



A PERFECT ENVIRONMENT

Residential Recreational Responsible

Chair 001
Ron Troy
Supervisors
Edward Kranick
Christie Dionisopoulos
Steve Michels
Joe Woelfle
Clerk/Treasurer
Dan Green

TOWN OF DELAFIELD PLAN COMMISSION MEETING
Tuesday, June 1, 2021, 6:30 p.m.
Town of Delafield Town Hall W302 N1254 Maple Avenue, Delafield, WI 53018

AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of the minutes of May 4, 2021.
3. Communications (for discussion and possible action): None
4. Unfinished Business: None
5. New Business:
 - A. Gerald and Gina Gambatese, 19585 Dorchester Ct., Brookfield, WI., owner, by Carl Tomich, Westridge Builders, agent, Re: Consideration and possible action on a request for approval of a Certified Survey Map to combine two existing properties at W303 N2582 Maple Avenue.
 - B. HAWS Schallock Center for Animals, by Andrew Dominiak, Fastsigns, Re: Consideration and possible action on a request for a sign approval and sign variance in accordance with Section 17.08 10. of the Town Code to allow a sign to be placed 33 feet from the existing traveled centerline of CTH C.
 - C. Austin Babich, Pyramid Network Services, LLC, agent for Verizon Wireless, equipment owner, Re: Consideration and possible action on a request to remove and replace antennas on a communications tower owned by SBA and located at S12 W28925 Summit Avenue.
 - D. Hani and Brenda Matloub, N9 W29432 Thames Road, Delafield, WI. Re: Consideration and possible action on a request for approval of a Certified Survey Map to split a 10 acre parcel of land into two parcels at the southeast corner of Elmhurst Road (CTH G) and Northview Road.
6. Discussion: None
7. Announcements and Planning Items: Next meeting: July 6, 2021
8. Adjournment

PLEASE NOTE:

- ✓ It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that members of and possible a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no

action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

- ✓ Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Town Clerk Dan Green (262) 646-2398.

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
TUESDAY, MAY 4, 2021, 6:30 P.M.**

Video Link: <https://www.youtube.com/watch?v=yaHw0qYPqA8&t=2822s>

Prior to the start of the scheduled Plan Commission meeting there will be a public hearing in front of the Plan Commission and a representative of the Waukesha County Parks and Land Use Department, Planning Division to solicit public input on a request by Gregory Varga and Dana Selenke Broeh, landowners for a Waukesha County grading permit for a proposed house to be located at N31 W28771 Lakewood Lane. The regularly scheduled Plan Commission meeting will begin immediately following the conclusion of the public hearing.

Call the Public Hearing to Order:

Chairman Fitzgerald called the public hearing to order at 6:30 PM.

Waukesha County Land Use Specialist, Jake Heermans, read the notice of the public hearing. He explained this property has varying topography, and the owner is proposing a new home with land-altering activity requiring a major grading permit. The new home will also contain retention walls and grading that will exceed 4 feet of fill. The proposed retention walls will be at least 5 feet from the lot line. The property owner will attempt to move water to the south side of the property, using a rain garden. The newest plan from the owner states there will be drainage swales, but those swales are not shown on the plans. He asked that if a motion is made to approve this item, a stormwater permit be required, and a qualified professional installs the rain garden and handles erosion control. He also added that there was a home on this property in 2000, but in 2005 the GIS shows the home was removed.

There were no other comments.

End public hearing.

The public hearing closed at 6: 35 PM.

First order of business: Call to Order and Pledge of Allegiance

Chairman Fitzgerald called the meeting to order at 6:35 p.m. and led all in the Pledge of Allegiance.

Members present: Supervisor Kranick, Commissioner Diderrich, Commissioner Dickenson, Commissioner Frank, Town Chairman Troy, and Plan Commission Chairman Fitzgerald.

Also present: Administrator-Clerk/Treasurer Dan Green, Engineer Tim Barbeau, Waukesha County Planning and Zoning representatives Jason Fruth and Jacob Heermans.

Second order of business: Approval of the minutes of April 13, 2021.

*Motion made by Supervisor Kranick to approve the April 13, 2021 Plan Commission minutes as presented.
Seconded by Commissioner Frank. Motion passed 6-0.*

Motion

Third order of business: Communications (for discussion and possible action): None

Engineer Barbeau explained that the Department of Transportation informed him that Elmhurst Drive bridge will be redone this year, instead of in 2022. The work for this project will start in July and will take about 1 year to complete. The bridge will be closed during this time. More information will be provided at a later meeting.

Motion by Supervisor Kranick to take 5a and 5b out of order. Seconded by Commissioner Frank. Motion passed 6-0.

Fourth order of business: Unfinished Business:

- A. Discussion and possible action on an amendment to the Town zoning code to create Section 17.04 (5) (R) Planned Development District #1.

Motion by Supervisor Kranick to allow Waukesha County to give a presentation regarding the Planned Development District. Seconded by Commissioner Frank. Motion passed 6-0.

Jason Fruth gave a summary of what was discussed at the last meeting. Zone 1 had no changes and stayed at 1 unit per acre. Zone 2 had been reduced from 3 units/acre to 2 units/acre for single family and 2.5 units per acre for condo development. Zone 3 was similarly reduced from 3 units/acre to 2 units/acre for single family and 2.5 units/acre for condo development. Zones 5 and 6 were reduced to 3 units per acre and reduced the senior use for those zones to 10 units/acre. Zone 4 remained the same. He also explained the Commission increased the lot size minimums from 10,000 square feet to 15,000 square feet.

Mr. Fruth presented images of surrounding neighborhoods, to help reflect the heights of the homes nearby. He also gave visual examples of neighborhoods with 1/3 acre lots, including examples from Pabst Farms. He stated that the average assessed value in Pabst Farms was \$450,000, with the driving force being the improvements to the land, not the lot size itself.

Mr. Fruth handed out an updated traffic exhibit, showing the trips per day with the updated density numbers. He explained that by lowering the density at the last meeting, trips per day were reduced from 3,000 on average, to around 2,500. He believes there is a ceiling on the market for senior living. The market may only be able to support a few hundred units in the local area. The 2 unit/acre density, when adding in the environmental corridor, turns into 1.5 units per acre.

Mr. Fruth showed examples of a newer condo development in Sussex. He explained the density was a little higher, at 3.4 units per acre. He also showed "The Crossing" at Pabst Farms which was a 5 units per acre development. He wanted the Commission to have a visual of what these densities looked like, which is how the workgroup was conducted. Examples of different heights, including 3 story buildings with different roof lines were shown.

Chairman Fitzgerald asked how it was determined to have a 35 feet height restriction in the ordinance. Mr. Fruth explained that most homes within the area were in the lower 30' and upper 20' range. One house in their sample was over 35', and the research did not include lake homes which were substantially higher. Residential height is not normally capped at two stories but was brought forward to match what the rest of the neighborhood has.

Chairman Fitzgerald explained that at the last meeting the Commission spent a lot of time going zone by zone. This time, he wanted to give each Commissioner time to make suggested changes and motions. He started with seniority.

Supervisor Kranick stated that the density needs to come down based on the surrounding neighborhoods. He handed out a chart that showed the density of the surrounding areas at 1.32 acres per unit and .76 units per acre. Currently they were at 2.7 units per acre. He expressed concern with Zone 4 having an overall density of 5.72 units/acre while the rest of the property being left at 1.76 units/acre, which was closer to the rest of the neighborhood. Most of the folks on the Plan Commission live on the north side of

the lake. Those neighborhoods have their current density, because of what the Plan Commission set forth. Mr. Kranick questioned the argument of the property being unique, because of the proximity to I-94, stating that a lot of properties are unique.

Commissioner Dickenson stated the Commission gave the ordinance a significant haircut at the last meeting. It would be interesting to see what a recommendation would look like based on Mr. Kranick's proposal and see how it shakes out. There should be some type of "mixed use" that shapes the ordinance.

Commissioner Frank stated, he is interested in how this plays out and would like to see something approved that does not upset both sides. Watching the video of the last Plan Commission meeting, he did not see it the way Mr. Kranick saw it, that everyone is listening and trying to do what is best for the community.

Chairman Troy explained that there have been numerous emails from residents, describing their vision for this land. The third option, assuming it cannot match the density, or remain a farm, would be to double the density of the current neighborhood, which is reasonable. The Commission was slightly below that density, based on the last meeting. Jason Fruth explained that it is slightly more complicated, with two different densities depending on the use.

Chairman Troy explained that this ordinance is unique, in that it allows a master development plan for the entire 152 acres. That plan requires a water study, traffic study, sanitary study, etc. If the Commission loses that option, they give up the requirements that he believes, are essential to the development.

Commissioner Diderrich thanked Mr. Kranick for putting in the time to create the density chart. He is willing to work through the density discussion, but the Commission needs to acknowledge that this land will not be a farm forever. He stated there is some work that could be done to density, including Zone 4.

Chairman Fitzgerald explained, at the last meeting, the Commission reduced the density in 5 of the 6 zones, and generally the zones surrounding neighborhoods match. He acknowledged that Zone 4 has a more intense use but is surrounded by the other zones and faces the interstate. He did not see value in continuing to reduce density on a zone-by-zone basis, because half the density is in Zone 4. Reducing density in Zone 4 will reduce the chance for a master development plan. Units should be able to be moved from outer to inner zones to lessen densities from zones 2 and 3.

Chairman Fitzgerald moved to amend the Planned Development District #1 ordinance to allow up to 40 units to be transferred from Zones 1, 2 and 3 to Zones 4, 5, & 6. Seconded by Chairman Troy.

Supervisor Kranick stated Mr. Fitzgerald was playing a shell game. If you look at a GIS map of the surrounding neighborhoods, this development is too dense. He questioned why the Commission is swinging the pendulum so far to allow this density. The current area has sewer capacity for 5 people per acre. Chairman Fitzgerald stated that if we do not want a mix use, the Land Use Map needs to change. Supervisor Kranick stated that changing the entire site to match High Ridge, which makes up of 5% of the surrounding area, does not make sense.

Chairman Fitzgerald's motion to amend the Planned Development District #1 to allow up to 40 units to be transferred from Zones 1, 2 and 3 to Zones 4, 5 and 6 failed, 3-3, with Supervisor Kranick, Commissioners Diderrich and Frank opposing.

Commissioner Dickenson questioned whether the land use should be changed, if the ordinance eliminates the need for a master development plan. Commissioner Frank asked if the property owner could ask for

a different land use. Mr. Fitzgerald stated yes. The landowner could petition to lower the green space requirement for commercial use. Chairman Troy suggested the Town does not change the land use plan. If the owner wants to request a change to residential, they may apply for a land use amendment. Mr. Troy also stated that the initial land use amendment to change to mixed use, was approved by the Town Board, 4-1 with Supervisor Cooley opposing.

Chairman Fitzgerald stated the Commission could move to approve, amend, or deny the ordinance. Chairman Troy expressed concern about the height restrictions along Golf Road being 35 feet for two story buildings. The rest of the Town is allowed 45 feet in height, and Zones 5 and 6 should match the Town Code.

Chairman Troy moved to modify the latest version to change the height restriction along Golf Road to match the rest of the Town in Zones 4, 5 and 6 for two story buildings. Seconded by Commissioner Diderrich. Motion passed 5-1 with Supervisor Kranick opposing.

Supervisor Kranick expressed concern about the potential violation of Town Code 18.06.7, regarding the 15-unit developments requiring a minimum of 2 roadways. The Town should get a legal opinion on the potential ordinance violation. Engineer Barbeau explained that in 18.10, under modifications and exceptions, the Town Board can grant a variance if there is a difficulty or hardship provided. Chairman Fitzgerald commented that the Lake County Fire Chief has approved the cul-de-sac extension.

Supervisor Kranick stated, he has concerns about Zone 1 from a public safety perspective and wanted to know what the original plan for Crooked Creek was in 1995. The developer wanted the road to continue going forward. Engineer Barbeau stated he did not know the history of this particular subdivision. He was unsure if a road would be able to cut through the environmental corridor as a wetland delineation has not been done. Supervisor Kranick suggested taking Zone 1 off the table, with the environmental corridor being an issue. Jason Fruth commented that there is no environmental corridor where the cul-de-sac is being proposed.

Chairman Troy stated the board was at 2.6 units per acre for overall density, and based on Mr. Kranick's chart, we were at double the density, which was reasonable to the neighborhood.

Motion by Chairman Troy to accept the ordinance as redlined with the previously approved changes in height to Zones 4, 5 and 6. Seconded by Commissioner Diderrich. Motion passed 4-2, with Supervisor Kranick and Commissioner Frank opposing.

- B. Discussion and possible action on the proposed County Shoreland ordinance amendment to create the Planned Development District #1.

Motion by Chairman Troy to approve the proposed County Shoreland ordinance with the proposed amendments from the Town's Planned Development District #1 Ordinance and recommend to Waukesha County the same. Seconded by Commissioner Diderrich. Motion passed 4-2, with Supervisor Kranick and Commissioner Frank opposing.

Fifth order of business: New Business:

- A. James and Carol Krause N7 W30010 Bryn Drive, Re: Consideration and possible action on a request for a 10-foot-high garage door on a proposed accessory building at N7 W30010 Bryn Drive.

