

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, March 7, 2016 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the January 11, 2016 Plan Commission Meeting. *(Attachment)*
2. Consider Certified Survey Map/Plat from Max Gehler for parcel on Old Eau Claire Road. Make recommendation to the Common Council. *(Attachment)*
3. Consider Plat from Real Land Surveying for parcel in Town of Lafayette. Make recommendation to the Common Council. *(Attachment)*
4. Consider Certified Survey Map from John Mickesh for parcel on Lot #1 in Emmerton's Addition. Make recommendation to the Common Council. *(Attachment)*
5. Consider petition for a Conditional Use Permit from McDonell Area Catholic Schools to place a 120' high cellular multi-tenant tower in the parking lot at McDonell High School. *(Attachment)*
6. Adjournment

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, March 2, 2016 at 10:30 A.M. by Mary Bowe.

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, February 8, 2016** at **6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, FEBRUARY 8, 2016

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, February 3, 2016 at 1:00 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JANUARY 11, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, January 11, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Beth Arneberg, Alderperson Chuck Hull and Vice Chairperson Tom Hubbard. Absent were Commissioners Dan Varga, Jerry Smith, Secretary Rick Rubenzer, and Mayor Greg Hoffman. Also attending was Assistant City Engineer Robbie Krejci.

1. **Motion** by Doughty, seconded by Cihasky to approve the minutes of the November 9, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
2. **Motion** by Doughty, second by Tzanakis to approve the minutes of the December 7, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
3. No one appeared to present the attached Certified Survey Map for a parcel on West Haven Road. Assistant City Engineer Krejci discussed the proposed CSM and that it met all the requirements of existing R1-B zoning, and was a follow up to the small portion of West Haven Road that was discontinued in 2015. It was noted that the garage to be removed if Lot 2 was sold to a different owner than Lot 1 was noted on the CSM. **Motion** by Cihasky, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map upon:
 - 1) receipt of the \$100 Certified Survey Map review fee.**All present voting aye. Motion carried.**
4. **Motion** by Tzanakis, seconded by Misfeldt to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:36 P.M.



Robbie Krejci, P.E., Acting Secretary
Plan Commission

LANDOWNER/SUBDIVIDER:

- MAX GEHLER
12635 50TH AVE
CHIPPEWA FALLS, WISCONSIN 54729

APPROVING AUTHORITIES:

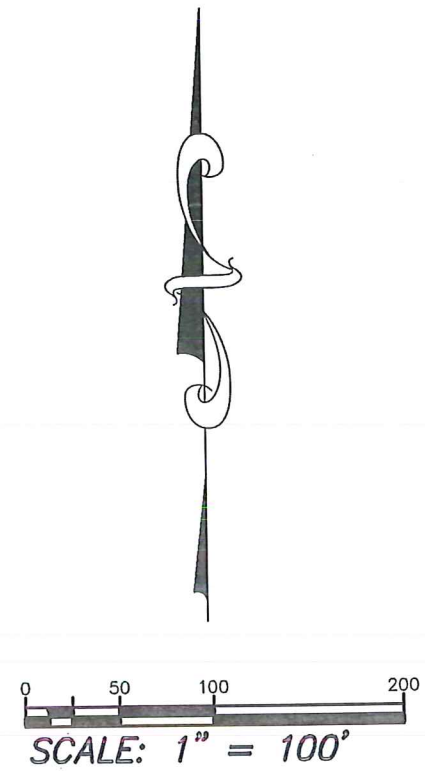
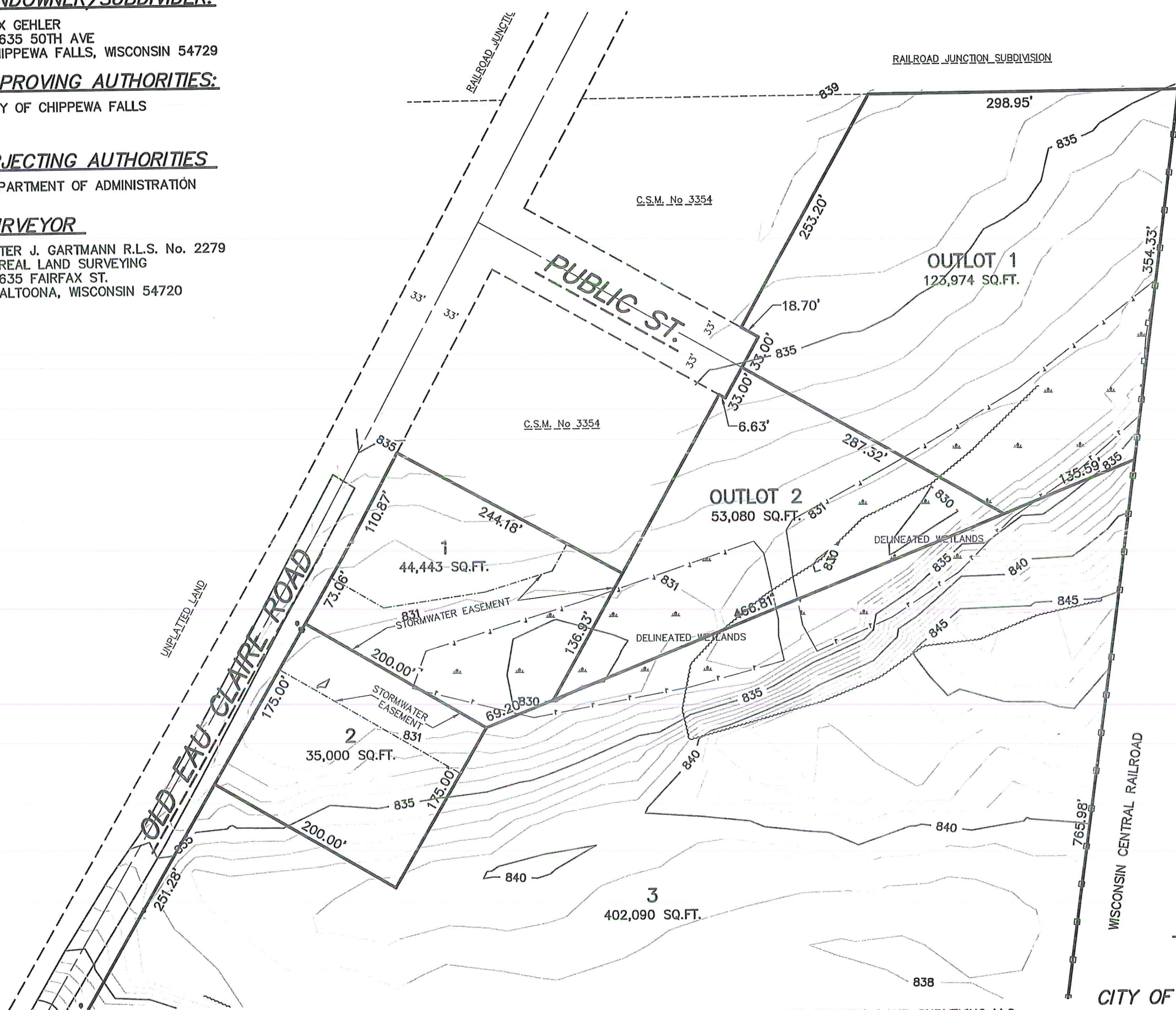
- CITY OF CHIPPEWA FALLS

