



**VILLAGE OF WHITEFISH BAY
PLAN COMMISSION AGENDA**

September 20, 2016 – 7:00pm
Whitefish Bay Village Hall
5300 N. Marlborough Dr., Whitefish Bay, WI 53217

1. Call to Order.
2. Approval of the Minutes of the Regular Meeting of August 23, 2016.
3. **PUBLIC HEARINGS**
 - a. On Conditional Use Grant Application for *Empower Yoga* (Yoga Studio) – 155 E. Silver Spring Dr.
 - b. On Conditional Use Grant Application for *Verizon Wireless* (requesting approval to install cellular antennas on a WE Energies utility pole) – 100 block of Birch Avenue in the public right-of-way.
4. **NEW BUSINESS**
 - a. Review and action on Conditional Use Grant Application for *Empower Yoga* (Yoga Studio) – 155 E. Silver Spring Dr.
 - b. Review and action on Conditional Use Grant Application for *Verizon Wireless* (requesting approval to install cellular antennas on a WE Energies utility pole) – 100 block of Birch Avenue in the public right-of-way.
5. Adjournment

Note: It is possible that members and/or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; action will not be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in the notice.

Dated: September 15, 2016, Paul Boening – Assistant Village Manager

**VILLAGE OF WHITEFISH BAY
PLAN COMMISSION MINUTES**

August 23, 2016 – 7:00pm
Whitefish Bay Village Hall
5300 N. Marlborough Dr., Whitefish Bay, WI 53217

1. Call to Order.

President Siegel called the meeting to order at 7:00pm. Present: Commissioners Helfer, Serebin, Moore, Sauer, Roth and Siegel. Commissioner Huber arrived at 7:07pm. Also Present: Assistant Manager Paul Boening.

2. Approval of the Minutes of the Regular Meeting of June 21, 2016.

Commissioner Moore moved, seconded by Commissioner Sauer to approve the minutes of the regular meeting of June 21, 2016. Motion Carried, 6-0.

3. **PUBLIC HEARINGS**

- a. On Conditional Use Grant Application for *Henderson Law Office* – 601 E. Henry Clay St.

Attorney Kevin Henderson introduced himself and noted that he and his father had been operating the law firm since 2008. The firm would be relocating from downtown Milwaukee and would consist of two attorneys and one paralegal. There were no public comments. President Siegel closed the public hearing at 7:02pm.

*** Item 3b was addressed after item 4a ***

- b. On Conditional Use Grant Application for *Yellow Wood* (requesting approval for outside display of items) – 401 E. Silver Spring Dr.

Moshe Katz, Marty Stilling and Lynn Bichler were present on behalf of Yellow Wood. There were no public comments. President Siegel closed the public hearing at 7:04pm.

4. **NEW BUSINESS**

- a. Review and action on Conditional Use Grant Application for *Henderson Law Office* – 601 E. Henry Clay St.

Commissioner Sauer asked if the lease duration had been set. Attorney Henderson replied that the initial lease would be for two years. Commissioner Moore moved, seconded by Commissioner Serebin to approve the Conditional Use Application as submitted with the maximum hours of operation as permitted by Code. Motion Carried, 6-0.

- b. Review and action on Conditional Use Grant Application for *Yellow Wood* (requesting approval for outside display of items) – 401 E. Silver Spring Dr.

Commissioner Serebin questioned whether the Village had received any complaints about the outdoor displays. Assistant Manager Paul Boening stated that he was not aware of any complaints. Discussion followed regarding precedent, display area and signage. Mr. Katz noted that the displays were primarily geared for recreational purposes and enjoyment as opposed to sales. Commissioner Huber noted that he was comfortable with the request, but he favored reviewing the situation in one year. Discussion followed. Commissioner Huber moved, seconded by Commissioner Moore to approve the outdoor display of items as submitted for 1 year (applicant to return for review at the August 2017 Plan Commission meeting). Motion Carried, 7-0.

5. Adjournment

Commissioner Serebin moved, seconded by Commissioner Roth to adjourn the meeting at 7:22pm. Motion Carried, 7-0.

Respectfully Submitted,
Paul Boening – Assistant Village Manager



Village of Whitefish Bay
5300 N. Marlborough Drive
Whitefish Bay, Wisconsin 53217
Phone: 414-962-6690
Fax: 414-962-5651

Memorandum

To: Whitefish Bay Plan Commission
cc: Steven Sheiffer – Village Manager
From: Paul Boening – Assistant Village Manager
Date: September 16, 2016
Re: Empower Yoga – Conditional Use Permit

Executive Summary

The applicant has applied for a Conditional Use Permit for a yoga studio that would offer daily yoga classes, workshops and trainings to be located at 155 E. Silver Spring Drive (2nd Floor). The proposed business would occupy an existing constructed leasable commercial space that falls within the Silver Spring Business District. It will be subject to the applicable laws as dictated by the Zoning Code. The following section will detail some of the requirements needed of the applicant for this business to be compliant with Village laws.

Recommendation

Under the Village Code of Ordinances, the applicant must meet the subsequent legal requirements to operate the proposed business within the Village.

- The applicant must not violate any of the prohibitions of the zoning code under Section 16.11 or 16.099(3) A. Based on the application that was submitted, nothing in the description of the business or its operations will violate these sections of the Code.
- The applicant is requesting to operate the business daily between the hours of 9:00 am and 8:00 pm. This does not conflict with Section 8.01(8) of the Municipal Code, which prohibits businesses from being operational between the hours of 10:00pm and 6:00am. Any restrictions on the hours of operation are to be decided by the Plan Commission.
- Section 16.099 (6A) dictates that “off-street on-site” parking is required in District 11. The Plan Commission must rule on whether or not this is acceptable to bypass this requirement of the code considering the size of the operation and other parking options provided in the area. Subsection V, (b) of 16.099 (6A) requires evidence to be shown that actual parking demand won’t exceed code requirements. The Whitefish Bay Municipal Code does not specifically reference parking requirements for yoga studios. However, municipal planning standards for yoga studios typically suggest one stall per 300 square feet of space. That

standard results in a parking requirement of 5 stalls (based on unit space of 1,483 square feet).

Given the municipal parking garages behind the Fox Bay Building along with street parking on Silver Spring Drive and surrounding side streets, it stands to reason there should not be a parking issue associated with this request.

- Signage for the proposed business must meet the standards of Section 16.18(8) which lays out the requirements for signs in District 11. Once signs are submitted for the business, they will have to be reviewed and approved by the Architectural Review Commission before being able to be placed on location.
- Applicant must contact the Fire Marshall at the North Shore Fire Department to ensure that all applicable fire code requirements are met through inspection.

Recommendation

Staff recommends approval of the Conditional Use Permit for Empower Yoga to be located at 155 E. Silver Spring Drive with approval of the Plan Commission on all conditions and guarantees that are described in Section 16.099(4)(G).