Engineer Barbeau explained that the Town Code requires any garage that is over 9 feet in height, requires approval from the Plan Commission. He explained that the larger door is to account for an air conditioning

unit on the top, which they want to make sure the door does not damage. The garage will face toward the house, which sits 20 feet below the road height. The approval will be subject to obtaining a building permit.

Motion by Supervisor Kranick to approve a request from James and Carol Krause for a 10-foot-high garage door on a proposed accessory building at N7W30010 Bryn Drive. Seconded by Commissioner Diderrich. Motion passed 6-0.

- B. Tom Langan, Badger Homes, Inc., agent Gregory Varga and Dana Selenke Broeh, owner, Re: Consideration and recommendation to Waukesha County regarding a grading permit on vacant lands located at N31 W28771 Lakewood Lane.

Engineer Barbeau explained that because of the narrow lot and the extreme slope, it would be better to get water off the hard surface and run it underground. He explained that the swales should be diagrammed better on the plans, if approved. Jacob Heermans stated he was relatively confident in the plans, but there needs to be some tweaking, to define the swales and the rain garden. The purpose of a stormwater permit is to help Waukesha County staff to make sure this does not create adverse drainage. Jason Fruth added that the value of the permit is to make sure the rain garden is properly installed, by requiring an inspection. Supervisor Kranick expressed concern if patios are added to the home. Mr. Heermans stated that nothing is currently being proposed for the home. If they wanted to add a patio, they would have to come back to request a permit. There is not a lot of room on the lot to add a patio with the elevation change. When a stormwater permit is applied for, a bond is required as well as a maintenance agreement, showing the project details from start to finish. Engineer Barbeau added that this property is unique in that most homes do not require a Conditional Use Permit for major grading or a stormwater permit.

Motion by Supervisor Kranick to approve a grading permit on vacant lands located at N31W28771 Lakewood Lane, subject to a stormwater permit being obtained from Waukesha County, and that swales are appropriately identified on the grading plan. Seconded by Commissioner Frank. Motion passed 6-0.

Sixth Order of Business: Discussion: None

Seventh Order of Business: Announcements and Planning Items: Next meeting: June 1, 2021

Eighth Order of Business: Adjournment

Motion by Commissioner Frank to adjourn the May 4, 2021 Plan Commission meeting at 7:44 p.m. Seconded by Commissioner Diderrich. Motion passed 5-1 with Supervisor Kranick opposing.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer

Plan Commission Report for June 1, 2021

Gambatese CSM Agenda Item No. 5. A.

Applicant:	Westridge Builders, Inc.
Project:	Certified Survey Map (CSM)
Requested Action:	Approval of a CSM to combine adjacent lots
Zoning:	R-3 Waukesha County Shoreland
Location:	W303 N2582 Maple Avenue

Report

This property is the former Kim's Lakeside site. The building has been removed and the property is being redeveloped for a single family home. The parcel on which Kim's stood was made up of portions of two lots in the Crystal Springs Park subdivision. In order to remove the property line that splits the lot, the Town and County requires a Certified Survey Map.

The map submitted accomplishes the combination of the two portions of former lots. The CSM includes a dedication of 8.25 feet along Maple Avenue to for the required 33 –foot half right-of-way along Maple Avenue. The CSM is technically acceptable, subject to changing the extraterritorial plat approval community and the addition of a mortgagee's statement on the CSM, if there is a mortgage on the property.

We have not received any comments from Waukesha County at this time.

Staff Recommendation:

I recommend approval of the CSM dated 3/17/21 subject to:

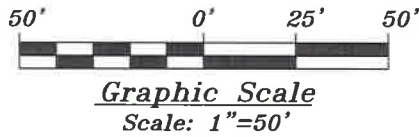
- Incorporation of any comments from Waukesha County Parks and Land Use Department
- Changing the extraterritorial plat jurisdiction community to the City of Delafield
- Addition of a mortgagee's statement if there is a mortgage on the property.

Tim Barbeau, Town Engineer
May 25, 2021

CERTIFIED SURVEY MAP NO.

Being a part Lot 19 and a part of Lot 20, in the Plat of CRYSTAL SPRING PARK, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

NW cor., SE 1/4
Sec. 15, T7N, R18E
(conc. mon.
w/brass cap)
N 393,830.49
E 2,439,861.65



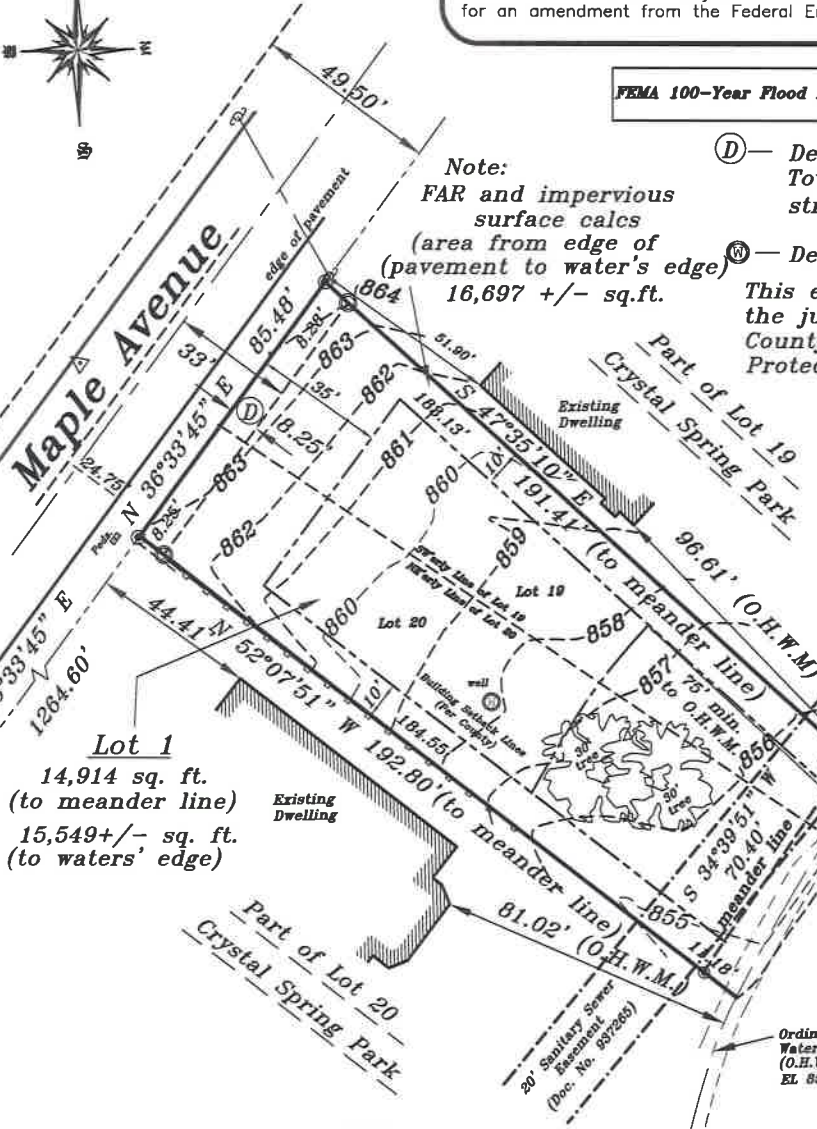
FLOOD DATA This property is in Zone AE + X of the Flood Insurance Rate Map, Community Panel No. 55133C0178H which has an effective date of November 5, 2014 and is in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

FEMA 100-Year Flood Elevation=854.4' (NAVD88)



- Ⓧ — Denotes lands dedicated to the Town of Delafield for public street purposes. (702 sq. ft.)
 - Ⓜ — Denotes existing well.
- This entire property is within the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance.

West line SE 1/4 Sec. 15, T7N, R18E
N 00°18'15" E
2616.12'
N 00°18'15" E
724.02'



Lot 1
14,914 sq. ft. (to meander line)
15,549 +/- sq. ft. (to waters' edge)

Prepared for:
GERALD T. and GINA GAMBATESE
W303N2582 MAPLE AVE
PEWAUKEE, WI 53072-4243

Prepared by:
Dennis C. Sauer PLS-2421
Metropolitan Survey Service, Inc.
9415 W. Forest Home Ave.
Hales Corners, WI 53130
Ph. (414) 529-5380

Note:
FAR and impervious surface calcs (area from edge of pavement to water's edge) 16,697 +/- sq.ft.

Pewaukee Lake

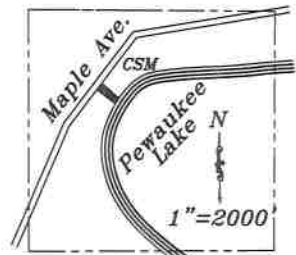


March 17, 2021

NOTE:
An Ordinary High Water Mark elevation (852.70' NAVD88) was established for this portion of Pewaukee Lake, based on a staking done by the Wisconsin Department of Natural Resources on February 5, 2005 at W289 N3089 Lakeside Dr.



Scale: 1"=50'



Vicinity Map
SE 1/4 Sec. 15-7-18

- Notes:**
- ⊙ Denotes iron pipe set.
 - ⊛ Denotes iron pipe found and accepted.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD 27)(Nov. 2008), with the North Line of the SE 1/4 of Sec. 15, T7N, R18E having an assumed bearing of N 89°18'13" W.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 19 and a part of Lot 20, in the Plat of Crystal Spring Park, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of Lot 19 and a part of Lot 20, in the Plat of Crystal Spring Park, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Southeast 1/4; thence N 00°18'15" E along the West line of said Southeast 1/4, 724.02 feet to a point; thence N 36°33'45" E, 1264.60 feet to the point of beginning of the lands to be described; thence continuing 85.48 feet to a point; thence S 47°35'10" E, 191.41 feet to the meander line of Pewaukee Lake; thence S 34°39'51" W along said meander line, 70.40 feet; thence N 52°07'51" W, 192.80 feet to the point of beginning.

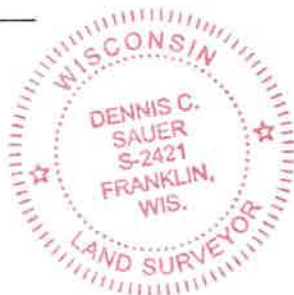
Together with those lands lying between the aforementioned meander line and the waters edge of Pewaukee Lake. Said lands continuing 14,914 square feet to meander line and 15,549 square feet more or less, to the water's edge.

That I have made such survey, land division and map by the direction of Gerald T. Gambatese and Gina Gambatese, husband and wife, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the requirements of the Town of Delafield, Village of Hartland and the Waukesha County Department of Parks and Land Use, in surveying, dividing and mapping of the same.

April 15, 2021
Date



Dennis C. Sauer

Dennis C. Sauer
Professional Land Surveyor S-2421

PREPARED FOR:
Gerald & Gina Gambatese
W303 N2582 Maple Ave
Pewaukee, WI 53072
Ph: (262)547-0328

PREPARED BY: Dennis C Sauer
Metropolitan Survey Service
9415 W Forest Home Ave, #202
Hales Corners, WI 53130
Ph: (414)529-5380

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 19 and a part of Lot 20, in the Plat of Crystal Spring Park, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE:

Gerald T. Gambatese and Gina Gambatese, husband and wife, owners of said land, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and requirements of the Town of Delafield, Village of Hartland and the Waukesha County Department of Parks and Land Use.

WITNESS the hand and seal of said owners this _____ day of _____, 20__.

Gerald T. Gambatese, Owner

Gina Gambatese, Owner

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY, came before me this _____ day of _____, 20____, Gerald T. Gambatese and Gina Gambatese, Owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

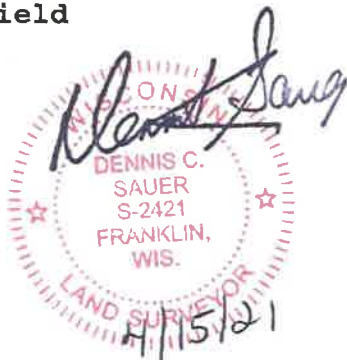
Notary Public
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Town of Delafield on this _____ day of _____, 20__.

Kevin Fitzgerald, Chairman
Town of Delafield

Dan Green, Town Clerk
Town of Delafield



CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 19 and a part of Lot 20, in the Plat of Crystal Spring Park, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

EXTRATERRITORIAL APPROVAL

APPROVED by the Village of Hartland this _____ day of _____, 20____.

Darlene Igl
Village Clerk

Jeffrey Pfannerstill
Village President

TOWN BOARD APPROVAL

APPROVED by the Town Board of the Town of Delafield on this _____ day of _____, 20____.

Ronald A. Troy, Chairman
Town of Delafield

Dan Green, Town Clerk
Town of Delafield

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

The above, which has been filed for approval as required by Chapter 236.34, Wisconsin State Statutes is hereby approved on this _____ day of _____, 20____.

Dale R. Shaver, Director



THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. S-2421

Plan Commission Report for June 1, 2021

HAWS Sign Variance Request and approval Agenda Item No. 5. B.

