



Village of Bayside  
9075 N Regent Road  
Plan Commission Meeting  
June 14, 2018  
Village Board Room, 5:45 pm

**PLAN COMMISSION  
AGENDA**

**PLEASE TAKE NOTICE** that a meeting of the Village of Bayside Plan Commission will be held at Bayside Village Hall, 9075 North Regent Road, Bayside, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. January 18, 2018 Plan Commission Public Hearing and Meeting.

**IV. BUSINESS**

A. Discussion/recommendation to the Board of Trustees on the request for an amendment to the Conditional Use Permit for The Mark Travel Corp, 877 W Glencoe Place: Equipment change to remove and replace antennas, remove diplexers and coaxes and add surge protectors, radio heads and hybrid cables.

**V. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION**

**VI. ADJOURNMENT**

Lynn Galyardt  
Director of Finance and Administration  
June 5, 2018

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Board of Trustees may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website ([www.bayside-wi.gov](http://www.bayside-wi.gov))



**I. CALL TO ORDER**

President Dickman called the meeting to order at 5:30pm.

**II. ROLL CALL**

|                |                            |                |
|----------------|----------------------------|----------------|
| Chairman:      | Sam Dickman                | Jeff Jubelirer |
| Commissioners: | Edward Harris              | Ari Friedman   |
|                | John Krampf-arrived 5:35pm | Marisa Roberts |
|                | Robb DeGraff-excused       |                |

Also present: Village Manager Andy Pederson  
Director of Finance and Administration Lynn Galyardt  
Assistant Village Manger Jake Meshke  
Village Attorney Chris Jaekels  
There was no one in the audience

**III. PUBLIC HEARING**

**A. The purpose of this hearing is to consider the request for a Conditional Use Permit Amendment for Bayside Service, LLC, at 310 E Brown Deer Road, (021-9975-000).**

President Dickman read the above notice and called for public discussion at 5:31pm.

**1. Public Discussion**

Oscar Moncada stated the gas station was no longer in operation and the pumps would be removed in late April by the Department of Natural Resources. The request was to amend the current conditional use permit to add an auto detailing business to the current business operation, allowing ten cars to be parked outside the building. The auto detailing business would be run by Village resident, Saul Rivera.

**2. Commission Discussion**

Commissioner Harris stated the property needed to be cleaned up. Manager Pederson stated a list of requirements would be created and presented to Mr. Moncada to complete prior to receiving approval by the Village Board of Trustees.

President Dickman closed the public hearing at 5:46pm

**IV. APPROVAL OF MINUTES**

**A. October 12, 2017 Plan Commission Public Hearing and Meeting.**

Motion by Edward Harris, seconded by Jeff Jubelirer, to approve the October 12, 2017 Plan Commission Public Hearing and Meeting minutes. Motion carried unanimously.

**V. BUSINESS**

**A. Discussion/recommendation on the request for a Conditional Use Permit Amendment for Bayside Service, LLC, at 310 E Brown Deer Road, (021-9975-000).**

Motion by Edward Harris, seconded by John Krampf, to recommend approval to the Village Board of Trustees on the request for a Conditional Use Permit Amendment for Bayside Service, LLC, at 310 W Brown Deer Road, (021-9975-000) provided the conditions have been met. Motion carried unanimously.

**VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION**

**VII. ADJOURNMENT**

Motion by Edward Harris, seconded by John Krampf, to adjourn the meeting at 5:49pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt  
June 5, 2018



## Application for Appearance before the Plan Commission

Owner's Name The Mark Travel Corp.

Street Address 8090 W. Glencoe Place, Bayside, WI 53217

Telephone # Rosemarie Barrette, agent for Verizon 414-659-6781

Email rbarrette@fullertonengineering.com

Agenda Notice: (This is the description of the project that will appear on the agenda)

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Verizon Wireless is proposing to do equipment changes on the tower. This will include removing and

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replacing 12 antennas, removing 12 diplexers and 6 coax, adding 4 Raycap surge protectors,

