

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

November 15, 2017

Agenda Item 4

Applicant: Timothy & Becky Brunner (owners)

Request: Map amendment (rezone) from General Rural to Agriculture Residential

Background: The applicants are requesting to rezone a 12.78-acre parcel in order to subdivide the property and create two additional lots. With the current zoning district, the parcel does not have enough density to allow the split and the property owners do not intend to purchase more land from adjoining property owners.

Issues Pertaining to the Request:

- The property includes all of Lot 4 CSM Vol. 11 Pg. 64 being part of the NE ¼ of the NW ¼ of Sec. 15, T26N, R18W in the Town of Gilman.
- Current land use is forest land, residential with a dwelling and detached garage, and undeveloped. Adjacent land uses are forest land, residential, and undeveloped.
- The current zoning of this parcel is General Rural. The adjacent zoning is General Rural, Primary Agriculture, and Agriculture Residential.
- Pierce County Zoning Code §240-15 Purpose and Intent of Zoning Districts states:

General Rural is established to maintain and enhance agricultural operations in the county. The district also provides for low-density residential development which is consistent with a generally rural environment and allows for nonresidential uses which require relatively large land areas and/or are compatible with surrounding rural land.

Agricultural Residential is established to provide for the continuation of agricultural practices in areas of the county which have historically been devoted to farm operations while providing locations for rural housing opportunities without public sewer and certain recreational and other nonresidential uses.

- Pierce County’s adopted Comprehensive Plan states: “The County will approve re-zonings or map amendments only when the proposed change is consistent with an adopted or amended town comprehensive plan. In cases where a town has not adopted a comprehensive plan, rezoning will be approved only when consistent with the Pierce County Plan (encouraged vs. discouraged). In such cases, Pierce County will solicit a non-binding town recommendation regarding the proposed rezone.”
- The value of land for agricultural use according to the USDA Web Soil Survey is as follows:

New Name	Slope	% Area	New Capability Unit	New Farmland Classification
Boone (230F)	15-50%	23.6%	7s	None.
Dorerton (1105F)	20-60%	26%	7e	None.
Elevasil (220C2)	6-12%	13.7%	3e	Farmland of Statewide Importance
Forkhorn Sandy Loam (431B)	1-6%	12.7%	2s	All areas Prime Farmland.
Whalan Silt Loam (823B2)	2-6%	24%	2e	All areas Prime Farmland.

Today important farmlands are prime, unique, farmland of statewide or local importance.

Applicant: Timothy & Becky Brunner
Map Amendment (Rezone)
November 15, 2017

- The Town of Trimbelle recommended approval of this request on 10/10/2017 and identified two goals from the Town of Trimbelle Comprehensive Plan in the following places:
 - ♦ “Chapter 3: Housing. Goal: Facilitate opportunities for an adequate housing supply that will meet the needs of current and future residents and promote a full range of housing choices for all income levels, age groups, and special housing needs while maintaining the current housing stock.
 - ♦ Chapter 9: Land Use. Objectives: Ensure development accrues in an orderly process and includes sufficient infrastructure for fire protection, roads, parks, and other infrastructure.”

Staff Recommendation:

Given that the Trimbelle Town Board determined that this proposed map amendment (rezone) of 12.78-acres from General Rural to Agriculture Residential is consistent with their Comprehensive Plan, staff recommends that the LMC approve this map amendment (rezone) and forward a recommendation to the County Board of Supervisors.





