

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
07/01/2016	DCPCUP-2016-02355
<b>Public Hearing Date</b>	
08/23/2016	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME DONALD P SQUIRE JR	Phone with Area Code (608) 873-4663	AGENT NAME NATHAN WARD	Phone with Area Code (414) 788-1327
BILLING ADDRESS (Number, Street) 2046 NORGAREN RD		ADDRESS (Number, Street) 1200 RIVA RIDGE	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Racine, WI 53402	
E-MAIL ADDRESS squire.donald@gmail.com		E-MAIL ADDRESS nward@buellconsulting.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>
SE Corner of CTH B and Spring Rd		
TOWNSHIP PLEASANT SPRINGS	SECTION 27	TOWNSHIP
		SECTION
<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>
0611-271-8730-0	---	---

<b>CUP DESCRIPTION</b>
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125' Monopole communication Tower (extendable to 160')

<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
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10.194	.23
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<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	Inspectors Initials  AMA1	<b>SIGNATURE:(Owner or Agent)</b>  _____  <b>PRINT NAME:</b>  _____  <b>DATE:</b>  _____
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# Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136 Cell Tower: \$3000

**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>Don Squire, Jr.</u>	Agent	<u>Nathan Ward, Buell Consulting</u>
Address	<u>2046 Norgaren Rd</u>	Address	<u>1200 Riva Ridge, Racine, WI 53402</u>
Phone	<u>608-873-4663</u>	Phone	<u>414-788-1327</u>
Email	<u>squire.donald@gmail.com</u>	Email	<u>nward@buellconsulting.com</u>

Parcel numbers affected: 046/0611-271-8730-0 Town: Pleasant Springs Section: 27/06/11  
 Property Address: SE Corner Cty B & Spring

Existing/ Proposed Zoning District : A-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, shelter door
- 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: \_\_\_\_\_ Date: \_\_\_\_\_

# **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)**

<b>CONTACTS</b>				
Property Owner's Name		Don Squire, Jr.		
Property Owner's Mailing Address	2046 Norgaren Rd Street	Stoughton City	WI State	53559 ZIP
Property Owner's Phone Number		( 608 ) 873-4663		
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		
<b>PROPOSED ACTION</b>				
Current Zoning	A2	CUP Acres	.23	
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	<input type="radio"/> No
			<i>Circle One</i>	
If applicable, does the lease area coincide with the proposed CUP area?			<input checked="" type="radio"/> Yes	<input type="radio"/> No
			<i>Circle One</i>	
<b>LOCATION</b>				
Town	Pleasant Springs			
PLSS location (Township, Range, ¼ ¼ Section)	27/06/11			
Parcel Number(s)	046/0611-271-8730-0			
Street Address (or Proximity to Nearest Address)	SE Corner of Cty. B & Spring across from 2095 Spring Road			
Coordinates in Decimal Degrees (00.000000 Lat., - 00.000000 Long.)	42.962569 Lat, -89.179725 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)?			<input type="radio"/> Yes	<input checked="" type="radio"/> No
			<i>Circle One</i>	

<b>TOWER DETAILS</b>							
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).				165' (initially 125')			
Base/Ground Elevation (ft.)				955.5			
What is the "fall-down radius" (ft.) of the proposed tower?			80'				
Technology to be Initially Sited on the Proposed Tower (e.g. Cellular, PCS, Radio, Television, Microwave, etc.) <sup>4</sup>			Cellular, AWS, PCS, LTE				
Number & elevation (Feet AGL) of Antenna Arrays to be Accommodated		120' 1	130' 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)							
<b>PRELIMINARY INFORMATION ON OPTIONS FOR COLLOCATION<sup>5</sup></b>							
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	

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

<sup>5</sup> 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.		
<b>SUBJECT PROPERTY AND SURROUNDING AREA</b>		
What is the current, primary use of the subject property (e.g. residential, agricultural, commercial, etc.)?	AG	
What are the current, primary uses of all properties adjacent to the subject property?	AG, Cemetery, Residential	
What is the current zoning of all properties adjacent to the subject property?	N: RH-3 E: RH-3, A-1 S: A-1 W: A-1, RH-3,	
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?	415' 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	
Name(s) and Distances of Private Airports:		
If applicable, have the listed private airports within a 3-mile radius of the proposed tower been notified of the petition?	Yes	No
	Circle One	



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

June 20<sup>th</sup>, 2016

**Re: Conditional Use Permit Application Submittal/ Central States Tower III, LLC-New Wireless Communications Tower Facility; Squire Property located at the SE intersection of Cty. B and Spring Road, Stoughton, WI 53589. Parcel ID #046/0611-271-8730-0.**

Dear Mr. Allen,

Central States Tower 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, CTIF Form and Town of Pleasant Springs CUP Application  
LL Consent to File (landowner has also signed the applications)  
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):

Central States Tower III, LLC  
Attn: Brian Meier  
323 S. Hale Street, Suite 100  
Wheaton, IL 60187

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

Contact Individual:

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

**2. The location of the proposed support structure.**

SE intersection of Cty. B and Spring Road, Stoughton, WI 53589. Parcel ID #046/0611-271-8730-0



The location of the proposed 125' monopole (extendable to 160') plus a 4.5' lightning rod is in the northwest corner of the above referenced parcel within an 100' x 100' lease area as depicted in the enclosed survey and construction drawings.

**3. The location of the proposed mobile service facility.**

SE intersection of Cty. B and Spring Road, Stoughton, WI 5355. Parcel ID #046/0611-271-8730-0

CST proposes to construct a 125' monopole (extendable to 160') 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 100' x 100' 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 CST 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 CST 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 Central States Tower III, LLC ("CST"), 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 CST 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 SE intersection of Cty. B and Spring Road, Stoughton, WI 5355. Parcel ID #046/0611-271-8730-0. This facility will consist of Verizon Wireless antennas and equipment to be mounted at the 120' centerline of a newly constructed CST owned 125' tall monopole tower (extendable to 160') 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 90' x 90' fenced CST compound as shown in the enclosed plans. Also, a 30' foot wide access and utility easement will be utilized to serve the site coming from the public right of way of Spring Road. A new 12' wide drive will be required.

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 CST's business and CST 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. CST 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 A-2 Agricultural Zoning District and has been positioned upon the underlying parcels in location to best conform with the current agricultural uses of the underlying property, and to maximize ground elevation which is inherently higher near the intersection of Cty. Rd. B and Spring Road. No landscaping buffer is proposed given the location east of existing tree cover blocking views to the west, limited offsite views to the south and only fleeting views for westbound traffic along Cty. Rd. B. The location of the proposed tower upon the property is setback from the nearest property line (90') beyond the designed collapse radius distance of the tower. Enclosed please find a stamped engineering letter from Sabre Industries Towers and Poles, CST's tower manufacturer, ensuring that 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. There is also correspondence from the Dane County Department of Public Works, Highway and Transportation that confirms access to the proposed site cannot come from CTH B.

FAA Determination (see attached)



Fall Letter (see attached)  
Site Plan (see attached which includes latitude/longitude and site elevation)  
RF Propagation Maps (see attached Macro Cell site maps)  
Tower Inventory 1.5 Mile Radius Map (see attached)  
Google Earth Aerial and Street View Maps (see attached)  
Dane County Dept. of Public Works Email (see attached)  
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**

As to minimizing visual impacts, the location chosen utilizes proximity to a stand of trees to provide screening from off-site views. Moving the tower further east would result in the need for a taller tower as the ground elevation diminishes and the tree line that provides visual screening then negatively affects RF propagation. Sighting the tower further east also makes it more visible from other off-site vantage points (other neighbors) and requires additional tillable ground be taken out of production.

We are re-filing application with the Town of Pleasant Springs Monday, June 20<sup>th</sup>, 2016 with the intent to be on their Planning Commission agenda July 6<sup>th</sup> and Town Board July 19<sup>th</sup>. This should allow for attendance with Dane County on August 23<sup>rd</sup>.

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](mailto:nward@buellconsulting.com).

Sincerely,

Nathan Ward  
Buell Consulting  
on behalf of Central States Tower III, LLC  
and Verizon Wireless

*Enclosures as described*

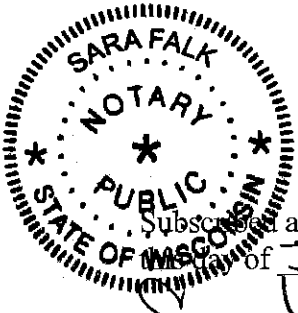
Cc: Town of Pleasant Springs via hand delivery on June 20<sup>th</sup>, 2016

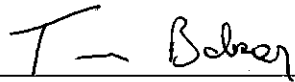
**SWORN STATEMENT OF TIMOTHY BAKER  
IN SUPPORT OF NEW TOWER CONSTRUCTION PURSUANT TO WIS. STAT. §66.0404**


WAUKESHA COUNTY        )  
  ) ss.  
STATE OF WISCONSIN    )

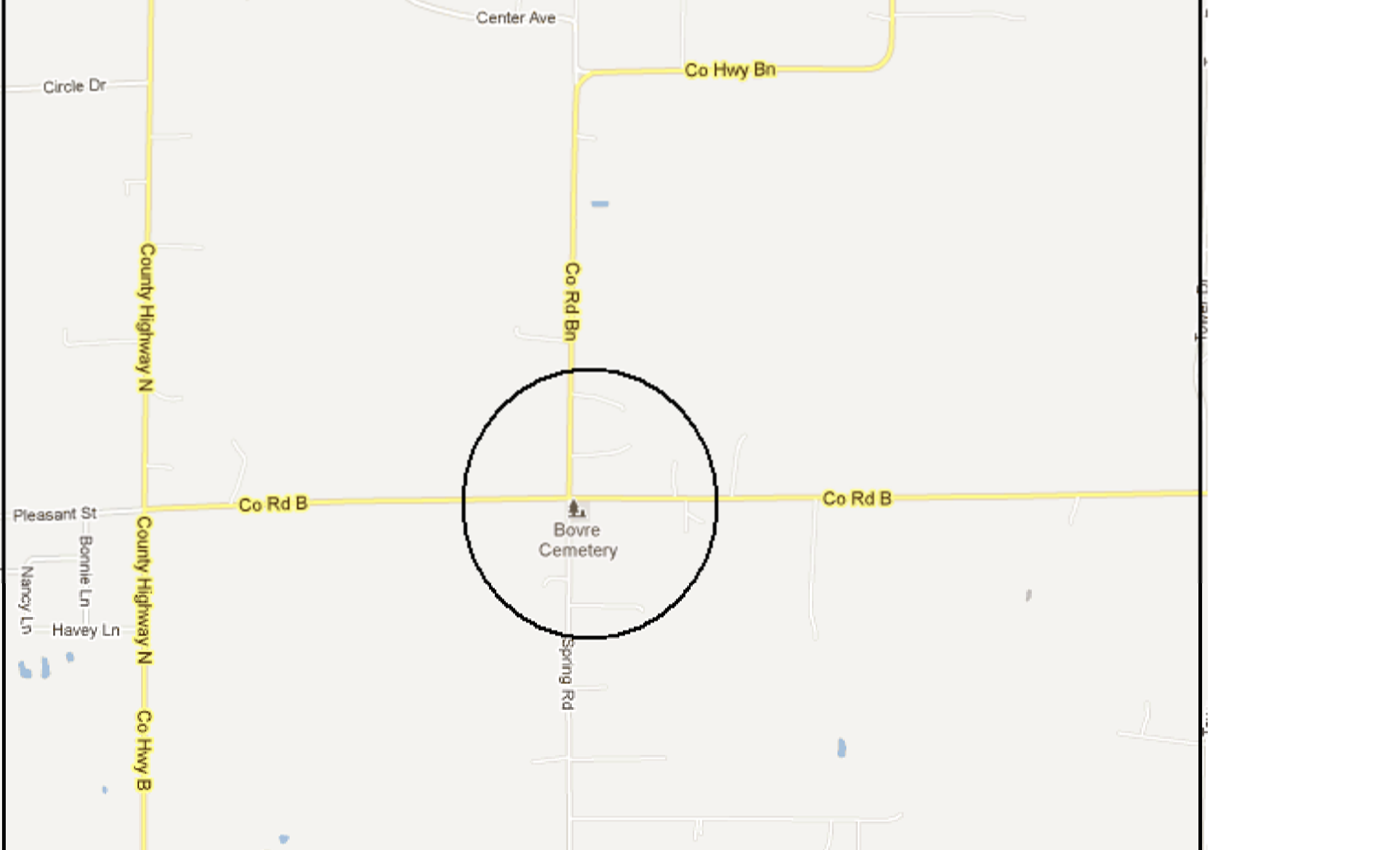
**TIMOTHY BAKER**, being first duly sworn on oath, deposes and says that:

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 Spring Road and CR-B, Stoughton, WI 53589 with a parcel ID number of 046/0611-271-8730-0.
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.



  
\_\_\_\_\_  
Timothy Baker

Subscribed and sworn to before me  
on this July 29, 2013  
day of July, 2013  
  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission: Sept 15, 2018



Center Ave

Co Hwy Bn

Circle Dr

County Highway N

Co Rd Bn

Co Rd B

Bovre Cemetery

Co Rd B

Pleasant St

County Highway N

Nancy Ln

Bonnie Ln

Havey Ln

Co Hwy B

Spring Rd

Tower Dr



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Aeronautical Study No.  
 2014-AGL-14602-OE

Issued Date: 01/06/2015

Brian Meier  
 Central States Tower II  
 323 S. Hale Street  
 Suite 100  
 Wheaton, IL 60187

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole WI-00-1482 CTY B & Spring  
 Location: Stoughton, WI  
 Latitude: 42-57-45.25N NAD 83  
 Longitude: 89-10-47.01W  
 Heights: 956 feet site elevation (SE)  
 165 feet above ground level (AGL)  
 1121 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 07/06/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AGL-14602-OE.

