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ASHLAND

City of Ashland, Wisconsin
601 Main Street West — Ashland, WI 54806 — www.coawi.org

PLAN COMMISSION

July 2, 2019
City Hall Council Chambers
6:30 PM

AGENDA

1. Call to Order and Roll Call
2. Approval of Agenda
3. Public Comment (non-agenda items)
4. Action Items:
   a. Public Hearing and Vote on a Conditional Use Permit Amendment to allow fencing eight feet in height around the New Day Advocacy Center children's play area at 301 Ellis Avenue, zoned City Center (CC). Applicant: New Day Advocacy Center.
   b. Public Hearing and Vote on a Conditional Use Permit to construct a new 165' telecommunication tower for mobile service facilities at 2909 Toll Road, zoned Heavy Industrial (HI). Applicant: PI Tower Development, LLC and Verizon Wireless.
   c. Site Plan review for a 165' telecommunication tower to accommodate mobile service facilities at 2909 Toll Road, zoned Heavy Industrial (HI). Applicant: PI Tower Development, LLC and Verizon Wireless.
5. Announcements/Reports/Comments/Questions
   a. Updates on Waterfront Development Plan and Comprehensive Outdoor Recreation Plan updates
6. Adjournment

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities. NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Megan McBride at (715) 682-7041.

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DEPARTMENT OF
PLANNING &
DEVELOPMENT

601 Main Street West
Ashland, WI 54806

STAFF REPORT

Plan Commission – July 2nd, 2019

Agenda Item # 4a: **Public Hearing and Consideration to Amend the Conditional Use Permit for New Day Shelter**

Zoning District: **City Center (CC), Gateway Overlay (GTWY-O)**

Property Address: **301 Ellis Ave**

Parcel #: **201-01684-0000**

Applicant: **New Day Shelter**

Staff Contact: **Megan McBride**

Background

A Conditional Use Permit request was approved for the New Day Shelter (Northwoods Women, Inc.) to operate an emergency residential facility at 301 Ellis Avenue by the Plan Commission on July 18, 2017 and by Council on July 25, 2017. The CUP was approved contingent on the following conditions:

a. Applicant shall work with Planning on a new parking lot plan, to indicate no more than 27 spaces to be provided, and revert excessive asphalt to green space. Remaining asphalt shall be improved to eliminate breakage/holes and striped to indicate locations of parking spaces.

b. A building permit shall be required for the addition of a fenced in smoking area, as well as for the placement of any storage sheds to accept donations. Details of fence shall be submitted to planning for review and approval.

c. Any exterior lighting shall be shielded or be full cut-off fixtures.

New Day Shelter had amended their existing CUP in the following ways, and had it approved by the Plan Commission on February 6, 2018:

- They requested to change the location and design of the smoking shelter. They would like to relocate it to the east side of the building rather than the approved west side, as site constraints have made positioning it on the east side the only viable option. Additionally, they are amending their plan for the smoking shelter from a fenced in area to a secure, enclosed smoking shelter that will be designed to complement the principal building (see attached elevations). A secure gate will be installed on the south side of the smoking shelter for emergency egress.

- They requested the allowance of fencing that is 6' high (up to 4' is allowed in a front yard without a Conditional Use Permit) on the north, east, and south sides of the enclosed play area to create a physical and visual barrier from the surrounding roads. The west side of the play area would be 4' high to allow supervision of the

playground by staff inside of the building. It will also be gated, as it serves as the point of access to the play area. The fence will be a board-on-board with natural wood finish.

- They requested to increase the number of allowed parking spaces from 27 (as identified in original CUP) to 30 spaces based on finalized building uses and square footages. Calculations for the allowable maximum parking spaces are attached. Per the proposed plan, 30% of the existing asphalt area will be converted to green space. The existing parking lot is in poor condition and will be replaced and striped as depicted.

New Day Shelter is requesting to amend their existing CUP in the following ways:

- They are requesting the allowance of fencing that is 8' high versus the previously approved 6' height (up to 4' is allowed in a front yard without a Conditional Use Permit). The reason for this request is to ensure client confidentiality, safety, and privacy, particularly for the most vulnerable clients.

- They are requesting to change the material for the playground enclosure from board-on-board to vinyl privacy fencing. This change will allow for lower maintenance throughout the life of the fence.

Standards for Review

The City of Ashland's Unified Development Ordinance Section 3.9 (C) Conditional Use Permit – Approval Criteria (and all subsections thereof), create the legal framework to regulate, administer, and enforce the conditional use standards for the City of Ashland.

Conditional Use Review

The following decision criteria were used to review the submitted conditional use (Considerations for amendments are in *italics*):

1. **Consistency with Comprehensive Plan.** *No Change.* [The proposed development conforms to the goals and community values identified in the City of Ashland's Comprehensive Plan. The Plan states that we are a place where citizens look out for one another, and this neighborliness is a core value in our community. Supporting the expansion of a service that has been successfully helping citizens in the region when in crisis situations is a direct way to implement this value.]

.

2. **Compatibility.** *The proposed amendments do not result in changes to the compatibility of the project in this location. The proposed updates to the fencing height and material along Ellis Avenue will neither impact the aesthetics of the site along this primary corridor now alter traffic visibility in this area.* [Staff views this location as compatible for this use, as it is located in the center of the City, close to clients' personal shopping and medical/legal services, as well as close to essential collaborating partners (law enforcement, court personnel, human services, etc.). Existing development within 500 feet of the site includes commercial uses as well as some multi-family residential development.]

3. **Importance of Services to the Community.** *No Change.* [New Day Shelter offers services and safety for victims of domestic violence and sexual abuse. They also offer extensive educational programming to the greater community in order to facilitate the elimination of this type of violence in our community. In order to continue offering these importance services to the community successfully, they are in need of greater security measures for their clients.]

4. **Neighborhood Protections.** *No change.* [There are staff members on site 24 hours a day, 7 days a week, to ensure that overnight clients' needs are being met, to ensure that all clients are kept safe, to provide coordination services with other agencies to help clients with medical/legal issues, and to provide transportation services for clients who may need assistance getting around. The Shelter will have a camera surveillance system and an alarm system, protecting clients and staff and giving staff the ability to monitor the facility grounds. Historically the area surrounding their current facility has been quiet, and they do not anticipate that this will change with the new site. No additional neighborhood protections are anticipated.]

5. **Conformance with Other Requirements:** The New Day Shelter has worked with City Planning & Development as well as Public Works staff to ensure all other requirements laid out in the previously approved CUP are being met through the remodel of the exterior site which will soon commence. These items include implementing the altered parking plans approved by Plan Commission and Council, the screening for dumpster enclosures, and is working with the Public Works Department to determine if the recommended pole needs to be relocated to accommodate the project.

Review Recommendation

Staff recommends APPROVAL of the Amended Conditional Use.

Additionally, as a Public Hearing is scheduled for the proposed amendment to the Conditional Use Permit, the Plan Commission should hear all input from the public prior to making a decision. The legal requirements of a Class 2 public hearing notice were followed.

Approvals are based on background information provided by the applicant and known conditions. Deviations from this information may be considered a change in the application and reconsideration and possible revision to the approvals may be made by the Plan Commission and Common Council.

June 25, 2019

To: Ashland Zoning Office

From: New Day Advocacy Center

Re: Requesting to amend our existing Conditional Use Permit for our new facility at 301 Ellis Avenue, Ashland WI.

New Day Advocacy Center is requesting to amend our existing CUP in the following ways:

I. Allowance of fencing that is 8' high versus the approved 6' high previously approved. The reasons for this request are:

- A higher fence is needed for ensured client confidentiality, safety, and privacy, which are of the highest priority for domestic violence and sexual assault victims and their children.
- All our clients need to be able to feel safe and protected from public scrutiny while using the garden/playground space outside the shelter/agency facility with their children. This helps our clients feel like they are not on display as a New Day client and ensures our clients cannot be seen by their perpetrators who may drive by, or by others who would share information about clients' location with other people, potentially including perpetrators.
- Some clients are not able to routinely leave the shelter/agency facility and freely travel around the area due to an elevated threat level from their perpetrators or other related reasons; however, with the extra fence height ensuring higher-level confidentiality, safety and privacy conditions, along with security cameras installed to specifically protect the garden/playground area, they can confidently utilize this outdoor space with their children and maintain as much calm as possible in their continuing family
life.
- We would appreciate the opportunity to install the best safety measures we know of to help protect the highly important

confidentiality, safety and privacy safeguards for our client families, a vulnerable population who is at great risk.

II. Change material for our Playground enclosure from board-on board with natural finish to vinyl privacy fencing to allow for low maintenance.
   - This low-maintenance vinyl privacy fence panel kit features a unique design that securely locks pickets into place.
   - Its glue- and fastener-free connection between pickets and rails provides a neighbor-friendly appearance that is the same on both sides.
   - The routed post design allows fence rails to securely lock into place without brackets or hardware.

III. Request permission to place a 10' W X 12' L X 10" H wooden storage shed on the property. Reasons for this request are as follows:
   - We require a place to be able to store equipment to maintain outside areas (mower, gas, snow shovels, etc.
   - The shed provides additional storage space to house children's large outdoor play toys and large donation items from the community, such as mattresses, bed frames, cribs, dressers, couches, end tables, lamps, microwave ovens, etc., which we give to clients as they obtain housing away from violence and furnish their new homes. As these donation items are currently kept on-site in our shed, clients are easily able to view them and make decisions about which donations to take with them
   - The shed also assists us in our bed bug prevention process. All cloth donations we receive, including purses, shoes, etc., are kept in large garbage bags and stored in the shed for a while before we bring them into the agency building to go through our bed bug prevention process, which includes killing possible bed bugs and bed bug eggs with the heat in a bed bug machine. In addition, the shed cancels out some of the bed bug process, thereby saving us a lot of staff time and utility expense. During the cold winter months, we do not need to put donations through our bed bugging machine, as the donations are left in the shed for a few weeks and any present bed bugs and bed bug eggs are killed by the cold outdoor temperatures.

- We are grateful to the students of a Construction Essentials class, a collaboration course between Northwest Wisconsin Investment Board, Inc. and WITC-Ashland, for building and donating this very useful shed to our agency. It will leave a huge gap in our ability to efficiently do our work without it.