OBJECTING AUTHORITIES

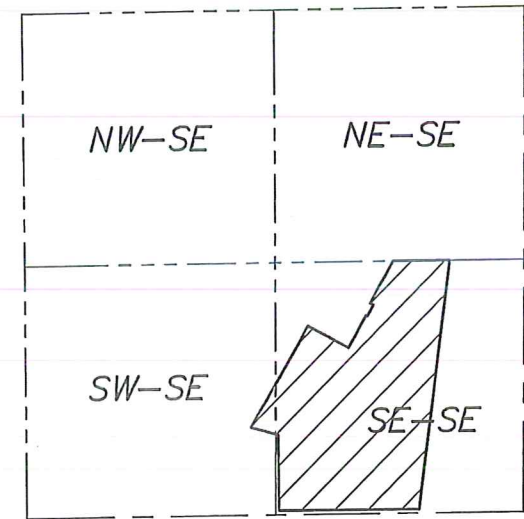
- DEPARTMENT OF ADMINISTRATION

SURVEYOR

- PETER J. GARTMANN R.L.S. No. 2279
REAL LAND SURVEYING
635 FAIRFAX ST.
ALTOONA, WISCONSIN 54720



LOCATION SKETCH
OF THE SE¼ OF SECTION 12



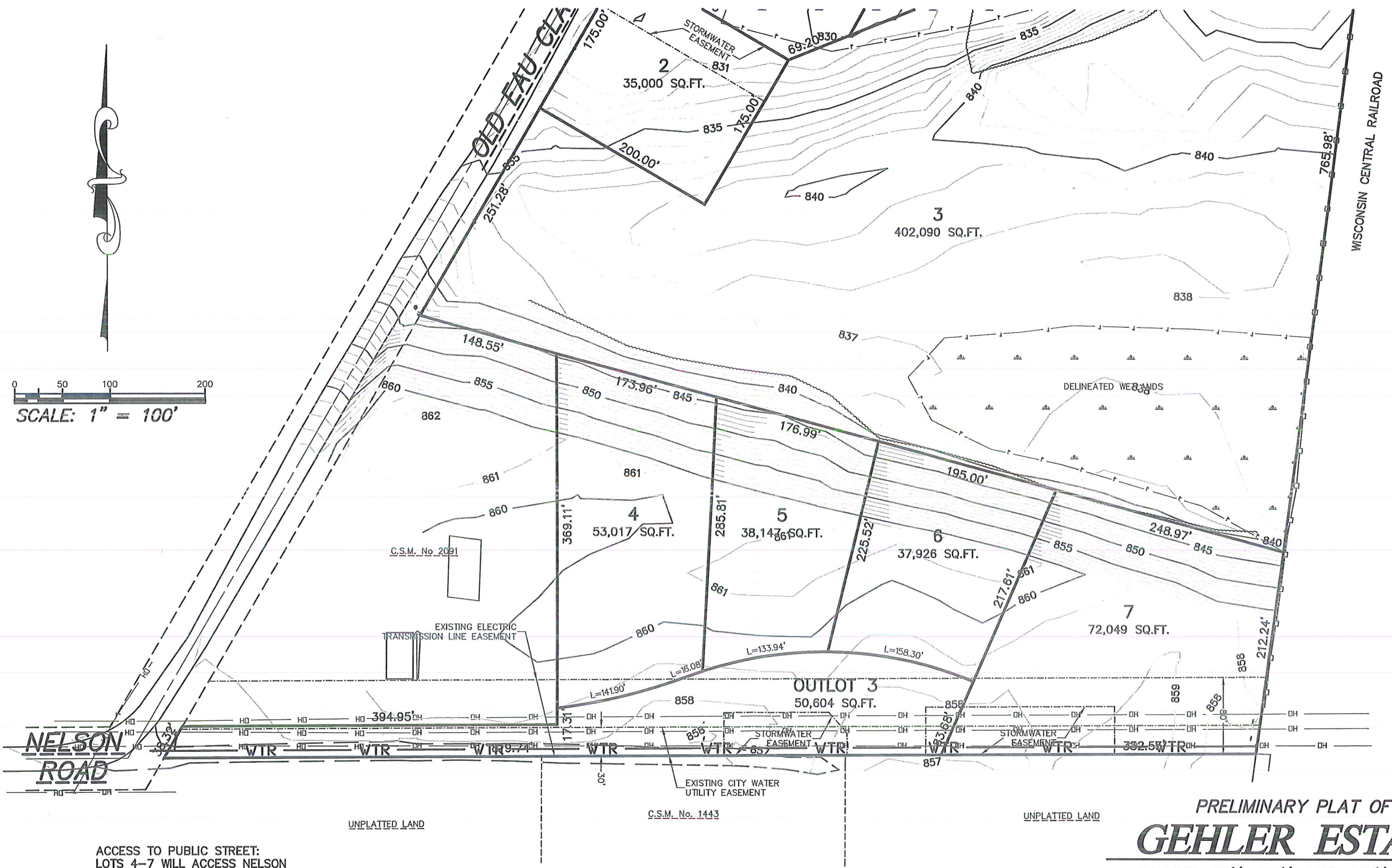
PRELIMINARY PLAT OF
GEHLER ESTATE

IN THE SE¼-SE¼ AND SW¼-SE¼,
SECTION 12, T28N, R9W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

PREPARED BY REAL LAND SURVEYING LLC
CADD No. 15041Prelim
REVISED 1/29/2016



SCALE: 1" = 100'



NELSON ROAD

UNPLATTED LAND

C.S.M. No. 1443

UNPLATTED LAND

PRELIMINARY PLAT OF GEHLER ESTATE

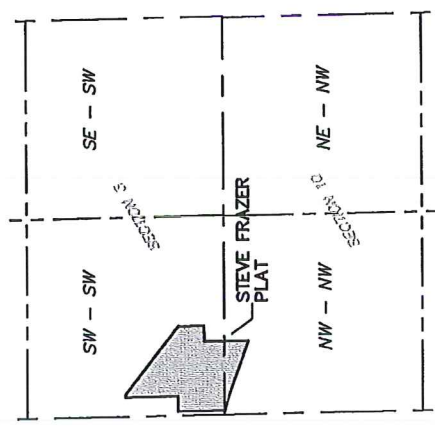
IN THE SE¹/₄-SE¹/₄ AND SW¹/₄-SE¹/₄, SECTION 12, T28N, R9W,

CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

ACCESS TO PUBLIC STREET:
LOTS 4-7 WILL ACCESS NELSON RD./OLD EAU CLAIRE RD. BY AN INGRESS/EGRESS EASEMENT ACROSS ALL OF OUTLOT 3

