

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
11/10/2014	DCPCUP-2014-02297
Public Hearing Date	
01/27/2015	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ST JOSEPH'S VENTURES LLC	Phone with Area Code (608) 212-3348	AGENT NAME DICK ROGERS	Phone with Area Code (414) 507-3751
BILLING ADDRESS (Number, Street) 1906 W BELTLINE HWY		ADDRESS (Number, Street) 100 W. HENRY CLAY ST	
(City, State, Zip) MADISON, WI 53713		(City, State, Zip) WHITEFISH BAY, WI 53217	
E-MAIL ADDRESS TG@GANSERCOMPANY.COM		E-MAIL ADDRESS RJRASSOC@HOTMAIL.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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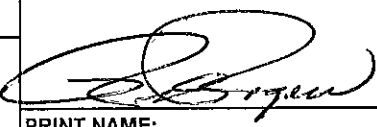
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1906 W. BELTLINE HWY					
TOWNSHIP MADISON	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-344-8720-6		---		---	

CUP DESCRIPTION

CELL TOWER

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.12(2)(J)	1
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials AMA1	SIGNATURE:(Owner or Agent)  PRINT NAME: Richard J. Rogers DATE: Nov. 10, 2014
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COMMENTS: LEASE AREA IS AROUND 1,035 SQUARE FEET.

RJR Associates

Moving Wireless Forward

100 W. Henry Clay St.
Whitefish Bay, WI 53217

Phone: 414-507-3751
Fax: 414-963-9050
rjrassoc@hotmail.com

To the Plan Commission of Dane County, and Town of Madison


This application for a wireless communication facility at 1902 W. Beltline Hwy, is for the purpose maintaining US Cellular's coverage, and capacity for this area of the community.

US Cellular has been notified that it will be losing it's option at their present location at 1762 W. Beltline Hwy, and in an effort to provide better coverage and capacity, proposes this new location which is closer to the Beltline, and ties in with the surrounding sites of the US Cellular network.

After this location is constructed and functional, the existing tower and equipment will be removed.

If you should have any questions, or require additional information, please do not hesitate to contact me.

Regards,



Richard Rogers (agent for US Cellular)
100 W. Henry Clay Street
Whitefish Bay, WI 53217

414-507-3751
rjrassoc@hotmail.com

COMMUNICATION TOWER INFORMATION FORM (CTIF)

CONTACTS				
Property Owner's Name		ST. JOSEPH'S VENTURES LLC		
Property Owner's Mailing Address	1906 W. BETLINE HWY Street	MADISON City	WI State	53713 ZIP
Property Owner's Phone Number		(608) 212-3348		
Agent's Name & Affiliation		RICHARD ROGERS - AGENT FOR U.S. CELLULAR AND TRAVIS GAUSER		
Agent's Relationship to Property Owner		AGENT FOR LEASEHOLDER - U.S. CELLULAR		
Agent's Relationship to the Proposed Tower (e.g. wireless service provider, site acquisition firm, tower builder, etc.)		AGENT		
Agent's Mailing Address	100 W. HENRY LAY Street	WHITEFISH BAY City	WI State	53217 ZIP
Agent's Phone Number		(414) 507-3751		
PROPOSED ACTION				
Current Zoning	COMMERCIAL	CUP Acres	1/2	
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
			Circle One	
If applicable, does the lease area coincide with the proposed CUP area?			<input checked="" type="radio"/> Yes	<input type="radio"/> No
			Circle One	
LOCATION				
Town	TOWN OF MADISON			
PLSS location (Township, Range, 1/4 1/4 Section)	NW 1/4 OF SE 1/4 SEC. 34 T. 7N R9E.			
Parcel Number(s)	0709-344-872D-6,0709-344-0088-2			
Street Address (or Proximity to Nearest Address)	1902 W. BETLINE HWY			
Coordinates in Decimal Degrees (00.000000 Lat., - 00.000000 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
			Circle One	

TOWER DETAILS							
Applicant's Intended Purpose of Tower (e.g. coverage, capacity, other). Explain.		BOTH COVERAGE & CAPACITY TO REPLACE EXISTING TOWER LOCATED AT 1752 W. DELTINE HWY					
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'			
Base/Ground Elevation (ft.)				888.7			
What is the "fall-down radius" (ft.) of the proposed tower?				60'			
Technology to be Initially Sited on the Proposed Tower (e.g. Cellular, PCS, Radio, Television, Microwave, etc.) ⁴				CELLULAR-3G-4G			
Number & elevation (Feet AGL) of Antenna Arrays to be Accommodated		150'	135'	120'			
		1	2	3	4	5	6
Is the primary sponsor of this tower a wireless service provider or a tower builder?		SERVICE PROVIDER		If a wireless service provider, please include FCC license number.			
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					
Lighting Configuration: N/A							
Are there any mitigation measures being taken to minimize the visual impact of this tower? If so, explain. Attach an additional page if necessary. WE ARE REPLACING A FREE-STANDING LATTICE TOWER WITH A MONOPOLE WHICH IS LESS VISUALLY IMPACTING.							
PRELIMINARY INFORMATION ON OPTIONS FOR COLLOCATION ⁵							
What search area radius was used to determine the location of the proposed tower?				RELATION OF EXISTING			
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? <u>2</u> structures. If yes, please attach map showing the location of these structures in proximity to the proposed tower.				<input checked="" type="radio"/> 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?				<input checked="" type="radio"/> Yes		No	
				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. REPLACING EXISTING SITE @ 1752 W. BERTUNE HWY
2. STEALTH STRUCTURE - NO AVAILABLE SPACE
- 3.
- 4.

SUBJECT PROPERTY AND SURROUNDING AREA

What is the current, primary use of the subject property (e.g. residential, agricultural, commercial, etc.)?	RETAIL SHOPPING				
What are the current, primary uses of all properties adjacent to the subject property?	PARKING - BIKE PATH				
What is the current zoning of all properties adjacent to the subject property?	COMMERCIAL				
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?	N/A				
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.	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">Yes</td> <td style="width: 50%; text-align: center;">No</td> </tr> <tr> <td colspan="2" style="text-align: center;">Circle One</td> </tr> </table>	Yes	No	Circle One	
Yes	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?	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">Yes</td> <td style="width: 50%; text-align: center;">No</td> </tr> <tr> <td colspan="2" style="text-align: center;">Circle One</td> </tr> </table>	Yes	No	Circle One	
Yes	No				
Circle One					

Petition # 2297

Public Hearing Date 01/27/14

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments:

Planning Review

- 1. Density Study Needed? Yes / No
 - 2. Determination of Legal Status Yes / No
 - 3. In compliance with Town plan? Yes / No
 - 4. Land Division Compliance? Yes / No
- Splits _____

Comments:

Contacts / Correspondence: (date: Issue)



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

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>ST. JOSEPH'S VENTURES LLC</u>	Agent	<u>RICHARD ROGERS</u>
Address	<u>1906 W. BELTLINE HWY, MADISON 53713</u>	Address	<u>100 W. HENRY CLAY ST.</u>
Phone	<u>608-212-3348</u>	Phone	<u>WHITEFISH BAY, WI 53217</u>
Email	<u>TG@GAMUSERCOMPANY.COM</u>	Email	<u>rjrassoc@hotmail.com</u>

Parcel numbers affected: 0709-344-8920-6, ~~0709-344-0088-1~~ Town: MADISON Section: 34
0709-344-0088-1 Property Address: _____

Existing/ Proposed Zoning District : COMMERCIAL

- o Type of Activity proposed: WIRELESS COMMUNICATION FACILITY
- o Hours of Operation 7-24
- o Number of employees 0
- o Anticipated customers 0
- o Outside storage N/A
- o Outdoor activities N/A
- o Outdoor lighting N/A
- o Outside loudspeakers N/A
- o Proposed signs FCC REGISTRATION NUMBER
- o Trash removal N/A
- 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: [Signature] 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.
SITE IS UNMANNED AND IN NO WAY WILL COMPROMISE THE PUBLIC SAFETY, HEALTH OR WELFARE OF COMMUNITY.
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.
SITE IS BEHIND EXISTING RETAIL CENTER AND WILL NOT DIMINISH EXISTING USE OR ACTIVITY OF EXISTING RETAILERS OR TRAFFIC.
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.
THIS CUP WILL NOT IMPEDE ANY FUTURE DEVELOPMENT AS THERE IS NO AVAILABLE SPACE FOR DEVELOPMENT.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
YES - SEE PLANS
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
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
YES.

