



Agenda
ZONING BOARD OF ADJUSTMENT
8:00 AM

October 31, 2019
Oelwein, Iowa

Mayor: Peggy Sherrets
Mayor Pro Tem: Matt Weber

Roll Call

1. O'Connell, Block, Ganske, Crawford

Approve Minutes

2. Consideration of a motion to approve minutes of the August 1, 2019 meeting

Variance Requests

3. 19Z08 Consideration of a request for front yard parking at 315 East Charles
4. 19Z09 Consideration of a request for a Home Occupation of a business office at 103 6th Street NW
5. 19Z10 Consideration of a request for the construction of a 6' solid privacy fence within 3" of the side (North) yard at 108 8th Avenue SE
6. 19Z11 Consideration of a request to allow for the construction of a 150' Monopole Telecommunications Tower at 725 2nd Avenue SE

Old Business

New Business

Adjournment

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440



City of Oelwein Zoning Board of Adjustment
August 1, 2019

The August 1, 2019 meeting of the City of Oelwein Zoning Board of Adjustment was called to order at 8:00 A.M.

PRESENT: O’Connell, Ganske (speaker phone), Block (speaker phone)
ABSENT: None
VACANCY: Two (2)

ALSO PRESENT: Gary Crawford, Russell Phillips, Nycole Palmer, Marjorie Coleman, Tom Weber representing Lamar and Rick Kullander representing Alliant Energy

Approve Minutes A motion was made by O’Connell, seconded by Ganske to approve the minutes of the June 13, 2019 meeting. All voted aye.
Motion Carried

#19Z06-Alliant Energy Alliant Energy has requested a variance which would authorize construction of a 110’ monopole at the facility at 505 10th Street SE. Rick Kullander reported the current concrete pole is cracked and needs replaced. The new monopole will be built within 10’ of the current location.

The Planning and Zoning Commission recommended approval of the request. No other comments were received.

A motion was made by Ganske, seconded by Block to approve the request. All voted aye.

Motion Carried

#19Z05-Lamar Lamar has requested a variance which if approved would authorize a double sided off-premise sign with 241.5 square feet per side to be located at 1102 Rock Island Road. Tom Weber of Lamar stated the previous sign blew over in a wind storm. The proposed sign is standard for the industry. There would be no direct light shining on residents or interfering with traffic.

The Planning and Zoning Commission recommended approval of the request.

Russell Phillips is concerned with ITC power line clearance.

A motion was made by Ganske, seconded by Block to approve the request contingent upon ITC’s assurance it will not interfere with their lines. All voted aye.

Motion Carried

#19Z07-Coleman

Marjorie Coleman, 521 1st Avenue NW has requested a Home Occupation for the sale of home décor.

Planning and Zoning recommended approval of the request.

It was noted this is a rental property and it has not been verified with the property owner if Coleman has their permission.

Adjoining property owners Nycole Palmer and Gary Crawford spoke stating they were concerned with additional traffic and strangers in the neighborhood.

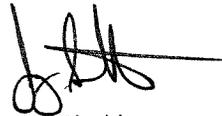
A motion was made by O'Connell, seconded by Block to deny the request. Two voted aye, one (Ganske) voted nay.

Request Denied

Adjourn

The meeting adjourned at 8:40 A.M.

Respectfully,



Jay Shekleton,
Board Secretary

CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 19 Z 08Date 9/23/2019

Dear Property Owner:

An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Hub Properties LLC. The property is situated in the R1 Residential Zoning district and is located at 315 East Charles. The request, if approved, would authorize front yard parking.

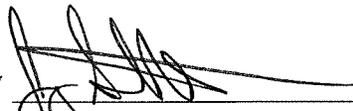
The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because Section 302.1 states "No off street parking is permitted in the front yard of any 'R' district except upon a regularly constructed, duly authorized driveway".

