

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
01/26/2017	DCPCUP-2017-02374
Public Hearing Date	
03/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME G & N LAND HOLDINGS LLC	Phone with Area Code	AGENT NAME NATHAN WARD	Phone with Area Code (414) 788-1327
BILLING ADDRESS (Number, Street) 1471 US HIGHWAY 51		ADDRESS (Number, Street) 1200 RIVA RIDGE	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Racine, WI 53402	
E-MAIL ADDRESS gary@stoughtongardencenter.com		E-MAIL ADDRESS nward@buellconsulting.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
Northwest corner of property at 1471 USH 51					
TOWNSHIP RUTLAND	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-011-9801-9		---		---	

CUP DESCRIPTION
100' monopole tower, extendable to 150'

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.194	.08

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials AMA1	SIGNATURE:(Owner or Agent) _____
		PRINT NAME: _____
		DATE: _____

CUP LEGAL DESCRIPTION

A part Lot One (1) of Certified Survey Map No. 8144, Volume 43, Pages 285-290 of Dane County Records as Document No. 2745975 and being located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section One (1) Township Five (5) North, Range Ten (10) East, Town of Rutland, Dane County, Wisconsin containing 3,500 square feet (0.080 acres) of land and being described by:

Commencing at the Southwest Corner of said Lot 1; thence $N03^{\circ}-23'-54''E$ (Recorded as $N03^{\circ}-00'-00''E$) 273.20 feet along the West line of said Lot 1; thence $S86^{\circ}-36'-06''E$ 21.38 feet to the point of beginning; thence $S86^{\circ}-17'-21''E$ 50.00 feet; thence $S03^{\circ}-42'-39''W$ 70.00 feet; thence $N86^{\circ}-17'-21''W$ 50.00 feet; thence $N03^{\circ}-42'-39''E$ 70.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPCUP-2017-02374
Application Type: DaneCounty/Zoning/Conditional Use/NA
Address: 1471 US HIGHWAY 51, TOWN OF RUTLAND, WI 53589

Receipt No.	793396					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	2957	\$3,036.00	01/26/2017	AMA1		

Owner Info.: G & N LAND HOLDINGS LLC
1471 US HIGHWAY 51
STOUGHTON, WI 53589

Work Description:

TOWER/STRUCTURE REMOVAL BOND

Bond Number: CMS0291141

KNOW ALL MEN BY THESE PRESENTS, THAT, **SBA Towers IX, LLC** as Principal, and RLI Insurance Company, a corporation duly organized under the laws of Illinois, as Surety, are held and firmly bound unto **Dane County, 210 Martin Luther King Jr. Blvd. Room 116, Madison, WI 53703**, as Obligee, in the sum of **Twenty Thousand Dollars and 00/100 (\$20,000.00)** lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, the liability of the Surety being limited to the penal sum of this bond regardless of the number of years the bond is in effect.

WHEREAS, the Obligee, by ordinance, permit or written agreement with the Principal, requires the submission of a bond guaranteeing the removal of telecommunications equipment located at **1471 US Highway 51 Stoughton, WI 53589 (Site ID:WI16222-B; Stoughton SW)**; Landowner: **G&N Land Holdings, LLC, 1471 US Highway 51, Stoughton WI, 53589** upon discontinuance of service.

NOW THEREFORE, the condition of this obligation is such, that if the above bounden Principal shall perform in accordance with the aforesaid ordinance and/or agreement, and indemnify the Obligee against all loss caused by Principal's breach of any ordinance or agreement relating to maintenance, replacement, removal or relocations of a tower or structure, then this obligation shall be void, otherwise to remain in full force and effect unless cancelled as set forth below.

THIS BOND may be cancelled by Surety giving thirty (30) days written notice to the Obligee. Such cancellation shall not affect any liability the Surety may have or incurred under this bond prior to the effective date of the termination.

PROVIDED HOWEVER, that this bond is executed subject to the following express provisions and conditions:

1. No action, suit or proceeding shall be maintained against the Surety on this bond unless action is brought within twelve (12) months of the cancellation date of this bond.
2. Neither cancellation nor termination of this bond by Surety, nor inability of Principal to file a replacement bond or replacement security for its obligations, shall constitute a loss to the Obligee recoverable under this bond.
3. No right of action shall accrue on this bond for the use of any person, corporation or entity other than the Obligee named herein or the heirs, executors, administrators or successors of the Obligee.
4. The aggregate liability of the Surety is limited to the penal sum stated herein regardless of the number of years this bond remains in force or the amount or number of claims brought against this bond.
5. If any conflict or inconsistency exists between the Surety's obligations as described in this bond and as may be described in any underlying agreement, permit, document or contract to which this bond is related, then the terms of this bond shall prevail in all respects.

THIS BOND signed, sealed, and dated on the 18th day of October, 2016. This bond is effective the 11th day of October, 2016.



SBA Towers IX, LLC

Principal

By: _____
Name and Title

RLI Insurance Company

Surety

By: _____
Robert J. Hippert, Attorney-In-Fact



RLI Surety
 9025 N. Lindbergh Dr. | Peoria, IL 61615
 Phone: (800)645-2402 | Fax: (309)689-2036
 www.rlicorp.com

POWER OF ATTORNEY

RLI Insurance Company

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company**, an Illinois corporation, does hereby make, constitute and appoint:

Thomas J. Philbin, Sandra L. Wiemann, Melissa L. Whittier, Brett L. Cuckler, Johnathan K. Stefan, Robert J. Hippert, Andrew Siess, Clem Wandrisco, jointly or severally

in the City of Pittsburgh, State of Pennsylvania its true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, the following described bond.

Any and all bonds provided the bond penalty does not exceed Twenty Five Million Dollars (\$25,000,000.00).

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon this Company as if such bond had been executed and acknowledged by the regularly elected officers of this Company.

The **RLI Insurance Company** further certifies that the following is a true and exact copy of the Resolution adopted by the Board of Directors of **RLI Insurance Company**, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** has caused these presents to be executed by its Vice President with its corporate seal affixed this 9th day of December, 2015.



RLI Insurance Company

By: B. W. Davis
 Barton W. Davis Vice President

State of Illinois }
 County of Peoria } SS

CERTIFICATE

On this 9th day of December, 2015, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company**, a stock corporation of the State of Illinois, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** this 18th day of October, 2016.

By: Jacqueline M. Bockler
 Jacqueline M. Bockler Notary Public

RLI Insurance Company

By: B. W. Davis
 Barton W. Davis Vice President





Mr. Majid Allen
Senior Planner
Dane County-Planning and Development Department
210 Martin Luther King Jr. Blvd., Room 116
Madison, WI 53703-3342

January 19th, 2017

Re: Conditional Use Permit Application Submittal/ SBA Towers IX, LLC-New Wireless Communications Tower Facility; Garden Center Property located 1471 US Hwy 51, Stoughton, WI 53589. Parcel ID #052/0510-011-9801-9.