**Signature Control No: 236119259-239207369**

( DNE )

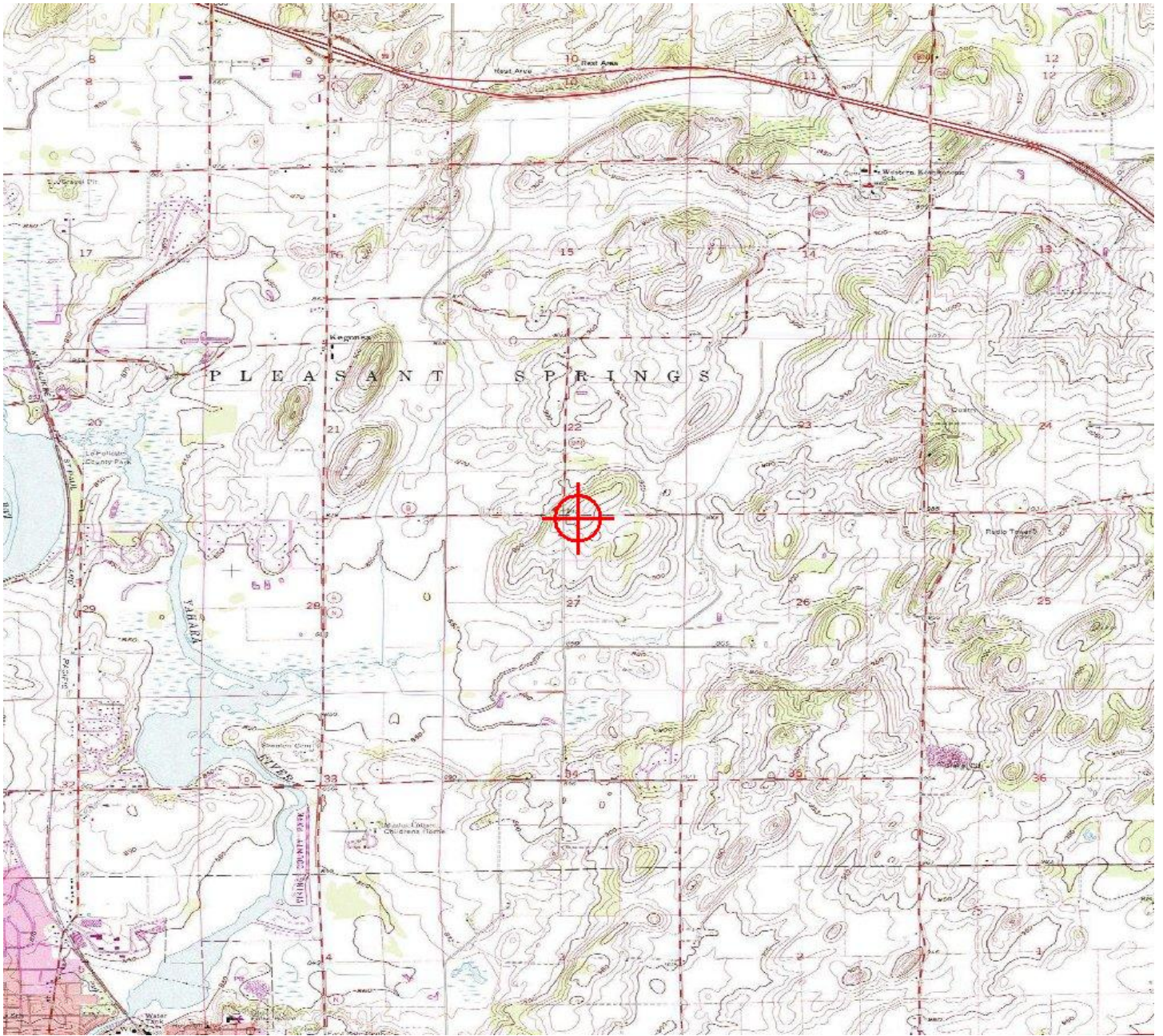
Joan Tengowski  
Technician

Attachment(s)  
Frequency Data  
Map(s)

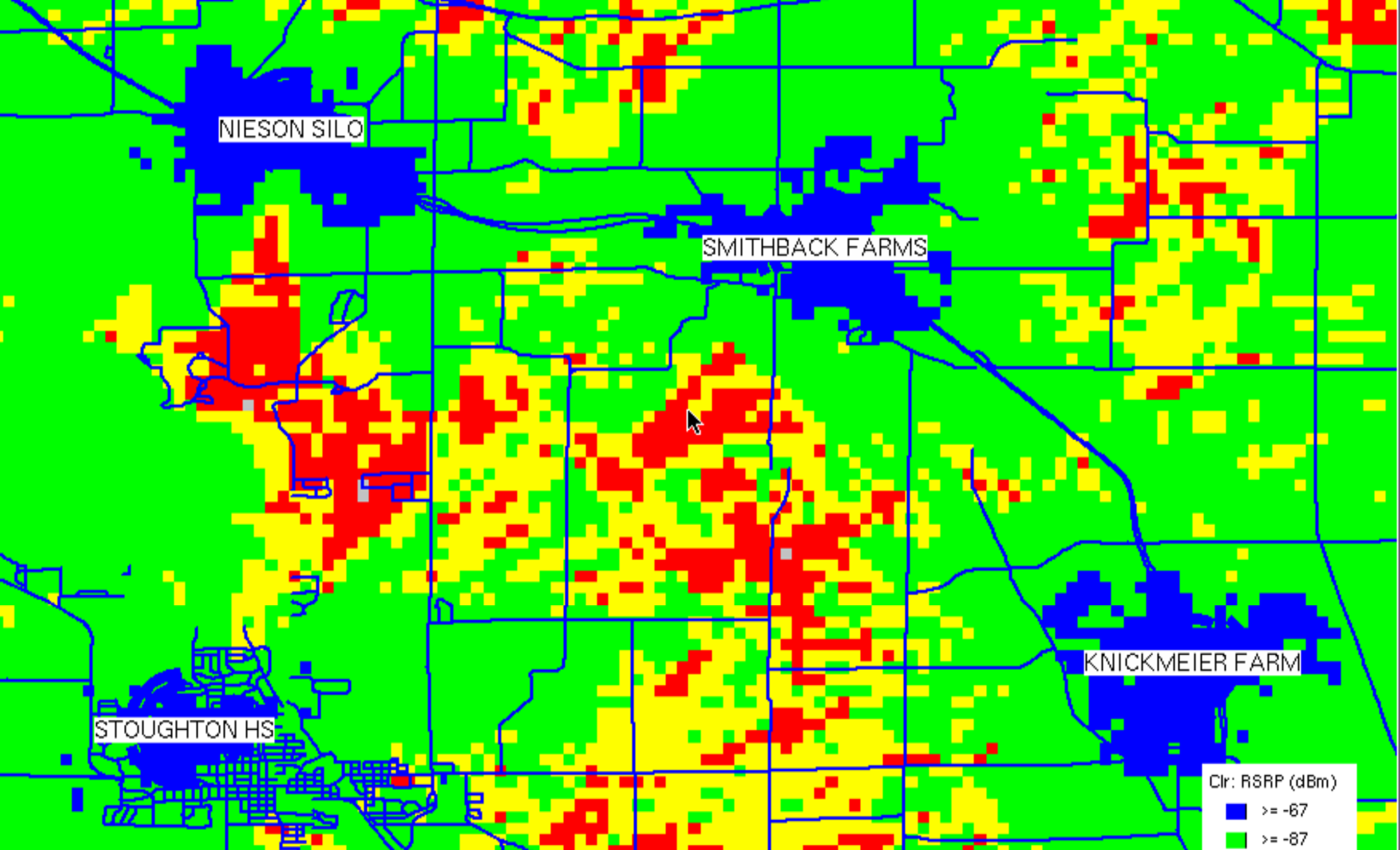
cc: FCC

**Frequency Data for ASN 2014-AGL-14602-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W







NIESON SILO

SMITHBACK FARMS

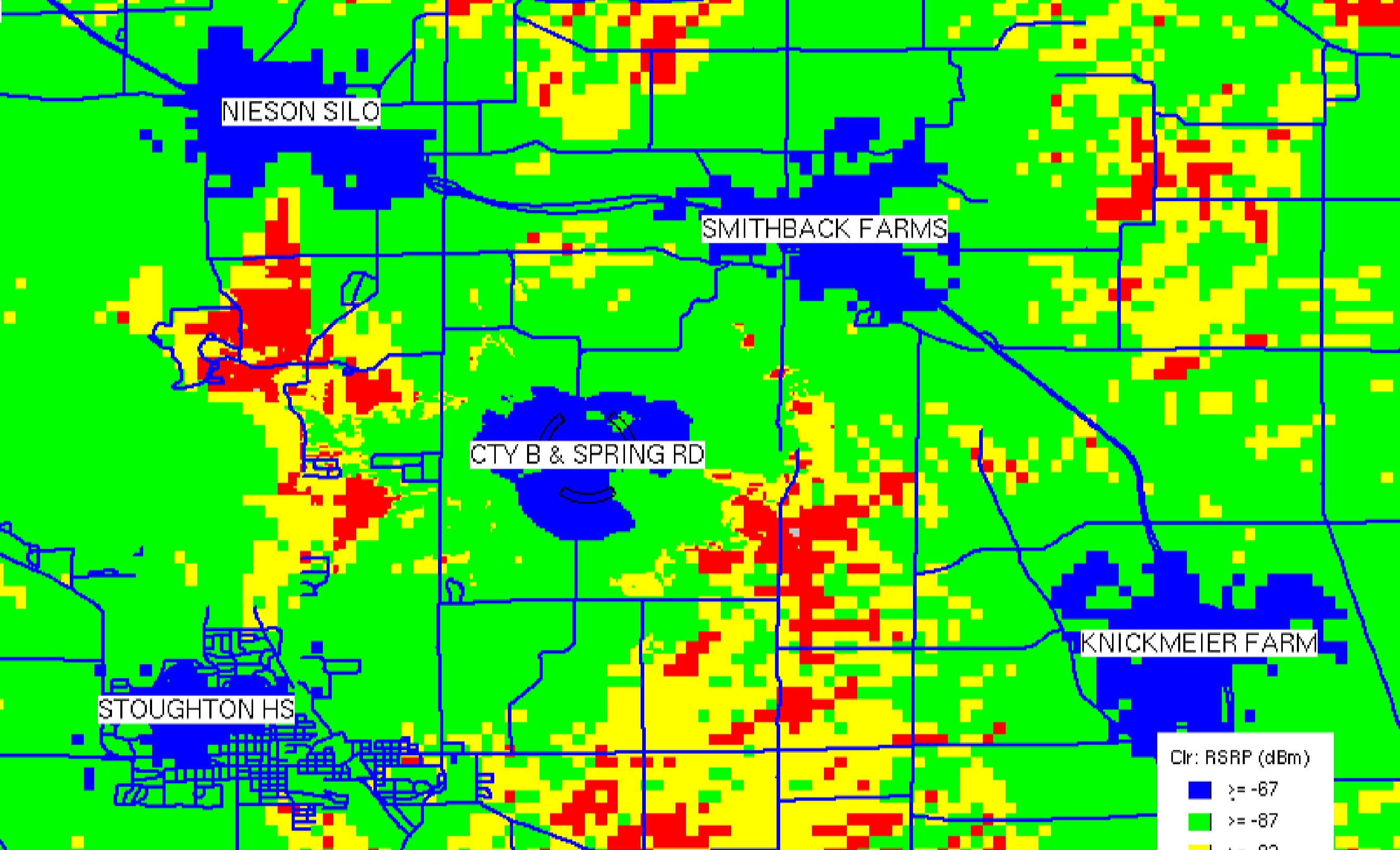
KNICKMEIER FARM

STOUGHTON HS

Clr: RSRP (dBm)