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

NUMBER 19 Z 08

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Hub Properties LLC
ADDRESS % Ron Winter
LOT DESCRIPTION 914 4th Avenue NE
ZONE R1 Residential

DATE September 23, 2019
FILING FEE \$ 75.00 pd
 LETTER STATING NATURE OF APPEAL ATTACHED
10/21/19 DATE REFERRED TO PLANNING COMMISSION
 ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

See attached map

LOCATION AND SIZE
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING October 31, 2019

Martin Fisher 153 Hwy 150 S
West Union, 52175
% Thomas Hafele
Hafele Property Mgt. Box 2
Bradley IL 60915

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
_____ ATTACHED _____

DATE OF PUBLICATION NOTICE
October 25, 2019

Roger & Linda Medberry 401 East Charles
Zion Lutheran Church 402 East Charles

REMARKS:



CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 19 Z 09Date September 26, 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 Wallis Transport. The property is situated in the R1 Residential Zoning district and is located at 103 6th Street NW. The request, if approved, would authorize Home Occupation of a business office. No employees, no traffic, not open to the public.

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because Section 202.3 requires a special exception.

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

NUMBER 19 Z 09

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Wallis Transport
ADDRESS 43 6th Street NW
LOT DESCRIPTION Lot 9, Blk 2, Smiths
Addition & 10" adjacent on North
ZONE R1 Residential

DATE September 26, 2019
FILING FEE \$ 75.00 - paid
LETTER STATING NATURE OF APPEAL ATTACHED
10/21/2019 DATE REFERRED TO PLANNING COMMISSION
ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

50 x 160

LOCATION AND SIZE
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

Beatrice Lenz 107 6th Street NW
Jamie Phillips/Paul Knowles 528 1st Avenue NW
Gary Crawford 529 1st Avenue NW

DATE OF HEARING 10/31/2019

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
ATTACHED

DATE OF PUBLICATION NOTICE
10/25/2019

REMARKS:

CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 19Z10Date October 1, 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 Rod & Kim Eckhoff. The property is situated in the R1 Residential Zoning district and is located at 108 8th Avenue SE. The request, if approved, would authorize construction of a 6' solid privacy fence within 3" of side (North) yard.

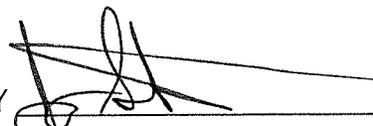
The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because Section 401.1 (b) states maximum height within two feet of lot line shall not exceed four feet.

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

NUMBER 19 Z 10

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Rod & Kim Eckhoff
ADDRESS 108 8th Avenue SE
LOT DESCRIPTION Lot 53 F.A. Oelwein
Place
ZONE R1 Residential

DATE October 1, 2019
FILING FEE \$ 75.00 - paid
xx LETTER STATING NATURE OF APPEAL ATTACHED
10/21/19 DATE REFERRED TO PLANNING COMMISSION
 ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

50 x 140

See Attached

LOCATION AND SIZE
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING 10/31/2019