Dear Mr. Allen,

SBA Towers IX, LLC and Verizon Wireless respectfully request the review and issuance of a conditional use permit for the construction of a wireless communications tower facility located at the parcel noted above. The application request and proposed facility meet the guidelines as set forth in Wis. Stat. Sect. 66.0404. Included in this package are the following:

Dane County CUP Application and CTIF Form (signed by landowner)
RF Sworn Statement
Search Area Map

The application procedures for a new wireless communications tower are found at Wis. Stat. Sect. 66.0404(2)(b) and list six (6) requirements for a completed application. This application reflects those requirements in addition to items as negotiated between the applicant and Dane County.

Below is a narrative on the State's six (6) requirements, including the specific project information.

1. The name and business address of, and the contact individual of, the applicant.

Applicant (s):
SBA Towers IX, LLC
Attn: Traci Stahl
8051 Congress Avenue
Boca Raton, FL 33487-1307

Contact Individual:
Nathan Ward
Buell Consulting
1200 Riva Ridge
Racine, WI 53402
414-788-1327

Verizon Wireless Personal Communications LP,
d/b/a Verizon Wireless
1515 Woodfield Road
Schaumburg, IL 60173

2. The location of the proposed support structure.

1471 US Hwy 51, Stoughton, WI 53589. Parcel ID #052/0510-011-9801-9



The location of the proposed 100' monopole (extendable to 150') plus a 4.5' lightning rod is in the northwest corner of the above referenced parcel within an 50' x 70' lease area as depicted in the enclosed survey and construction drawings.

3. The location of the proposed mobile service facility.

1471 US Hwy 51, Stoughton, WI 53589. Parcel ID #052/0510-011-9801-9

SBA proposes to construct a 125' monopole (extendable to 150') plus a 4.5' lightning rod for use by Verizon Wireless Personal Communications LP d/b/a Verizon Wireless in the northwest corner of the property. This new tower structure will be located within a 50' x 70' lease area as depicted in the enclosed survey and construction drawings. Verizon Wireless will locate its antennas and equipment upon the tower at the 120' centerline, route its coax/cabling through the interior of the tower, install equipment cabinets on a raised platform and an exterior generator on concrete pad near the base of the tower structure all within the SBA lease area. The monopole tower and compound is designed to accommodate at least three (3) additional wireless telecommunications equipment installations.

4. If the application is to substantially modify an existing support structure...

The application is for a new monopole therefore the submittal requirements of this section are not applicable.

5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile services support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.

See the enclosed construction drawings depicting the proposed SBA and Verizon Wireless installations containing the above described information.

6. If the application is to construct a new mobile service support structure, an explanation as to why the application chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has the responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.

Within the Verizon Wireless search ring as depicted in the enclosed Delorme Map there are no existing structures of any kind available for collocation by Verizon Wireless. Enclosed in the application materials is a sworn statement from the Verizon Wireless Radio Frequency Engineer assigned to the site attesting to the fact that collocation is not a feasible option for this site, as there are no existing structures of any kind which exist within the Verizon Wireless Search Area that could be utilized by Verizon Wireless for a collocation.

ADDITIONAL DISCUSSION

This is a joint application for a proposed new communications tower facility which will be owned by SBA Towers IX, LLC ("SBA"), a national owner and operator of wireless communications infrastructure; and an antenna and equipment installation upon this new communications tower facility by its proposed tenant, Verizon Wireless. It is not uncommon for wireless telecommunications service providers to engage the services of a tower company to construct, own, and operate the infrastructure upon which they desire locate



their equipment. In this case, Verizon Wireless needs the site to meet its service needs for the defined search area, and has engaged SBA to participate as the tower developer/owner for the project.

As described above, the proposed project is for the construction, installation, and operation of an unmanned wireless tower communications facility upon the property located at 1471 US Hwy 51, Stoughton, WI 53589, Parcel ID #052/0510-011-9801-9. This facility will consist of Verizon Wireless antennas and equipment to be mounted at the 120' centerline of a newly constructed SBA owned 125' tall monopole tower (extendable to 150') plus 4.5' lightning rod, associated coaxial/hybrid cable runs down the interior of the tower, and equipment cabinets on platform with exterior backup power generator which will be placed upon a concrete pad near the base of the tower, all within a 50' x 70' fenced SBA compound as shown in the enclosed plans. Also, a 24' foot wide access and utility easement will be utilized to serve the site coming from the public right of way of Oak Opening Drive.

This Conditional Use Permit will provide a great benefit in that it will allow for the provision of the highest quality and most technologically advanced wireless communication services to the area. Besides the services which will be provided by Verizon Wireless, the tower facility has been designed so it will be available for at least three (3) other comparable antenna and equipment installations and shall conform to all applicable ANSI/TIA 222-G, FCC, and FAA regulations and standards governing such facilities. Multiple company collocations on its infrastructure is the core of SBA's business and SBA actively markets its portfolio of tower sites for collocation to all communications users.

The proposed facility will not require any public participation or result in any public cost for public facilities and services which would be detrimental to the economic welfare of the community. In fact, the wireless communication services offered by Verizon Wireless are desired by both businesses and individuals and will be an economic asset to the community. The enhanced E-911 services provided by facilities such as these will also assist in the protection of the public health, safety, and welfare of the community.

The equipment will operate continuously at this unmanned facility and will require no additional parking or facilities for employees. Verizon Wireless' cell site technicians will visit the site periodically, typically a couple hours once per month, for the testing and monitoring of the maintenance and security of its equipment. SBA Communications personnel will also visit the site periodically to monitor the maintenance and security of the facility. The facility will not generate any substantial traffic, and besides the new tower structure, the remainder of the equipment has a minimal visual impact and generates very little noise.

This site is located in the C-2 Commercial District and has been positioned upon the underlying parcel in location to best conform with the current and future uses of the underlying property. No landscaping buffer is proposed given the location in the rear of the parcel, proximity of existing tree cover blocking views to the west and north and limited offsite views from Oak Opening Drive, Deer Point Drive and Hwy 51. The location of the proposed tower upon the property is setback from the nearest property line 55'; the designed collapse radius of the tower. Enclosed please find a stamped engineering letter from Sabre Industries Towers and Poles, SBA's tower manufacturer, ensuring that the tower will be designed to collapse within the subject property in the event of structural failure.

Besides the six (6) application requirements defined by Wis. Stat. Sect. 66.0404(2)(b), I have also enclosed the below listed items and provided additional narrative as requested by Dane County and agreed to by the applicant.



RF Sworn Statement

Tower Inventory 1.5 Mile Radius Map (see attached)
Google Earth Aerial and Street View Maps (see attached)
FAA Analysis (see attached, no FAA filing is required)
RF Propagation Maps (see attached Macro Cell site maps)
Proof of Option to Lease
Removal Bond
Fall Letter (see attached)
Site Plan (see separate file which includes latitude/longitude and site elevation)
Ice Non-Hazard Statement (see below)
Visual Mitigation Statement (see below)

Ice Non-Hazard Statement

Wireless communications structures do not pose any greater ice fall hazard than other elevated man made or natural structures. The proposed communications structure is a monopole, the design of which significantly minimizes the areas at which ice can form. It has no guy wires. Further, the proposed communications structure is located on a 29 acre privately owned parcel with an agricultural use, which greatly minimizes public contact with the communications structure. Further, Wisconsin Statute 66.0404 prohibits the governing body from considering this issue in deliberating a tower approval.