Village of Whitefish Bay
5300 N. Marlborough Dr. ❖ Whitefish Bay, WI 53217
Phone: (414) 962-6690 ❖ Fax: (414) 962-5651

CONDITIONAL USE APPLICATION

VILLAGE ORDINANCE SECTION 16
www.wfbvillage.org

APPLICATION FEE: \$100

Application fee should be made payable to Village of Whitefish Bay upon submittal of completed application.

Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: Kent Building LLC
Last name: Lichter First name: Lance
Address: W63 N674 Washington Ave City/State/Zip: Cedarburg, WI 53012
Phone number: 414-305-6364 Email address: lance@surfathwave.com

2. Applicant Information: (if different from above)

Company name: Empower Yoga LLC
Last name: Midbrod-Weyenbag First name: Suzy
Address: 2102 Sumac Ln City/State/Zip: Appleton WI 54915
Phone number: 920-850-9396 Email address: Suzy@empowerappleton.com

3. Address(es) of Property Involved: (if different from above)

155 E Silver Spring Dr. #203, Whitefish Bay, WI 53217

4. Zoning Designation: Commercial

5. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

Yoga studio - offering daily yoga classes,
yoga workshops + trainings.

6. General Information:

- Name of Proposed Business: Empower Yoga LLC
- Type of Business: Yoga Studio
- What other licenses, permits, etc. are required for operation, and have they been obtained?
N/A
- Anticipated Number of Employees: 5-10 Independent contractor yoga instruct.
- Total Square Feet of Sales Area: 1483
- Proposed Parking Area for Customers: on street meter, side street where permitted
- Proposed Parking Area for Employees: side street where permitted
- Control of Property (Signed Lease, Owner Occupied, etc.): Kent Building LLC
- Frequency and Location of Deliveries: no deliveries

7. Additional Required Information:

- a. **Legal Description and PIN:** Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.
- b. **Plan of Operation:** Including hours of operation, products to be sold and any other pertinent information regarding the proposed business. hours 9AM - 8pm Mon-Sunday
- c. **Exterior/Interior Changes:** A description of any proposed changes to the exterior and/or interior of the subject property. If the application involves an entire building or if any exterior changes are planned, a plat of survey prepared by a registered land surveyor showing all of the information required for a building permit, including landscaping shall be included.
no exterior changes, interior white Box provided by Building owner
- d. **General Layout:** A plan indicating the location of buildings, rooms, parking areas, traffic access, driveways, walkways, open spaces, landscaping and lighting. Drawings must be to scale and have the dimensions of all rooms/workspaces.

8. **Signature(s):** By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: [Signature]

Date: 8/29/16

Applicant: [Signature]

Date: 8-29-16

Fee Paid: \$100 Date: 8/30/16 Receipt # 86442

Applications for conditional use approval must be received at least 21 days prior to the meeting date; applications received after this date cannot be heard at the Planning Commission meeting the following month.

MEMORANDUM

To: Village of Whitefish Bay - Plan Commission
From: Christopher J. Jaekels, Village Attorney
Date: September 13, 2016
Subject: Conditional Use Permit for Utility Pole Installation and Verizon Wireless Microcell Placement on Utility Pole: 161 East Birch Avenue, Village Right-of-Way

The Application

You have before you an application for a conditional use permit for the installation of a new WE Energies utility pole at a location already served by a WE Energies utility pole. The existing pole is a 33.9 foot wooden pole (6.1 foot underground). The proposed new pole would be 38.5 feet above the ground (6.5 feet underground). A Verizon Microcell installation will be placed at the top of the pole.

The Applicant submitted a Right-of-Way Permit application back in June and a Conditional Use Application on August 31, 2016. Pursuant to Wisconsin Statutes and our current Village Ordinance, the pole in question constitutes a new "mobile service support structure" which requires certain submittals in application and requires the Conditional Use procedure.

The Applicant has completed its full application by virtue of ten days having expired since the submittal of the Application without a response from the Village. The Application was therefore deemed complete. This does not include the fee of \$3,000 which will be required before the issuance of any permit pursuant to Section 16.29(c)(3)b. The Application is therefore complete once the fee is paid. Section 66.0404 also requires that a decision be made within 90 days or the permit will automatically issue. September 12, 2016 is the 89th day since the Application was submitted. A permit must be issued by September 13.

The New State Statute Regarding Wireless Facilities

Wisconsin Statute Section 66.0404 limits the conditions which the Plan Commission might impose on a conditional use permit in this instance. Unfortunately, there is effectively no ability to impose conditions and the permit should issue as applied for.

The following conditions cannot be imposed:

1. Environmental testing;
2. A moratorium;
3. Prohibitions on locating in specific areas of the Village;

4. Fees in excess of \$3,000;
5. Any recurring fees;
6. Aesthetic limitations;
7. Surety in excess of \$20,000;
8. Prohibit generators;
9. Require placement of the equipment on Village property (thereby charging rent);
10. Height limitations;
11. Provide services to the Village Government;
12. A sunset on the permit;
13. Deny based on the availability of alternative locations;
14. Require back-up battery power;
15. Impose a set-back or fall zone that is different from a requirement that is imposed on other types of commercial structures in the Village;
16. Limit the tower to under 200 feet;
17. Require indemnification of the Village for lawsuits based on the approval; or
18. require the provision of free antenna space to the Village.

Recommendation

Based on the foregoing, the Plan Commission should approve the permit as applied for. We are currently working to revise Village Ordinances to provide for regulation in those areas (as few as those areas are) where the Village will not be prohibited by Section 66.0404 Wis. Stats. In the meantime the Application before you should be approved as submitted.

CJJ/das



Village of Whitefish Bay
5300 N. Marlborough Dr. ❖ Whitefish Bay, WI 53217
Phone: (414) 962-6690 ❖ Fax: (414) 962-5651

CONDITIONAL USE APPLICATION

VILLAGE ORDINANCE SECTION 16
www.wfbvillage.org

APPLICATION FEE: \$100

Application fee should be made payable to Village of Whitefish Bay upon submittal of completed application.

Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: WE Energies
Last name: _____ First name: _____
Address: _____ City/State/Zip: _____
Phone number: _____ Email address: _____

2. Applicant Information: (if different from above)

Company name: Verizon Wireless Personal Communications LP
Last name: ^{do} Rodney W. Carter First name: Husch Blackwell LP ^{d/b/a Verizon Wireless}
Address: 555 E. Wells St., Suite 1900 City/State/Zip: Milwaukee, WI 53202
Phone number: 414-978-5365 Email address: rodney.carter@huschblackwell.com

3. Address(es) of Property Involved: (if different from above)

South side off 100 East Birch Avenue

4. Zoning Designation: Public Right-of-Way

5. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

Install one (1) amphenol antenna; + two (2) remote radio units (RRU) + converters; meter disconnect + fiber demarc ~~to~~ NEMA enclosure on newly installed WE Energies utility pole

Village of Whitefish Bay
 5300 North Marlborough Drive
 Whitefish Bay, Wisconsin 53217
 Phone (414) 962-6690
 Fax (414) 962-5651

Right of Way Permit

Permit Number 26-16

Tax Key

Applicant Mail to:

Name KEITH A. NYMAN - Agent Verizon Wireless
 Address 316 WATER ST., LAKE MILLS, WI 53557
 Telephone# 414.704.5375
 Cell# 414.704.5375
 Fax # _____
 Email Keith@KeithNyman.com

Contractor

Name MUTI - c/o Andrew Hilgerson
 Address 3890 Commerce Dr. St. Charles, IL 60174
 Telephone # 815.744.2133
 Cell # 217.840.3401
 Fax # 815.744.7751
 Email AHILGERSON@MUTIONLINE.COM

Description of Work to Be Performed:

Install one (1) Amplenol antenna, two (2) remote radio units (RRU) and converters, meter disconnect and fiber demarc NEMA enclosure on newly installed WE Energies replacement Utility Pole.

