

# STAFF REPORT      LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting

December 18, 2019

Agenda Item 4

**Applicant:** James & Lori Boles (owners), David Zeverino (agent)

**Request:** Conditional Use Permit (CUP) for a Farm & Home Based Business

**Background:** Mr. Zeverino created DZ Trucking LLC in 2010 and started a dump truck hauling business. He currently owns the 5 adjoining land parcels located to the south of the land pertaining to this request. If this CUP is approved, Mr. Zeverino intends to purchase the parcel from James & Lori Boles through the recently created Zeverino Investments LLC and move his business to the site.

## Issues Pertaining to the Request:

- The agent's home is situated on a 140.56 acre parcel that is located in Section 1, T26N, R20W, in the Town of Oak Grove. The agent proposes to purchase a 29.25 acre parcel that is located in the NW ¼ of the NE ¼ of Section 1, T26N, R20W, in the Town of Oak Grove. The property is zoned General Rural Flexible-8.
- Pierce County Code (PCC) § 240-36(D) allows for farm and home based businesses accessory to permitted single-family residences through issuance of a CUP in agricultural zoning districts, subject to the following:
  1. The farm and home based business shall be conducted by the owner of the dwelling unit. No more than eight persons not residing on the site may be employed in the business.
  2. If located in the dwelling unit, the farm and home business shall occupy no more than 50% of the dwelling unit. If located in an accessory building, the farm and home business shall not occupy an area greater than 5,000 square feet.
  3. Minimum lot size shall be 5 acres.
  4. Other conditions specified by the Land Management Committee pursuant to §240-76 shall apply.
- Current land use is agricultural. Adjacent land uses are agricultural and residential.
- Mr. Zeverino is seeking this CUP to allow the construction of a new 80'x120' building. The business is intended to be operated out of 5,000 sq. ft. with the remaining 4,600 sq. ft. of the structure intended for use as personal storage. The business portion includes a shop to repair and maintain 6 dump trucks, an office for dispatching and business administration, with the remaining area to be used for personal storage of tractors and vehicles.
- A large parking lot is proposed around the building where dump trucks will be parked and maintained on the property daily. PCC § 240-55B states "parking lot landscaping design shall be done in accordance with minimum landscaping requirements on file at the Zoning Office." The Land Management Committee's 2-7-2007 adopted policy requires screening stating, "Vegetation or fencing shall be placed between nonresidential development and adjacent properties so as to render the development as visually unobtrusive, as it practical, from adjacent properties or from public view. Native vegetation should be utilized whenever practical." To comply with this policy, Mr. Zeverino has proposed to construct a berm on the north and west side of the building and parking lot and plant trees on the berm to soften views from neighbors and from public view.



- PCC § 240-54G discusses lighting stating, "Lighting established for the purpose of illuminating off-street parking areas shall utilize lighting fixtures whose hood, lens, or combination thereof allow no direct beams of light from the fixture to be seen from off the property or to be cast skyward." Also, the Land Management Committee's 2-7-2007 adopted policy also discusses lighting standards for power and orientation of light fixtures stating, "No exterior light fixture may be placed or oriented so that the lighting element or associated convex lens is visible from an adjacent lot line, ordinary high water mark line, or public road right-of-way easement line."
- The site will not be open to the public and dump truck hauling is performed off-site.
- Normal business hours of operation are 6 AM to 6 PM, Monday thru Friday.
- The applicant proposes to have 7 total employees: 6 for driving dump trucks and 1 mechanic.
- Pierce County Code Ch. 240-54(A) requires 2 off-street and 1 handicapped parking spaces for contractor establishments. The agent proposes currently has more than 2 parking spots and 1 handicapped parking space available.
- Driveway access is off State Road 29. The owners and agent have contacted Jill Proud and Dan Anderson from Wisconsin DOT. Once the land is in Mr. Zeverino's name or has an accepted offer to purchase, the WisDOT will proceed with a "rural commercial use access application." The applicants will also need to secure a driveway permit from WisDOT and shall obtain a Uniform Address Number and sign from the Department of Land Management.
- Applicants will need to hire a Wisconsin Licensed Master Plumber to obtain a state sanitary permit prior to securing any other permits.
- The applicants may establish one (1) on-site advertising sign with this CUP that will state the company name and telephone number. The sign face area is proposed to be 6' x 4' and shall not exceed 24 sq. ft. per Pierce County Code § 240-60N(1)(d).
- Applicants currently utilize Paul's Industrial Garage (PIG) for trash pick-up and propose to utilize that service at the new business location.
- The Oak Grove Town Board recommended approval of this request on 11-18-2019 without identifying any specific conditions or concerns.
- PCC § 240-76G discusses expiration of Conditional Use Permits and states, "All conditional use permits shall expire 12 months from the date of issuance where no action has commenced to establish the authorized use. If a time limit has been imposed as a condition for the permit, the permit shall expire at the end of the time limit."

**Recommendation:**

Staff recommends that the Land Management Committee (LMC) determine whether the proposed use at the proposed location would be contrary to the public interest and whether it would be detrimental or injurious to public health, public safety, or the character of the surrounding area. If found to be not contrary to the above, staff recommends the LMC approve this conditional use permit for a farm and home based business with the following conditions:



1. Activities shall be conducted as presented in the application, including hours of operation.
2. The business shall be conducted by the owner of the dwelling unit.
3. No more than 8 persons, not residing on-site, shall be employed at the site at any given time.
4. The entire business area shall not exceed 5,000 square feet in an accessory structure.
5. There shall be at least 2 parking spaces delineated, with a minimum of one space for handicapped parking.
6. Applicants shall establish a vegetative screen within 12 months by constructing a berm on the north and west side of the building and parking lot and plant trees on the berm to soften views from neighbors and from public view. (The LMC should consider whether establishing tree size and number is necessary.)
7. No exterior light fixture may be placed or oriented so that the lighting element or associated convex lens is visible from an adjacent lot line or public road right-of-way easement line.
8. The applicants shall secure a driveway permit from WisDOT and shall obtain a Uniform Address Number and sign from the Dept. of Land Management.
9. Applicants shall hire a Wisconsin Licensed Master Plumber to obtain a state sanitary permit prior to any other permits.
10. The business/storage building shall maintain a 10 ft setback from rear and side lot lines; 110 ft setback to the centerline or 77 ft from the right-of-way of State Rd 29, whichever greater; and shall not exceed 35 ft in height above the grade elevation. Applicant shall submit documents demonstrating compliance with all setbacks for each building.
11. Applicants shall work with the Town Building Inspector, All Croix Inspections, to determine whether or not commercial plan review and approval is required from the Dept. of Safety & Professional Services.
12. The applicants shall secure a permit from WisDOT for an advertising sign. The advertising sign shall not exceed 24 square feet, comply with the zoning code standards, and signs shall be located outside the State Road right-of-way.
13. Applicant shall comply with all relevant local and state ordinances and regulations and secure all necessary permits and licenses (e.g. Department of Safety & Professional Services (DSPS), etc.).
14. This conditional use permit shall be renewed every 2 years. Permit may be renewed administratively if no compliance issues arise.
15. Applicant understands that expansion or intensification of this use may require issuance of a new conditional use permit. If applicant has questions as to what constitutes expansion or intensification, Land Management staff should be contacted.

