

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time: **Tuesday, August 20, 2019 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members: **Mielke (C), Lindman, Peckham, Gisselman, Bohlken, Zahrt, Brueggeman**

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Approve the minutes of the July 16, 2019 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 739 Forest Street to allow for the construction of a 95' tall monopole communications tower and attachments, in a R3, Two Family Residence District. (Wisconsin Public Service)
3. Discussion and possible action to discontinue and vacate a portion of Badger Avenue right-of-way lying between 1811 Badger Avenue and N. Business Highway 51 adjacent to the parking lot.
4. Next meeting date and future agenda items for consideration.
5. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 8/15/2019 @ 3:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the Planning Department at (715) 261-6760 or the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Sippel, DeSantis, Polley, County Planning, Wisconsin Public Service

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, July 16, 2019, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Eric Lindman, Gary Gisselman, Patrick Peckham, Bruce Bohlken, Ron Zahrt, Andrew Brueggeman (arrived at 5:03 p.m.)

Others Present: Brad Lenz, William Hebert, Brad Sippel, Dave DeSantis, Melissa Engen, Ben Rohr, Mike Slavney, Michael Martens

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes of the June 18, 2019 meeting.

Bohlken motioned to approve the minutes of the July 16, 2019 meetings. Peckham seconded, and the motion carried unanimously 6-0.

Discussion and possible action on Drafts of Zoning Ordinance and Zoning Map.

Lenz said that Vandewalle & Associates is here to go over the zoning code.

Brueggeman arrived at 5:03 p.m.

Rohr said that they have been working on the zoning code update since last year. The zoning code will have 10 articles with 28 zoning districts. Slavney said that the code was organized for a first time user. It is in sequential order of development. Rohr said that this implements the Comprehensive Plan, increases user-friendliness, incorporates flexible requirements, improves the review process and will now be compliant with state and federal laws.

Rohr said that every parcel will be rezoned since there are different districts. Slavney added that there will be some parcels that will need to be downzoned, which would require 2/3 Common Council approval. The Plan Commission and Common Council need to be confident that it is as good as it is going to get. It will need near unanimous approval. Rohr said that most of the parcels will preserve the existing zoning and all lots will be fully legal. 75%-80% of the parcels will have a direct translation. The new zoning districts that would be created in the various parts of the city that would be downzoned were discussed.

Gisselman asked if the two family with an upper flat were acknowledged. Slavney said that if there is an upper flat, it would be a legal-nonconforming use. They have tried to avoid downzoning those. Gisselman said that this is in his neighborhood with a single-family house and an entrance for an upper. Gisselman said that there are evidence of flats on the second floor. Slavney said that they can make adjustments and insights can be corrected. Slavney added that they want to get it right. The upzonings were discussed.

Peckham said that in several of the residential districts, temporary uses are allowed on site. Slavney said it would allow for temporary office for a model house. Peckham said that there is approval for temporary vehicle sales on page 48 of the zoning code. Slavney said that this would allow someone to sell their own vehicle, but not someone else's vehicle. Rohr said that it would be for a small-scale "for sale by owner." Peckham said that on page 285, it states additions of floor area over 50% the new requirements would apply and that is seems awfully high. Slavney said that the number was discussed with staff. Peckham said that 40%-45% would be more realistic. Peckham said that it is difficult to understand the garage frontage on page 288 and asked it to be explained. Slavney said that with talking with staff about general practices that some builders have garages that dominate the building. This would be the point where the garage cannot be wider compared to the total structure. Slavney said that the Comprehensive Plan was

looked at and this will create more sustainable neighborhoods. It is a common technique. Peckham asked about the standing seam fasteners being prohibited and why they are a bad thing. Hebert said that metal roofs have not always been allowed. At one time, the Building Advisory Board approved them. At this time, they are allowed if they have standing seam hidden fasteners. There is a concern of the aesthetics. There is a greater chance of failure with exposed fasteners and a greater chance of damage. Hebert said that it was proposed that they would be prohibited, but suggested that it be allowed because of the history. Peckham said that people like the freedom. Peckham suggested that discussion should be done with staff for the percentage of expansion of buildings. Slavney said that the base code does not have any landscaping requirements. Peckham asked if the zoning code would reference signage for business signs when the business leaves. Hebert said that in the new code, the sign would need to be removed within 60 days. This is located on page 359.

Michael Martens, alderperson District 2, said that page 224 addresses personal antenna/towers. Martens said that he is an amateur radio operator and there are about 50 others in the city. Section A refers to roof mounting and said that one roof would be allowed and one tower would be allowed per lot. It is difficult to have one roof mounted and one tower and antennas may take different forms. Martens said that Section C refers to the combined height of the tower and antenna. Martens asked if the antenna is attached if it would no longer apply since Section D restricts it to 70'. Martens asked if the guy wires in Section E pertain to only towers or also pertain to antennas and masts. Martens handed Rohr and Slavney a list of main points and guidelines for CCA and HOA.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for August 20, 2019.

Adjournment.

Zahrt motioned to adjourn, seconded by Peckham. The motion carried unanimously 7-0 and the meeting adjourned at 6:00 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on August 20, 2019.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: August 15, 2019

GENERAL INFORMATION

APPLICANT: Wisconsin Public Service

LOCATION: 739 Forest Street

EXISTING ZONING: R3, Two Family Residence District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for a 95-foot tall communications tower and attachments. In the R3 district, public utilities and services, including telephone towers may be permitted by conditional use.

EXISTING LAND USE: Utility – mixed uses, including office, shop, and storage

SIZE OF PARCEL(S): 1.85 acres

SURROUNDING ZONING AND LAND USE:

- North:** R2, Single Family Residence District, and R3 (Two Family Residence District); One- and two-family homes
- South:** M2, General Industrial District, and R3; Residential and vacant industrial
- East:** Railroad right-of-way
- West:** R3 and M2; Residences and retail store

SUMMARY

Wisconsin Public Service is requesting approval to add a 95-foot tall monopole to their property. The tower would be located near the center of their property, approximately three feet from the rear wall of the main building. An ice bridge structure would connect the tower to the building.

The attached site plan (labeled “C-101”) shows that the tower would be located over 100 feet from the nearest property line. Mounted on the tower would be a variety of equipment, as shown in the tower profile on sheet “T-201.”

The purpose of the tower per WPS is to provide fast and reliable communications of utility service performance. Related improvements to radio equipment will be made inside the existing building. The project would remove one existing parking stall. The property would continue to function as it now with offices, storage, and maintenance.

ANALYSIS

From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

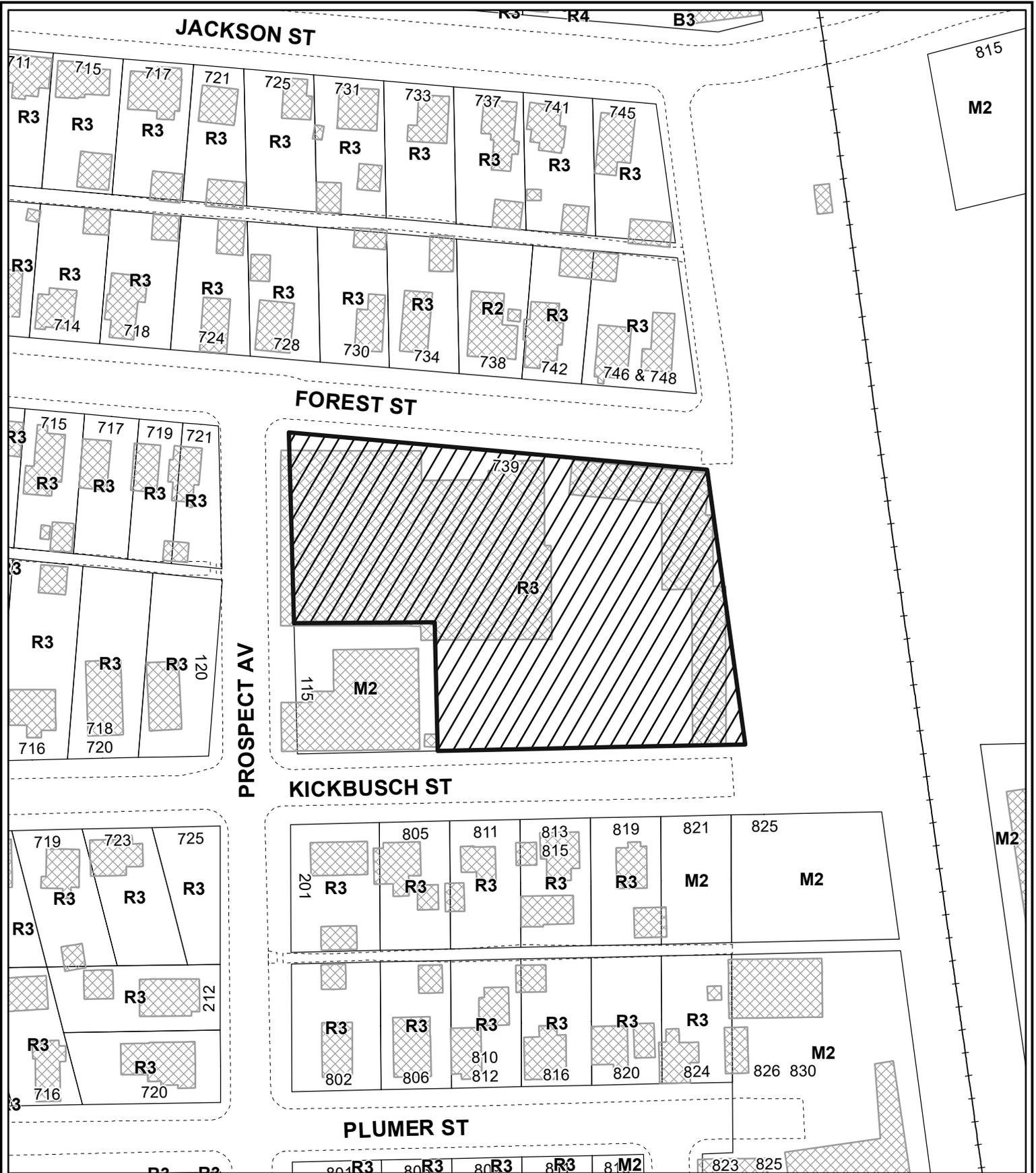
(d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.