Submitted By: Emily Lund
Assistant Zoning Administrator

Land Management Committee

Timothy & Becky Brunner
(November 15, 2017)

Rezone - Map Amendment from
General Rural to
Agriculture-Residential

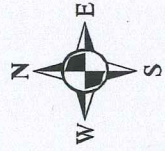
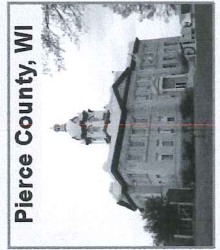
Legend

-  Dwellings
-  Site
-  Parcels
-  Contours (10ft)

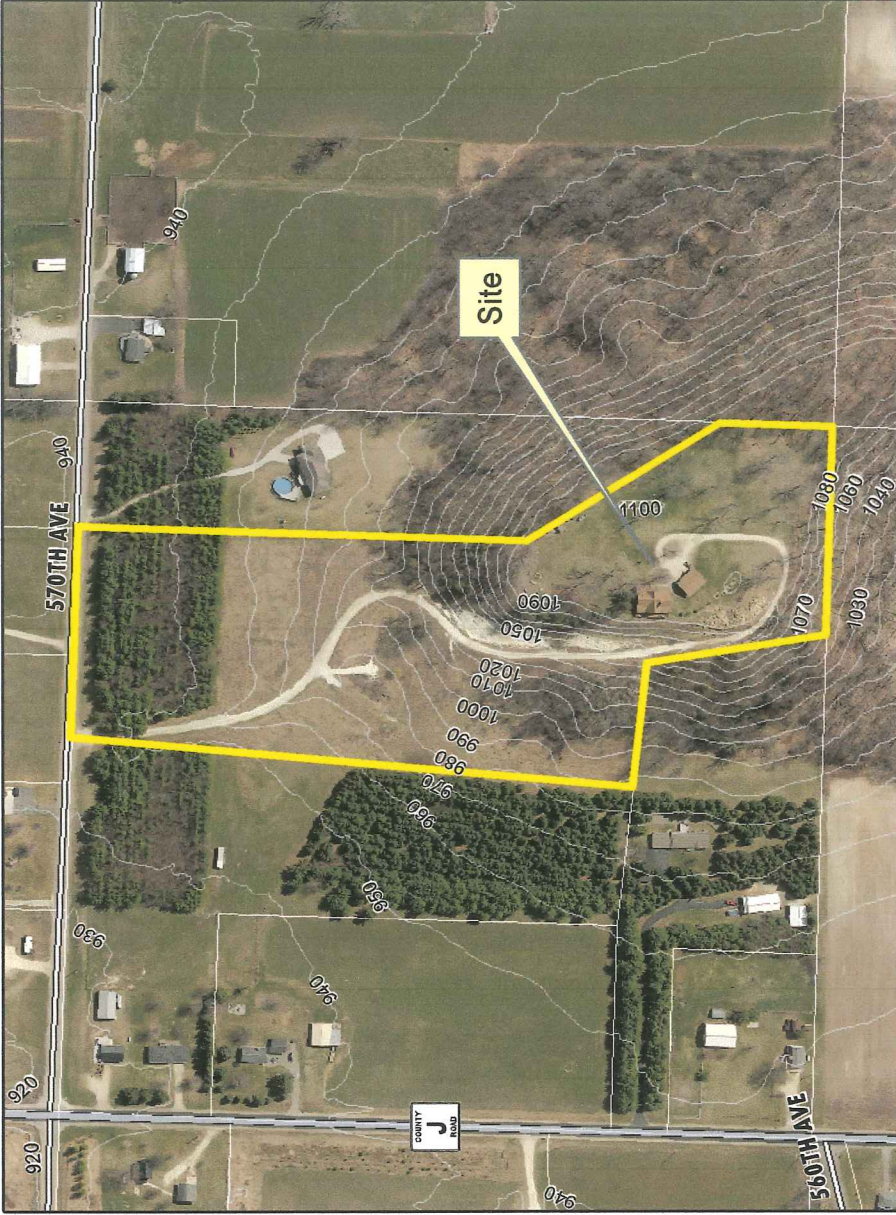
Zoning

-  Agriculture - Residential
-  Commercial
-  General Rural
-  Primary Agriculture