**Submitted By:** Emily Lund  
Assistant Zoning Administrator



# Land Management Committee

James & Lori Boles  
Agent: David Zeverino  
(December 18, 2019)

CUP-Farm & Home Based Business  
(Trucking Company)

## Legend

-  Dwellings
-  Contours (10ft)
-  CUP Parcel
-  Proposed Buildings
-  Building Footprints

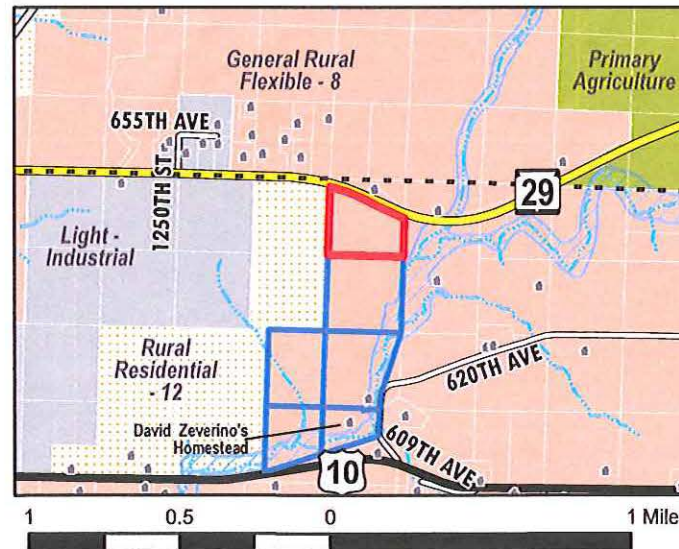
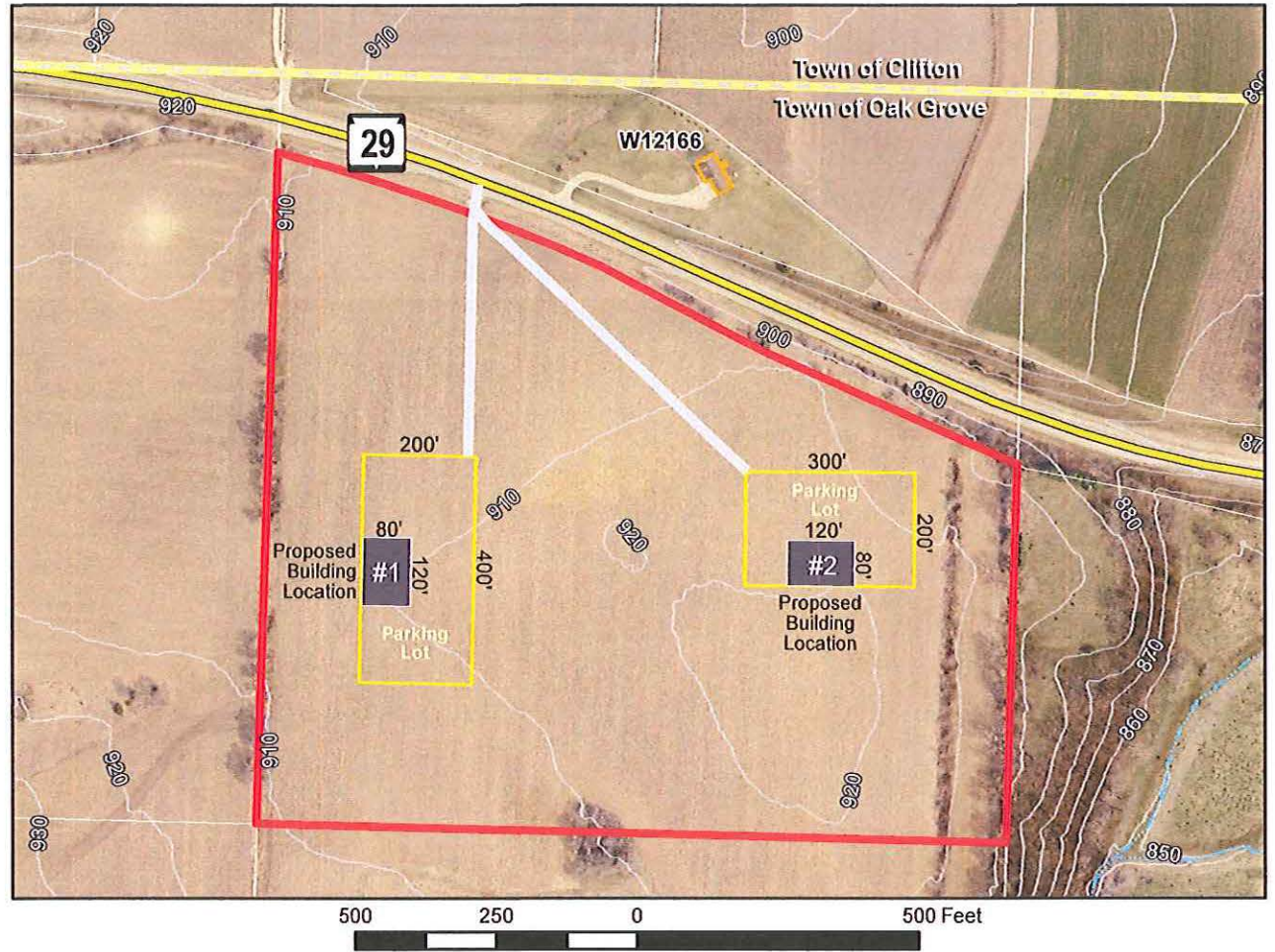
## Zoning

-  General Rural Flexible - 8
-  Light - Industrial
-  Primary Agriculture
-  Rural Residential - 12
-  Zeverino Owned Parcels
-  100 Yr Floodway/  
No Base Elev. Det

Orthophotography - 2015 Pierce County

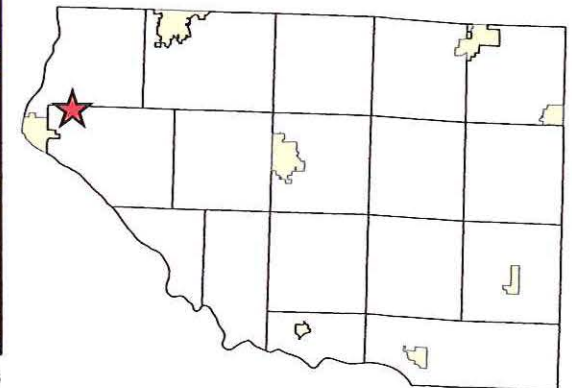


Prepared by the Department of Land Management



## Site Location

STATE HWY 29  
TOWN OF OAK GROVE





## STAFF REPORT    LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,    December 18, 2019    Agenda Item 5

**Applicant:** Verizon Wireless (Brian Kabat, Agent)

**Request:** Height Exemption for a Proposed Wireless Communication Service Facility.

### Background:

Wireless Communication Service Facilities are permitted with a Land Use Permit. However, PCC §240-29 requires towers to comply with the height requirements of other commercial structures.

Verizon Wireless is seeking a height exemption pursuant to Pierce County Code §240-29D to construct a new Wireless Communication Service Facility (WCSF) exceeding 35' in height in the Town of Salem. The complete project proposal includes erecting a self-support wireless communication tower with a total height of 199', constructing an equipment platform, and installing supporting equipment to improve broadband and wireless services in the county.

### Issues Pertaining to the Request:

- The proposed WCSF is located in Section 25, T25N, R16W in the Town of Salem. The property is zoned Primary Agriculture. PCC §240-23 requires 10 foot side and rear yards in this zoning district.
- Adjacent properties are zoned Agriculture Residential, General Rural, and Primary Agriculture. Adjacent land uses are residential, agricultural, and woodland.
- Access to the site will be off of County Road CC. The site is currently an agricultural field owned by Kurt & Tracy Henn.
- The proposed structure is a self-support lattice tower with a height of 190 feet. A nine (9) foot lightning rod is to be placed on top of the tower which makes the overall height of the structure 199 feet.
- PCC§240-41C.(3)(d) states, "WCSF Support Structures shall comply with the height requirements of §240-29D."
- PCC§240-41C.(3)(d)[1] states, "If engineering certification reveals that the WCSF support structure, or an existing structure, is designed to collapse within a smaller area than the requirements of 240-29D. the certified fall zone shall be applied to the setback requirements of §240-29D."
- Certified fall zone engineering certifications state *"In the unlikely event of total separation, this would result in collapse within a radius equal to 40% of the tower height."* Therefore the maximum certified fall zone radius is 79.6 feet.
- PCC §240-29D states, Industrial and commercial structure heights may be granted exemptions by the Land Management Committee, provided that all required setback and yards are increased by not less than one foot for each foot the structure exceeds 35 feet.
- PCC §240-27C addresses town road setbacks and states, "Except as provided in Subsection E, the required setback for all structures fronting on all town highways shall be 75 feet from the centerline of the road or 42 feet from the edge of the right-of-way, whichever is greater."



- PCC §240-27B addresses county highway setbacks and states, “Except as provided in Subsection E, the required setback for all structures fronting on county highways shall be 100 feet from the centerline of the road or 67 feet from the edge of the right-of-way, whichever is greater.”
- Using the 79.6 foot fall zone radius, the structure has a right-of-way setback of 111.6 feet from County Road CC and 86.6 feet from 230<sup>th</sup> Ave.; side and rear yard setbacks are 54.6 feet.

In the proposed location, the tower is approximately 124.5’ from the County Road CC right-of-way and 330’ from the 230<sup>th</sup> Avenue right-of-way. The proposed tower is over 900’ to the nearest side or rear property line.