Aerial Map of 301 Ellis Avenue

6/30/2019, 11:11:56 AM

Parcel Labels

Parcel Mapping

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

City of Ashland Public Works Department, GIS Division
PICTOMETRY INTL

Department of Public Works Engineering
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Zoning Map of 301 Ellis Avenue

City Center (CC) zoning district

Gateway-Overlay district

Single-Family Residential (R-1) zoning district

Public Park (PP)

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

City of Ashland Public Works Department, GIS Division
City of Ashland Public Works and Planning Department

Department of Public Works Engineering
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DEPARTMENT OF PLANNING & DEVELOPMENT

601 Main Street West
Ashland, WI 54806

STAFF REPORT

Plan Commission – July 2nd, 2019

Agenda Item #4b: **Conditional Use Permit request to allow the construction of a wireless communication tower and installation of security fence with barbed wire**

Zoning District: **Heavy Industrial (HI)**

Property Address: **2909 Toll Road**

Parcel #: **201-05056-3000**

Applicant: **PI Tower Development, LLC and Verizon Wireless**

Staff Contact: **Megan McBride**

Background

The applicant PI Tower Development, LLC is requesting to construct a new wireless communication tower within their land lease area on the north portion of 2909 Toll Road, located within the Industrial Park in the Heavy Industrial (HI) district. The property is owned by Homer and Jamie Moore, and a signed letter of acknowledgement and consent to the location of the monopole on their property has been included in the attachments to this staff report.

PI Tower Development, LLC has thoroughly detailed in the attached Cover Letter the efforts that were made to collocate on an existing tower but were unable to identify one that met the needs of Verizon Wireless and was not so cost prohibitive that a new tower build would be significantly less expensive while creating opportunity for three additional entities to collocate in the future. Since the tower is unmanned it will not require staffing and thus will not generate noticeable increase in traffic in this area. The equipment that will be on site (equipment cabinet cluster, freestanding emergency generator, and antennas) will not generate a noise impact for neighboring properties, and the ground equipment and barbed wire fence will be thoroughly screened using evergreen trees.

In addition to their request to construct a new tower to support wireless telecommunication facilities, the applicants would like to install at fence 7 feet in height which would include 1 foot (or three strands) of barbed wire. Inclusion of barbed wire on fencing in any zoning district requires a conditional use permit per the UDO Section 6.5D, 2: *Barbed Wire and Security Fences.* The security fencing and interior equipment will be thoroughly screened using American Arborvitae which are a type of tall-growing evergreens which will provide sufficient, attractive screening in all seasons.

Standards for Review

The City of Ashland's Unified Development Ordinance Section 3.9 (C) Conditional Use Permit – Approval Criteria (and all subsections thereof), create the legal framework to regulate, administer, and enforce the conditional use standards for the City of Ashland.

Conditional Use Review

The following decision criteria were used to review the submitted conditional use:

1. **Consistency with Comprehensive Plan.** The proposed telecommunication tower promotes the goals and principals for future development in the Industrial Park/Heavy Industrial zoning district stated in the Comprehensive Plan. The Comp Plan emphasizes the importance of making Ashland a hospitable environment to support new businesses and more specifically recommends shifting the Industrial Park to also include industrial/technology-based uses to develop an Industrial/Technology Park as an economic node for the community. Reliable, high speed telecommunication services are important for the health of area businesses and the overall ability of the City to attract new developers and residents to the area.

2. **Compatibility.** The proposed use of a wireless telecommunication tower is compatible with the surrounding uses and overall intent of the Industrial Park and Heavy Industrial district. The intent of the Heavy Industrial (HI) District is to provide areas in the City for intense industrial uses which are separated from residential development and is intended to be limited to areas where adequate transportation and pertinent utilities and services exist. Since telecommunication towers are considered a heavy utility use and would not be appropriate to locate near existing or future residential development, the proposed location of a new telecommunication tower in the HI district/Industrial Park is compatible with surrounding uses and the best location for this type of facility. The requested barbed wire atop the security fencing is also most appropriately located in the HI district/Industrial Park. The only adjacent property that is not owned by the City of Ashland is Deltco Plastic, Inc. which is a heavy industrial manufacturing/recycling use that would not be adversely impacted by the addition of this tower. The tower will not generate additional traffic after completion of the build, will not create a noise disturbance for surrounding properties, and the ground equipment and barbed wire fence will be thoroughly screened by evergreen trees. The closest residential property is approximately 1,500 feet away from the proposed location of the tower.

3. **Importance of Services to the Community.** The installation of this tower will increase the quality of service for Ashland visitors and residents who are Verizon Wireless customers while also creating opportunity for lease by other entities to continue to improve the quality of wireless coverage in the Ashland area. Reliable, high speed telecommunication services are important for the health of area businesses and the overall ability of the City to attract new developers and residents to the area.

4. **Neighborhood Protections.** Few neighborhood protections are required due to the proposed location of the tower in the Heavy Industrial district and Ashland Industrial Park, but the proposed Site Plan does show landscaping surrounding the fenced in area which will screen views of equipment. The trees proposed to screen the site are American Arborvitae which are a type of tall-growing evergreens which will provide sufficient, attractive screening in all seasons.

5. **Conformance with Other Requirements:** The applicant will need to obtain a Building Permit prior to construction of the tower and a Fence Permit prior to installation of the security fencing. The tower will be required to meet the standards for wireless communication towers listed in the UDO.

6. **Other factors:** As a Public Hearing has been held for the requested Conditional Use Permit; the Plan Commission should hear and consider all input from the public prior to making a decision.

Review Recommendation

Staff recommends APPROVAL of the Conditional Use Permit for PI Tower Development, LLC and Verizon Wireless to allow a wireless communication tower to be constructed at 2909 Toll Road, with the following conditions:

- Approval of Site Plan by the Planning Commission

Approvals are based on background information provided by the applicant and known conditions. Deviations from this information may be considered a change in the application and reconsideration and possible revision to the approvals may be made by the Plan Commission and Common Council.

TON 80

REALTY SERVICES, INC.

Via: USPS Priority Mail

May 22, 2019

Ms. Megan McBride
Interim Director of Planning & Development
City of Ashland
601 Main Street West
Ashland, WI 54981

Re: Conditional Use Permit Application Submittal/ PI Tower Development LLC & Verizon Wireless-New Mobile Service Support Structure and Mobile Service Facility/Ashland Mini Storage Property located at 2909 Toll Road, Ashland, WI 54806. Parcel ID #201-05056-3000.

Dear Ms. McBride,

On behalf of our client(s) PI Tower Development LLC ("Lendlease") and Verizon Wireless, enclosed please find the required project information along with a completed City of Ashland Conditional Use Permit and Site Plan Review Checklist forms. These applications and the corresponding submittal information have been prepared in accordance with the State of Wisconsin Mobile tower siting regulations found at Wis. Stat. Sect. 66.0404. The application procedures for a new mobile service support structure (tower) and mobile service facility (communications equipment) are found at Wis. Stat. Sect. 66.0404(2)(b) and list six (6) requirements for a completed application.

Below is a narrative on these six (6) requirements, including the specific project information. I have also enclosed a copy of the State of Wisconsin regulations for your reference as you review this submittal.

1. The name and business address of, and the contact individual of, the applicant.

Applicant (s):
PI Tower Development LLC
Attn: Jennifer Brown
2320 Cascade Pointe Blvd, Ste. 300
Charlotte, NC 28208

Verizon Wireless
1515 Woodfield Road
Schaumburg, IL 60173

Contact Individual:
Peter Schau
Ton 80 Realty Services, Inc.
P.O. Box 578790
Chicago, Il 60657

2. The location of the proposed support structure.

2909 Toll Road, Ashland, WI 54806
Parcel ID # 201-05056-3000

The location of the proposed 165' monopole tower structure (170' overall with lightning rod) is in the west half of the north end of the above referenced +/-2.33 acre parcel within a 70' x 70' lease area as depicted in the enclosed survey and construction drawings.

3. The location of the proposed mobile service facility.

2909 Toll Road, Ashland, WI 54806
Parcel ID # 201-05056-3000

Lendlease proposes to construct a 165' monopole type tower structure (170' overall with lightning rod) for the immediate use by Verizon Wireless in the west half of the north end of the +/-2.33 acre property at 2909 Toll Road, Ashland, WI 54806. This new tower structure will be located within a 70' x 70' ground lease area as depicted in the enclosed survey and construction drawings. Verizon Wireless will locate its antennas and equipment upon the tower at the 160' centerline, route its coax/cabling down the inside of the tower, and install an 8'0" x 9' 4" equipment cabinet cluster and freestanding emergency backup power generator upon new concrete pads near the base of the tower structure at grade all within the Lendlease ground lease area. Also, the monopole tower and compound is designed to accommodate at least three (3) additional similar wireless telecommunications equipment installations besides the one contemplated by Verizon Wireless.

4. If the application is to substantially modify an existing support structure…

The application is for a new 165' monopole tower (170' overall with lightning rod), therefore the submittal requirements of this section are not applicable.

5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile services support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.

See the enclosed construction drawings depicting the proposed Lendlease and Verizon Wireless installations containing the above described information.

6. If the application is to construct a new mobile service support structure, an explanation as to why the application chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has the responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.

The Verizon Wireless search ring is depicted in the enclosed Delorme Map labeled *"Verizon Wireless Search Area: Ashland Industrial Site"*, where there are no existing structures of any kind within the defined search area available for collocation by Verizon Wireless.

However, as a matter of industry best practices, Verizon Wireless always evaluates the closest existing structures to its defined search area to assess their viability prior to seeking approval for a site which will require the construction of a new mobile service support structure as contemplated under this application.

In this regard, there are three existing structures in nearby proximity to the Verizon Wireless search area which were evaluated prior to the selection of the subject location.

The first existing structure in close proximity to the defined search area that was evaluated by Verizon Wireless is the 300' tall State of Wisconsin Educational Communications Board guyed communications tower located at 324 Industrial Park Drive approximately 2,050' northeast of the proposed site location. Contact was made with the Educational Communications Board to confirm that this structure was available for lease and what locations upon the tower would be available for use by Verizon Wireless. The Educational Communications Board responded that it would consider leasing space to Verizon Wireless upon this tower, and performed a preliminary review of their file information to confirm what heights on the tower would be available for the installation of the Verizon Wireless tower mounted equipment and the estimated rental fee it would charge Verizon Wireless for its consideration. Verizon Wireless reviewed this information and determined that though this location could satisfy its RF engineering needs for this search area, it could not agree to the rental fees which the Educational Communications Board would demand for the use of its facility. In short, the first years rent would be almost three (3) times the amount Verizon Wireless would expect to pay for a similar installation in this market, the annual rental escalator would be 2 percentage points higher than the maximum escalator Verizon Wireless would expect to be included in similar agreements in this market, and is 3.5 percentage points more than found in its agreement for the subject site. These differences in rent and escalator would result in a **$2,029,742.57 cost increase** over a 25-year lease term to Verizon Wireless from the proposed site location under this application. As these amounts clearly illustrate, the rental fees sought by the Educational Communications Board are economically burdensome and make this location financially unviable for use by Verizon Wireless.

The next closest structure to the defined search area besides the aforementioned State of Wisconsin Educational Communications Board guyed communications tower is an existing 400' tall guyed tower structure owned by American Tower Corporation located at 2313 County Highway A approximately 4,942' southeasterly of the proposed site location. This tower was also evaluated for use by Verizon Wireless but determined not to be a viable option because it is too far south from the proposed search area to meet the engineering needs for the site.

