

CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 19Z11

Date October 7, 2019

Dear Property Owner:

An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Iowa RSA No. 12 Limited Partner. The property is situated in the I3 Industrial Zoning district and is located at 725 2nd Avenue SE. The request, if approved, would authorize construction of a 150' Monopole Telecommunications Tower.

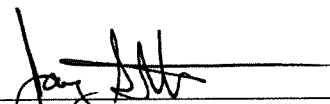
The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because Section 210.4 only allows for a maximum height of 75 feet.

However, the Board of Adjustment, under certain conditions and safeguards, may have the authority to grant the request. A public hearing will be held by the Board of Adjustment on October 31, 2019 at 8:00 A.M. in the Council Chambers at City Hall, at which time you may submit your views on the matter in person, by writing, or by representative.

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing.

BOARD OF ADJUSTMENT

BY



Jay Shekleton, Secretary

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT <u>Iowa RSA No. 12 Limited Part.</u>	DATE <u>October 7, 2019</u>
ADDRESS <u>2124 Larry Drive NE</u>	FILING FEE \$ <u>75.00</u>
LOT DESCRIPTION <u>Cedar Rapids</u>	XX <u>LETTER STATING NATURE OF APPEAL ATTACHED</u>
ZONE <u>I3 Industrial</u>	<u>10/21/19</u> DATE REFERRED TO PLANNING COMMISSION
	<u>ADMINISTRATIVE OFFICER'S REVIEW ATTACHED</u>

SHOW LOT DIMENSIONS

See Enclosed

LOCATION AND SIZE
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING 10/31/2019

<u>Union Pacific Railroad</u>	<u>1400 Douglas Street Omaha NE 68179</u>
<u>Wes & Bonnie Dahl</u>	<u>214 Hawley Street Jesup, Iowa 50648</u>
<u>Travis & Carrie Forbes</u>	<u>705 2nd Avenue SE</u>
<u>Keri Sage</u>	<u>709 2nd Avenue SE</u>
<u>Curtis Horstmeier</u>	<u>10736 10th Street Stanley Iowa 50671</u>
<u>Rickie Ensign</u>	<u>723 2nd Avenue SE</u>
<u>Premiere Heavy Equip LLC</u>	<u>101 County Line Road E</u>
<u>% Bryan Heavy Equip</u>	<u>Oelwein Iowa 50662</u>

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
ATTACHED

DATE OF PUBLICATION NOTICE
October 25, 2019

REMARKS:

First American Site Acquisition, Inc.

JULIE SHEBEK

2124 Larry Drive N.E.
Cedar Rapids, IA 52402
Phone: 319-721-0411

September 30, 2019

City of Oelwein
City Hall
Attn: Jim Prouty,
Zoning Officer
20 2nd Avenue SW
Oelwein, Iowa 50662

Mr. Prouty,

This letter is written to request approval for a Variance to allow Iowa RSA No. 12 Limited Partnership to construct a 150' monopole telecommunication tower at 725 2nd Avenue SE, Oelwein, Iowa. The leased land is owned by Premier Real Estate LLC.

The proposed telecommunication tower that was to be located on the east side of 4th Avenue SW, Oelwein, Iowa, that was approved in zoning on November 15, 2018, will not be constructed. Iowa RSA No. 12 Limited Partnership had to move the tower location due to a contaminated Phase II report.

The proposed tower is needed for capacity purposes.

I understand this request will be before the Planning & Zoning and Board of Adjustment. Please consider this letter as part of the zoning application. Please contact me if you need additional information. I can be reached at 319-721-0411.

Thank you for your time and attention regarding this matter.