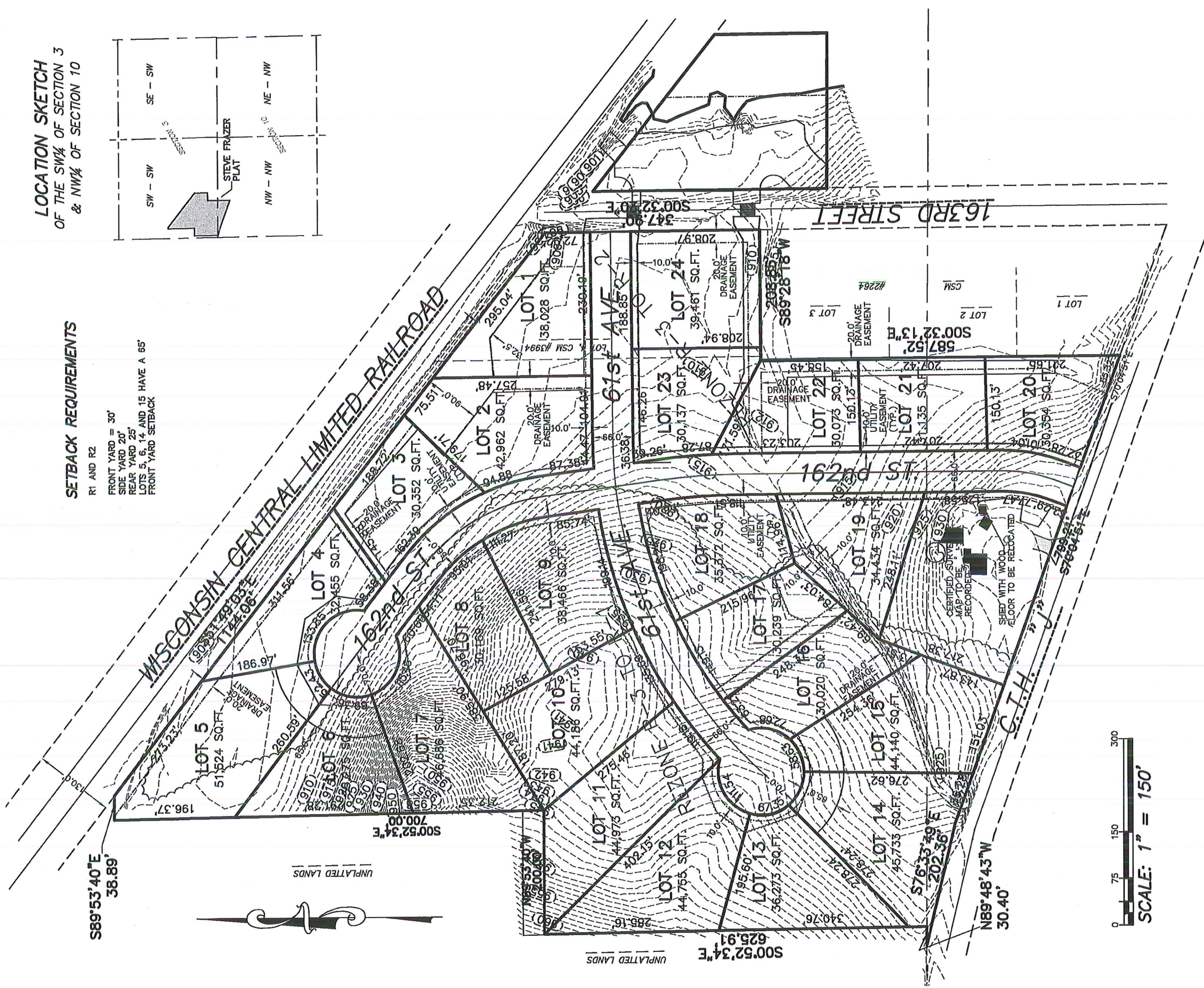
PREPARED BY REAL LAND SURVEYING LLC
CADD No. 15041Prelim
REVISED 1/29/2016

LOCATION SKETCH
OF THE SW¼ OF SECTION 3
& NW¼ OF SECTION 10



SETBACK REQUIREMENTS

- R1 AND R2
- FRONT YARD = 30'
- SIDE YARD 20'
- REAR YARD 25'
- LOTS 5, 6, 14 AND 15 HAVE A 65' FRONT YARD SETBACK



SCALE: 1" = 150'

PRELIMINARY

STEVE FRAZER PLAT

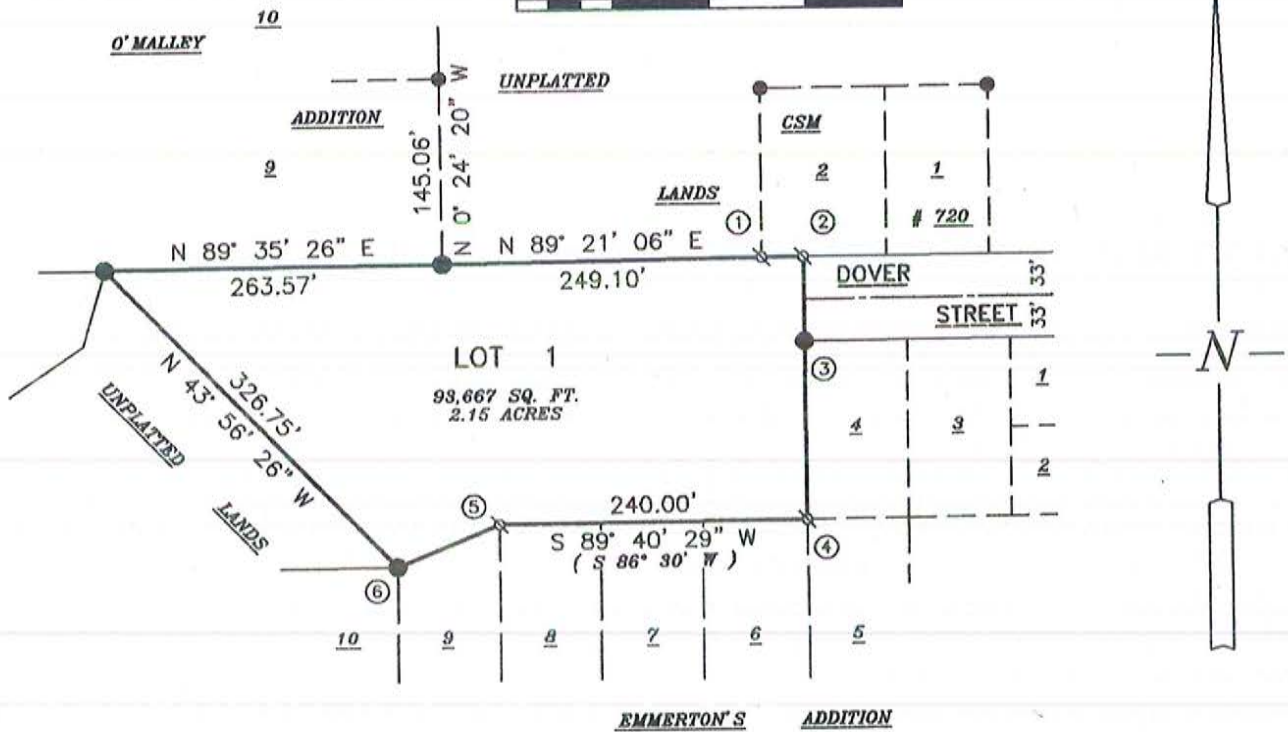
IN THE SW¼-SECTION 3, T28N, R8W
AND THE NW¼-NW¼ SECTION 10, T28N, R8W
TOWN OF LAFAYETTE,
CHIPPEWA COUNTY, WISCONSIN

OWNER - B JAMES COLBERT

SURVEYOR - JOHN D. MICKESH

BEING PART OF THE SW 1/4 OF THE SE 1/4
OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 8
WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA
COUNTY, WISCONSIN.