After that, the next closest structure to the defined search area is a monopole tower located north of US Hwy 2 on Bad River Reservation lands approximately 1.08 miles northeasterly of the proposed site location. This tower was also evaluated for use by Verizon Wireless but determined not to be a viable option because it is too far east from the defined search area to meet the engineering needs for the site.

ADDITIONAL DISCUSSION

This is a joint application for a proposed new mobile service support structure (tower) which will be owned by PI Tower Development LLC ("Lendlease"), a national owner and operator of wireless communications infrastructure; and a mobile service facility (antenna and equipment) installation upon this new support structure by its proposed tenant, Verizon Wireless. It is not uncommon for wireless telecommunications service providers to engage the services of a tower company to construct, own, and operate the infrastructure upon which they desire locate their equipment. In this case, Verizon Wireless needs the site to meet its service needs for the defined search area, and has engaged Lendlease to participate as the tower developer/owner for the project.

As described above, the proposed project is for the construction, installation, and operation of an unmanned wireless communications tower facility upon the +/-2.33 acre property at 2909 Toll Road, Ashland, WI 54806. This facility will consist of Verizon Wireless antennas and equipment to be mounted at the 160' centerline of a newly constructed Lendlease owned 165' monopole tower (170' with lightning rod), associated coaxial/hybrid cable runs down the inside of the tower, and a 8'0" x 9' 4" equipment cabinet cluster and freestanding emergency backup power generator upon new concrete pads near the base of the tower all within the fenced Lendlease compound area as shown in the enclosed plans. Also, a 20' wide access and utility easement will be utilized to serve the site, both entering the property from the southern public way via the existing access point from Toll Road currently serving the parent parcel.

This Conditional Use Permit will result in a great benefit for the community, in that it will allow for the continued provision of the highest quality, and most technologically advanced wireless communication services to the nearby resident and visitor populations of the City Ashland. Besides the services which will be provided by Verizon Wireless, the tower facility has been designed so it will be available for at least three (3) other comparable antenna and equipment installations, and shall conform to all applicable ANSI/TIA 222-G, FCC, and FAA regulations and standards governing such facilities. Multiple company collocations on its infrastructure is the core of Lendlease's business, and Lendlease actively markets its portfolio of tower sites for collocation to all communication users nationwide and will do so for this site as well.

The proposed facility will not require any public participation, or result in any public cost for public facilities and services which would be detrimental to the economic welfare of the community. In fact, the wireless communication services offered by Verizon Wireless are desired by both businesses and individuals, and will be an economic asset to the community. The enhanced E-911 services provided by facilities such as these will also assist in the protection of the public health, safety, and welfare of the community.

The equipment will operate continuously at this unmanned facility and will require no additional parking or facilities for employees. Verizon Wireless' cell site technicians will visit the site periodically, typically a couple hours once per month, for the testing and monitoring of the maintenance and security of its equipment. Lendlease personnel will also visit the site periodically to monitor the maintenance and security of the facility. The facility will not generate any substantial traffic, and besides the new tower structure, the remainder of the equipment has a minimal visual impact and generates very little noise.

This site is located upon a property in the HI-Heavy Industrial Zoning District on a parcel that abuts other Industrial zoned parcels on all sides, in a manner that provides the largest available buffer distance to the closest residentially zoned properties to the east. Also, the proposed site has been positioned upon the underlying +/-2.33 acre parcel to best conform with the current and potential future use(s) of the property. The location of the proposed tower upon the property is setback from the nearest property line by approximately 65', a distance that is less than the height of the proposed tower structure. However, enclosed please find a stamped engineering letter from Ehresmann Engineering Inc., Lendlease's tower manufacturer, ensuring that that the tower will be designed to collapse within the subject property in the event of structural failure. A landscaping buffer will also be installed around the north, west, and south sides of the compound to assist in minimizing any potential impacts to the viewsheds of the adjoining properties, public ways, and nearby pedestrian areas.

TON 80

REALTY SERVICES, INC.

Besides the six (6) application requirements defined by Wis. Stat. Sect. 66.0404(2)(b), I have also enclosed a copy of the FAA Determination of No Hazard to Air Navigation for the proposed tower at this location and a check made payable to the City of Ashland in the amount of $150.00 for the applicable application fee.

Finally, I believe the above information satisfies the applicable application requirements as defined by the City of Ashland Zoning Ordinance and as preempted by Wis. Stat. Sect. 66.0404; and is ready to be scheduled for consideration by the City of Ashland Planning Commission. I look forward to the public hearing for this request, and will be present at the meeting to address any remaining questions that the commission or members of the public may have regarding the application and proposed use of the site.

Should you have any additional information needs or questions regarding the application, the enclosed materials, or the proposed use of the site, please contact me directly at (773) 919-5112, or by e-mail at pschau@ton80realtyservices.com.

Sincerely,

Peter Schau

Peter Schau
Ton 80 Realty Services, Inc.,
on behalf of PI Tower Development LLC
and Verizon Wireless
Enclosures as described

PO Box 578790/Chicago, IL 60657

tel: (773) 919-5112 / fax: (866) 684-3535

Aerial Map of 2909 Toll Road

6/30/2019, 10:57:54 AM

Parcel Labels

Parcel Mapping

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

City of Ashland Public Works Department, GIS Division
PICTOMETRY INTL

Department of Public Works Engineering
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Zoning Map of 2909 Toll Road

Heavy Industrial (HI) zoning district

Single-Family Residential (R-1) zoning district

Future Development (FD) zoning district

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

City of Ashland Public Works Department, GIS Division
City of Ashland Plublic Works and Planning Department

Department of Public Works Engineering
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DEPARTMENT OF PLANNING & DEVELOPMENT

601 Main Street West
Ashland, WI 54806

STAFF REPORT

Plan Commission – July 2nd, 2019

Agenda Item # 4c:	**Site Plan Review and vote for the construction of a new wireless telecommunication tower**
Zoning District:	**Heavy Industrial (HI)**
Parcel #:	**201-05056-3000**
Applicants:	**PI Tower Development, LLC and Verizon Wireless**
Staff Contacts:	**Megan McBride**

Background

The applicant PI Tower Development, LLC is requesting to construct a new wireless communication tower 165 feet in height (170 feet including height of lightning rod) on the northeast/north central portion of 2909 Toll Road, located in the Industrial Park within the Heavy Industrial (HI) zoning district. The monopole will be located in the center of the 70' x 70' land lease area and will include antennae for Verizon Wireless. In addition, Verizon Wireless will have a 20' x 36' lease area within the fenced-in area to accommodate the cabinet cluster and freestanding emergency backup generator. As depicted on the attached Site Plan, this provides additional space for three (3) additional entities to collocate equipment on the tower with space for ground-mounted equipment as well.

The proposed Site Plan conforms to all standards outlined in the UDO to regulate new tower construction within the City. This includes landscaping, which the proposed landscaping plan exceeds and will provide ample screening of the ground lease area and associated barbed wire fence from views by surrounding property owners or those traveling through the Industrial Park. Changes to site grading and drainage are being proposed to facilitate this project, details of which have been provided and will need to receive final approval from the Public Works Department prior to issuance of a Fill Permit to commence this work.

Standards for Review

The City of Ashland's Unified Development Ordinance Section 781 Section 3.20 Site Plan Approval (all subsections thereof), create the legal framework to regulate, administer, and enforce the site plan review process for the City of Ashland.

Site Plan Review

The following criteria were used to review the submitted site plan:

1. Consistency with Comprehensive Plan. The proposed telecommunication tower promotes the goals and principals for future development in the Industrial Park/Heavy Industrial zoning district stated in the Comprehensive Plan. The Comp Plan emphasizes the importance of making Ashland a hospitable environment to support new businesses and more specifically recommends shifting the Industrial Park to

also include industrial/technology-based uses to develop an Industrial/Technology Park as an economic node for the community. Reliable, high speed telecommunication services are important for the health of area businesses and the overall ability of the City to attract new developers and residents to the area.

2. Project Compatibility. The proposed use of a wireless telecommunication tower is compatible with the surrounding uses and overall intent of the Industrial Park and Heavy Industrial districts. The intent of the HI Heavy Industrial District is to provide areas in the City for intense industrial uses which are separated from residential development and is intended to be limited to areas where adequate transportation and pertinent utilities and services exist. Since telecommunication towers are considered a heavy utility use and would not be appropriate to locate near existing or future residential development, the proposed location of a new telecommunication tower in the HI district/Industrial Park is compatible with surrounding uses and the best location for this type of facility. The requested barbed wire atop the security fencing is also most appropriately located in the HI district/Industrial Park. The only adjacent property that is not owned by the City of Ashland is Deltco Plastic, Inc. which is a heavy industrial manufacturing/recycling use that would not be adversely impacted by the addition of this tower. The tower will not generate additional traffic after completion of the build, will not create substantial additional noise, and the ground equipment and barbed wire fence will be thoroughly screened by evergreen trees. The closest residential property is approximately 1,500 feet away from the proposed location of the tower.

3. Site Design

a. Site Organization. The proposed monopole will be centrally located in the 70' x 70' land lease area located on the northeast/north central portion of 2909 Toll Road. The 69' x 69' security fence will enclose the ground equipment area and tower, and will be 6' in height with an additional 1' of barbed wire.

b. Location of Buildings. N/A

c. Drives, Parking, and Circulation.

- Driveway. No changes to the existing drives would be made. A small aggregate approach apron would be installed on the east side of the lease area and connect to the existing gravel drive that serves the other buildings on the site. Therefore, utility and access easements are already in place for this drive, and there are no other proposed changes due to the infrequency of traffic to the site.

- Parking. No additional parking is being proposed, or needed, for this development.

- Pedestrian Access. No changes to pedestrian access would be necessary for this development due to the nature of the use and its location in the Industrial Park.

a. Grading / Drainage / Storm water. There will be minimal impervious surface coverage added to the site which will only result from the cement pads that will be installed to support the ground equipment. The proposed access apron will be aggregate, a permeable surface. In order to level the site they are proposing minor filling for site stabilization, details of which have been provided and will need to receive final approval from the Public Works Department prior to issuance of a Fill Permit to commence this work.

b. Utility Services. No City utility services (water or sanitary) are necessary for this proposed project.

c. Fire Prevention. N/A

d. Views. N/A

e. Environmental Issues. No environmental issues are known to exist on the site. The proposed development also will create minimal land disturbance, so there are no environmental concerns related to this development.

f. Landscaping/Screening. The landscaping proposed on the attached Site Plan shows that the trees proposed to screen the site are American Arborvitae which are a type of tall-growing evergreens which will provide sufficient, attractive screening in all seasons. These trees will surround the enclosure on the north, south and east sides as the west side directly faces several existing buildings and will be the location of the ingress/egress gate.

g. Signs. No signage is proposed at this time. If any additional signage beyond basic information signage would be needed, a Sign Permit will need to obtained at that time to ensure the desired signage would conform to UDO standards.

h. Lighting. No lighting of any kind is being proposed with this development.