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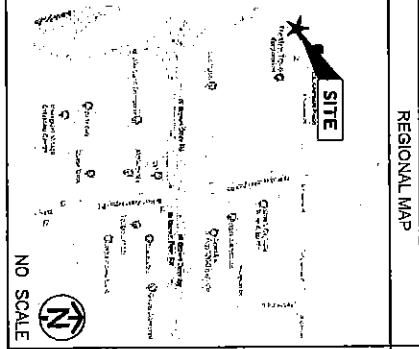
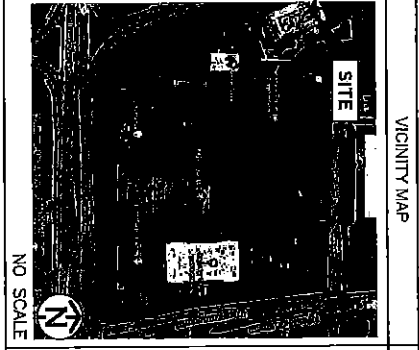
6 radio heads and 2 hybrid cables. There will be no ground work.

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Please note that by submitting this form, the applicant assumes any legal costs incurred by the Village for processing this application.

|                                  |              |
|----------------------------------|--------------|
| <b>For office use only</b>       |              |
| <b>Tax key number:</b>           |              |
| <b>Application received by:</b>  | <b>Date:</b> |
| <b>Municipal Code Compliant:</b> |              |
| <b>Plan Commission:</b>          | <b>Date:</b> |
| <b>Approval Motion:</b>          |              |

|                                |  |
|--------------------------------|--|
| <b>SCOPE OF WORK</b>           | THE SCOPE OF WORK CONSISTS OF:<br>EXISTING EQUIPMENT TO BE REMOVED<br>(12) ANTENNAS<br>(12) DIRECTIONAL<br>(6) COAX CABLES<br>NEW EQUIPMENT TO BE INSTALLED<br>(12) ANTENNAS<br>(4) PATCHES<br>(6) PDS<br>(2) FIBER CABLES<br>CONTRACTOR SHALL FURNISH ALL MATERIAL WITH THE MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS STATED OTHERWISE. |
| <b>APPROVALS</b>               |  |
| <b>REAL ESTATE</b>             |  |
| <b>RFI</b>                     |  |
| <b>CONSTRUCTION OPERATIONS</b> |  |
| <b>FACILITIES</b>              |  |
| <b>EQUIPMENT ENGINEERING</b>   |  |



**DIRECTIONS**

SCAN QR CODE FOR LINK TO SITE LOCATION MAP

|                                     |  |
|-------------------------------------|--|
| <b>PROJECT CONSULTANTS</b>          | FULLERTON ENGINEERING<br>1100 E WOODFIELD ROAD, SUITE 500<br>SCHLAUBURG, ILLINOIS 60173<br>STYLVA HULTZHEN<br>(847) 908-8467<br>shulgtr@fullertonengineering.com |
| <b>PROJECT MANAGER</b>              | STYLVA HULTZHEN  |
| <b>ADDRESS:</b>                     | 15725 RYERSON RD., NEW BERLIN, WI 53151  |
| <b>APPLICANT:</b>                   | VERIZON PERSONAL COMMUNICATIONS LP   |
| <b>ENGINEER/STRUCTURAL:</b>         | FULLERTON ENGINEERING<br>1100 E WOODFIELD ROAD, SUITE 500<br>SCHLAUBURG, ILLINOIS 60173  |
| <b>CONTACT:</b>                     | STYLVA HULTZHEN<br>(847) 908-8467<br>shulgtr@fullertonengineering.com  |
| <b>MOUNT ANALYSIS STATUS:</b>       | COMPLETED  |
| <b>STRUCTURAL ANALYSIS STATUS:</b>  | COMPLETED  |
| <b>STRUCTURAL ANALYSIS RESULTS:</b> | PASS   |

**VERIZON PERSONAL COMMUNICATIONS LP**  
d/b/a VERIZON WIRELESS  
15725 RYERSON RD.  
NEW BERLIN, WI 53151

**FULLERTON ENGINEERING**  
1100 E WOODFIELD ROAD, SUITE 500  
SCHLAUBURG, ILLINOIS 60173  
TEL: 847-908-8467  
www.fullertonengineering.com

