind loading regulations and requirements.

US Cellular intends to install 6 standard panel antennas approximately 7 feet in height along with 3 radio units installed behind the antennas. These antennas will be located at a centerline of approximately 115 feet. US Cellular is providing space for City antennas above the US Cellular antennas for City communications equipment at no cost to the City. The City will have an antenna for the water utility department and an antenna for the County/City police department. These are shown at the top of the tower on the attached drawings.

The length of time the temporary tower would be needed is approximately 2 weeks before the City paints the water tower until approximately 60 days after the water tower has been painted, dries, and the City provides notice that US Cellular can return its equipment to the water tower.

The closest house or other building to the proposed tower is approximately 170 feet away. Because the tower is 127 feet tall, it is not possible that it could harm any building nearby. More importantly, if there was an extreme weather event that exceeded standard wind loading, the tower would buckle in the middle of the tower and not fall over like a tree. Attached is an aerial showing the approximate distances for reference.

If you need any additional information or have any other questions, please call me at either 920-982-3286 (office) or 262-719-1180 (mobile).

Regards,

Jim Weinmann

Agent for US Cellular

Sheboygan Planning Commission

RE: US Cellular request for installation of temporary antenna structure on Utility property

As part of ongoing maintenance of its water storage reservoirs, the Sheboygan Water Utility intends to remove all coatings (interior and exterior) from the standpipe reservoir on Georgia Avenue during 2020. New coatings will then be applied. This occurs every 20-25 years.

For many years, US Cellular has rented space on the standpipe for a cellular phone antenna array. However, the array poses challenges and safety concerns for the painting contractor. As specified in the ongoing rental Agreement, the Water Utility has directed US Cellular to remove its antennas to allow the painting project to proceed safely and effectively.

Due to the critical nature of these antennas, US Cellular intends to relocate the antennas onto a temporary tower system at the site during the project. This will allow US Cellular to maintain service to the community during the painting project.

The Water Utility is in support of the need for a temporary tower system installed by US Cellular and under their safety review. The Utility would work to ensure the temporary tower system is removed as soon as possible following completion of the painting project. As the tower rental is an additional cost, US Cellular would have financial motivation to eliminate it as soon as possible. If this removal does not happen, the Water Utility would take all legal action possible under its Agreement with US Cellular, which does not allow for a temporary tower system beyond a painting project.

Once substantial completion is reached on the painting project, the Water Utility would pass along notice of that completion to US Cellular, indicating that the antenna replacement can proceed. It is reasonable to require removal of the temporary antenna tower within 60 days after substantial completion on the painting project.