Address/Location of Work Area

South side of 100 East Birch Avenue

Permit Agreement

Applicant agrees to meet and comply with all permit requirements and conditions including, but not limited to, ordinances of the Village of Whitefish Bay and State and Federal Laws. Permit Holder further agrees to indemnify and Hold Harmless the Village of Whitefish Bay, its agents and assigns for any and all expenses, claims and damages resulting from the permitting of this work.

Keith A. Nyman
 Signature

06-09-16
 Date

Requested Work Dates

Application Date 06-09-16
 Desired Start Date 07-05-16
 Est. Completion Date 07-08-16

24 Hour Emergency Contact Information

Contact Person's Name (VERIZON NOC)
 Contact Person's Telephone # 800.244.6620

Gray Shaded Areas to be completed by Village Staff

Cost

Permit Fee \$ 60
 Other Fee \$ _____

(See Special Conditions)

Deposit Required \$ Bond

TOTAL \$ \$ 60.00

NON-Refundable FEE

\$60 Permit Fee
 \$60 Re-inspect Fee
Deposit
\$1000 MIN. Deposit Req.
 \$60 /LF Streets & Alleys
 \$60 /LF Sidewalk
 \$30/ LF Parkway

| Provided | Required |
|---|--------------------------|
| <input checked="" type="checkbox"/> Signed Permit Agreement | X |
| <input checked="" type="checkbox"/> Fee & Deposit | X |
| <input type="checkbox"/> Certificate of Insurance | X |
| <input type="checkbox"/> Sketch of Area | X |
| <input type="checkbox"/> Detail Drawings | <input type="checkbox"/> |
| <input type="checkbox"/> Material Submittals | <input type="checkbox"/> |
| <input type="checkbox"/> Construction Methods | <input type="checkbox"/> |
| <input type="checkbox"/> Barricade Traffic Control Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> |

Special Conditions of Permit Approval:

Additional Special Conditions Attached

Approval

Approved Start Date _____

Approved Completion Date _____

Approved By, Village Engineer _____ Date _____



Right of Way Permit General Conditions

Village of Whitefish Bay

5300 North Marlborough Drive • Whitefish Bay, Wisconsin 53217 • (414) 962-6690 • Fax (414) 962-5651

If said permit holder fails to comply with said instructions, the Village may cause the removal, relocation, or abandonment of the encroachment at the expense of the permit holder. Any permit issued hereunder may be revoked by the Village Engineer for violation of the provisions of the permit or if the permitted activity poses an imminent threat to the public health, safety, or welfare. Nothing herein shall be construed as imposing upon the Village or any official, employee, or agent thereof any liability or responsibility for damages to any person or entity injured by the performance of any activities for which a permit is issued hereunder; nor shall the village or any official, employee, or agent thereof be deemed to have assumed any such liability or responsibility by reason of inspections authorized hereunder, the issuance of any permit, or the approval of any activities. The Permit Holder will indemnify and save harmless the Village from all liability for accidents or damage caused by reason of operations under said permit. All necessary precautions shall be taken to guard the public effectively from accidents or damage to persons or property through the period of the permit activities. Each person making such opening shall be held liable for all damages, including costs incurred by the Village in defending any action brought against it for damages, as well as cost of any appeal, that may result from the neglect by such person or their employees of any necessary precaution against injury or damage to persons, vehicles or property of any kind. Therefore,

~~I hereby agree to the permit terms and conditions as set forth herein by the Village Engineer as evidenced below by my signature on these permit documents;~~

Keith CRZ
Signature of Applicant

06-13-16
Date

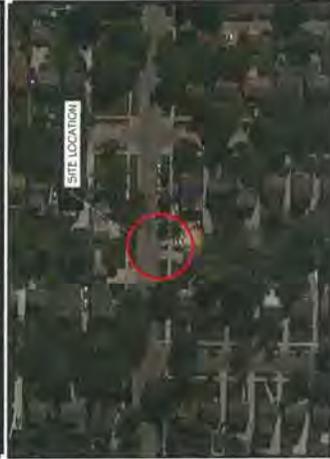
Cindy Wallner
Signature of Witness

6-13-16
Date

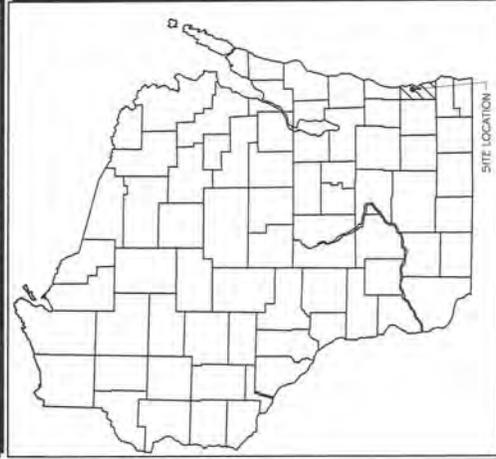
VICINITY MAP



AERIAL VIEW OF SITE



GENERAL LOCATION



SITE NAME: WHITEFISH BAY - SC05 SITE #: 295958

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOTLINE 811 OR 1-800-242-8511
WISCONSIN STATUTE (A2.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



APPROVALS

CONSTRUCTION MANAGER:
DESIGN ENGINEER:
OPERATIONS MANAGER:
IMPLEMENTATION MANAGER:
REAL ESTATE MANAGER:

PROJECT INFORMATION

DRIVING DIRECTIONS:
FROM VERIZON, SCHWABURG OFFICE, CONTINUE ONTO E WOODFIELD RD. USE THE LEFT LANE TO TURN LEFT ONTO E FRONTAGE RD. USE THE LEFT LANE TO TURN LEFT ONTO WASHINGTON RD. FOLLOW SIGNS FOR WISCONSIN RD AND MERGE ONTO I-54 N. 5.7 MI. CONTINUE ONTO I-53 SFRK. 1.2 MI. TAKE THE LAKE COOK RD & EXIT. GET ON I-294 N IN WEST DEERFIELD TOWNSHIP, 7.7 MI. MERGE ONTO LAKE COOK RD TO THE LEFT. TAKE RIGHT ONTO WISCONSIN, FOLLOW I-94 W TO N FORT WASHINGTON RD IN GLENDALE. TAKE EXIT 70 FROM I-94 W. 19.6 MI. MERGE ONTO I-294 N. MERGE ONTO I-94 N. 1.4 MI. KEEP LEFT AT THE FORK TO I-41 I-43 N. KEEP LEFT TO CONTINUE ON I-43 N. 5.0 MI. TAKE EXIT 70 TOWARD SILVER SPRING DRIVE & DRIVE TO W BIRCH AVE IN WHITEFISH BAY. TURN RIGHT ONTO N FORT WASHINGTON RD. TURN LEFT ONTO W FORT WASHINGTON RD. TURN LEFT ONTO W BIRCH AVE. DESTINATION WILL BE ON THE LEFT.