Applicant:	Andrew Dominiak, Fast Signs
Project:	Haws Schallock Center for Animals
Requested Action:	Approval of a variance for the sign location and approval of the sign.
Zoning:	A-2
Location:	W330 S1205 CTH C

Report

HAWS has requested placement of a sign at their facility of CTH C in the Town. Their request was to place the sign close to the roadway. Our building inspector denied the sign location and referred them to Waukesha County, since they control the CTH C right-of-way. Waukesha County responded that they have no concerns related to placing the sign at 33 feet from the centerline of the traveled roadway. Section 17.08 6. C. 2. d. states in part, "...An offset of no less than five (5) feet from the ultimate right-of-way line should be maintained." The street and highway width map for CTH C, as provided by the County, indicates that the ultimate width of CTH C is a 100 foot wide right-of-way, which would put the ultimate right-of-way at 50 feet west of the traveled center line. The applicant was made aware of this and has requested a sign variance to be allowed to place the sign at 33 feet from the travelled way as allowed by the County.

The location for the sign will be on the south side of the entrance driveway. The entrance has trees and brush on both sides of it. Acel and decal lanes have been added to the west side of CTH C at the entrance to the HAWS site, resulting in better site lines. I have visited the site and find that a sign being placed at 33 feet off the roadway will not adversely affect site lines. However, I observed that the entrance is hidden when approaching from the north. Some type of early notice of the entrance may be warranted in order to have vehicles slow down.

The proposed size of the sign is 48" x 36" (12 square feet). The sign will be attached to simple 4" x4" posts. Based on the frontage length of the property, the maximum sign size can be 44 square feet. The sign will be made of aluminum composite, vinyl graphics and PVC routed letters. The sign does not contain the words "Town of Delafield" on it as required in Section 17.08 7. C. 3.

The request before the Plan Commission is to provide a sign variance on the basis of site difficulties, which is defined as "unusual factors preclude the construction of a sign in accordance with this chapter which would be visible to the roadway adjacent to the site frontage." It is likely that placing the sign at 55 feet off the centerline (50 feet ROW plus 5 feet

offset) would increase the difficulty of seeing the driveway from either direction. The sign serves as the only indicator of the entrance to the site.

Sign variances are intended to allow flexibility on sign regulation while fulfilling the purpose of the ordinance. Allowance of a variance should not create the potential for public harm or for which there is no public benefit.

Staff Recommendation:

I am of the opinion that the sign placement will not be detrimental to the operation of the highway or cause a distraction to motorists. I am concerned that since the driveway is somewhat hidden from both approaches, there is potential for accidents due to vehicles making a quick stop to turn into the site. To resolve that, I suggest that signs be placed on both approaches indicating the entrance ahead.

Therefore, I recommend that the Town grant the variance based on my conclusion above approve the sign and sign location as proposed at 33 feet off the travelled centerline to the easternmost portion of the sign post, with the following conditions:

- The sign include the words "Town of Delafield" in readable lettering on the sign and approved by staff prior to issuance of a sign permit by the building inspector.
- Addition of warning signs approaching the entrance, if allowed by Waukesha County.

Tim Barbeau, Town Engineer
May 25, 2021

Waukesha County GIS Map

LAND INFORMATION SYSTEMS DIVISION



Legend

- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels



Notes:

Printed: 5/10/2021

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

142.71 Feet

0

Method of Attachment:

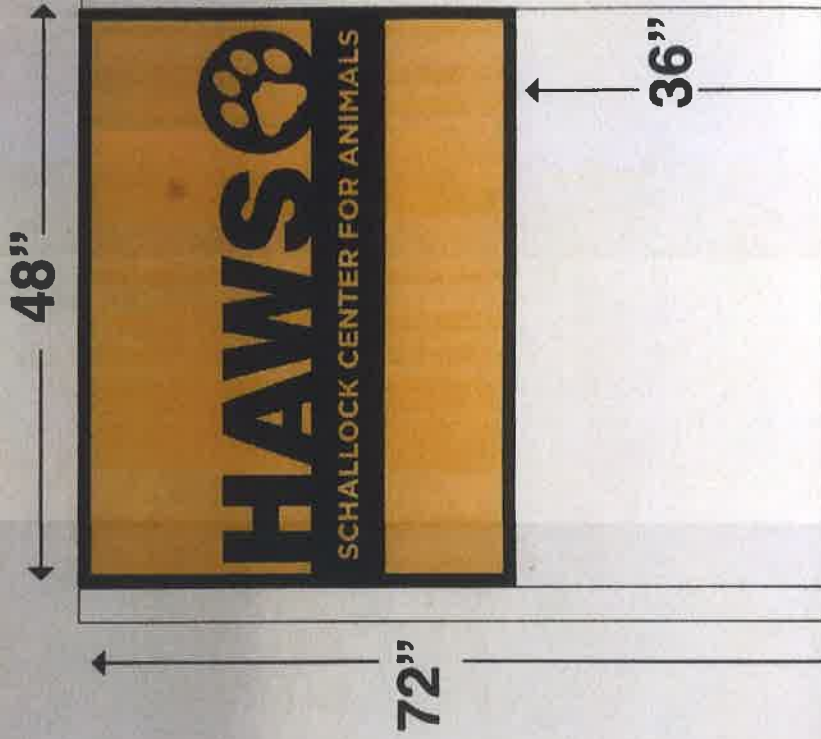
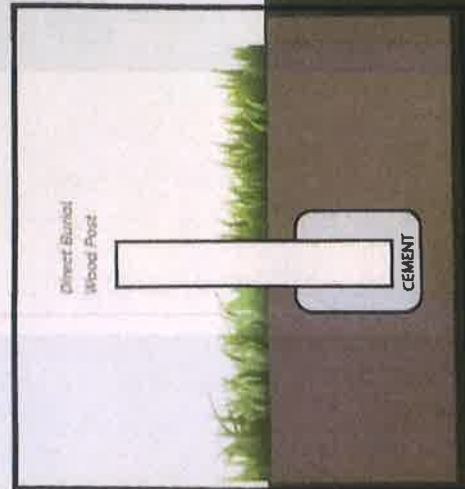
4x4 wood posts in concrete below grade

Sign Composition:

Aluminum Composite, Vinyl Graphics, PVC Routed Letters

Sign Dimensions:

48" Width, 36" Height, 72" full height from ground



6' Tall Person

Date: 5/10/21

Client: HAWS Schallock Center

Notes:

Navigation Search Tasks Buffers

Tool Labels X

Show Layers Print Address Report Point

Show Layers Edit Distance Plot Coordinates

Point Find Elevation Export Share

Output Format Pdf

Resolution Low

Map Scale Current Scale - 1: 1713

Title Waukesha County GIS Map

Notes

Lock print preview with map

Layers Parcels (1) Print Map

Print Cancel





APPROX SIGN LOCATION TGB



Plan Commission Report for June 1, 2021

Verizon Wireless Antenna Replacement Agenda Item No. 5. C.

Applicant:	Austin Babich, Pyramid Network Services, LLC
Project:	Verizon Wireless (SBA Tower)
Requested Action:	Approval for antenna replacement, and equipment improvements (in an existing equipment building)
Zoning:	A-2
Location:	S12 W28925 Summit Avenue

Report

Verizon Wireless, through their authorized agent, is requesting approval to remove and replace Verizon antennas on the tower located at S12 W28925 Summit Avenue and make minor equipment improvements within the existing equipment building. Wireless communication facilities are regulated by State Statutes as well as Section 17.06 6. of the Town Code. I have determined that the proposed work will not be a substantial modification on the basis that it does not meet the definition of "substantial modification" as defined in Section 66.0404(1) (s) of the Wisconsin Statutes (not raising the tower more than 20 feet, not increasing the width by 20 feet or more at the location of the appurtenance, not increasing the area of the equipment compound by more than 2,500 square feet). I have reviewed their application and find it to be complete as required by the code.

The Town is to review this item subject to the limitations imposes in Section 66.04040 (4) of the Wisconsin Statutes. I have reviewed the application in light of the 24 limitations and find that by approving this application as presented, we are not in violation of any of the limitations in 66.0404 (4).

Staff Recommendation:

The applicant has submitted a complete application and meets all Town requirements; therefore, I recommend that the Plan Commission approve the installation of the replacement antennas and provide a recommendation for approval to the Town Board.

Tim Barbeau, Town Engineer
May 25, 2021



TESSMAN AAT (113304) WAUKESHA, WISCONSIN ANTENNA MOD DRAWINGS 190' SELF-SUPPORT (COLO)

CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:
verizon
CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

TITLE SHEET
TESSMAN AAT (113304)
WAUKESHA, WISCONSIN

SCOPE OF WORK			
TOWER SCOPE			
REMAIN/RELOCATE			
	QTY.	EQUIPMENT	ACTION
ANTENNA(S)/EQUIP.			
TRANSMISSION CABLE(S)	6	1-5/8" COAX	TO REMAIN
DECOMISSION			
ANTENNA(S)/EQUIP.	9	PANEL ANTENNA(S)	TO BE REMOVED
TRANSMISSION CABLE(S)	6	1-5/8" COAX	TO BE REMOVED
TO BE INSTALLED			
ANTENNA(S)/EQUIP.	12	ANTENNA(S)	TO BE INSTALLED
	3	RAYCAP SPD(S)	TO BE INSTALLED
	9	REMOTE RADIO(S)	TO BE INSTALLED
	3	DIPLEXER(S)	TO BE INSTALLED
TRANSMISSION CABLE(S)	3	HYBRID CABLE(S)	TO BE INSTALLED

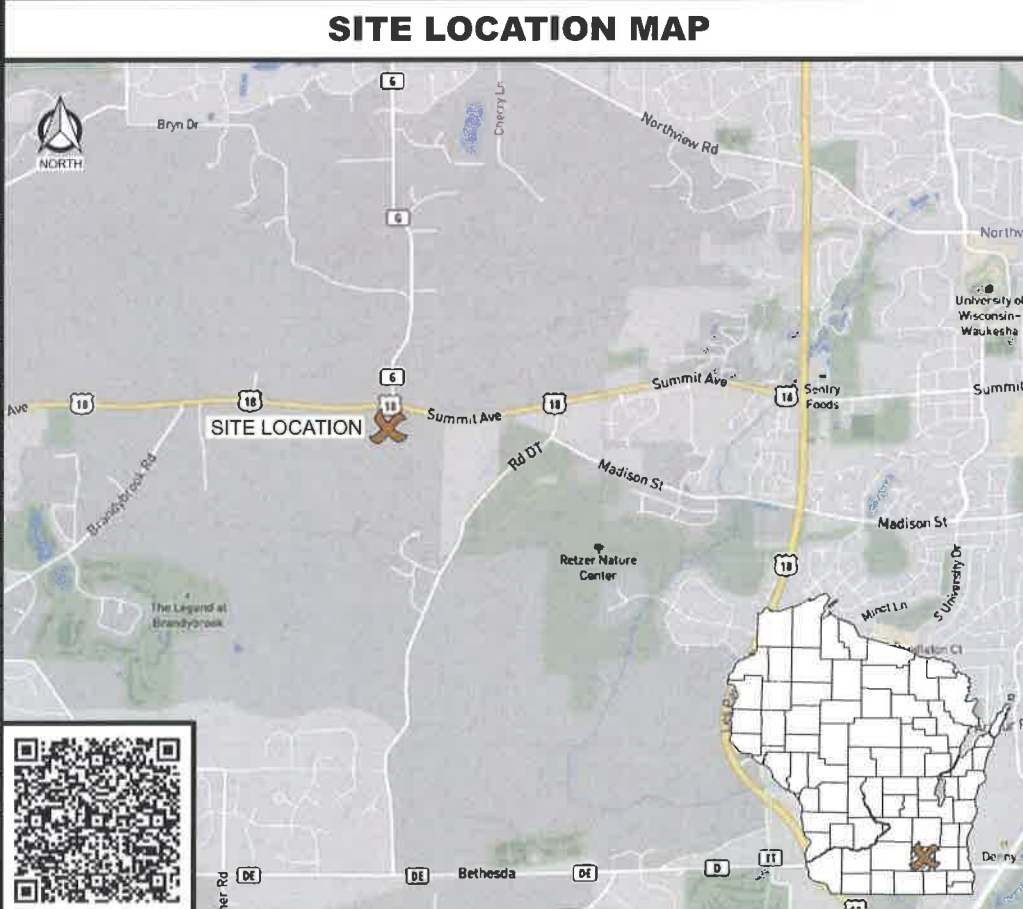
COMPOUND SCOPE			
	QTY.	EQUIPMENT	ACTION
CABLE ROUTE:	-	ICE BRIDGE HANGERS	ADEQUATE - TO REMAIN
	-	SHELTER COAX PORT	ADEQUATE - TO REMAIN

SHELTER INTERIOR SCOPE			
REMAIN/RELOCATE			
EQUIPMENT:			
DECOMISSION			
EQUIPMENT:	6	RADIO(S)	TO BE REMOVED
TO BE INSTALLED			
EQUIPMENT:	3	RAYCAP SPD(S)	TO BE INSTALLED