COPY 22297 Legend (see pg 7)

Edge
 Consulting Engineers, Inc.
 681 Water Street
 Milwaukee, WI 53233
 (414) 441-1400
 www.edgeinc.com

U.S. Cellular
 8410 BRYN MAWR AVENUE
 CHICAGO, IL 60631

MERIDIAN
 SURVEYING, LLC
 18274 Fritzsche
 Wauwatosa, WI 53226
 Office: 920-935-0881
 Fax: 920-213-0821

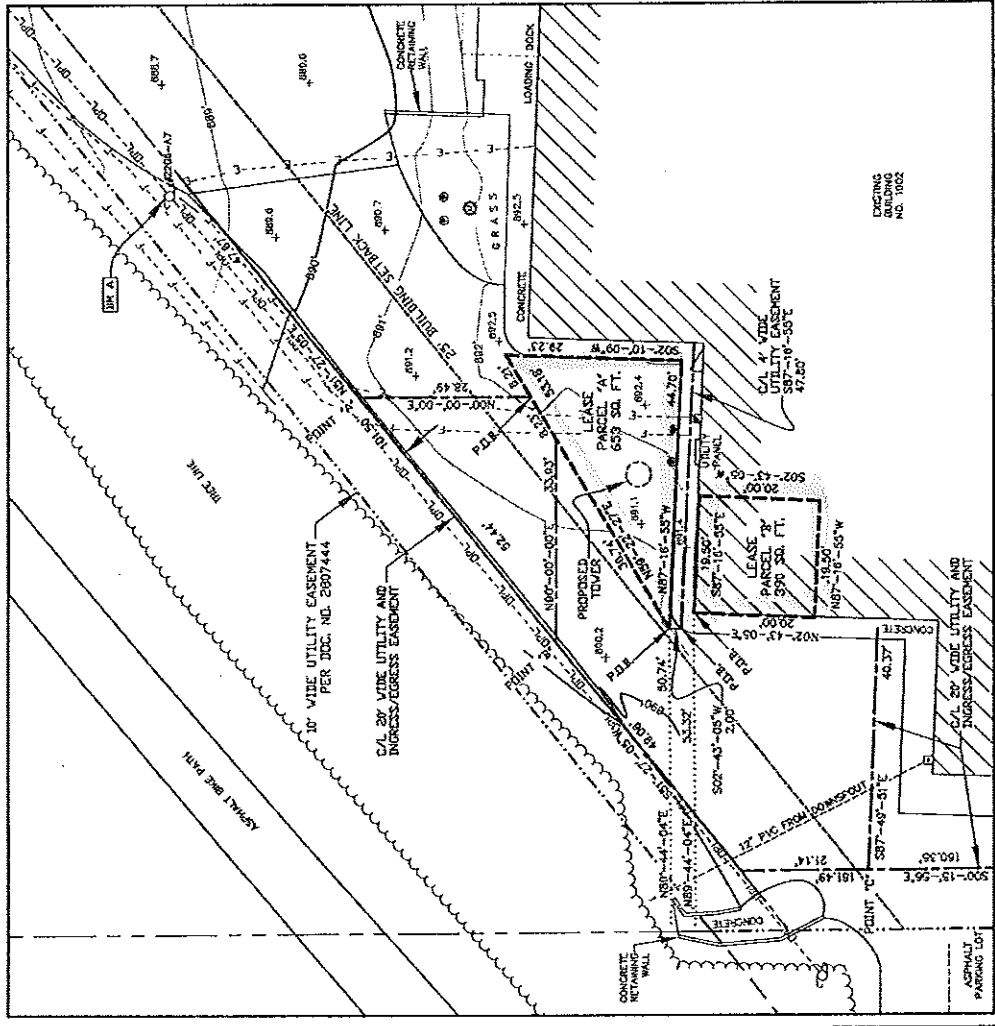
SITE NAME: BELTLINE & FISH HATCHERY ROAD
SITE NUMBER: 782570
SITE ADDRESS: 1902 N. BELTLINE HWY
 MADISON, WI 53713

PROPERTY OWNER: ST. JOSEPH'S VENTURES, LLC
 1906 W. BELTLINE HIGHWAY
 MADISON, WI 53713
PARCEL NO.: 0709-344-8720-8
DEED: DOCUMENT NO. 3056614
ZONED: COMMERCIAL

EXHIBIT MAP
 FOR
US CELLULAR
 BEING A PART OF THE NW/4 OF THE
 SE1/4, SECTION 34, T7N., R9E.,
 TOWN OF MADISON, DANE COUNTY,
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
1	8-23-14	Added Lease & Easements	J.D.
2	9-16-14	Added Survey Labels	J.D.
3	10-14	Added Lease & Easements	J.D.
4	1-24-15	Preliminary Survey	J.D.
5	3-24-15	DESCRIPTION	J.D.
DRAWN BY: J.D.			FIELD WORK DATE: 3-21-14
CHECKED BY: S.C.D.			FIELD ERROR: N-20, PG. 84
JOB NO.: 7582-87625			SHEET 2 OF 3

- LEGEND-**
- 1" X 16" IRON PIPE SET
 - 6" NAIL SET
 - 1" IRON PIPE FOUND
 - COUNTY MONUMENT FOUND
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER
 - DOWN SPOUT
 - TELEPHONE PEDESTAL
 - ELECTRIC TRANSFORMER
 - WELL HEAD
 - METAL POST
 - EXISTING GUY ANCHOR
 - EXISTING POWER POLE
 - LIGHT POLE
 - OVERHEAD ELECTRIC
 - BURIED FIBER OPTIC
 - BURIED ELECTRIC
 - PROPERTY LINE
 - B.O.C. = BACK OF CURB



WETLAND NOTICE:
 THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DOCUMENTATION CONDUCTED 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 PARCEL. THIS SURVEY REPRESENTS THE LOGE AREA AND DIMENSIONS ONLY. NO STRUCTURES SHALL BE PLACED WITHIN THE BUILDING SETBACK LINES UNLESS APPROVED VARIANCES ARE IN PLACE.

BEARINGS REFERENCED TO THE EAST
 LINE OF THE SECTION 34, T7N., R9E.,
 FROM BEARS 400-15-55 W.