PROJECT SUMMARY:
NEW VERIZON SMALL CELL EQUIPMENT INSTALLED AT WHITEFISH BAY. ELECTRICAL WORK PROVIDED BY UTILITY COMPANIES.

CONSTRUCTION MANAGER:
VERIZON WIRELESS
CONTACT: JASON DOSLEIN
EMAIL: Jason.Doslein@VerizonWireless.com
PH: (647) 706-7665

CONSULTING ENGINEER:
RAMAKER & ASSOCIATES, INC.
1120 DALLAS STREET
MILWAUKEE, WI 53233
CONTACT: JAMES KAISER
PH: (608) 643-4100
FAX: (608) 643-7999
EMAIL: jkaiser@ramaker.com

POWER PROVIDER:
WE ENERGIES
500 S. 116th STREET
WEST ALLIS, WI 53214
PH: (414) 944-5694

FIRE PROVIDER:
TIME WARNER CABLE
11252 CORNELL PARK DRIVE
CINCINNATI, OH 45242
PH: (513) 366-5004

REAL ESTATE MANAGER:
VERIZON WIRELESS
1515 E. WOODFIELD RD., SITE 1400
SCHWABURG, IL 60173
CONTACT: HOLLY DOMAGHY
EMAIL: holly_domaghy@VerizonWireless.com
PH: (647) 706-7314

GENERAL:
T-1 TITLE SHEET

NOTES:
SP-1 SPECIFICATIONS

SITE:
A-1 OVERALL SITE PLAN
A-2 ENLARGED SITE PLAN
A-3 POLE ELEVATION
A-4 MOUNTING DETAILS
A-5 WINDING DETAILS
A-6 ANTENNA CONFIGURATION

ELECTRICAL:
E-1 ELECTRICAL DETAILS
E-2 METEER SPECIFICATION

GROUNDING:
G-1 GROUNDING DETAILS
G-2 GROUNDING DETAILS

RAMAKER & ASSOCIATES, INC.
855 Community Drive, Sauk City, WI 53588
Phone: 608-643-4100 Fax: 608-643-7999
www.Ramaker.com

verizon
1515 WOODFIELD ROAD
SCHWABURG, IL 60173

WISCONSIN PROFESSIONAL ENGINEER
MICHAEL L. PINSKE
36387
MIDDLETON, WI



5/05/2016
DATE ISSUED

PROJECT TITLE:
WHITEFISH BAY - SC05
SITE # 295958

PROJECT INFORMATION:
161 E. BIRCH AVENUE
WHITEFISH BAY, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
TITLE SHEET

SCALE: NONE

TOTAL SHEETS:
29/149

CHECKED BY:
T-1



1
NODE OVERVIEW

SCALE: NTS



2
EXISTING FIBER & POWER

SCALE: NTS



OVERALL SITE PLAN

SCALE: 0 25' 50' 100'
1" = 17' - 1" = 25'
2 1/2" x 3 1/4"

1

RAMAKER & ASSOCIATES, INC.
855 Community Drive, Sauk City, WI 53583
Phone: 608-643-4100 Fax: 608-643-7999
www.Ramaker.com

verizon
1515 WOODFIELD ROAD
SCHAMBURG, IL 60173

Contractor Seal
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.



Michael L. Pinske
5/05/2016
DATE

| NO. | REVISION | DATE | DESCRIPTION |
|-----|------------|------------|-------------|
| 1 | ISSUE | 06/05/2016 | DATE |
| 2 | FINAL CDPS | | DATE |

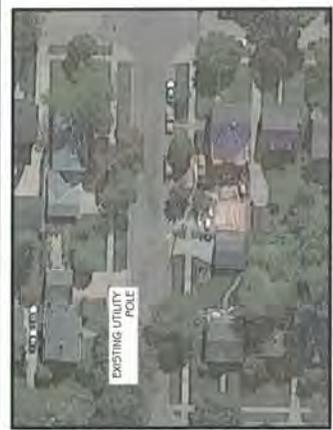
PROJECT TITLE:
WHITEFISH BAY - SC05
SITE # 295958

PROJECT INFORMATION:
161 E. BIRCH AVENUE
WHITEFISH BAY, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
OVERALL SITE PLAN