Visual Mitigation Statement

The location chosen utilizes proximity existing tree cover and positioning in the rear of the parcel to minimize off-site views.

Should you have any additional information needs or questions regarding the application, the enclosed materials, or the proposed use of the site, please contact me directly at 414-788-1327, or by e-mail at nward@buellconsulting.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Ward', written in a cursive style.

Nathan Ward
Buell Consulting
on behalf of SBA Towers IX, LLC
and Verizon Wireless

Enclosures as described

Cc: Town of Rutland via Federal Express



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136 Cell Tower: \$3036

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>G&N Land Holdings LLC</u>	Agent	<u>Nathan Ward, Buell Consulting</u>
Address	<u>1471 US Hwy 51</u>	Address	<u>1200 Riva Ridge, Racine, WI 53402</u>
Phone	<u>608-509-8904</u>	Phone	<u>414-788-1327</u>
Email	<u>gary@stoughtongardencenter.com</u>	Email	<u>nward@buellconsulting.com</u>

Parcel numbers affected: 052/0510-011-9801-9 Town: Rutland Section: 01/05/10
 Property Address: 1471 US Hwy 51

Existing/ Proposed Zoning District : C-2 / No zoning change

- o Type of Activity proposed: Wireless communications
- o Hours of Operation 24/7
- o Number of employees 0
- o Anticipated customers 0
- o Outside storage No
- o Outdoor activities No
- o Outdoor lighting Yes, on switch for work on cabinets.
- o Outside loudspeakers No
- o Proposed signs FCC stipulated signage and identification only
- o Trash removal No
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: *Gary Dwork* Date: 1/16/17

Nathan Ward of Buell Consulting is authorized to act on my behalf during the zoning/permitting process.

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The use will positively impact public health, safety, comfort and general welfare by providing the most technologically advanced wireless communications to the area including E911 enhanced emergency response capabilities.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

There will be no substantial impairment or diminishment to the current surrounding uses as the use will create essentially no additional traffic and will not be audible to surrounding neighbors.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The use will have no adverse impact on the orderly development of surrounding uses currently agricultural, residential and commercial.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Adequate services including utilities, access and drainage have all been accounted for in the proposed use.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Existing ingress/egress will be utilized for the use. Upon completion of construction traffic to the proposed site will average two vehicles per month.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The use meets all applicable regulations most notably those outlined in WI Statute 66.0404.

COMMUNICATION TOWER INFORMATION FORM (CTIF)

CONTACTS				
Property Owner's Name		G & N Land Holdings, LLC		
Property Owner's Mailing Address	1471 US Hwy 51 Street	Stoughton City	WI State	53589 ZIP
Property Owner's Phone Number		(608) 509-8904		
Agent's Name & Affiliation		Nathan Ward, Buell Consulting		
Agent's Relationship to Property Owner		Tenant's agent		
Agent's Relationship to the Proposed Tower (e.g. wireless service provider, site acquisition firm, tower builder, etc.)		Site Acquisition Specialist		
Agent's Mailing Address	1200 Riva Ridge Street	Racine City	WI State	53402 ZIP
Agent's Phone Number		(414) 788-1327		
PROPOSED ACTION				
Current Zoning	C2	CUP Acres	11.87	
Proposed Zoning (only if rezoning)		Rezone Acres (if applicable)		
Have the property owner and the agent/tower sponsor formally completed a binding letter of intent, option to lease, or lease? Please attach a letter from the property owner(s) consenting to the application.			<input checked="" type="radio"/> Yes	No
			Circle One	
If applicable, does the lease area coincide with the proposed CUP area?			<input checked="" type="radio"/> Yes	No
			Circle One	
LOCATION				
Town	Rutland			
PLSS location (Township, Range, ¼ ¼ Section)	01/05/10			
Parcel Number(s)	052/0510-011-9801-9			
Street Address (or Proximity to Nearest Address)	1471 US Hwy 51, Stoughton, WI 53589			
Coordinates in Decimal Degrees (00.000000 Lat., - 00.000000 Long.)	42.925983 Lat, -89.255889 Long			
Is the subject property located in the Height Limitation Zoning Overlay District (HLZO), roughly within three miles of the Dane County Regional Airport (check with Zoning staff)?			Yes	<input checked="" type="radio"/> No
			Circle One	

TOWER DETAILS							
Applicant's Intended Purpose of Tower (e.g. coverage, capacity, other). Explain.			Capacity				
Type of Tower (e.g. monopole, self-support lattice, guyed lattice, etc.)				Monopole			
Above Ground Level (AGL) Height (ft.) (i.e. maximum design potential).				150' (initially 100')			
Base/Ground Elevation (ft.)				930.3			
What is the "fall-down radius" (ft.) of the proposed tower?				55'			
Technology to be Initially Sited on the Proposed Tower (e.g. Cellular, PCS, Radio, Television, Microwave, etc.) ⁴				Cellular, AWS, PCS, LTE			
Number & elevation (Feet AGL) of Antenna Arrays to be Accommodated		85' 1	95' 2	140' 3	150' 4	5	6
Is the primary sponsor of this tower a wireless service provider or a tower builder?		Both		If a wireless service provider, please include FCC license number.		Verizon Wireless KNLF-240	
To the best of the applicant's knowledge, will this tower be lighted?		Yes	<input checked="" type="radio"/> No	If applicable, please explain in the box below to the greatest extent known in what manner the tower will be lighted.			
		Circle One					
<i>Lighting Configuration:</i>							
Are there any mitigation measures being taken to minimize the visual impact of this tower? If so, explain. Attach an additional page if necessary.							
N/A per WI Stats Sec 66.0404(4)(g)							
PRELIMINARY INFORMATION ON OPTIONS FOR COLLOCATION⁵							
What search area radius was used to determine the location of the proposed tower?						.5 miles	
Are there any existing towers or other potentially suitable structures in excess of 80 feet in height within a 1.5 mile radius? If yes, how many structures <u>total</u> are there? structures. If yes, please attach map showing the location of these structures in proximity to the proposed tower. N/A Per WI Stats 66.0404(4)(p)						Yes	No
						Circle One	
Has the applicant examined each of the structures noted above to determine if an antenna array can or may be located on the structure?						Yes	No
N/A per WI Stats 66.0404(4)(p)						Circle One	

⁴ Note that this statement in itself does not necessarily preclude in the future the placement of alternative technologies on this structure.

⁵ Note that more detailed information regarding options for collocation and addressing s. 10.194(2) of the Dane County Code of Ordinances is required in the *Written Statement*.