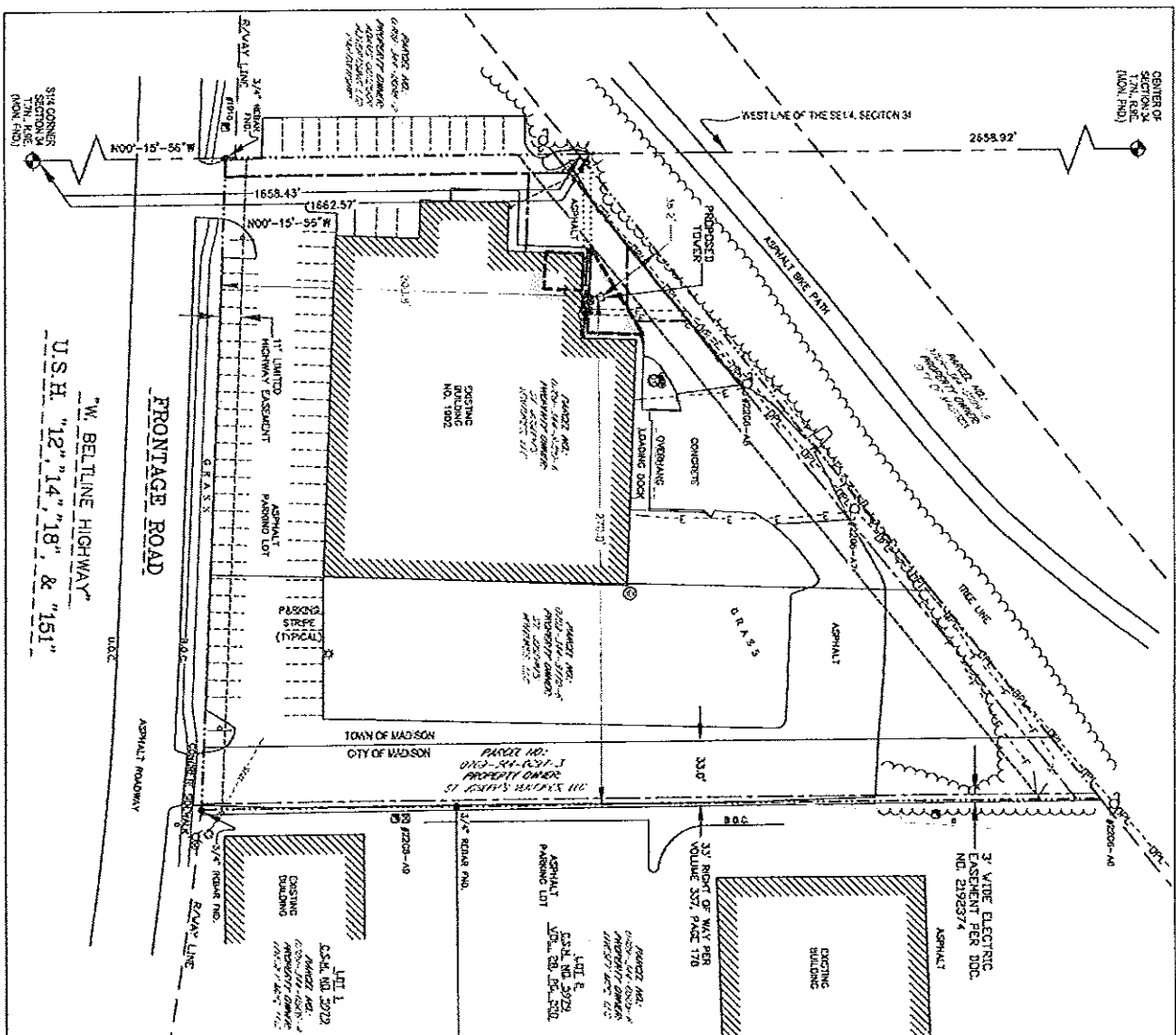
GRAPHIC SCALE
 1 inch = 20 ft

BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET 8" NAIL IN SOUTH FACE OF POWER POLE #2528-A7,
 41.0' ABOVE GROUND LEVEL, NORTH OF BUILDING
 ELEVATION: 885.7'

WISCONSIN SURVEYOR
 CRAIG A. KEACH
 S-2333
 AENEA
 WIS.

PROFESSIONAL CERTIFICATE
 I, Craig A. Keach, hereby certify that none of the property described hereon is within a flood plain as defined by FEMA.

DATE: 23RD DAY OF JUNE, 2014
Craig A. Keach
 REGISTERED LAND SURVEYOR



LEGEND

- = 1" X 1.8" IRON PIPE SET
- = 6" NATL SET
- ⊕ = 1" IRON PIPE FOUND
- ⊙ = COUNTY MONUMENT FOUND
- ⊖ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊖ = SANITARY SEWER
- ⊖ = DOWN SPOUT
- ⊖ = TELEPHONE PEDESTAL
- ⊖ = ELECTRIC TRANSFORMER
- ⊖ = WELL HEAD
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- ⊖ = SANITARY SEWER
- ⊖ = BURIED ELECTRIC
- ⊖ = PROPERTY LINE
- ⊖ = B.O.C. = BACK OF CURB

PROPOSED TOWER BASE

LATITUDE: 43°-02'-08.67"
 LONGITUDE: 89°-24'-48.99"
 (Per North American Datum of 83/91)
 Ground Elevation: 891.5' A.M.S.L.
 (Per North American Vertical Datum of 1988)

BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SE1/4, SECTION 34, T7N, R9E, WHICH BEARS: N99°-15'-56"W

VICINITY MAP

W. BRADDER RD.
 FRONTAGE RD.
 BRYANT RD.
 GREENWAY CROSS
 LATHAM DR.
 FISH HATCHERY RD.
 BELTLINE HWY
 U.S.H. "12", "14", "18", "151"

GRAPHIC SCALE

1" = 80 FT.

0 30 60 90 120

WISCONSIN LAND SURVEYOR

CRANSA
 KEACH
 S-2133
 REINHOLD
 VLS

Dated this 23rd day of June 2014

CRANSA KEACH REINHOLD VLS

SURVEYED FOR:

Edge
 Consulting Engineers, Inc.
 624 Water Street
 Plover, WI 53078
 920.424.0000
 800.424.1847 fax
 www.edgecorp.com

SURVEYED FOR:

US Cellular
 3110 BRUNN MARK AVENUE
 OCHOKO, IL 60051

PROPERTY OWNER:
 ST. JOSEPH'S VENTURES, LLC
 1905 W. BELTLINE HIGHWAY
 MADISON, WI 53713

PARCEL NO.: 0709-344-8720-8

DEED: DOCUMENT NO. S056814

ZONED: COMMERCIAL

EXHIBIT MAP
 FOR
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 TOWN OF MADISON, DANE COUNTY,
 WISCONSIN

4	5-23-14	Added Lapse & Extension	L/D
3	5-16-14	Added Survey Locations	L/D
2	4-10-14	Added Lapse & Extension	L/D
1	3-24-13	Final/Initial Survey	L/D
NO.	DATE	DESCRIPTION	BY
004HW BR.	L/D	PRO WORK	J-21-14
CHECKED BY:	S.C.D.	FIELD BOOK	4-29, 6-24
APP NO.:	2592-01605	SHEET	1 OF 3

MERIDIAN SURVEYING, LLC
 1873/1874 Phoenix I
 Menomonie, WI 54852
 Phone: 920-893-0881
 Fax: 920-713-0037

SURVEYING, LLC
 1902 W. BELTLINE HWY
 MADISON, WI 53713

SITE NAME:
 BELTLINE & FISH HATCHERY ROAD

SITE NUMBER:
 782570

MERIDIAN SURVEYING
N8774 FIRELANE I
MENASHA WISCONSIN 54952
PHONE 920-993-0881
FAX 920-273-6037



MERIDIAN
SURVEYING, LLC

I-A CERTIFICATION

FOR US CELLULAR

SITE NAME BELTLINE & FISH HATCHERY ROAD SITE NUMBER 782570

SITE ADDRESS 1902 W. Beltline Highway, Madison, WI 53713

CENTER OF PROPOSED TOWER:
NAD 83/91

● LATITUDE: 43°-02'-09.67"

● LONGITUDE: 89°-24'-48.99"

Ground Elevation 891.5' AMSL

(N.G.V.D. 1988 Datum)

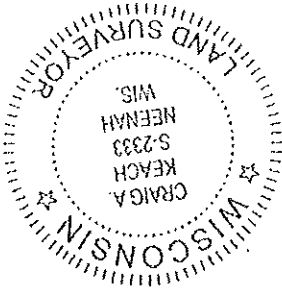
This is to certify that the above information is accurate to within
+/- 15 Feet in the Horizontal
+/- 3 Feet in the Vertical

Registered Land Surveyor: Craig A. Keach

S-2333

Date 6-23-2014

Registration No. State of Wisconsin



SURVEYED FOR:

Edge
 Consulting Engineers, Inc.
 404 Water Street
 Appleton, WI 54911
 920.844.1400
 4044411509 fax
 www.edgeconsulting.com

SURVEYED FOR:

U.S. Cellular
 P.O. BOX 1498
 CHELSEA, IL 60331

MERIDIAN
 SURVEYING, LLC
 1807 1/2 Federal
 Madison, WI 53713
 608.261.8881
 608.261.8207