4. Building Design. N/A

Review Recommendation

Staff recommends APPROVAL of the proposed site plan for the construction of a new tower at 2909 Toll Road subject to the following conditions:

- Approval of Conditional Use Permit; and
- Applicant must receive a building permit from our building inspector prior to construction.

CONSULTANT TEAM

PROJECT CONSULTANT: TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 698-6400

SURVEYOR: MERIDIAN SURVEYING, LLC
N8774 FIRELANE 1
MENASHA, WI 54952
(920) 993-0881

APPROVALS

REAL ESTATE: _____

RF: _____

CONSTRUCTION: _____

EQUIPMENT ENGINEERING: _____

OPERATIONS: _____

PROJECT TYPE

PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON PROPOSED MONOPOLE TOWER WITH PROPOSED 8'-0" X 9'-4" EQUIPMENT PAD AT BASE.

SITE COORDINATES:

LATITUDE: 46° 36' 10.76" N (1A CERTIFICATION)

LONGITUDE: 90° 50' 28.45" W (1A CERTIFICATION)

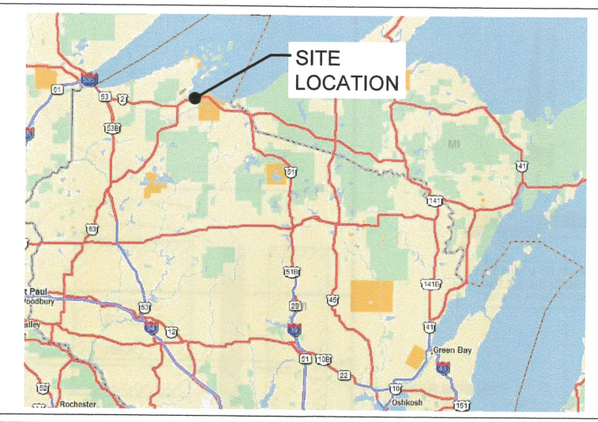
ELEVATION: 655.7' (1A)

VICINITY MAP

N.T.S.

REGIONAL MAP

N.T.S.



PROJECT INFORMATION

UTILITIES:	POWER: XCEL ENERGY MURRAY SMERER (715) 682-6928 ACCT: #5200126321765	FIBER: T.B.D.
ZONING:	HI - HEAVY INDUSTRIAL	
OCCUPANCY:	UNINHABITED	
PROPERTY OWNER:	HOMER & JAMIE MOORE 29 GRAVEL PIT ROAD WASHBURN, WI 54891	
APPLICANT:	LENDLEASE 909 LAKE CAROLYN PKWY. IRVING, TX 75039	

GENERATOR TYPE:	DIESEL
MAKE:	GENERAC
MODEL #:	6671-WI/ILTANK 30KW DIESEL 120/240 1-PH OUTDOOR 190 GALLON WI/IL STYLE TANK W/ CWK SSM

DRAWING INDEX

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	1,2,3,4
LP	LOCATION PLAN	3
C-1	ENGINEERING SITE PLAN	3
C-2	SITE GRADING PLAN (SHEET 1 OF 1)	3
C-3	FENCE DETAILS	-
C-4	GENERAL NOTES	-
C-5	SITE DETAILS	-
ANT-1	SITE ELEVATION & ANTENNA LAYOUT	3
E-1	UTILITY ROUTING PLAN	3,4
E-2	SINGLE LINE DIAGRAM, ELECTRICAL NOTES AND DETAILS	-
E-3	ELECTRICAL AND GROUNDING NOTES	-
E-4	SITE GROUNDING PLAN	3
E-5	GROUNDING DETAILS	-
P-1	EXISTING SITE PHOTOS	-
L-1	LANDSCAPING PLAN	3
VW LP	LOCATION PLAN	3
VW C-1	ENGINEERING SITE PLAN	3
VW C-2	SITE GRADING PLAN (SHEET 1 OF 1)	3
VW C-3	GENERAL NOTES	-
VW C-4	CONCRETE PAD FOUNDATION PLAN	-
VW C-5	CONCRETE PAD ROOF FRAMING PLAN	-
VW C-6	CONCRETE PAD ELEVATIONS	-
VW C-7	GENERATOR FOUNDATION DETAILS	4
VW ANT-1	SITE ELEVATION & ANTENNA LAYOUT	3
VW ANT-2	ANTENNA INFORMATION	1,2
VW ANT-2A	ANTENNA INFORMATION	1,2
VW ANT-3	SITE DETAILS	-
VW ANT-3A	ANTENNA MOUNTING DETAILS	-
VW ANT-4	SITE DETAILS	-
VW E-1	UTILITY ROUTING PLAN	3
VW E-1A	GENERATOR UTILITY ROUTING PLAN	3
VW-E1B	GENERATOR SINGLE LINE DISGRAM & ALARM WIRING	-
VW-E2	ELECTRICAL DETAILS	-
VW E-3	ELECTRICAL AND GROUNDING NOTES	-
VW E-4	SITE GROUNDING PLAN	3
VW E-5	GROUNDING DETAILS	-
VW E-6	GROUNDING DETAILS	-
VW EX-1	GENERATOR CUT SHEET	4
	ATTACHMENTS	
1 OF 3	SURVEY PLAT	-
2 OF 3	SURVEY PLAT	-
3 OF 3	SURVEY PLAT	-

22" x 34" IS FULL SCALE.
11" x 17" IS HALF SCALE.

lendlease

909 LAKE CAROLYN PKWY.
IRVING, TX 75039

verizon

1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397 FAX: (847) 706-7415

LOCATION NUMBER: 458658
SITE NAME: ASHLAND INDUSTRIAL

SITE NAME: ASHLAND INDUSTRIAL
SITE # PIWI092
2909 TOLL ROAD
ASHLAND,WI 54806

WISCONSIN JOHN J. ZIMMERMANN E29548 PARK RIDGE, IL PROFESSIONAL ENGINEER
5/1/2019

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TOLL FREE 1-800-242-8511
MILW. AREA (414) 259-1181
TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

lendlease

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

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3	ADDITION OF LANDSCAPING	04/16/19	TJS
4	UPDATE WITH POWER COORDINATION & ISSUED FOR FINAL PENDING FIBER	05/01/19	JJR

LOC. # 458658

ASHLAND INDUSTRIAL

2909 TOLL ROAD
ASHLAND, WI 54806

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	10/15/18
PROJECT #:	85-119

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

LEGEND

- ○ = 1" X 18" IRON PIPE SET
- □ = 6" NAIL SET
- = COUNTY MONUMENT FOUND
- ⊗ = WATER VALVE
- = FIRE HYDRANT
- (SA) = SANITARY MANHOLE
- = GAS METER
- = FIBER OPTIC PEDESTAL
- = TELEPHONE PEDESTAL
- = ELECTRIC METER
- = ELECTRIC TRANSFORMER
- = EXISTING POWER POLE
- SAN = SANITARY SEWER MAIN
- T = BURIED TELEPHONE
- E = BURIED ELECTRIC
- OPL = OVERHEAD ELECTRIC
- G = BURIED GAS LINE
- = EDGE OF BRUSH/WOODS
- = PROPERTY LINE

PROPERTY LINE	
FENCE	
OVERHEAD POWER LINE	OHE OHE
UNDERGROUND TELCO	UGT UGT
UNDERGROUND POWER	UGE UGE
BURIED WATER LINE	W W
BURIED GAS LINE	G G G
EDGE OF BUSH/TREES	

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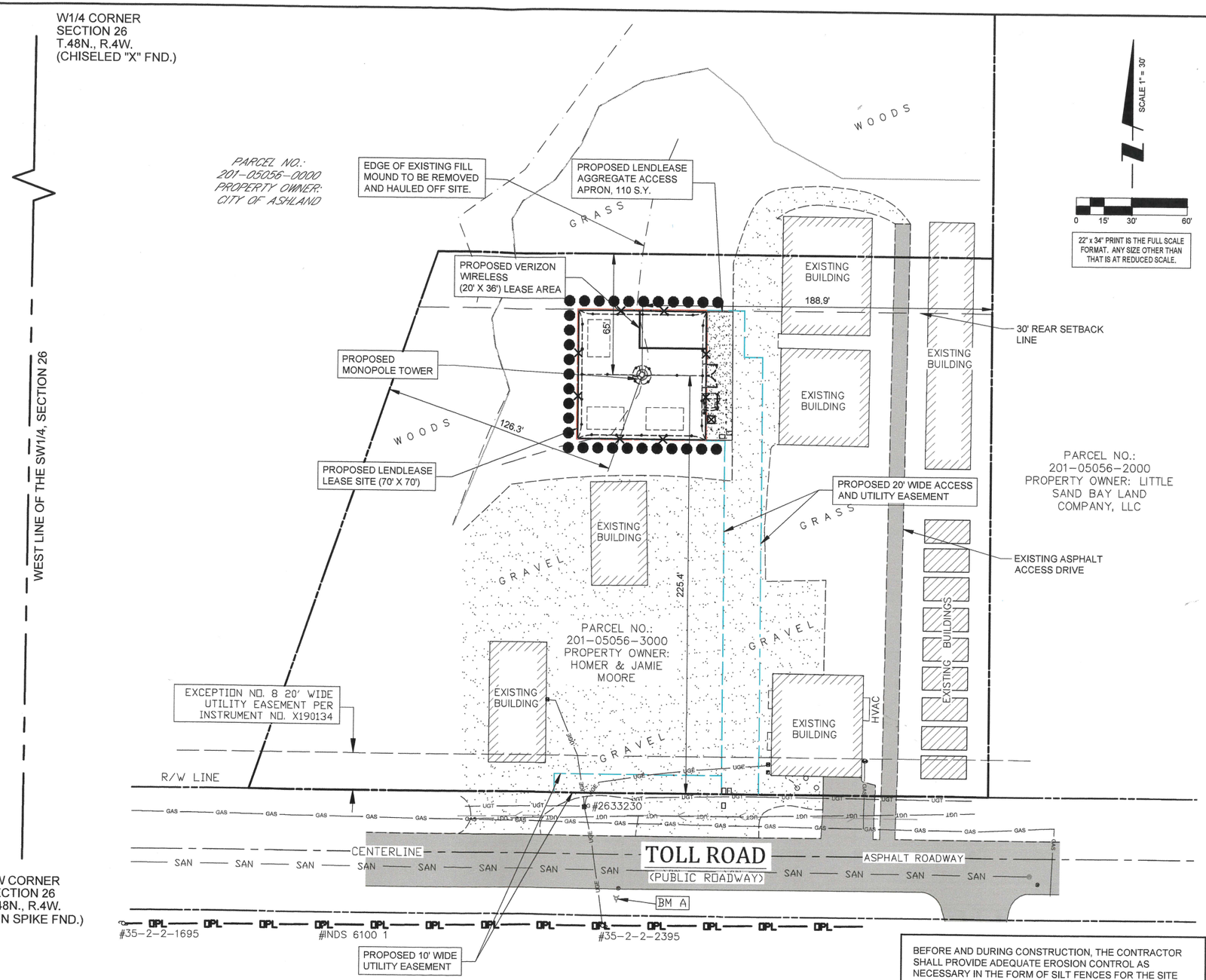
SURVEY PERFORMED BY:

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

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TAG BOLT ON HYDRANT LOCATED ON THE SOUTH SIDE OF TOLL ROAD
ELEVATION: 656.91'



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

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR TO PROVIDE APPROXIMATE 100'x100' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

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TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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LOC. # 458658

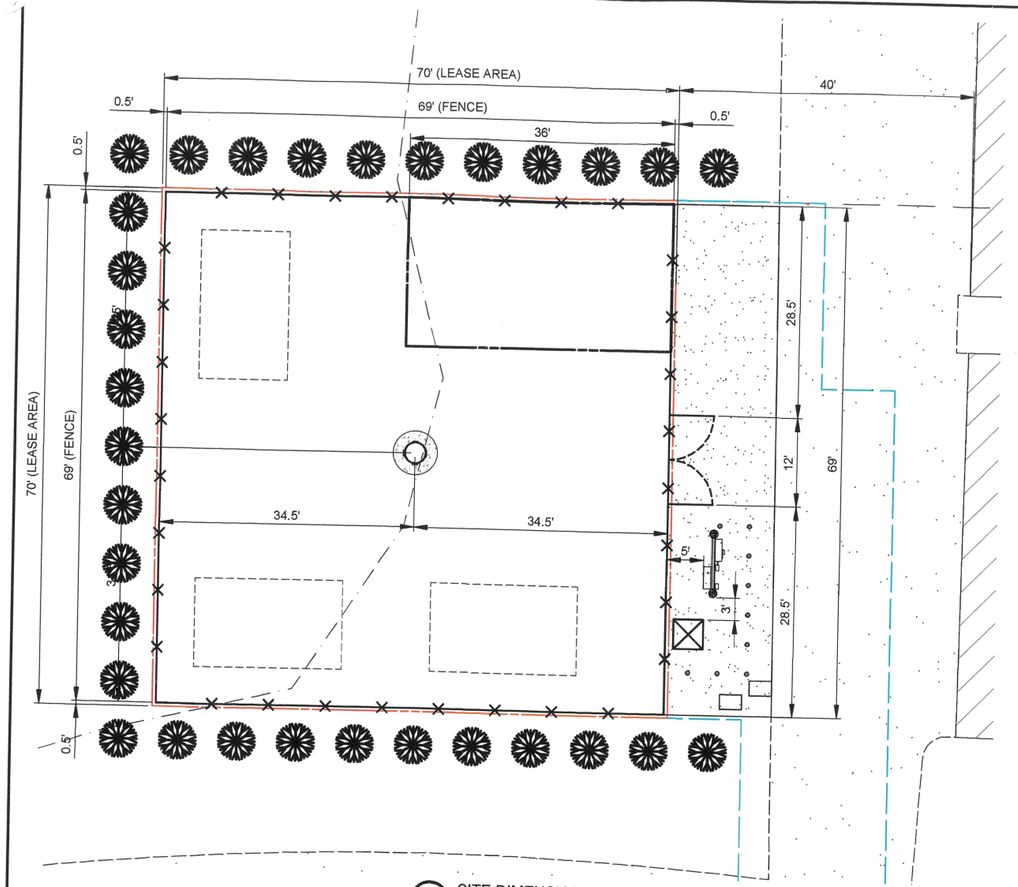
ASHLAND INDUSTRIAL

2909 TOLL ROAD
ASHLAND, WI 54806

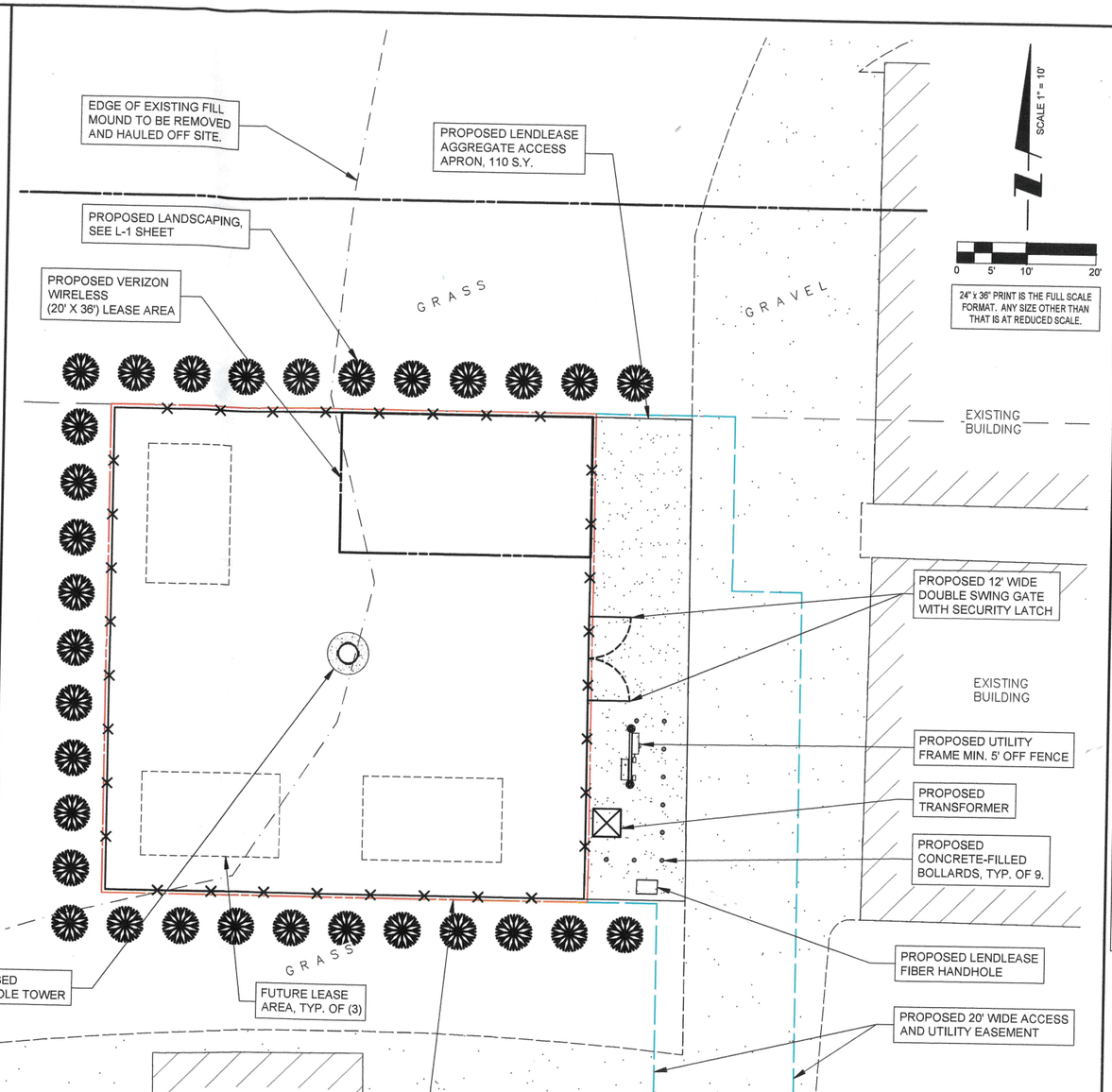
DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	10/15/18
PROJECT #:	85-119

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP



2 SITE DIMENSION PLAN
SCALE: 1" = 8'



SCALE 1" = 10'

0 5' 10' 20'

24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

1 ENLARGED SITE PLAN
SCALE: 1" = 10'

PAVEMENT MATERIAL

ACCESS APRON (HATCHED)

110± S.Y.
8" COMPACTED AGGREGATE BASE COURSE, CA-6
MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL

LEASE SITE

529± S.Y.
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL

THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

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TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

SURVEY PERFORMED BY:

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

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TAG BOLT ON HYDRANT LOCATED ON THE SOUTH SIDE OF TOLL ROAD
ELEVATION: 656.91'

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TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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2909 TOLL ROAD
ASHLAND, WI 54806

DRAWN BY:	TJS
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DATE:	10/15/18
PROJECT #:	85-119

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

C-1

LEGEND

PROPOSED GROUND DRAINAGE FLOW DIRECTION ARROWS

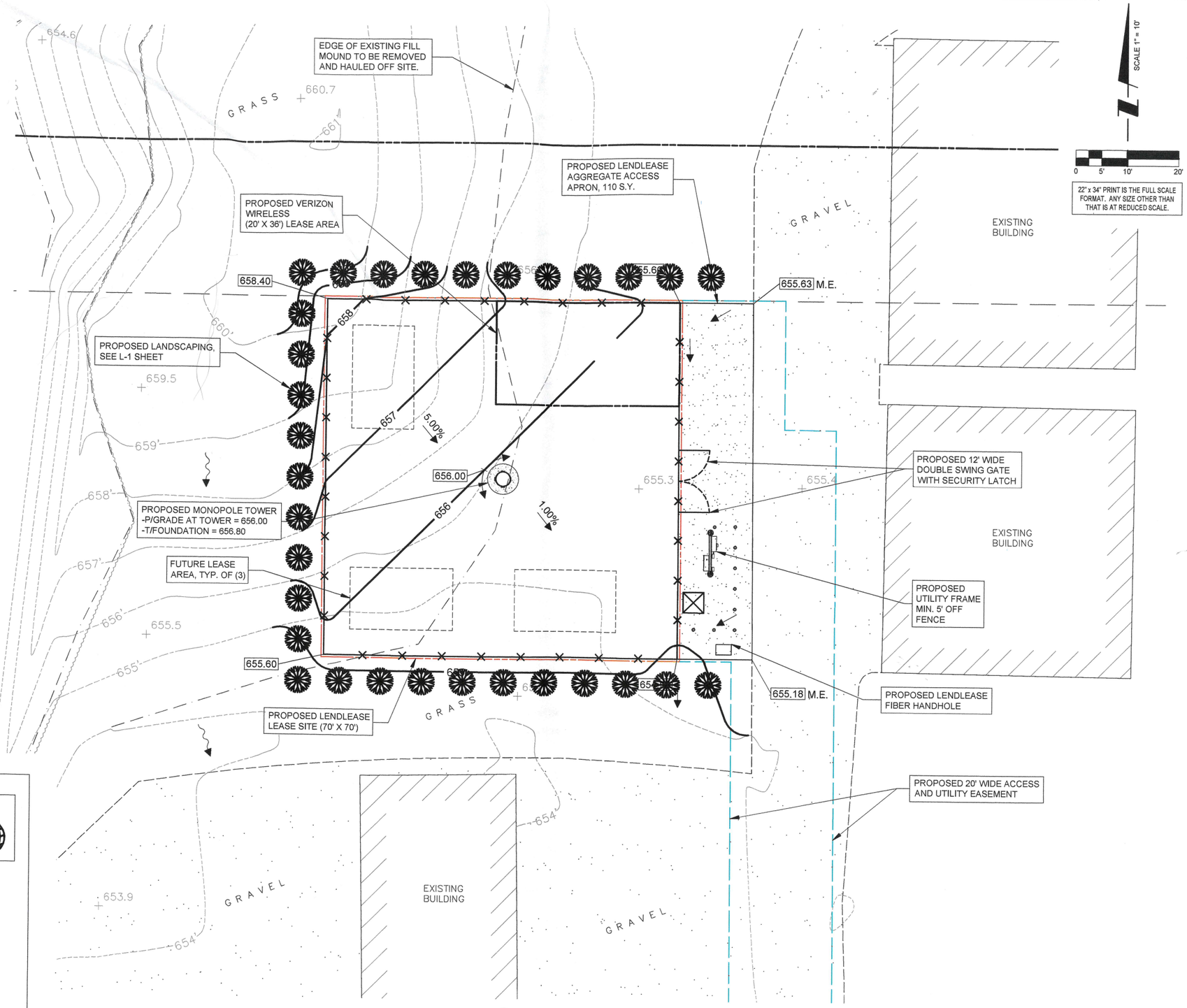
- DRAINAGE DIRECTION ARROW
- 0.00% GROUND SLOPE% WITH DIRECTION
- SUMMIT DRAINAGE DIRECTIONS
- EXISTING GROUND DRAINAGE FLOW DIRECTION