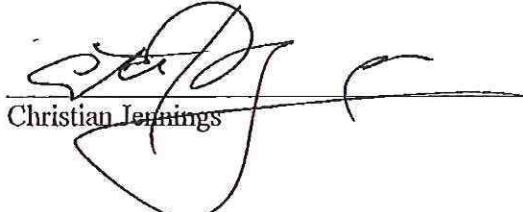
Assign a number to each of the existing structures noted above and briefly explain in the spaces below why each one will not accommodate the proposed antenna array (e.g. structurally incapable, owner unwilling to enter into a lease, etc.). Attach additional pages if necessary.		
1. N/A per WI Stats 66.0404 (4) (p)		
2.		
3.		
4.		
<i>SUBJECT PROPERTY AND SURROUNDING AREA</i>		
What is the current, primary use of the subject property (e.g. residential, agricultural, commercial, etc.)?	Garden Center and mini storage	
What are the current, primary uses of all properties adjacent to the subject property?	AG (tree farm, Commercial and Industrial	
What is the current zoning of all properties adjacent to the subject property?	N: C-2 E: C-1, C-2 S: C-2 W: A-2	
How far (in feet) is the proposed tower from the nearest structure on an adjacent property (not on subject property)? What is the current use of the structure?	450' Residential	
Are there any small, private airports within a 3-mile radius of the proposed tower? If yes, give the name(s) and distance(s) in the box below.	Yes	<input checked="" type="radio"/> No
	Circle One	
<i>Name(s) and Distances of Private Airports:</i>		
Uff Da: 1.95 miles		
If applicable, have the listed private airports within a 3-mile radius of the proposed tower been notified of the petition? Not applicable.	Yes	No
	Circle One	

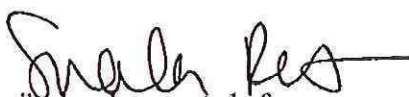
**SWORN STATEMENT OF CHRISTIAN JENNINGS
IN SUPPORT OF NEW TOWER CONSTRUCTION PURSUANT TO WIS. STAT. §66.0404**

WAUKESHA COUNTY)
) ss.
STATE OF WISCONSIN)

CHRISTIAN JENNINGS, being first duly sworn on oath, deposes and says that:

1. I am an adult resident of the State of Wisconsin and serve as RF Engineer at Verizon Wireless.
2. My job duties include responsibility over the placement of the mobile service support structure being proposed at 1457 Oak Opening Road, Stoughton, WI 53589 with a parcel ID number of 052/0510-077-9801-9.
3. This sworn statement is made pursuant to Wis. Stat. §66.0404(2)(b)6.
4. The Verizon Wireless Proposal is being submitted because collocation within Verizon Wireless' search ring for the area covered by the Verizon Wireless Proposal is infeasible, as no existing structures of any kind currently exist which could be utilized for such collocation.