SITE NAME:
 BELTUNE & FISH HATCHERY ROAD

SITE NUMBER:
 782570

SITE ADDRESS:
 1902 W. BELTUNE HWY
 MADISON, WI 53713

PROPERTY OWNER:
 ST. JOSEPH'S NURSING, LLC
 1906 W. BELTUNE HIGHWAY
 MADISON, WI 53713

PARCEL NO.: 0708-344-8720-6

DEED, DOCUMENT NO. 9056614

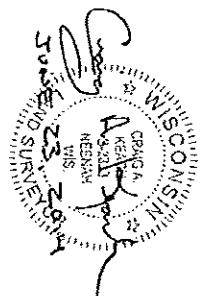
ZONED: COMMERCIAL

EXHIBIT MAP
 FOR
US CELLULAR
 BEING A PART OF THE NW 1/4 OF THE
 SE 1/4, SECTION 34, T17N, R.9E,
 TOWN OF MADISON, DANE COUNTY,
 WISCONSIN

NO.	DATE	REVISION	BY
1	6-22-14	Added Labels & Dimensions	U.S.
2	8-18-14	Added Survey Data	U.S.
3	10-14-14	Added Labels & Dimensions	U.S.
4	3-22-15	Preparatory Survey	U.S.
5	3-22-15	REVISION	BT

DATE: 3-27-14
FIELD WORK: 3-27-14

DRAWN BY: S.C.D. **FIELD BOOK:** W-20, PG. 44
APP. NO. 7582-81605 SHEET 3 OF 3



PROPOSED LEASE PARCEL "A"

A part the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Seven (7) North, Range Nine (9) East, Town of Madison, Dane County, Wisconsin, containing 635 square feet (0.015 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 34, thence N00°-13'-56" W 1,662.57 feet along the West line of the SE1/4 of said Section 34, thence N89°-44'-04" E 50.74 feet to the point of beginning, thence S87°-16'-55" E 19.50 feet; thence S02°-43'-05" W 20.00 feet; thence N87°-16'-55" W 44.70 feet to the point of beginning, being subject to any and all easements and restrictions of record.

PROPOSED LEASE PARCEL "B"

A part the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Seven (7) North, Range Nine (9) East, Town of Madison, Dane County, Wisconsin, containing 390 square feet (0.009 acres) of land and being described by:

Commencing at the South Quarter Corner of said Section 34, thence N00°-15'-56" W 1,658.43 feet along the West line of the SE1/4 of said Section 34, thence N89°-44'-04" E 51.12 feet to the point of beginning, thence S87°-16'-55" E 19.50 feet; thence S02°-43'-05" W 20.00 feet; thence N87°-16'-55" W 19.50 feet; thence N02°-43'-05" E 20.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

PROPOSED 20' WIDE UTILITY AND EGRESS/EGRESS EASEMENT

A part the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Seven (7) North, Range Nine (9) East, Town of Madison, Dane County, Wisconsin, containing 1,776 square feet (0.176 acres) of land and being Ten (10) feet each side of and parallel to the following described line:

Commencing at the South Quarter Corner of said Section 34, thence N00°-15'-56" W 1,662.57 feet along the West line of the SE1/4 of said Section 34, thence N89°-44'-04" E 50.74 feet; thence S87°-16'-55" E 19.50 feet to the point of beginning, thence N00°-02'-00" E 28.49 feet to a point herein after referred to as Point "A", thence N51°-27'-05" E 47.67 feet to the point of termination; also beginning at said Point "A", thence S51°-27'-05" W 52.44 feet to a point herein after referred to as Point "B", thence N90°-00'-00" E 13.93 feet to the point of termination, also beginning at said Point "B", thence S81°-27'-05" W 49.06 feet; thence S00°-15'-56" E 21.14 feet to a point herein after referred to as Point "C", thence S87°-49'-51" E 40.37 feet to the point of termination; also beginning at said Point "C", thence S00°-15'-56" E 180.25 feet to a point on the north line of the West Beltline Highway and the point of termination. The side lot lines of said easement are to be abandoned or relinquished to terminate on said north line of the West Beltline Highway.

4' WIDE UTILITY EASEMENT

A part the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-four (34), Township Seven (7) North, Range Nine (9) East, Town of Madison, Dane County, Wisconsin, containing 191 square feet (0.004 acres) of land and being Two (2) feet each side of and parallel to the following described line:

Commencing at the South Quarter Corner of said Section 34, thence N00°-15'-56" W 1,662.57 feet along the West line of the SE1/4 of said Section 34, thence N89°-44'-04" E 50.74 feet; thence S02°-43'-05" W 2.00 feet to the point of beginning; thence S87°-16'-55" E 47.60 feet to the point of termination.



**BELTLINE & FISH HATCHERY [#782570]
MADISON, WISCONSIN
ZONING DRAWINGS
150' MONOPOLE TOWER
MAY 2014**

Edge
Consulting Engineers, Inc.
401 West Street
Madison, WI 53703
608.241.1500
www.edgece.com

TITLE SHEET
BELTLINE & FISH HATCHERY [#782570]
MADISON, WISCONSIN

DATE	05/05/14
PROJECT	150' MONOPOLE TOWER
CLIENT	U.S. CELLULAR
DESIGNER	EDGE CONSULTING ENGINEERS, INC.
CHECKED BY	DAVID L. JOHNSON
DRAWN BY	DAVID L. JOHNSON
SCALE	AS SHOWN
SHEET NUMBER	T-1

PROJECT INFO:

SITE LOCATION:
NO. 1711 ADDRESS
W. BELTLINE HWY
MADISON, WI 53717

SITE #: 782570

PROPERTY OWNER:
ST. JOSEPH'S VENTURES, LLC
1700 W. BELTLINE HIGHWAY
MADISON, WI 53715

PC INFORMATION (MAD 1983/91):
-PROPOSED TOWER BASE:
LAT: XX°XX'XX"XX"
LONG: XX°XX'XX"XX"
GROUND ELEVATION (NGVD 88): 888.77

PLUS INFORMATION:
BEING A PART OF THE NW1/4 OF THE SE1/4
SECTION 17, T12N, R10E,
TOWNSHIP 12 NORTH,
RANGE 10 EAST,
DANE COUNTY, WISCONSIN

PARCEL NUMBER: 0705-344-8720-6, 0705-344-0089-2

ZONED: COMMERCIAL

PROJECT DIRECTORY:

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC.
604 WATER STREET
PRAIRIE DU SAC, WI 53758
CONTACT: DAVID L. JOHNSON
PHONE: 608.644.1449

CLIENT:
U.S. CELLULAR - MADISON
5117 WEST TERRACE DRIVE
MADISON, WI 53719
CONTACT: JANISIA FODOROSSO
PHONE: 608.441.4549

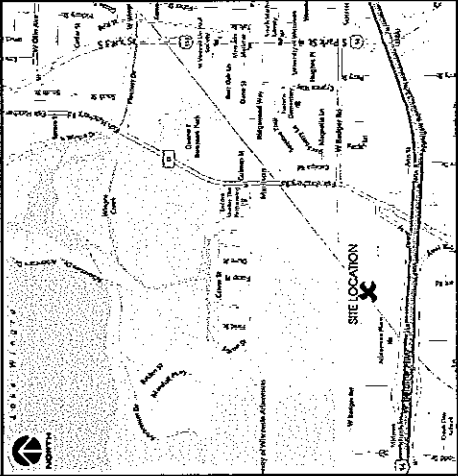
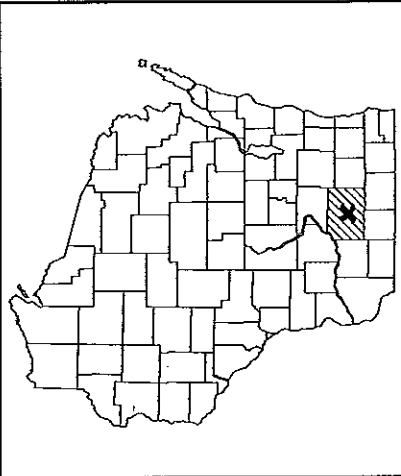
SITE ACQUISITION:
WIRELESS PLANNING, LLC
100 W. HENRY CLAY STREET
WHITEFISH BAY, WI 53717
CONTACT: DICK ROGERS
PHONE: 414.983.0650