SPECIAL REQUIREMENTS

MOUNT MODIFICATIONS REQUIRED; SEE MOUNT MODIFICATION DESIGN FOR DETAILS

BATTERY & POWER PLANT REPLACEMENT REQUIRED; SEE A-101 FOR DETAILS



DIRECTORY
CLIENT: CHICAGO SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS 1701 GOLF ROAD TOWER 2, SUITE 400 ROLLING MEADOW, IL 60008 CONTACT: MICHAEL COSENTINO EMAIL: michael.cosentino@verizonwireless.com
ENGINEER: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578 CONTACT: DUSTIN BROOKS PHONE: 608.644.1449
SITE ACQUISITION: PYRAMID NETWORK SERVICES, LLC. CONTACT: AUSTIN BABICH (PROJECT MANAGER) PHONE: 989.395.1518 EMAIL: ababich@pyramidns.com

SHEET INDEX	
NO.:	SHEET TITLE
G-001	TITLE SHEET
C-101	SITE PLAN
C-102	ENLARGED SITE PLAN
A-101	EQUIPMENT SHELTER LAYOUT
T-001	EQUIPMENT SPECIFICATIONS
T-002	ANTENNA SPECIFICATIONS
T-003	ANTENNA SPECIFICATIONS
T-004	ANTENNA SPECIFICATIONS
T-201	SITE ELEVATION
T-301	ANTENNA AND EQUIPMENT CONFIGURATION
T-501	ANTENNA AND EQUIPMENT SUMMARY
T-502	PLUMBING DIAGRAM
T-503	CABLING DETAILS
T-504	CABLE ROUTING
T-901	SITE PHOTOS
E-501	GROUNDING DETAILS
*	MOUNT ANALYSIS BY OTHERS
*	COMPLETED BY OTHERS

PROJECT INFO

SITE LOCATION:
S12 W28925 SUMMIT AVE.
WAUKESHA, WI 53188

REAL ESTATE SITE #: 20212224130

FCC #: 1234746

TOWER OWNER:
SBA NETWORK SERVICES, INC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33489
SBA SITE NAME: TESSMAN AAT
SBA SITE #: WI20209

SITE COORDINATES (PER GOOGLE EARTH):
LAT: 43°-1'-9.21" N
LONG: 88°-19'-25.4892" W
GROUND ELEVATION (NAVD 88): 1086'

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
BJN	04/13/21	REV. A
BJN	04/27/21	REV. 0
CHECKED BY:	DAB	
PLOT DATE:	4/27/2021	
PROJECT NUMBER:	28254	
SET TYPE:	FINAL	
SHEET NUMBER:	G-001	

STRUCTURAL

TOWER ANALYSIS:
GPD GROUP, INC.
REPORT #: 2021778.20209.05
DATED: 04/20/2021 CONCLUSION: SUFFICIENT

MOUNT ANALYSIS:
PAUL J. FORD & COMPANY
REPORT #: 24321-0053.002.8190
DATED: 03/05/2021 CONCLUSION: UNSTABLE

MOUNT MODIFICATION DESIGN:
PAUL J. FORD & COMPANY
REPORT #: 24321-0053.003.8191
DATED: 04/07/2021 CONCLUSION: PASS

SITE AUDIT:
EDGE CONSULTING ENGINEERS, INC. DATE: 01/28/2021

CONTRACTOR TO REVIEW STRUCTURAL REPORT IN ITS ENTIRETY. ANY DISCREPANCIES OR DISAGREEMENTS BETWEEN THE REPORT AND THESE PLANS SHOULD BE RESOLVED PRIOR TO CONSTRUCTION.

ONE CALL
SYSTEMS INTERNATIONAL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGERS HOTLINE

TOLL FREE: 1-800-242-8511
FAX A LOCATE: 1-800-242-5811

WI STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ENGINEER SEAL:

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SIGNATURE: *[Signature]*

DATE: 04-27-21

I:\28254\028254\Design\CAD\CD\Plan\G-001.dgn



ELMHURST RD.

SUMMIT AVE.

EXISTING SELF-SUPPORT TOWER;
SEE T-201 FOR DETAILS

EXISTING VERIZON EQUIPMENT SHELTER;
SEE A-101 FOR DETAILS

EXISTING FENCED COMPOUND;
SEE C-102 FOR DETAILS

CONSULTANT:

 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:

 CHICAGO SMSA LIMITED PARTNERSHIP
 d/b/a VERIZON WIRELESS
 1701 GOLF ROAD
 TOWER 2, SUITE 400
 ROLLING MEADOW, IL 60008

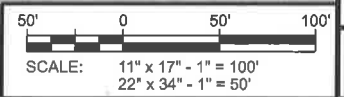
SITE PLAN
TESSMAN AAT (113304)
WAUKESHA, WISCONSIN

SUBMITTAL		
INT.	DATE:	DESCRIPTION:
B.J.N	04/13/21	REV. A
B.J.N	04/27/21	REV. 0

CHECKED BY	DAB
PLOT DATE	4/27/2021
PROJECT NUMBER	28254
SET TYPE	FINAL
SHEET NUMBER	C-101

NOTES:

1. AERIAL IMAGERY FROM GOOGLE EARTH.
2. NORTH ARROW SHOWN AS APPROXIMATE.
3. SITE PHOTOS PROVIDED BY EDGE CONSULTING ENGINEERS, INC.
4. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD MEASUREMENTS AND SITE PHOTOS.



I:\28254\28254\Design\CAD\CDD\Plot\C-101.dgn



A COMPOUND OVERVIEW



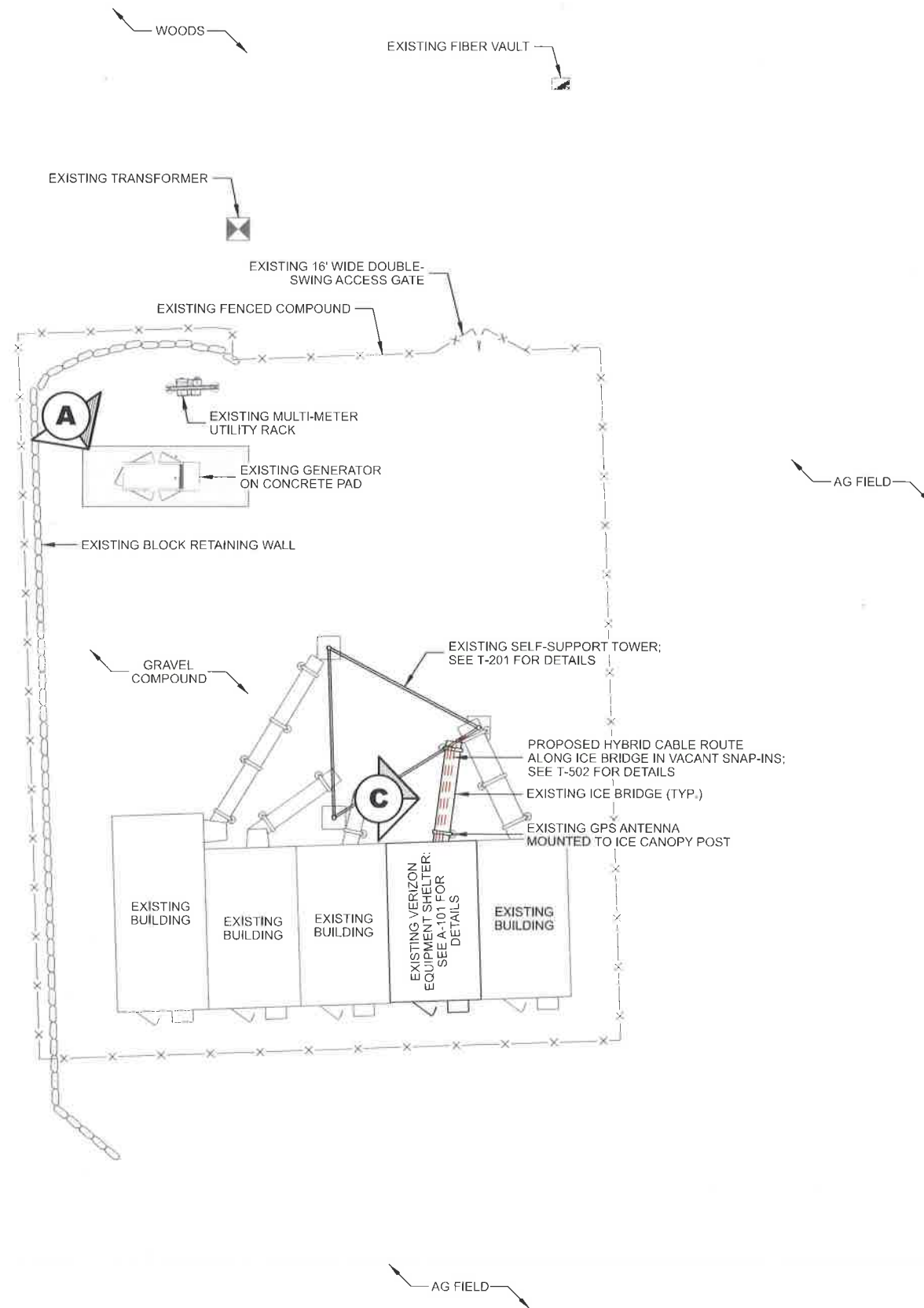
B COMPOUND OVERVIEW



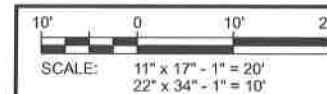
C ICE BRIDGE



NORTH



- NOTES:
1. NORTH ARROW SHOWN AS APPROXIMATE.
 2. SITE PHOTOS PROVIDED BY EDGE CONSULTING ENGINEERS, INC.
 3. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD MEASUREMENTS AND SITE PHOTOS.



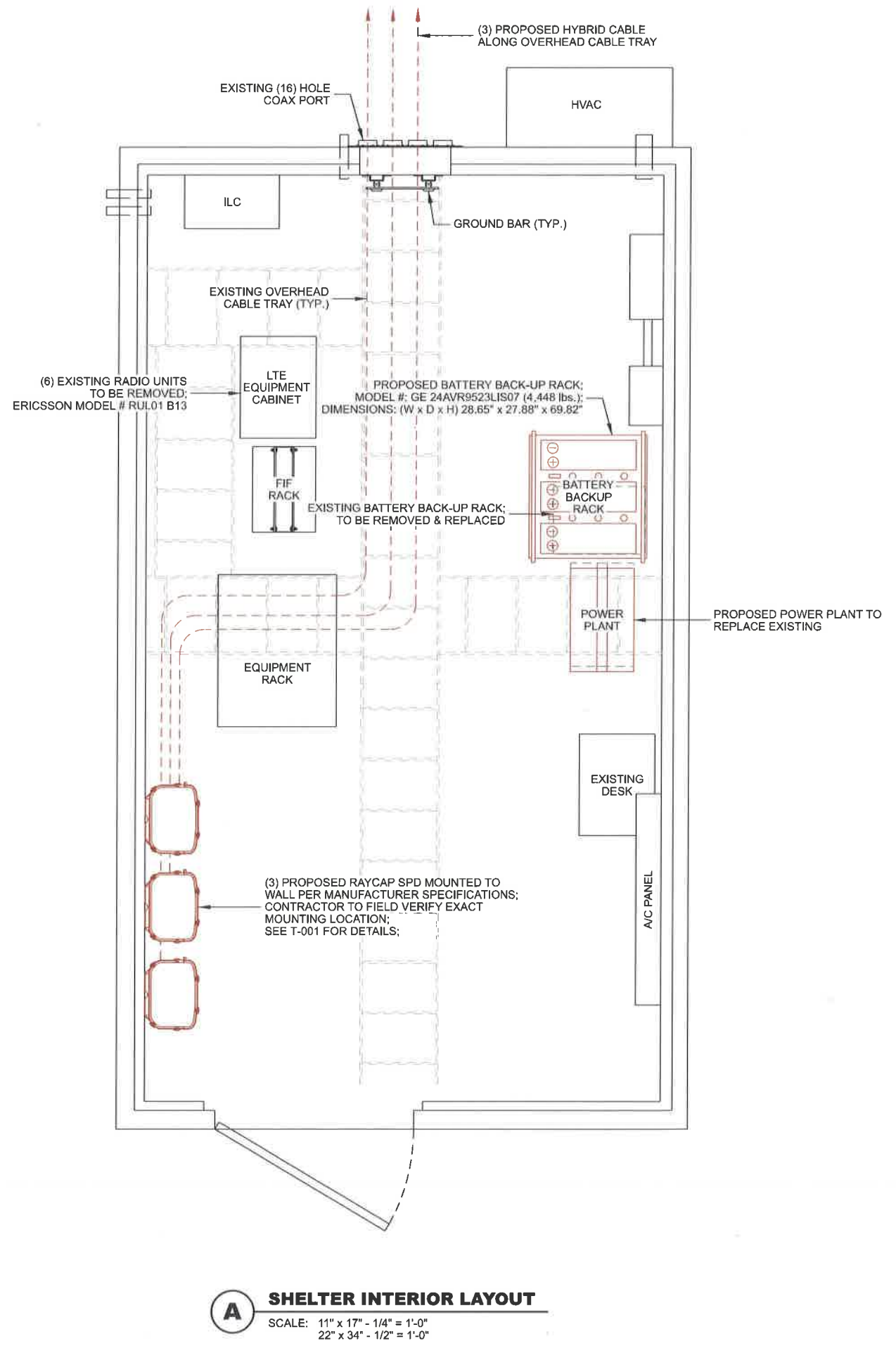
CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1849 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
verizon
 CHICAGO SMSA LIMITED PARTNERSHIP
 db/a VERIZON WIRELESS
 1701 GOLF ROAD
 TOWER 2, SUITE 400
 ROLLING MEADOW, IL 60008