Sincerely,



Julie A. Shebek
First American Site Acquisition, Inc.
On behalf of Iowa RSA No. 12 Limited Partnership



July 3, 2019

Mr. Kevin Haines
US Cellular Corp
4201 River Center Court NE
Cedar Rapids, IA 52402

RE: 155 ft Sabre Monopole for 394388 Oelwein DT, IA

Dear Mr. Haines,

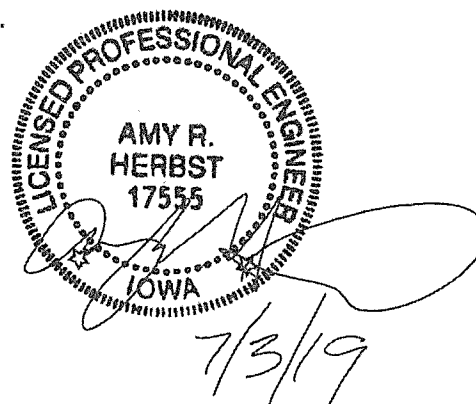
Upon receipt of order, we propose to supply the above referenced Sabre monopole designed for an ASCE 7-16 Ultimate Wind Speed of 109 mph with no ice and 40 mph with 1.5" ice, Structure Class II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G.

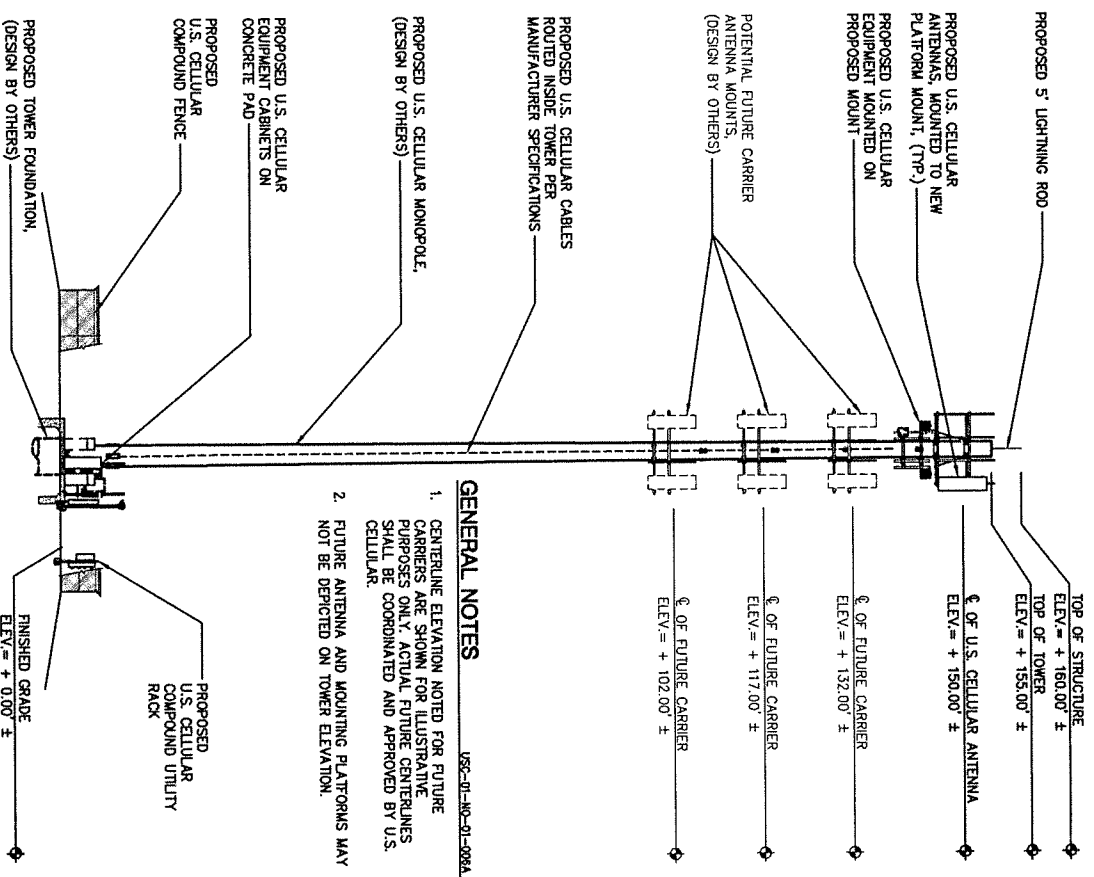
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. ***Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.*** This would effectively result in a fall radius less than 70'.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer





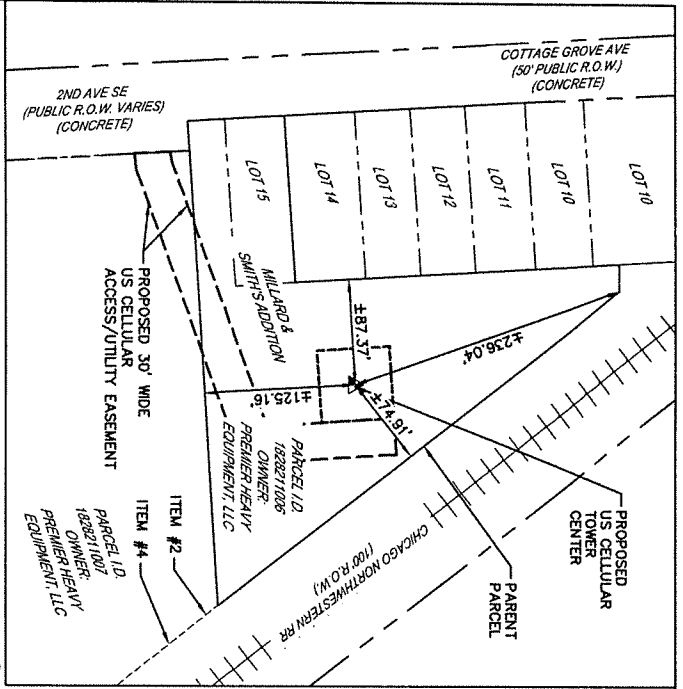
1 ELEVATION
SCALE: 1"=20'

- GENERAL NOTES** USC-01-18-01-008A
- CENTRINE ELEVATION NOTED FOR FUTURE CARRIERS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL FUTURE CENTRINES SHALL BE COORDINATED AND APPROVED BY U.S. CELLULAR.
 - FUTURE ANTENNA AND MOUNTING PLATFORMS MAY NOT BE DEPICTED ON TOWER ELEVATION.

PROPOSED U.S. CELLULAR ANTENNAS MOUNTED TO NEW PLATFORM MOUNT, (TOP);
 PROPOSED U.S. CELLULAR EQUIPMENT MOUNTED ON PROPOSED MOUNT
 PROPOSED U.S. CELLULAR EQUIPMENT CABINETS ON CONCRETE PAD
 PROPOSED U.S. CELLULAR COMPOUND FENCE
 PROPOSED U.S. CELLULAR COMPOUND UTILITY RACK
 FINISHED GRADE
 ELEV. = + 0.00' ±

TOP OF STRUCTURE
 ELEV. = + 160.00' ±
 TOP OF TOWER
 ELEV. = + 155.00' ±
 C. OF U.S. CELLULAR ANTENNA
 ELEV. = + 150.00' ±
 C. OF FUTURE CARRIER
 ELEV. = + 132.00' ±
 C. OF FUTURE CARRIER
 ELEV. = + 117.00' ±
 C. OF FUTURE CARRIER
 ELEV. = + 102.00' ±

SHEET NUMBER C-3.0	SHEET TITLE ELEVATION	394388 - OELWEIN DT 725 2ND AVE SE OELWEIN, IA 50662 - FAYETTE COUNTY PROPOSED MONOPOLE	A 08/12/19 INTERNAL REVIEW 0 08/14/19 CLIENT REVIEW 1 08/14/19 USCC UPDATE 2 08/26/19 BID/PERMIT		 4201 RIVER CENTER COURT NE SUITE 101 CEDAR RAPIDS, IA 52402	
		PROJ #: 18-06-22A	DWG BY: JAP			CHKD BY: JMD
		SCALE: 1"=20'				
		1 ELEVATION				