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
 ATTACHED

Wm. & Barbara Weber 104 8th Avenue SE

Gary Walrath 101 7th Avenue SE

Chad Ciesielski 109 7th Avenue SE

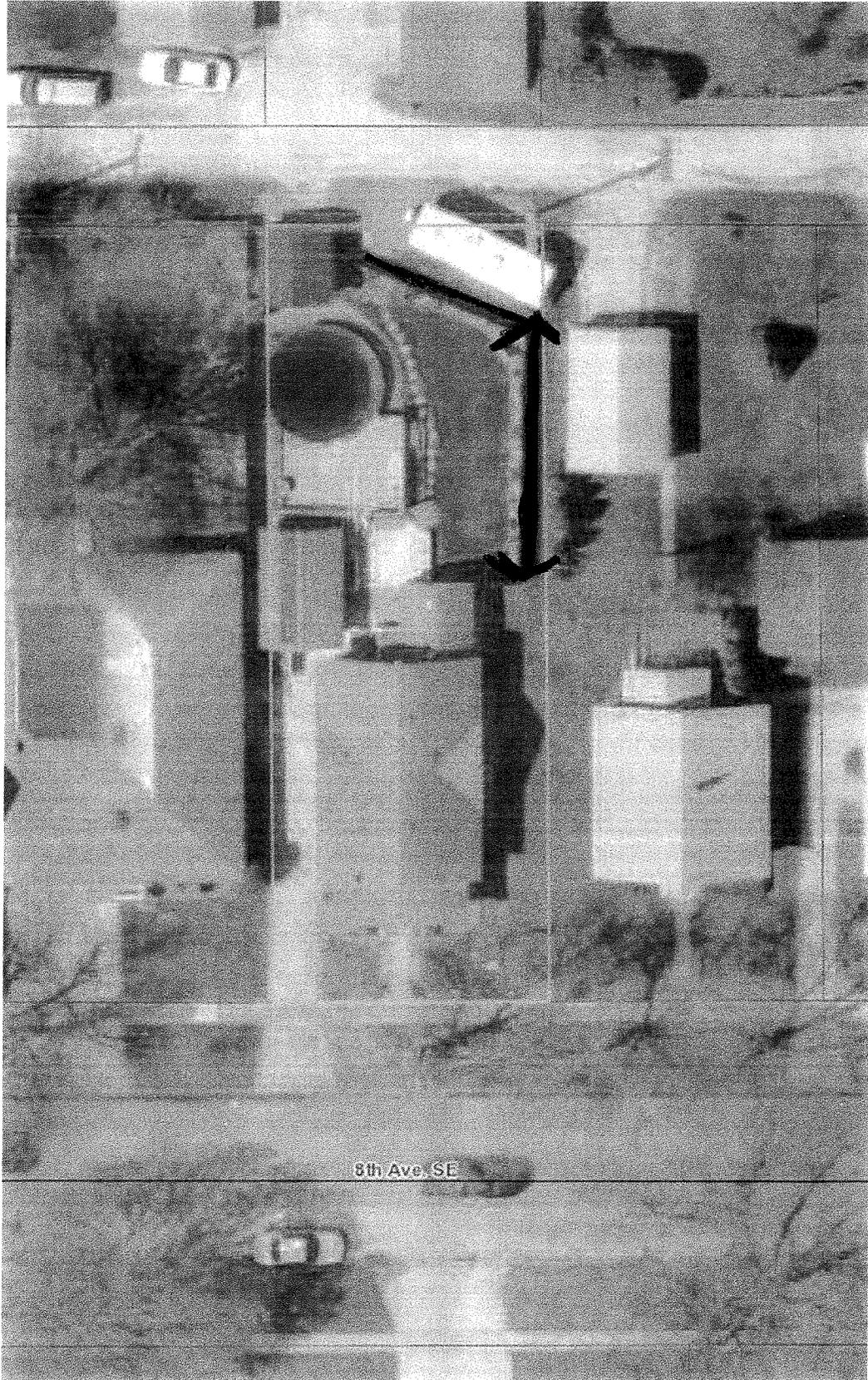
Mildred Sefert 115 7th Avenue SE

Randy & Nancy Myott 112 8th Avenue SE

Tina VanDenHul 111 8th Avenue SE

DATE OF PUBLICATION NOTICE
October 25, 2019

REMARKS:



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 Joy Shekleton
Joy Shekleton, Secretary

NUMBER 19 Z 11

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

~~Union Pacific Railroad~~ 1400 Douglas Street
Omaha NE 68179

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
ATTACHED

~~Wes & Bonnie Dahl~~ 214 Hawley Street
Jesup, Iowa 50648

DATE OF PUBLICATION NOTICE
October 25, 2019

~~Travis & Carrie Forbes~~ 705 2nd Avenue SE

~~Keri Sage~~ 709 2nd Avenue SE
10736 10th Street
~~Curtis Horstmeier~~ Stanley Iowa 50671

REMARKS:

~~Rickie Ensign~~ 723 2nd Avenue SE
~~Premiere Heavy Equip LLC~~ 101 County Line Road E
~~% Bryan Heavy Equip~~ Oelwein Iowa 50662