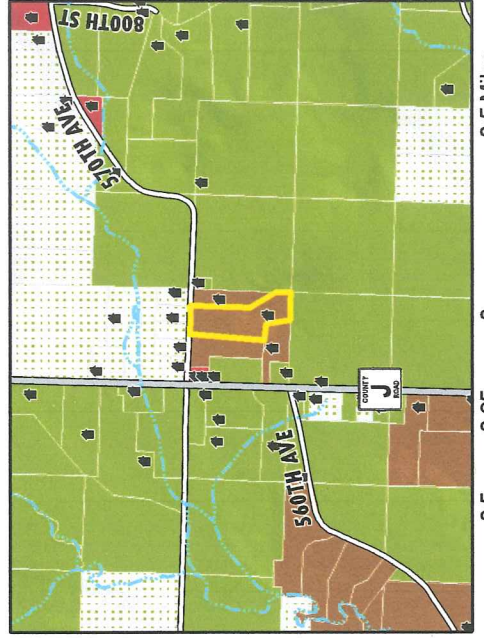
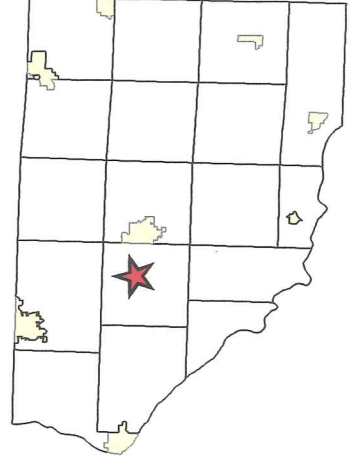
Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management



Site Location
W8339 570TH AVE
TOWN OF TRIMBELLE



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, November 15, 2017

Agenda Item 5

Applicant: Verizon Wireless (Brian Kabat, Agent)

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

Background:

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 Hartland. The complete project proposal includes erecting a self-support wireless communication tower with a total height of 259 feet, constructing an equipment platform, and installing supporting equipment to improve broadband and wireless services in the county.

Newly adopted code amendments removed Conditional Use Permit requirements for Wireless Communication Service Facilities, which are now permitted administratively via a Land Use Permit. PCC §240-29 requires towers to comply with the height requirements of other commercial structures.

Issues Pertaining to the Request:

- The proposed WCSF is located in Section 6, T25N, R17W in the Town of Hartland. The property is zoned General Rural Flexible. PCC §240-23 requires 10 foot side and rear yards in this zoning district.
- Adjacent properties are zoned General Rural Flexible and Light Industrial. Adjacent land uses are residential, agricultural, and light industrial.
- Access to the site is off of 730th ST. The site is currently agricultural land owned by Lyle & Shirley Stockwell.
- The proposed structure is a self-support tower (monopole) with a height of 250 feet. A nine (9) foot antenna is to be placed on top of the tower which makes the overall height of the structure 259 feet.
- PCC§240-41C.(3)(d) states, "WCSF Support Structures shall comply with the height requirements of §240-29D."
- 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."
- The 259 foot structure has a right-of-way setback of 266 feet from 730th ST; side and rear yard setbacks are 234 feet.

In the proposed location, the tower is 268' from the 730th ST right-of-way and 269' 6" from the nearest side or rear property line.

- 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 a collapse within a radius of 250 feet.”*

The fall zone engineering certification does not account for the nine (9) foot antenna on top of the tower. Therefore, the fall zone engineering certification does not provide any setback relief for the proposed structure.

- Staff visited the tower site and observed no structures located within the 259 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.

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.

Submitted By: Adam Adank
Zoning Specialist

verizon

WI05 SNOWS CORNER NEW BUILD

PROJECT INFORMATION

SITE NAME: WI05 SNOWS CORNER
 SITE ADDRESS: 730TH ST
 ELLSWORTH, WI 54011
 COUNTY: PIERCE
 LATITUDE: N44° 40' 32.24" (NAD83)
 LONGITUDE: W92° 29' 45.38" (NAD83)
 DRAWING BASED ON: 01-24-17
 SITE DATA FORM DATED: IB
 BUILDING TYPE: IB
 SITE AREA: 75 X 75 = 5,625 S.F.

