



10700 W. Higgins Rd., Ste. 240,
Rosemont, IL 60018
847 608-6300 Office
847 608-1299 Fax
www.lcctelecom.com

July 10th, 2024

VIA E-MAIL to: mcodeenforcement@gmail.com

Allison Schwark
Code Enforcement
City of Whitewater
312 W. Whitewater Street
Whitewater, WI 53190

RE: Amendment to Conditional Use Permit Request for Wireless Telecommunications Facility
Site Address: 1002 S. Janesville Street
Amendment to Include Construction of Utilities in C-1 Shoreland Overlay

Dear Ms. Schwark:

LCC Telecom Services on behalf of Tillman Infrastructure LLC requests to amend the application for a Conditional Use for a Wireless Telecommunications Facility at the above-referenced address to include the construction of utilities within a portion of the C-1 Shoreland District Overlay on the property.

Per Section 19.45.030(D) of the City of Whitewater Code of Ordinances, the construction and maintenance of electric, gas, telephone, water, and sewer transmission and distribution lines, and related facilities may be allowed as a Conditional Use within the C-1 Shoreland Wetland Overlay District of the City of Whitewater provided that:

1. The transmission and distribution lines and related facilities cannot as a practical matter be located outside the conservancy district; and
2. Any filling, draining, dredging, ditching, or excavating that is done must be necessary for the construction or maintenance of the utility, and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the conservancy area.

The property at 1002 S. Janesville Street is currently zoned Highway Commercial and Light Industrial (B-3) and the construction of utilities is proposed entirely within the existing gravel parking lot at the facility. As a practical matter, it is not feasible to run these utilities aboveground due to the current use of the property, which includes traffic and turnaround of large trucks. Trenching at the proposed location results in the least land disturbance and impact upon the existing use of the property. All filling, draining, dredging, ditching, or excavating will be done within the existing parking area and will be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the conservancy area.

Please find attached to this request:

- Copy of email communications with the Wisconsin Department of Natural Resources noting no impact on DNR-identified wetlands at this location
- Copy of site plan identifying trenching location for construction of utilities
- Site sketch showing approximate location of impact on C-1 Conservancy Overlay

Tillman Infrastructure, LLC requests that this Amendment to Conditional Use Permit Request be attached to and made part of the Conditional Use Permit Application for the Wireless Telecommunications Facility at this property submitted on April 19, 2024.



If the City of Whitewater has any additional requirements in order to process this request, please do not hesitate to reach out to me at your earliest convenience.

Regards,


A handwritten signature in blue ink, appearing to read "John Burchfield". The signature is fluid and cursive, with the first name "John" and last name "Burchfield" clearly distinguishable.

John Burchfield
Senior Project Manager - Zoning
10700 W Higgins Rd. Suite 240
Rosemont, IL 60018
Cell: (224) 803-6451
Fax: (847) 608-1299

Copy of email communications with the Wisconsin Department of Natural Resources noting no impact on DNR-identified wetlands at this location

 Matthews, Weston K - DNR <weston.matthews@wisconsin.gov>
To:  John Burchfield


Wed 6/26/2024 12:36 PM

 This sender weston.matthews@wisconsin.gov is from outside your organization.

Block sender

Hi John –

Thank you for reply, information, and confirmation. Since the total disturbance is less than 1 acre, the project will not require a DNR stormwater erosion control permit. The DNR's previous determination is also still valid; based on the information presented from the environmental vendor and the information available through online resources (DNR SWDV, lidar, Google Earth, etc.), the project doesn't appear to trigger the need for a DNR GP3 (utility waterway/wetland permit).

Let me know if you have any other questions related to the project.