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,

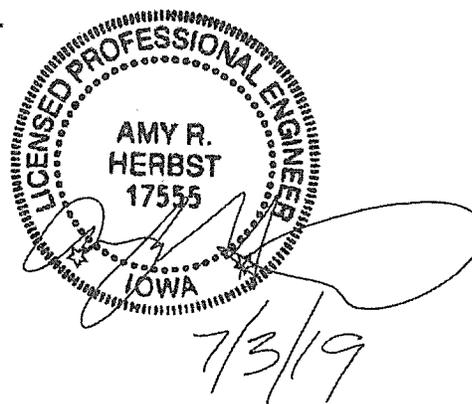
Upon receipt of order, we propose to supply the above referenced Sabre monopole designed for an ASCE 7-16 Ultimate Wind Speed of 109 mph with no ice and 40 mph with 1.5" ice, Structure Class II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association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

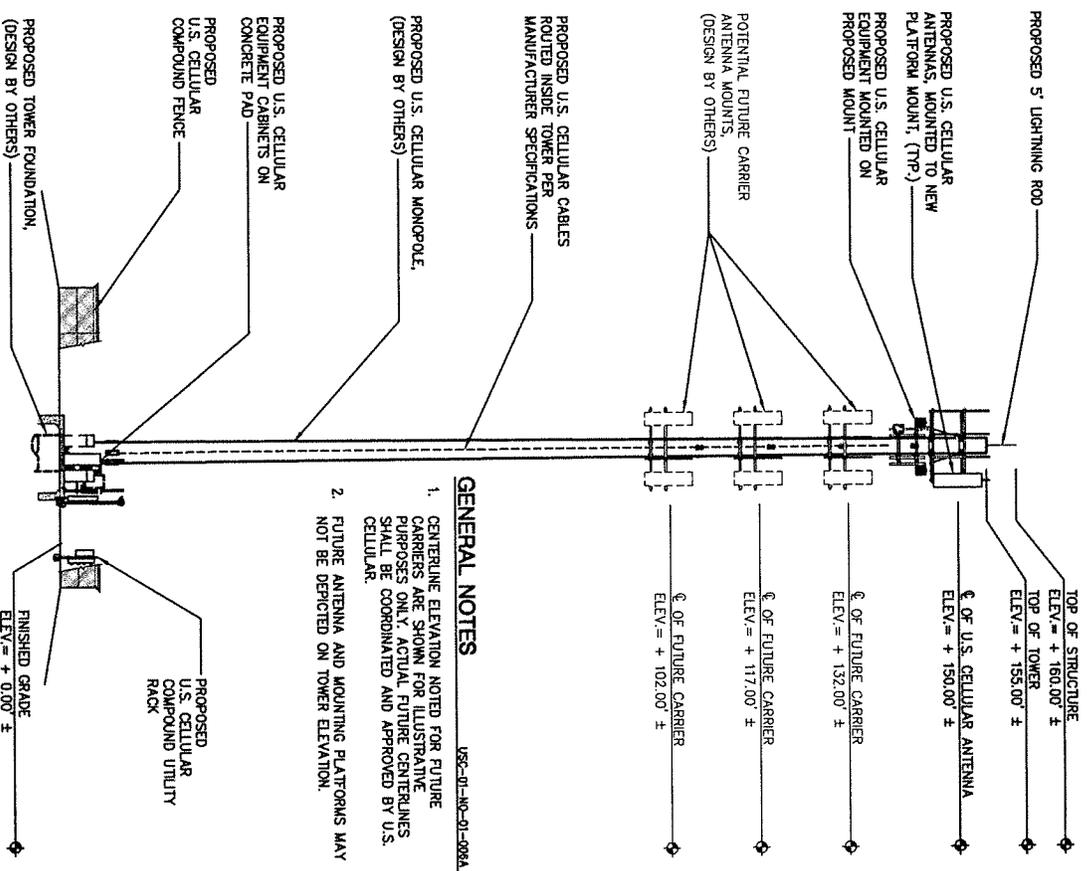
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded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