SCALE:
AS NOTED

TOTAL SHEETS: 29149
SHEET NO.: A-1



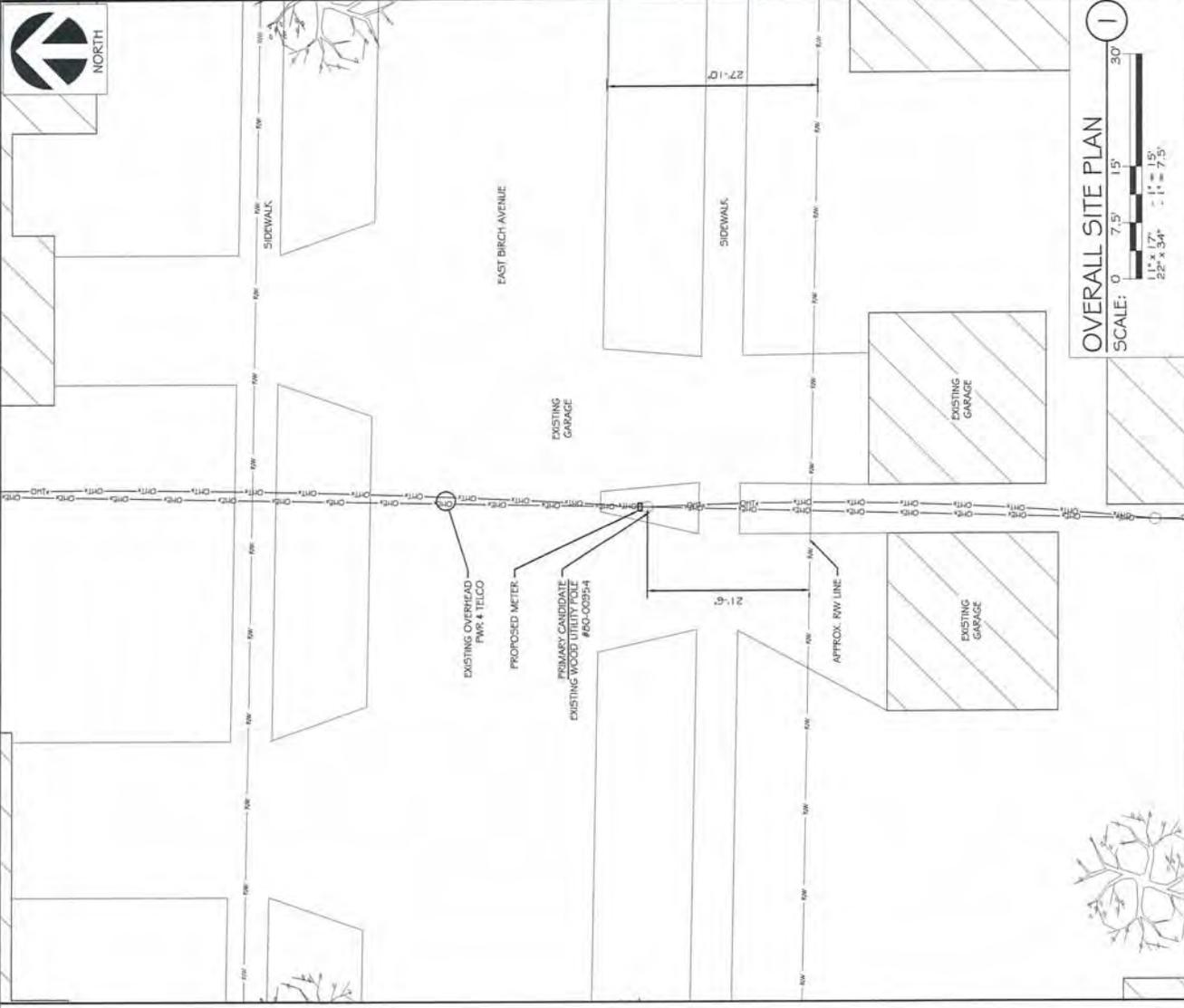
1
NODE OVERVIEW
 SCALE: NTS



2
NODE OVERVIEW
 SCALE: NTS



3
EXISTING POLE BASE
 SCALE: NTS



OVERALL SITE PLAN

SCALE: 0 7.5' 15' 30'

1" = 17'
 22" x 34" - 1" = 7.5'

RAMAKER & ASSOCIATES, INC.
 855 Community Drive, Sauk City, WI 53583
 Phone: 608-643-4100 Fax: 608-643-7999
 www.Ramaker.com

verizon
 1515 WOODFIELD ROAD
 SCHAUMBURG, IL 60173

Contractor Note
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and member of the State of Wisconsin.



Michael L. Pinske
 5/05/2016
 DATE

| MARK | DATE | DESCRIPTION | DATE |
|---------|------------|-------------|------------|
| SCALE | FINAL CDPS | DATE | 05/05/2016 |
| PROJECT | TITLE: | | |

WHITEFISH BAY - SC05
SITE # 295958

PROJECT INFORMATION:
 161 E. BIRCH AVENUE
 WHITEFISH BAY, WI 53217
 MILWAUKEE COUNTY

OVERALL SITE PLAN

SCALE: AS NOTED

NUMBER: 29149

SHEET: A-2

RAMAKER & ASSOCIATES, INC.
 855 Community Drive, Sauk City, WI 53583
 Phone: 608-643-4100 Fax: 608-643-7999
 www.Ramaker.com

verizon
 1515 WOODFIELD ROAD
 SCHAUMBURG, IL 60173

Checklist Item
 I verify that this plan, specification, or report was prepared by a Professional Engineer or Professional Land Surveyor.
 Professional Engineer for the State of Wisconsin



5/05/2016
 DATE
 PROJECT TITLE

| | |
|------------|-------------|
| DATE | DESCRIPTION |
| 06/02/2016 | FINAL CDS |

WHITEFISH BAY - SC05
SITE # 295958

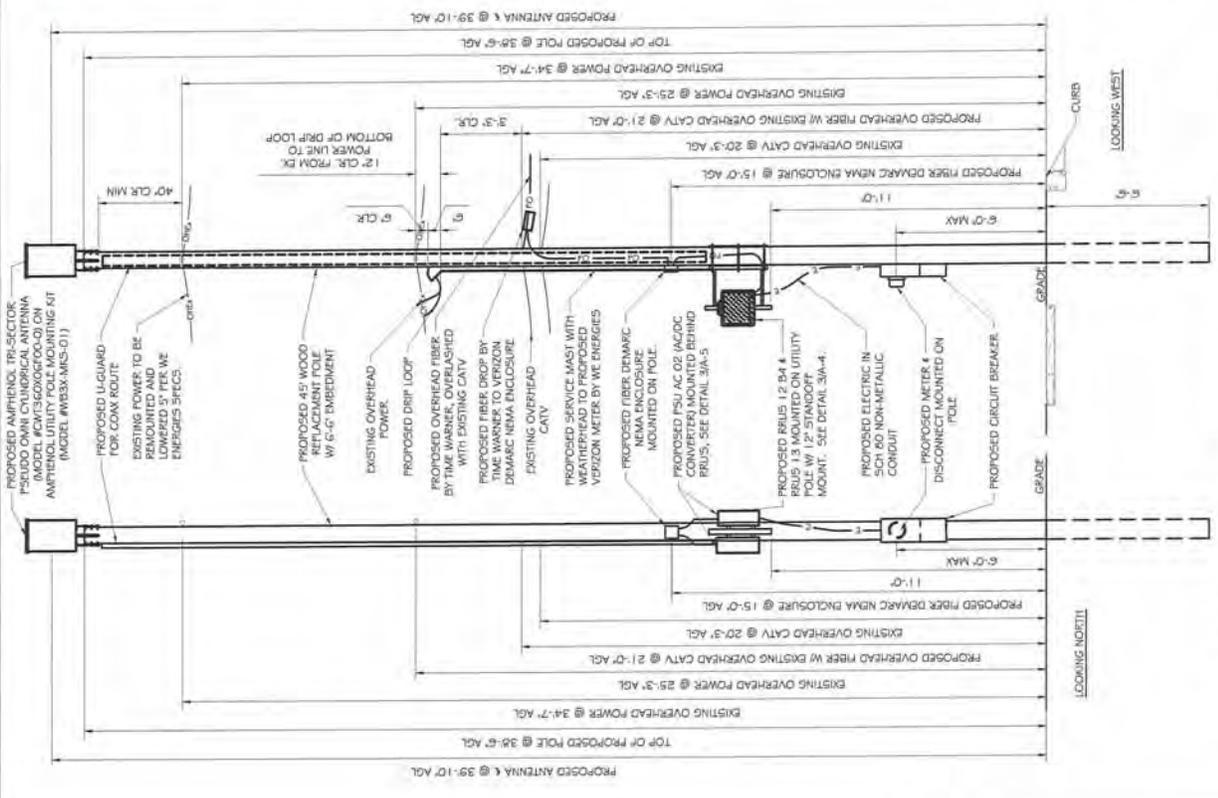
PROJECT INFORMATION
 161 E. BIRCH AVENUE
 WHITEFISH BAY, WI 53217
 MILWAUKEE COUNTY