# Verizon

## VERIZON PERSONAL COMMUNICATIONS LP

d/b/a VERIZON WIRELESS  
15725 RYERSON RD.  
NEW BERLIN, WI 53151

LOCATION NUMBER: 113528  
SITE NAME: MARK TRAVEL  
877 W. GLENCOE PLACE  
BAYSIDE, WI 53217

|                            |  |
|----------------------------|--|
| <b>PROJECT INFORMATION</b> | SITE NAME: MARK TRAVEL<br>LOCATION NUMBER: 113528<br>SITE ADDRESS: 877 W. GLENCOE PLACE<br>PROJECT TYPE: MODIFICATION<br>SELF-SUPPORTING TOWER<br>COUNTY: MILWAUKEE COUNTY<br>JURISDICTION: MILWAUKEE COUNTY |
| <b>SITE COORDINATES:</b>   | 43°10'43.0"N<br>87°54'55.9"W<br>GROUND ELEV. (M.S.L.): 690'<br>TOWER OWNER: VERIZON WIRELESS<br>10TH FLOOR<br>SC-HAUBURG, IL 60173   |
| <b>PROPOSED USE:</b>       | TELECOMMUNICATIONS FACILITY  |

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES:  
 BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE  
 ELECTRICAL CODE: 2011 NATIONAL BUILDING CODE

RIGHTS IS UNWAIVED AND NOT FOR HUMAN HABITATION.  
 ANY ACCESS REQUIREMENTS ARE NOT REQUIRED.  
 THIS FACILITY DOES NOT REQUIRE PORTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE

**DRAWING INDEX**

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| C-1  | SITE PLAN                           |
| C-1A | SHELTER LAYOUT                      |
| C-2  | ELEVATION                           |
| C-3  | ANTENNA LAYOUTS                     |
| C-4  | SITE DETAILS                        |
| C-5  | EQUIPMENT CHANGE REQUEST FORM (ECR) |
| C-6  | COUPLER CABLE DATA AND DIAGRAM      |
| C-7  | SITE PHOTOS                         |
| C-1  | GROUNDING DETAILS AND NOTES         |
| N-1  | GENERAL NOTES                       |

|                        |   |
|------------------------|---|
| <b>SITE NAME</b>       | MARK TRAVEL                               |
| <b>LOCATION NUMBER</b> | 113528                                    |
| <b>SITE ADDRESS</b>    | 877 W. GLENCOE PLACE<br>BAYSIDE, WI 53217 |
| <b>TITLE SHEET</b>     |   |
| <b>SHEET NUMBER</b>    | T-1                                       |