Joe R. Trueblood, P.E.
Superintendent
Sheboygan Water Utility

Dave McMillan
Distribution Supervisor
Sheboygan Water Utility



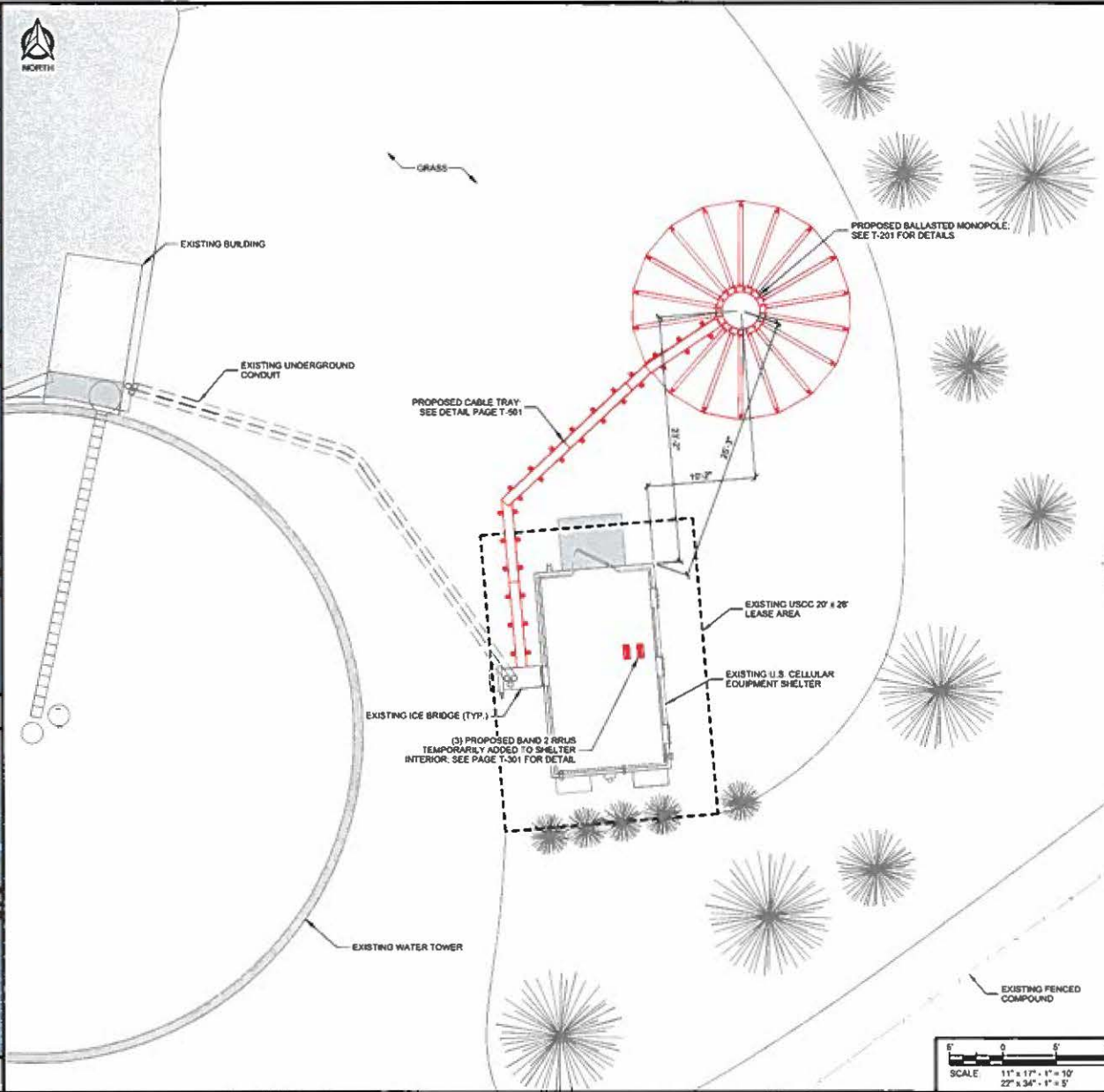
A SITE OVERVIEW



B SITE OVERVIEW



C EXISTING EQUIPMENT SHELTER



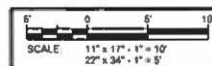
COMPL. TANT
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAPER DU SAC, WI 53153
 608.564.1448 VOICE
 608.564.1348 FAX
 www.edgeconsult.com

CLIENT
US Cellular
 U.S. CELLULAR
 8410 W. NORTH MAJOR AVE
 SUITE 700
 CHICAGO, IL 60671

**ENLARGED SITE PLAN
 SHEBOYGAN SOUTH (780307)
 SHEBOYGAN, WISCONSIN**

| SUBMITTAL | | |
|-----------|------------|-------------|
| REV. | DATE | DESCRIPTION |
| LMK | 04/20/2020 | REV A |
| LMK | 04/20/2020 | REV B |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | |
|----------------|--------------|
| DESIGNED BY | DCL |
| FIELD DATE | 4/20/2020 |
| PROJECT NUMBER | 20200 |
| SET TYPE | DRAFT |
| SHEET NUMBER | C-102 |



I:\PROJECTS\2020\SheboGAN SOUTH\DWG\CAD\DWG\SheboGAN SOUTH.dwg
 4/20/2020 10:57 AM