PROPOSED SPOT GRADES

- 0000.00 PROPOSED ELEVATION

PROPOSED LINES

- PROPOSED GROUND RIDGE LINE
- 000 PROPOSED CONTOUR
- 000 EXISTING CONTOUR
- PROPOSED CULVERT & END SECTIONS



1 SITE GRADING PLAN
SCALE: 1" = 10'

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TERRA
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PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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ASHLAND, WI 54806

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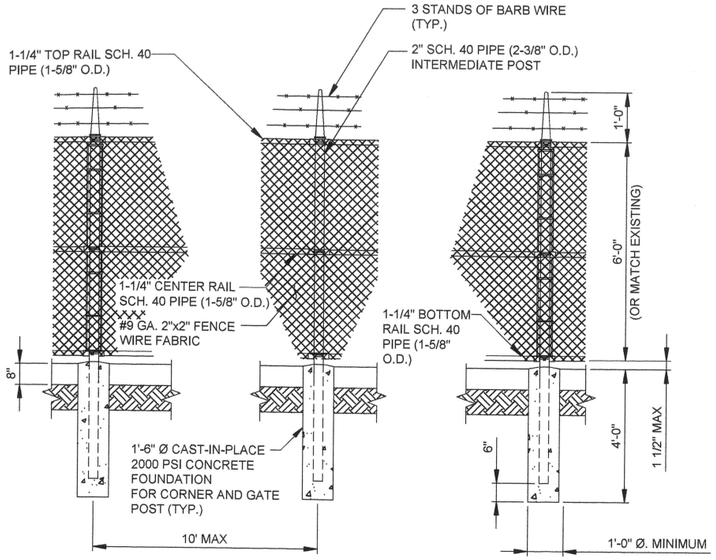
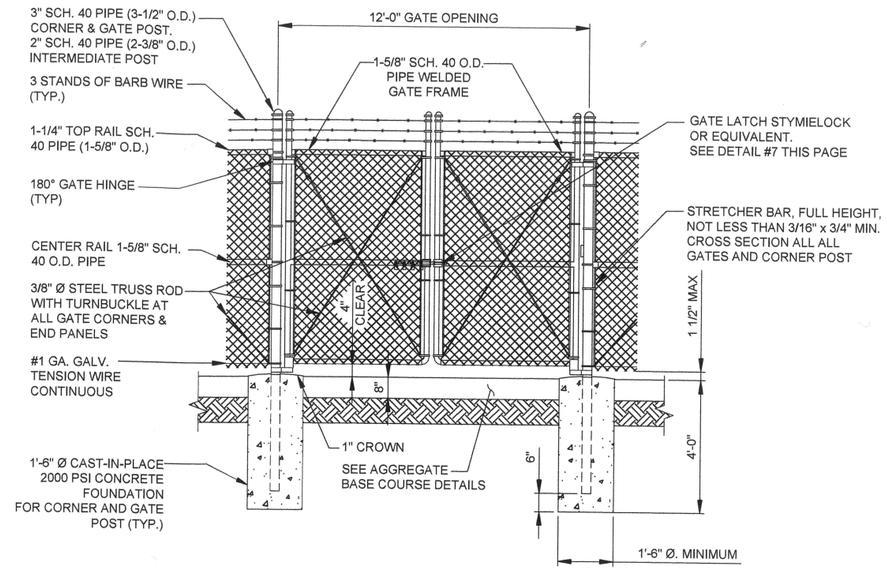
SHEET TITLE
SITE GRADING PLAN (SHEET 1 OF 1)

SHEET NUMBER
C-2



1 FENCE POST DETAILS
N.T.S.



2 12'-0" DOUBLE SWING GATE
N.T.S.

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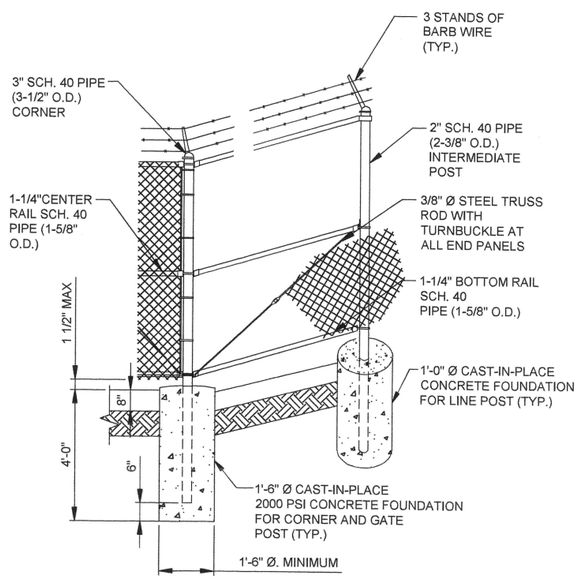
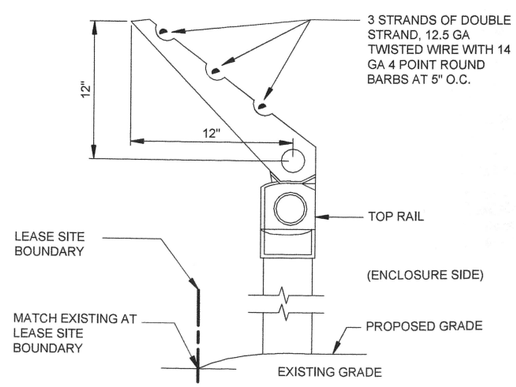
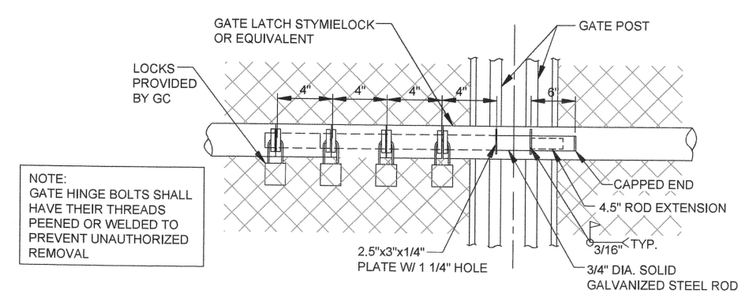


3 CORNER POST DETAIL



4 BARBED WIRE DETAIL
N.T.S.



NOTE:
GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL

5 STYMIELOCK DETAIL
N.T.S.

lendlease

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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ASHLAND INDUSTRIAL

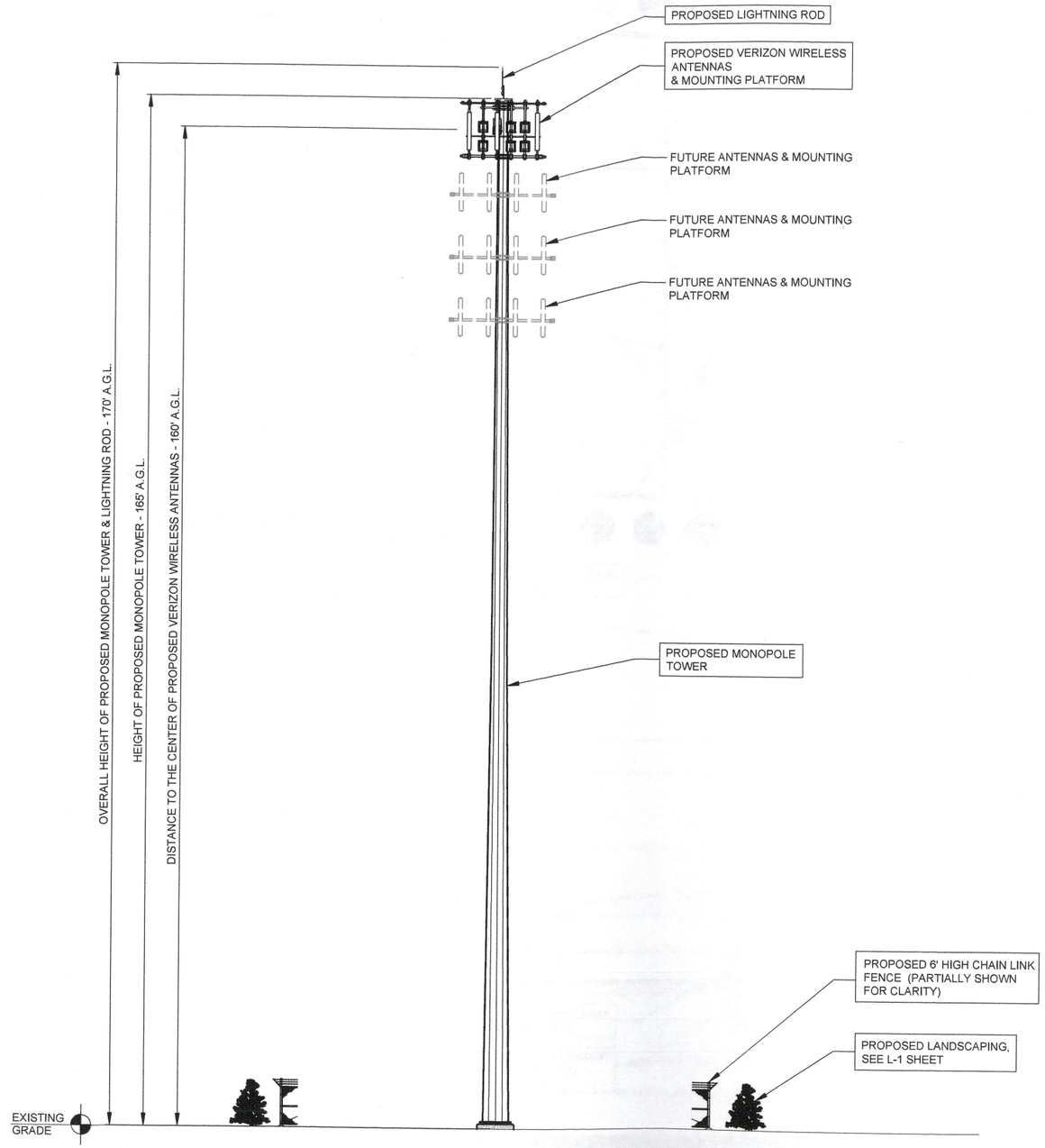
2909 TOLL ROAD
ASHLAND, WI 54806

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	10/15/18
PROJECT #:	85-119

SHEET TITLE
FENCE DETAILS

SHEET NUMBER
C-3

NOTE:
THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

lendlease

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	10/15/18	TJS
1	ISSUED FOR PERMIT	03/07/19	AM
2	REVISED PER NEW RFDS	04/04/19	AM
3	ADDITION OF LANDSCAPING	04/16/19	TJS
4	UPDATE WITH POWER COORDINATION & ISSUED FOR FINAL PENDING FIBER	05/01/19	JJR