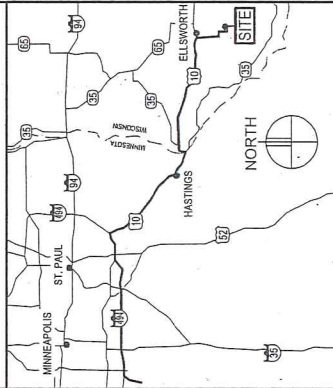
ISSUE SUMMARY

REV.	DESCRIPTION	SHEET OR DETAIL
A	ISSUED FOR REVIEW 02-08-17	ALL
B	ISSUED FOR OWNER APPROVAL 05-26-17	ALL

SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, & SHEET INDEX
A-1	SITE PLAN & DETAIL INDEX
A-2	CONTOUR PLAN & PHOTOS
A-3	ENLARGED SITE PLAN
A-4	ANTENNA AND COAX KEY, CABLE BRIDGE PLAN, & NOTES
A-5	OUTLINE SPECIFICATIONS
G-1	GROUNDING NOTES
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLANS & NOTES
	SURVEY

AREA MAP



DIRECTIONS FROM BLOOMINGTON RNC:
 TAKE I-94 E FOR 7.8 MILES. TAKE EXIT 638 FOR US-10 E/US-61 S FOR 11.5 MILES. LEFT TO STAY ON US-10 E FOR 16.7 MILES. TAKE US HWY 63 S FOR 2.9 MILES. EAST ONTO 410TH AVE/WILLOW DR FOR 0.5 MILE. TURN LEFT ONTO 730TH ST/STIMPLE RD. SITE WILL BE APPROX. 0.1 MILE FROM INTERSECTION.

VICINITY MAP



DEPARTMENTAL APPROVALS

NAME	DATE
JUSTIN GARTNER	03-06-17
MICHAEL STUDEMANN	05-12-17
ALEX HOLZINGER	05-08-17

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

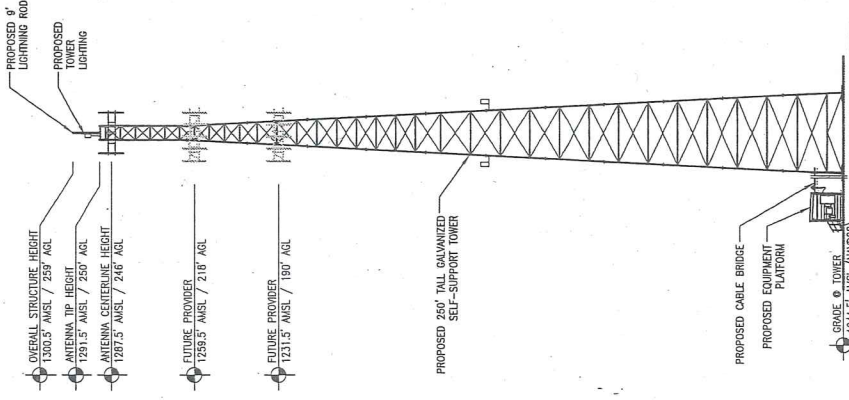
LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW
 NO CHANGES. CHANGES NEEDED. SEE COMMENTS.

CONTACTS

LESSOR / LICENSOR:	LM & SHURLEY ATTORNEYS 1000 W 20TH STREET ELLSWORTH, WI 54011
LESSEE:	VERIZON WIRELESS 18001 BUSH LAKE ROAD BLOOMINGTON, MN 55438 RON REITER (612) 720-0052
POWER UTILITY COMPANY CONTACT:	PIERCE PEPIN COOP W1725 US HWY 10 P.O. BOX 249 ELLSWORTH, WI 54011 RICK SWEIG (715) 273-2473
TELCO UTILITY COMPANY CONTACT:	T.B.D.
ARCHITECT:	DESIGN 1 OF EDEN PRAIRIE, LLC. 9000 WALKER BLVD EDEN PRAIRIE, MN 55344 (652) 903-9299
SURVEYOR:	WIDSETH SMITH SURVEYING 610 FILLMORE STREET - PO BOX 1028 ALEXANDRIA, MN 56308-1028 320-762-8149
STRUCTURAL ENGINEER:	N/A
GEOTECHNICAL ENGINEER:	T.B.D.

