

58 ~~73~~ 53



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
-------------	-------	--------

2003-0506 Special Use Permit In Committee

Special use application submitted by the Nextel West Corporation d/b/a Nextel Communications to attach/collocate 3 sets of wireless telecommunication antennas and an equipment shelter at the City water tower site located at 11515 W. Rogers St.

Introduced: 08/05/2003

Controlling Body: Safety & Development Committee
Plan Commission

COMMITTEE RECOMMENDATION File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak				
		✓	Czaplewski	✓			
			Kopplin				
<u>9/2/03</u>	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Trudell	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER (RECORDER)

[Signature]
Chair Vice-Chair Member

COMMON COUNCIL ACTION Placed on file

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
<u>9-2-03</u>	✓		Lajsic	✓			
			Narlock	✓			
		✓	Reinke	✓			
			Sengstock	✓			
			Trudell	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>	<u>0</u>		

cc. S. Schaefer 7-24-03

Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214
414/302-8460 ■ 414/302-8401 (Fax) ■ http://www.ci.west-allis.wi.us

Applicant or Agent for Applicant

Name Drew Terry
Company Nextel West Corporation
Address 400 West Grand Avenue d/b/a Nextel Communications
City Elmhurst State IL Zip 60126
Daytime Phone Number 630 774-7175
Project Name/New Company Name (If applicable) _____

Agent is Representing (Owner/Leasee)

Name Drew Terry
Company Nextel West Corporation d/b/a Nextel Communications
Address 400 West Grand Avenue
City Elmhurst State IL Zip 60126
Daytime Phone Number 630 774-7175

Check if the above is agent for applicant and complete Agent is Representing Section in upper right of form.
Agent Address will be used for all official correspondence.

Application Type and Fee

- Request for Rezoning: \$400.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$400.00
- Special Use: \$300.00 (Public Hearing required)
- Site, Landscaping, Architectural Reviews
- Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
- Planned Development District (Public Hearing required)
 - Residential: \$500.00
 - Industrial/Commercial: \$500.00
- Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Sign: Permit Fee _____
- Conceptual Project Review _____
- Street or Alley Vacation: \$250.00
- Board of Appeals: \$100.00

Property Information

Property Address 11515 West Rogers
Tax Key Number 11515 West Rogers 9993-016
Current Zoning M-1
Property Owner City of West Allis
Property Owner's Address 7525 West Greenfield Ave.

Existing Use of Property water tank; wireless telecommunications facility
Lot Size 67,280.7 sq. ft.
Structure Size 240 sq. ft. Addition _____
Development cost estimate \$6,000
Landscaping cost estimate \$0
For multi-tenant buildings, area occupied _____
Previous Occupant _____

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any interior/exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available. **PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)**

CITY CLERK BERT
\$300.00
DM0503002198001 7/25/03 PAID
PAYOR: DREW TERRY FOR NEXTEL

* see attached project proposal *

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan
- Utility System Plan
- Other _____

Applicant or Agent Signature Patricia Dreyfus Date: 7/9/03

Subscribed and sworn to me this 9 day of July 20 03
Notary Public: Karen Falkenberg
My Commission: 10-17-04

Please make checks payable to:
City Of West Allis
OFFICIAL SEAL
KAREN R. FALKENBERRY
Notary Public, State of Illinois
My Commission Expires 10/17/04

Please do not write in this box
Application Accepted and Authorized by: _____
Date: _____
Meeting Date: _____
Total Fee: _____



WEST ALLIS WATER TANK PROJECT PROPOSAL

Nextel Communications is a multi-billion dollar wireless communications company publicly traded on the NASDAQ Stock Exchange. Nextel is licensed and regulated by the Federal Communications Commission (FCC) as a Commercial Mobile Radio Service (CMRS). Nextel's major corporate partners include Motorola, the McCaw Family and Matsushita (Panasonic). Nextel is in the process of creating the next generation of wireless communications across America and within the largest metropolitan areas, including Chicago, New York City, the state of California, Indianapolis, Milwaukee, Detroit, Baltimore/Washington D.C. and Atlanta.

The Nextel System offers an integrated mobile communications unit, which combines cellular telephone capability, two-way paging, and "direct connect" through two-way radio. Nextel's system is utilized by a variety of companies including Xerox, Minolta, The Chicago Tribune, Coca-Cola Bottlers, Nike, and J.B. Hunt. Public sector organizations delivering services including public works, grounds maintenance, inspections and disaster backup.