$\geq -67$

$\geq -87$



NIESON SILO

SMITHBACK FARMS

CTY B & SPRING RD

KNICKMEIER FARM

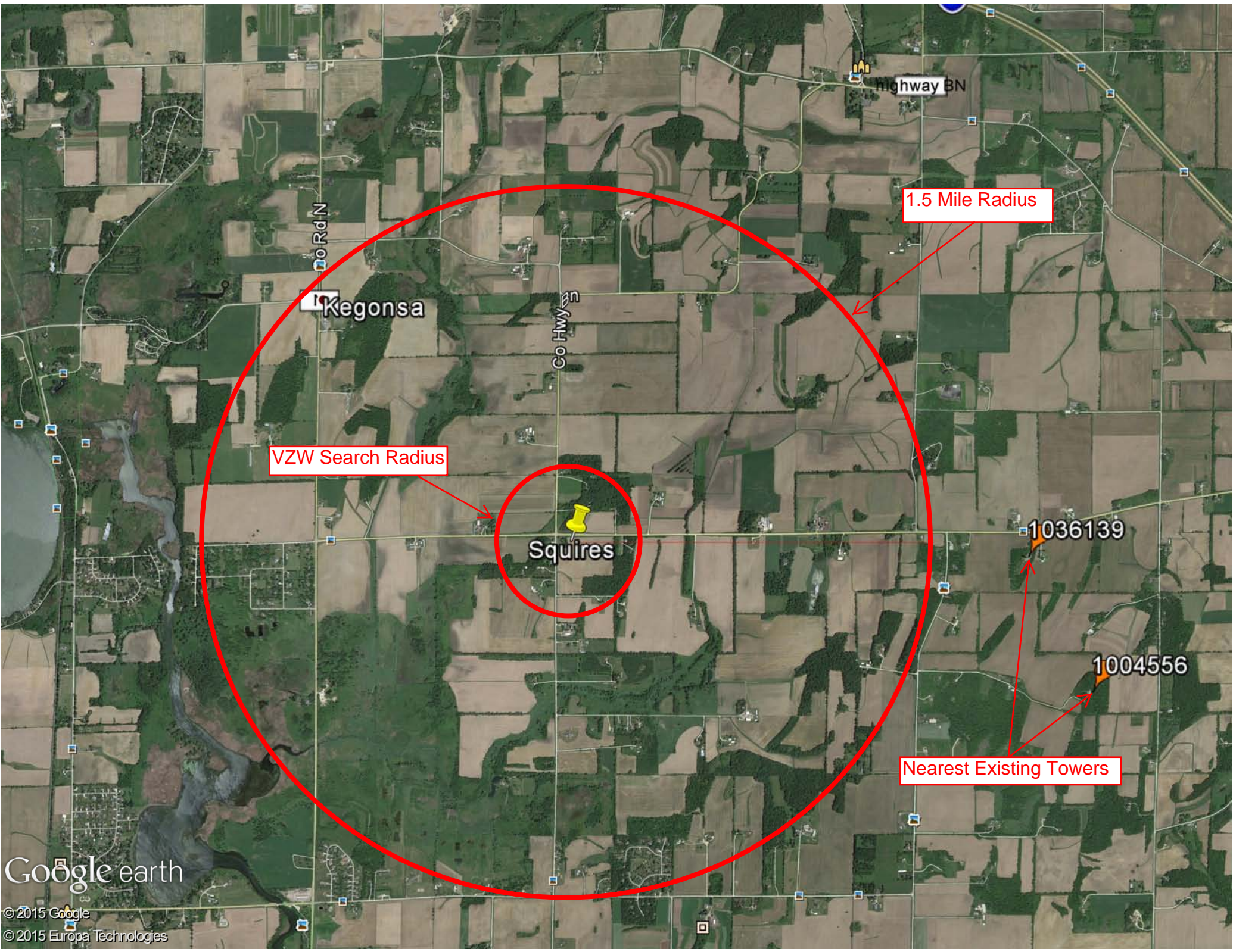
STOUGHTON HS

Clr: RSSRF (dBm)

■  $\geq -67$

■  $\geq -87$

■  $\geq -99$



VZW Search Radius

1.5 Mile Radius

Squires

1036139

1004556

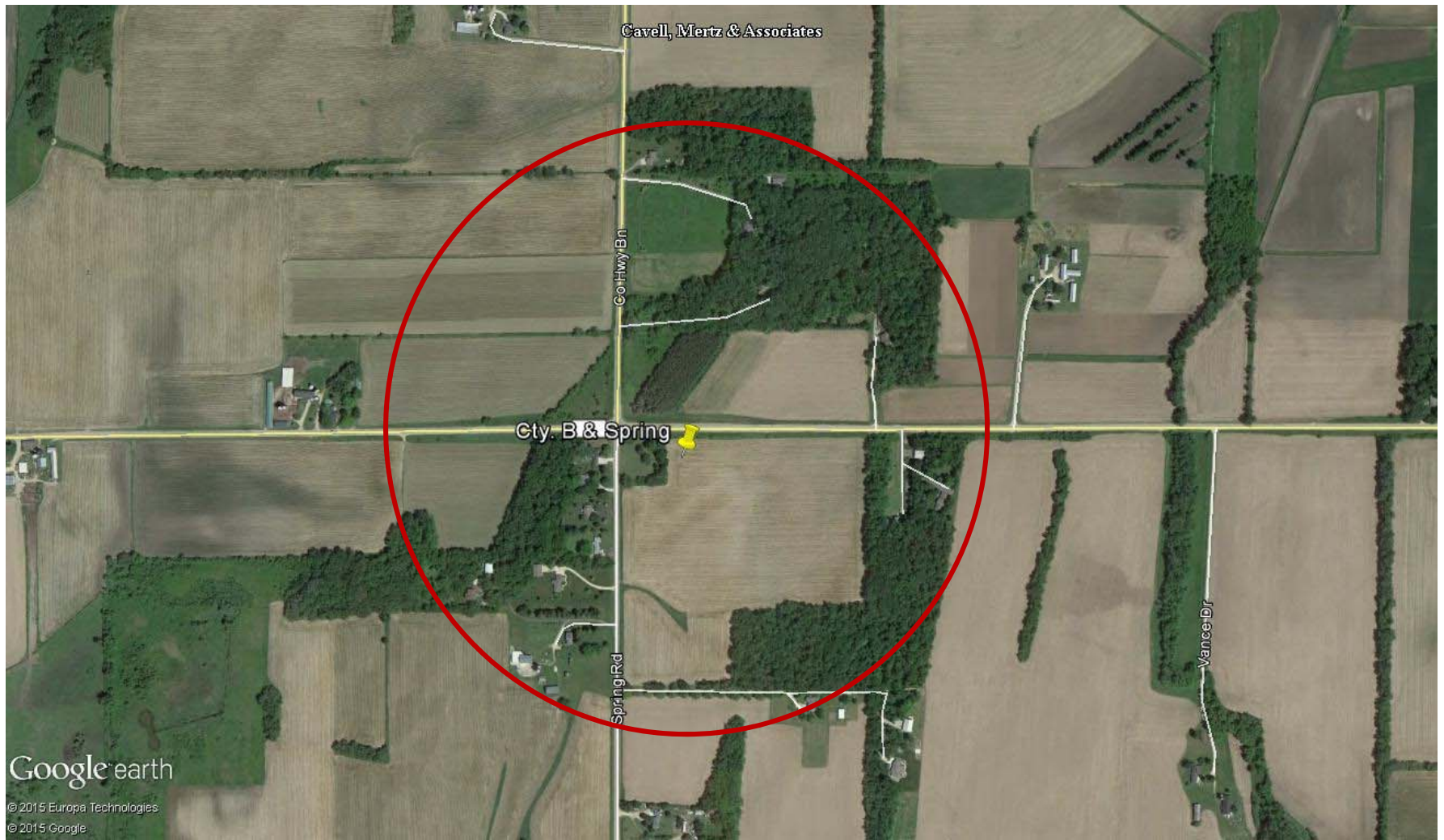
Nearest Existing Towers

Kegonsa

Highway BN

Google earth

© 2015 Google  
© 2015 Europa Technologies



**Aerial Search Ring with Proposed Tower Location Indicated**



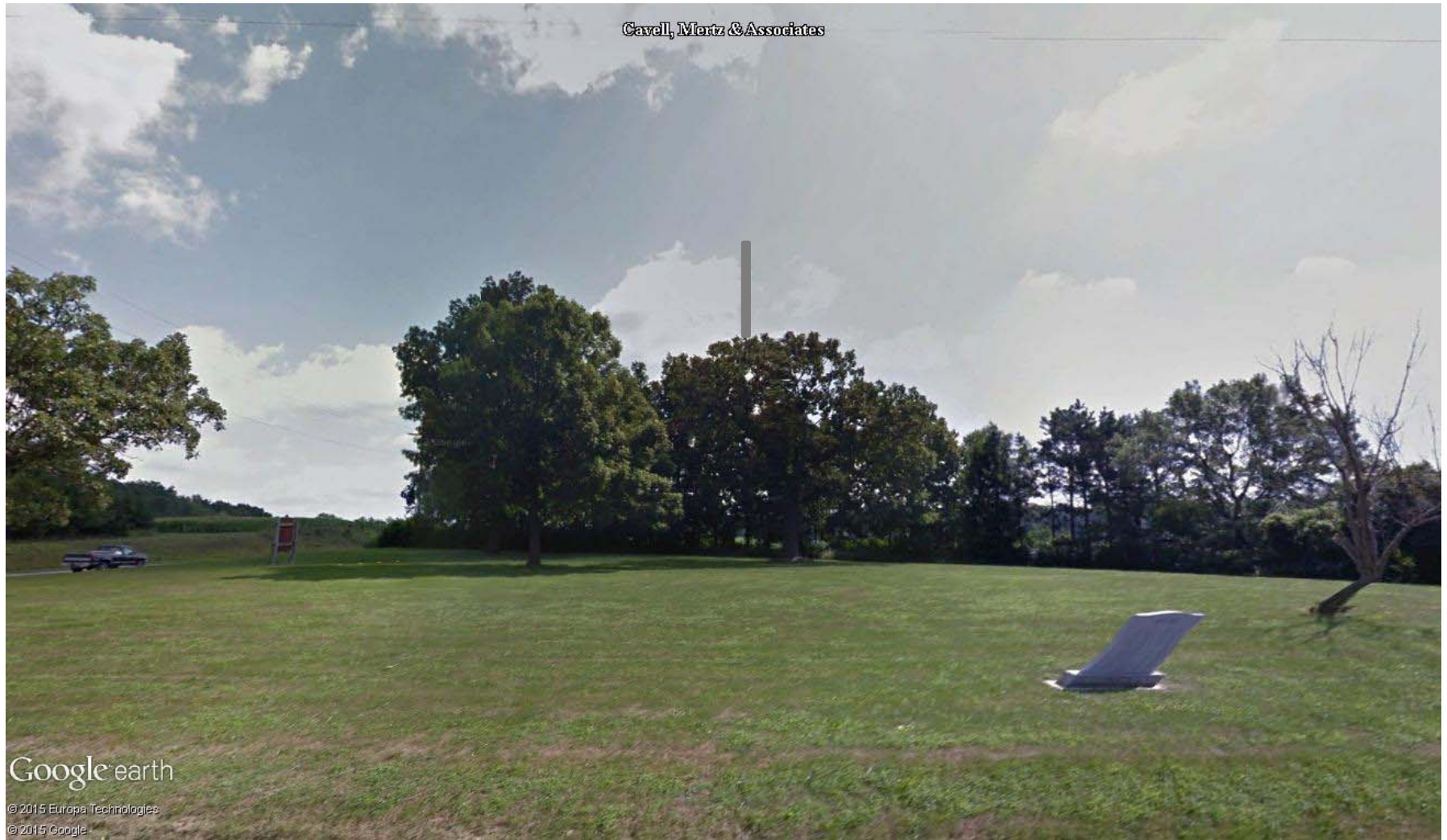
**Aerial Indicating Nearest Neighbor at +/- 415'**



**Southwest View from CTH B Toward Proposed Tower Site and Nearest Neighbor**

All tower depictions are approximated and not to scale.

Cavell, Mertz & Associates



**View East From Spring (Nearest Neighbor)**

Cavell, Mertz & Associates



**View Northeast from Spring**





### **East View From CTH B with Near Neighbor in Foreground**

**This photo shows that the apex of the hill is at the intersection with ground elevation diminishing in all directions N/E/S/W**



**verizon**



**CTY B & SPRING (185953)  
STOUGHTON, WISCONSIN  
CONSTRUCTION DRAWINGS  
125' MONOPOLE (EXTENDABLE TO 160')**

**ISSUED FOR CONSTRUCTION**

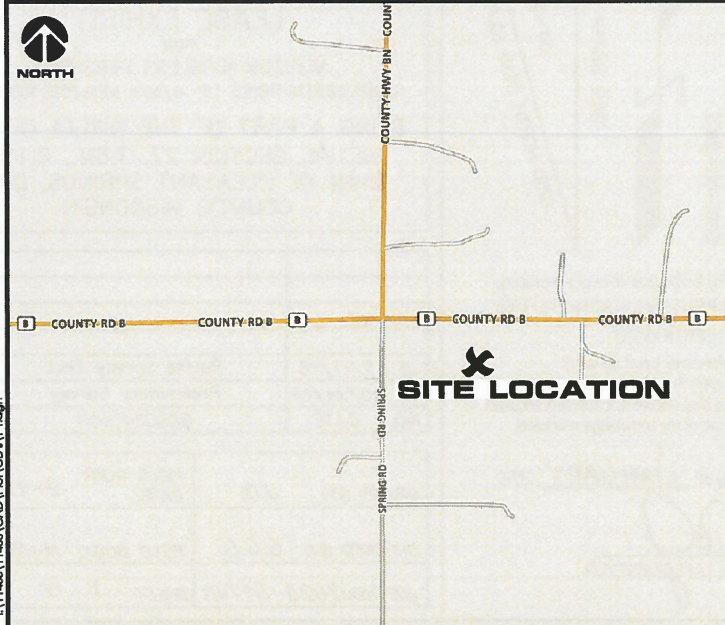
Signature: *[Signature]*  
Date: 6-16-16

**Edge Consulting Engineers, Inc.**  
624 Water Street  
Prairie du Sac, WI 53578  
608.644.1449 voice  
608.644.1549 fax  
www.edgeconsulting.com

**TITLE SHEET  
CTY B & SPRING (185953)  
STOUGHTON, WISCONSIN**

PRELIMINARY DWGS:	INT:
PRELIM DWGS - 01/19/2016	ADP
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
FINAL DWGS V.1 - 03/04/2016	ADP
FINAL DWGS V.2 - 05/16/2016	NAT
CHECKED BY:	PCM
PLOT DATE:	6/16/2016
PROJECT #:	11453
FILE NAME:	T-1.dgn
SHEET NUMBER:	<b>T-1</b>