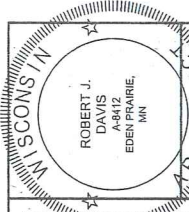
TOWER ELEVATION

NOTE:
 1.) TOWER TO BE ERRECTED AND INSTALLED IN ACCORDANCE WITH TOWER FOUNDATION, PLATFORM FOUNDATION, AND ACCESS DRIVE TO BE SHOWN ON THE GROUNDING PLAN AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.
 2.) TOWER FOUNDATION, PLATFORM FOUNDATION, AND THE ACCESS DRIVE TO BE SHOWN ON THE GROUNDING PLAN AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY. 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.



EAST ELEVATION

SCALE: 1" = 40'



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsibility.
 ROBERT J. DAVIS, Reg. No. A-412



PROJECT
 20161386183
 LOC. CODE: 412533

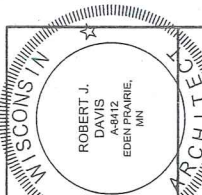
WI05
 SNOWS
 CORNER

730TH ST
 ELLSWORTH, WI 54011

SHEET CONTENTS:
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 CONTOUR PLAN & PHOTOS
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 OUTLINE SPECIFICATIONS
 GROUNDING NOTES
 GROUNDING PLAN & GROUNDING DETAIL INDEX
 SITE UTILITY PLANS & NOTES
 SURVEY

DATE:	09-28-16
CHECKED BY:	BMS
REV. A	02-09-17
REV. B	05-26-17

T-1



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and I am a duly registered Professional Engineer in the State of Wisconsin. My registration number is A-8412.