- No structures are located within the 79.6 foot fall zone of the proposed tower location.
- Staff will verify appropriate setbacks prior to issuing a Land Use Permit for the structures.
- PCC §240-88 defines:

FALL ZONE – the area over which a support structure is designed to collapse.

SUPPORT STRUCTURE – an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building or other structure.

YARD - A required area on a lot, unoccupied by buildings and open to the sky, extending along a lot line to a specified depth or width.

YARD, REAR - A yard extending along an entire rear lot line from the rear lot line to the depth or width as specified in the yard requirements for the applicable district.

YARD, SIDE - A yard extending along an entire side lot line from the side lot line to the depth or width specified in the yard requirements for the applicable district.

- State Statutes do not allow a permit for a WCSF to expire. This allows the applicant to receive a Land Use Permit for a WCSF and construct it at any time in the future. In order to monitor possible future changes on neighboring property, prior to the construction of the WCSF, staff is suggesting placing an expiration date on this approval.

### Recommendation:

Staff recommends the LMC review the proposed WCSF height exemption and determine if any changes or modifications are necessary. If none, staff recommends the LMC grant approval of the height exemption with the following condition:

1. This approval shall expire in 2 years if construction of the proposed WCSF has not commenced. In such case, a new height exemption will be needed prior to construction.

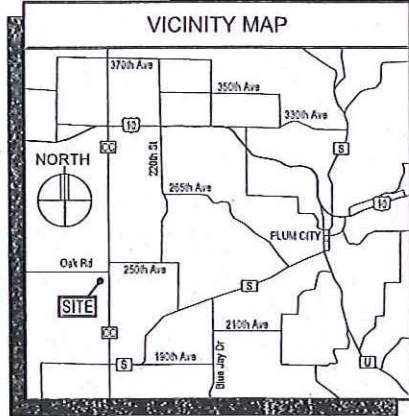
Submitted By: Adam Adank  
Zoning Specialist





# WI05 MAIDEN ROCK NEW BUILD

PROJECT INFORMATION	
SITE NAME:	WI05 MAIDEN ROCK
SITE ADDRESS:	COUNTY RD CC MAIDEN ROCK, WI 54750
COUNTY:	PIERCE
LATITUDE:	N 44° 37' 08.40" (NAD83)
LONGITUDE:	W 92° 19' 25.41" (NAD83)
DRAWING BASED ON SITE DATA FORM DATED:	01-10-19
CONSTRUCTION TYPE:	FB
SITE AREA:	10,000 S.F.



SHEET INDEX	
SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, & SHEET INDEX
A-1	SITE PLAN & DETAIL INDEX
A-2	ENLARGED SITE PLAN
A-3	ANTENNA AND COAX KEY, CABLE BRIDGE PLAN, & NOTES
A-4	OUTLINE SPECIFICATIONS
G-1	GROUNDING NOTES
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLANS & NOTES
	SURVEY



ISSUE SUMMARY		
REV	DESCRIPTION	SHEET/DETAIL
A	ISSUED FOR REVIEW 01-18-19	ALL
B	ISSUED FOR OWNER SIGNOFF 02-06-19	ALL

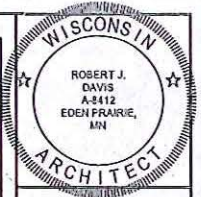
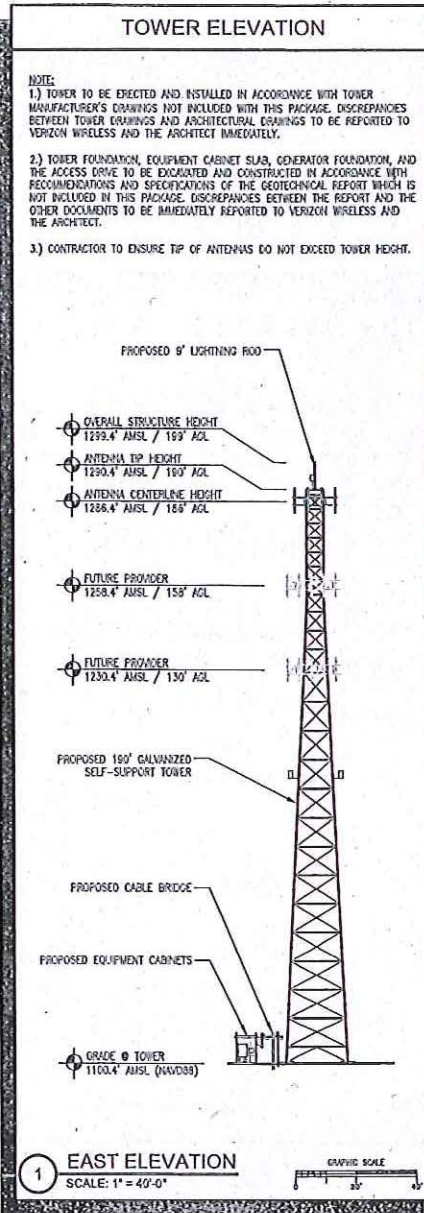
DEPARTMENTAL APPROVALS		
JOB TITLE	NAME	DATE
RF ENGINEER	JUSTIN RUCH	02-01-19
OPERATIONS MANAGER		
CONSTRUCTION ENGINEER	GREG LINDER	02-04-19

LESSOR / LICENSOR APPROVAL		
SIGNATURE	PRINTED NAME	DATE

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW

NO CHANGES.  CHANGES NEEDED, SEE COMMENTS.

CONTACTS	
LESSOR / LICENSOR:	KURT & TRACY HEIN 110228 COUNTY ROAD CC MAIDEN ROCK, WI 54750 KURT HEIN (651) 300-6674
LESSEE:	VERIZON WIRELESS 10501 BUSH LAKE ROAD BLOOMINGTON, MN 55438 RON REITER (512) 720-0052
POWER UTILITY COMPANY CONTACT:	XCEL ENERGY 1414 W. HAMILTON AVE EAU CLAIRE, WI 54701 (800) 695-4999 MEGAN BOLDIG (715) 232-7412
TELCO UTILITY COMPANY CONTACT:	T.B.D.
ARCHITECT:	DESIGN 1 ARCHITECTS LLC 8973 VALLEY VIEW ROAD EDEN PRAIRIE, MN 55344 (952) 903-9299
SURVEYOR:	BOLTON & MENK 12224 NICOLLET AVENUE BURNSVILLE, MN 55337 (952) 890-0599
STRUCTURAL ENGINEER:	N/A
GEOTECHNICAL ENGINEER:	T.B.D.



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Architect under the laws of the State of Wisconsin.  
ROBERT J. DAVIS, Reg. No. A-8412

Signed: *Robert J. Davis*  
02-09-19  
Date:



PROJECT  
20171637337  
LOC. CODE: 465932

WI05  
MAIDEN ROCK

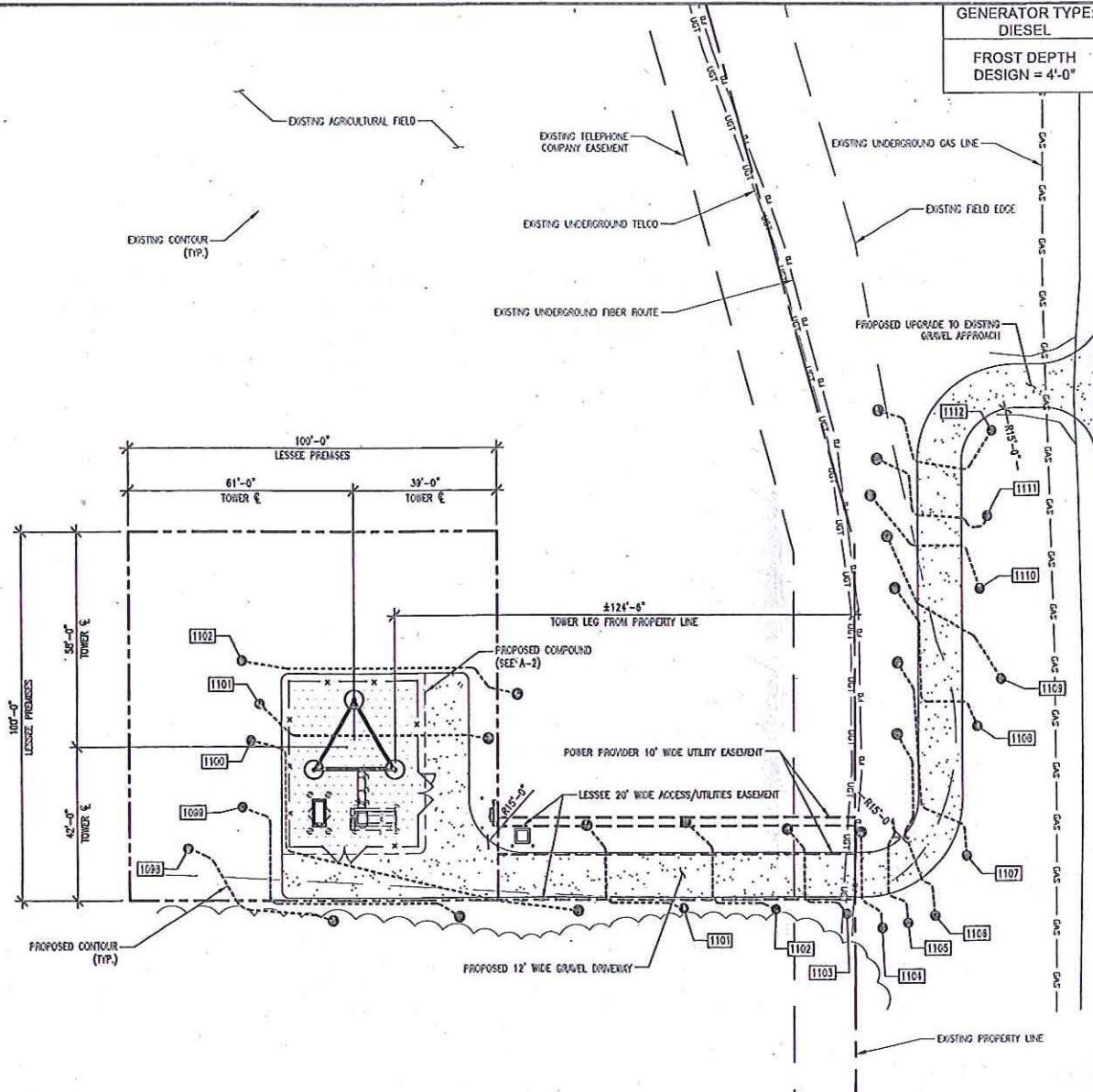
COUNTY RD CC  
MAIDEN ROCK, WI 54750

SHEET CONTENTS:  
CONTACTS  
ISSUE SUMMARY  
SHEET INDEX  
DEPARTMENTAL APPROVALS  
LESSOR APPROVAL  
PROJECT INFORMATION  
VICINITY MAP & LOC. SCAN  
TOWER ELEVATION

DRAWN BY: MSO  
DATE: 01-07-19  
CHECKED BY: FRB  
REV. A: 01-18-19  
REV. B: 02-09-19

T-1

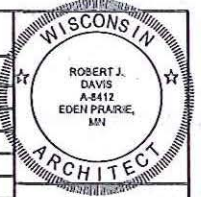




GENERATOR TYPE:  
DIESEL

FROST DEPTH  
DESIGN = 4'-0"

DETAIL INDEX	
DETAIL	DETAIL DESCRIPTION
SLAB	4'-0"x11'-0" SLAB ON GRADE W/ 3 CABINETS
GEN 1.4	30REOZK DIESEL GENERATOR W/ ICE SHIELD
1.1	BOLLARD DETAIL
2.1	FENCE SECTION (DETAIL 2)
3.1	CABLE BRIDGE SECTION
4.1	CABLE BRIDGE ELEVATION (DETAIL 1)
5.1	GRAVEL ROAD W/ BASE (DETAIL 1)
6.1	SNOWMAN GATE (DETAIL 1)
7.1	GPS MOUNTING DETAIL (DETAIL 2)
8.1	TELCO ENTRY DETAIL (DETAIL 1)
9.1	CMPH DETAIL
10.8	ONE-LINE ELECTRICAL DIAGRAM
12.1	METER DETAIL



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Architect under the laws of the State of WISCONSIN. ROBERT J. DAVIS, Reg. No. A-8412

*Robert J. Davis*  
Signed:  
02-05-19  
Date:

**DESIGN**

5973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 803-9229  
WWW.DESIGNIEP.COM

**verizon**

1201 BUSH LAKE ROAD  
BLOOMINGTON, MN 55428  
(612) 720-0022

PROJECT  
20171637337  
LOC. CODE: 465932

WI05  
MAIDEN ROCK

COUNTY RD CC  
MAIDEN ROCK, WI 54750

SHEET CONTENTS:  
SITE PLAN  
DETAIL INDEX

DRAWN BY: MSG  
DATE: 01-07-19  
CHECKED BY: TRB  
REV. A 01-15-19  
REV. B 02-05-19



1 SITE PLAN  
SCALE: 1" = 30'-0"



A-1







December 3, 2019

Travis Rosenwald  
Design 1

RE: Proposed 190' Sabre Self-Supporting Tower for WI05 Maiden Rock, WI

Dear Mr. Rosenwald,

Upon receipt of order, we propose to design and supply a 190 ft self-supporting tower for the above referenced project for an Ultimate Wind Speed of 108 mph and 50 mph with 1.5" radial ice, Structure Class II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas" and ASCE 7-16.

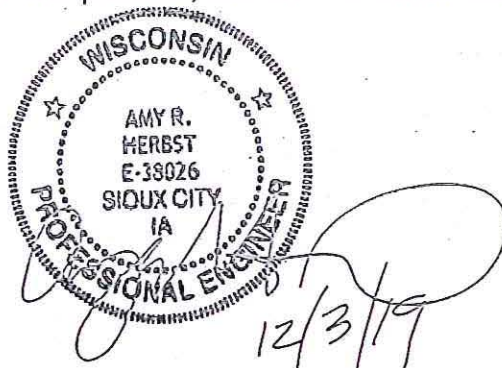
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. ***Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.*** In the unlikely event of total separation, this would result in collapse within a radius equal to 40% of the tower height.

Sincerely,

Amy R. Herbst, P.E.  
Senior Design Engineer










# Land Management Committee

Verizon Wireless (Agent: Brian Kabat)  
 Prop Owner: Kurt & Tracy Henn  
 (December 18, 2019)