SURVEYORS:
MEREDIAN SURVEYING, LLC
1877A FRIELANE 1
MENASHA, WI 54952
CONTACT: CRAIG KEACH
PHONE: 920.793.0881

SHEET INDEX:

NO.:	PAGE TITLE:
T-1	TITLE SHEET
T-3	SITE SURVEY *
C-1	SITE PLAN
C-2	COMPOUND PLAN
A-1	TOWER ELEVATION

* PREPARED BY OTHERS



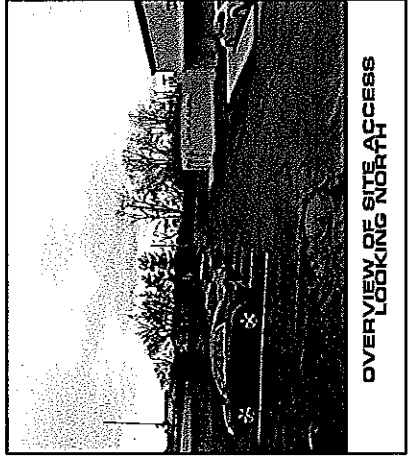
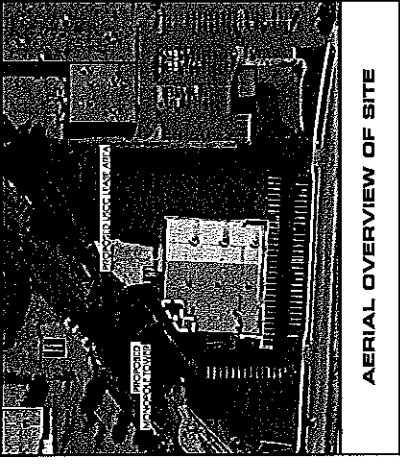
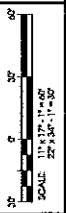
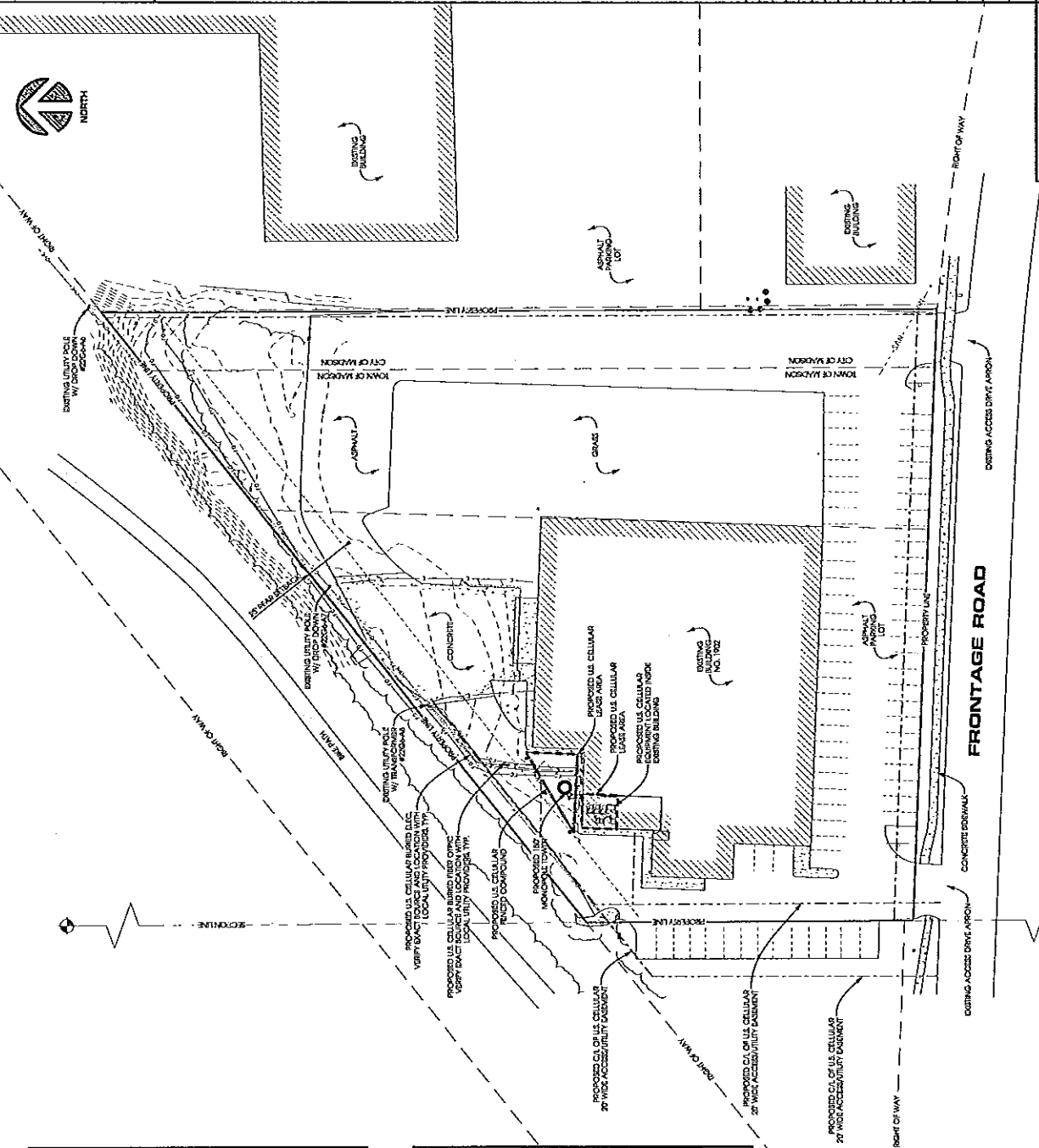
SITE LOCATION MAPS

SITE PLAN
BELTLINE & FISH HATCHERY (#782570)
MADISON, WISCONSIN

DATE	08/11/11
DESIGNED BY	AM/LJK
CHECKED BY	AM/LJK
SCALE	AS SHOWN
PROJECT #	110000
SHEET #	1
TITLE	CONCRETE SIDEWALK
DATE	08/11/11
SCALE	AS SHOWN
PROJECT #	110000
SHEET #	1
TITLE	CONCRETE SIDEWALK

C-1
 SHEET NUMBER

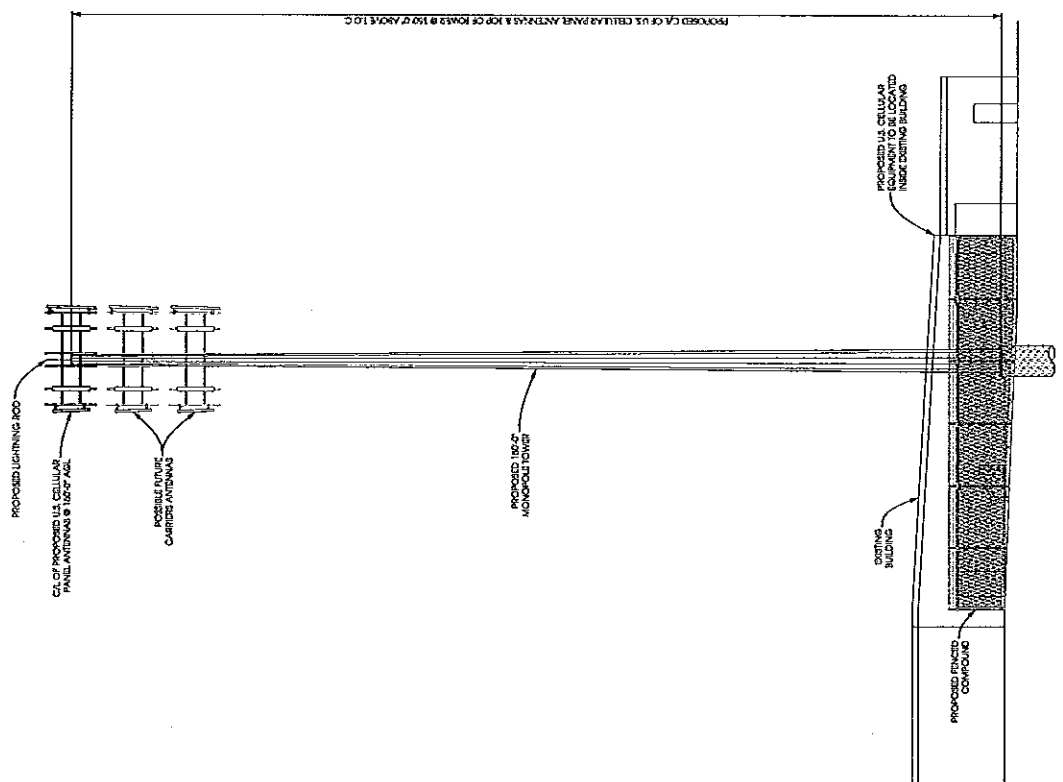
© 2011 EDGE CONSULTING ENGINEERS, INC.