DESCRIPTION OF PARENT PARCEL
SEE SHEET SUR-4

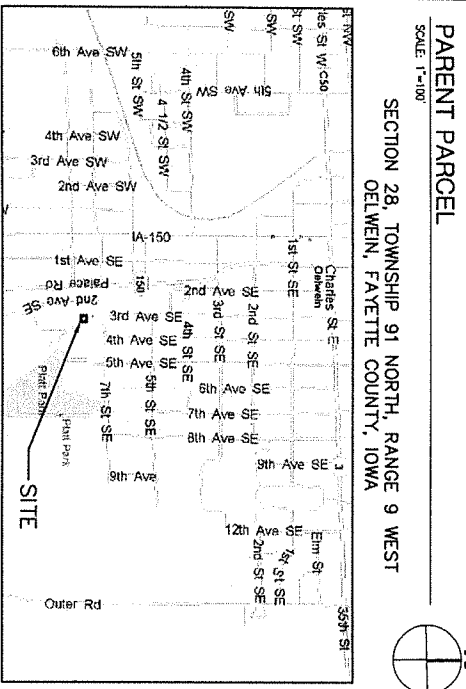
SCHEDULE 'B' - SECTION II ITEMS

ITEM #1: RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (NOT SURVEY RELATED)

ITEM #2: ALL MATTERS CONTAINED ON THE PLAT OF SURVEYOR'S RECORD NO. 5, FAYETTE COUNTY IOWA, AS RECORDED IN PLAT BOOK 5, PAGE 177, PUBLIC RECORDS OF FAYETTE COUNTY, IOWA. (AS SHOWN)

ITEM #3: ALL MATTERS CONTAINED ON THE PLAT OF SURVEYOR'S RECORD NO. 5, FAYETTE COUNTY IOWA, AS RECORDED IN PLAT BOOK 5, PAGE 180, PUBLIC RECORDS OF FAYETTE COUNTY, IOWA. (DOES NOT AFFECT PARCEL)

ITEM #4: EASEMENT FOR THE PURPOSES OF EXTENDING A RAILROAD TRACK SPUR OVER AND ACROSS SAID LAND WITH GRANITE HAVING FULL RIGHT TO THE INTO OR JOIN SAID SPUR TRACK AS MENTIONED IN A DEED DATED AUGUST 12, 1970 RECORDED AUGUST 13, 1970 IN BOOK 138 PAGE 482 IN FAYETTE COUNTY, IOWA. (AS SHOWN)



PARENT PARCEL
SECTION 28, TOWNSHIP 91 NORTH, RANGE 9 WEST
OELWEIN, FAYETTE COUNTY, IOWA

SCALE: 1"=100'

TOWER INFORMATION

TOWER TYPE	HEIGHT
MONOPOLE	155'

SURVEYORS NOTES
BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83) FROM GPS EQUIPMENT USING THE IOWA DOT NETWORK.

SITE BENCHMARK
SE CORNER CONCRETE SLAB
ELEVATION=1056.76 (NAVD 88)

VICINITY MAP
SCALE NONE

DESCRIPTION OF PARENT PARCEL
SEE SHEET SUR-4

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SITE SURVEY
PROPERTY OWNERS: PREMIER HEAVY EQUIPMENT, LLC

UTILITY NOTE
THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SURVEYOR THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS NOT KNOWN TO SURVEYOR AND NOT SHOWN ON THIS DRAWING.