## Cell Tower - Height Exemption

### Legend

-  Cell Tower
-  Dwellings
-  Parcel
-  Contours (10ft)
-  Building Footprints

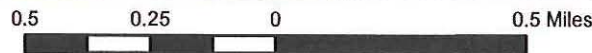
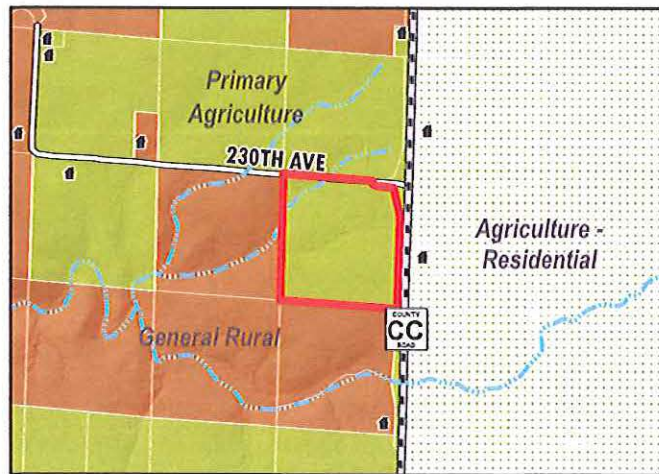
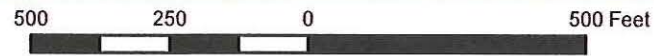
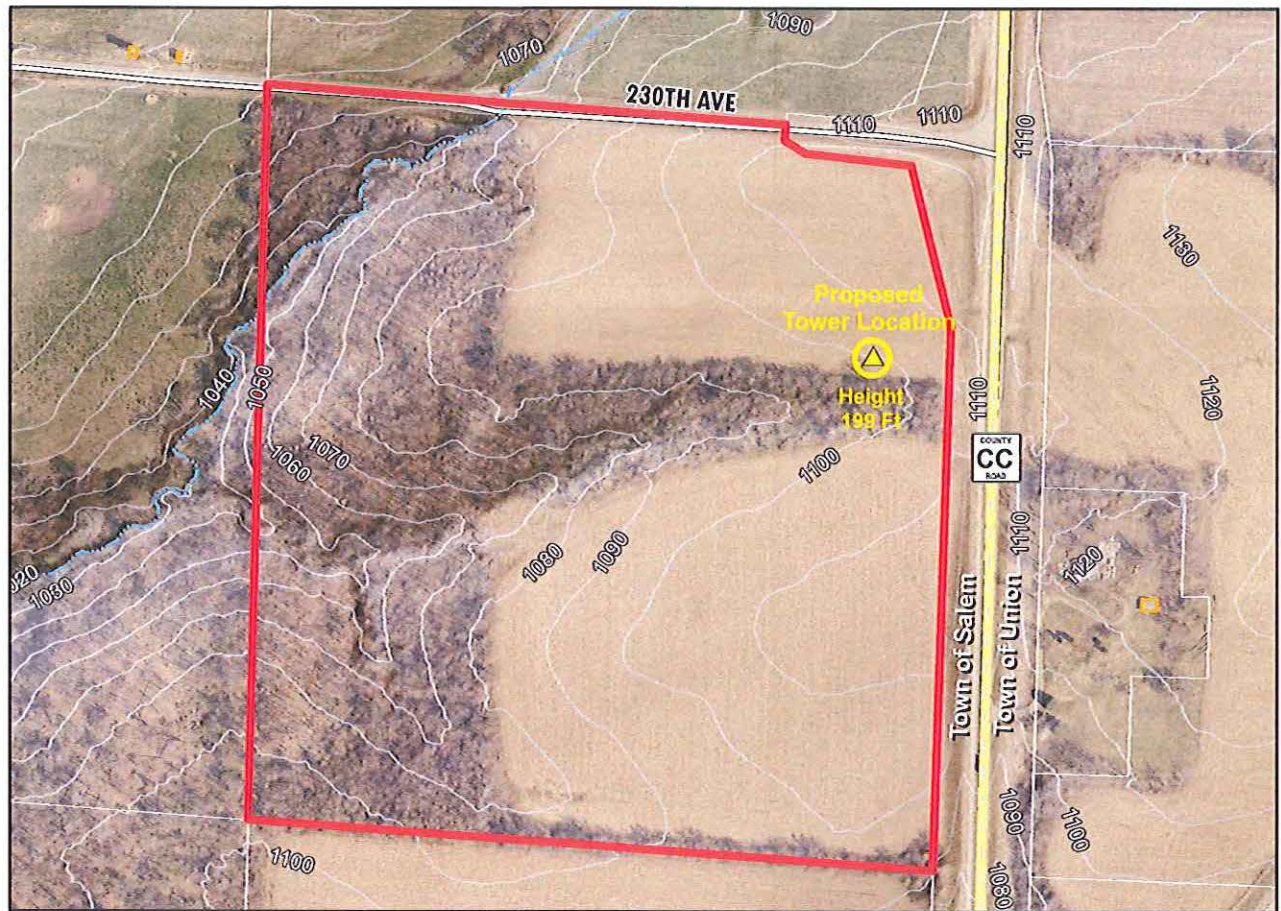
### Zoning

-  Agriculture - Residential
-  General Rural
-  Primary Agriculture

Orthophotography - 2015 Pierce County

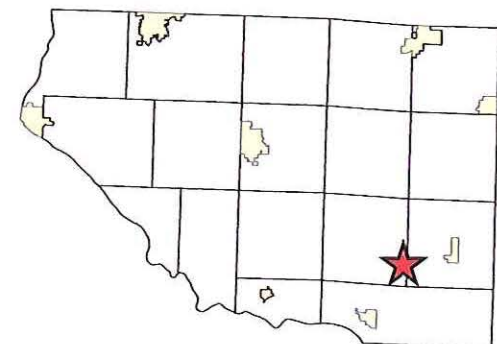


Prepared by the Department of Land Management



### Site Location

County Road CC  
 TOWN OF SALEM





## STAFF REPORT    LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,    December 18, 2019    Agenda Item 6

**Applicant:** Verizon Wireless (Brian Kabat, Agent)

**Request:** Height Exemption for a Proposed Wireless Communication Service Facility.

### **Background:**

Wireless Communication Service Facilities are permitted with a Land Use Permit. However, PCC §240-29 requires towers to comply with the height requirements of other commercial structures.

Verizon Wireless is seeking a height exemption pursuant to Pierce County Code §240-29D to construct a new Wireless Communication Service Facility (WCSF) exceeding 35' in height in the Town of Trenton. The complete project proposal includes erecting a self-support wireless communication tower with a total height of 159 feet, constructing an equipment platform, and installing supporting equipment to improve broadband and wireless services in the county.

### **Issues Pertaining to the Request:**

- The proposed WCSF is located in Section 2, T24N, R18W in the Town of Trenton. The property is zoned Rural Residential - 20 and Commercial. PCC §240-23 requires 10 foot side and rear yards in these zoning districts.
- Adjacent properties are zoned Rural Residential - 20, Commercial, and Light Industrial. Adjacent land uses are residential, outdoor recreational, wooded, and light industrial.
- Access to the site is off of County Road VV. The site is currently a mowed grass field owned by Ellsworth Baseball Association Inc.
- The proposed structure is a self-support tower (monopole) with a height of 150 feet. A nine (9) foot lightning rod is to be placed on top of the tower which makes the overall height of the structure 159 feet.
- PCC§240-41C.(3)(d) states, "WCSF Support Structures shall comply with the height requirements of §240-29D."
- PCC§240-41C.(3)(d)[1] states, "If engineering certification reveals that the WCSF support structure, or an existing structure, is designed to collapse within a smaller area than the requirements of 240-29D. the certified fall zone shall be applied to the setback requirements of §240-29D."
- Certified fall zone engineering certifications state "*the fall radius for the monopole design is less than ½ the structure height.*" Therefore the maximum certified fall zone radius is 79.5 feet.
- PCC §240-29D states, industrial and commercial structure heights may be granted exemptions by the Land Management Committee, provided that all required setback and yards are increased by not less than one foot for each foot the structure exceeds 35 feet.
- PCC §240-27A addresses state and federal highway setbacks and states, "Except as provided in Subsection E and F, the required setback for all structures fronting on state and federal highways shall be 110 feet from the centerline of the road or 77 feet from the edge of the right-of-way, whichever is greater."



- PCC §240-27B addresses county highway setbacks and states, “Except as provided in Subsection E, the required setback for all structures fronting on county highways shall be 100 feet from the centerline of the road or 67 feet from the edge of the right-of-way, whichever is greater.”
- Using the 79.5 foot fall zone radius, the structure has a right-of-way setback of 111.5 feet from County Road VV and 121.5 feet from US Highway 63; side and rear yard setbacks are 54.5 feet.

In the proposed location, the tower is over 1000’ from the County Road VV right-of-way and 270’ from the US Highway 63 right-of-way. The structure is 71.5’ from the nearest side or rear property line.

- No structures are located within the 79.5 foot fall zone of the proposed tower location. The baseball field fence appears to be approximately 150’ from the proposed tower structure.
- The property is also located within the Red Wing Airport Height Limitation zone. This overlay district sets a maximum structure height of 927’ above sea level on the proposed property. The existing contour elevations on the property range from 710’ -730’ above sea level with the proposed tower location near the 716’ contour elevation. With a tower height of 159’, the proposed structure would have an overall elevation height of approximately 875’ above sea level.
- Staff will verify appropriate setbacks prior to issuing a Land Use Permit for the structures.
- PCC §240-88 defines:

FALL ZONE – the area over which a support structure is designed to collapse.

SUPPORT STRUCTURE – an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building or other structure.

YARD - A required area on a lot, unoccupied by buildings and open to the sky, extending along a lot line to a specified depth or width.

YARD, REAR - A yard extending along an entire rear lot line from the rear lot line to the depth or width as specified in the yard requirements for the applicable district.

YARD, SIDE - A yard extending along an entire side lot line from the side lot line to the depth or width specified in the yard requirements for the applicable district.

- State Statutes do not allow a permit for a WCSF to expire. This allows the applicant to receive a Land Use Permit for a WCSF and construct it at any time in the future. In order to monitor possible future changes on neighboring property, prior to the construction of the WCSF, staff is suggesting placing an expiration date on this approval.

### **Recommendation:**

Staff recommends the LMC review the proposed WCSF height exemption and determine if any changes or modifications are necessary. If none, staff recommends the LMC grant approval of the height exemption with the following condition:

1. This approval shall expire in 2 years if construction of the proposed WCSF has not commenced. In such case, a new height exemption will be needed prior to construction.