**SITE LOCATION MAPS**



**SHEET INDEX**

NO:	SHEET TITLE
T-1	TITLE SHEET & PROJECT DATA
I-3	SURVEY *
C-1	SITE PLAN
C-2	COMPOUND PLAN
C-3	ENLARGED COMPOUND PLAN
C-4	FENCE DETAILS
C-5	CONSTRUCTION DETAILS
C-6	GRADING PLAN
C-7	SITE DETAILS
S-1	EQUIPMENT DETAILS
S-2	EQUIPMENT DETAILS
S-3	FOUNDATION DETAILS
S-4	PLATFORM DETAILS
S-5	PLATFORM ELEVATIONS
A-1	TOWER ELEVATION
A-2	ANTENNA CONFIGURATION
A-3	ANTENNA CONFIGURATION
A-4	ICE BRIDGE DETAILS
A-5	ANTENNA/EQUIP. MOUNTING
E-1	ELECTRICAL PLAN
E-2	METER AND TELCO RACK
E-3	ELECTRICAL DETAILS
E-4	GENERATOR DETAILS
E-5	GENERATOR DETAILS
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
SP-1	SPECIFICATIONS
SP-2	SPECIFICATIONS
P-1	SITE PHOTOS

\* COMPLETED BY OTHERS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

**DIRECTORY**

**CLIENT:**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1515 E. WOODFIELD ROAD  
10TH FLOOR  
SCHAUMBURG, IL 60173  
REAL ESTATE MANAGER: DANIEL LAMAS  
OFFICE: 847.619.3046  
MOBILE: 305.776.6993  
FAX: 847.706.7415  
EMAIL: Daniel.Lamas@verizonwireless.com

**ENGINEERING COMPANY:**  
EDGE CONSULTING ENGINEERS, INC.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
CONTACT: PAUL MOLITOR  
PHONE: 608.644.1449

**SITE ACQUISITION:**  
BUELL CONSULTING, INC.  
1200 RIVA RIDGE  
RACINE, WI 53402  
CONTACT: NATHAN WARD  
PHONE: 414.788.1327

**SURVEYOR:**  
MERIDIAN SURVEYING, LLC.  
N 8774 FIRELANE 1  
MENASHA, WI 54952  
CONTACT: CRAIG KEACH  
PHONE: 920.993.0881

**UTILITY INFO**

**ELECTRIC PROVIDER:** NAME: ALLIANT ENERGY  
CONTACT: STEVE SCHUETT  
PHONE: 608.877.1650

**FIBER OPTIC PROVIDER:** NAME: CHARTER  
CONTACT: DAVID MOLDENHAUER  
PHONE: 608.373.7538



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGER'S HOTLINE

TOLL FREE  
1-800-242-8511  
FAX A LOCATE 1-800-338-3860

WI STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**PROJECT INFO**

**SITE LOCATION:**  
E911 ADDRESS TO BE DETERMINED  
C.T.H. B & SPRING RD.  
STOUGHTON, WI 53589

**PROPERTY OWNER:**  
DONALD SQUIRE JR.  
2063 NORGAREN RD.  
STOUGHTON, WI 53589

**TOWER OWNER:**  
CENTRAL STATES TOWERS III, LLC  
323 S. HALE STREET, SUITE 100  
WHEATON, IL 60187  
CONTACT: YURI DOBROWOLSKY  
PHONE: 847.226.5532  
SITE NAME: CTY B & SPRING  
SITE #: WI-00-1482

**1A INFORMATION (NAD 1983/2011)**  
-TOWER BASE-  
LAT: 42°-57'-45.25"  
LONG: 89°-10'-47.01"  
GROUND ELEVATION (NAVD 88): 955.5'

**PLSS INFORMATION:**  
PART OF THE NW1/4 OF THE NE1/4,  
SECTION 27, T.6N, R.11E,  
TOWN OF PLEASANT SPRINGS,  
DANE COUNTY  
WISCONSIN

**TAX PARCEL NUMBER:**  
046/0611-271-8730-0

**ZONED:** AGRICULTURE

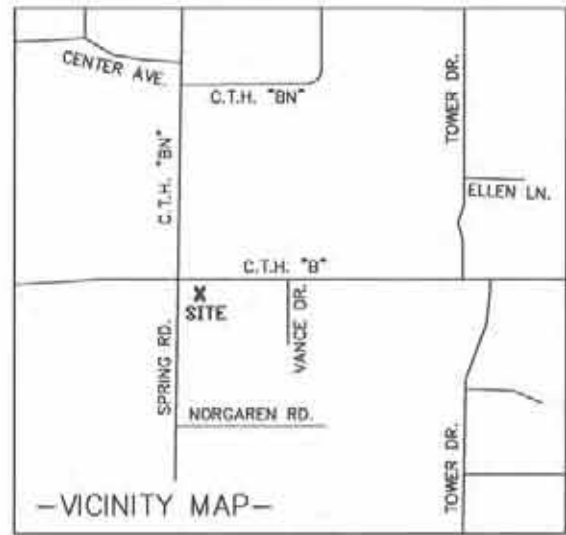
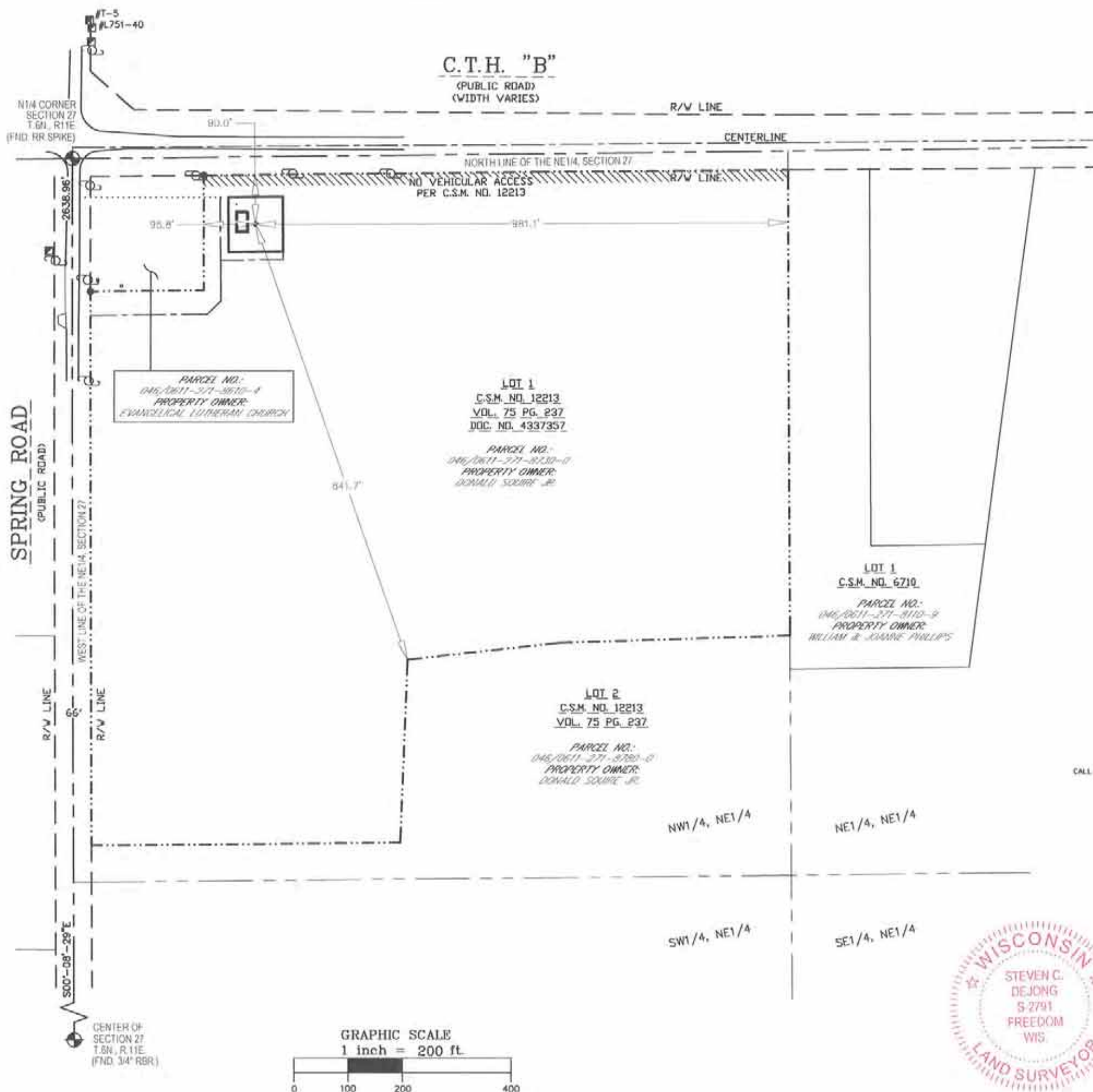
**ENGINEER SEAL:**



I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

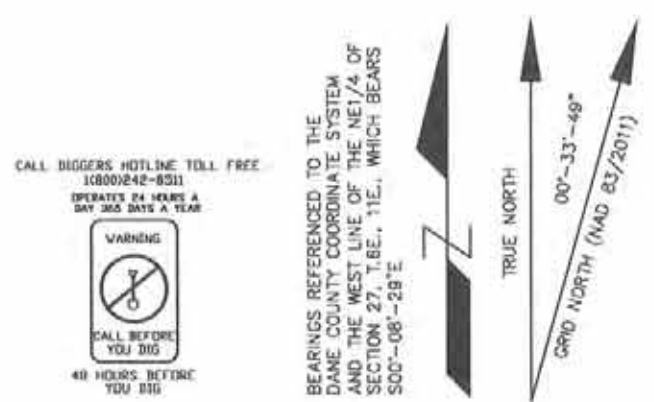
Signature: *[Signature]*

Date: 6-16-16



**PROPOSED TOWER BASE**  
(CENTRAL STATES TOWER III, LLC.)  
LATITUDE: 42°-57'-45.25"  
LONGITUDE: 89°-10'-47.01"  
(Per North American Datum of 83/2011)  
Ground Elevation: 955.5'  
(Per North American Vertical Datum of 1988)

- LEGEND—
- = 1" X 18" IRON PIPE SET
  - = 3/4" REBAR FOUND
  - ⊕ = COUNTY MONUMENT FOUND
  - ⊙ = EXISTING POWER POLE
  - ⊞ = TELEPHONE PEDESTAL
  - OPL- = OVERHEAD ELECTRIC
  - = PROPERTY LINE



I, Steven C. DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

**SURVEYOR'S CERTIFICATE**

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 15<sup>TH</sup> day of JANUARY, 2016.

*S.C. DeJong*  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
Steven C. DeJong, S-2791

SURVEYED FOR:

**Edge**  
Consulting Engineers, Inc.  
624 Water Street  
Prairie du Sac, WI 53578  
608.644.1449 voice  
608.644.1549 fax  
www.edgeconsult.com

SURVEYED FOR:

**verizon**

1515 WOODFIELD ROAD  
SUITE 1400  
SCHAUMBURG, IL 60173

**MERIDIAN**  
SURVEYING, LLC

NB774 Firelane 1 Office: 920-993-0881  
Menasha, WI 54952 Fax: 920-273-6037

SITE NAME:	CTY. B & SPRING
SITE NUMBER:	185953
SITE ADDRESS:	C.T.H. "B" & SPRING RD. STOUGHTON, WI 53589

PROPERTY OWNER:  
DONALD SQUIRE JR.  
2063 NORGAREN RD.  
STOUGHTON, WI 53589

PARCEL NO.: 046/0611-271-8730-0

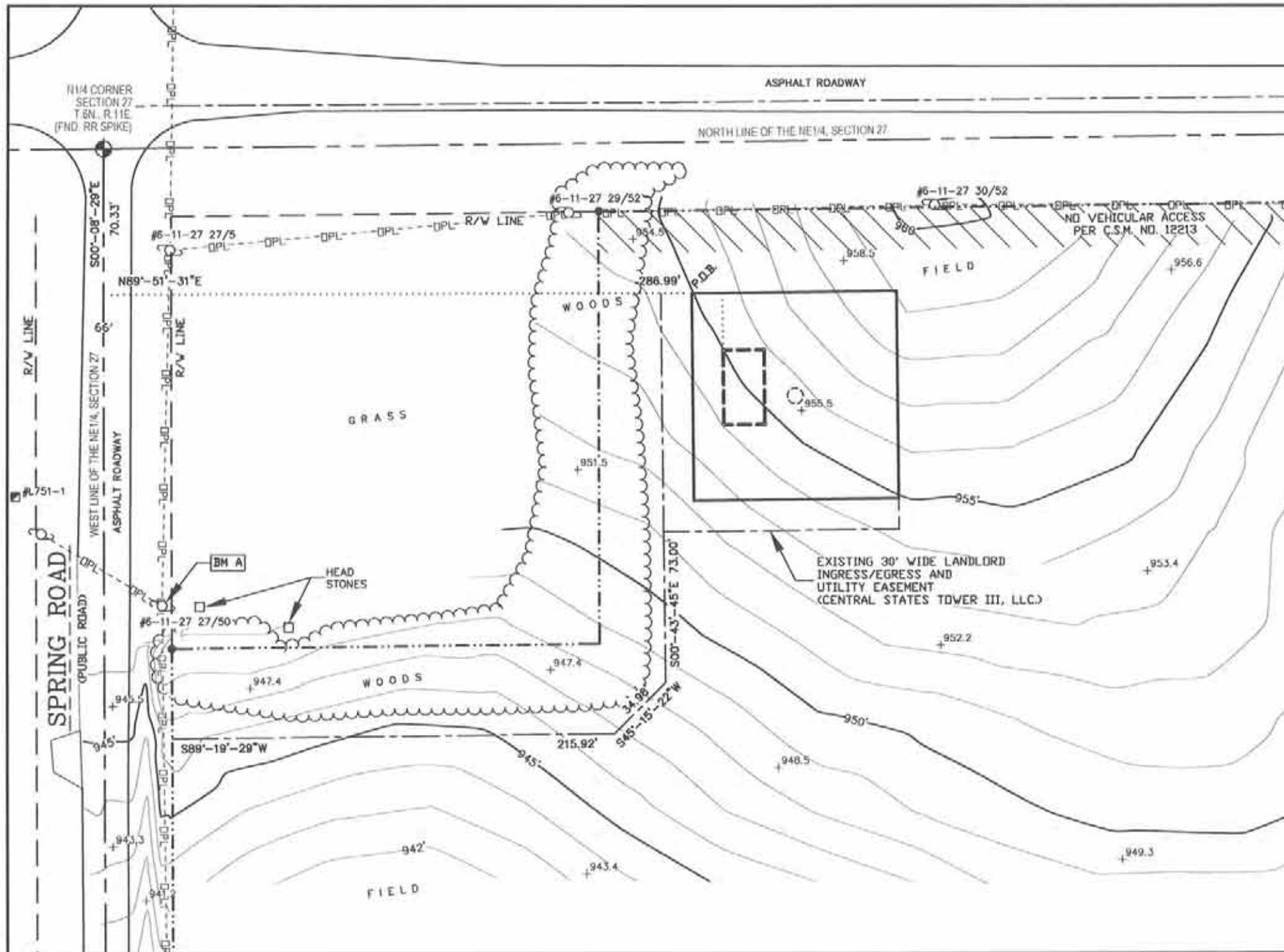
ZONED: AGRICULTURE

DEED: DOCUMENT NO. 4341513

**LEASE EXHIBIT**  
FOR  
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
BEING A PART OF THE NW1/4 OF THE NE1/4, SECTION 27, T.6N., R.11E., TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	1/11/16	Revise Survey Text	J.D.
1	10/24/14	Preliminary Survey	J.B.

DRAWN BY: J.B.	FIELD WORK DATE: 9-15-14
CHECKED BY: S.C.D.	FIELD BOOK: M-32, PG.4
JOB NO.: 7823-81798	SHEET 1 OF 3



- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 3/4" REBAR FOUND
  - ⊕ = COUNTY MONUMENT FOUND
  - ⊙ = EXISTING POWER POLE
  - = TELEPHONE PEDESTAL
  - OPL- = OVERHEAD ELECTRIC
  - = PROPERTY LINE

BEARINGS REFERENCED TO THE  
 DANE COUNTY COORDINATE SYSTEM  
 AND THE WEST LINE OF THE NE1/4 OF  
 SECTION 27, T.6E., R.11E., WHICH BEARS  
 S00°-08'-29"E

SURVEYED FOR:

624 Water Street  
 Prairie du Sac, WI 53578  
 608.644.1449 voice  
 608.644.1549 fax  
 www.edgeconsult.com

SURVEYED FOR:

1515 WOODFIELD ROAD  
 SUITE 1400  
 SCHAUMBURG, IL 60173

**MERIDIAN**  
 SURVEYING, LLC

N8774 Firelane 1 Office: 920-993-0881  
 Menasha, WI 54952 Fax: 920-273-6037

SITE NAME: CTY. B & SPRING  
 SITE NUMBER: 185953  
 SITE ADDRESS: C.T.H. "B" & SPRING RD.  
 STOUGHTON, WI 53589

PROPERTY OWNER:  
 DONALD SQUIRE JR.  
 2063 NORGAREN RD.  
 STOUGHTON, WI 53589

PARCEL NO.: 046/0611-271-8730-0  
 ZONED: AGRICULTURE  
 DEED: DOCUMENT NO. 4341513

**LEASE EXHIBIT**  
 FOR  
 VERIZON WIRELESS PERSONAL  
 COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
 BEING A PART OF THE NW1/4 OF THE  
 NE1/4, SECTION 27, T.6N., R.11E.,  
 TOWN OF PLEASANT SPRINGS, DANE  
 COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	1/11/16	Revise Survey Text	J.D.
1	10/24/14	Preliminary Survey	J.B.

DRAWN BY: J.B. FIELD WORK DATE: 9-15-14  
 CHECKED BY: S.C.D. FIELD BOOK: M-32, PG.4  
 JOB NO.: 7823-B1798 SHEET 2 OF 3

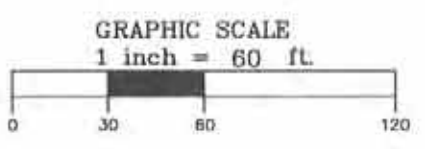
I, Steven C. DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

**SURVEYOR'S CERTIFICATE**

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 15<sup>TH</sup> day of JANUARY, 2016.

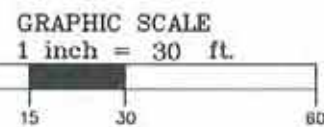
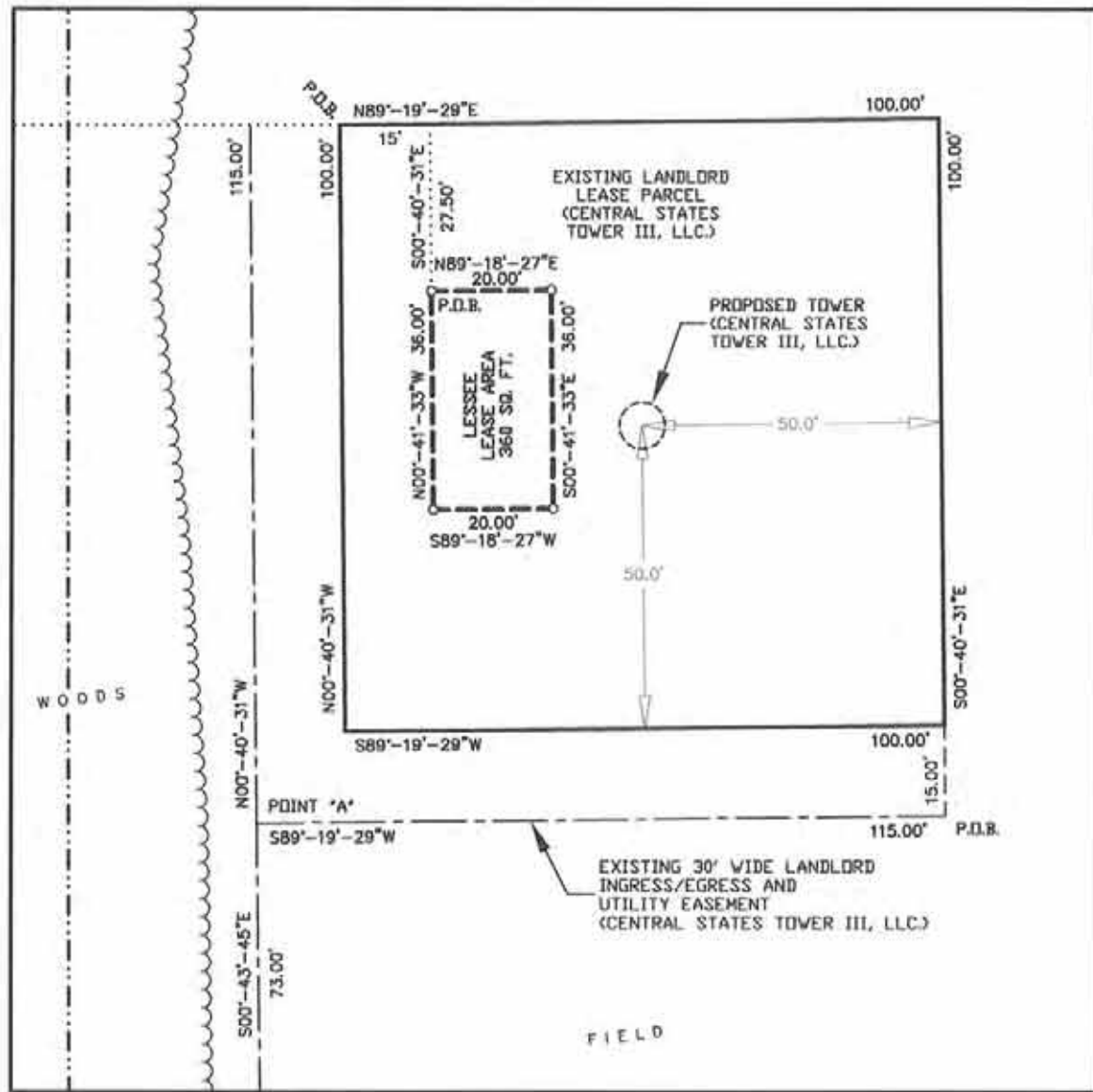
WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Steven C. DeJong, S-2791



**BENCHMARK INFORMATION**  
 SITE BENCHMARK: (BM A)  
 SET 6" NAIL IN EAST FACE OF POWER POLE  
 #6-11-27 27/50; ±1' ABOVE GROUND LEVEL  
 ELEVATION: 949.94'

**WETLAND NOTE:**  
 -THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

**SURVEY NOTES:**  
 -THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.  
 -THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.



I, Steven C. DeJong, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

**SURVEYOR'S CERTIFICATE**

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 15<sup>TH</sup> day of JANUARY, 2016.

*Steven C. DeJong*  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
Steven C. DeJong, S-2791



**LESSEE LEASE AREA**

A part of Lot 1 of Certified Survey Map No. 12213, recorded in Volume 75 of Certified Survey Maps, on Page 237, as Document No. 4337357, being a part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27), Township Six (6) North, Range Eleven (11) East, Town of Pleasant Springs, Dane County, Wisconsin, containing 360 square feet (0.008 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 27; thence S00°-08'-29"E 70.33 feet along the West line of the NE1/4 of said Section 27; thence N89°-51'-31"E 286.99 feet; thence N89°-19'-29"E 15.00 feet; thence S00°-40'-31"E 27.50 feet to the point of beginning; thence N89°-18'-27"E 20.00 feet; thence S00°-41'-33"E 36.00 feet; thence S89°-18'-27"W 20.00 feet; thence N00°-41'-33"W 36.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

**LEASE PARCEL (Central States TOWER III, LLC.)**

A part of Lot 1 of Certified Survey Map No. 12213, recorded in Volume 75 of Certified Survey Maps, on Page 237, as Document No. 4337357, being a part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27), Township Six (6) North, Range Eleven (11) East, Town of Pleasant Springs, Dane County, Wisconsin, containing 10,000 square feet (0.230 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 27; thence S00°-08'-29"E 70.33 feet along the West line of the NE1/4 of said Section 27; thence N89°-51'-31"E 286.99 feet to the point of beginning; thence N89°-19'-29"E 100.00 feet; thence S00°-40'-31"E 100.00 feet; thence S89°-19'-29"W 100.00 feet; thence N00°-40'-31"W 100.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

**30 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT (Central States TOWER III, LLC.)**

A part of Lot 1 of Certified Survey Map No. 12213, recorded in Volume 75 of Certified Survey Maps, on Page 237, as Document No. 4337357, being a part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27), Township Six (6) North, Range Eleven (11) East, Town of Pleasant Springs, Dane County, Wisconsin, containing 16,167 square feet (0.371 acres) of land and being 15 feet each side of and parallel to the following described line:

Commencing at the North Quarter Corner of said Section 27; thence S00°-08'-29"E 70.33 feet along the West line of the NE1/4 of said Section 27; thence N89°-51'-31"E 286.99 feet; thence S89°-19'-29"E 100.00 feet; thence S00°-40'-31"E 115.00 feet to the point of beginning; thence S89°-19'-29"W 115.00 feet to a point hereinafter referred to as Point "A"; thence S00°-43'-45"E 73.00 feet; thence S45°-15'-22"W 34.98 feet; thence S89°-19'-29"W 215.92 feet to the East Right of Way line of Spring Road and the point of termination. Also the following described line: Commencing at aforementioned Point "A"; thence N00°-40'-31"W 115.00 feet to the point of termination. The side lot lines of said easement are to be shorted or elongated to the East Right of way line of Spring Road. Being subject to any and all easements and restrictions of record.

**PARENT PARCEL**

All that parcel of land in Dane County, State of Wisconsin, as more fully described in Deed Doc# 4341513, Parcel 1, ID# 0406/0611-271-8730-0, being known and designated as follows:

Parcel 1: Lots 1 & 2 of Certified Survey Map No. 12213, recorded in Volume 75 of Certified Survey Maps of Dane County, Wisconsin, Page 238, as Document Number 4337357, in the Town of Pleasant Springs, Dane County, Wisconsin.

**TITLE REPORT REVIEW**

Title Report: AMC Settlement Services

Commitment No. 10641125

Effective Date: 08/15/2014

Fee Simple Title Vested In: Donald P. Squire, Jr., a single person

NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent Thereunto Where Specific Encumbrances affect the Lease Site and/or a Pertinent Easement, they are identified as such.