LOC. # 458658

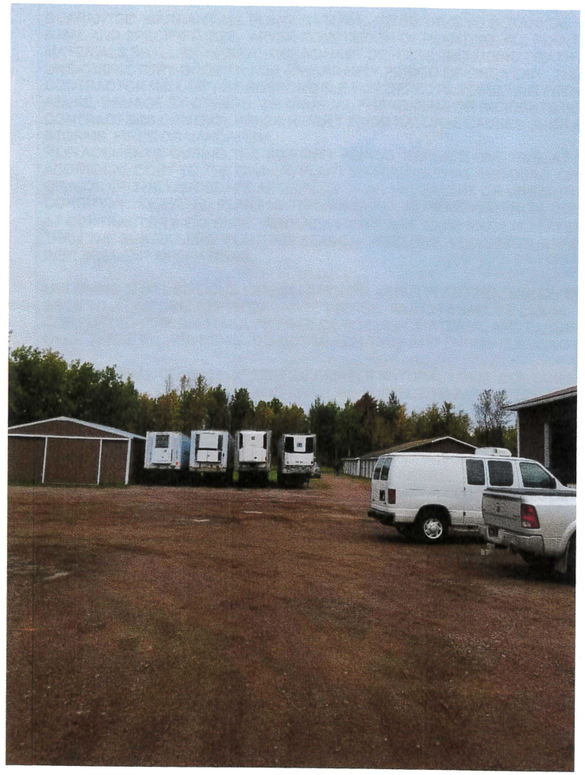
ASHLAND INDUSTRIAL

2909 TOLL ROAD
ASHLAND, WI 54806

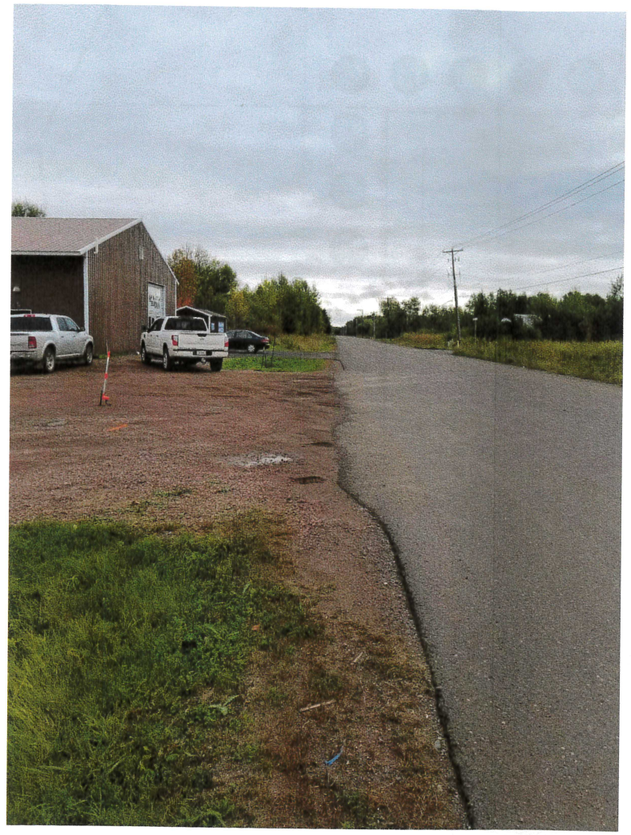
DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	10/15/18
PROJECT #:	85-119

SHEET TITLE
SITE ELEVATION

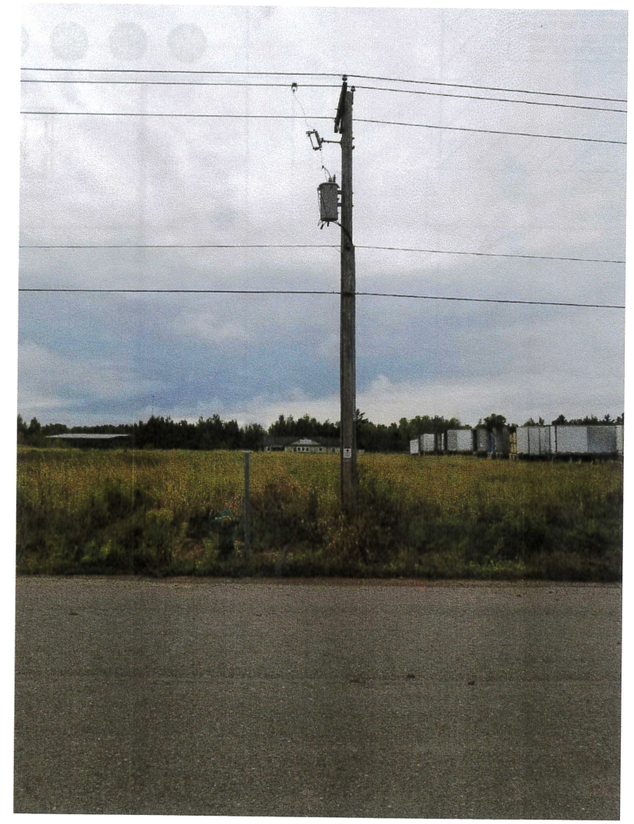
SHEET NUMBER
ANT-1



1 EXISTING OVERALL SITE
SCALE: N.T.S.



2 EXISTING ACCESS DRIVE
SCALE: N.T.S.



3 EXISTING POWER POLE/ TRANSFORMER
SCALE: N.T.S.

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TERRA
CONSULTING ENGINEERS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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ASHLAND INDUSTRIAL

2909 TOLL ROAD
ASHLAND, WI 54806

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SHEET TITLE
EXISTING SITE PHOTOS

SHEET NUMBER
P-1

GENERAL LANDSCAPE NOTES

1. PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.

2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.

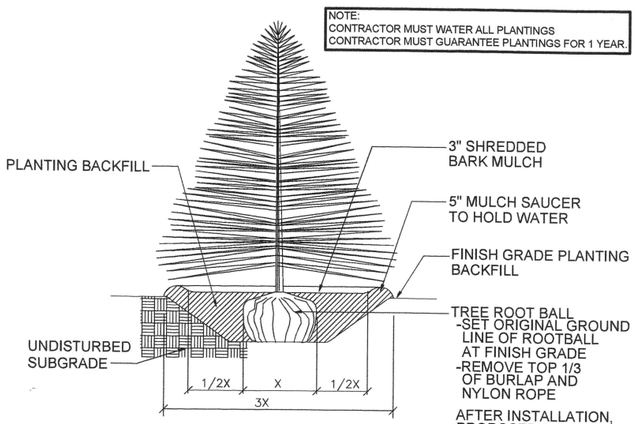
3. GUARANTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTORS CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS STORMS, FIRES OR VANDALISM.
REPLACEMENTS: DURING THE WARANTY PERIOD, REPLACE ONE TIME, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.

4. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.

5. TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.

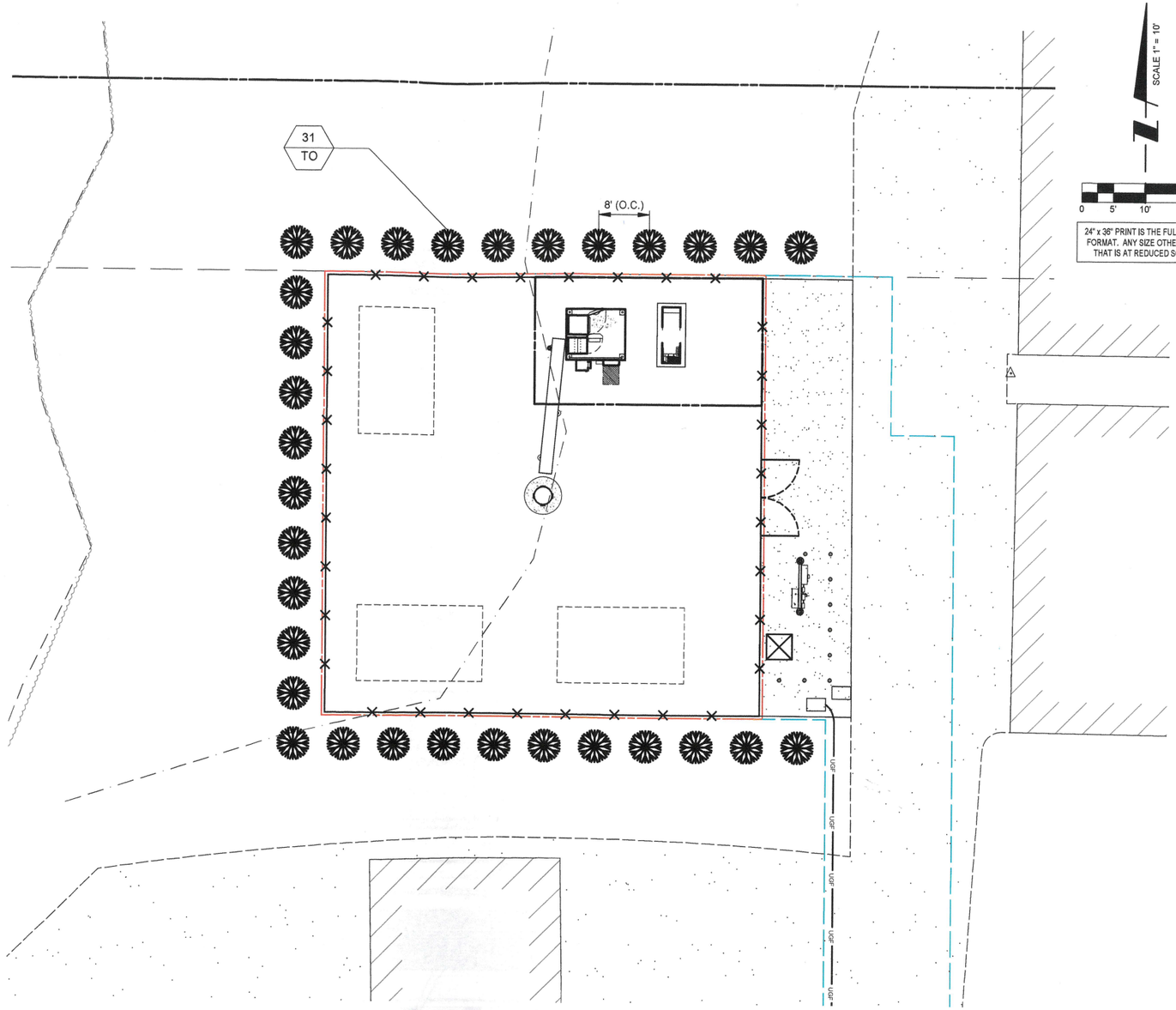
6. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
SEED: SEED MIX SHALL MATCH EXISTING TURF, OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.