Thanks again,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Weston Matthews

Pronouns: He/Him/His

Phone: 608-228-9164

weston.matthews@wisconsin.gov

From: John Burchfield <JBurchfield@lcctelecom.com>

Sent: Wednesday, June 26, 2024 12:16 PM

To: Matthews, Weston K - DNR <weston.matthews@wisconsin.gov>

Subject: Re: Wetland Question in Whitewater, WI - Tillman Cell Tower TI-OPP-29018

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Wes,

Total disturbance is approximately 24,000 square feet (rounded up from a surveyed 5,625 sq. ft. for the lease area and 17,808 sq. ft. for the access easement). Actual disturbance likely to be less since we're not trenching in or grading all 17,808 sq. ft. of the access easement.

I have attached a copy of the referenced Rev D Lease Exhibit for reference. The Lease Exhibit referred to is from 01.22.24, which is a more preliminary site sketch than the Rev B construction drawings dated 03.06.24 provided to you and to the City of Whitewater.

Very Respectfully,

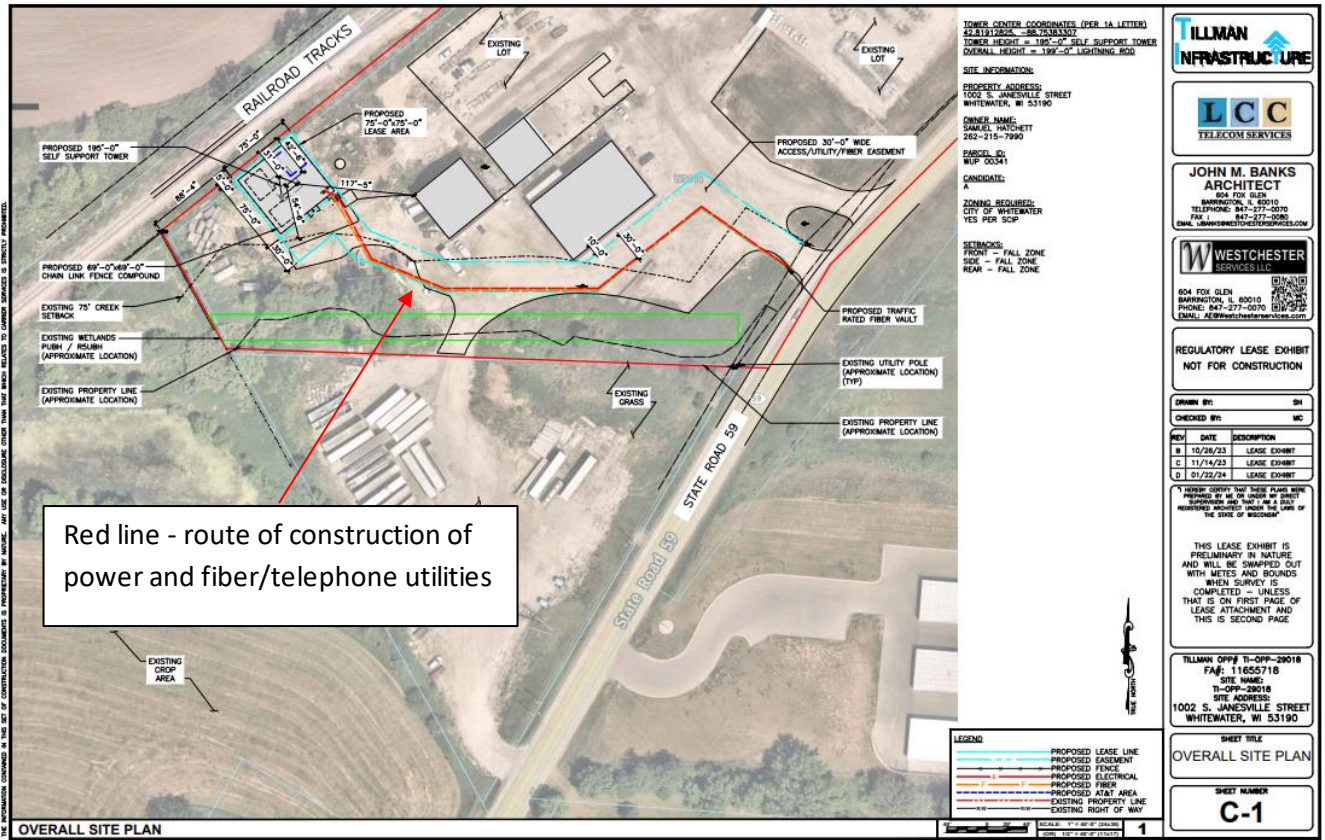
John Burchfield

Sr. Project Manager - Zoning

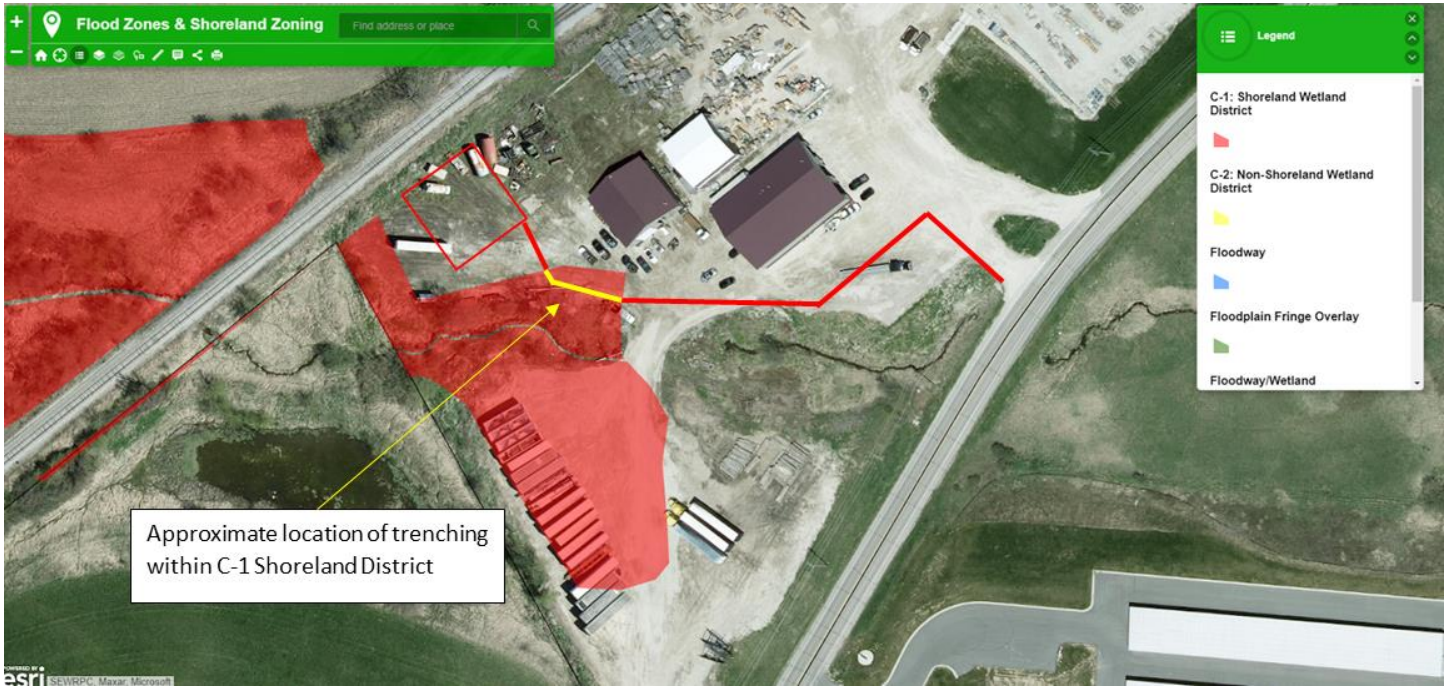


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Rosemont, IL 60018



Site sketch showing approximate location of impact on C-1 Conservancy Overlay



Approximate location of trenching within C-1 Shoreland District