Staff does not feel that sufficient evidence exists to the contrary of the above standards in order to recommend against the conditional use.

The proposed tower location is in the geographic center of the parcel, and, essentially, a full city block. The distance to property lines somewhat reduces its impact to surrounding properties, as do the buildings on three sides of the tower which provide visual obstructions to the base. The monopole design provides a slimmer profile than other types of structures, thereby limiting shadows and overall visual impact.



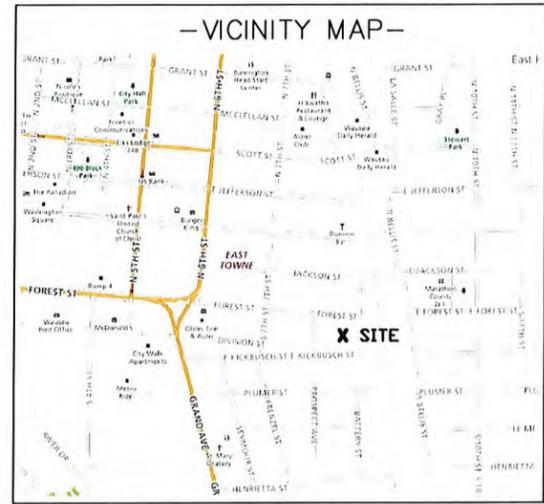
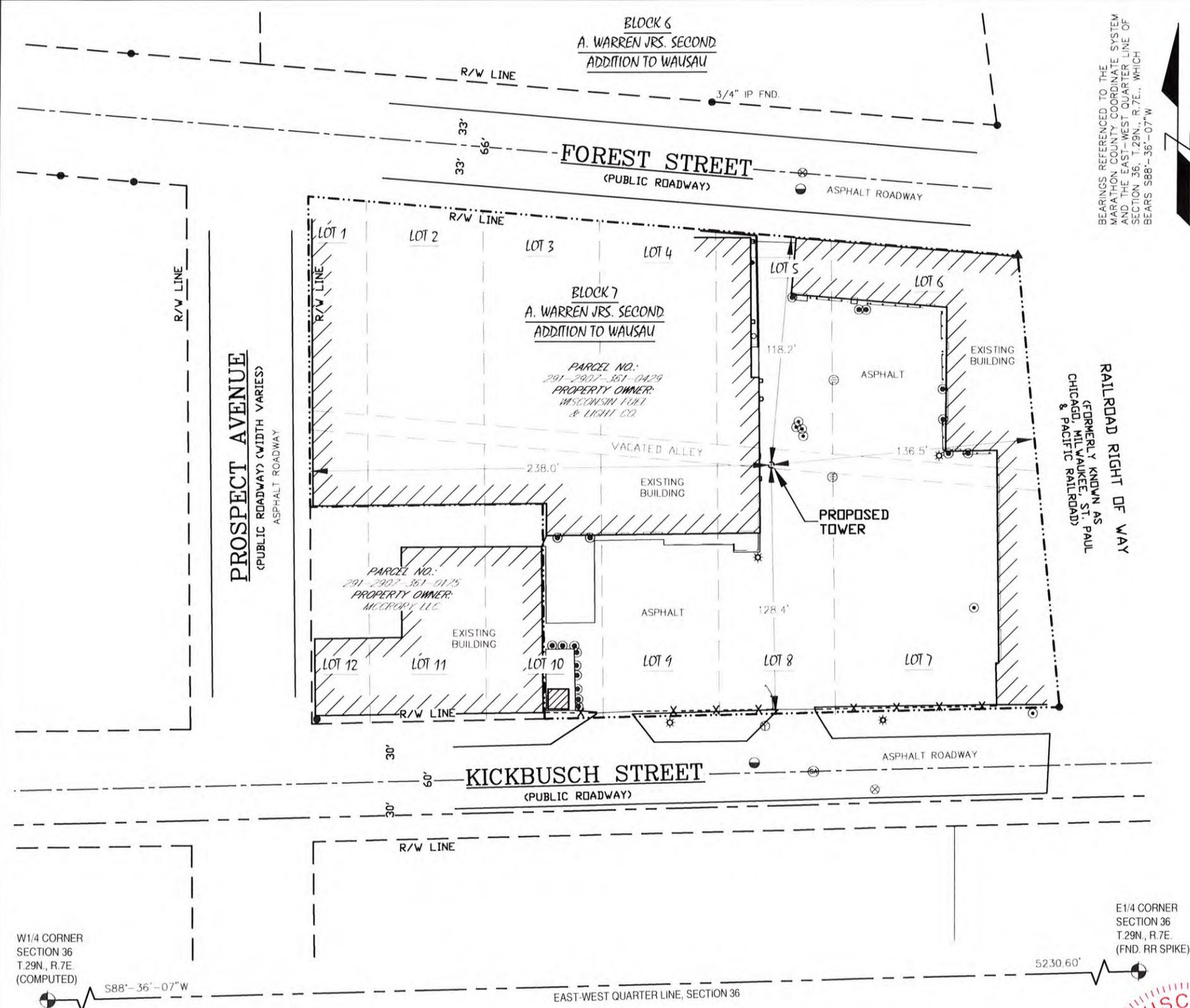
City of Wausau
Marathon County Wisconsin



- Area of Interest
- Building

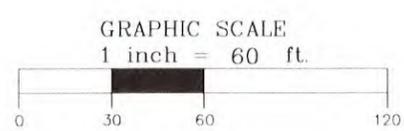


Map Date: August 6, 2019



PROPOSED TOWER BASE
 LATITUDE: 44°-57'-22.63"
 LONGITUDE: 89°-37'-09.01"
 (Per North American Datum of 83/2011)
 Ground Elevation: 1214.4'
 (Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" IRON PIPE FOUND
 - ▲ = MAG NAIL FOUND
 - △ = MAG NAIL SET
 - ⊙ = COUNTY MONUMENT FOUND
 - ☼ = LIGHT POLE
 - ⊙ = METAL POST
 - ⊙ = MONITORING WELL
 - ⊙ = GAS VALVE
 - ⊙ = MANHOLE
 - ⊙ = SANITARY MANHOLE
 - ⊙ = STORM INLET
 - ⊙ = WATER VALVE
 - - - X - - - = CHAINLINK FENCE LINE
 - G - G - = BURIED GAS LINE
 - ST - ST - = STORM SEWER MAIN
 - E - E - = BURIED ELECTRIC
 - - - - - = PROPERTY LINE



CALL DIGGERS HOTLINE TOLL FREE
1(800)242-8511
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR

WARNING
CALL BEFORE
YOU DIG
48 HOURS BEFORE
YOU DIG



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

Dated this 27th day of NOVEMBER, 2017

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

SURVEYED FOR:

Edge
Consulting Engineers, Inc.