ENLARGED SITE PLAN
 TESSMAN AAT (113304)
 WAUKESHA, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
BJN	04/13/21	REV. A
BJN	04/27/21	REV. D

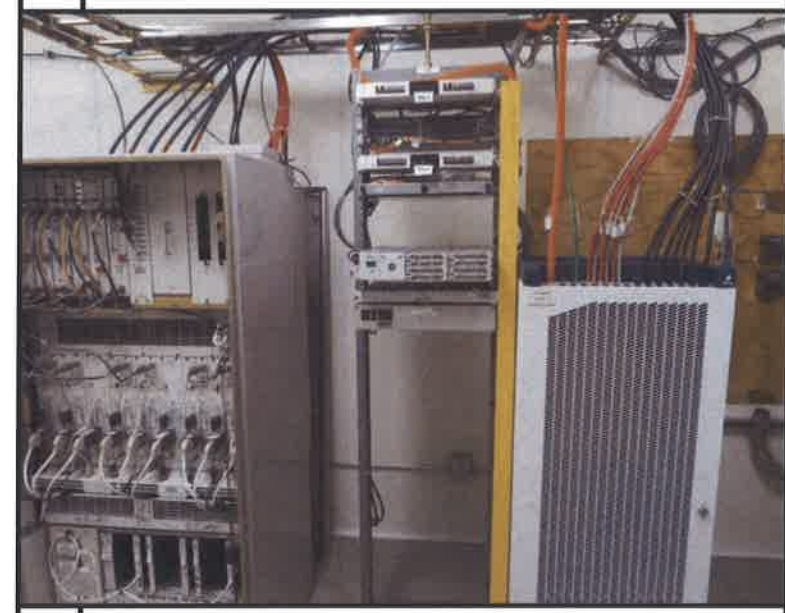
CHECKED BY	DAB
PLOT DATE	4/27/2021
PROJECT NUMBER	28254
SET TYPE	FINAL
SHEET NUMBER	C-102



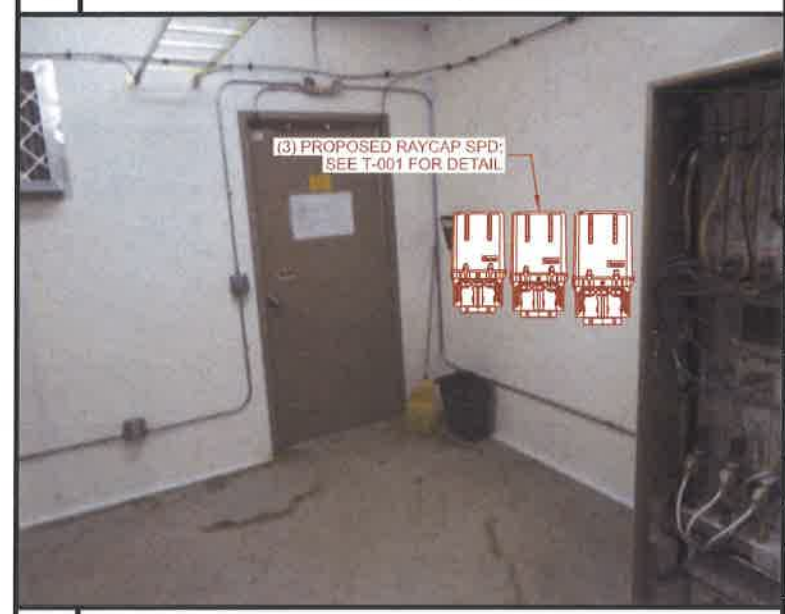
A SHELTER INTERIOR LAYOUT
 SCALE: 11" x 17" - 1/4" = 1'-0"
 22" x 34" - 1/2" = 1'-0"



B EXISTING LTE EQUIPMENT CABINET



C EXISTING FIF RACK



D PROPOSED LOCATION OF RAYCAP SPD

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
verizon
 CHICAGO SMSA LIMITED PARTNERSHIP
 d/b/a VERIZON WIRELESS
 1701 GOLF ROAD
 TOWER 2, SUITE 400
 ROLLING MEADOW, IL 60008

EQUIPMENT SHELTER LAYOUT
 TESSMAN AAT (113304)
 WAUKESHA, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
BJN	04/13/21	REV. A
BJN	04/27/21	REV. 0

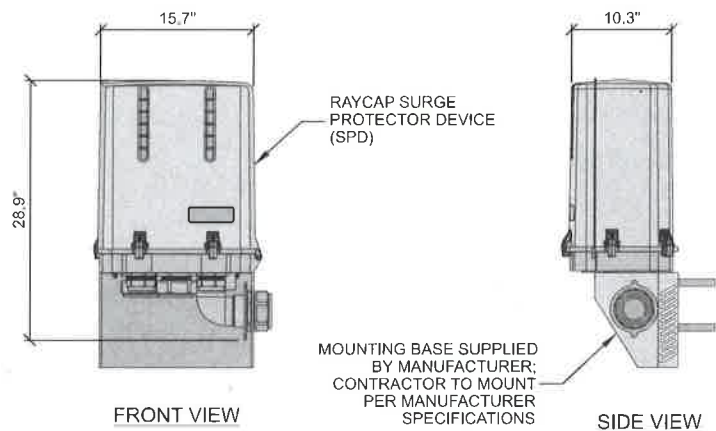
CHECKED BY	DAB
PLOT DATE	4/27/2021
PROJECT NUMBER	28254
SET TYPE	FINAL
SHEET NUMBER	A-101

I:\28200\28254\Design\CAD\CD\PIR\A-101.dgn

MANUFACTURER: RAYCAP
 MODEL: RC3DC-3315-PF-48
 DIMENSIONS: 28.9" x 15.7" x 10.3" (H x W x D)
 WEIGHT: 32 LBS



PLAN VIEW

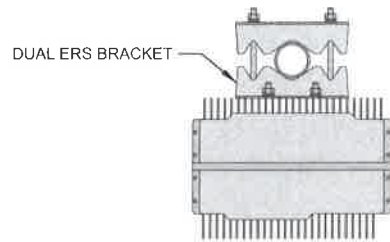


FRONT VIEW

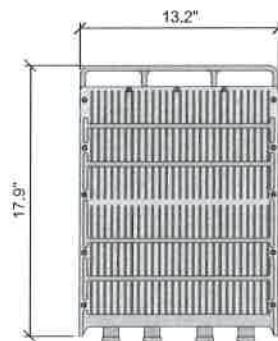
SIDE VIEW

A RAYCAP SURGE PROTECTOR DEVICE (SPD)

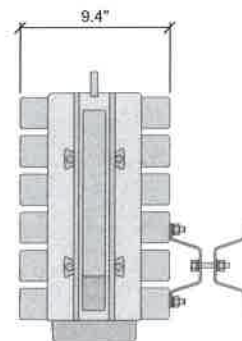
MANUFACTURER: ERICSSON
 MODEL: RADIO 4449
 DIMENSIONS: 17.9" x 13.2" x 9.4" (H x W x D)
 WEIGHT: 70.5 LBS



PLAN VIEW



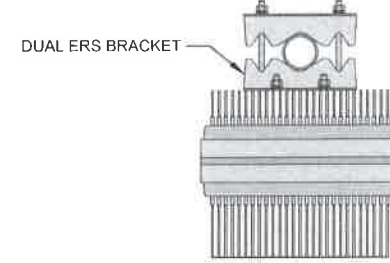
FRONT VIEW



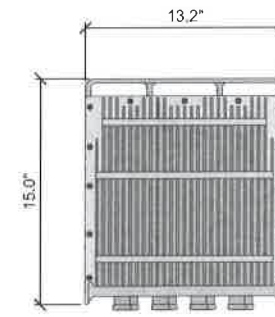
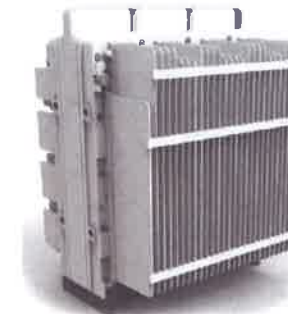
SIDE VIEW

B ERICSSON RADIO 4449

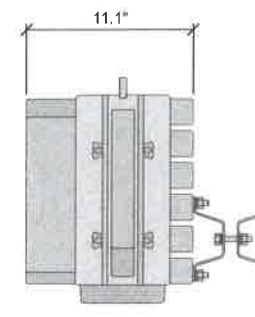
MANUFACTURER: ERICSSON
 MODEL: RADIO 8843
 DIMENSIONS: 15.0" x 13.2" x 11.1" (H x W x D)
 WEIGHT: 75 LBS.



PLAN VIEW



FRONT VIEW



SIDE VIEW

C ERICSSON RADIO 8843

MANUFACTURER: ERICSSON
 MODEL: SXX 109 1973/2
 WEIGHT: 3.75 LBS

BRACKET FOR ATTACHING TWO STANDARD OR HEAVY ERS UNITS WITH A HOLE PATTERN OF CC 30 MM AND/OR CC 80 MM., EITHER TO A POLE, WALL, ANGLE TOWER OR SQUARE TUBE.

BOLTS FOR ATTACHING TWO ERS UNITS ARE SUPPLIED IN THE PACKAGE.



DUAL RADIO ATTACHMENT

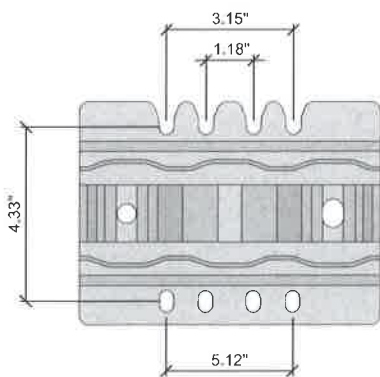


PLATE MOUNTING PATTERN



ISOMETRIC VIEW

D DUAL ERS BRACKET

MANUFACTURER: COMMSCOPE
 MODEL: CDX1923Q-DS-43
 DIMENSIONS: 6.9" x 5.5" x 8.1" (H x W x D)
 WEIGHT: 16.5 LBS.



E QUAD DIPLEXER

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:

Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:

verizon
 CHICAGO SMSA LIMITED PARTNERSHIP
 d/b/a VERIZON WIRELESS
 1701 GOLF ROAD
 TOWER 2, SUITE 400
 ROLLING MEADOW, IL 60008

EQUIPMENT SPECIFICATIONS
 TESSMAN AAT (113304)
 WAUKESHA, WISCONSIN

SUBMITAL:		
INT.	DATE:	DESCRIPTION:
BJN	04/13/21	REV. A
BJN	04/27/21	REV. 0

CHECKED BY:	DAB
PLOT DATE:	4/27/2021
PROJECT NUMBER:	28254
SET TYPE:	FINAL
SHEET NUMBER:	T-001

Product Specifications

COMMScope®



HBX-9016DS-VTM

Andrew® Antenna, 1710–2180 MHz, 90° horizontal beamwidth, RET compatible

- Excellent gain, USLS, VSWR, and PIM specification to improve network quality
- Ideal solution to maximize coverage and capacity in suburban and rural areas
- Fully compatible with Andrew remote electrical tilt system for greater OpEx savings
- Wide horizontal and narrow vertical beamwidth to maximize coverage and capacity

Electrical Specifications

Frequency Band, MHz	1710–1880	1850–1990	1920–2180
Gain, dBi	17.7	17.7	18.0
Beamwidth, Horizontal, degrees	85	86	87
Beamwidth, Vertical, degrees	5.1	4.7	4.4
Beam Tilt, degrees	0–6	0–6	0–6
USLS, dB	18	18	18
Front-to-Back Ratio at 180°, dB	28	28	27
CPR at Boresight, dB	21	24	20
CPR at Sector, dB	14	13	11
Isolation, dB	30	30	30
VSWR Return Loss, dB	1.4 15.6	1.4 15.6	1.4 15.6
PIM, 3rd Order, 2 x 20 W, dBc	-155	-155	-155
Input Power per Port, maximum, watts	350	350	350
Polarization	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	1710–1880	1850–1990	1920–2180
Gain by all Beam Tilts, average, dBi	17.5	17.4	17.6
Gain by all Beam Tilts Tolerance, dB	±0.2	±0.2	±0.4
	0° 17.4	0° 17.4	0° 17.5
Gain by Beam Tilt, average, dBi	3° 17.6	3° 17.5	3° 17.7
	6° 17.4	6° 17.3	6° 17.4
Beamwidth, Horizontal Tolerance, degrees	±1.4	±1.5	±1.5
Beamwidth, Vertical Tolerance, degrees	±0.3	±0.2	±0.3
USLS, dB	18	18	19
Front-to-Back Total Power at 180° ± 30°, dB	24	23	21
CPR at Boresight, dB	24	26	23
CPR at Sector, dB	14	13	11

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, download the whitepaper [Time to Raise the Bar on BSAs](#).