Christian Jennings

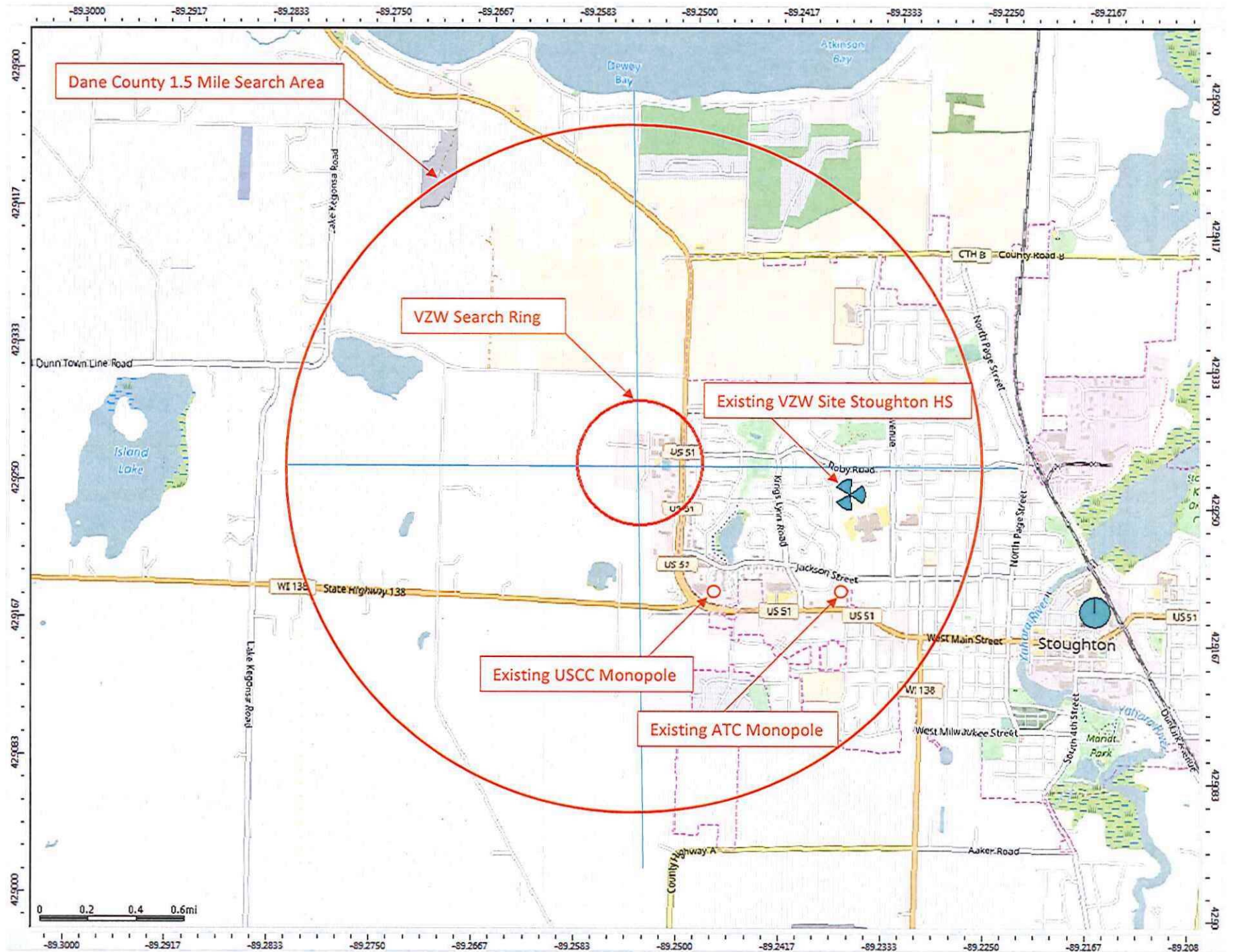

Subscribed and sworn to before me

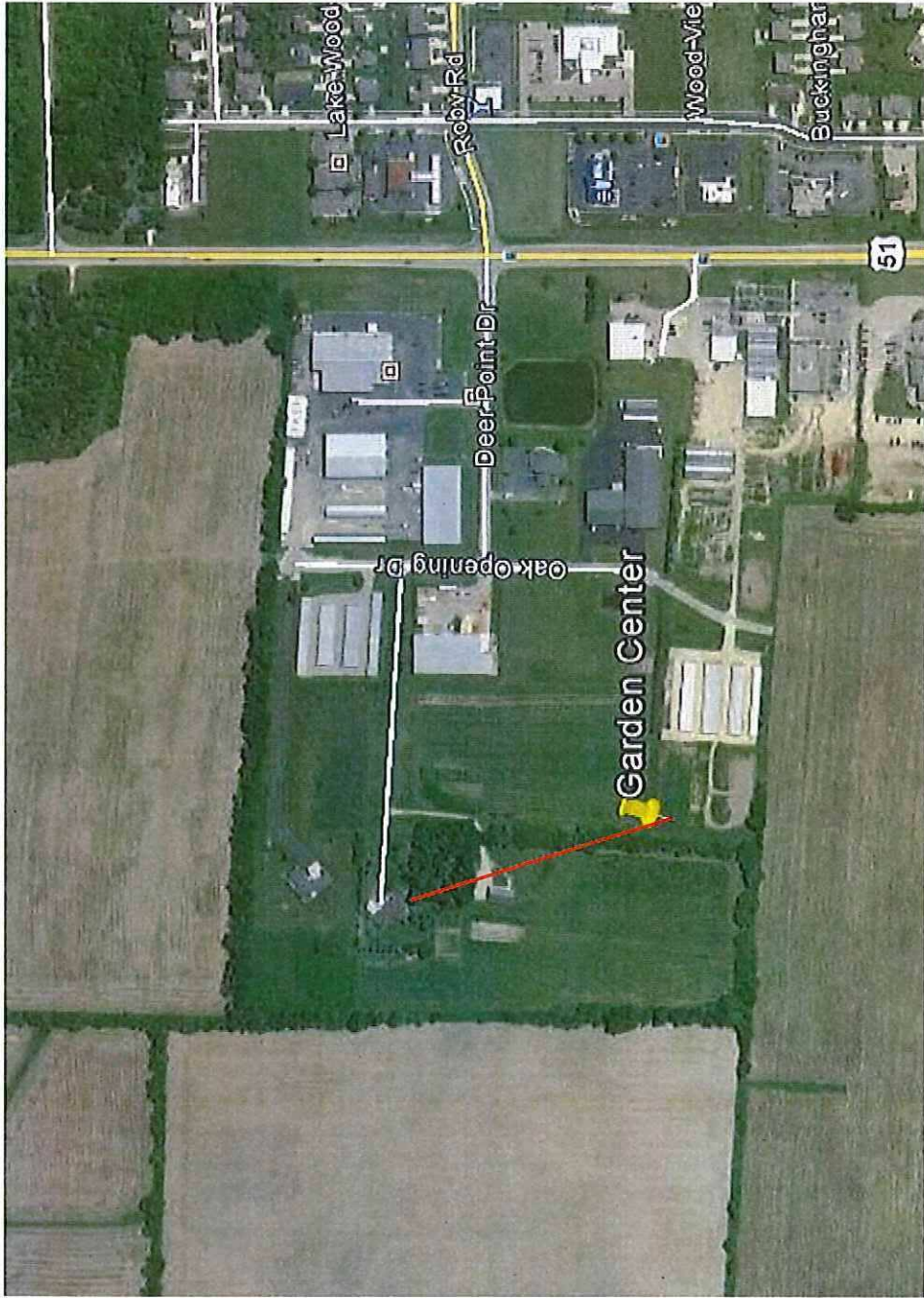
this day of 12th day
of Oct. 2016

Notary Public, State of Wisconsin

My commission: exp 7/14/18





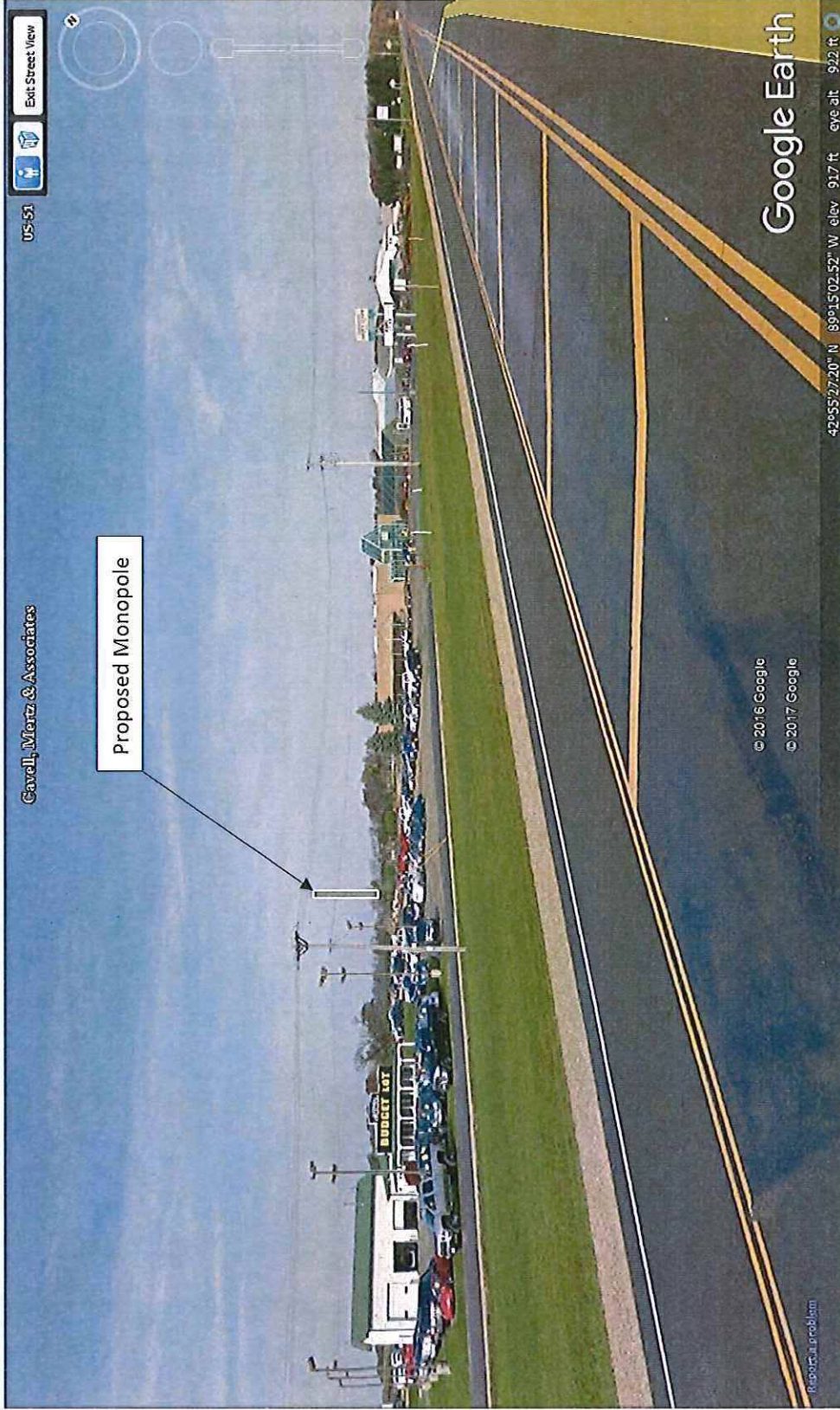


Aerial Indicating Nearest Neighbor at +/- 710'



Southwest View from Hwy 51 and Deer Point Drive

All tower depictions are approximated and not to scale.