ROBERT J. DAVIS, Reg. No. A-8412

Robert J. Davis
 Sign: _____
 Date: 05-28-17

DESIGN 1

3075 VALLEY VIEW DR.
 EDEN PRAIRIE, MN 55244
 (952) 803-9299
 WWW.DESIGN1P.COM

verizon

10001 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 (612) 726-0082

PROJECT
 20161366183
 LOC. CODE: 412533

WI05
 SNOWS
 CORNER

730TH ST
 ELLSWORTH, WI 54011

SHEET CONTENTS:
 SITE PLAN
 DETAIL INDEX

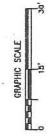
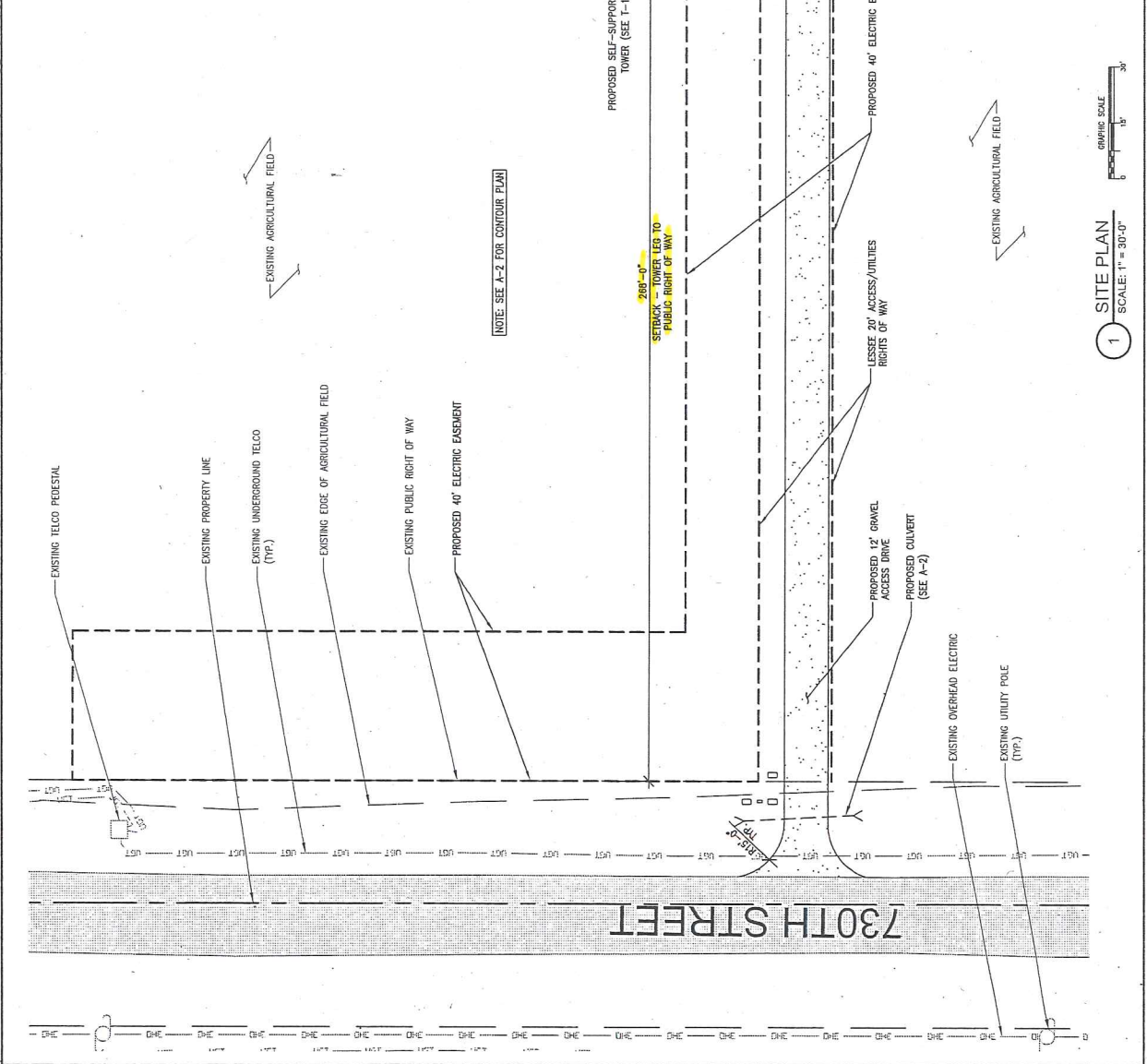
DRAWN BY: STACEY R.
 DATE: 09-28-16
 CHECKED BY: BMS
 REV. A: 02-09-17
 REV. B: 05-28-17

A-1

DETAIL INDEX

DETAIL	DETAIL DESCRIPTION
PLATFORM	VZWB-KX14-GLSP-4; 9'-4"x14'-0" PLATFORM W/ FULL CANOPY
	FUTURE GENERATOR
1.1	BOLLARD DETAIL
2.1	FENCE SECTION (DETAIL 2)
3.1	CABLE BRIDGE SECTION
5.1	ROAD SECTION (DETAIL 1)
6.1	GATE DETAIL
7.1	GPS MOUNTING DETAIL (DETAIL 2)
8.1	TELCO ENTRY DETAIL
10.7	ONE-LINE RISER DIAGRAM
12.1	METER PEDESTAL (DETAIL 2)
13.1	IL ICE SHIELD

GENERATOR TYPE:
 CAM-LOK
 FUTURE GENERATOR
 FROST DEPTH
 DESIGN = 4'-0"



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



Verizon Wireless
10801 Bush Lake Road
Bloomington, MN 55438

October 18, 2017

Pierce County Land Management
414 West Main Street
Ellsworth, Wisconsin 54011

Re: Proposed Verizon Site "WI05 Snows Corner"

Dear Pierce County Land Management Staff and Land Management Committee:

With regard to the application for the Wireless Communication Service Facility (WCSF) Verizon Wireless proposes to build on Pierce County Parcel # 121-01133-0100 (Verizon Wireless site name "Snows Corner"), please be advised that no collocatable structures exist within 2.5 miles of the property.