SCALE : 1" = 150'



LEGEND

⊗ SET 3/4" x 24" REBAR WEIGHING
1.50 LBS. / LINEAL FOOT

● FOUND 1 1/4" IRON PIPE

● FOUND 2" IRON PIPE

() RECORDED AS

DATA TABLE

NO.	BEARING	DIST.
1-2	N 89° 43' 47" E	32.25'
2-3	S 0° 26' 01" E	66.13'
3-4	S 0° 26' 01" E	140.00'
2-4	S 0° 26' 01" E	206.13'
5-6	S 67° 43' 46" W	86.15'

St. Paul St. WI-00-4968 CST
287789 - V2W

Date Filed: 2-11-16

Fee Paid: 25.00 Date: 3-1-2016 TR#: 48512

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 1316 BEL AIR BLVD Chippewa Falls, WI 54729

Lot#: _____ Block#: 4 Subdivision: Ridgewood Manor Parcel#: _____

Legal Description: PD-22809-0142-01000000
SEE ATTACHED - PART OF NW 1/4, SE 1/4 Sec 1, T28, R9

Zoning classification of property: P1-Public

Purpose for which this Permit is being

requested: Construction of a multi-tenant communication facility to include 120' monograde fence and compound, room for 3 carriers, Verizon wireless, to install as anchor tenant with outdoor equipment platform, generator, and associated equipment on tower.

Existing use of property within 300 feet of subject property: (List or attach map)

SEE ATTACHED MAP - R1B Single Family - P1 Public
- R-3A MULTI-FAMILY - R1C Single Family

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

Application has been submitted based on the needs of Verizon Wireless to secure location for placement of their equipment to provide needed service in this area for capacity and in building coverage and connectivity with other existing or future sites providing optimal coverage to insure communication and enhance public safety. 66.0404 of the States Telecommunication statute has been followed

Operational plans of the proposed use: Non-Manned facility

Hours of Operation: _____

Days of Operation: _____

Number of Employees: _____

Part-time

Full-time

Capacity: NA

Number of Units: _____

Size: _____

Number of Residents/Children: _____

Ages: _____

Other: _____

Building plans: 120' monop and communication facility

Existing buildings: _____

Proposed buildings: Verizon - outdoor platform - 120' monopole

Use of part of building: Communication facility

Proposed additions: future space for 2 additional carriers

Future additions: future space for 2 additional carriers

Change in use: Majority of Property to remain the same lease area for communication facility will be only change in a area not being used.
Outside appearance: 120' Galvanized monopole with fenced compound

Number of buildings: up to 3 and tower

Planting & Landscaping:

Type: Per board recommendation - TBD

Timetable: TBD

Screening:

Type: Natural Screening to the North / Slats can be added to fencing if desired by City

Fences: Chain link around compound area to secure tower and equipment

Type: Chain link w/ Barb

Height: 6'

Location: Around Lease area

Earth Bank: NA

Planting:

Maintenance:

Other:

Lights:

Number of lights: TBD NONE ON TOWER

Location: On Carrier Equipment Buildings

Hours: Dusk - Dawn or Shelters as needed

Type: Downward Shine

Signs: NONE - Except as required by FCC

Type: _____

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: 1

Location: Minimal connecting to Coleman St.

Width: 20' wide easement

Parking: NA - Using School lot

Number of stalls: 0

Location of stalls: _____

Setbacks: _____

Surfacing: _____

Screening: _____

Drainage: this will be minimal change with gravel compact and no pavement.

Storm sewer: NA

Rock beds: NA

Detention pond: NA

Retention pond: NA

Submit site plan showing property line, buildings and other structures.

List any additional information being submitted with this permit application: _____

SEE ATTACHED SUMMARY AND DOCUMENTS AS REQUIRED
BY STATE STATUTE 40-10404.

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owner(s)/Address(es): Jeff Heitzen - President

Petitioner(s)/Address(es):

McDonnell Catholic Schools Inc. (McDonnell H.S.)

Shane Begley - Agent

1316 Bel Air Blvd
Chippewalle

1414 S. Country Cir
Garden WI 54838

Phone #: 715-723-6538

Phone #: 715-816-4676

Email: president@mcsc.k12.wi.us

Email: Shane.Begley@Centurytel.net

X [Signature]

[Signature]

International Central States Tower

323 S. Ave. St. Suite 100
Waukegan, IL 60187

Phone #: _____

Phone #: 847-226-5532

Email: _____

Email: _____

Anchor Tower Verizon Wireless

1515 E. Woodfield Road 10th Floor
Schaumburg, IL 60173

Phone #: _____

Phone #: _____

Email: _____

Email: _____



BEGLEY WIRELESS CONSULTING SERVICES, LLC.

Site Acquisition | Zoning | Permitting | Project Management | Turn Key Site Development

14114 S. Country Circle

Gordon, WI 54838

CELL: 715-816-4676

FAX: 715-376-4477

ShaneBegley@centurytel.net

**St Paul Street Site (McDonell CHS) 1316 Bel Air Blvd.
TELECOMMUNICATION FACILITY-Cell Tower Conditional Use Permit
2-12-2016 (revised 2-24-2016)**

1. City of Chippewa Falls Conditional Use Permit Tower Application – Catholic Schools Inc. (McDonell CHS) is the property owner, Central States Tower is the lessor and Verizon Wireless as tenant, together are requesting that the City enter into a lease and also consider granting a CUP for Multi-tenant communication facility authorizing the construction of a new 120' telecommunication tower with a overall height of 128' and associated equipment. This application has been deemed complete as well as being in compliance with the new state tower ordinance Wis. Stat. § 66.0404 and all parts of the City ordinance other than those that cannot be discriminated against with reference to the state ordinance.

2. The project comprises the raw land construction of a 120' tall, monopole design Telecommunication tower and support equipment to be placed within a 60'x80' fenced compound, within a 3,213 Sq Ft lease area. Additionally, a 20' wide access easement will run between the tower compound and access to Coleman St. as well as a 20' utility easement along southern side of Coleman St to existing power pole. See CD's for

3. McDonell Catholic High School has entered into an Option and Lease Agreement with Central States Tower and Verizon Wireless will be the anchor tenant on the tower with room for 2 + additional carriers. The effective date of the lease is to be determined once commenced, and it will detail the terms and conditions for usage of the 3,213 Sq Ft lease area. **Verizon Wireless has indicated that there are no suitable Co-location opportunities within their search area and review collocation on the City Water Tank to the south of their search area but it does not have a rad center that would meet the needs of Verizon RF engineer.** Verizon has stated that the new tower will meet their objectives as outlined in the sworn statement signed by a person self-identified as having responsibility over the placement of the mobile service support structure. The proposed tower is located approx. 52' from the North, 277' from the South 41.5 from the East and 385' from the West property lines with the tower being located

approximately 100'+ feet away from the nearest residence. In addition to a Monopole tower centered in the lease area, this area will also include an 11.6" x 23'6" Verizon equipment shelter or platform and Generator. The lease area will be accessed from Coleman St. and an 8' high chain link fence will surround the compound. Natural Landscaping is already in place as a buffer of trees will be left to hide the base and compound area as best as possible along with any additional requirements by the City.