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

SURVEYED FOR:

WPS
Wisconsin Public Service

700 NORTH ADAMS STREET
 GREEN BAY, WI 54307-9001

MERIDIAN
SURVEYING, LLC

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

SITE NAME: EAST WAUSAU SC
SITE NUMBER: XX
SITE ADDRESS: 739 FOREST ST.
 WAUSAU, WI 54403

PROPERTY OWNER:
 WISCONSIN FUEL & LIGHT CO.
 PO BOX 1627
 WAUSAU, WI 54402

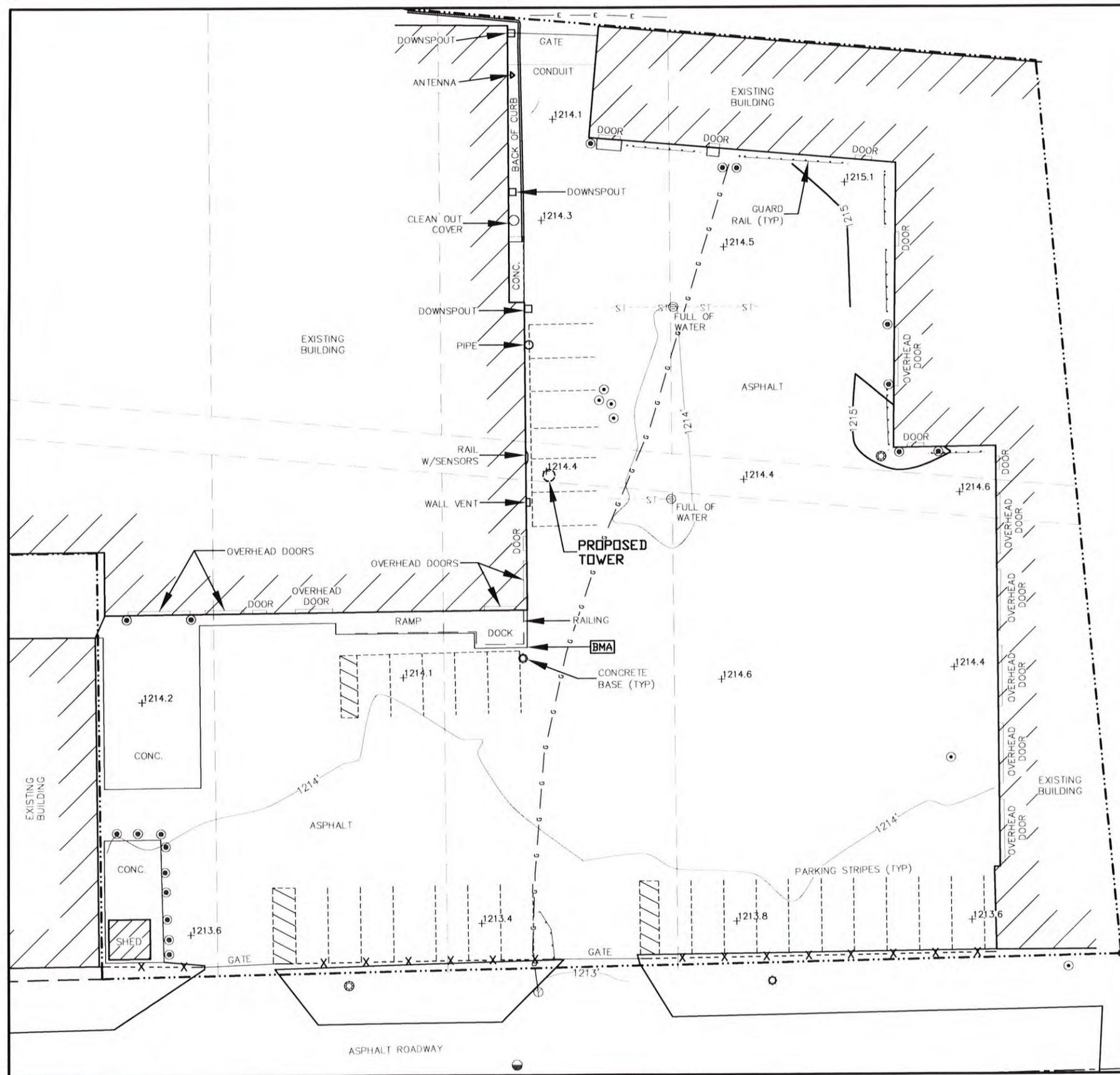
PARCEL NO.: 291-2907-361-0429
ZONED: R3

DEED: VOLUME: 360 PAGE: 234
 DOCUMENT NO. 426669 AND
 VOLUME: 656 PAGE: 728
 DOCUMENT NO. 1012285

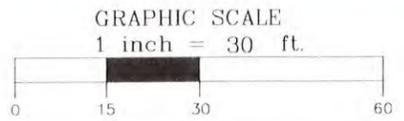
SITE SURVEY
 FOR
WISCONSIN PUBLIC SERVICE
 BEING A PART OF THE NW1/4 OF THE
 NE1/4, SECTION 36, T.29N., R.7E., CITY
 OF WAUSAU, MARATHON COUNTY,
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	11/26/18	Added Proposed Tower	J.D.
1	10/23/17	Preliminary Survey	J.B.

DRAWN BY: J.B. **FIELD WORK DATE:** 10-18-17
CHECKED BY: C.A.K. **FIELD BOOK:** M-42, PG. 56
JOB NO.: 9801 **SHEET** 1 OF 3



BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET CHISELED "X" ON SOUTHEAST
 CORNER OF CONCRETE LOADING DOCK
 ELEVATION: 1217.53'



SURVEY NOTES:

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-DIGGERS HOTLINE TICKET NO. 20174018299.

-NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

FEMA NOTE:

-ACCORDING TO FEDERAL EMERGENCY AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55073C0403F, DATED JULY 22 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

WETLAND NOTE:

-THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

-LEGEND-

- = 1" IRON PIPE FOUND
- ▲ = MAG NAIL FOUND
- △ = MAG NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ☆ = LIGHT POLE
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- S - S - = STORM SEWER MAIN
- E - E - = BURIED ELECTRIC
- - - - - = PROPERTY LINE

BEARINGS REFERENCED TO THE MARATHON COUNTY COORDINATE SYSTEM AND THE EAST-WEST QUARTER LINE OF SECTION 36, T.29N., R.7E., WHICH BEARS S88°-36'-07"W



SURVEYOR'S CERTIFICATE

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

Dated this 27th day of NOVEMBER 2017

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

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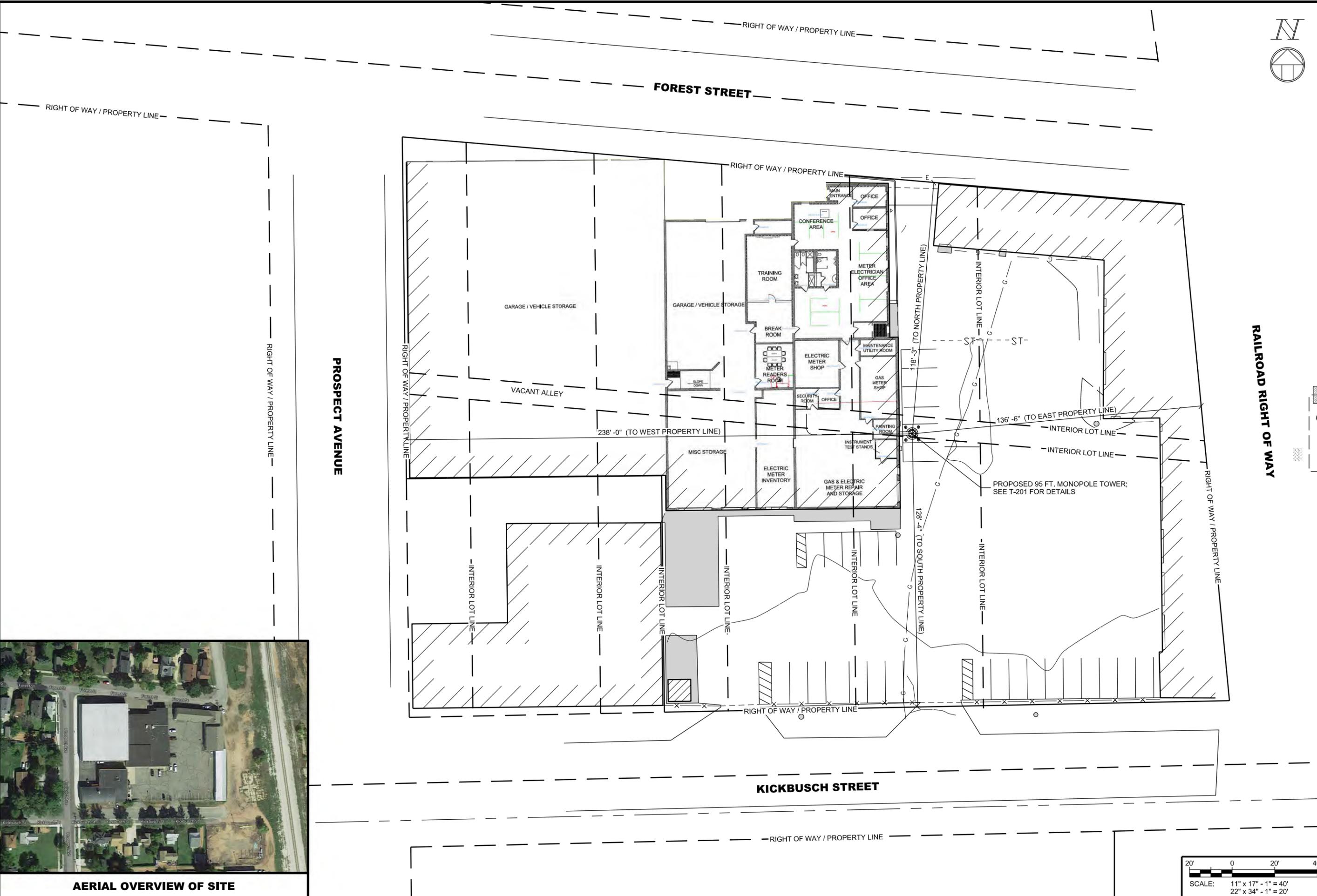
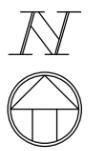
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 FOR
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 BEING A PART OF THE NW1/4 OF THE
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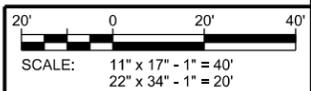
DRAWN BY: J.B.	FIELD WORK DATE: 10-18-17
CHECKED BY: C.A.K.	FIELD BOOK: M-42, PG. 56
JOB NO.: 9801	SHEET 2 OF 3