General Specifications

Antenna Brand	Andrew®
Antenna Type	DualPol®
Band	Single band
Brand	DualPol® Teletilt®
Operating Frequency Band	1710 – 2180 MHz

©2015 CommScope, Inc. All rights reserved. All trademarks identified by ® or ™ are registered trademarks, respectively, of CommScope. All specifications are subject to change without notice. See www.commscope.com for the most current information. Revised: March 5, 2015

Product Specifications

COMMScope®



HBX-9016DS-VTM

Mechanical Specifications

Color	Light gray
Lightning Protection	dc Ground
Radiator Material	Low loss circuit board
Radome Material	Fiberglass, UV resistant
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	2
Wind Area, maximum	0.2 m² 2.0 ft²
Wind Loading, maximum	391.5 N @ 150 km/h 88.0 lbf @ 150 km/h
Wind Speed, maximum	241.0 km/h 149.8 mph

Dimensions

Depth	97.0 mm 3.8 in
Length	1897.0 mm 74.7 in
Width	172.0 mm 6.8 in
Net Weight	7.6 kg 16.8 lb

Remote Electrical Tilt (RET) Information

Model with Factory Installed AISG 2.0 Actuator	HBX-9016DS-A1M
RET System	Teletilt®

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system



Included Products

DB390 — Pipe Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Use for narrow panel antennas. Includes two pipe mounts.

DB5098 — Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members

©2015 CommScope, Inc. All rights reserved. All trademarks identified by ® or ™ are registered trademarks, respectively, of CommScope. All specifications are subject to change without notice. See www.commscope.com for the most current information. Revised: March 5, 2015

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

verizon
CHICAGO SMSA LIMITED PARTNERSHIP
db/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

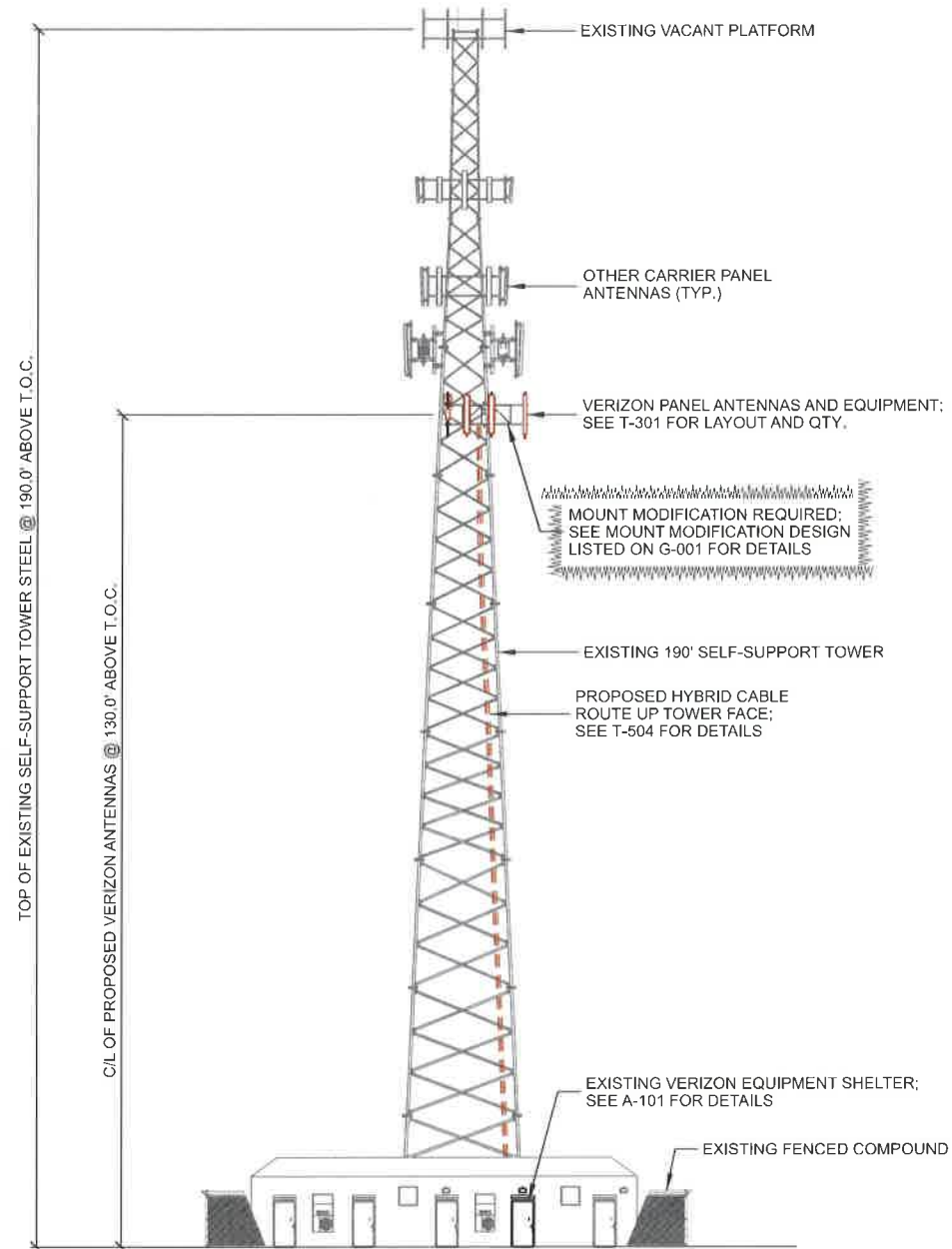
ANTENNA SPECIFICATIONS
 TESSMAN AAT (113304)
 WAUKESHA, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
B.J.N.	04/13/21	REV. A
B.J.N.	04/27/21	REV. 0

CHECKED BY	DAB
PLOT DATE	4/27/2021
PROJECT NUMBER	28254
SET TYPE	FINAL
SHEET NUMBER	T-003

RF EMISSION REPORT REQUIRED

YES NO
 Date: _____ TBD _____



NOTES:

1. CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNAS WITH PROJECT MANAGER AND FINAL RF DESIGN.
2. CONTRACTOR TO VERIFY LIGHTNING ROD EXTENDS 2' MIN. ABOVE ALL ANTENNAS & EQUIPMENT.
3. REFER TO STRUCTURAL REVIEW NOTE ON G-001.

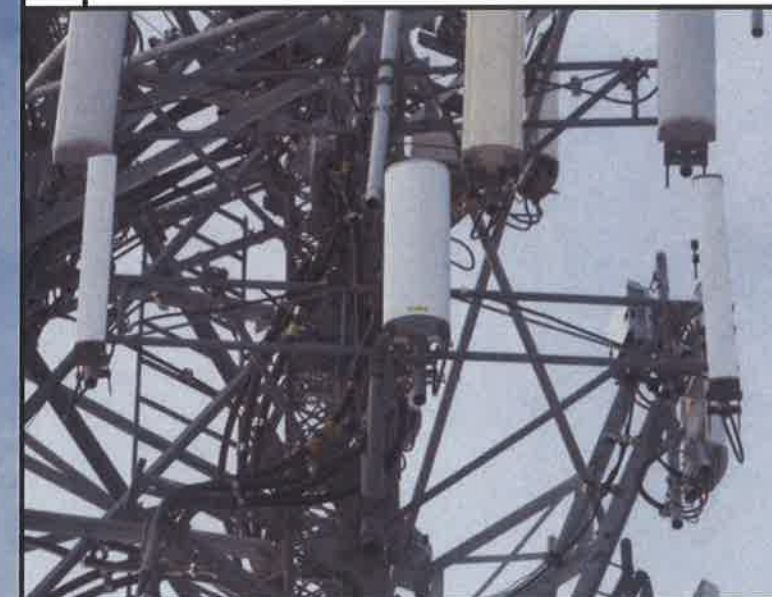
A SITE ELEVATION



B EXISTING SITE ELEVATION



C VERIZON ALPHA SECTOR ANTENNAS



D VERIZON BETA SECTOR ANTENNAS



E VERIZON GAMMA SECTOR ANTENNAS

CONSULTANT:

Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:

verizon
 CHICAGO SMSA LIMITED PARTNERSHIP
 db/a VERIZON WIRELESS
 1701 GOLF ROAD
 TOWER 2, SUITE 400
 ROLLING MEADOW, IL 60008

**SITE ELEVATION
 TESSMAN AAT (113304)
 WAUKESHA, WISCONSIN**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
BJN	04/13/21	REV. A
BJN	04/27/21	REV. 0