Proposed tower location

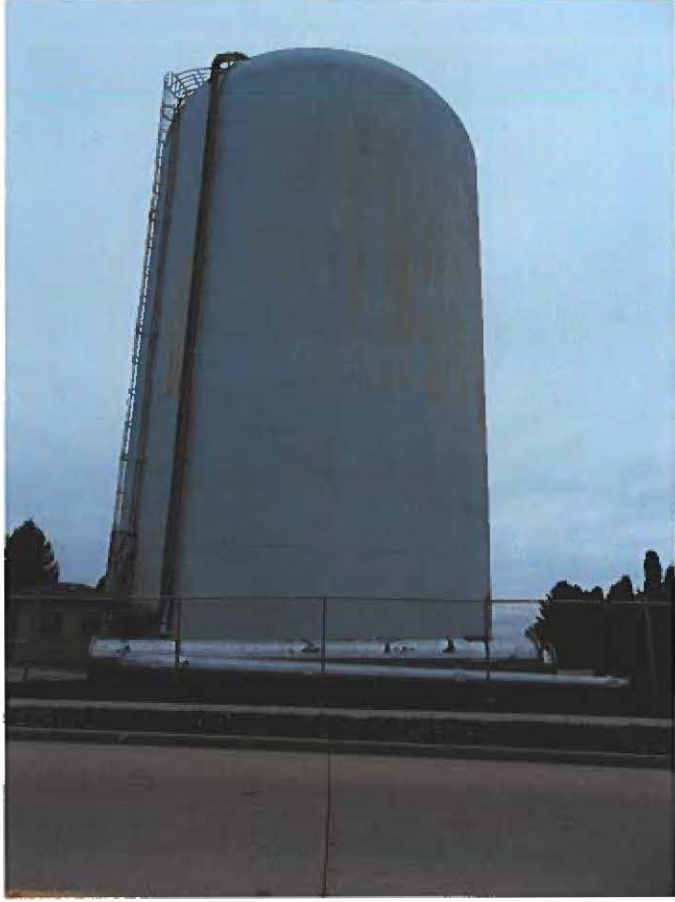
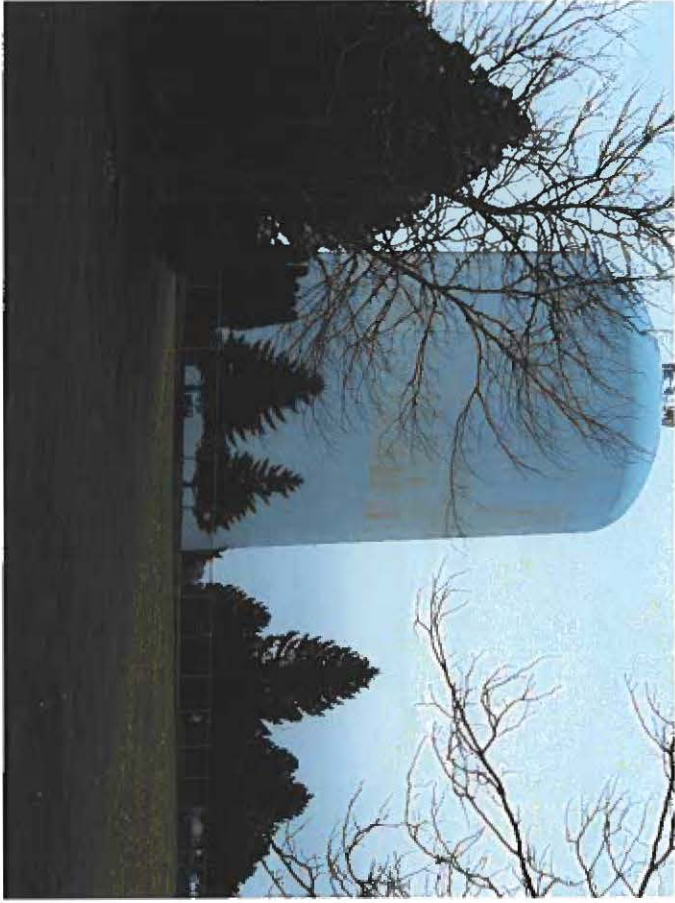
Approx 170 feet

Approx 295 feet

2925 Georgia Ave

Google Earth

Images: Date: 6/3/2015 4:30:47 PM 43°04'07.56" N 107°24'15.20" W 250.2 1000 ft 1:912





Report Date: April 16, 2020

Client: ARE Telecom Incorporated
1043 Grand Ave #213
St. Paul, MN 55105
Attn: Dion Johnson
(651) 724-1322
djohnson@aretelecom.com

Structure: 127-ft Monopole
Site Name: Sheboygan South
Site Reference #: 780307
City, County, State: Sheboygan, Sheboygan County, WI
Latitude, Longitude: 43.735449, -87.745733

PJF Project: A00012-0112.002.7805

Paul J. Ford and Company is pleased to submit this "Structural Analysis Report" to determine the monopole stress level.

Analysis Criteria:

This analysis utilizes an ultimate 3-second gust wind speed of 115 mph (converted to an equivalent 89 mph nominal 3-second gust wind speed per Section 1609.3.1 for use with TIA-222 G) as required by the 2015 International Building Code. Applicable Standard references and design criteria are listed in Section 2 - Analysis Criteria.

Proposed Appurtenance Loads:

The structure was analyzed with the proposed loading configuration shown in Table 1 of this report.

Summary of Analysis Results:

Proposed Structure: Pass – 29.1%
Proposed Foundation: Pass – 83.3%

We at Paul J. Ford and Company appreciate the opportunity of providing our continuing professional services to you and ARE Telecom Incorporated. If you have any questions or need further assistance on this or any other projects, please give us a call.