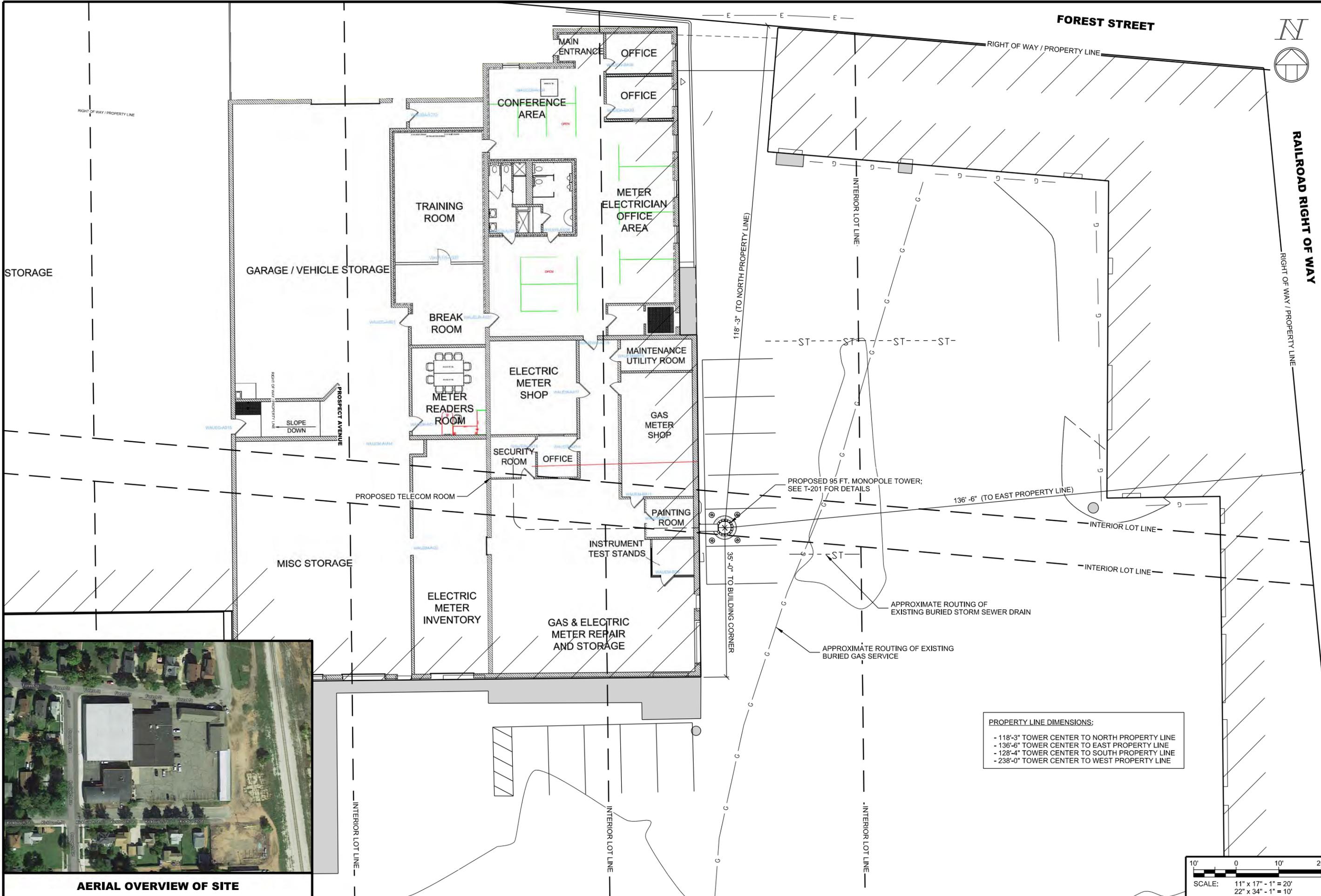


AERIAL OVERVIEW OF SITE

ENGINEERING STAMP
DATE: 07/12/2019
SCALE: SEE DRAWINGS
DESIGNED BY: MRM
REVIEWED BY: DGS
ENGINEER: MRM

SITE PLAN
EAST WAUSAU SC

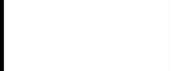




AERIAL OVERVIEW OF SITE

REVISIONS	
0	WPS PROJ. # ????????

DATE: 07/12/2019
 DESIGNED BY: MRM
 REVIEWED BY: DGS
 ENGINEER: MRM



424 Water Street
 P.O. Box 1449
 Wausau, WI 54985
 715.834.1549
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ENGINEERING STAMP

DATE: 07/12/2019
 SCALE: SEE DRAWINGS
 DESIGNED BY: MRM
 REVIEWED BY: DGS
 ENGINEER: MRM

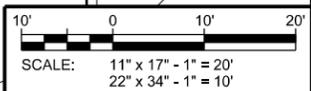
ENLARGED SITE PLAN
EAST WAUSAU SC

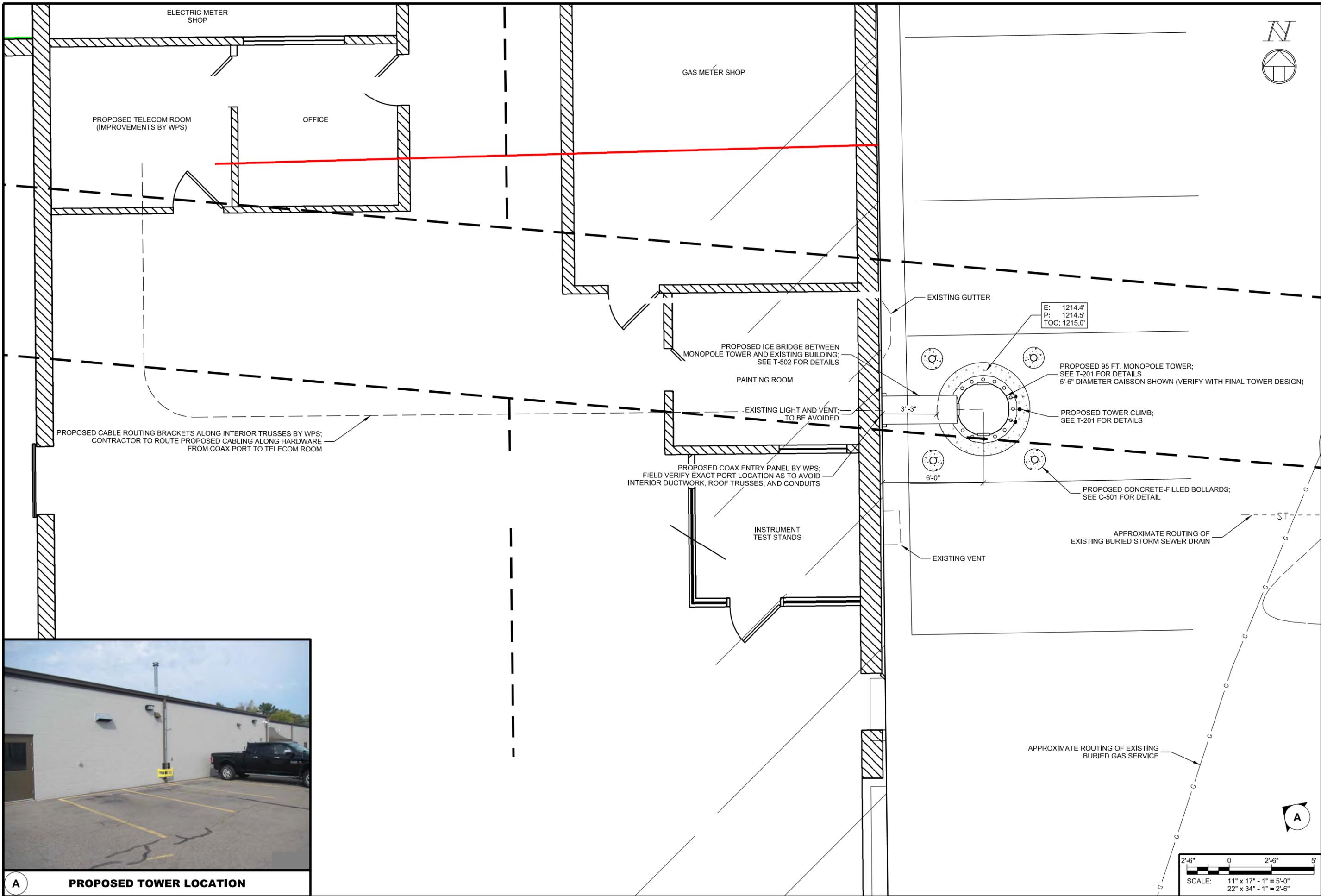


C-102
 REV. 0

PROPERTY LINE DIMENSIONS:

- 118'-3" TOWER CENTER TO NORTH PROPERTY LINE
- 136'-6" TOWER CENTER TO EAST PROPERTY LINE
- 128'-4" TOWER CENTER TO SOUTH PROPERTY LINE
- 238'-0" TOWER CENTER TO WEST PROPERTY LINE





A **PROPOSED TOWER LOCATION**

REVISIONS	
0	WPS PROJ. # ????????