4. The subject property is zoned P-1, and is consistent use with the City Comprehensive plan and Land Use. The proposed construction location is part of tax parcel 22809-0142-01000000. New Towers are allowable in all areas based on State Ordinance 66.0404 and City of Chippewa Falls requires a Conditional Use Permit for all towers.

5. The location will meet the need of Verizon Wireless to enhance coverage and capacity with the realignment of surrounding existing and proposed sites. This is a public purpose and benefit, it will be compatible with surrounding land uses as outlined in the City Comprehensive Plan, it will not disturb the tenor of, or harm neighboring properties, and it aligns with State priorities. Placement in a Public / Residential area is consistent with that of other sites in the City and the state. This facility is an essential service and would benefit the greater public and satisfy the public interest requirements and help enhance E-911 services in the area by providing adequate coverage serving the public and promoting the general welfare of the public.

6. The State's new "Mobile Tower Siting Regulations" law that was part of the 2013 Biennial Budget Act is found under Wis. Stat. § 66.0404. This new law is the State's effort to create a standardized regulatory framework pertaining to these facilities, and provides a 90-day period to review a completed application. The new law has had the impact of altering local authority to regulate cell tower siting, and imposes limits on the manner and extent to which a municipality can use its zoning authority to regulate the siting and modification of mobile service facilities. The new law states that if a political Subdivision has in effect on July 2, 2013 an ordinance that applies to new mobile service support structures and facilities, or the substantial modification of an existing structure and mobile service facilities, then a community can rely upon its local ordinance, but only to the extent that it is not inconsistent with the State law (66.0404(2)1.)). If the local ordinance is inconsistent, it does not apply and can't be enforced. Thus, 66.0404 severely limits the ability of a community to use its zoning authority to regulate cell Towers and only if the zoning ordinance doesn't violate the parameters set forth in the new law.

The new statute:

A. Defines projects into 1 of 3 categories: (i) new tower construction; (ii) substantial modification of an existing tower (Class 1 collocations); and (iii) existing facilities with less than substantial modification (Class 2 collocations).

B. Defines the application process for obtaining a permit for approval, and what information the application is to include, and prohibits a community from requiring any additional information from the applicant.

C. States that the application is deemed to be complete if it contains all the information required, and the community can't require any additional information.

D. Within 90 days of receiving a complete application, a community has to complete its review and make a final decision on the request. If the 90-day period lapses, the application is deemed to be approved, unless the municipality and applicant agree in writing to extend the 90 day period.

E. States that a zoning ordinance doesn't apply to a particular structure if the applicant provides an engineering certification showing that the fall or collapse area is smaller than the setback required in the ordinance.

F. States that a municipality can deny an application if the applicant refuses to evaluate the feasibility of collocation or using existing towers within the search ring, and fails to provide a sworn statement to this effect.

G. States that a city may not prohibit the placement of cell tower in particular locations within the political subdivision, meaning essentially that it may not designate cell towers as a prohibited use in any zone.

H. States that a class 2 collocation is a permitted use under a zoning ordinance.

I. Limits a political subdivisions actions by (note: partial listing):

1) Prohibiting any requirements for environmental testing or other compliance measures for radio frequency emissions.

2) Prohibiting disapproval of an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.

3) Limiting fees that can be charged, and prohibiting any recurring fees- \$3,000 for a new tower and major modifications; \$500 or standard building permit fee for minor modifications.

4) Prohibiting denial of an application based solely on aesthetic concerns, or based solely on the height of the structure.

5) Prohibiting a surety requirement of more than \$20,000.

7. As to what was submitted with the rezoning application, the materials included were:

A. FAA determination of no hazard issued on 10/20/2015, and with requirement for tower markings or lighting per FAA Advisory 70/7460.

B. Letter from Verizon Wireless regarding their own rationale for no collocation is being prepared and is signed by a person self-identified as having responsibility over the placement of the mobile service support structure. Dated 2-24-2016

C. Search Area showing no viable CoLocations in search area. The existing Water Tank outside of the search area was reviewed but Verizon Wireless RF engineer determined it was not suitable for their needs. Sworn statement dated 2-24-2016

F. Geotechnical report stamped by a PE and will be provided prior to construction

G. Site plan with construction detail dated 01/01/2016. Stamped Drawings by a Wisconsin PE will be provided prior to construction and once approved by City.

H. Phase 1 Screening Report dated 11/04/2015.

I. Executed Option and Lease Agreement between the Petitioner and the landowner dated 10/14/2015

J. City of Chippewa Falls Conditional Use Permit, Building Permit and Site Plan Review Application dated 2/11/2016 which identifies a tower construction cost at approximately \$180,000.00

K. Removal Bond in the amount of \$20,000.00 to City of Eau Claire to be issued prior to construction.

L. ASR registration - Registration # to be issued upon construction.

M. Letter of support and intent from McDonell CHS Dated 2-22-2016



R. Shane Begley

Begley Wireless Consulting Services, LLC

Agent for CST, Verizon Wireless and Chapel Heights Church



MCDONELL AREA CATHOLIC SCHOOLS

Est. 1882

1316 BEL AIR BLVD., CHIPPEWA FALLS, WI 54729 • TEL 715.723.0538 • FAX 715.723.1501 • WWW.MACS.K12.WI.US

2-22-2016

City of Chippewa Falls
Planning and Zoning
30 West Central Street
Chippewa Falls, WI 54729

Dear City Officials,

McDonnell Area Catholic Schools has decided to enter into a long term tower lease with Central States Tower who is constructing a communication facility for Verizon Wireless as the anchor tenant.

This decision by McDonnell Area Catholic Schools was made after several months of meetings with the school commission, representative for Central States Tower / Verizon Wireless and holding an informational meeting for the surrounding neighbors to inform them of the project and address any concerns they had.

The informational meeting was held on January 19th 2016 from 5:30-6:30pm at the McDonnell Central High School Library. One week prior to the meeting, we went door to door and handed out thirty flyers. We felt this was a very important step in entering into a long term lease, as we want to be good neighbors.

The meeting started at 5:30pm and to our surprise there was no one that showed up to protest or ask questions other than the representatives from Central States Tower and McDonnell Area Catholic Schools. We only received one phone call from a neighbor, whom was concerned about why the tower was needed.

After the meeting ended, and hearing no concerns from the neighborhood community, we entered into the lease with Central States Tower. It is our understanding based on the information provided to us by Central States Tower that this site will help with capacity and building coverage thus increasing reliability of 911 calls made for public safety.

It is our further understanding that this will be a multi-tenant tower with room for additional tenants in the future. Based on all information provided to us and after review, we would like you support and approve this project. If you would like any further information on the process we took in reviewing and making a determination to move forward with this project please feel free to contact Bob Konop or myself at 715-723-0538.

Sincerely,


Jeff Meirzen

President

Better cell phone coverage in Chippewa Falls?