View Northwest from Hwy 51



View Southwest from Oak Opening Drive and Deer Point Drive



SBA Communications Corporation
5900 Broken Sound Parkway NW
Boca Raton, FL 33487-2797

T + 561.995.7670
F + 561.995.7626

sbasite.com

Site Specific Obstruction Evaluation Report

Date: September 23, 2016

Study Site Name: WI 16222-B Stoughton

Study Site Latitude: 42° 55' 33.54"

Study Site Longitude: 089° 15' 21.20"

Surface Elevation: 930' AMSL (Above Mean Sea Level)

Structure Height: 155' AGL (Above Ground Level)

Total Height: 1,085' AMSL

This study is conducted in accordance with Federal Aviation Regulations (FAR) Part 77 and the Federal Communications Commission (FCC) Rules Part 17.

This report is intended for the exclusive use of SBA Network Services, Inc. and their clients in making appropriate regulatory filings and may not be reproduced in any form or manner.

IMPACT

The study site is located 56,066' or 8.57 Northwest from the airport reference point (ARP) of the Jana Airport a public use instrumented airport. The existing structure **does not** affect VFR flight operations at this airport.

Private use airports or heliports do not meet FAR PART 77 criteria and the FAA would not consider them in its study of the existing structure. In the interest of flight safety SBA considers private use airports in every study. SBA found no evidence of private use airports, which affect this study site.

FAA Notice (FAR PART 77.9 (a)): The existing 155' AGL structure **does not exceed** this 200' AGL surface. FAA notice of proposed construction **is not required**.

FAR PART 77.9 (b) (1) (2) (3): The existing 155' AGL structure **does not** exceed the imaginary 50:1 slope surface or fail the FCC slope test for Jana Airport. FAA notice of proposed construction **is not required**.

Obstructions Standards of FAR PART 77.19, and FAR 77.17 (Ref: FAR PART 77.19 (a) (1), (2), (3), and FAR PART 77.17): The existing 155' AGL structure **does not** exceed any obstruction standards for Jana Airport.

AM Broadcast Station Impact: SBA found no evidence of AM Broadcast Stations that would impact the study site. AM station Proof-of-Performance is not required.

Conclusion/Recommendations:

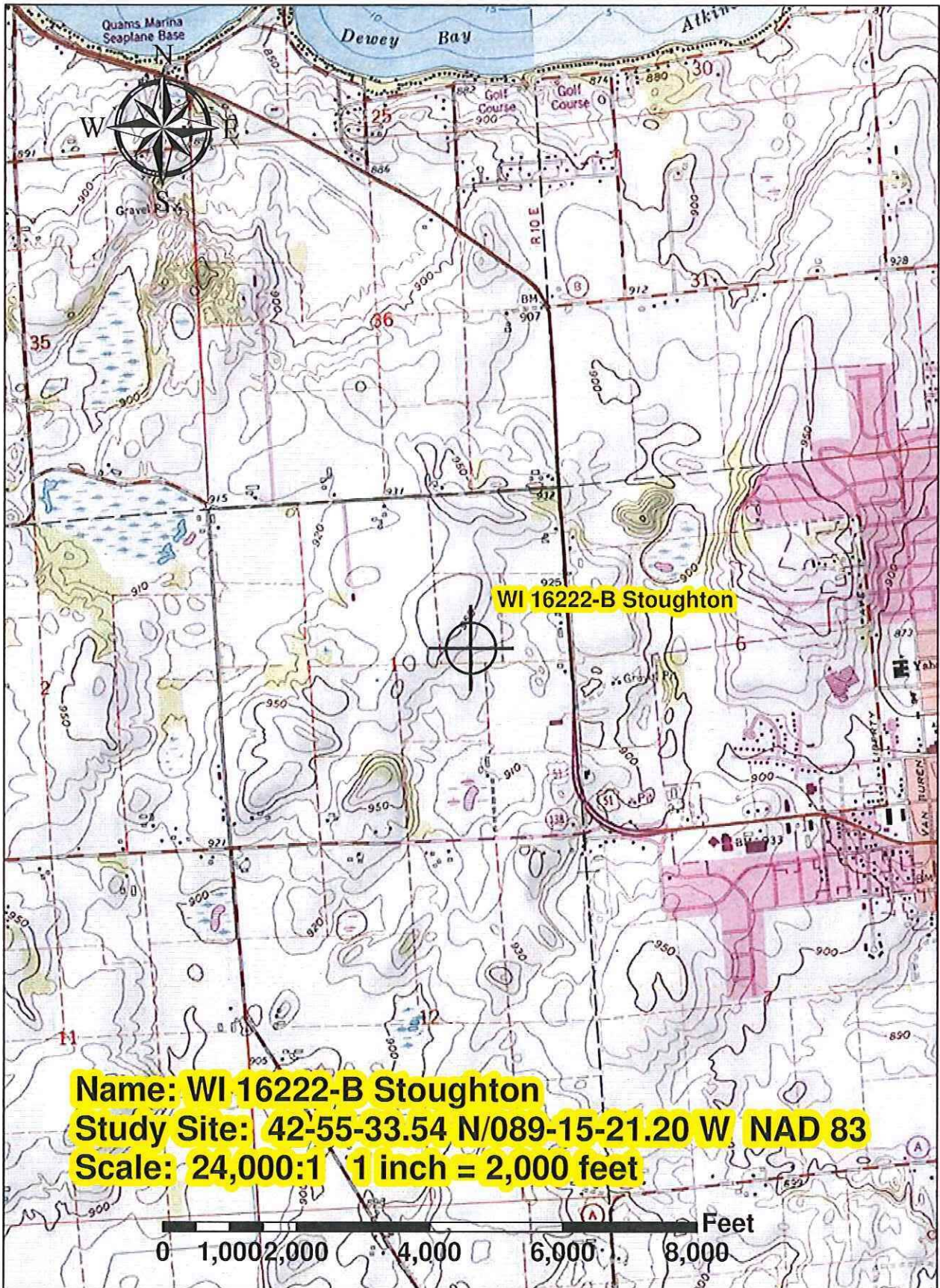
The existing 155' AGL/1,085'AMSL structure would not be considered an obstruction to air navigation by the FAA. FAA notice of proposed construction **is not required**. If filed, the FAA would likely approve such a proposal without an extended study.

- **FAA notice of proposed construction is not required. Maximum no FAA notice height is 200' AGL.**
- **Marking and Lighting is not required. Maximum no marking and lighting height is 200' AGL.**
- **Extended study is not required.**
- **The existing structure would not be considered a hazard to IFR flight operations.**
- **The existing structure is not within AM Broadcast Station interference radius. AM station Proof-of-Performance is not required.**
- **Existing structure would not impact flight operations at private use airports or heliports.**

For questions or concerns contact Clint Papenfuss at (561) 226-9481.