DATE: 07/12/2019
 DESIGNED BY: MRM
 REVIEWED BY: DGS
 ENGINEER: MRM



424 Water Street
 Plover, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

ENGINEERING STAMP

DATE: 07/12/2019
SCALE: SEE DRAWINGS
DESIGNED BY: MRM
REVIEWED BY: DGS
ENGINEER: MRM

ENLARGED SITE PLAN
EAST WAUSAU SC

WPS
Wisconsin Public Service

C-103

REV. 0

Product Specifications

COMMSCOPE®



PL4-107-PXA/F
1.2 m | 4 ft Standard Parabolic, Low VSWR Unshielded Antenna, single-polarized, 10.700–11.700 GHz, CPR90G, gray antenna, molded gray radome with flash, standard pack—one-piece reflector

General Specifications

Antenna Type	PL - Standard Parabolic, Low VSWR Unshielded Antenna, single-polarized
Diameter, nominal	1.2 m 4 ft
Packing	Standard pack
Radome Color	Gray
Radome Material	Molded
Reflector Construction	One-piece reflector
Antenna Input	CPR90G
Antenna Color	Gray
Antenna Type	PL - Standard Parabolic, Low VSWR Unshielded Antenna, single-polarized
Diameter, nominal	1.2 m 4 ft
Flash Included	Yes
Polarization	Single

Electrical Specifications

Operating Frequency Band	10.700 – 11.700 GHz
Beamwidth, Horizontal	1.6 °
Beamwidth, Vertical	1.6 °
Cross Polarization Discrimination (XPD)	30 dB
Electrical Compliance	US FCC Part 101B
Front-to-Back Ratio	46 dB
Gain, Low Band	40.1 dBi
Gain, Mid Band	40.5 dBi
Gain, Top Band	40.9 dBi
Operating Frequency Band	10.700 – 11.700 GHz
Radiation Pattern Envelope Reference (RPE)	3214E
Return Loss	28.3 dB
VSWR	1.08

Mechanical Specifications

Fine Azimuth Adjustment	±15°
Fine Elevation Adjustment	±20°
Mounting Pipe Diameter	115 mm 4.5 in
Net Weight	54 kg 119 lb
Side Struts, Included	1 inboard

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page 1 of 5
June 25, 2015

Product Specifications

COMMSCOPE®



PL4-107-PXA/F

Side Struts, Optional	1 inboard
Wind Velocity Operational	110 km/h 68 mph
Wind Velocity Survival Rating	200 km/h 124 mph

Wind Forces At Wind Velocity Survival Rating

Angle a for MT Max	-130 °
Axial Force (FA)	3881 N 872 lbf
Side Force (FS)	552 N 124 lbf
Twisting Moment (MT)	1236 N•m
Weight with 1/2 in (12 mm) Radial Ice	130 kg 287 lb
Zcg with 1/2 in (12 mm) Radial Ice	346 mm 14 in
Zcg without Ice	203 mm 8 in

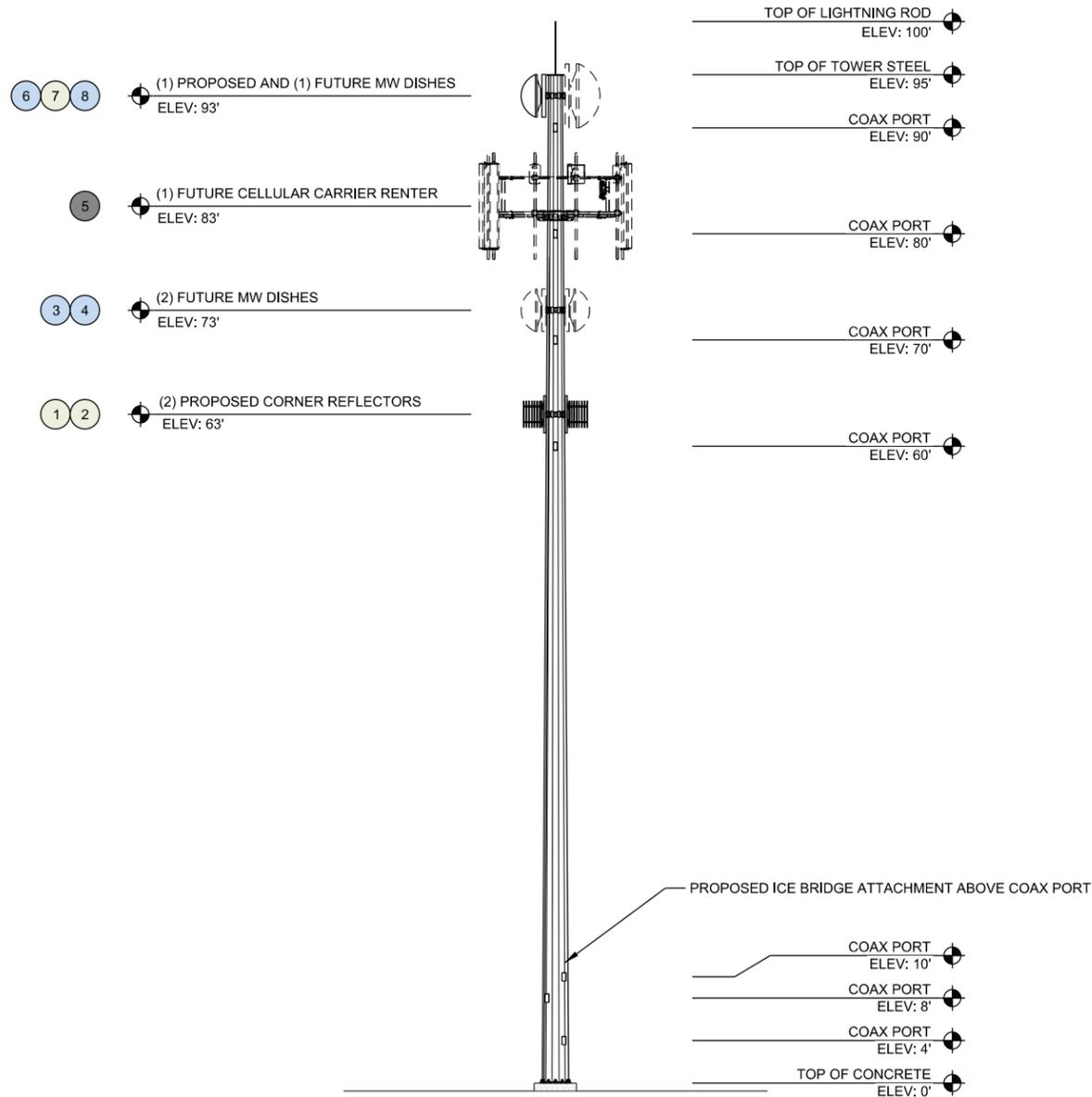
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page 2 of 5
June 25, 2015

REVISIONS	
0	WPS PROJ. # ?????????
DATE: 07/12/2019 DESIGNED BY: MRM REVIEWED BY: DGS ENGINEER: MRM	
<p>424 Water Street Providence, RI 02908 603.441.1449 voice 603.441.1549 fax www.edgeconsult.com</p>	
ENGINEERING STAMP	
DATE: 07/12/2019	SCALE: SEE DRAWINGS
DESIGNED BY: MRM	REVIEWED BY: DGS
ENGINEER: MRM	
ANTENNA SPECIFICATIONS EAST WAUSAU SC	
<p>WISCONSIN PUBLIC SERVICE</p>	
T-001	REV: 0