TOWER ELEVATION
BELTLINE & FISH HATCHERY [#782670]
MADISON, WISCONSIN

DATE	2009.04.22
DESIGNER	JOHN D. WILSON
CHECKED	JOHN D. WILSON
PROJECT	BELTLINE & FISH HATCHERY
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	REVISED PER PERMITS
3	REVISED PER PERMITS
4	REVISED PER PERMITS
5	REVISED PER PERMITS
6	REVISED PER PERMITS
7	REVISED PER PERMITS
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99	REVISED PER PERMITS
100	REVISED PER PERMITS

A-1
 SHEET NUMBER



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

NOTE:
 THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT
 CONSTITUTE AN OFFER OF ANY SERVICE OR PRODUCT.
 ALL ANTENNA ASSEMBLIES TO BE FROM TRUE NORTH.

TITLE SHEET
BELTLINE & FISH HATCHERY (782570)
MADISON, WISCONSIN

DATE	11/01/2011
DRAWN BY	JK
CHECKED BY	JN
SCALE	N/A
PROJECT	782570
TITLE	TITLE SHEET
SHEET NUMBER	T-1

PHOTO LOCATION DESCRIPTION:

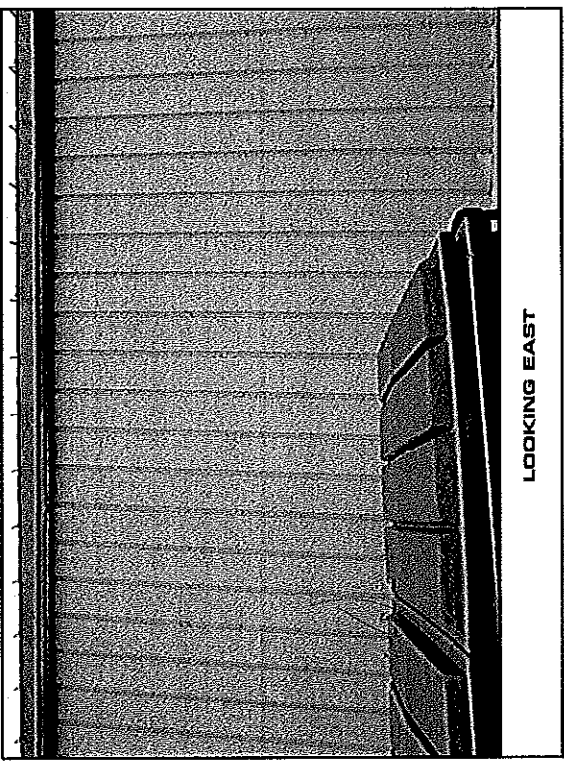
- NORTH PHOTO SIM FROM THE END OF W BADGER RD APPROXIMATE ELEVATIONS (PER GOOGLE EARTH)
 - PHOTO ELEVATION: 875'
 - TOWER ELEVATION: 887'
 - APPROXIMATE DISTANCE FROM PHOTO LOCATION TO PROPOSED TOWER: 729'
- EAST PHOTO SIM FROM THE PARKING LOT EAST OF PROPOSED TOWER
 - PHOTO ELEVATIONS (PER GOOGLE EARTH)
 - TOWER ELEVATION: 887'
 - APPROXIMATE DISTANCE FROM PHOTO LOCATION TO PROPOSED TOWER: 727'
- SOUTH PHOTO SIM FROM W BELTLINE ACCESS RD
 - APPROXIMATE ELEVATIONS (PER GOOGLE EARTH)
 - TOWER ELEVATION: 907'
 - TOWER ELEVATION: 887'
 - APPROXIMATE DISTANCE FROM PHOTO LOCATION TO PROPOSED TOWER: 327'
- WEST PHOTO SIM FROM SW CORNER OF W BADGER RD
 - APPROXIMATE ELEVATIONS (PER GOOGLE EARTH)
 - TOWER ELEVATION: 889'
 - PHOTO ELEVATION: 887'
 - APPROXIMATE DISTANCE FROM PHOTO LOCATION TO PROPOSED TOWER: 467'

PHOTO SIMULATION NOTES:

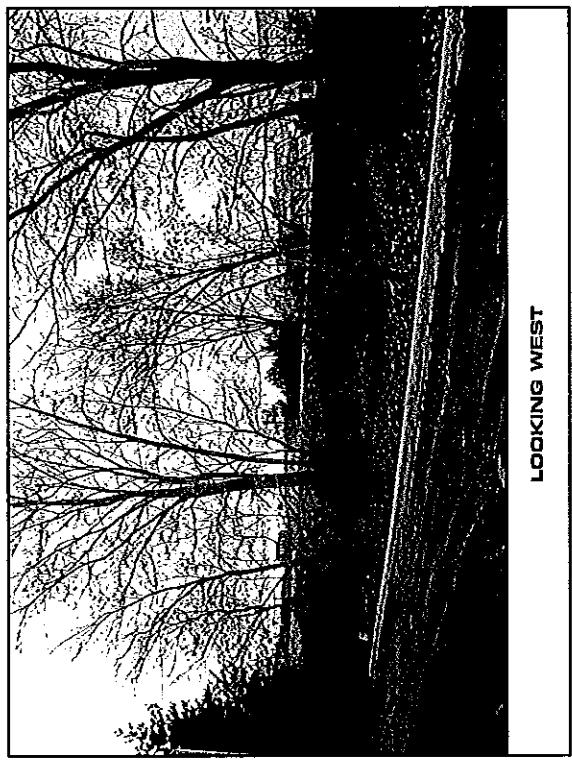
- THESE PHOTO SIMULATIONS ARE AN INTERPRETATION OF THE GENERAL APPEARANCE OF THE PROPOSED INSTALLATION. EACH PHOTO SIMULATION IS BASED ON THE FOLLOWING CRITERIA OR ASSUMPTIONS IDENTIFIED:
 - THE FINAL TOWER DESIGN AND DIMENSIONS WERE NOT AVAILABLE AT THE TIME THE PHOTO SIMULATION WAS PREPARED. THEREFORE A TYPICAL TOWER ANTENNA OF SIMILAR SIZE WAS UTILIZED FOR SIMULATION PURPOSES
 - AN OBJECT OF KNOWN HEIGHT WAS NOT AVAILABLE FOR REFERENCE IN THE DIRECT VICINITY OF THE TOWER LOCATION, LIMITING RELIABILITY OF THE HEIGHT INTERPRETATION
 - THE HORIZON LINE AT THE PROPOSED TOWER BASE IS NOT VISIBLE; A HORIZON LINE HAS BEEN ESTIMATED AT THE TOWER BASE FOR THE PHOTO SIMULATIONS
 - PHOTO SIMULATIONS GENERATED USING A SIMILAR TOWER OF SIMILAR HEIGHT AT A SIMILAR DISTANCE. ARTISTIC INTERPRETATIONS UTILIZED TO ESTIMATE THE APPROXIMATE TOWER SIZE AND APPEARANCE
 - THE DIFFERENCE IN ELEVATION BETWEEN THE PHOTOGRAPH LOCATION AND TOWER LOCATION HAS BEEN TAKEN INTO CONSIDERATION
 - THE TOPOGRAPHICAL FEATURES BETWEEN THE PHOTOGRAPH LOCATION INTERPRETED AS BEST AS POSSIBLE. THE VISIBILITY OF THE TOWER WILL BE DRAMATICALLY REDUCED WITHIN AREAS OF MATURE TREESCAN AND VALLEYS AND INCREASED WITHIN LARGE OPEN FIELDS AND AT HIGHER ELEVATIONS