Clinton T. Papenfuss
SBA Airspace Analyst



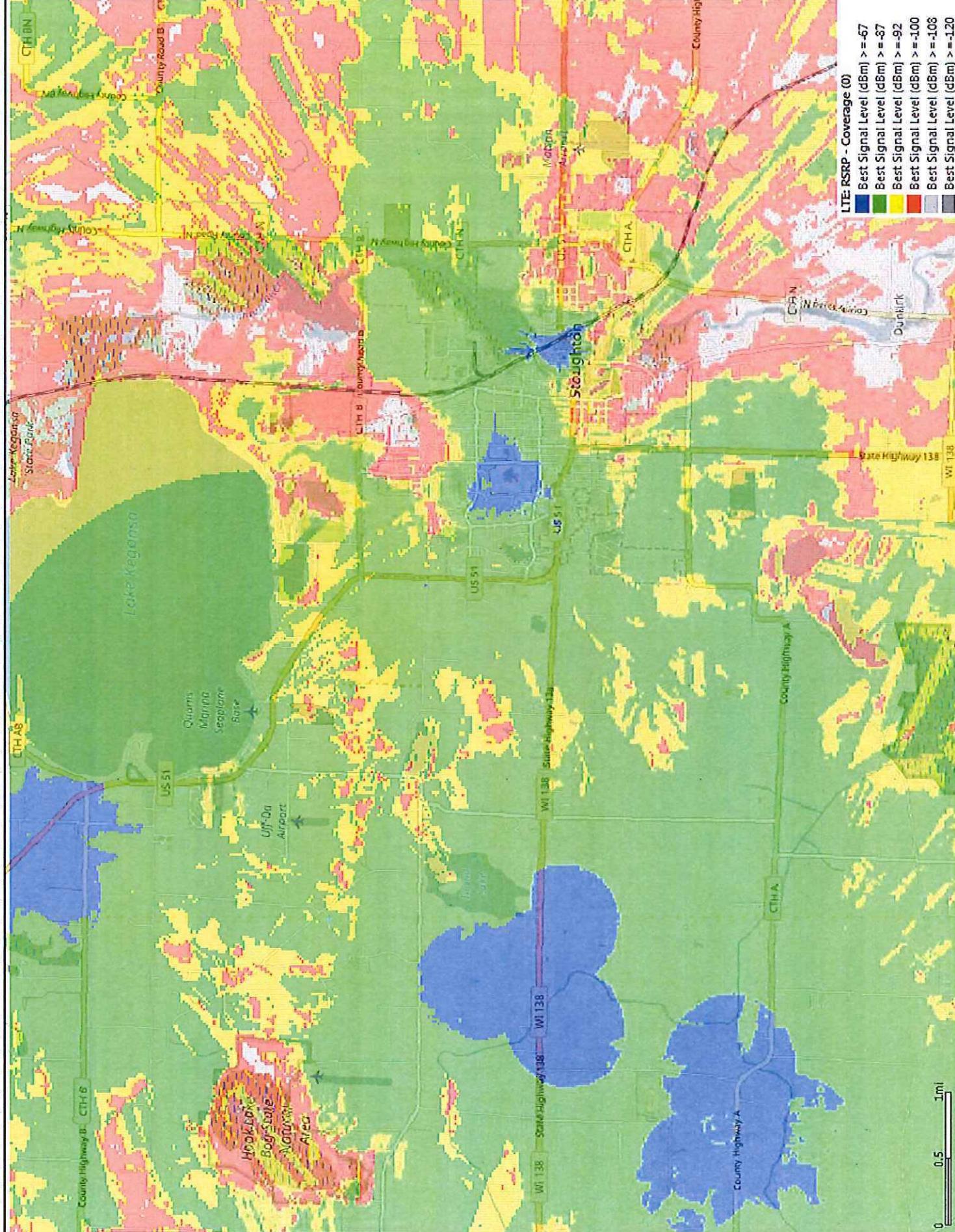


WI 16222-B Stoughton

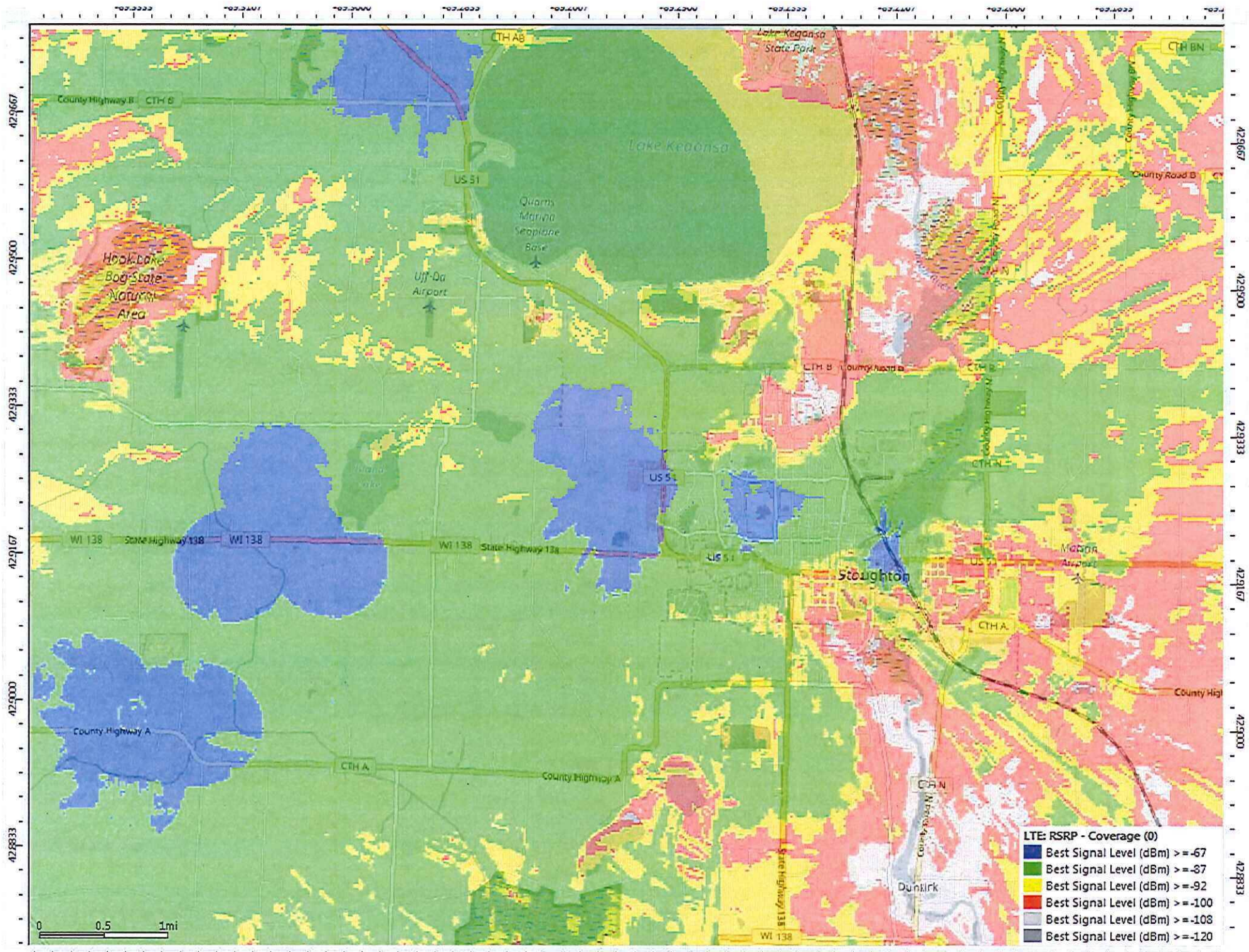
Name: WI 16222-B Stoughton
Study Site: 42-55-33.54 N/089-15-21.20 W NAD 83
Scale: 24,000:1 1 inch = 2,000 feet