**VERIZON PERSONAL COMMUNICATIONS LP**

**FULLERTON ENGINEERING**

1100 E WOODFIELD ROAD, SUITE 500  
SCHLAUBURG, ILLINOIS 60173  
TEL: 847-908-8467  
www.fullertonengineering.com

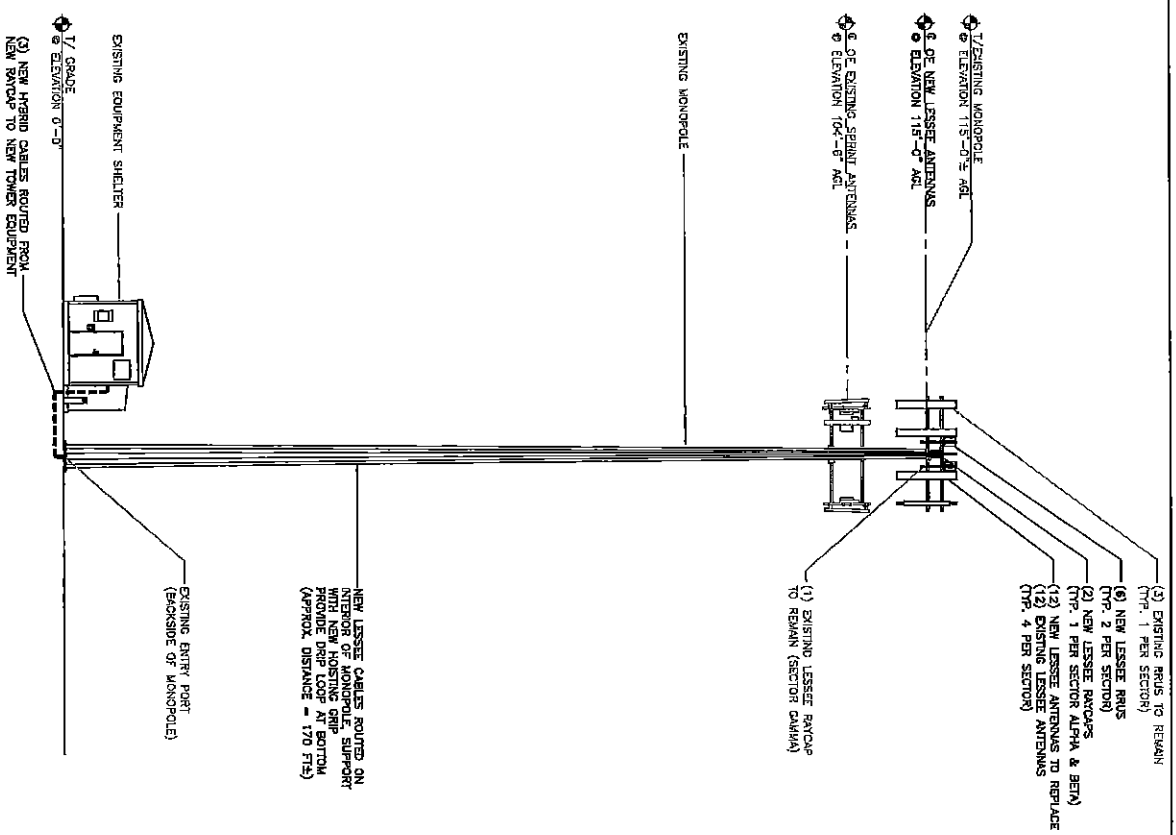
DATE: 5/7/18  
DESCRIPTION: 90% REVIEW  
BY: SA  
HI

1. I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED AND DESIGN CHECKED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER AND THE DESIGN AND CONSTRUCTION OF THIS FACILITY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.





- NOTES:**
1. CALCULATIONS FOR THE STRUCTURE WERE PREPARED BY OTHERS AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT
  2. CALCULATIONS FOR THE ANTENNA MOUNTS WERE PREPARED BY FULLERTON AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT
  3. CABLES NOT SHOWN FOR CLARITY



NEW LESSEE CABLES ROUTED ON INTERIOR OF MONOPOLE, SUPPORT WITH NEW HOSTING ORIP. PROVIDE DEEP LOOP AT BOTTOM (APPROX. DISTANCE = 170 FT)

EXISTING ENTRY PORT (BACKSIDE OF MONOPOLE)

EXISTING EQUIPMENT SHELTER  
 T-1 GRADE  
 ELEVATION 0'-9"

(3) NEW HYBRID CABLES ROUTED FROM NEW RAYCAP TO NEW TOWER EQUIPMENT

ELEVATION

SCALE: 1/8" = 1'-0" 1

**VERIZON PERSONAL COMMUNICATIONS LP**  
 4355 VERIZON WIRELESS  
 NEW BRUNSWICK, NJ 08901

**FULLERTON**  
 ENGINEERING & DESIGN  
 1100 E WOODFIELD ROAD, SUITE 300  
 SCARSDALE, NY 11757-4900  
 COAH 3620-11  
 www.fullertonengineering.com

| REV | DATE   | DESCRIPTION | BY |
|-----|--------|-------------|----|
| A   | 2/5/18 | 50% REVIEW  | SA |
| 0   | 3/7/18 | FINAL       | JH |

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND EXAMINED AS TO THE FIRST SET OF DRAWINGS AND I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK.

DANIEL W. SMITH  
 44096-6  
 SCHLAUBURG, NY  
 LICENSED PROFESSIONAL ENGINEER

SITE NAME: MARK TRAVEL  
 LOCATION NUMBER: 113528

SITE ADDRESS: 877 W. GLENCOE PLACE BAYSIDE, WI 53217  
 SHEET NAME: ELEVATION

SHEET NUMBER: C-2  
 PROJECT#: 2017-0333-0035