You are invited to an informational meeting on a new cell phone tower in Chippewa Falls, located at McDonell Central Catholic High School.

Tuesday, January 19, 2016

5:30 – 6:30 pm

McDonell Central Catholic High School Library

A telecommunication representative will be available to answer:

- *Where the 120 ft. monopole tower will be located.*
- *When will the tower be constructed.*
- *How the tower will affect cell phone coverage in the area.*

If you have questions about the meeting, please contact Bob Konop at McDonell Area Catholic Schools at 715-723-0538.



**MCDONELL AREA
CATHOLIC SCHOOLS**

Est. 1882

BUILDING/ZONING PERMIT APPLICATION

CITY OF CHIPPEWA FALLS INSPECTION DEPARTMENT

30 WEST CENTRAL STREET

CHIPPEWA FALLS WI 54729

(715)-726-2752 FAX (715)-726-2750

Applications are on line at:
www.chippewafalls-wi.gov

St. Paul St.
WI-00-4968 CST
2982916 12W

This is an application only, and is not an authorization to start construction. This application will be reviewed by the Building Inspector, and if approved, a building permit will be issued. Applicant must file with the Building Inspector, a complete set of plans showing, plot plan, building elevations, framing details, and any other information the Building Inspector needs to completely review the project. Drawings are to become the property of the City of Chippewa Falls, and be placed on file for future reference.

1) USE OF PROPERTY

Single Family
Two Family

Multifamily
Commercial

Industrial
Other School

2) TYPE OF WORK

New Building
Addition

Replacement
Alteration

Garage
Shed

Deck
Fence

Footing & Foundation
Other: Communication Facility

3) PROJECT LOCATION

Street 1316 BEL AIR BLVD, Chippewa Falls WI 54729

4) PROPERTY OWNER SEE CD'S for Details

Name Catholic Schools Inc
Central States Tower / Verizon Wireless

Street 14114 S. Country Circle

City Gordon

Shane Bealey - agent
Bealey Wireless Consulting
Phone 715-816-4676

State WI Zip 54838

5) CONTRACTOR

Name of Firm: Minnesota Towers

Street 121 West Arch St.

City Ironwood

State MI Zip 49938

Lead-Safe Company Certification # NA

Building Contractor Registration # NA

Dwelling Contractor Registration # NA

Dwelling Contractor Qualifier # NA

Phone 218-838-0081

6) WORK DESCRIPTION

Construction of a multi-tenant communication facility to include a 120' monopole, fence and compound, room for 3 carriers. Verizon Wireless will be anchor tenant w/outdoor platform and generator and associated equipment on tower.

7) ESTIMATED PROJECT VALUE \$ 120,000

8) APPLICANT'S STATEMENT

I certify that the information provided on this form is complete and accurate and agree to comply with all applicable codes and ordinances of the City of Chippewa Falls and the State of Wisconsin and any conditions attached hereto. It is further agreed that we hereby absolve and release the City of Chippewa Falls, its agent or agents, from liability, if through the owner or his agent, an error is made in determining the property lines. It is further agreed that the City of Chippewa Falls, its agent or agents, have no responsibility as to the determination of the property lines. I have also read the cautionary statement to owners obtaining building permits on the back of this form.

Signature [Signature]

Date 2-11-16

Zoning Review Fee \$ _____

Building Permit Fee \$ _____

Treasurer receipt # _____

Building Permit # _____

Treasurer signature _____

Parcel # _____



GENERAL INFORMATION REQUIRED TO BE SUBMITTED ON THE BACK OF THIS FORM.

8) CONSTRUCTION INFORMATION

- A. State Approved Plans: Transaction ID # _____ Site ID # _____
(State approved plans and the state approval letter must accompany this application. State approved plans are required for all new, or alterations of, Public buildings pursuant to Comm. 61.30)
- B. Other than State Approved Plans, submit the following information as applicable:
1. Existing and proposed floor plans for remodeling projects.
 2. Floor plans for new buildings and additions to existing buildings
 3. Building elevations
 4. Cross sections from the footing thru the roof
 5. Framing information, including: material type, size, spacing, and spans
 6. Engineered lumber systems, Engineered truss plans to be at the job site.
 7. Other sufficient information or calculations to determine code compliance.
- C. No construction information need be submitted for Shingling, siding, windows or doors, or other simple replacements

9) ZONING REVIEW INFORMATION

There is no zoning review required for siding, shingling, window or door replacements, or interior alterations not involving a change of use. Zoning review fees may be waived for residential sheds.

There is zoning review for all new buildings and structures, additions to buildings and structures, and proposed new uses of buildings and land or change of use of buildings or land.

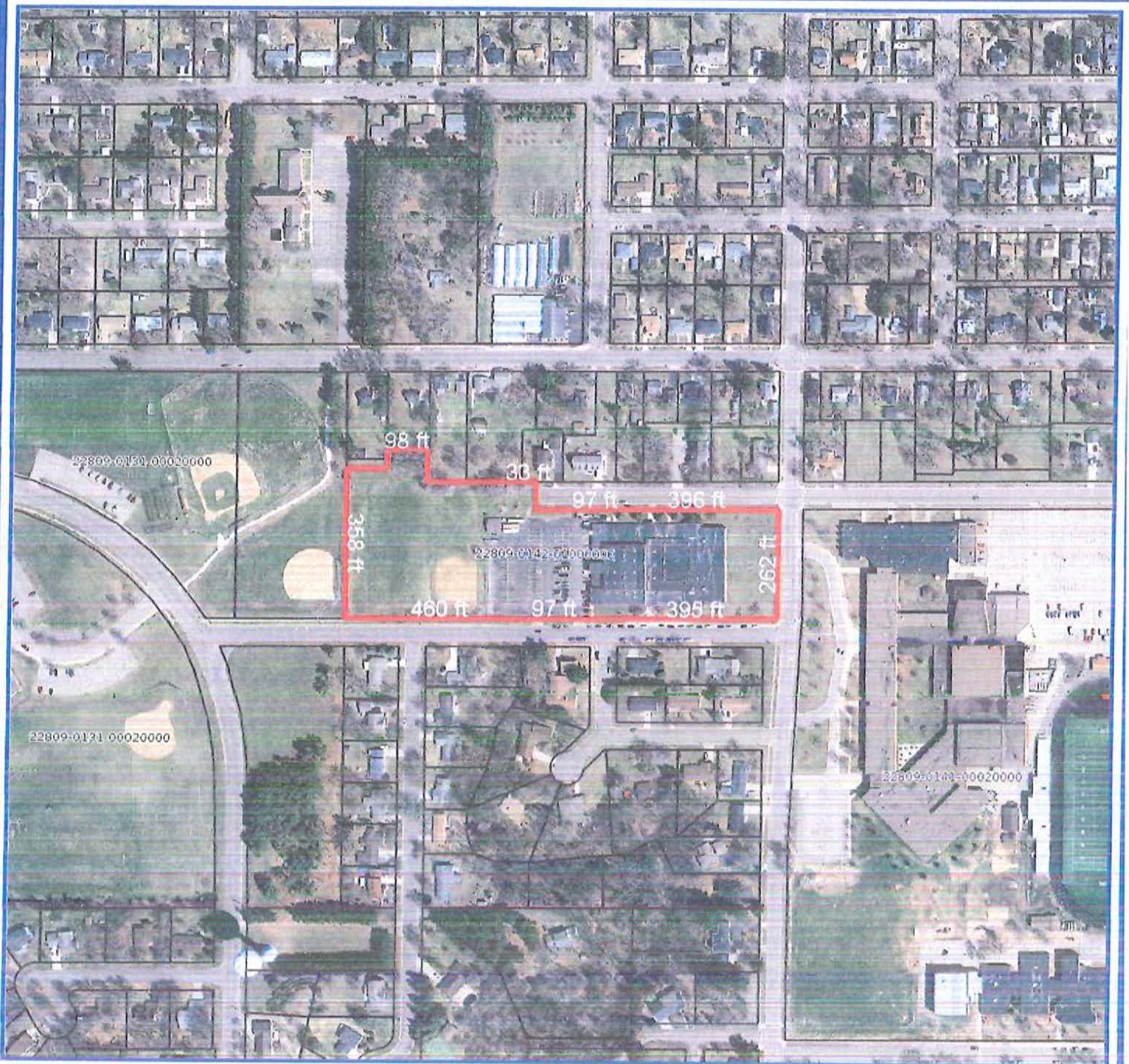
- A. Provide information as to the intended use or change of use of the building(s) or land.
- B. Provide a scaled site plan showing the following information: (dimensioned is acceptable in some cases)
1. The actual shape, location, and dimensions of the lot with property lines and streets frontages clearly indicated.
 2. The shape, size and location of all existing and proposed buildings and structures on the lot indicating distances to property lines and between buildings. Include parking, (arrangement and type of surface), driveways, easements, abutting streets and alleys, sidewalks, and fencing.
 3. Elevations that accurately depict the proposed building or structure.
 4. Other information sufficient to determine Compliance with City Zoning.
 5. NOTE: Sign information is reviewed as part of application for a sign permit.