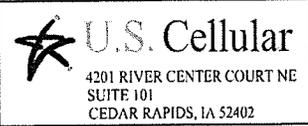




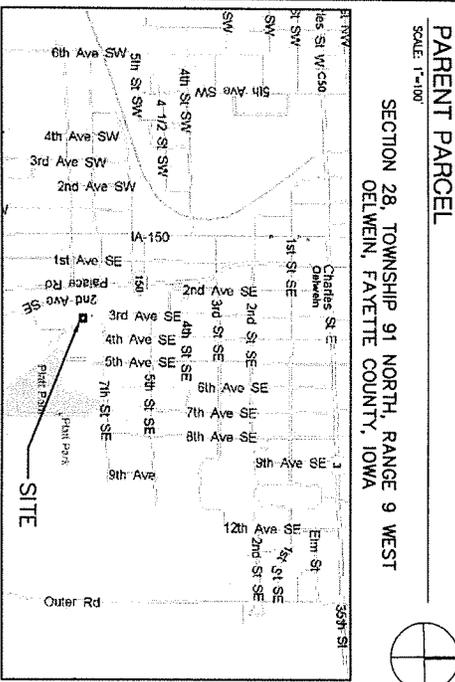
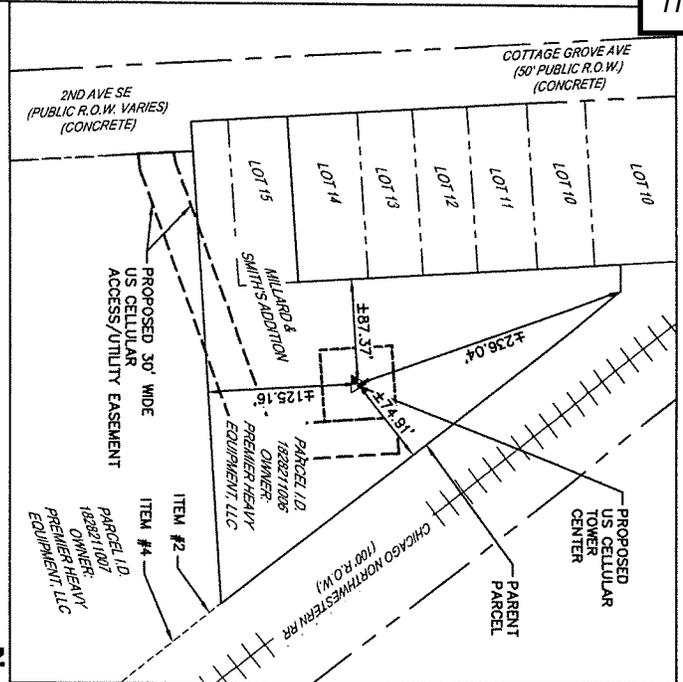
1 ELEVATION
SCALE: 1"=20'

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.

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		
PROJ #: 18-06-22A	DWG BY: JAP	CHKD BY: JMD	1 08 CC UPDATE		
			2 08 /PERMIT		
			16		

ITEM #6.



VICINITY MAP
SCALE NONE

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)

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.

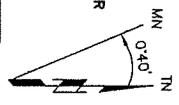
SITE BENCHMARK

SE CORNER CONCRETE SLAB
ELEVATION=1056.76 (NAVD 88)

SITE SURVEY

PROPERTY OWNERS: PREMIER HEAVY EQUIPMENT, LLC

TN=TRUE NORTH
MN=MAGNETIC NORTH
(MAGNETIC DECLINATION TAKEN FROM NATIONAL GEODETIC SURVEY WEB SITE FOR THIS AREA, 08/01/2019) CHANGING BY 0.3 W/YEAR (PLUS OR MINUS 0.23")



GEOGRAPHIC COORDINATES

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

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.