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429667 429500 429333 429167 429000 428833



December 14, 2016

Ms. Andrea Gassner
SBA Network Services Inc.
8051 Congress Avenue
Boca Raton, FL 33487

RE: 100' (extendible to 150') Sabre Monopole for Stoughton SW, WI

Dear Ms. Gassner,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 90 mph with no ice and 40 mph with 3/4" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

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.** The fall radius for the monopole design described above is less than 55 feet.

Sincerely,

Robert E. Beacom, P.E., S.E.
Senior Design Engineer





Via FedEx 2nd Day

July 18, 2016

G & N Land Holdings, LLC
1471 US Highway 51
Stoughton, WI 53589

SBA Communications Corporation
8051 Congress Avenue
Boca Raton, FL 33487-1307

T + 661.995.7670
P + 661.994.0818

sbsite.com

RE: SBA Site Name: Stoughton SW, WI
SBA Site ID #: WI16222-B-0
SBA Property Address: 1471 US Hwy. 51, Stoughton, WI 53589

Additional Option Fee Payment (the "Additional Option Fee")

Dear Lessor:

This letter provides notice that SBA Towers IX, LLC ("SBA") has opted to extend the additional one (1) year option period in connection with the above-noted property.

Therefore, your Additional Option Fee payment in the amount of _____ is enclosed and this additional option period will begin on October 15, 2016 and expires October 14, 2017.

It is required that you acknowledge receipt of the Additional Option Fee by signing below and returning a copy to my attention via fax number (561) 226-3501, by email to ntaheri@sbsite.com or by regular mail to the address noted above.

If you have any questions regarding this, please feel free to contact me directly at (800) 487-7483 x7841 or via email at ntaheri@sbsite.com. SBA looks forward to a continued and pleasant working relationship with you.

Sincerely,

Negin Taheri

Negin Taheri
Processing Administrator

Receipt of Additional Option Fee Payment Acknowledged by:



Lessor(s) on behalf of
G & N Land Holdings, LLC

7-20-16

Date

Cc: Axley, Brynolson, LLP, Attn: Charles V. Swoonoy 2 E. Wifflin Street, Madison, WA 53703

Enclosure(s)

TOWER/STRUCTURE REMOVAL BOND

Bond Number: CMS0291141

KNOW ALL MEN BY THESE PRESENTS, THAT, SBA Towers IX, LLC as Principal, and RLI Insurance Company, a corporation duly organized under the laws of Illinois, as Surety, are held and firmly bound unto Dane County, 210 Martin Luther King Jr. Blvd. Room 116, Madison, WI 53703, as Oblige, in the sum of Twenty Thousand Dollars and 00/100 (\$20,000.00) lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, the liability of the Surety being limited to the penal sum of this bond regardless of the number of years the bond is in effect.

WHEREAS, the Oblige, by ordinance, permit or written agreement with the Principal, requires the submission of a bond guaranteeing the removal of telecommunications equipment located at 1471 US Highway 51 Stoughton, WI 53589 (Site ID:WI16222-B; Stoughton SW); Landowner: G&N Land Holdings, LLC, 1471 US Highway 51, Stoughton WI, 53589 upon discontinuance of service.

NOW THEREFORE, the condition of this obligation is such, that if the above bounden Principal shall perform in accordance with the aforesaid ordinance and/or agreement, and indemnify the Oblige against all loss caused by Principal's breach of any ordinance or agreement relating to maintenance, replacement, removal or relocations of a tower or structure, then this obligation shall be void, otherwise to remain in full force and effect unless cancelled as set forth below.

THIS BOND may be cancelled by Surety giving thirty (30) days written notice to the Oblige. Such cancellation shall not affect any liability the Surety may have or incurred under this bond prior to the effective date of the termination.

PROVIDED HOWEVER, that this bond is executed subject to the following express provisions and conditions:

1. No action, suit or proceeding shall be maintained against the Surety on this bond unless action is brought within twelve (12) months of the cancellation date of this bond.
2. Neither cancellation nor termination of this bond by Surety, nor inability of Principal to file a replacement bond or replacement security for its obligations, shall constitute a loss to the Oblige recoverable under this bond.
3. No right of action shall accrue on this bond for the use of any person, corporation or entity other than the Oblige named herein or the heirs, executors, administrators or successors of the Oblige.
4. The aggregate liability of the Surety is limited to the penal sum stated herein regardless of the number of years this bond remains in force or the amount or number of claims brought against this bond.
5. If any conflict or inconsistency exists between the Surety's obligations as described in this bond and as may be described in any underlying agreement, permit, document or contract to which this bond is related, then the terms of this bond shall prevail in all respects.

THIS BOND signed, sealed, and dated on the 18th day of October, 2016. This bond is effective the 11th day of October, 2016.

SBA Towers IX, LLC

Principal

By: _____
Name and Title

RLI Insurance Company

Surety

By: _____
Robert J. Hippert, Attorney-In-Fact



RLI Surety
 9025 N. Lindbergh Dr. | Peoria, IL 61615
 Phone: (800)645-2402 | Fax: (309)689-2036
 www.rlicorp.com

POWER OF ATTORNEY

RLI Insurance Company

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company**, an Illinois corporation, does hereby make, constitute and appoint:

Thomas J. Philbin, Sandra L. Wiemann, Melissa L. Whittier, Brett L. Cuckler, Johnathan K. Stefan, Robert J. Hippert, Andrew Siess, Clem Wandrisco, jointly or severally

in the City of Pittsburgh, State of Pennsylvania its true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, the following described bond.

Any and all bonds provided the bond penalty does not exceed Twenty Five Million Dollars (\$25,000,000.00).

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon this Company as if such bond had been executed and acknowledged by the regularly elected officers of this Company.

The **RLI Insurance Company** further certifies that the following is a true and exact copy of the Resolution adopted by the Board of Directors of **RLI Insurance Company**, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** has caused these presents to be executed by its Vice President with its corporate seal affixed this 9th day of December, 2015.



RLI Insurance Company

By: B. W. Davis
 Barton W. Davis Vice President

State of Illinois }
 County of Peoria } SS

CERTIFICATE

On this 9th day of December, 2015, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company**, a stock corporation of the State of Illinois, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** this 18th day of October, 2016.

By: Jacqueline M. Bockler
 Jacqueline M. Bockler Notary Public

RLI Insurance Company

By: B. W. Davis
 Barton W. Davis Vice President