SHEET TITLE
POLE ELEVATION

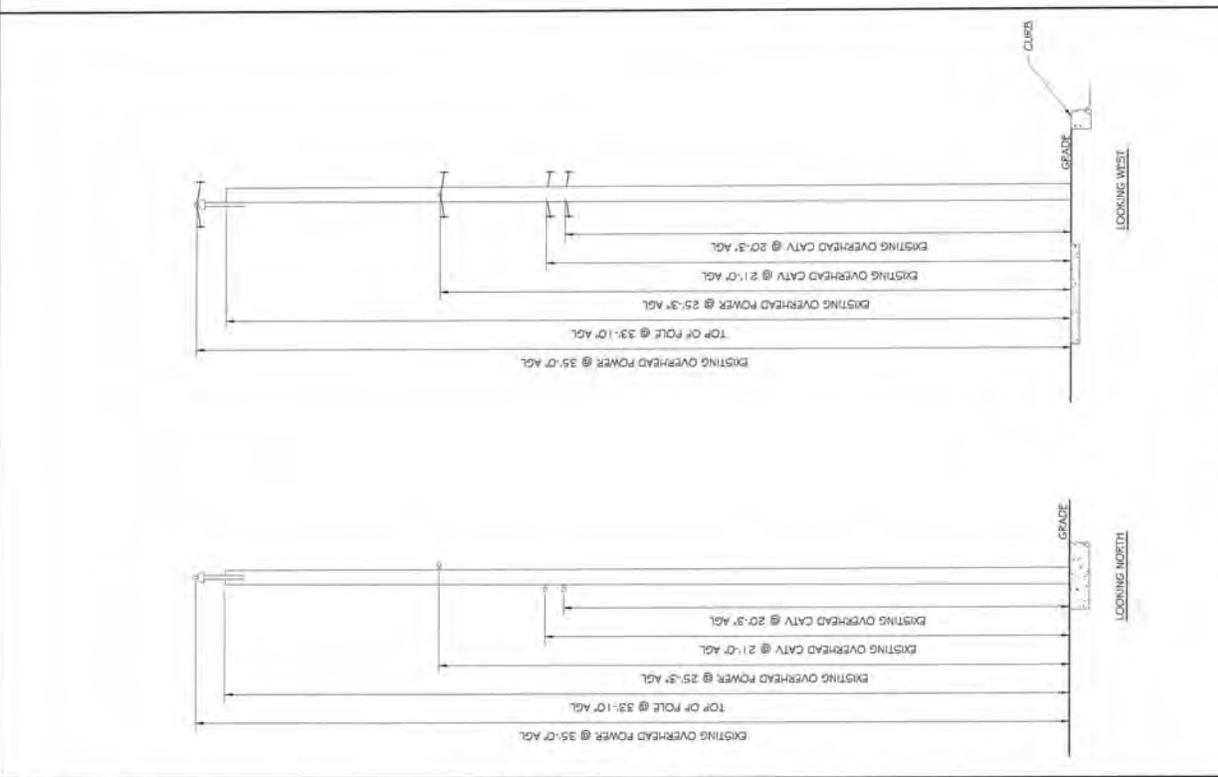
SCALE
 1" = 10'
 1/4" = 5'
 1/8" = 2.5'

DATE
 29149

REV
 A-3



PROPOSED REPLACEMENT POLE ELEVATION (2)
 SCALE: NTS



EXISTING POLE ELEVATION (1)
 SCALE: NTS

RRUS 12 – BAND 4 (AWS)

- MIMO Support
- RF Output Power: Up to 2x60W
- IBW: 40 MHz
- Dimensions: with solar-shield and handle
 - W: 18.5 in (470 mm)
 - H: 20.4 in (518 mm)
 - D: 7.5 in (190 mm)
- Weight: 58 lb (26.3 kg)
- Power: -48V or AC with AC PSU
- Temperature: -40 to +131°F (-40 to +55°C)
- Solar radiation: ≤ 1,120 W/m²



RRUS B13
 H x W x D (in): 19.7 x 17 x 7.2
 Weight (lbs): 51
 Note: w/ Solar Cover, w/o handle

RRUS & A2 B13 DATA SHEET

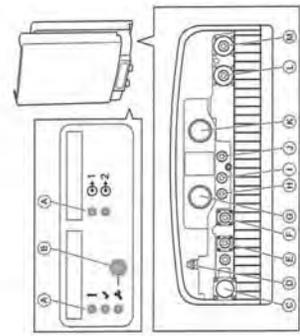
- Remote Radio Units (RRUS)
 - RRUS for B13 (U700C)
 - 10 MHz LTE
 - 2x40 W
 - 51 lbs (23Kg) – RRUS B13 only

RRU DETAILS

SCALE: NTS

RRUS 12

| Position | Description | Marking |
|----------|--------------------------|---------|
| A | Optical indicators | |
| B | Maintenance button | |
| C | -48 V DC power supply | POWER |
| D | Grounding | |
| E | ALD (used for RET units) | ALD |
| F | External alarm (6 alarm) | |
| G | Antenna A | RMA Out |
| H | RMA cable | RMA I/O |
| I | Cross connect RMA | |
| J | Cross connect OOB | OOB I/O |
| K | Antenna B | |
| L | Optical cable 2 (CRH) | 2 |
| M | Optical cable 1 (CRH) | 1 |



RRU CONNECTION

SCALE: NTS

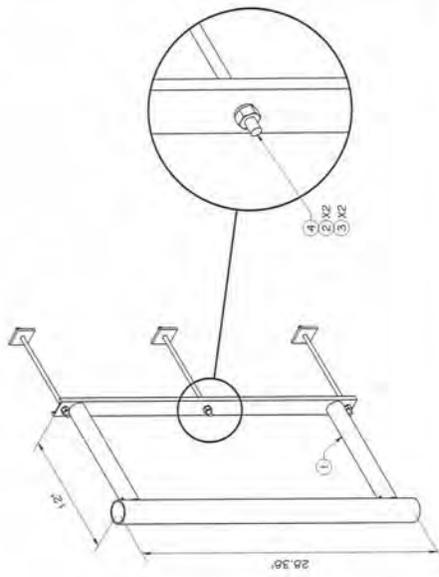
RAMAKER & ASSOCIATES, INC.
 855 Community Drive, Sauk City, WI 53583
 Phone: 608-643-4100 Fax: 608-643-7999
 www.Ramaker.com

verizon
 1515 WOODFIELD ROAD
 SCHAUMBURG, IL 60173

WISCONSIN PROFESSIONAL ENGINEER
 MICHAEL L. PINSKE
 38387 MIDDLETON, WI

5/05/2016

PROJECT TITLE: WHITEFISH BAY - 5C05 SITE # 295958
 PROJECT INFORMATION: 161 E. BIRCH AVENUE WHITEFISH BAY, WI 53217 MILWAUKEE COUNTY
 SHEET TITLE: MOUNTING DETAILS
 SCALE: NONE
 DRAWN BY: JMS
 DATE: 05/05/2016
 CHECKED BY: JMS
 DATE: 05/05/2016



PARTS LIST

| ITEM | QTY. | PART NO. | PART DESCRIPTION | LENGTH | UNIT WT. | NET WT. |
|------|------|----------|-------------------------------|--------|----------|---------|
| 1 | 1 | X-254247 | 1" STANDOFF WELDMENT | | 16.06 | 16.06 |
| 2 | 6 | G380W | 3/8" HDG LOCKWASHER | | 0.01 | 0.04 |
| 3 | 6 | G380NLT | 3/8" HDG HEAVY 2H HEX NUT | | 0.03 | 0.20 |
| 4 | 3 | G38R-12 | 3/8" x 12" THREADED ROD (HDG) | | 0.55 | 1.65 |
| 5 | 3 | SCW350 | 3/8" SQUARE WASHER (GALV.) | 2 IN. | 0.27 | 0.62 |

RRU STANDOFF MOUNT DETAIL

SCALE: NTS

CONTRACTOR'S USE
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Wisconsin.