The nearest existing collocatable structures are located approximately 2.9 miles south, and 3.5 miles north, of Parcel # 121-01133-0100. Verizon Wireless is operating antennas on both of these nearest existing structures.

A wireless signal is a finite resource, and any given WCSF only has so much capacity to provide a reliable wireless signal. Demand on the aforementioned existing Verizon Wireless facilities has been and will continue to grow with current and evolving technologies. In order to sustain a reliable wireless signal for residents of and visitors to this area of Pierce County, the new Snows Corner facility must be built in order to offload some of the capacity off of the aforementioned Verizon Wireless facilities.

Thank you for your support of Verizon Wireless and your interest in providing reliable wireless service to Pierce County residents and visitors.

Sincerely,

Katie Poser
Verizon Wireless
Macro & In-Building Real Estate Manager
Bloomington, MN 55438
612-968-6077

October 11, 2017

Mr. Brian Schriener
Design 1 of Eden Prairie
9973 Valley View Road
Eden Prairie, MN 55344

RE: Proposed 250' Self-Supporting Tower for WI05 Snows Corner, WI

Dear Mr. Schriener,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 90 mph with no ice and 50 mph with 3/4" radial 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".

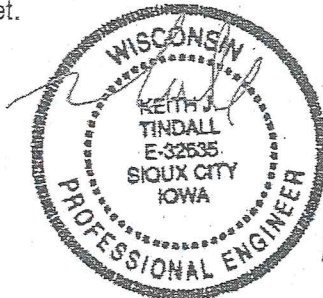
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded 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 of 250 feet.

Sincerely,

Keith J. Tindall, P.E.
Vice President of Engineering



10/11/17

Land Management Committee

Verizon Wireless (Agent Brian Kabat)
 Owner: Lyle and Shirley Stockwell
 (November 15, 2017)

Cell Tower - Height Exemption

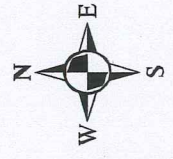
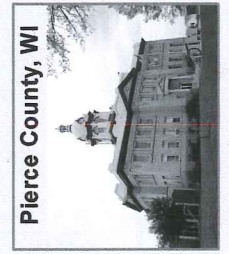
Legend

-  Dwellings
-  Site
-  Parcels
-  Contours (10ft)

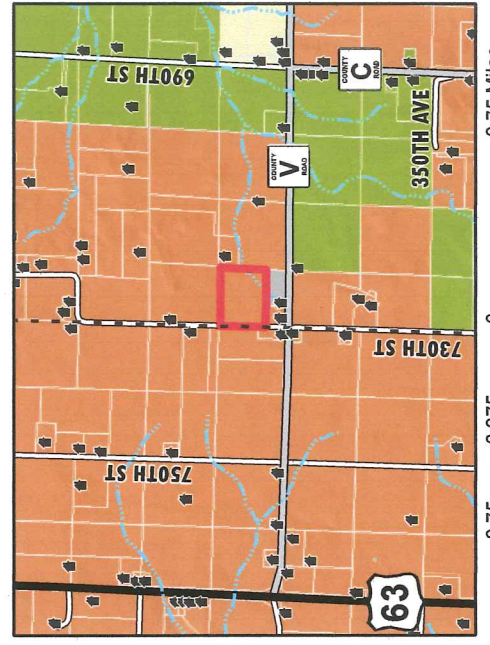
Zoning

-  General Rural Flexible
-  Light - Industrial
-  Primary Agriculture
-  Rural Residential - 8

Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management



Site Location
 SEC 6 - T 25N - R 17W
 TOWN OF HARTLAND