**Schedule B-II**

(1-9) These are General Statements and not Specific Encumbrances.

(10) -Restrictions recorded 07/24/2007 in Doc# 4337358. **Does Apply. Restrictions covers Parent Parcel.**

-Certified Survey Map Recorded 07/24/2007 in Doc# 4337357. **Does Apply. Covers Parent Parcel.**

-Easement Agreement between David Drotning; James F. Mickowski and Laurie L. Irwin; and J. Robert and Jeanne R. Burnell, recorded 07/23/2007 in Doc # 4336622. **Does Not Apply. Easement located south of proposed tower site.**

-Right of Way contract between Andrew H. Holon and Ther Holton, his wife, and Michigan-Wisconsin Pipe Line Company recorded 06/02/1949 in Doc# 781217. **Does Not Apply. Pipe line right of way is located South of proposed tower site.**

(11-12) These are General Statements and not Specific Encumbrances.

**-LEGEND-**

- = 1" X 18" IRON PIPE SET
- = 3/4" REBAR FOUND
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = EXISTING POWER POLE
- ⊞ = TELEPHONE PEDESTAL
- OPL- = OVERHEAD ELECTRIC
- - - - = PROPERTY LINE

BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NE1/4 OF SECTION 27, T.6N., R.11E., WHICH BEARS S00°-08'-29"E



SURVEYED FOR:

624 Water Street  
Prairie du Sac, WI 53578  
608.644.1449 voice  
608.644.1549 fax  
www.edgeconsult.com

SURVEYED FOR:

1515 WOODFIELD ROAD  
SUITE 1400  
SCHAUMBURG, IL 60173

**MERIDIAN**  
SURVEYING, LLC

N8774 Firelane 1  
Menasha, WI 54952

Office: 920-993-0881  
Fax: 920-273-6037

SITE NAME:	CTY. B & SPRING
SITE NUMBER:	185953
SITE ADDRESS:	C.T.H. "B" & SPRING RD. STOUGHTON, WI 53589

PROPERTY OWNER:	DONALD SQUIRE JR. 2063 NORGAREN RD. STOUGHTON, WI 53589
PARCEL NO.:	046/0611-271-8730-0
ZONED:	AGRICULTURE
DEED:	DOCUMENT NO. 4341513

**LEASE EXHIBIT**  
FOR  
VERIZON WIRELESS PERSONAL  
COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
BEING A PART OF THE NW1/4 OF THE  
NE1/4, SECTION 27, T.6N., R.11E.,  
TOWN OF PLEASANT SPRINGS, DANE  
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	1/11/16	Revise Survey Text	J.D.
1	10/24/14	Preliminary Survey	J.B.

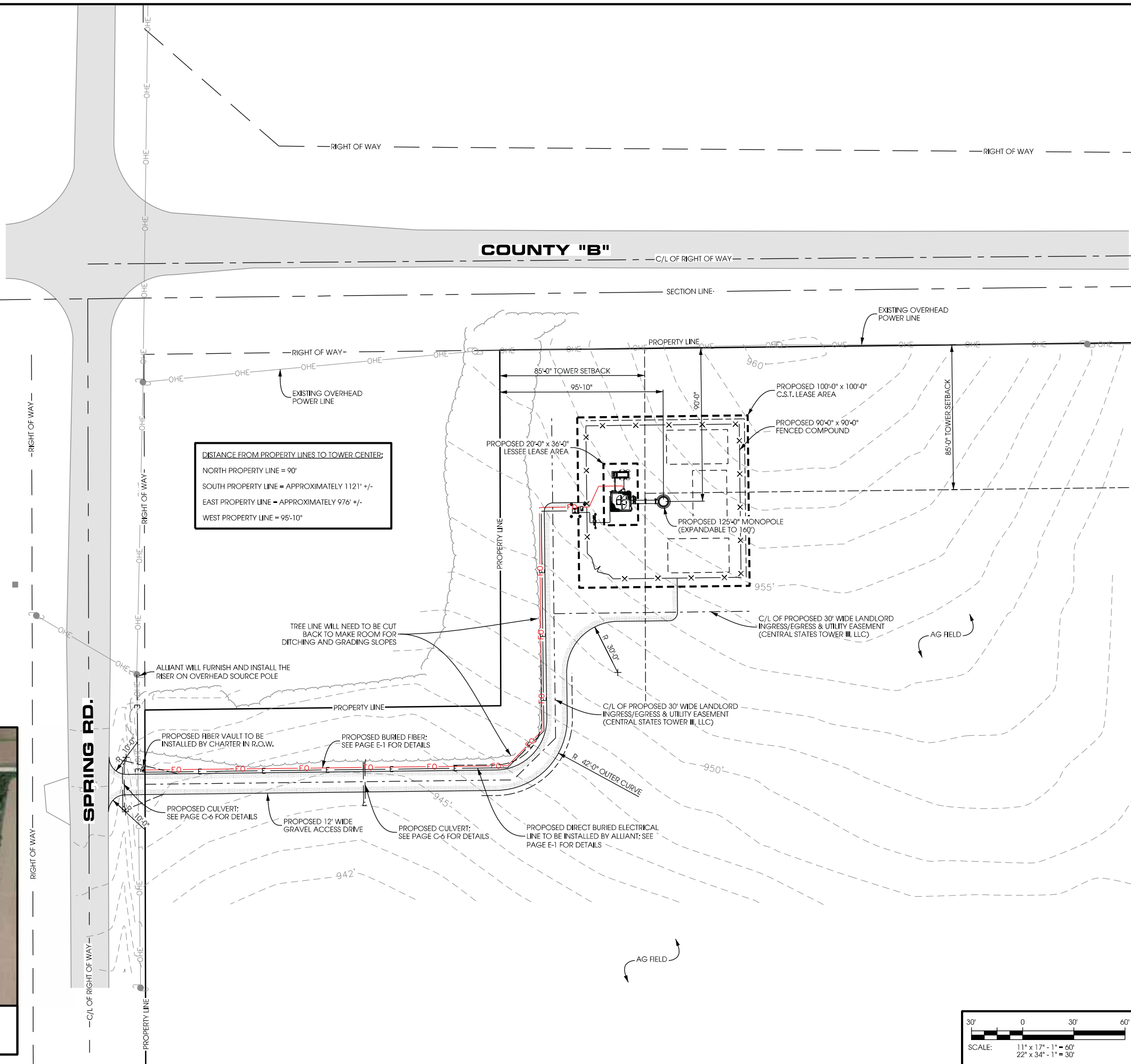
DRAWN BY:	J.B.	FIELD WORK DATE:	9-15-14
CHECKED BY:	S.C.D.	FIELD BOOK:	M-32, PG.4
JOB NO.:	7823-81798	SHEET	3 OF 3



**SITE PLAN**  
**CTY B & SPRING [185953]**  
**STOUGHTON, WISCONSIN**

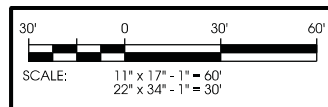


**AERIAL OVERVIEW OF SITE**



SHEET TITLE:

PRELIMINARY DWGR	INI:
PRELIM DWGS - 01/19/2016	ADP
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
FINAL DWGS V.1 - 03/04/2016	ADP
FINAL DWGS V2 - 06/16/2016	NAT
CHECKED BY:	PCM
PLOT DATE:	6/16/2016
PROJECT #:	11453
FILE NAME:	C-1.dgn
SHEET NUMBER:	<b>C-1</b>



R:\11453\11453\CAD\PH\CD\A\C-1.dgn



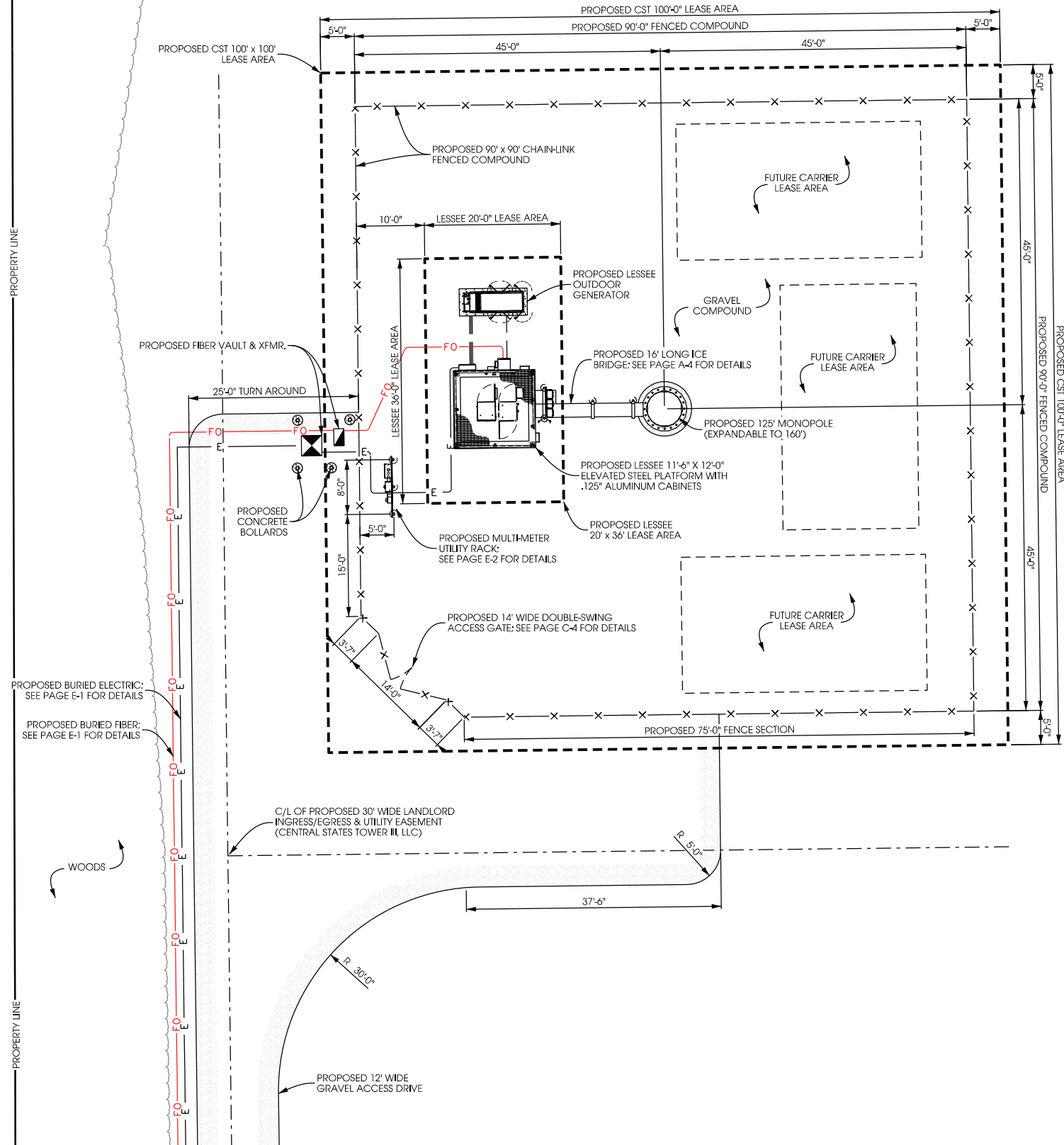
NORTH



SITE OVERVIEW (LOOKING SOUTH)



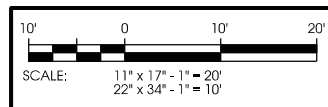
PROPOSED LEASE AREA (LOOKING EAST)



R:\114800\114853\CAD\PH\CD\A\_C-2.dgn

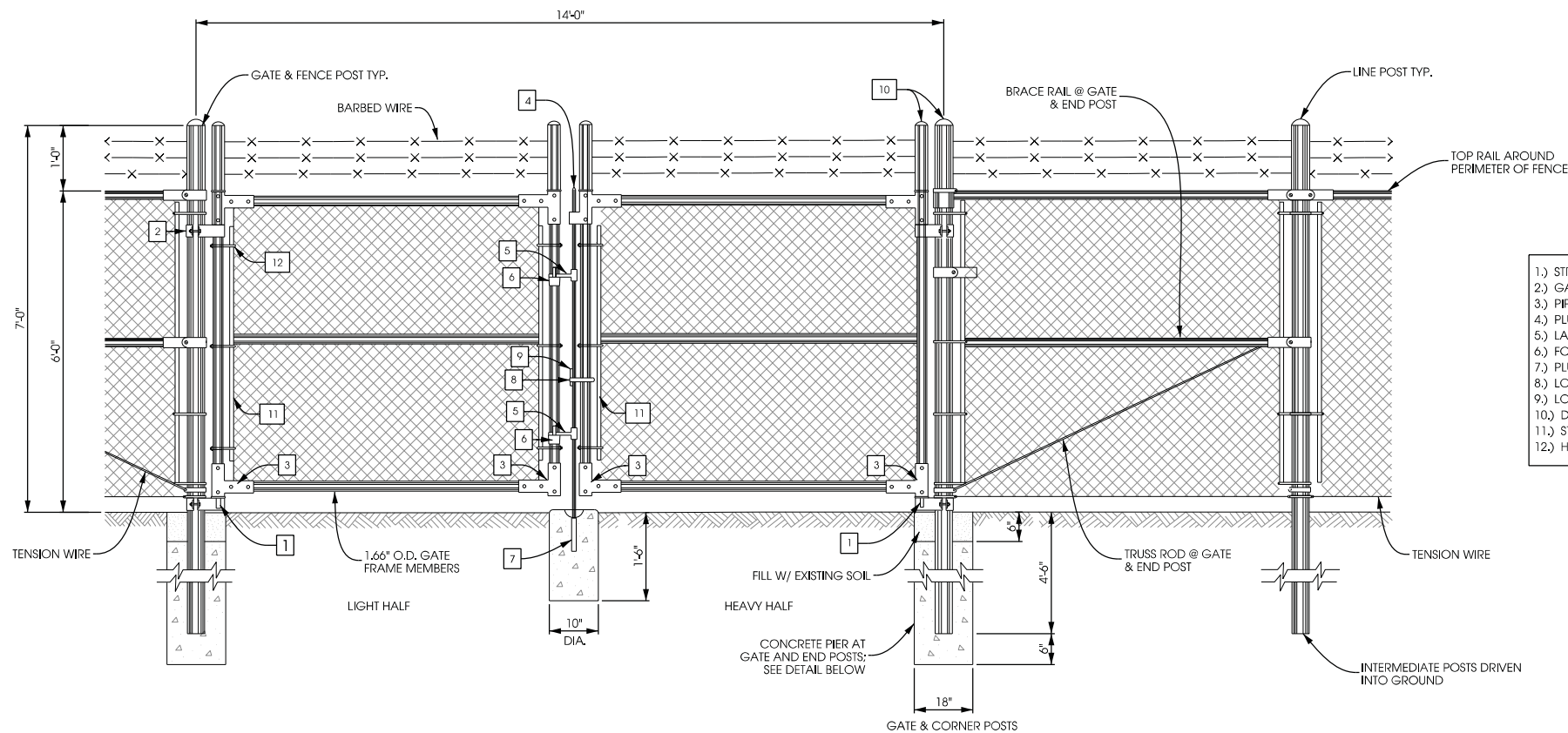
COMPOUND PLAN CTY B & SPRING (185953) STOUGHTON, WISCONSIN