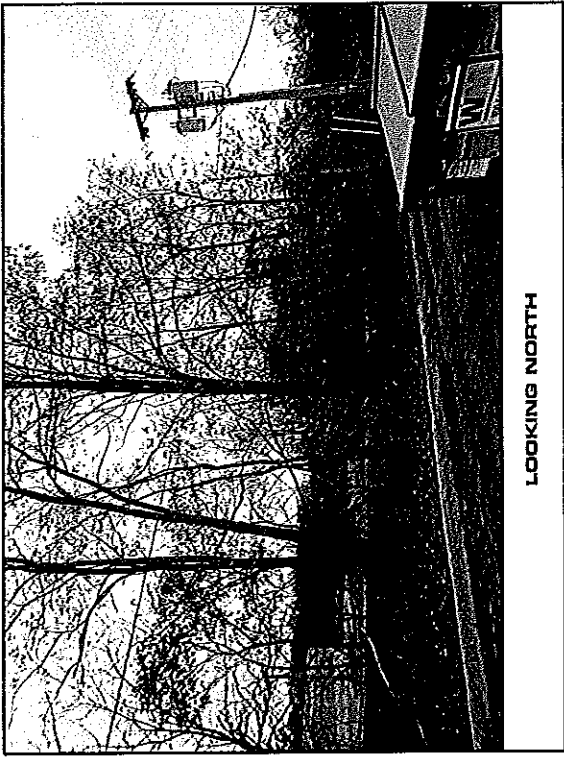
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 PHOTO ENVELOPE: 11/20/14
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 PROJECT NO.:
 SHEET NO.:
 SHEET TOTAL:
 COUNTY: WI
 CITY: FISH LAKE
 CHECKED BY: JCS
 PROJECT: 11/20/14
 PROJECT #: 1004
 JOB#: 1004
 REF: N/A
 PLOT: 11/20/14
 SHEET NUMBER: PS-1



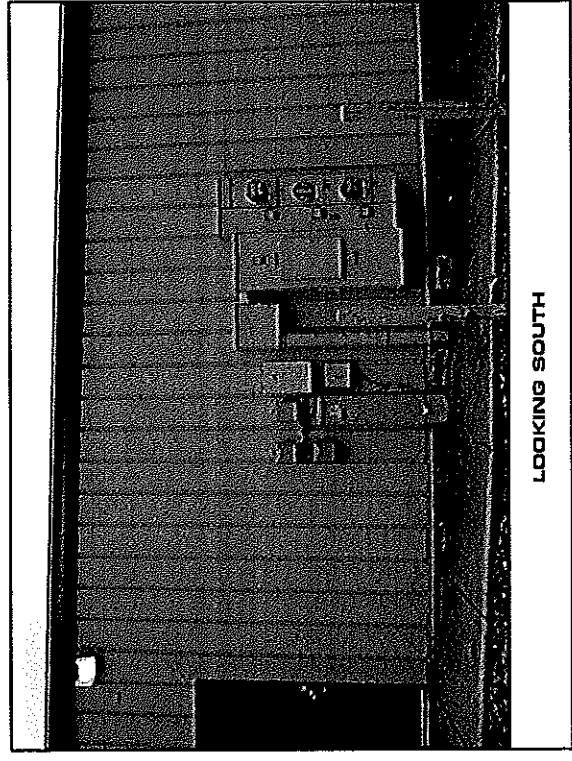
LOOKING EAST



LOOKING WEST



LOOKING NORTH



LOOKING SOUTH

PS-2

SHEET NUMBER

PROJECT NAME

OWNER

PROJECT NO.

DATE

PROJECT TYPE

PROJECT LOCATION

PROJECT DESCRIPTION

PROJECT CONTACT

PROJECT PHONE

PROJECT FAX

PROJECT E-MAIL

PROJECT WEBSITE

PROJECT ADDRESS

PROJECT CITY

PROJECT STATE

PROJECT ZIP

PROJECT COUNTY

PROJECT REGION

PROJECT COUNTRY

PROJECT TIMEZONE

PROJECT CURRENCY

PROJECT LANGUAGE

PROJECT UNIT

PROJECT SCALE

PROJECT COLOR

PROJECT STYLE

PROJECT THEME

PROJECT FONT

PROJECT LINE

PROJECT POINT

PROJECT CURVE

PROJECT TOLERANCE

PROJECT ACCURACY

PROJECT DATUM

PROJECT ELEVATION

PROJECT AREA

PROJECT PERIMETER

PROJECT VOLUME

PROJECT MASS

PROJECT MOMENT

PROJECT ENERGY

PROJECT POWER

PROJECT FORCE

PROJECT STRESS

PROJECT STRAIN

PROJECT DEFORMATION

PROJECT DYNAMIC

PROJECT STABILITY

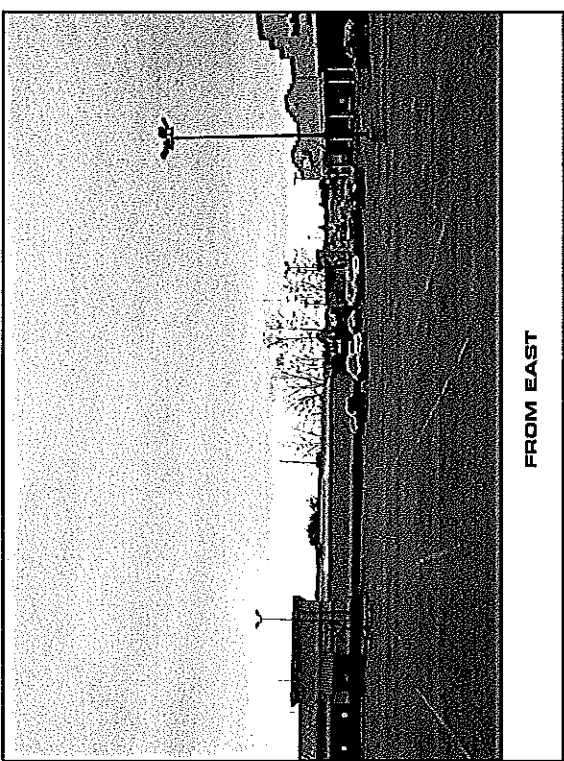
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PROJECT SAFETY

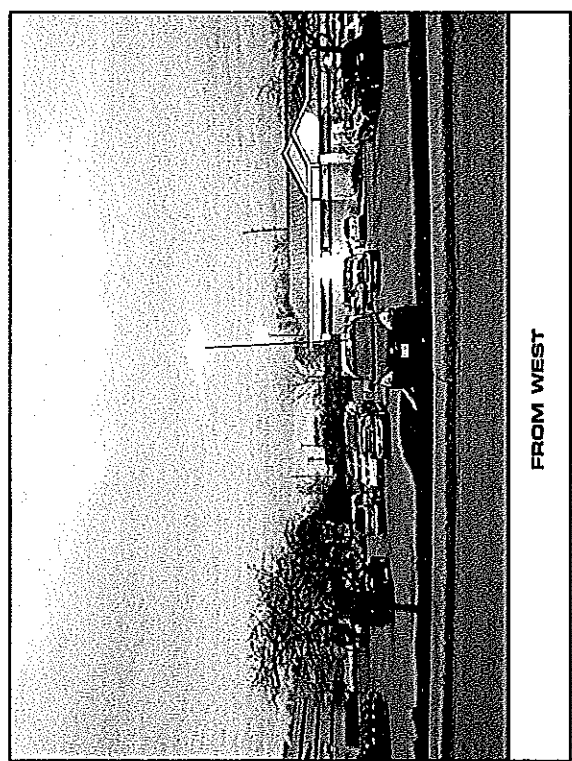
PROJECT RISK

FROM ADJACENT PROPERTIES
MADISON, WISCONSIN
BELLIN & FISH HATCHERY (788570)