Signature: *Michael L. Pinske*
 Date: 5/05/2016

DATE: 5/05/2016
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT TITLE:

**WHITEFISH BAY - SC05
 SITE # 295958**

PROJECT INFORMATION
 161 E. BIRCH AVENUE
 WHITEFISH BAY, WI 53217
 MILWAUKEE COUNTY

SHEET TITLE:
 ANTENNA CONFIGURATION

SCALE: NONE

NO. OF SHEETS: 29149
 SHEET NO.: A-7

EQUIPMENT CHANGE REQUEST FORM - ECR

| Name Location Number Date of Request | Whitefish Bay SC05 296043 5/5/2016 | RF Engineer Market Carriers | Tim Baker ILWI 700 & AWS | Cell ID Address Structure Type | 209921_2 161 E. Birch Street Utility Pole/Tower | | |
|--|--|-----------------------------------|--------------------------------|--------------------------------------|---|-----------------|---------------|
| Sector | Power Required | Antenna Manufacturer | Antenna Model | Centerline* | Azimuth | Mechanical Tilt | Variable Tilt |
| Alpha | 40 W | Amphenol | CWT360X06F00-0 | 39' - 10" | 0 | 0 | 0 |
| Beta | N/A | N/A | N/A | | N/A | 0 | 0 |
| Gamma | N/A | N/A | N/A | | N/A | 0 | 0 |

*Centerline may vary +/- 3', not to fall below 27'

| Component | Count | Action | See Tab Layout |
|--------------------|-------|--------------|--|
| Passive Components | | | |
| Coax | 1/2" | 4 Install | Radio to Splitter Splitter to Antenna |

| Carrier - LTE/AWS | Power Required | Equipment Manufacturer | Equipment Model | CWDM? |
|-------------------|----------------|------------------------|-----------------|-------|
| 700 | 40 W | Ericsson | RRUS B13 | No |
| 2100 | 40 W | Ericsson | RRUS12 B4 | - |

*When no Cabinets are used AC/DC converters need to be mounted behind the radios

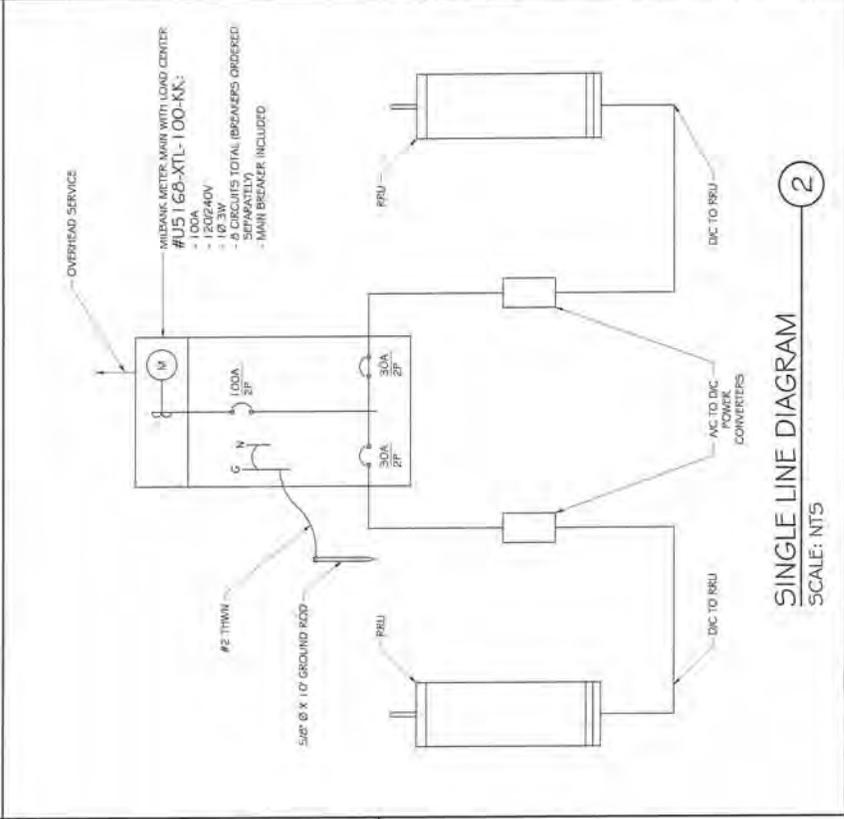
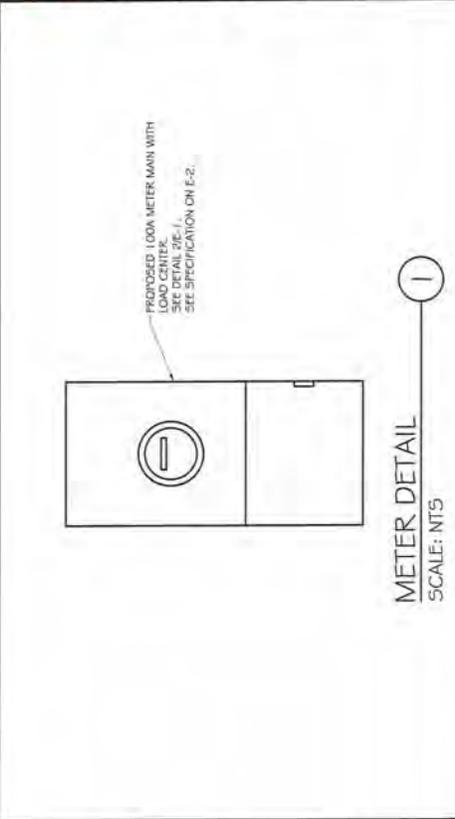