Submitted By: Adam Adank  
Zoning Specialist



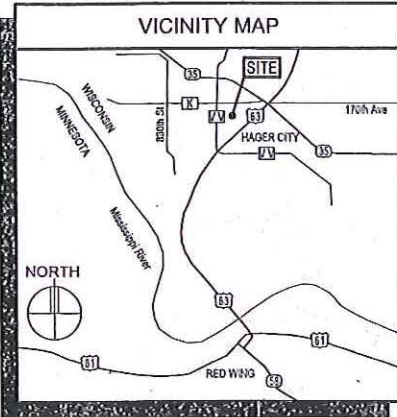


# WI05 HAGER CITY DT NEW BUILD

## PROJECT INFORMATION

SITE NAME: WI05 HAGER CITY DT  
 SITE ADDRESS: COUNTY ROAD V V  
 HAGER CITY, WI 54014  
 COUNTY: PIERCE  
 LATITUDE: N 44° 35' 68.45" (NAD83)  
 LONGITUDE: W 92° 32' 00.64" (NAD83)  
 DRAWING BASED ON  
 SITE DATA FORM DATED: 08-13-18  
 CONSTRUCTION TYPE: IB  
 SITE AREA: 2,600 S.F.

## VICINITY MAP



## SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, & SHEET INDEX
A-1	SITE PLAN & DETAIL INDEX
A-1.1	GRADING PLAN
A-2	ENLARGED SITE PLAN
A-3	ANTENNA AND EQUIPMENT KEY, CABLE BRIDGE PLAN, & NOTES
A-4	OUTLINE SPECIFICATIONS
G-1	GROUNDING NOTES
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLANS & NOTES
	SURVEY

## LOCATION SCAN



## ISSUE SUMMARY

REV	DESCRIPTION	SHEET/DETAIL
A	ISSUED FOR REVIEW 09-21-18	ALL
B	ISSUED FOR OWNER SIGNOFF 10-12-18	ALL

## DEPARTMENTAL APPROVALS

JOB TITLE	NAME	DATE
RF ENGINEER	MIKE KEMPIN	09-28-18
OPERATIONS MANAGER	MICHAEL STUTTMANN	10-09-18
CONSTRUCTION ENGINEER	ALEX HOLZINGER	09-21-18

## LESSOR / LICENSOR APPROVAL

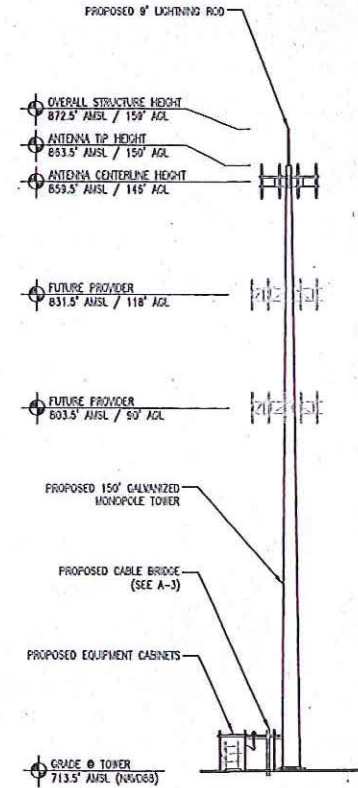
SIGNATURE	PRINTED NAME	DATE
LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW		
<input type="checkbox"/>	NO CHANGES.	<input type="checkbox"/>
<input type="checkbox"/>	CHANGES NEEDED. SEE COMMENTS.	

## CONTACTS

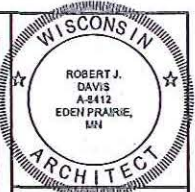
**LESSOR / LICENSOR:** ELLSWORTH BASEBALL ASSOCIATION INC.  
 WHITNEY ONEIL, EBSA PRESIDENT  
 PO BOX 412, ELLSWORTH, WI 54011  
 (612) 303-3433  
**LESSEE:** VERIZON WIRELESS  
 16901 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55438  
 RON REITER (612) 720-0552  
**POWER UTILITY COMPANY CONTACT:** XCEL ENERGY  
 1414 W. HAMILTON AVE.  
 EAU CLAIRE, WI 54701  
 OFFICE (800) 895-4929  
 BRIAN MELLO (715) 337-1810  
**TELCO UTILITY COMPANY CONTACT:** T.B.D.  
**ARCHITECT:** DESIGN 1 ARCHITECTS LLC  
 9373 VALLEY VIEW ROAD  
 EDEN PRAIRIE, MN 55344  
 (952) 603-9299  
**SURVEYOR:** WISETH SMITH NOLTING  
 610 FILLMORE STREET - PO BOX 1023  
 ALEXANDRIA, MN 56208-1023  
 320-762-8149  
**STRUCTURAL ENGINEER:** T.B.D.  
**GEOTECHNICAL ENGINEER:** T.B.D.

## TOWER ELEVATION

- NOTE:
- 1.) TOWER TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.
  - 2.) TOWER FOUNDATION, EQUIPMENT CABINET SLAB, GENERATOR FOUNDATION, AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE ARCHITECT.
  - 3.) CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.



1 EAST ELEVATION  
 SCALE: 1" = 30'-0"



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsibility of scope. I am a duly Licensed Architect under the laws of the State of WISCONSIN. ROBERT J. DAVIS, Reg. No. A-8412

Signed: *Robert J. Davis*  
 10-12-18  
 Date:



PROJECT  
 20181469307  
 LOC. CODE: 429816

WI05  
 HAGER CITY DT

COUNTY ROAD V V  
 HAGER CITY, WI 54014

**SHEET CONTENTS:**  
 CONTACTS  
 ISSUE SUMMARY  
 SHEET INDEX  
 DEPARTMENTAL APPROVALS  
 LESSOR APPROVAL  
 PROJECT INFORMATION  
 VICINITY MAP & LOC. SCAN  
 TOWER ELEVATION

DRAWN BY: MSG  
 DATE: 09-12-18  
 CHECKED BY: APS  
 REV. A 09-21-18  
 REV. B 10-12-18

T-1

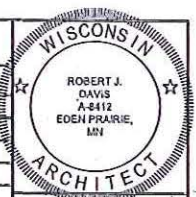


GENERATOR TYPE:  
DIESEL

FROST DEPTH  
DESIGN = 4'-0"

DETAIL INDEX

DETAIL	DETAIL DESCRIPTION
SLAB	4'-0"x11'-0" SLAB ON GRADE W/3 CABINETS
GEN 1.4	3000ZK DIESEL GENERATOR W/ICE SHIELD
1.1	BOLLARD DETAIL
2.1	FENCE SECTION (DETAIL 2)
3.1	CABLE BRIDGE SECTION
5.1	GRAVEL ROAD W/ BASE (DETAIL 1)
6.1	SNOWMAN GATE (DETAIL 1)
7.1	GPS MOUNTING DETAIL (DETAIL 2)
8.1	TELCO ENTRY DETAIL (DETAIL 1)
9.1	CMPH DETAIL
10.8	ONE-LINE ELECTRICAL DIAGRAM
12.1	METER PEDESTAL (DETAIL 2)



I hereby certify that the portion of this technical submission described above was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Architect under the laws of the State of Wisconsin. ROBERT J. DAVIS, Reg. No. A-8412

Signed: *Robert J. Davis*  
Date: 10-12-18



8173 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 923-9223  
WWW.DESIGN1EP.COM