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101:65(1r) of the Wisconsin State Statutes requires municipalities that enforce the uniform dwelling code to provide an owner who applies for a building permit with a statement advising that: If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654(2)(a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one and two family dwelling code or and ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.



PIN: 22809-0142-01000000

Computer Number: 211-4654

Owner Name: CATHOLIC SCHOOLS INC CHIPPEWA FALLS AREA

Owner Address: 1316 BEL AIR BLVD

Owner Address: CHIPPEWA FALLS WI, 54729

Acreage: 7.2

Physical Address: 1316 BEL AIR BLVD

School Code: 1092

Assessed Value: 0

Fair Market Value: 0

Description: NW SE PCL BEG 363' S OF NE COR ON W LN TERRILL ST, W 590' ALG COLEMAN ST, N 66', W 264', N 100', W 98', S 45', W 98', S TO BEL AIR BLVD, E TO TERRILL ST, N TO B.INC BLK 4 RIDGEWOOD MANOR MAP 1-3



Scale = 1":332'

Printed 07/17/2015

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2015-AGL-14442-OE

Issued Date: 10/20/2015

Brian Meier
 Central States Tower III, LLC
 323 S. Hale Street
 Suite 100
 Wheaton, IL 60187

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole WI-00-4968-OE St Paul Street
 Location: Chippewa Falls, WI
 Latitude: 44-56-09.58N NAD 83
 Longitude: 91-24-55.32W
 Heights: 913 feet site elevation (SE)
 125 feet above ground level (AGL)
 1038 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 04/20/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5932. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AGL-14442-OE.

Signature Control No: 267552115-269075298
Joan Tengowski
Technician

(DNE)

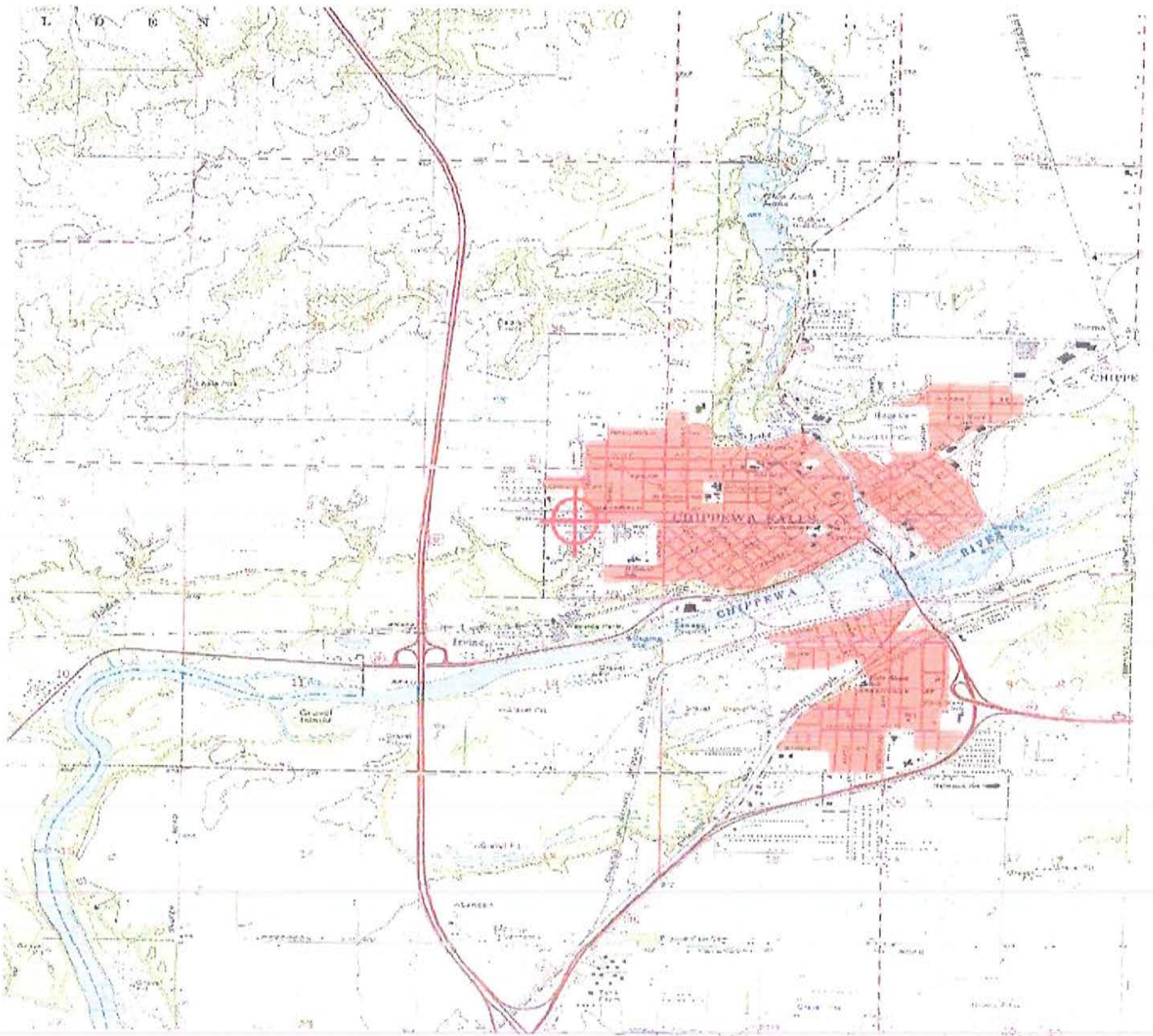
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2015-AGL-14442-OE