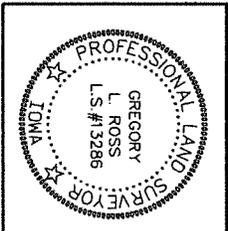
GENERAL NOTES

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 CERTIFIED TRUE AND CORRECT. IOWA ADMINISTRATION CODE 192C-61(9)



I HEREBY CERTIFY THAT THE DATA SUBMITTED HEREON WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF IOWA.
DATE: 08/12/2019
NAME: GREGORY L. ROSS
LICENSE NUMBER: 13286
BY LICENSEE: GREGORY L. ROSS
DATE: 08/12/2019
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SCALE: SUR-1, SUR-2, SUR-3, SUR-4

SHEET NUMBER
SUR-1

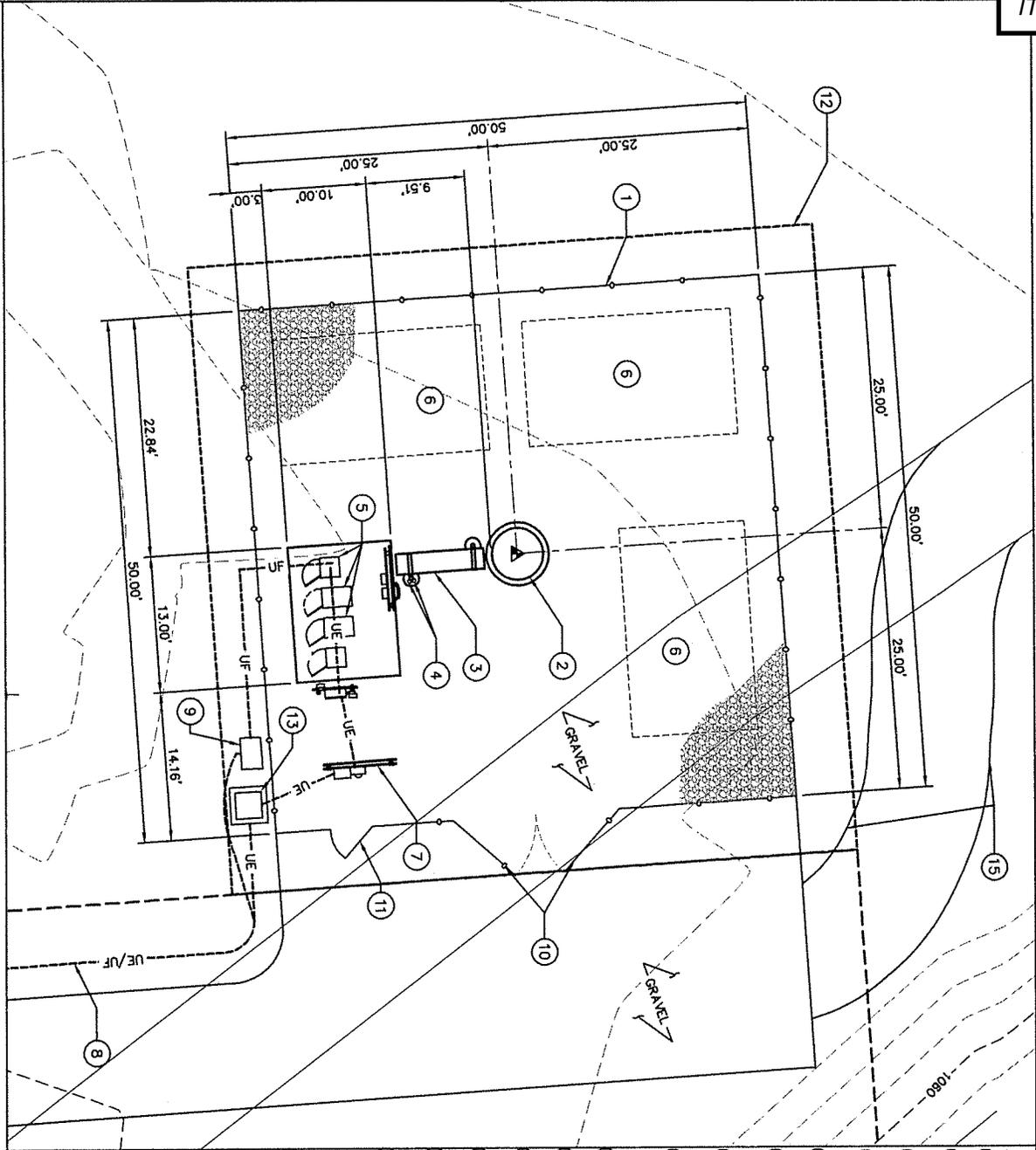
SHEET TITLE
SITE SURVEY

394368 - OELWEIN DT
725 2ND AVE SE
OELWEIN, IA 50662 - FAYETTE COUNTY
PROPOSED MONOPOLE
PROJ # 18-06-22A
DWG BY: JAP
CHKD BY: JMD

08/12/19	INTERNAL REVIEW
08/14/19	CLIENT REVIEW
08/14/19	UPDATE PERMIT
17	



1
SCALE: 1" = 10'
COMPOUND PLAN



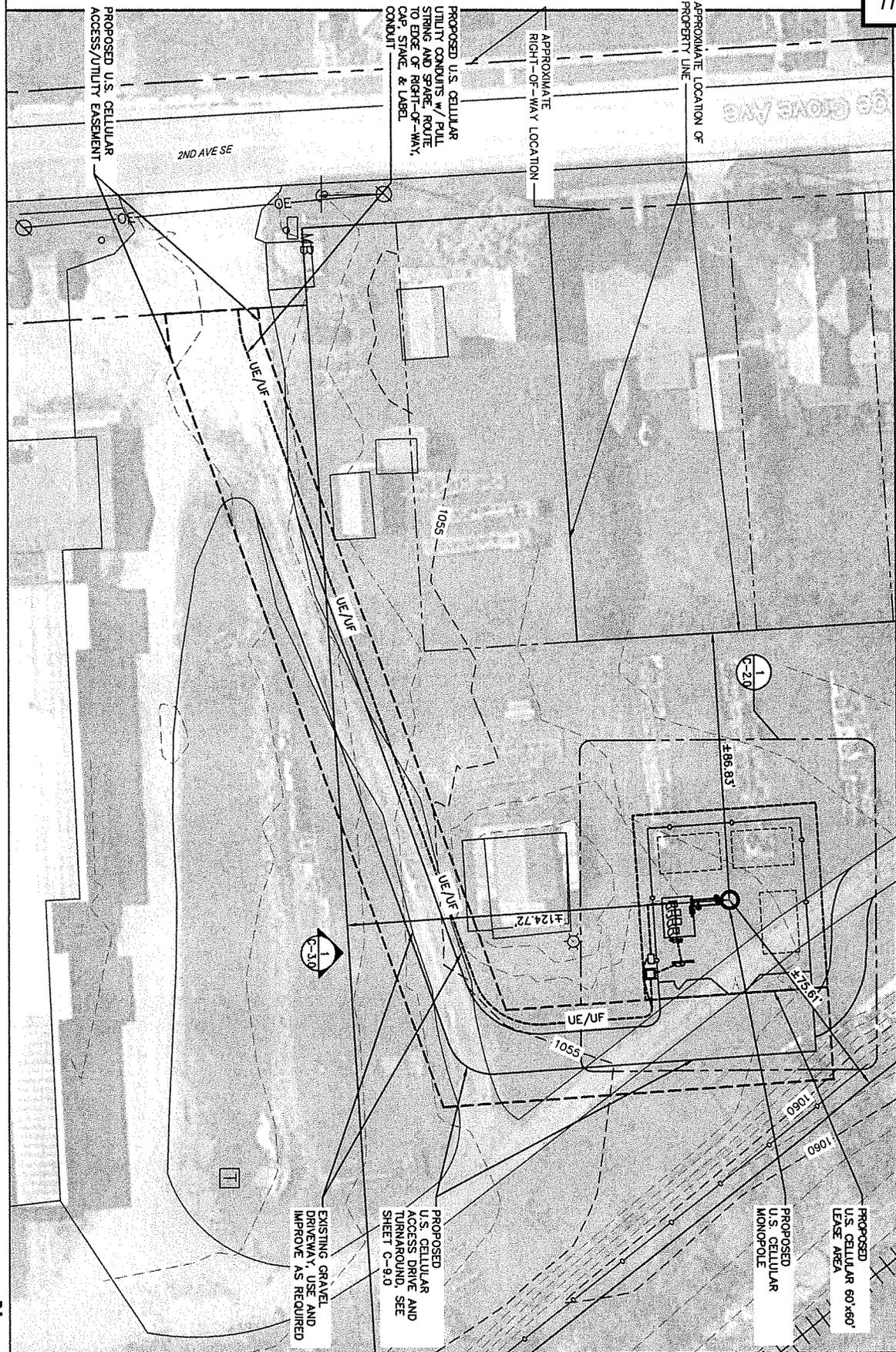
KEY NOTES:

- 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.



<p>SHEET NUMBER C-20</p>	<p>SHEET TITLE COMPOUND PLAN</p>	<p>394388 - OELWEIN DT 725 2ND AVE SE OELWEIN, IA 50662 - FAYETTE COUNTY PROPOSED MONOPOLE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">A</td> <td style="width: 10%;">08/12/19</td> <td style="width: 80%;">INTERNAL REVIEW</td> </tr> <tr> <td>O</td> <td>08/14/19</td> <td>CLIENT REVIEW</td> </tr> <tr> <td>1</td> <td>08</td> <td>ACC UPDATE</td> </tr> <tr> <td>2</td> <td>08</td> <td>PERMIT</td> </tr> </table>	A	08/12/19	INTERNAL REVIEW	O	08/14/19	CLIENT REVIEW	1	08	ACC UPDATE	2	08	PERMIT
A	08/12/19	INTERNAL REVIEW													
O	08/14/19	CLIENT REVIEW													
1	08	ACC UPDATE													
2	08	PERMIT													
<p>PROJ #: 18-06-22A DWG BY: JAP CHKD BY: JMD</p>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">18</div>													
<p>4201 RIVER CENTER COURT NE SUITE 101 CEDAR RAPIDS, IA 52402</p>															

1 PARTIAL SITE PLAN
SCALE: 1"=30'



<p>SHEET NUMBER C-10</p>	<p>SHEET TITLE PARTIAL SITE PLAN</p>	<p>394388 - OELWEIN DT 725 2ND AVE SE OELWEIN, IA 50662 - FAYETTE COUNTY PROPOSED MONOPOLE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">A</td><td>08/12/19</td><td>INTERNAL REVIEW</td></tr> <tr><td style="text-align: center;">0</td><td>08/14/19</td><td>CLIENT REVIEW</td></tr> <tr><td style="text-align: center;">1</td><td>08/14/19</td><td>ACC UPDATE</td></tr> <tr><td style="text-align: center;">2</td><td>08/14/19</td><td>PERMIT</td></tr> </table>	A	08/12/19	INTERNAL REVIEW	0	08/14/19	CLIENT REVIEW	1	08/14/19	ACC UPDATE	2	08/14/19	PERMIT		 <p>4201 RIVER CENTER COURT NE SUITE 101 CEDAR RAPIDS, IA 52402</p>
A	08/12/19	INTERNAL REVIEW															
0	08/14/19	CLIENT REVIEW															
1	08/14/19	ACC UPDATE															
2	08/14/19	PERMIT															
<p>PROJ # 18-06-22A DWG BY: JAP CHKD BY: JMD</p>		<p>19</p>															



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

ITEM #6.

**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

JULIE A. SHEBEK
Notarial Seal - Iowa
Commission No. 705023
My Commission Expires 9-6-21