10551 BUSH LAKE ROAD  
BLOOMINGTON, MN 55438  
(612) 723-0552

PROJECT  
20161469307  
LOC. CODE: 429618

WI05  
HAGER CITY DT

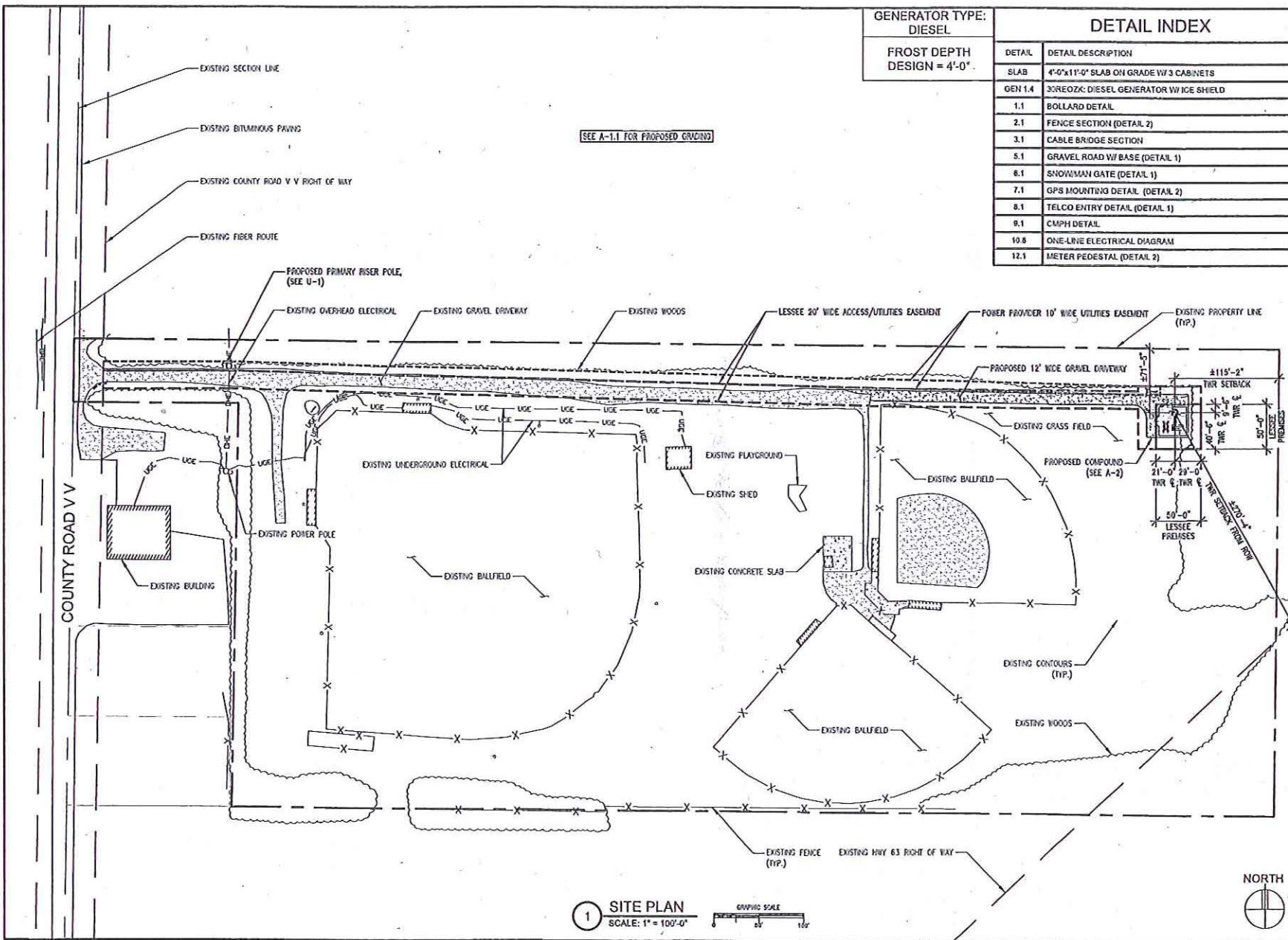
COUNTY ROAD V V  
HAGER CITY, WI 54014

SHEET CONTENTS:  
SITE PLAN  
DETAIL INDEX

DRAWN BY: MSQ  
DATE: 09-12-18  
CHECKED BY: APS  
REV. A: 09-21-18  
REV. B: 10-12-18

A-1

SEE A-1.1 FOR PROPOSED GRADING



1 SITE PLAN  
SCALE: 1" = 100'-0"





October 12, 2018

Mr. Travis Rosenwald  
Design 1

RE: 150' Sabre Monopole with 9' Lightning Rod for WI05 Hager City DT, WI

Dear Mr. Rosenwald,

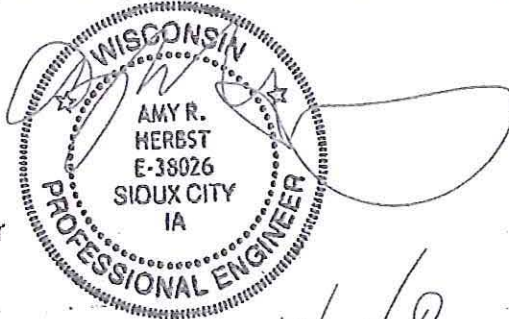
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 89 mph (115 mph Ultimate) with no ice and 50 mph with ¾" ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. ***Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.*** The fall radius for the monopole design described above is less than ½ the structure height.

Sincerely,

Amy R. Herbst, P.E.  
Senior Design Engineer



10/12/18







# Land Management Committee



Verizon Wireless (Agent: Brian Kabat)  
 Prop Owner: Ellsworth Baseball Assoc.  
 (December 18, 2019)

## Cell Tower - Height Exemption

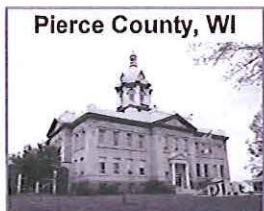
### Legend

-  Cell Tower
-  Dwellings
-  Parcel
-  Contours (10ft)
-  Building Footprints

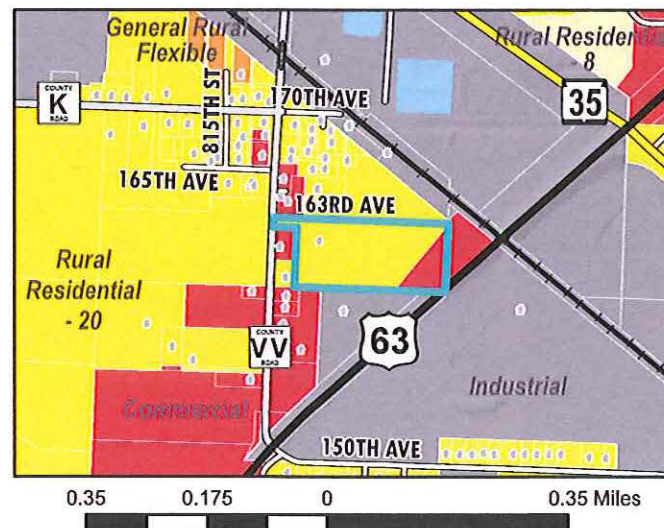
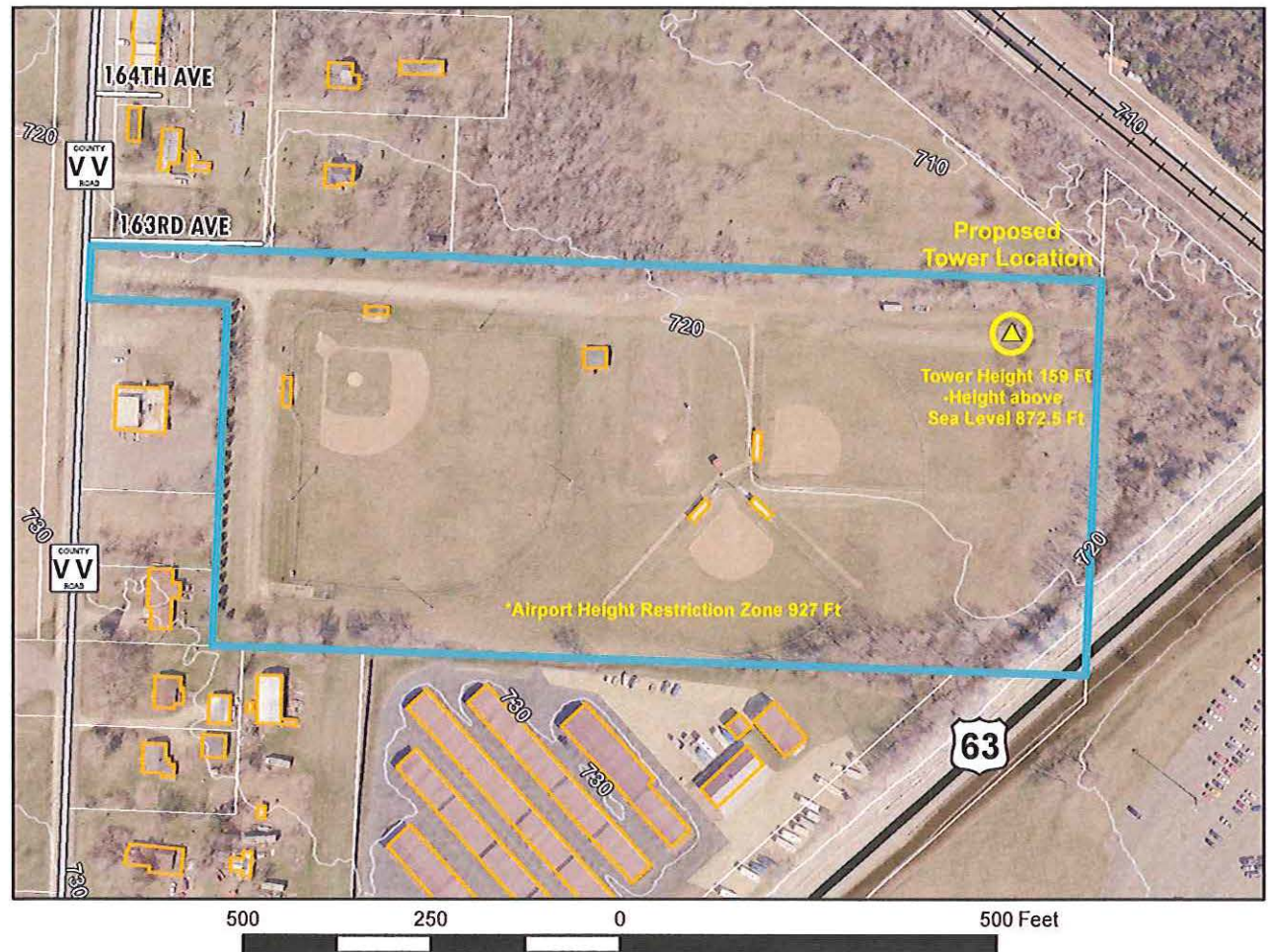
### Zoning