Table with columns for SHEET TITLE, PRELIMINARY DWGS, STAMPED PERMIT DWGS, STAMPED FINAL DWGS, CHECKED BY, PLOT DATE, PROJECT #, FILE NAME, SHEET NUMBER.





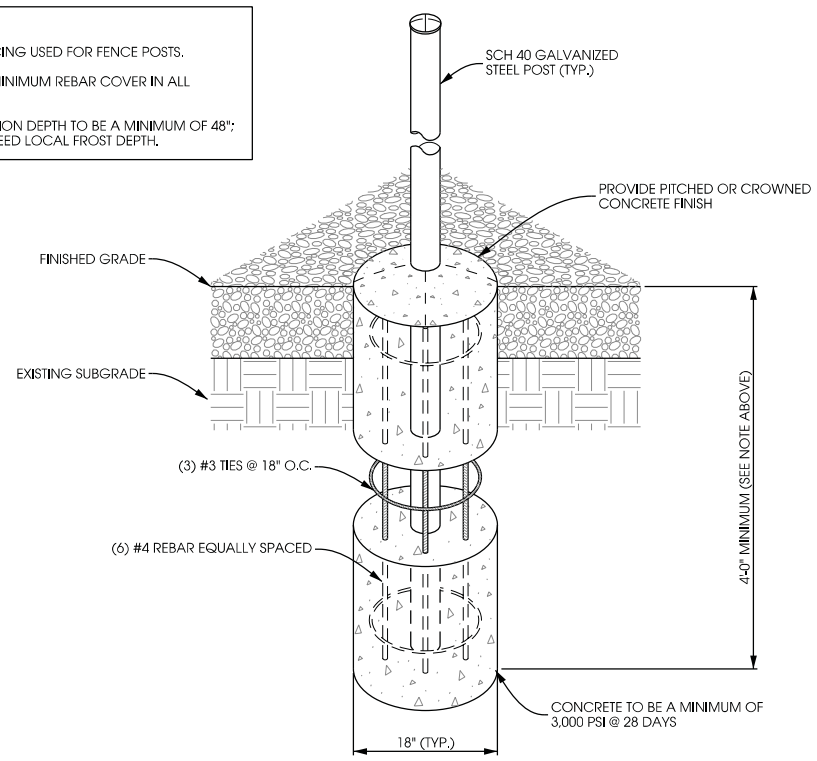




NOTE:  
ALLIANT ENERGY REQUIRES THEIR PADLOCK TO BE DAISY-CHAINED WITHIN OTHER PADLOCKS AT GATE.

**A VEHICLE GATE**  
SCALE: NTS

NOTES:  
PIER REINFORCING USED FOR FENCE POSTS.  
MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.  
PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48" DEPTH TO EXCEED LOCAL FROST DEPTH.



**B FENCE PIER FOUNDATION DETAIL**  
SCALE: 11" x 17" - 1/2" = 1'-0"  
22" x 34" - 1" = 1'-0"

FENCING NOTES  
(IF DIFFERENT SPECIFICATION THAN PAGES (SP-1 AND SP-2) THESE NOTES WILL SUPERCEDE)

ALL FENCING USED BY THE GC MUST MEET OR EXCEED THE FOLLOWING:  
HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. 9 GAUGE 2 INCH OR SMALLER MESH.  
ALL POSTS AND BRACING MUST BE SCHEDULE 40

AROUND THE COMPOUND PERIMETER, THE GC SHALL INSTALL A COMMERCIAL-GRADE GALVANIZED 7' HIGH CHAIN LINK FENCE WITH A TOP RAIL, THREE STRANDS OF BARBED WIRE FACING OUT AT THE TOP, AND A CONTINUOUS STRETCH WIRE AT THE BOTTOM. THE GC SHALL REFER TO SITE PLAN FOR DIMENSIONS.

ON COLLOCATIONS THE NEW FENCING MUST MATCH EXISTING FENCING.

THE GC SHALL PROVIDE 14' WIDE ENTRANCE (REFER TO DRAWINGS FOR SITE SPECIFIC DETAILS). THE GC SHALL BOND GATE TO FENCE WITH FLEXIBLE BOND STRAPS. THE TOP RAIL OF THE FENCE WILL BE ELECTRICALLY BONDED AT ALL CORNERS (4) AND AT ALL JOINTS BY THE GC.

THE FENCE IS TO BE CADWELDED BY THE GC TO THE TOWER GROUND RING.

\*\* IN ADDITION TO ALL OTHER NECESSARY SAFETY AND CUSTOMARY PRECAUTIONS, THE GC IS OBLIGATED TO TAKE THE GC SHALL INSTALL ORANGE TEMPORARY FENCING AROUND THE PERIMETER, WHICH IS OF SUFFICIENT HEIGHT AND STRUCTURAL INTEGRITY TO PREVENT ACCESS TO THE SITE WHEN THE GC IS NOT PRESENT AT THE PROJECT SITE.

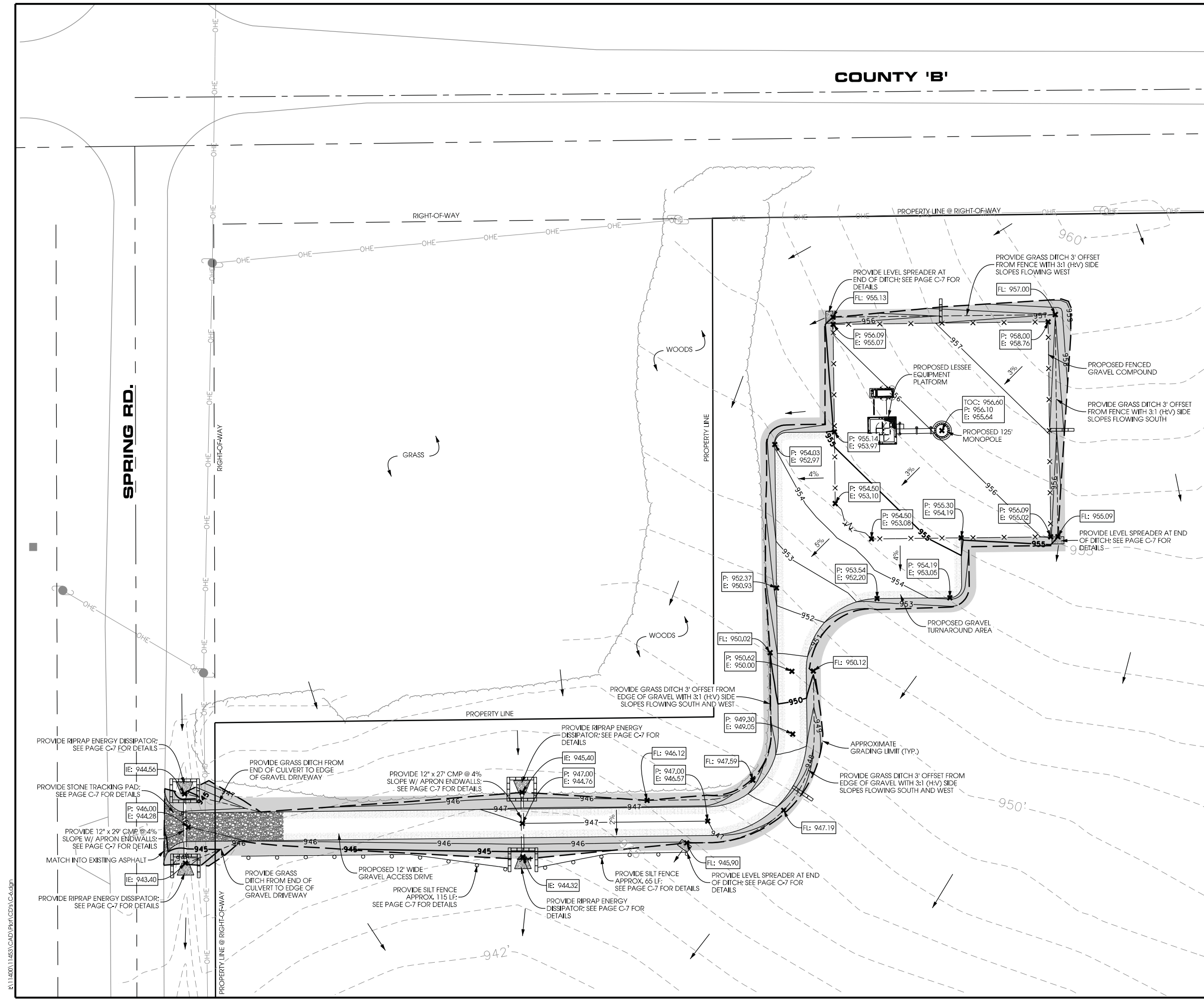
SHEET TITLE:

PRELIMINARY DWGS:	INI:
PRELIM DWGS - 01/19/2016	ADP
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
FINAL DWGS V.1 - 03/04/2016	ADP
FINAL DWGS V.2 - 06/16/2016	NAT
CHECKED BY:	
PCM	
PLOT DATE:	
6/16/2016	
PROJECT #:	
11453	
FILE NAME:	
C-4.dgn	
SHEET NUMBER:	





**SPRING RD.**

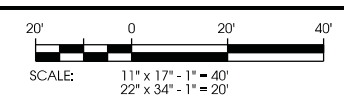


**GRADING & RESTORATION NOTES**

1. IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THEN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING. EXCAVATION SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.
2. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO ENGINEER PRIOR TO STARTING OF WORK.
3. FINISHED SITE TO BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
4. ALL DISTURBED GRASS/TURF AREAS SHALL BE RESTORED WITH TOPSOIL, SEED AND MULCH. TOPSOIL TO BE 6-INCHES MINIMUM. SEED TO BE WDOT NO. 40 MIX. MULCH TO BE WEED-FREE GRAIN STRAW APPLIED AT A RATE OF 1 BALE PER 1,000 SF). SEEDING TO BE COMPLETED BY SEPTEMBER 15th, OR OCTOBER 15th FOR TEMPORARY SEEDING. EROSION CONTROL MEASURES TO BE MAINTAINED UNTIL FINAL SITE RESTORATION.
5. FINISHED GRADE SLOPES GREATER THAN 4:1, DITCH/SWALE BOTTOMS, AND GRASS SURFACES WITH 6- FEET OF ANY PAVED OR GRAVEL SURFACE REQUIRE EROSION MAT (W/ DOT CLASS 1, URBAN, TYPE B).
6. WATER AND MAINTAIN RESTORED AREAS FOR A MINIMUM OF 2 WEEKS OR WHEN GRASS IS OVER 3-INCHES IN HEIGHT. COMPLETE TURF GROWTH IN ALL AREAS IS REQUIRED PRIOR TO FINAL ACCEPTANCE.
7. NO PROPOSED EARTHWORK SHALL HAVE A GREATER SLOPE THAN 3:1.
8. DRIVEWAY GRADE WITHIN 25- FEET OF PUBLIC ROADWAY SHALL BE LESS THAN 10% (10:1).
9. CONTRACTOR TO PERFORM MAINTENANCE AND INSPECTION OF EROSION CONTROL DEVICES AND EXPOSED GRADE THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL CONTINUE MAINTENANCE AND INSPECTION UNTIL FULL VEGETATION ESTABLISHMENT AND/OR PROJECT ACCEPTANCE. CONTRACTOR SHALL MAINTAIN A WRITTEN RECORD OF WEEKLY EROSION CONTROL INSPECTIONS, AND INSPECTIONS PERFORMED AFTER A 0.5-INCH RAIN EVENT OR GREATER.