SITE SELECTION

The entire Nextel Wireless Communications System is comprised of base stations, which are located throughout the region in which service is provided. Three basic reasons trigger the need of new base stations and antennas:

- *A need to improve coverage in areas with diverse topography*

Nextel's engineers prepare a preliminary design analysis. The topography and terrain features within the service area are entered into a computer along with a series of variables such as antenna height, available frequencies, topographic features, local interference (adjacent buildings) and equipment characteristics. With this information, the engineers determine a search area that is the best possible location and elevation required for each antenna facility in order to maximize service. Local property owners are then contacted and the site acquisition staff based on various zoning, technical, and topographical considerations initiates site lease negotiations.

- *Heavier customer use*

Increased use requires an increase in the capacity of the system within the current service area.

- *Extension of the coverage area*

New facilities must be built in area previously not covered or in areas where service may be substandard due to a variety of technical reasons.

PROJECT PROPOSAL

Nextel proposes to develop a wireless telecommunications facility containing 3 sets of panel antennas and an equipment shelter on the City of West Allis's water tank at the southeast corner of 116th & Rogers Street (11515 West Rodgers). The proposed height of the panel antennas will at an elevation of approx. 120 feet, with the structural analysis ultimately determining the overall height. Nextel Communications also proposes to place a single carrier pre-fab equipment shelter (12' x 20') near the base of the water tower.

Nextel whenever possible attempts to collocate at existing communications facilities in order to lessen visual impacts. Additionally, buildings or structures, which have sufficient height for the system design, are aggressively pursued. In this case the existing City of West Allis's water tank at 11515 West Rodgers was found to meet the radio frequency design requirements necessary to provide coverage for Nextel's customers.

Nextel's antenna facility will not interfere with any existing antenna in the area nor will it interfere with any local television, radio, or household appliance. As mentioned in the opening paragraph of this Project Proposal, the Federal Communications Commission (FCC) regulates Nextel. As a licensee of the FCC, Nextel is required to rectify any interference issue in a short period of time or risk losing its license to operate. Nextel would cease to exist as a company if it lost its license. This will be an unmanned facility and will be visited by maintenance personnel in a van type vehicle on an as needed basis.

Nextel Communications

400 West Grand Avenue, Elmhurst, IL 60126
630 379-5700 FAX 630 379-5701

NEXTEL[®]

July 23, 2003

Steve Schaer, AICP
City of West Allis
Manager, Planning & Zoning Division
7525 West Greenfield
West Allis, WI 53214-4688

RE: Nextel Communications Proposed Collocation of City of West Allis's Water Tank

Steve:

Please attached a application for site plan review for Nextel Communications proposed collocation on the City of West Allis's water tank @ 11515 West Rodgers Street. I have also included a check in the amount of \$300.00 for the cost of the Special Use Application. I would also like to request that a receipt be sent to me for the cost of the Special Use Application. This will enable me to get reimbursed for the cost of application.

Please let me know if you need any additional information and when we will be placed the Plan Commission's agenda.

Very truly yours,



Drew Terry
Nextel Communications
Zoning Specialist

Rept Sent 7-25-03 DMT



CITY OF WEST ALLIS

WISCONSIN



City Clerk/Treasurer Office

Paul M. Ziehler
*City Administrative Officer
Clerk/Treasurer*

Dorothy E. Steinke
Deputy City Treasurer

Monica Schultz
Assistant City Clerk

September 9, 2003

Drew Terry, Zoning Specialist
Nextel West Corporation
d/b/a Nextel Communications
400 W. Grand Ave.
Elmhurst, IL 60126

Dear Drew Terry:

On September 2, 2003, the Common Council adopted the resolution relative to determination of the Special Use Application submitted by Nextel West Corporation, d/b/a Nextel Communications, to attach/co-locate three sets of wireless telecommunication antennas and an equipment shelter at the city water tower site located at 11515 W. Rogers St.

A copy of Resolution No. R-2003-0250 is enclosed.

Sincerely,

Monica Schultz
Assistant City Clerk

/hc
enc.

cc: John Stibal
Ted Atkinson
Steve Schaer
Barb Burkee
Jason Williams
Shaun Mueller