-  Commercial
-  General Rural Flexible
-  Industrial
-  Rural Residential - 20
-  Rural Residential - 8

Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management



### Site Location

N1626 COUNTY RD VV  
 TOWN OF TRENTON



Red Wing Airport



## STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

December 18, 2019

Agenda Item 7

**Request:** Discuss take action on proposed amendments to Pierce County Code Chapter 225, Vehicles, Disposal of.

### Background:

The Pierce County Disposal of Vehicle Ordinance (Chapter 225) was adopted in 1978 and has never been updated or amended from the original text. The ordinance does not allow for any disassembled, dismantled, junked, inoperable, wrecked, or unlicensed vehicles in open view on public or private property. Properties in violation typically try to gain compliance by screening vehicles from public view, removing vehicles from the property, or proving that the vehicles in question are licensed and operable.

However, when working with the property owners in violation, the most common questions staff receives is what can I use to screen the vehicles and where does the screening need to be located. Based on the current ordinance language, staff feels that the ordinance is lacking the appropriate amount of context to properly enforce the current code to a standard that will satisfy the intent of the ordinance.

Below are a few examples of code amendment concepts staff feels should be discussed:

- Would adding a definitions section help clarify instances where the exact meaning of a word is unclear or could be misinterpreted? A few examples of words that need defining are screening, vehicle, public view, junked, etc.
- Should any vehicles be exempt from the ordinance (E.g. vehicles that have collector plates).
- Based on the current code language, it appears the intent of the ordinance is largely focused on aesthetics. Currently all zoning districts are held to the same standard. Should certain zoning districts be allowed to have an established number of disassembled, dismantled, junked, inoperable, wrecked, or unlicensed vehicles in public view (E.g. ag districts vs residential districts)?

### Recommendation:

Staff recommends the Land Management Committee discuss the proposed concepts, and if necessary, direct staff to draft ordinance amendments for future LMC consideration.

**Submitted By:** Adam Adank,  
Zoning Specialist



**Chapter 225**  
**VEHICLES, DISPOSAL OF**

§ 225-1. Storage outside solid waste disposal areas.

§ 225-2. Storage on public or private property.

§ 225-3. Removal from public property.

§ 225-4. Removal from private property.

§ 225-5. Violations and penalties.

[HISTORY: Adopted by the Board of Supervisors of Pierce County as Ch. 8.36 of the 1978 Code. Amendments noted where applicable.]

GENERAL REFERENCES

Vehicles and traffic — See Ch. 221.

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§ 225-1. Storage outside solid waste disposal areas.

- A. No disassembled, dismantled, junked, inoperable, wrecked or unlicensed vehicle, or parts thereof, shall be stored, abandoned or allowed to remain in public view within the county for a period of more than 45 days, outside of a licensed solid waste disposal site.<sup>1</sup>
- B. The County Zoning Committee or designated agents are authorized to enforce the provisions of this section.

§ 225-2. Storage on public or private property.

No disassembled, dismantled, junked, inoperable, wrecked or unlicensed vehicle, or parts thereof, shall be stored or allowed to remain in the open upon public or private property within the county for a period in excess of seven days unless it is in connection with an existing and operating auto salvage yard, junkyard, garage, auto sales lot or auto service station located in a properly zoned area for such business.

§ 225-3. Removal from public property.

- A. Whenever the Zoning Administrator finds any such vehicle placed or stored in the open upon public property within the unincorporated limits of the county, the Zoning Administrator shall cause such vehicle to be removed or stored in a junk or salvage yard or other suitable place for a period of 30 days.
- B. The Zoning Administrator shall notify the owner thereof of his action, if the name and whereabouts of the owner of the vehicle can be readily ascertained. At the end of such time, such vehicle shall be disposed of unless previously claimed by the owner.

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<sup>1</sup> Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).



- C. If such vehicle is claimed by the owner, all reasonable charges for handling and storage shall be paid by the owner, and the county shall have a lien on such vehicle until such charges shall be paid.

**§ 225-4. Removal from private property.**

- A. Whenever the Zoning Administrator of the county finds any such vehicle placed or stored in the open upon private property within the unincorporated limits of the county, he shall notify the owner of the property upon which said vehicle or vehicles are placed or stored of the intention of the county to remove the vehicle immediately. If any such vehicle is not removed within seven days after such notice, the Zoning Administrator shall cause such vehicle to be removed, the cost of such removal shall be charged to the owner of the property from which it is removed, and the charges shall be entered as a special charge on the tax roll.
- B. Upon removal, the vehicle shall be stored in a junk or salvage yard or other suitable place for 30 days, and the owner thereof shall be notified of its whereabouts, if the name and whereabouts of the owner of the vehicle and/or owner of the property upon which it is stored can be readily ascertained. At the end of such time, such vehicle shall be disposed of unless previously claimed by the owner.
- C. If such vehicle is claimed by the owner, all reasonable charges for handling and storage shall be paid by the owner to the county and the county shall have a lien on such vehicle until such charges shall be paid.

**§ 225-5. Violations and penalties.**

- A. Any person, firm or corporation who or which violates any of the provisions of §§ 225-2 through 225-4 shall, upon conviction thereof, be fined not less than \$25 nor more than \$100 for each offense and, in default of payment of said fine, shall be imprisoned in the county jail for a period not to exceed 30 days.<sup>2</sup>
- B. Each vehicle shall constitute a separate offense. Each day that vehicles, as herein defined, shall be stored contrary to the provisions of §§ 225-2 through 225-4 shall constitute a separate and distinct offense.
- C. This section relating to penalty shall apply regardless of whether or not the owner of such vehicle has paid for the charges of handling and storage costs as outlined in §§ 225-2 through 225-4.

<sup>2</sup> Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).



## STAFF REPORT    LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, December 18, 2019

Agenda Item 8

**Request:** Discuss proposed amendments to Pierce County Code Chapter Outdoor Storage.

**Background:**

Commercial outdoor storage of property (boats, campers, etc.) currently is only allowed in the Industrial District due to the definitions Heavy Industry and Light Industry. Staff has received numerous inquiries and regarding the permitting of outdoor storage in the Commercial and Light Industrial Districts as well as part of permitted Mini-Storage facilities, which the code specifically does not allow.

The Industrial District is intended for uses with the potential for significant impacts, on and off site. Staff suggests that outdoor storage of property in the Industrial District is not the best use of that district and would like the LMC to consider:

- Should the commercial outdoor storage of property (boats, campers, etc.) be permitted in the Light Industrial or Commercial Districts as stand-alone operations?
- Should outdoor storage of property be permitted as part of mini-storage facility?
- Should outdoor storage of property be permitted in the Agricultural Districts?

**Recommendation:**

Staff recommends the Land Management Committee discuss the proposed concepts, and if appropriate, direct staff to draft ordinance amendments for future LMC consideration.

**Submitted By:** Brad Roy  
Zoning Administrator