GENERAL NOTES
THIS PARCEL IS ZONED I3 HEAVY INDUSTRIAL; CITY OF OELWEIN JURISDICTION.
SETBACKS: FRONT = 50'; REAR = 25'; SIDE = NONE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY--PANEL NUMBER 19065C0416D, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WITH AN EFFECTIVE DATE OF AUGUST 16, 2011, THIS SITE APPEARS TO BE LOCATED IN ZONE "X" (AREAS TO BE OUTSIDE 500 YEAR FLOODPLAIN) TO THE BEST OF MY KNOWLEDGE AND BELIEF. FOR THIS DETERMINATION, THE ABOVE REFERENCED FLOODPLAIN MAP, FOR THIS DETERMINATION, THEREFORE, THE SURVEYOR DOES NOT BEAR THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

A FULL BOUNDARY SURVEY WAS NOT PERFORMED ON THE PARENT PARCEL SHOWN ON THIS SHEET. ONLY MONUMENTS SHOWN AS "FOUND" WERE USED TO DESCRIBE THE EASEMENTS AND LEASE AREA.

THIS SURVEY WAS PREPARED WITH THE AID OF A TITLE COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS COMMITMENT NUMBER USC--1642069-C, WITH AN EFFECTIVE DATE OF JULY 17, 2019, WHICH SHOWS DEEDS, CHAIN OF TITLE, TAXES, AND EASEMENTS OF RECORD OF DESCRIBED PARENT PARCEL.

ONLY THESE COPIES OF THIS DOCUMENT SIGNED AND DATED IN CONFORMANCE WITH IOWA CODE ARE TO BE CONSIDERED CORRECT PER IOWA ADMINISTRATION CODE 192C-61(9)

GEOGRAPHIC COORDINATES

LATITUDE:	42°40'07.20"	NAD83
LONGITUDE:	91°54'32.20"	NAD83
SITE ELEVATION:	1056 FEET	NAVD88

UTILITY NOTE
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PROFESSIONAL LAND SURVEYOR
GREGORY L. ROSS
L.S.# 3286
IOWA

DATE: _____
NAME: GREGORY L. ROSS
LICENSE NUMBER: 13286
DATE: _____
BY LICENSEE: _____
DATE: _____
DATE: _____

08/12/19	INTERNAL REVIEW
08/14/19	CLIENT REVIEW
08/14/19	USCC UPDATE
08/26/19	BID/PERMIT

PBM
Wireless Services
Don't waste the energy.