209921_SC_WFBHS_2

WISCONSIN PROFESSIONAL ENGINEER
 MICHAEL PINSKE
 36387
 MIDDLETON, WI

5/05/2016

| | |
|--|-------------|
| DATE | DESCRIPTION |
| 05/05/2016 | ISSUED |
| PROJECT TITLE | |
| WHITEFISH BAY - SC05 | |
| SITE # 295958 | |
| PROJECT INFORMATION | |
| 161 E. BIRCH AVENUE WHITEFISH BAY, WI 53217 MILWAUKEE COUNTY | |
| SHEET TITLE | |
| ELECTRICAL DETAILS | |
| SCALE: | AS NOTED |
| DATE | 29.1.49 |
| SCALE | E-1 |

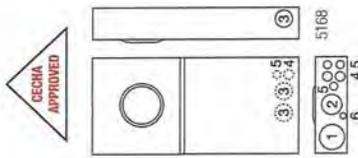


- GENERAL ELECTRICAL NOTES**
- SUBMITTAL OF BID INDICATED CONTRACTOR IS AWARE OF ALL JOB-SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDING TO THE ARCHITECT LISTING ALL MANUFACTURERS, FAULTY EQUIPMENT AND DISCREPANCIES.
 - HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
 - IF THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
 - CONTRACTOR SHALL VERIFY ALL WORK IS SHOWN IN EACH PANEL BOARD, PULLBOX, J-BOX, SWITCH BOX, ETC. IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT TO 514.A.
 - CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, INSURANCE, EQUIPMENT, CONSTRUCTION TOOLS, TRANSPORTATION, HEREIN AND/OR AS OTHERWISE REQUIRED.
 - CONTRACTOR SHALL VERIFY ALL WORK IS SHOWN IN EACH PANEL BOARD, PULLBOX, J-BOX, SWITCH BOX, ETC. IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT TO 514.A.
 - THE UNDERWRITER LABORATORY AND SHALL BEAR THE INSPECTION LABEL. IF WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, AND NFPA.
 - CONTRACTOR SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A. REGULATIONS.
 - CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
 - ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE.
 - FOR THE CONSULTING ENGINEER WITH ONE SET OF COMPLETE ELECTRICAL AS INSTALLED DRAWINGS AT THE COMPLETION OF THE PROJECT, CONTRACTOR SHALL PROVIDE THE FOLLOWING: CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE OWNER AT JOB COMPLETION.
 - ALL PROCEDURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE OWNER AT JOB COMPLETION.
 - USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR.
 - ALL CONDUCTORS SHALL BE COPPER.
 - ALL ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECT, AND A MINIMUM OF 10,000 A.
 - THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES AND DRAWINGS.
 - RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT A.C., WHITE AS REQUIRED BY THE ARCHITECT OR APPROVED EQUAL.
 - WIRE AND CABLE CONDUCTIONS SHALL BE COPPER #12 AWG MINIMUM, NO BX OR ROMEX CABLE IS PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
 - ALL WORK SHALL BE GROUNDED TO THE GROUNDING DRAINAGES.
 - METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK COMPANY OR APPROVED EQUAL.
 - ALL MATERIALS SHALL BE U.L. LISTED.
 - CONDUITS SHALL BE SMC 60 PVC BURIED MIN. 36". BENDS SHALL BE MADE USING WIDE SWEEP (1" MIN. RADIUS) ELBOW FITTINGS. ANY CONDUIT REQUIRED TO BE RIGID SHALL BE 1/2" MIN. ENDING IN PVC TRANSITION FITTINGS. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2" LAR-WRAPPED WITH PLANT'S PROCESS NO. 3 EXTENDING MIN. 12" ABOVE GRADE.
 - INTERIOR CONDUITS SHALL BE ELECTRICAL METALLIC TUBING HAVING U.L. LABEL. FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EXTERIOR METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JACKET OR SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE JOINT. NO SUCH JOINT SHALL EXCEED SIX FEET IN LENGTH.
 - ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
 - PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
 - UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO CONSTRUCTION ENGINEER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A CONDITION READY FOR OCCUPANCY.
 - CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF BOTH TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY WORK AND ALL HOORUP COSTS TO BE PAID BY CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS AS NECESSARY TO COMPLETE THE INSTALLATION OF ANY TOWER LIGHTING SYSTEM DESCRIBED IN THE RTO.

Meter Main With Load Center

100-200 Amp | 4 Terminal | Ringless

13
100-200 AMP
METER
MAINS WITH
LOAD CENTER



U5168-XTL-100-KK-CECHA

4 Terminal — Meter Mains — 103W — Ringless

| Catalog Number | Amps | Circuits | Service | Hub | Connectors | Dimensions | Knockouts |
|------------------------|------|----------|---------|------|--------------|-----------------|-------------------|
| | | | | | CU/AL - Line | D" W" H" | 1 2 3 4 5 6 |
| U5168-XTL-100-KK-CECHA | 100 | 8 | OH | C.P. | #6-350 | 4 1/2 14 1/2 32 | 3 2 1 1/2 1/2 1/2 |
| U5168-XTL-150-KK-CECHA | 150 | 8 | OH | C.P. | #6-350 | 4 1/2 14 1/2 32 | 3 2 1 1/2 1/2 1/2 |
| U5168-XTL-200-KK-CECHA | 200 | 8 | OH | C.P. | #6-350 | 4 1/2 14 1/2 32 | 3 2 1 1/2 1/2 1/2 |

Notes

- Hubs: Supplied with two closing plates packed inside. Order hubs as a separate item. For proper hub selection, refer to the hub suffix chart on the accessories page.
- Fifth Terminal: For field installed fifth terminal, order K5T.
- Breakers: Rated 22K AIC with Milbank QNR2200H main installed.
- Main Breaker: U5168 and U5169 also available with 100-150 amp breakers, consult factory.
- Sub Feed Lugs: #6-350 sub feed lugs provided on 8 circuit interior. **Not available on 20 circuit interior.**

Generator Interlock

| | | | |
|--|--------------------------------------|---|---|
| | K5915 Large ON with small frame Q | K5920 Large frame ON with large frame ON | K5830 Small frame Q to small frame Q |
|--|--------------------------------------|---|---|

Plug-In Breaker Compatibility Chart

| Amps | Duffer / Hammer | Siemens | General Electric | Square D |
|---------|-----------------|---------|------------------|----------|
| 125-200 | BR / WBJ | ON | THD | — |
| ≤ 100 | QP / BR | QP | THQ | Homeline |



METER SPECIFICATION 1
SCALE: NTS

RAMAKER & ASSOCIATES, INC.
855 Community Drive, Sauk City, WI 53583
Phone: 608-643-4100 Fax: 608-643-7999
www.Ramaker.com

verizon
1515 WOODFIELD ROAD
SCHAUMBURG, IL 60173

Checklist Seal
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.



Michael L. Pinske
5/05/2016
Signature DATE

MARK DATE DESCRIPTION
SCALE FINAL CDPS DATE 06/05/2016
PROJECT TITLE

WHITEFISH BAY - SC05
SITE # 295958

PROJECT INFORMATION
161 E. BIRCH AVENUE
WHITEFISH BAY, WI 53217
MILWAUKEE COUNTY
SHEET TITLE:

METER SPECIFICATION

SCALE:
AS NOTED

NO. 29149
DATE E-2