A MICROWAVE DISH DETAIL
COMMSCOPE PL4-107-PXA/F

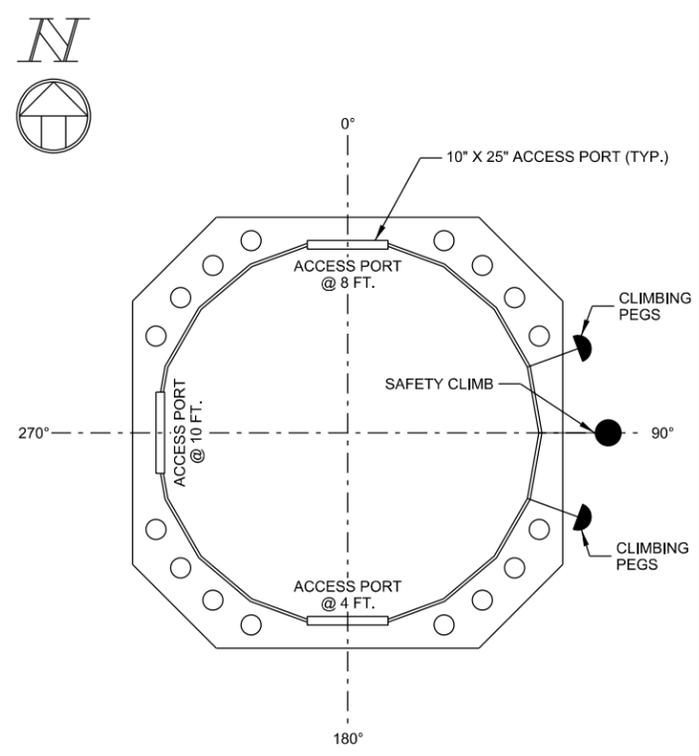
NOTES:
 1. ALL DIMENSIONS SHOWN ARE REFERENCED FROM THE TOP OF CONCRETE
 2. CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER.



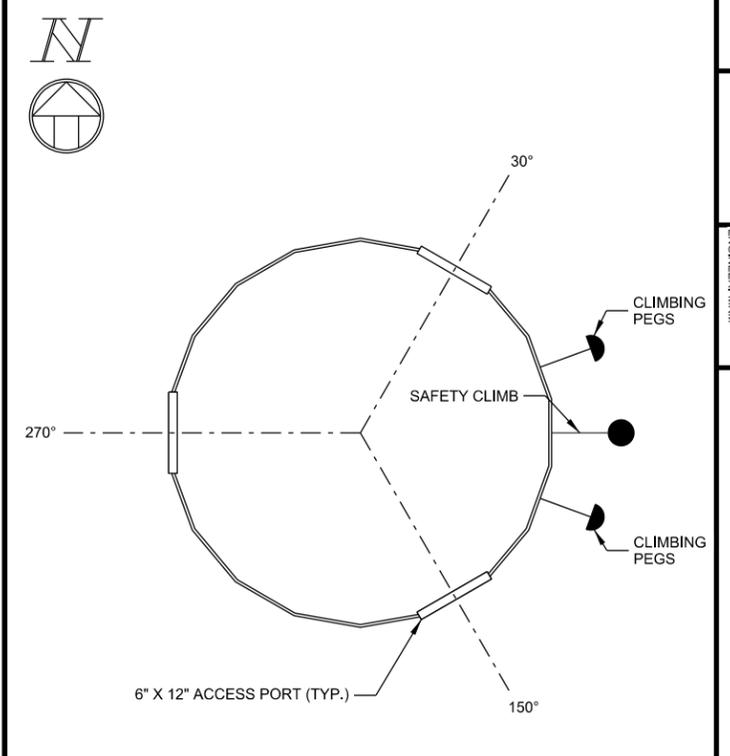
A TOWER PROFILE
 SCALE: 11" x 17" - 1/8" = 1'-0"
 22" x 34" - 1/4" = 1'-0"

TOWER LOADING LEGEND										
ANTENNA ID	ANTENNA TYPE	QUANTITY	ANTENNA MODEL	ANTENNA MOUNT	MOUNTING HEIGHT	ANTENNA AZMUTH	TX LINE SIZE	COAX QUANTITY	COMMENTS	
1	Corner Reflector	1	SV302-HF15NM 30 lbs, 50" x 23" x 30"	(1) Universal Ring Mount Assembly with 4-1/2" O.D. Mast Pipes	63'	0°	1/2" Heliac	1	Proposed	
2	Corner Reflector	1	SV302-HF15NM 30 lbs, 50" x 23" x 30"		63'	180°	1/2" Heliac	1	Proposed	
3	MW Dish	1	4' 11 GHz Solid MW Dish with Radome 119 lbs, 48" Dia.	(1) Universal Ring Mount Assembly with 4-1/2" O.D. Mast Pipes	73'	0°	EW90	1	Future	
4	MW Dish	1	4' 5.8 GHz Solid MW Dish with Radome 119 lbs, 48" Dia.			180°	5/8" Heliac	2	Future	
5	Panel Antenna	6	8' Panel Antenna 55 lbs, 96" x 12" x 6"	(1) Low Profile Platform with 12 ft. Face and Upper Support Rail * Wind Area: 35 sqft. (CaAa) * Mount Weight: 2,000 lbs w/no Mast Pipes * No Additional Shielding is Allowed * Assume Symmetrical Placement	83'	TBD	1-5/8" Coax	6	Future Cellular Carrier Renter	
	Surge Suppressor	2	Surge Suppressor 20 lbs, 20" x 20" x 6"			-	1-1/4" Hybrid	2		
	Remote Radio Unit	9	Remote Radio Unit 55 lbs, 18" x 18" x 7"			-	-	-		
6	MW Dish	1	4' 5.8 GHz Solid MW Dish with Radome 119 lbs, 48" Dia.	(1) Universal Ring Mount Assembly with 4-1/2" O.D. Mast Pipes	93'	60°	5/8" Heliac	2	Future	
7	MW Dish	1	4' 11 GHz Solid MW Dish with Radome 119 lbs, 48" Dia.			198°	EW90	1	Mosinee Hill	
8	MW Dish	1	6' 6 GHz Solid MW Dish with Radome 154 lbs, 72" Dia.			300°	EW63	1	Future	

B TOWER LOADING LEGEND



C TOWER ACCESS PORT ORIENTATION (BASE)



D TOWER PORT ORIENTATION (HEIGHT VARIES)

REVISIONS
 0 WPS PROJ. # ?????????

DATE: 07/12/2019
 DESIGNED BY: MRM
 REVIEWED BY: DGS
 ENGINEER: MRM

Edge
 Consulting Engineers, Inc.
 624 Water Street
 P.O. Box 1449
 Mosinee, WI 54455
 715.685.1549 fax
 www.edgecorp.com

ENGINEERING STAMP

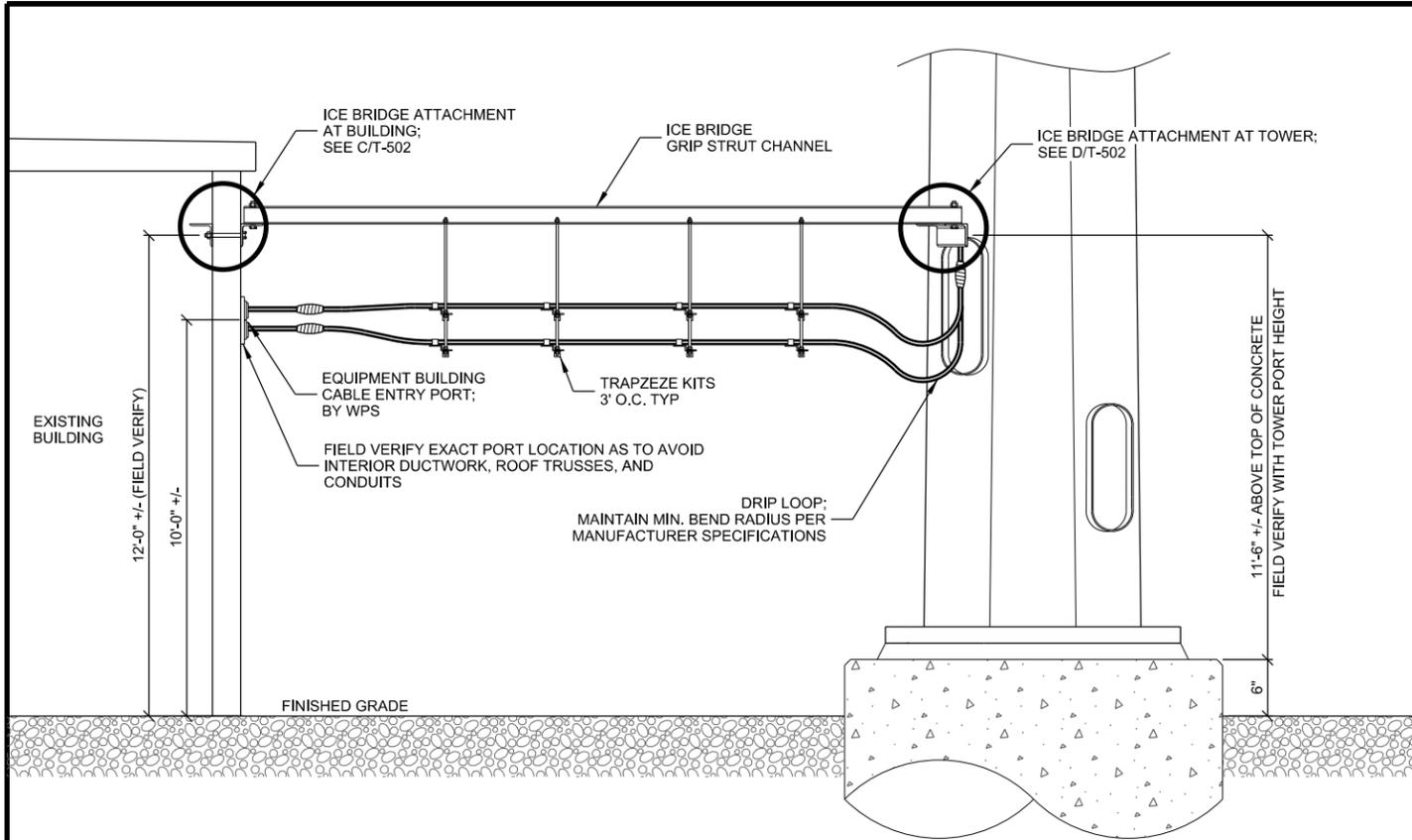
DATE: 07/12/2019
 SCALE: SEE DRAWINGS
 DESIGNED BY: MRM
 REVIEWED BY: DGS
 ENGINEER: MRM