**GRADING LEGEND**

- - - 963' = EXIST. CONTOUR GRADES
- 963' = PRO. CONTOUR GRADES
- x = PRO. SPOT ELEVATIONS
- = DRAINAGE PATH
- P: = PRO. FINISH GRADE ELEVATION
- E: = EX. GROUND ELEVATION
- FL: = DITCH FLOWLINE ELEVATION
- IE: = CULVERT INVERT ELEVATION
- [Pattern] = EROSION MAT
- [Symbol] = SILT FENCE (DETAIL A/C-7)
- [Symbol] = EROSION BALES (DETAIL C/C-7)



**GRADING PLAN**  
**CTY B & SPRING (185953)**  
**STOUGHTON, WISCONSIN**

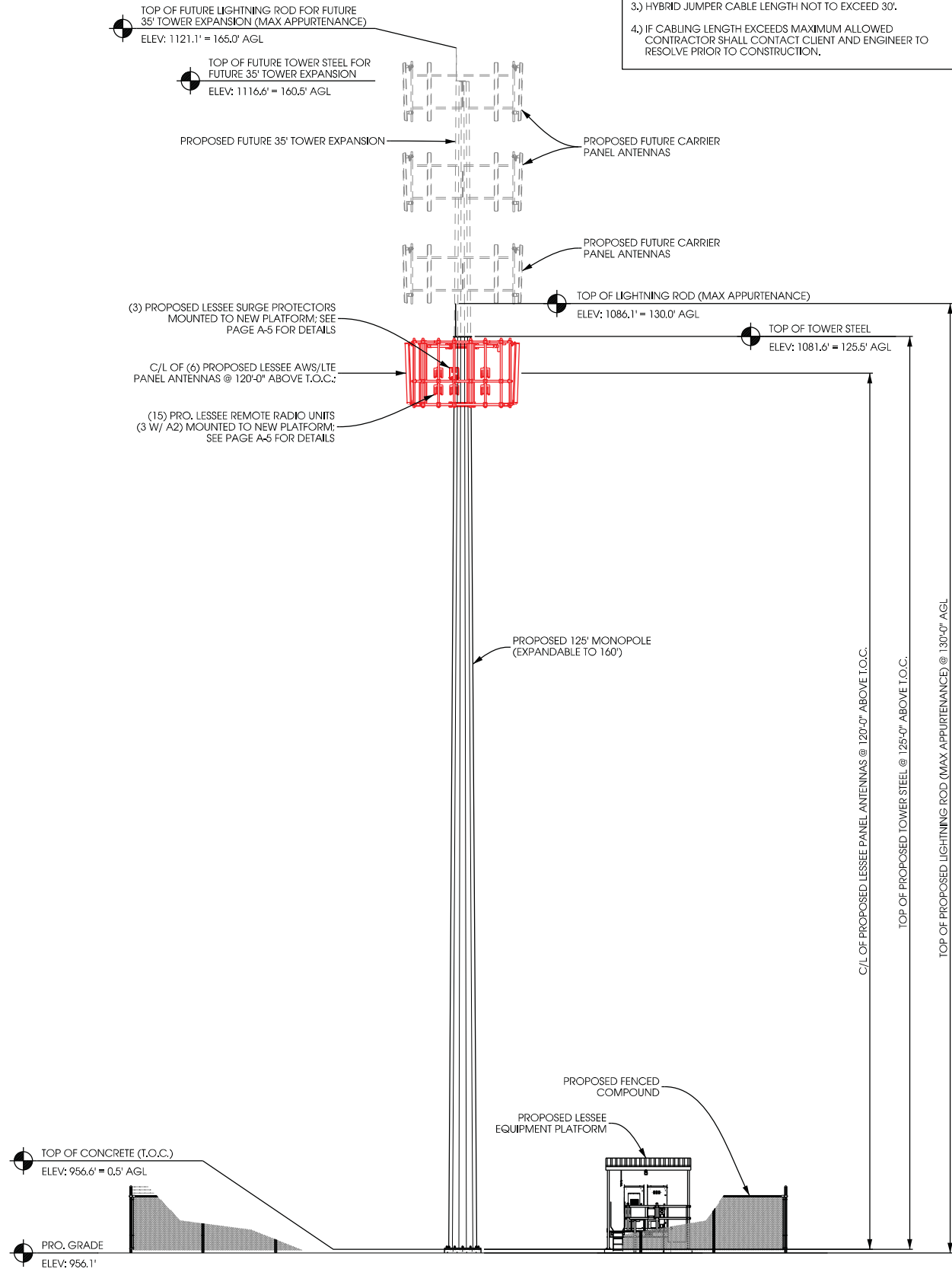
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PRELIM DWGS - 01/19/2016	ADP
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
FINAL DWGS V.1 - 03/04/2016	ADP
FINAL DWGS V.2 - 06/16/2016	NAT
CHECKED BY:	
PCM	
PLOT DATE:	6/16/2016
PROJECT #:	11453
FILE NAME:	C-6.dgn
SHEET NUMBER:	<b>C-6</b>

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HYBRID CABLE INFO	
QUANTITY	1
LENGTH FROM GROUND SURGE PROTECTOR TO TOWER	16'±
LENGTH FROM T.O.C. TO TOWER SURGE PROTECTOR C/L	125'±
TOTAL HYBRID CABLE LENGTH	141'±

- NOTES:**
- 1.) CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER & FINAL RF DESIGN.
  - 2.) HYBRID CABLE LENGTH NOT TO EXCEED 367'.
  - 3.) HYBRID JUMPER CABLE LENGTH NOT TO EXCEED 30'.
  - 4.) IF CABLING LENGTH EXCEEDS MAXIMUM ALLOWED CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.



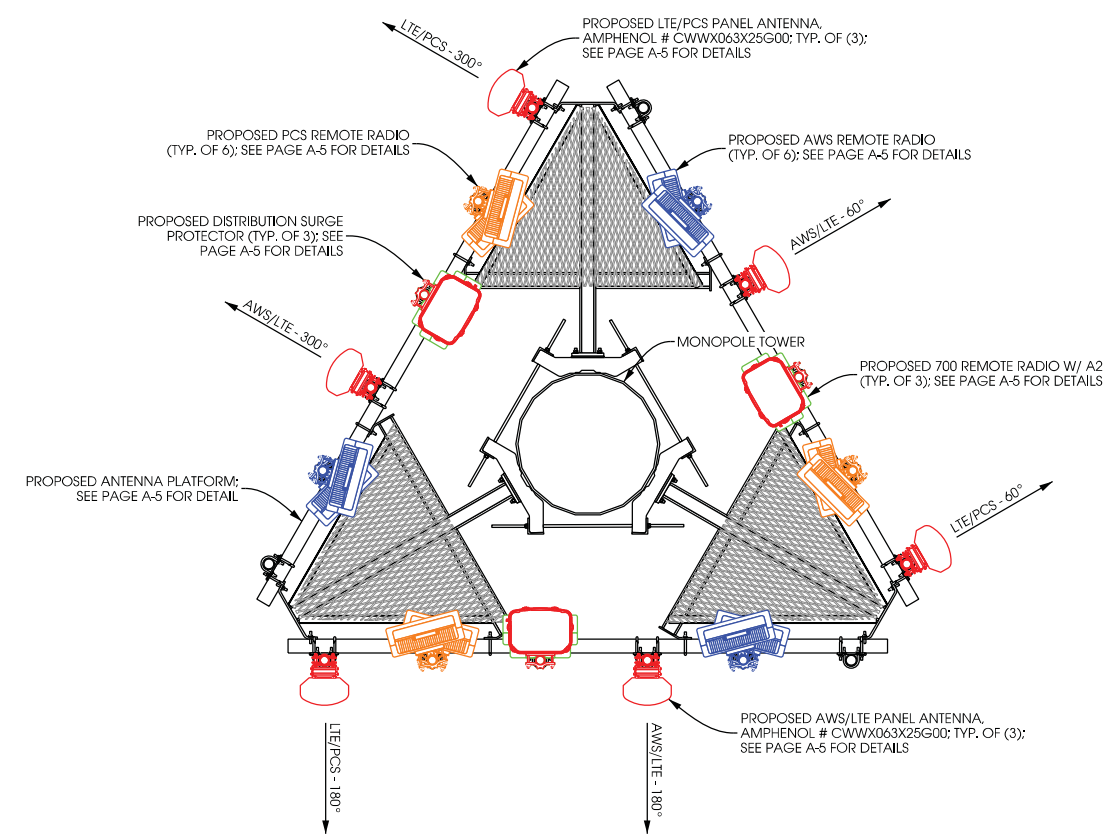
**A TOWER PROFILE [NORTH ELEVATION]**  
 SCALE: 11" x 17" - 1" = 20'-0"  
 22" x 34" - 1" = 10'-0"

- LEGEND:**
- PROPOSED PANEL ANTENNA
  - PROPOSED DISTRIBUTION SURGE PROTECTOR
  - PROPOSED 700 REMOTE RADIO UNIT W/ A2
  - PROPOSED PCS REMOTE RADIO UNIT
  - PROPOSED AWS REMOTE RADIO UNIT

- NOTES:**
- 1.) ALL ANTENNA AZIMUTHS REFERENCED FROM TRUE NORTH.
  - 2.) SEE PAGE A-5 FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.



**NOTE:**  
 UPPER SUPPORT RAILING NOT SHOWN FOR CLARITY



**B ANTENNA & EQUIPMENT ORIENTATION**  
 SCALE: NTS

**TOWER ELEVATION  
 CTY B & SPRING [185953]  
 STOUGHTON, WISCONSIN**

PRELIMINARY DWGS:	INI:
PRELIM DWGS - 01/19/2016	ADP
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
FINAL DWGS V.1 - 03/04/2016	ADP
FINAL DWGS V.2 - 06/16/2016	NAT
CHECKED BY:	PCM
PLOT DATE:	6/16/2016
PROJECT #:	11453
FILE NAME:	A-1.dgn
SHEET NUMBER:	

## LEASE PARCEL

A part of Lot 1 of Certified Survey Map No. 12213, recorded in Volume 75 of Certified Survey Maps, on Page 237, as Document No. 4337357 being a part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27), Township Six (6) North, Range Eleven (11) East, Town of Pleasant Springs, Dane County, Wisconsin, containing 10,000 square feet (0.230 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 27; thence S00°-08'-29"E 70.33 feet along the West line of the NE1/4 of said Section 27; thence N89°-51'-31"E 286.99 feet to the point of beginning; thence N89°-19'-29"E 100.00 feet; thence S00°-40'-31"E 100.00 feet; thence S89°-19'-29"W 100.00 feet; thence N00°-40'-31"W 100.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

## 30 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

A part of Lot 1 of Certified Survey Map No. 12213, recorded in Volume 75 of Certified Survey Maps, on Page 237, as Document No. 4337357 being a part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27), Township Six (6) North, Range Eleven (11) East, Town of Pleasant Springs, Dane County, Wisconsin, containing 16,167 square feet (0.371 acres) of land and being 15 feet each side of and parallel to the following described line:

Commencing at the North Quarter Corner of said Section 27; thence S00°-08'-29"E 70.33 feet along the West line of the NE1/4 of said Section 27; thence N89°-51'-31"E 286.99 feet; thence S89°-19'-29"E 100.00 feet; thence S00°-40'-31"E 115.00 feet to the point of beginning; thence S89°-19'-29"W 115.00 feet to a point hereinafter referred to as Point "A"; thence S00°-43'-45"E 73.00 feet; thence S45°-15'-22"W 34.98 feet; thence S89°-19'-29"W 215.92 feet to the East Right of Way line of Spring Road and the point of termination. Also the following described line: Commencing at aforementioned Point "A"; thence N00°-40'-31"W 115.00 feet to the point of termination. The side lot lines of said easement are to be shorted or elongated to the East Right of Way line of Spring Road. Being subject to any and all easements and restrictions of record.

## PARENT PARCEL

All that parcel of land in Dane County, State of Wisconsin, as more fully described in Deed Doc# 4341513, Parcel 1, ID# 0406/0611-271-8730-0, being known and designated as follows:  
Parcel 1: Lots 1 & 2 of Certified Survey Map No. 12213, recorded in Volume 75 of Certified Survey Maps of Dane County, Wisconsin, Page 238, as Document Number 4337357, in the Town of Pleasant Springs, Dane County, Wisconsin.

## TITLE REPORT REVIEW

Title Report: AMC Settlement Services

Commitment No. 10641125

Effective Date: 08/15/2014

Fee Simple Title Vested In: Donald P. Squire, Jr., a single person

NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent Thereunto Where Specific Encumbrances affect the Lease Site and/or a Pertinent Easement, they are identified as such.

Schedule B-II

(1-9) These are General Statements and not Specific Encumbrances.

(10) -Restrictions recorded 07/24/2007 in Doc# 4337358. **Does Apply. Restrictions covers Parent Parcel.**

-Certified Survey Map Recorded 07/24/2007 in Doc# 4337357. **Does Apply. Covers Parent Parcel.**

-Easement Agreement between David Drotning; James F. Mickowski and Laurie J. Irwin; and J. Robert and Jeanne R. Burrull, recorded 07/23/2007 in Doc # 4336622. **Does Not Apply. Easement located south of proposed tower site.**

-Right of Way contract between Andrew H. Holon and Thea Holton, his wife, and Michigan-Wisconsin Pipe Line Company recorded 06/02/1949 in Doc# 781217. **Does Not Apply. Pipe line right of way is located South of proposed tower site.**

(11-12) These are General Statements and not Specific Encumbrances.