Respectfully Submitted by:
Paul J. Ford and Company


Thomas J. Dehnke, PE
Project Manager
tdehnke@pauljford.com *KWH*


Joseph P. Jacobs
04.17.2020

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by US Cellular to construct a new temporary 127 foot communication tower on the Sheboygan Water Utility property located at 2925 Georgia Avenue. MR-8 Zone

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: May 21, 2020

MEETING DATE: May 26, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

US Cellular is proposing to construct a new 127-foot high temporary communication tower on the Sheboygan Water Utility property located at 2925 Georgia Avenue. The applicant states the following about the proposed project:

- US Cellular and the Sheboygan Water Utility/City are parties to a lease agreement for telecommunications equipment on the Georgia Avenue water tower site (antennas on the top of the water tank). The Sheboygan Water Utility needs to paint this water tower (purple haze like the others). Per the lease, the utility is requiring US Cellular to remove all of its equipment (antenna, lines, etc.) from the water tower and relocate it to a temporary communication tower installed next to the water tower. The purpose of this conditional use application is for installation of the temporary tower on the east side of the tank. Once the water tower is painted, US Cellular will reinstall its equipment on the water tower and remove the temporary communication tower.
- The proposed temporary tower is a 127 foot tall monopole structure. The tower is intended to be approximately 12 to 15 feet taller than the water tower so the antennas are able to provide signal beyond the water tower without being blocked. The temporary tower will be positioned so US Cellular can route coax cable from its existing shelter to the new tower without having to install additional equipment at the base of the tower.
- The tower is a ballast mount tower. This means the tower foundation will not be below ground as with most towers. A ballast mount tower is used for two reasons. One, it allows for a taller tower. Two, it is not invasive so it can be easily removed with minimal

wear and tear on the property unlike a tower with a standard foundation. The ballast consists of heavy steel ballast beams which are installed around the base. The tower will meet current/standard wind loading regulations and requirements.

- US Cellular intends to install six (6) standard panel antennas approximately seven (7) feet in height along with three (3) radio units installed behind the antennas. These antennas will be located at a centerline of approximately 115 feet. US Cellular is providing space for City antennas above the US Cellular antennas for City communications equipment at no cost to the City. The City will have an antenna for the water utility department and an antenna for the County/City police department. These are shown at the top of the tower on the attached drawings.
- The length of time the temporary tower would be needed is approximately 2 weeks before the City paints the water tower until approximately 60 days after the water tower has been painted, dries, and the City provides notice that US Cellular can return its equipment to the water tower.
- The temp tower will be approximately 65-70 feet from the north and south property lines and 55-60 feet from the east property line.
- The closest house or building to the proposed tower is approximately 170 feet away. Because the tower is 127 feet tall, it is not possible that it could harm any building nearby.

The Sheboygan Water Utility states the following about the project:

- As part of ongoing maintenance of its water storage reservoirs, the Sheboygan Water Utility intends to remove all coatings (interior and exterior) from the standpipe reservoir on Georgia Avenue during 2020. New coatings will then be applied. This occurs every 20-25 years.
- For many years, US Cellular has rented space on the standpipe for a cellular phone antenna array. However, the array poses challenges and safety concerns for the painting contractor. As specified in the ongoing rental Agreement, the Water Utility has directed US Cellular to remove its antennas to allow the painting project to proceed safely/effectively.
- Due to the critical nature of these antennas, US Cellular intends to relocate the antennas onto a temporary tower system at the site during the project. This will allow US Cellular to maintain service to the community during the painting project. The Water Utility is in support of the need for a temporary tower system installed by US Cellular and under their safety review.
- The Utility would work to ensure the temporary tower system is removed as soon as possible following completion of the painting project. As the tower rental is an additional cost, US Cellular would have financial motivation to eliminate it as soon as possible.
- Once substantial completion is reached on the painting project, the Water Utility would pass along notice of that completion to US Cellular, indicating that the antenna replacement can proceed. It is reasonable to require removal of the temporary antenna tower within 60 days after substantial completion on the painting project.

STAFF COMMENTS:

Applicant provided documentation from Paul J. Ford and Company indicating that the tower and foundation have sufficient capacity to carry the load configuration (letter signed by Project Manager Thomas Dehnke and stamped by professional engineer Joseph Jacobs).

Applicant is requesting a variance to permit the 127 foot temporary monopole tower.

ACTION REQUESTED:

Staff recommends approval of the conditional use and variance subject to the following conditions:

1. The applicant shall obtain all necessary permits/licenses from all required agencies to construct the communications tower, associated mechanical equipment, fencing, paving, etc. as proposed.
2. US Cellular shall provide space for City antennas and communication equipment at no cost to the City. The City will have antennas for the water utility department and the County/City police department.
3. Applicant shall design the tower based on the engineering documentation provided by Paul J. Ford Company that was used concerning the towers design.
4. The wireless communication tower and equipment shall be properly maintained.
5. No lighting shall be permitted on a tower except as required by the FAA.
6. Towers shall have a non-reflective surface and a neutral color that is the same or similar color as the supporting structure to be as visually unobtrusive as possible, or, if required by the FAA, be painted pursuant to the FAA's requirements.
7. The temporary communication tower shall be removed from the property 60 days after substantial completion on the water tank painting project.
8. Any future installations and/or providers wishing to collocate on this wireless telecommunications tower or modify existing equipment shall be required to obtain the appropriate collocation permit prior to installation and operation.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.