SITE ELEVATION
EAST WAUSAU SC

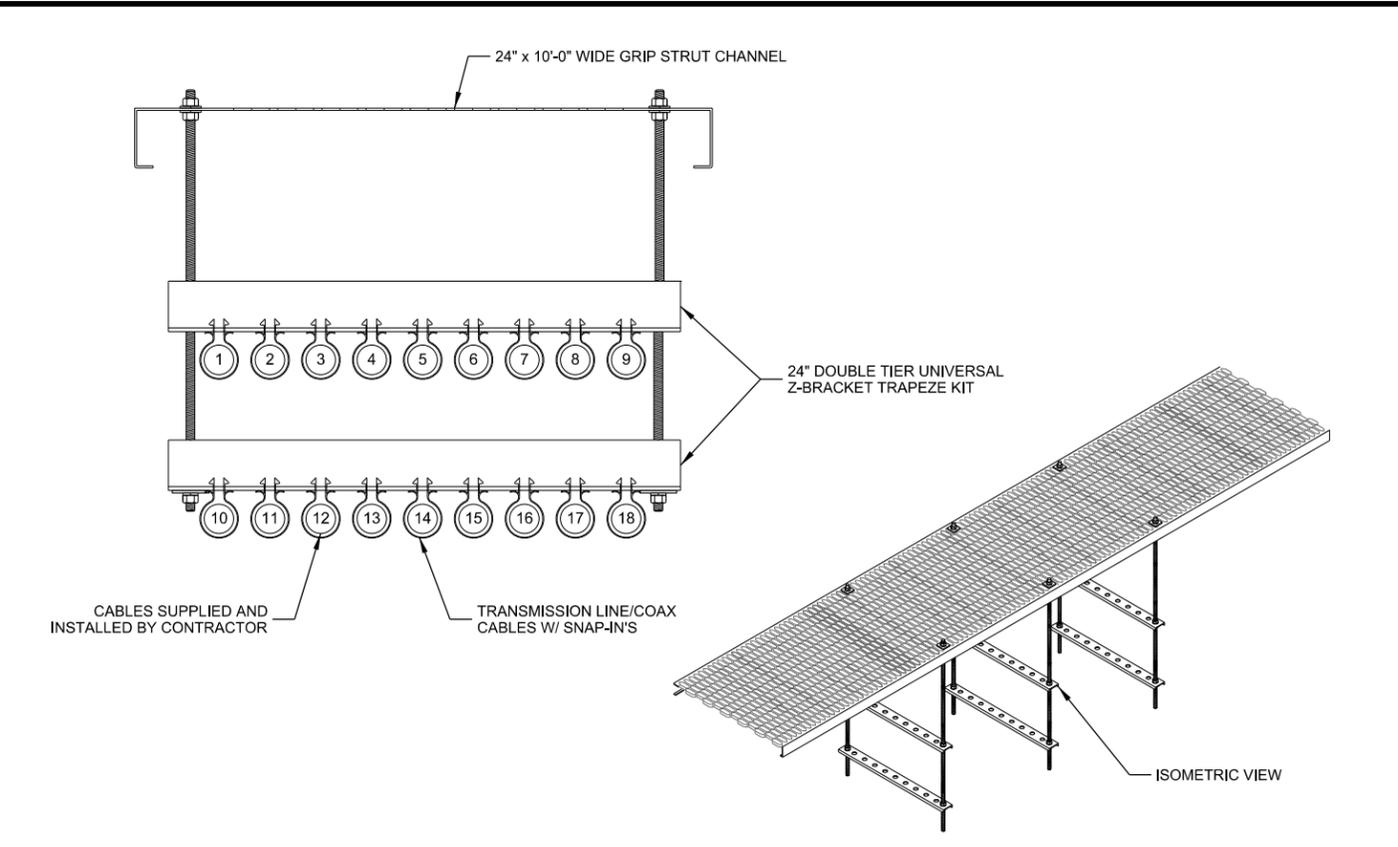
WPS
 Wisconsin Public Service
 THE INFORMATION ON THIS DRAWING IS THE PROPERTY OF WISCONSIN PUBLIC SERVICE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