NOTE:
CONTRACTOR MUST WATER ALL PLANTINGS
CONTRACTOR MUST GUARANTEE PLANTINGS FOR 1 YEAR.



AFTER INSTALLATION, PROPOSED TREES SHALL BE MAINTAINED BY PROPERTY OWNER

1 EVERGREEN TREE PLANTING
N.T.S.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES					
TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	33	6 FT. HT. MIN.	B & B (BALLED & BURLAPPED)

3 — PLANT QUANTITY
PG — PLANT SYMBOL

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TERRA CONSULTING LANDSCAPE ARCHITECTS, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-8400
FAX: 847-698-8401

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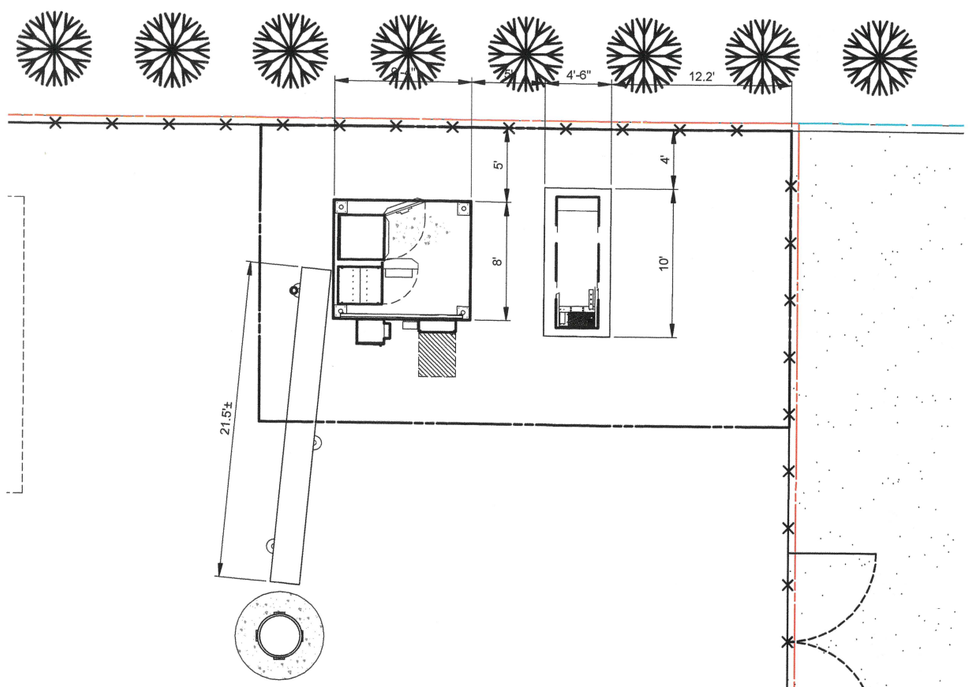
ASHLAND INDUSTRIAL

2909 TOLL ROAD
ASHLAND, WI 54806

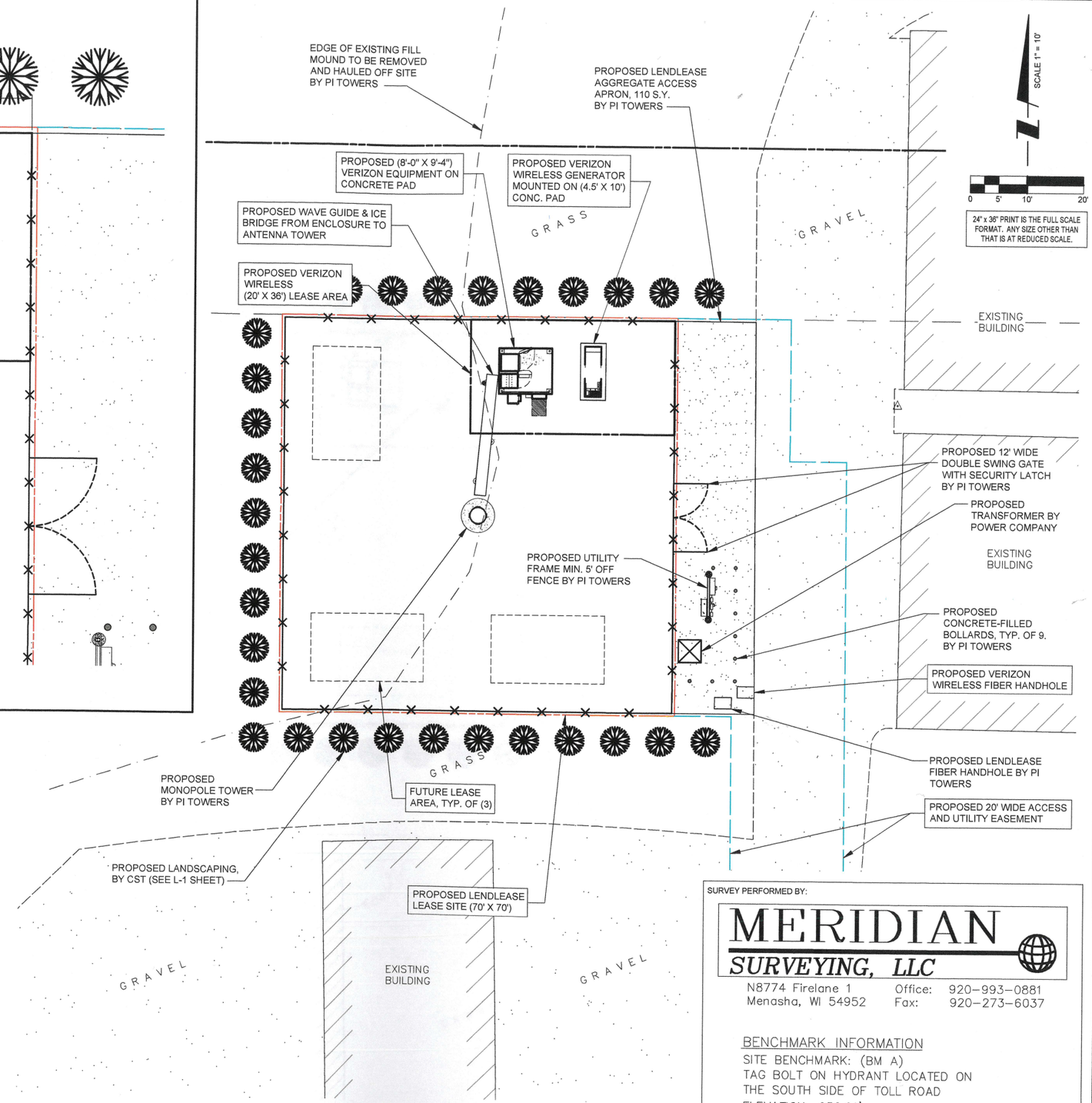
DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	10/15/18
PROJECT #:	85-119

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1



2 SITE DIMENSION PLAN
SCALE: 1" = 8'



1 ENLARGED SITE PLAN
SCALE: 1" = 10'

SCALE 1" = 10'
0 5' 10' 20'
24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

DIGGERS HOTLINE
"Call 3 Work Days Before You Dig!"
TOLL FREE 1-800-242-8511
MILW. AREA (414) 259-1181
TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

SURVEY PERFORMED BY:

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

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TAG BOLT ON HYDRANT LOCATED ON THE SOUTH SIDE OF TOLL ROAD
ELEVATION: 656.91'

lendlease

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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ASHLAND, WI 54806

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SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
VW C-1

TON 80

REALTY SERVICES, INC.

February 21, 2019

Homer & Jamie Moore
Ashland Mini Storage
29 Gravel Pit Road
Washburn, WI 54891

Re: PI Tower Development LLC/Verizon Wireless-Mobile Service Support Structure and Facilities / Ashland Mini Storage Property-2909 Toll Road, Ashland, WI 54806

Dear Mr. & Mrs. Moore,

Please acknowledge this letter below as evidence of your consent for Ton 80 Realty Services, Inc. to file any and all necessary zoning, building, erosion control, and other governmental use applications required for the proposed use of a Mobile Service Support Structure and Facilities upon the property by PI Tower Development LLC as your tenant, and Verizon Wireless as PI Tower Development LLC's prospective subtenant, with the City of Ashland and Ashland County on your behalf as the fee owner of the property.

Thank you for all of your time and assistance in the matter.

Best regards,

Peter Schau
On behalf of PI Tower Development LLC
and Verizon Wireless

Acknowledged this 12 day of
MARCH, 20 19

Homer S Moore
Homer Moore

Jamie K Moore
Jamie Moore

PO Box 578790/Chicago, IL 60657 tel: (773) 919-5112/fax: (866) 684-3535

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

Aeronautical Study No.
2019-AGL-2452-OE

Issued Date: 03/29/2019

Jennifer Brown
PI Tower Development, LLC LendLease Americas-JB
2320 Cascade Pointe Blvd
Suite 300
Charlotte, NC 28208

**** 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 PIWI092 Ashland Industrial
Location:	Ashland, WI
Latitude:	46-36-10.76N NAD 83
Longitude:	90-50-28.45W
Heights:	656 feet site elevation (SE)
	170 feet above ground level (AGL)
	826 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)
__X__ 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 in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 09/29/2020 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 of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licencee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

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, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, 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 includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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.

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 (718) 553-4199, or Dianne.Marin@FAA.GOV. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AGL-2452-OE.

Signature Control No: 397997364-400998283 (DNE)
Dianne Marin
Technician

Attachment(s)
Case Description
Frequency Data

Citizen Input Results:
Waterfront Development &
Outdoor Recreation
5pm - Thursday July 11th - Hotel Chequamegon