U.S. Cellular
4201 RIVER CENTER COURT NE
SUITE 101
CEDAR RAPIDS, IA 52402

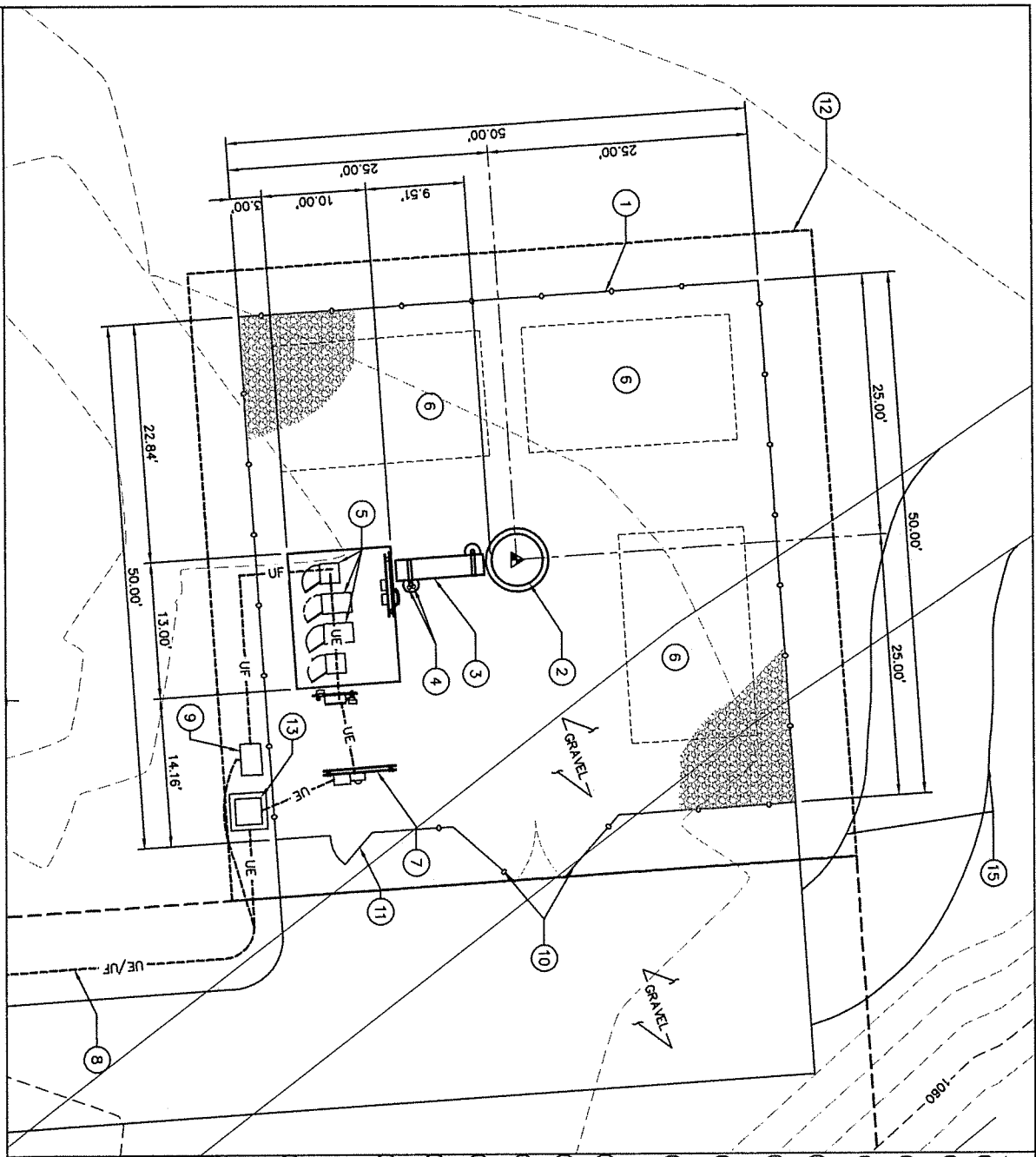
SHEET NUMBER
SUR-1

394368 - OELWEIN DT
725 2ND AVE SE
OELWEIN, IA 50662 - FAYETTE COUNTY
PROPOSED MONOPOLE

PROJ # 18-06-22A

DWG BY: JAP
CHKD BY: JMD

1
SCALE: 1" = 10'
COMPOUND PLAN



KEY NOTES:

- 1 PROPOSED U.S. CELLULAR 8' HIGH CHAIN LINK FENCE w/ BARBED WIRE. SEE SHEET C-7.0
- 2 PROPOSED U.S. CELLULAR MONOPOLE. (DESIGN BY OTHERS)
- 3 PROPOSED U.S. CELLULAR ICE BRIDGE & FRAMING. SEE SHEET C-6.0
- 4 PROPOSED U.S. CELLULAR GPS ANTENNA, (TYP. 2), MOUNTED TO ICE BRIDGE POST. SEE SHEET C-6.0
- 5 PROPOSED U.S. CELLULAR EQUIPMENT CABINETS ON CONCRETE PAD. SEE SHEET C-5.0
- 6 PROPOSED U.S. CELLULAR FUTURE CARRIER LEASE SPACE. EXACT SIZE AND LOCATION TO BE DETERMINED.
- 7 PROPOSED U.S. CELLULAR COMPOUND UTILITY RACK. SEE SHEET C-11.0
- 8 PROPOSED U.S. CELLULAR COMMUNICATION AND ELECTRICAL SERVICE ROUTE TO EDGE OF PUBLIC RIGHT-OF-WAY. PROVIDE PULL CORD, CAP & STAKE CONDUIT
- 9 PROPOSED U.S. CELLULAR FIBER WALL. SEE SHEET C-11.0
- 10 PROPOSED U.S. CELLULAR 8' WIDE ACCESS GATES. SEE SHEET C-7.0
- 11 PROPOSED U.S. CELLULAR 4' WIDE ACCESS MAN GATE. SEE SHEET C-7.0
- 12 PROPOSED U.S. CELLULAR LEASE AREA
- 13 PROPOSED PAD MOUNTED TRANSFORMER, BY LOCAL UTILITY PROVIDER.
- 14 CONTRACTOR SHALL GRADE COMPOUND AND ROAD AREA FOR PROPER POSITIVE DRAINAGE AWAY FROM TOWER AND EQUIPMENT. ALSO SHALL INSTALL WEED FABRIC & GRAVEL. REFERENCE SHEET C-9.0 AND NOTES ON SHEET N-2
- 15 U.S. CELLULAR CONTRACTOR SHALL EXTEND GRAVEL DRIVE CONTINUING FROM THE NORTH EDGE OF TURNAROUND AREA TO THE EXISTING ACCESS DRIVE.



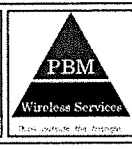
SHEET NUMBER
C-20

SHEET TITLE
COMPOUND PLAN

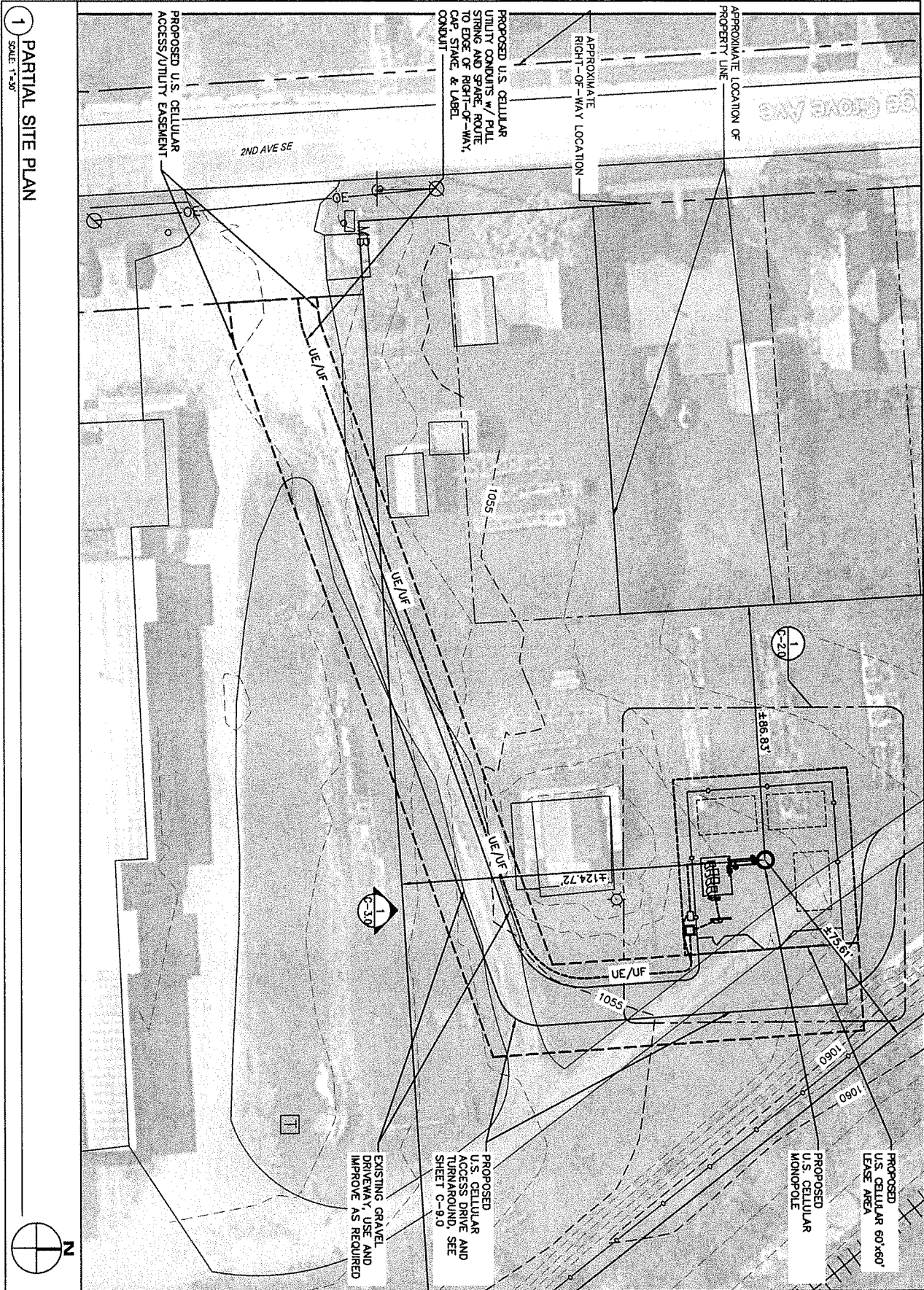
394388 - OELWEIN DT
725 2ND AVE SE
OELWEIN, IA 50662 - FAYETTE COUNTY
PROPOSED MONOPOLE