T-201 REV: 0

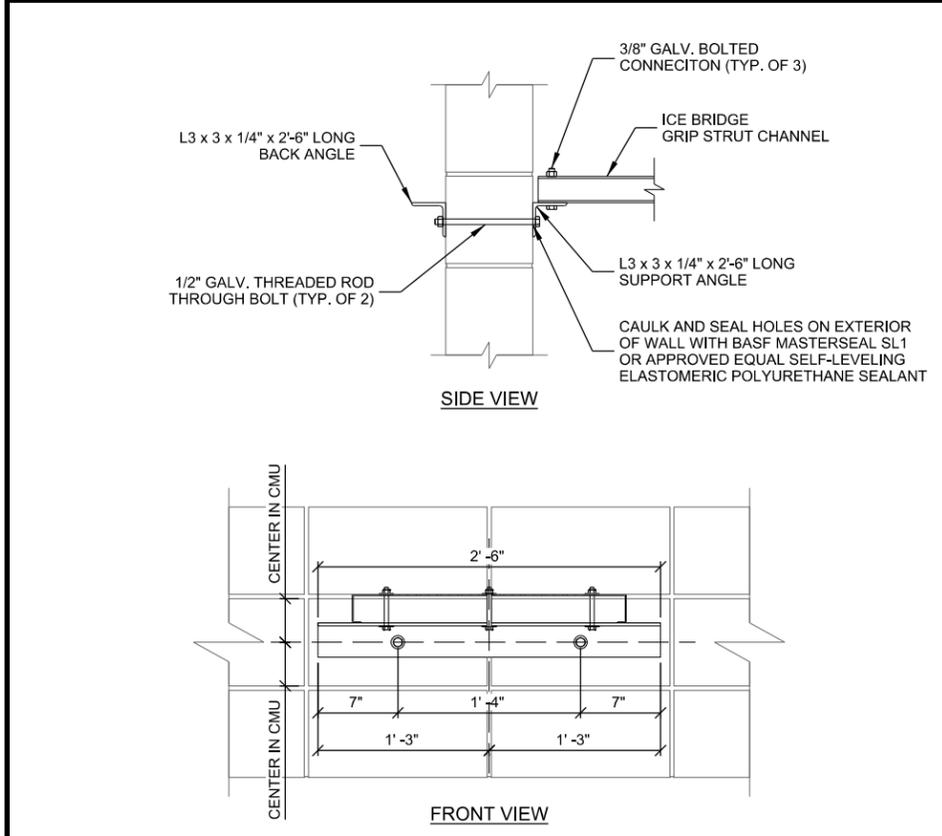
PLOTTED: 7/12/2019



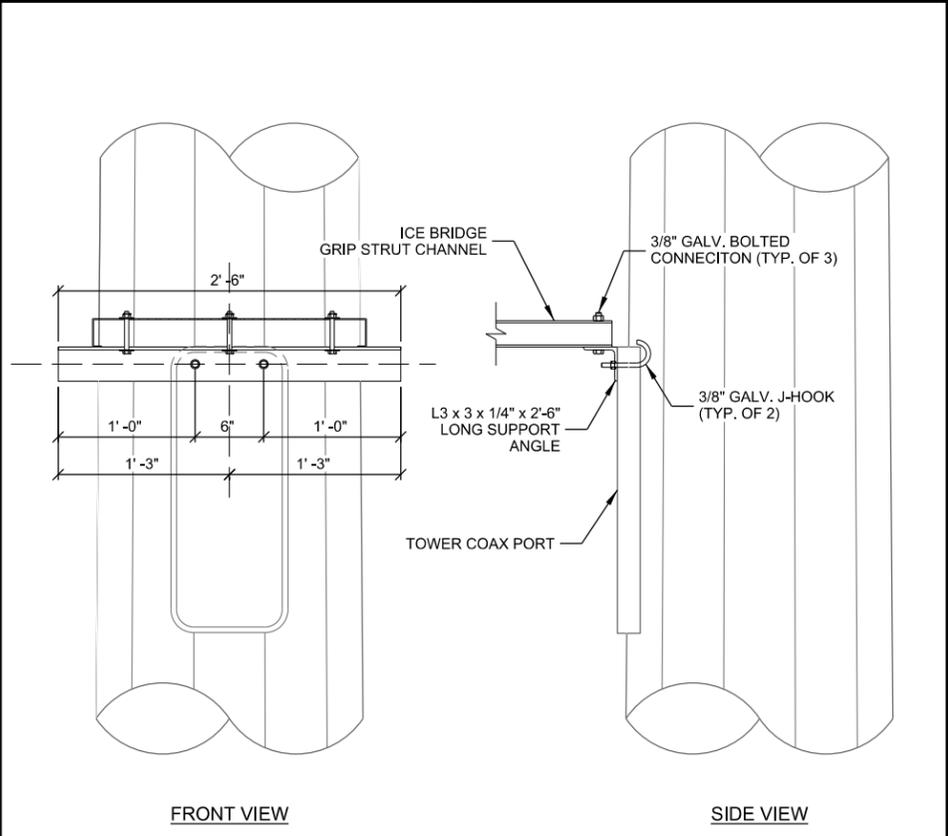
A ICE BRIDGE INSTALLATION



B ICE BRIDGE DETAILS



C ICE BRIDGE ATTACHMENT: BUILDING



D ICE BRIDGE ATTACHMENT: TOWER

- ICE BRIDGE NOTES : (THIS SHEET)**
1. FOR COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8' FOR A 10' SECTION.
 2. SPLICES IN SECTIONS OF BRIDGE CHANNEL SHALL BE INSTALLED AT SUPPORTS, WHERE POSSIBLE, OR AT MOST 2' FROM A SUPPORT.
 3. FREE ENDS OF ICE BRIDGE CHANNELS SHALL NOT EXCEED A CANTILEVER DISTANCE OF 2' FROM A SUPPORT.
 4. CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH COLD GALVANIZING SPRAY.
 5. DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH MANUFACTURER'S AND ENGINEER'S APPROVAL.
 6. DEVIATIONS FROM ICE BRIDGE FOUNDATIONS SHOWN ON SITE SPECIFIC DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.

REVISIONS	
0	WPS PROJ. # ????????

DATE: 07/12/2019
 DESIGNED BY: MRM
 REVIEWED BY: DGS
 ENGINEER: MRM



424 Water Street
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DATE: 07/12/2019	SCALE: SEE DRAWINGS
DESIGNED BY: MRM	REVIEWED BY: DGS
ENGINEER: MRM	

ICE BRIDGE DETAILS
EAST WAUSAU SC



T-502

Agenda Item No.

3

STAFF REPORT TO CISM COMMITTEE – August 8, 2019**AGENDA ITEM**

Public Hearing: Discussion and possible action to discontinue and vacate a portion of Badger Avenue right-of-way lying between 1811 Badger Avenue and N. Business Highway 51 adjacent to the parking lot

BACKGROUND

A preliminary resolution to set a public hearing for vacation of right-of-way in the interest of the public was approved by the City Council. A class 3 notice was published and abutting property owners were also notified.

The right-of-way proposed to be vacated is currently being used as part of the Fleet Farm parking lot driveway entrance and parking lot. Vacating this right-of-way will make one larger parcel of land and create more taxable property.

FISCAL IMPACT

Additional taxable property.

STAFF RECOMMENDATION

Staff recommends approving the vacation pending any objections at the public hearing.

Staff contact: Allen Wesolowski 715-261-6762

BADGER AVENUE

TO BE VACATED

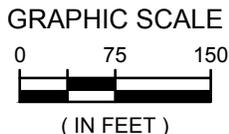
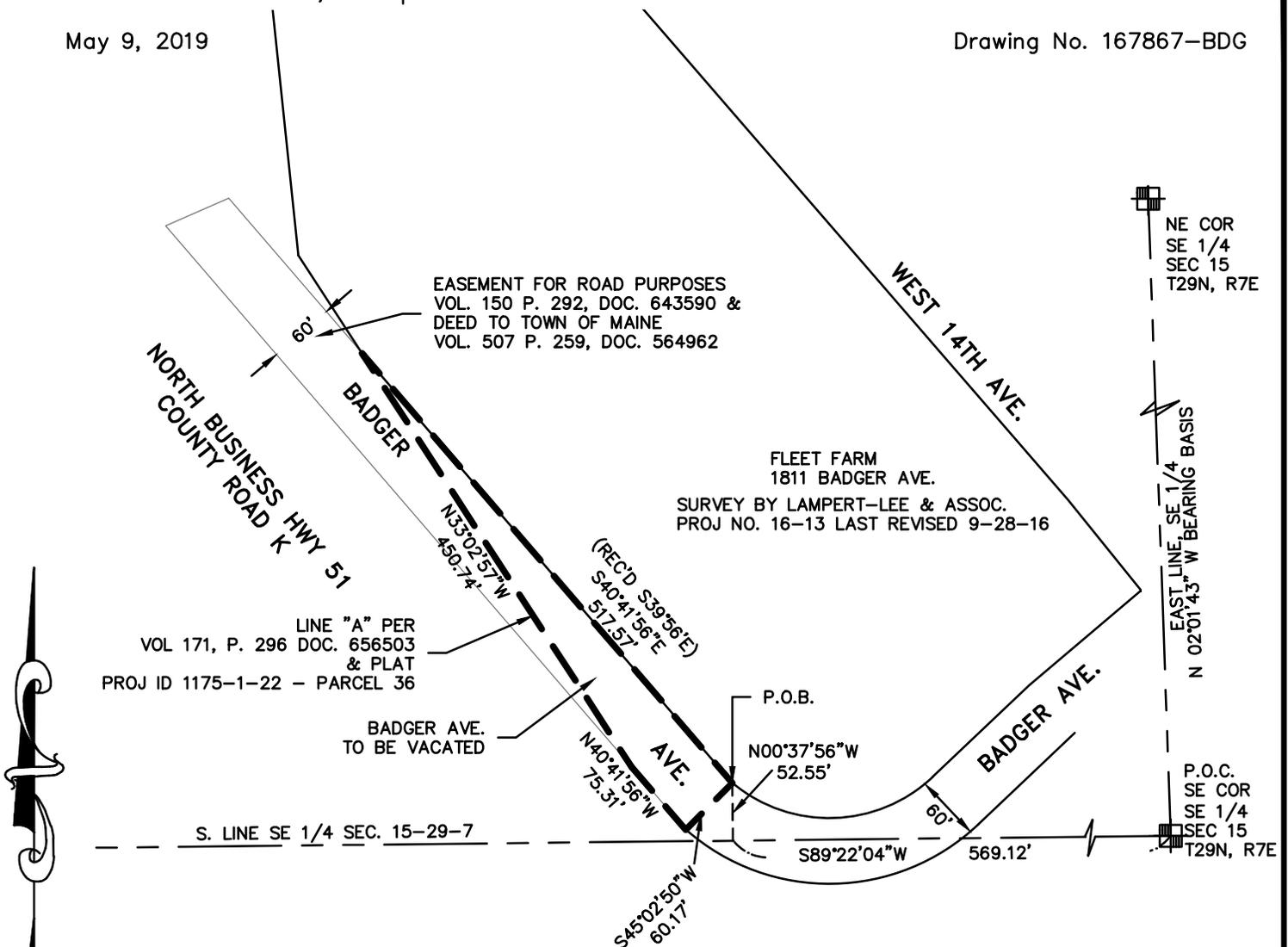
Part of Badger Avenue, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 29 North, Range 7 East, in the City of Wausau, Marathon County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 15; thence South 89° 22' 04" West along the South line of the Southeast 1/4 of said Section 15 a distance of 569.12 feet to a point; thence North 00°37'56" West 52.55 feet to the end of a curve on the East side of Badger Avenue as depicted on Lampert-Lee & Associates ALTA/NSPS Land Title Survey Project No. 16-13 dated 2016 and the point of beginning of the lands to be described; thence South 45° 02' 50" West 60.17 feet to the Westerly line of Badger Avenue; thence North 40° 41' 56" West 75.31 feet to a point; thence North 33° 02' 57" West along "Line A" as described in Volume 171, Page 296 a distance of 450.74 feet to a point on the Easterly line of Badger Ave; thence South 40° 41' 56" East along the Easterly line of Badger Ave 517.57 feet to the point of beginning.

Said land contains 17,787 square feet or 0.4083 acres

May 9, 2019

Drawing No. 167867-BDG



raSmith
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