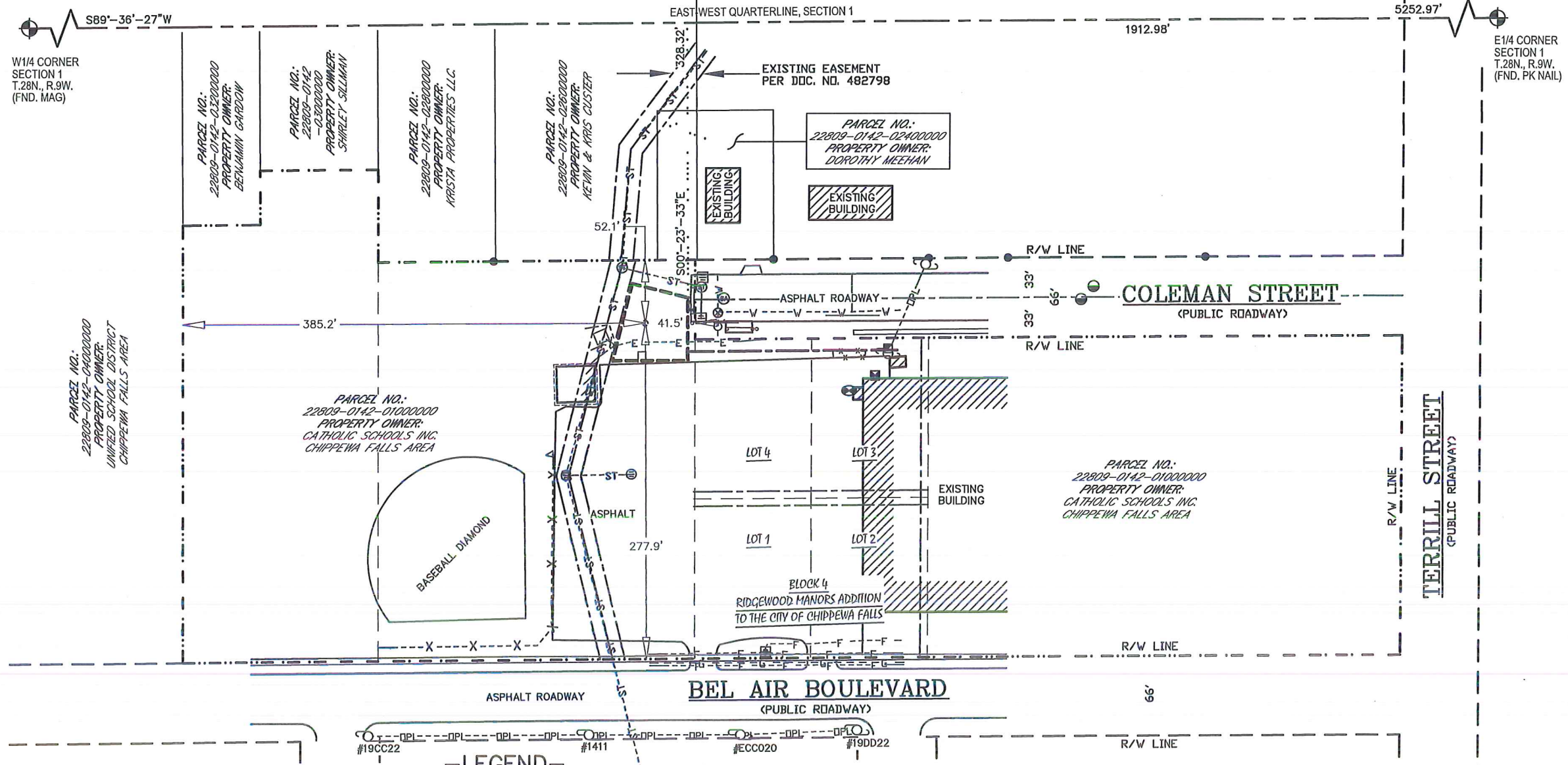
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

TOPO Map for ASN 2015-AGL-14442-OE



S89°-36'-27"W

W1/4 CORNER SECTION 1 T.28N., R.9W. (FND. MAG)



SURVEYED FOR:

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

SURVEYED FOR:

CST
323 S. Hale Street, Suite 100
Wheaton, IL 60187
OFFICE: (630) 221-8500
FAX: (630) 221-8516

MERIDIAN
SURVEYING, LLC

N8774 Firelane 1 Office: 920-993-0881
Menasha, WI 54952 Fax: 920-273-6037

SITE NAME: ST. PAUL ST.
SITE NUMBER: WI-00-4968
SITE ADDRESS: BEL AIR BLVD.
CHIPPEWA FALLS, WI 54729

PROPERTY OWNER: CATHOLIC SCHOOLS INC.
CHIPPEWA FALLS AREA
1316 BEL AIR BLVD.
CHIPPEWA FALLS, WI 54729

PARCEL NO.: 22809-0142-01000000
ZONED: P1-PUBLIC
DEED: DOCUMENT NO. 746265

LEASE EXHIBIT
FOR
CENTRAL STATES TOWER III, LLC.

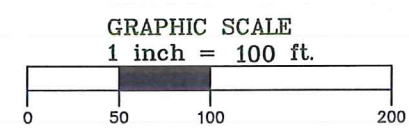
BEING A PART OF THE NW1/4 OF THE SE1/4, SECTION 1, T.28N., R.9W., CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	11/12/15	Revised Lease Parcel	J.B.
3	10/1/15	Added Utilities	J.B.
2	9/23/15	Added Lease & Tower	J.B.
1	8/12/15	Preliminary Survey	J.B.

DRAWN BY: J.B. FIELD WORK DATE: 8-11-15
CHECKED BY: C.A.K. FIELD BOOK: M-33, PG.66
JOB NO.: 8158 SHEET 1 OF 4

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = EXISTING POWER POLE
- ⊠ = ELECTRIC METER
- ⊡ = TELEPHONE PEDESTAL
- ⊞ = FIBER OPTIC VAULT
- ⊚ = GAS METER
- ⊛ = FIRE HYDRANT
- ⊜ = MANHOLE
- ⊝ = STORM INLET (ROUND)
- ⊞ = STORM INLET (SQUARE)
- ⊟ = STORM MANHOLE
- ⊠ = SANITARY SEWER
- ⊡ = WOOD POST
- OPL- = OVERHEAD ELECTRIC
- ST- = STORM SEWER
- G- = BURIED GAS
- F- = BURIED FIBER OPTIC
- E- = BURIED ELECTRIC
- W- = WATER MAIN
- - - = PROPERTY LINE



I, Craig A. Keach, hereby certify that none of the property described herein is within a flood plain as defined by FEMA.

SURVEYOR'S CERTIFICATE
I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2015.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

PROPOSED TOWER BASE
LATITUDE: 44°-56'-09.58"
LONGITUDE: 91°-24'-55.32"
(Per North American Datum of 83/2011)
Ground Elevation: 912.9'
(Per North American Vertical Datum of 1988)