PROJ #: 18-06-22A DWG BY: JAP CHKD BY: JMD

A	08/12/19	INTERNAL REVIEW
O	08/14/19	CLIENT REVIEW
1	08/14/19	USCC UPDATE
2	08/26/19	BID/PERMIT



4201 RIVER CENTER COURT NE
SUITE 101
CEDAR RAPIDS, IA 52402



1 PARTIAL SITE PLAN
SCALE: 1"=30'

SHEET NUMBER
C-10

SHEET TITLE
PARTIAL SITE PLAN

394388 - OELWEIN DT
725 2ND AVE SE
OELWEIN, IA 50662 - FAYETTE COUNTY
PROPOSED MONOPOLE

PROJ # 18-06-22A DWG BY: JAP CHKD BY: JMD

A	08/12/19	INTERNAL REVIEW
0	08/14/19	CLIENT REVIEW
1	08/14/19	USCC UPDATE
2	08/26/19	BID/PERMIT



4201 RIVER CENTER COURT NE
SUITE 101
CEDAR RAPIDS, IA 52402



4201 River Center Ct. NE
Cedar Rapids, IA 52402
www.uscellular.com

**SWORN STATEMENT OF KEVIN HAINES
IN SUPPORT OF NEW TOWER CONSTRUCTION PURSUANT TO IOWA STAT. 8C.3**

LINN COUNTY)
) ss.
STATE OF IOWA)

KEVIN HAINES, being first duly sworn on oath, deposes and says that:

1. I am an adult resident of the State of Iowa and serve as a Project Manager with US Cellular.
2. My job duties include responsibility over the placement of the mobile service support structure being proposed at 725 2nd Avenue SE, Oelwein, Iowa. The land is owned by Premier Real Estate LLC
3. This sworn statement is made pursuant to Iowa Stat. 8C.3
4. The US Cellular proposal is being submitted because collocation within the search ring for the area covered by the proposal is technically infeasible as no existing structures allow
for enough ground space for equipment.

Kevin Haines Project Manager
for US Cellular

Subscribed and sworn to before me
this day of Sept. 30, 2019
Julie A. Shebek
Notary Public, State of Iowa
My commission: 9-6-21