CHECKED BY: DAB

PLOT DATE: 4/27/2021

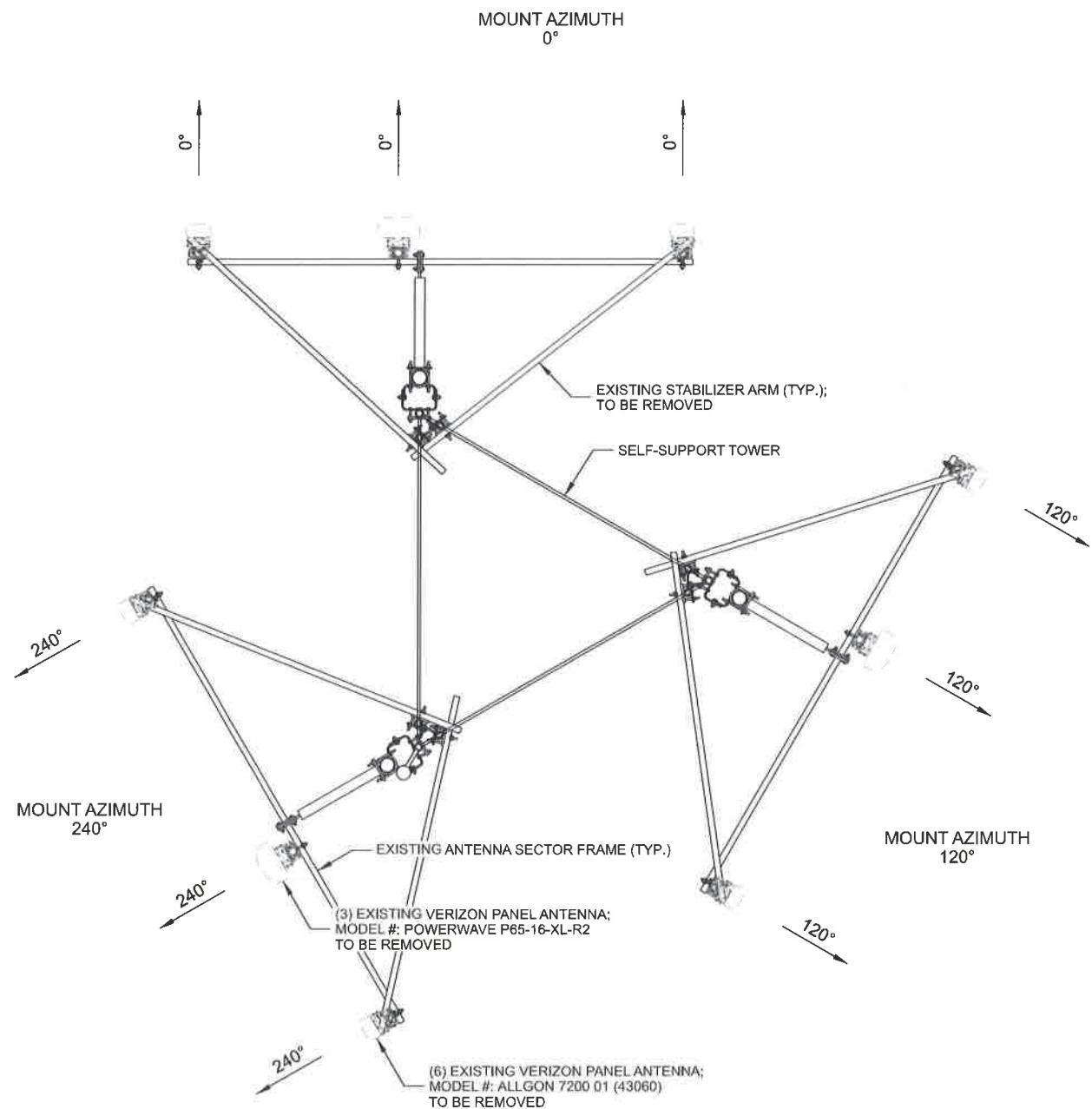
PROJECT NUMBER: 28254

SET TYPE: FINAL

SHEET NUMBER: **T-201**



NORTH

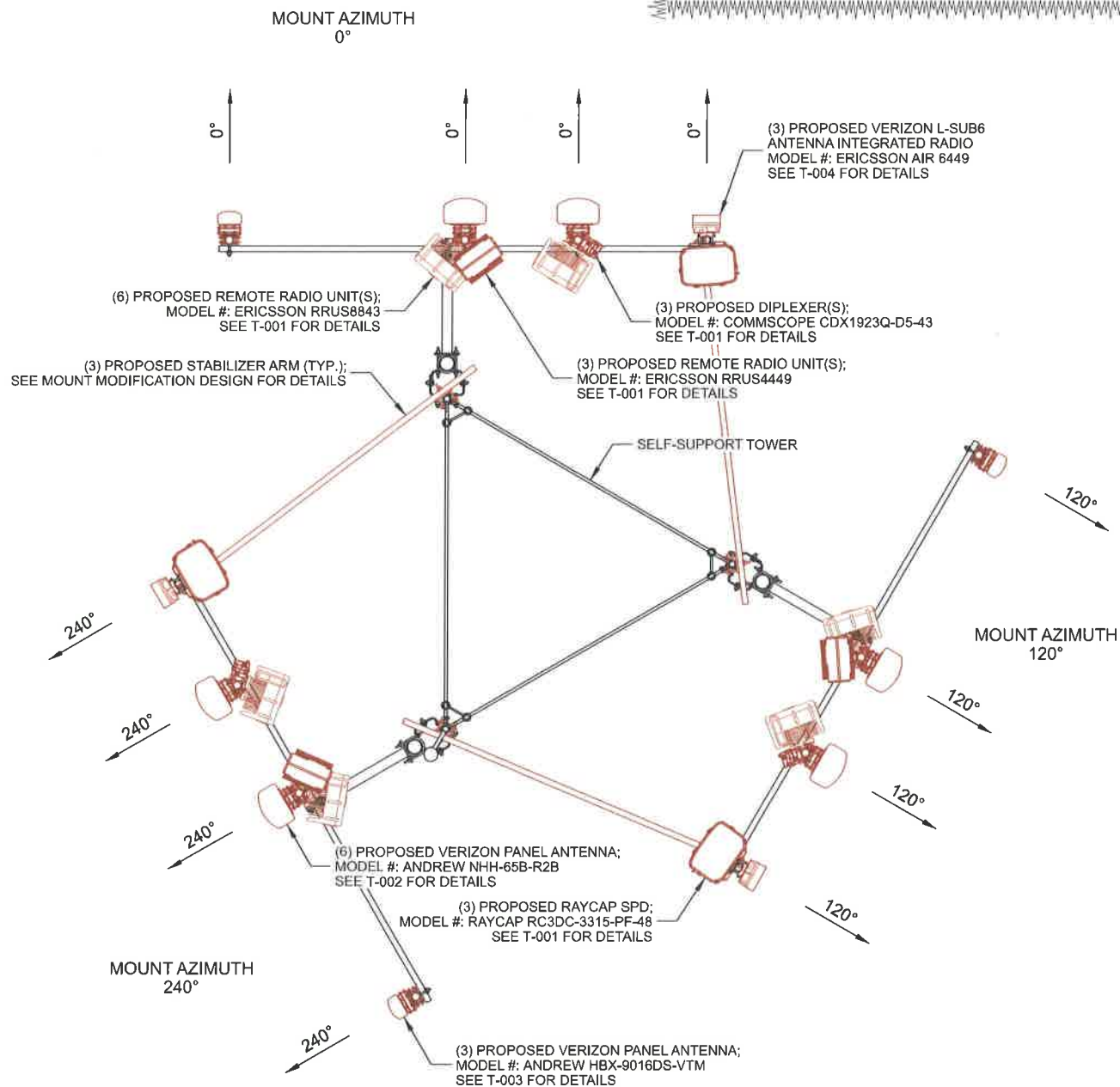


NOTE:
1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.

A **EXISTING ANTENNA LAYOUT**
SCALE: 11" x 17" - 1/4" = 1'-0"
22" x 34" - 1/2" = 1'-0"



NORTH



NOTES:
1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
2. CONTRACTOR TO ROTATE ANTENNAS AS NECESSARY TO MATCH PROPOSED ANTENNA AZIMUTHS.

B **PROPOSED ANTENNA LAYOUT**
SCALE: 11" x 17" - 1/4" = 1'-0"
22" x 34" - 1/2" = 1'-0"

NOTE:
3. ANTENNA LAYOUT IS SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS TO FOLLOW ANTENNA AND EQUIPMENT PLACEMENT IN ACCORDANCE WITH THE MOUNT ANALYSIS IDENTIFIED ON THE TITLE SHEET AND ATTACHED TO THE END OF THESE PLANS. EDGE CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE MOUNT ANALYSIS AND THE INSTALLATION.

NOTE:
4. MOUNT MODIFICATIONS REQUIRED; SEE MOUNT MODIFICATION DESIGN LISTED ON G-001 FOR DETAILS

CONSULTANT:
Edge Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:
verizon
CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

ANTENNA AND EQUIPMENT CONFIGURATION
TESSMAN AAT (113304)
WAUKESHA, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
BJN	04/13/21	REV. A
BJN	04/27/21	REV. 0

CHECKED BY:	DAB
PLOT DATE:	4/27/2021
PROJECT NUMBER:	28254
SET TYPE:	FINAL
SHEET NUMBER:	T-301

t:\28254\Design\CAD\CD\PlatT-301.dgn

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
verizon
 CHICAGO SMSA LIMITED PARTNERSHIP
 d/b/a VERIZON WIRELESS
 1701 GOLF ROAD
 TOWER 2, SUITE 400
 ROLLING MEADOW, IL 60008

ANTENNA AND EQUIPMENT SUMMARY
 TESSMAN AAT (113304)
 WAUKESHA, WISCONSIN

Antenna Summary

Added																			
700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity
				CDMA							ANDREW	HBX-9018DS-VTM	130	133.1	0(D1) 120(D2) 240(D3)	false	false	PHYSICAL	3
LTE		LTE 5G	LTE	LTE							ANDREW	NHH-65B-R2B	130	133	0(O1) 120(O2) 240(O3)	false	false	PHYSICAL	6
											TBD	nL-Sub6 Antenna	130	131.3	0(O001) 120(O002) 240(O003)	false	false	PHYSICAL	3

Removed																			
700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity
				CDMA							ALLGON	7200 01 (43060)	130	132.9525	0(D1) 120(D2) 240(D3)	false	false	PHYSICAL	6
LTE											POWERWAVE	P65-16-XL-R 2 716 4DT (229189)	130	133	0(O1) 120(O2) 240(O3)	false	false	PHYSICAL	3

Retained																			
700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity
No data available.																			

Added: 12 Removed: 9 Retained: 0



GLS > Upper Midwest > Illinois/Wisconsin > Wisconsin > TESSMAN AAT

Kim, Brian - brian.kim@verizonwireless.com - 2/15/2021 8:14:41

NOTE:
 1. RF DESIGN DETAILED ON THIS SHEET PROVIDED BY VERIZON AND IS INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

A ANTENNA SUMMARY

Equipment Summary

Added																		
Equipment Type	Location	700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Cable Length	Cable Size	Install Type	Quantity
Diplexer	Tower												Commscope	CDX19230-DS-43			PHYSICAL	3
RRU	Tower	LTE											Ericsson	4449			PHYSICAL	3
RRU	Tower			LTE 5G	LTE	LTE							Ericsson	8843			PHYSICAL	6
RRU	Tower												Ericsson	VZE01			PHYSICAL	3
OVP Box	Tower													3315			PHYSICAL	3
Hybrid Cable	Tower													6x12			PHYSICAL	3
OVP Box	Shelter													3300			PHYSICAL	3

Removed																		
Equipment Type	Location	700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Cable Length	Cable Size	Install Type	Quantity
Coaxial Cables	Tower															1-5/8"	PHYSICAL	6
RRU	Shelter	LTE											Ericsson	RUL01 B13			PHYSICAL	6

Retained																		
Equipment Type	Location	700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Cable Length	Cable Size	Install Type	Quantity
Coaxial Cables	Tower															1-5/8"	PHYSICAL	6

NOTE:
 1. RF DESIGN DETAILED ON THIS SHEET PROVIDED BY VERIZON AND IS INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

B EQUIPMENT SUMMARY

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
BJN	04/13/21	REV. A
BJN	04/27/21	REV. 0

CHECKED BY	DAB
PLOT DATE	4/27/2021
PROJECT NUMBER	28254
SET TYPE	FINAL
SHEET NUMBER	T-501

I:\28200\28254\Design\CAD\PIR\T-501.dgn

Plan Commission Report for June 1, 2021

Hani and Brenda Matloub CSM Agenda Item No. 5. D.

Applicant:	Hani and Brenda Matloub
Project:	Certified Survey Map (CSM)
Requested Action:	Approval of a CSM to split Lot 33, Shepherds Pass subdivision into two lots
Zoning:	A-2 PUD
Location:	Southeast corner of Northview Road and CTH G

Report

Lot 33 was created as part of the Shepherds Pass subdivision, which was developed as a Planned Unit Development Conditional Use. The approved Conditional Use allowed for 34 lots in the subdivision and contained an exhibit that showed that Lot 33 could be split into 2 parcels. The proposed lots will be 5.28 acres and 4.74 acres in size. The driveway for each of the lots is shown as a shared driveway off of Elmhurst Drive (CTH G) in a location that is approved by Waukesha County Department of Public Works. The driveway will be located 500 feet south of the intersection with Northview Road. I have questioned the surveyor and owner of the need for a shared driveway. As of the date of this report, I have not received a response. If a shared driveway is desired, then a shared driveway agreement is required.

I have provided several technical comments to the surveyor for incorporation into the CSM, none of which will significantly change the CSM.

Staff Recommendation:

I recommend approval of the CSM signed and dated April 29, 2021 subject to:

Resolution of all technical comments in my memo to the surveyor dated May 25, 2021._____

Tim Barbeau, Town Engineer
May 25, 2021



CREATIVITY BEYOND ENGINEERING

MEMORANDUM

DATE: May 25, 2021

TO: John Stigler, Jahnke & Jahnke (via e-mail)

FR: Tim Barbeau, Town of Delafield Engineer *TGB*

CC: Hanie Matloub, owner (via e-mail)

RE: Certified Survey Map (CSM)

I have reviewed the proposed CSM to split lands at the southeast corner of Northview Road and Elmhurst Road in the Town of Delafield and offer the following comments for incorporation into the CSM:

1. There is a reference to City of Pewaukee RS-4 zoning on the face of sheets 1 and 2 of the CSM. This property is in the Town of Delafield. The land is zoned A-2 PUD and has a setback from all rights-of-way of 50 feet and side/rear offsets of 20 feet. Please remove the zoning notation and revise the setbacks/offsets shown on the map.
2. Sheet 2 indicates a private vehicle ingress/egress easement to benefit Lot 1. Why isn't Lot 1 getting access off of Northview Road? If a shared access is desired, the owner must request and gain approval from the Plan Commission and Town Board and then complete and record a private driveway agreement. I have included a sample easement for review by the owner and editing as needed.
3. According to the tax records, the owners of the property are the Hanie S. Matloub and Brenda S. Matloub Revocable Living Trust. That should be the name that appears above the signatures for the owners, to reflect the proper ownership.
4. The closure computations for each individual lot are off by 0.17 feet. You should re-check the bearing and distance on the line between the two proposed lots. The closure for exterior boundaries of the lot close.
5. The CSM is in the extra-territorial plat jurisdiction of the City of Waukesha. A certificate for Waukesha's signatures needs to be added to the document and the document should be provided to Waukesha for review and approval.
6. Soil borings for the on-site septic system must be shown on the CSM and a soil report provided to confirm that an on-site septic system can serve each property. Please provide this information prior to the June 1 meeting so that the Plan Commission can approve the document.
7. Provide evidence from Waukesha County Public Works that a shared access or a single access will be allowed at the location shown on the CSM.

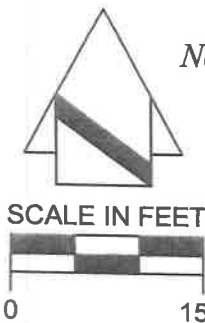
The CSM has been placed on the June 1, 2021 meeting agenda. To provide the best opportunity to move forward, the information requested above should be provided to me prior to the June 1 meeting.

Should you have any questions, please contact me at (262) 317-3307 or tim.barbeau@rasmith.com.

CERTIFIED SURVEY MAP NO. _____

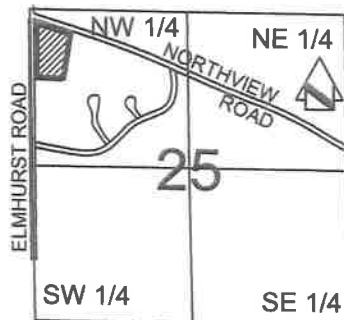
Sheet 1 of 4

All of Lot 33 of the Plat of Shepherds Pass and being part of the Northwest 1/4 of the Northwest 1/4 of Section 25, Town 7 North, Range 18 East
TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN



OWNER/SUBDIVIDER:
HANIE S. MATLOUB &
BRENDA S. MATLOUB
N9W29432 THAMES RD
WAUKESHA, WI 53188
PHONE: (262) 347-1652

SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797



LOCATION MAP
SECTION 25-7-18
SCALE: 1"=2000'

NOTE: PLANTINGS SHALL NOT EXTEND GREATER THAN 24" ABOVE THE ELEVATION OF THE INTERSECTION WITHIN THE VISION CORNER EASEMENT

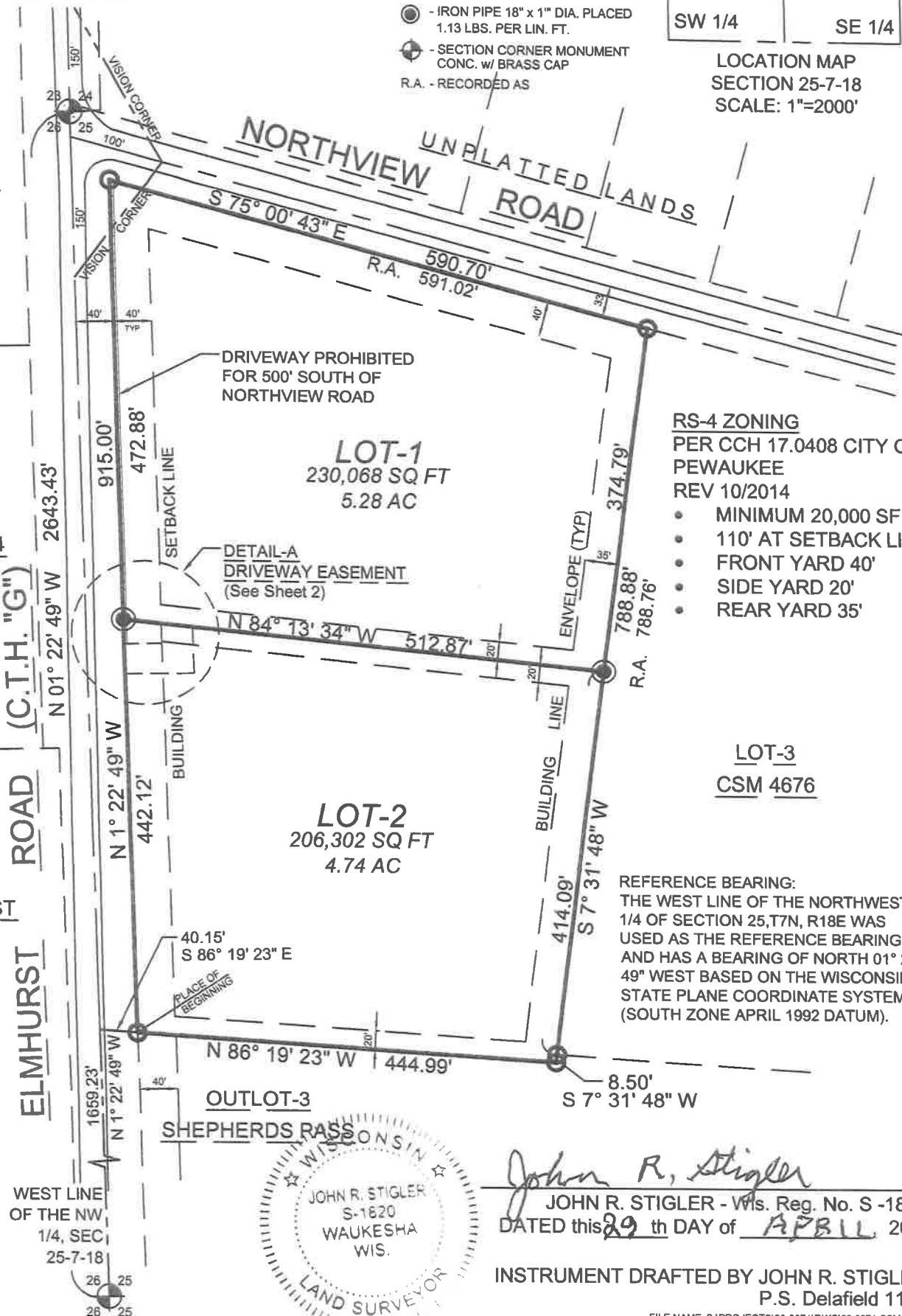
LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT CONC. w/ BRASS CAP
- R.A. - RECORDED AS

LOT-1
CSM 9374

LOT-A
CSM 2314

ELMHURST PARK



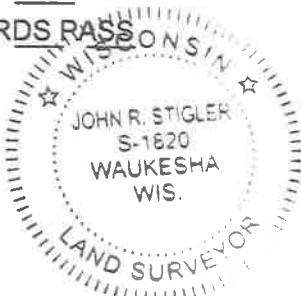
RS-4 ZONING
PER CCH 17.0408 CITY OF PEWAUKEE
REV 10/2014

- MINIMUM 20,000 SF
- 110' AT SETBACK LINE
- FRONT YARD 40'
- SIDE YARD 20'
- REAR YARD 35'

LOT-3
CSM 4676

REFERENCE BEARING:
THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 25, T7N, R18E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 01° 22' 49" WEST BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE APRIL 1992 DATUM).

WEST LINE OF THE NW 1/4, SEC. 25-7-18



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 29th DAY of APRIL 2021

INSTRUMENT DRAFTED BY JOHN R. STIGLER
P.S. Delafield 1143

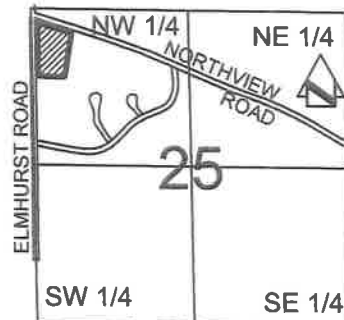
CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

All of Lot 33 of the Plat of Shepherds Pass and being part of the
Northwest 1/4 of the Northwest 1/4 of Section 25, Town 7 North, Range 18 East
TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

OWNER/SUBDIVIDER:
HANIE S. MATLOUB &
BRENDA S. MATLOUB
N9W29432 THAMES RD
WAUKESHA, WI 53188
PHONE: (262) 347-1652

SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797



LOCATION MAP
SECTION 25-7-18
SCALE: 1"=2000'

LEGEND

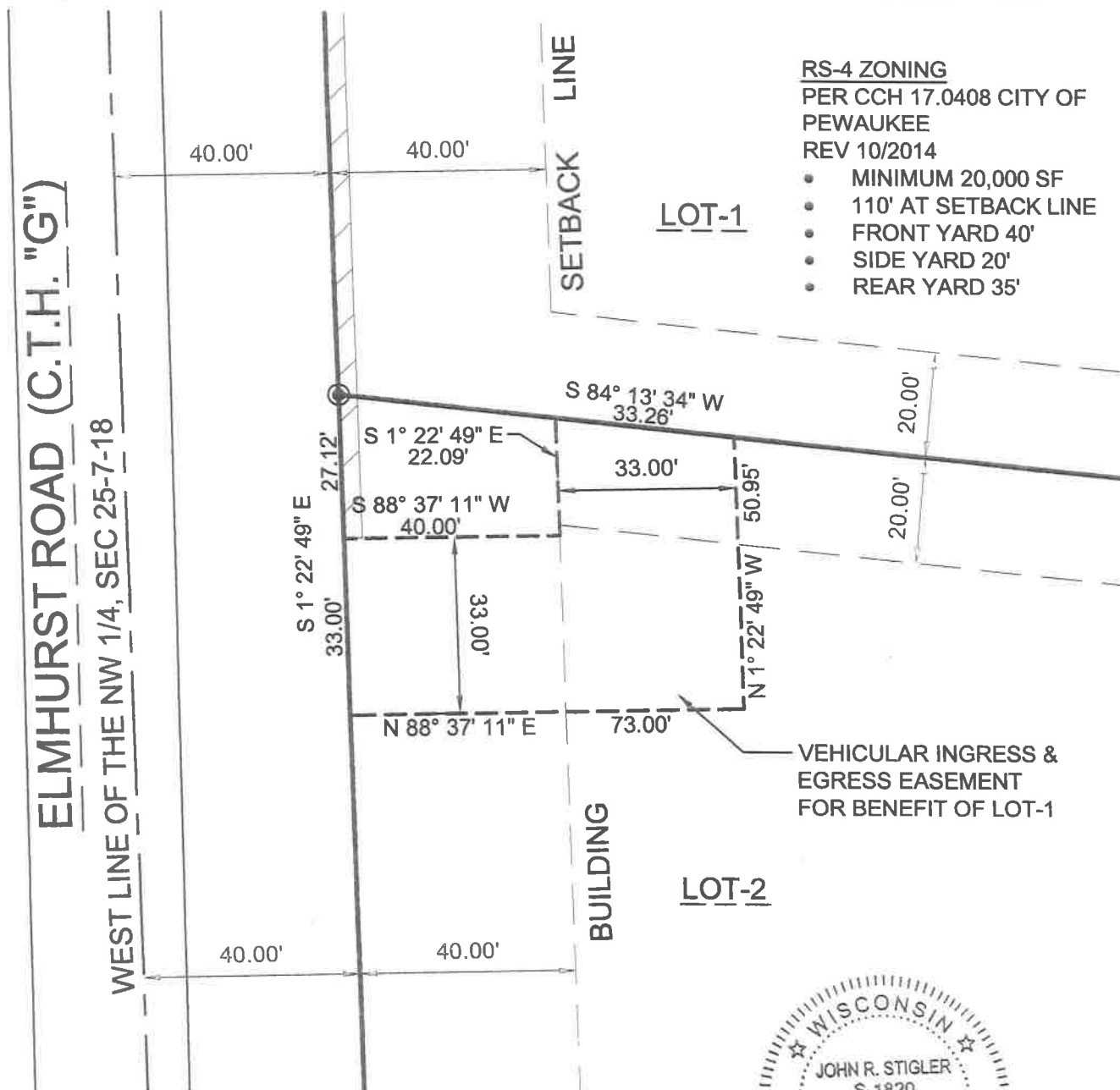
⊙ - IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.

**DETAIL - A: Driveway Easement
Vehicular Access Easement for benefit of Lot 1**

RS-4 ZONING

PER CCH 17.0408 CITY OF
PEWAUKEE
REV 10/2014

- MINIMUM 20,000 SF
- 110' AT SETBACK LINE
- FRONT YARD 40'
- SIDE YARD 20'
- REAR YARD 35'



REFERENCE BEARING:
THE WEST LINE OF THE NORTHWEST
1/4 OF SECTION 25, T7N, R18E WAS
USED AS THE REFERENCE BEARING
AND HAS A BEARING OF NORTH 01° 22'
49" WEST BASED ON THE WISCONSIN
STATE PLANE COORDINATE SYSTEM
(SOUTH ZONE APRIL 1992 DATUM).



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 29th DAY of APRIL, 2021

INSTRUMENT DRAFTED BY JOHN R. STIGLER
P.S. Delafield 1143

ARC™
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

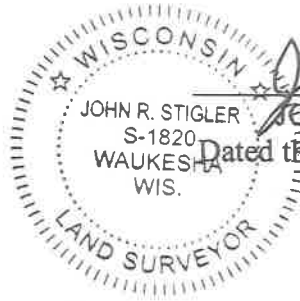
All of Lot 33 of the Plat of Shepherds Pass and being a part of the
Northwest ¼ of the Northwest ¼ of Section 25, Town 7 North, Range 18 East
TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

All of Lot 33, Plat of Shepherds Pass and being a part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 25, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin as further described as follows; Commencing at the Southwest corner of the Northwest Quarter (NW ¼) thence North 01°22'49" West along the West line of said Northwest Quarter (NW ¼) 1,659.23 feet, thence South 86°19'23" East 40.15 feet to the place of beginning of the land herein after described; thence North 1°22'49" West along the easterly right of way of Elmhurst Road (C.T.H. G) 915.00 feet to the south right of way of Northview Road and C.T.H. "G"; thence South 75°00'43" East along southerly right of way line of Northview Road 590.70 feet (recorded as 591.02 feet); thence South 07°31'48" West 788.88 feet (recorded as 788.76 feet) along the east line of Lot 33 of said Shepherds Pass Subdivision; thence South 07°31'48" West along said east line 8.50 feet along the east line of said Lot 33; thence North 86°19'23" West 444.99 feet along the south line of said Lot 33 to the place of beginning. Containing 436,306 square feet (10.016 acre) of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Town of Delafield in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 29 day of April, 2021

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 29th day of APRIL, 2021.

My commission expires July 5, 2023

Peter A. Muehl
PETER A. MUEHL - NOTARY PUBLIC



OWNERS: Hanie S Matloub & Brenda S Matloub Revocable Living Trust
Instrument drafted by John R. Stigler

P.S. Delafield 1143

ARC™
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

All of Lot 33 of the Plat of Shepherds Pass and being a part of the
Northwest ¼ of the Northwest ¼ of Section 25, Town 7 North, Range 18 East
TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE: OWNERS OF LOT 33 OF SHEPHERDS PASS.

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Delafield.

Revocable Living Trust

Revocable Living Trust

HANIE S. MATLOUB - OWNER

BRENDA S. MATLOUB – OWNER (WIFE)

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named HANIE S. MATLOUB and BRENDA S. MATLOUB, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

NOTARY PUBLIC –

TOWN PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, Town of Delafield, this _____ day of _____, 2021.

KEVIN FITZGERALD – CHAIRMAN

DAN GREEN – CLERK

TOWN BOARD APPROVAL:

Approved by the Town Board, Town of Delafield, this _____ day of _____, 2021.

RON TROY – CHAIRMAN

DAN GREEN - CLERK

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 29th day of APRIL, 2021



OWNERS: Hanie S Matloub & Brenda S Matloub Revocable Living Trust
Instrument drafted by John R. Stigler

P.S. Delafield 1143