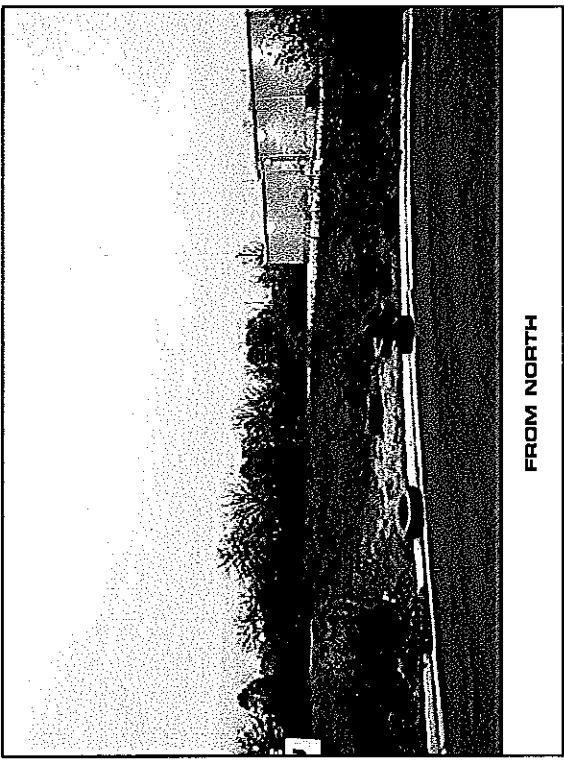
Edge Consulting Engineers, Inc.
421 Water Street
Madison, WI 53703
608.544.1549 Fax
www.edgece.com



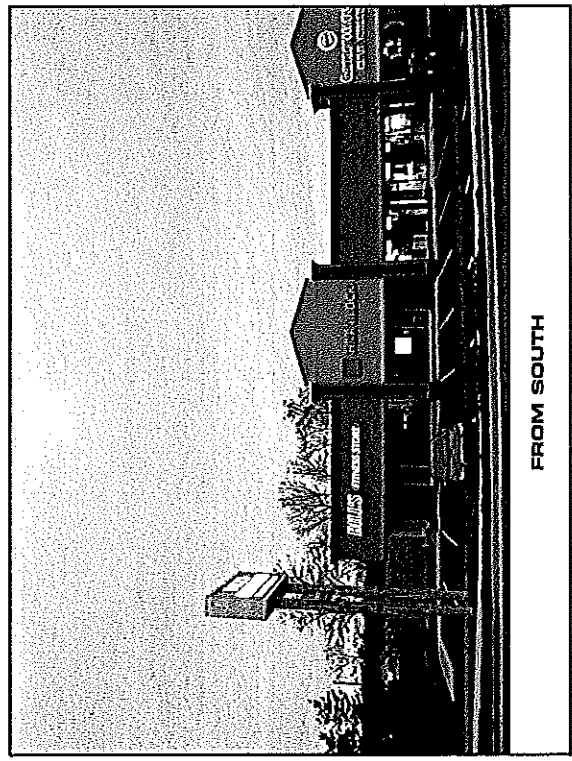
FROM EAST



FROM WEST



FROM NORTH



FROM SOUTH

SHEET NUMBER

DATE

PROJECT #

LOT #

PROJECT A

PLAT DATE

CONCORD BY

DATE

DRAWN BY

BY

REVISIONS

PHOTO

DATE

BY

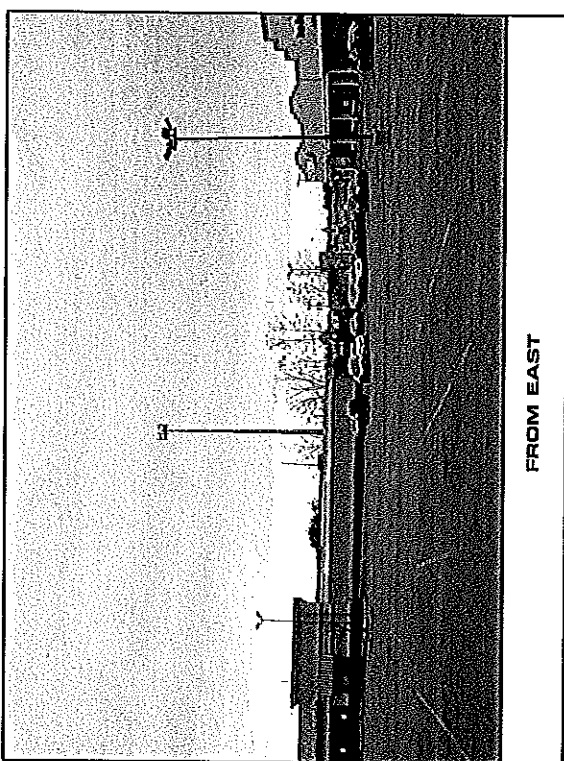
SCALE

DATE

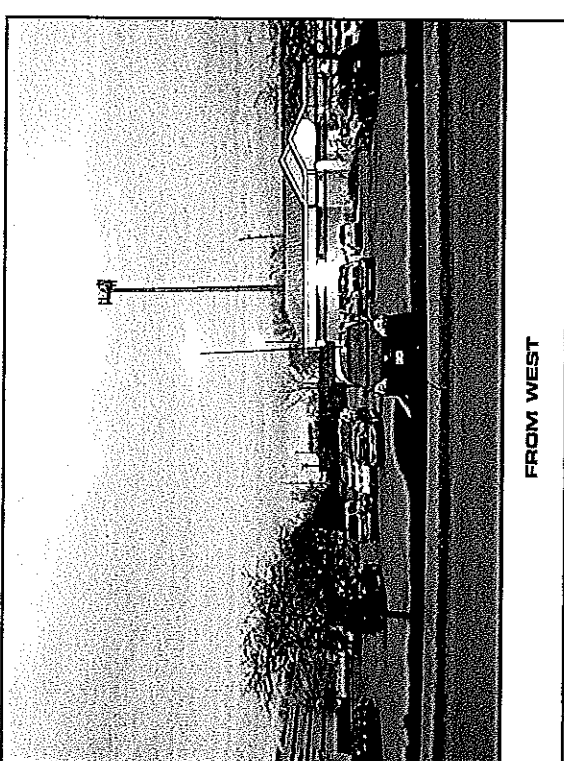
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FROM ADJACENT PROPERTIES
BELTLINE & FISH HATCHERY (782570)
MADISON, WISCONSIN

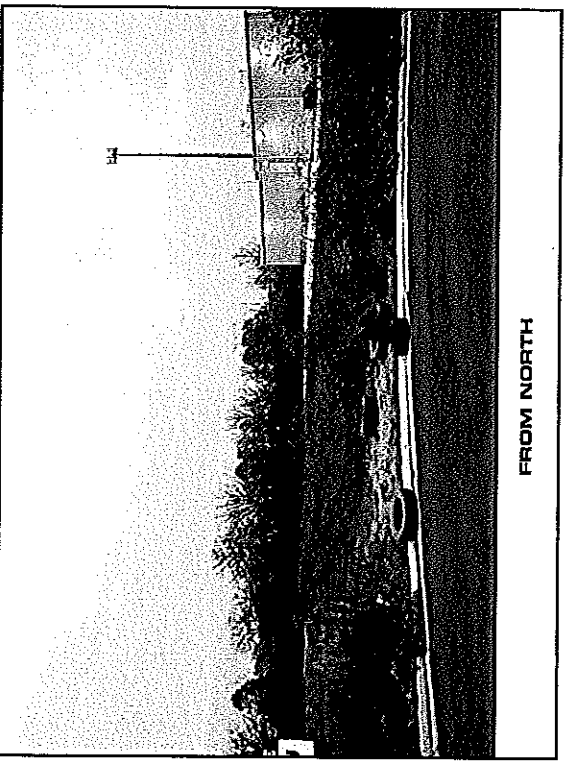
Edge Consulting Engineers, Inc.
427 West Street
Madison, WI 53703
608.444.1579 fax
608.444.1579 cell
www.edgecs.com



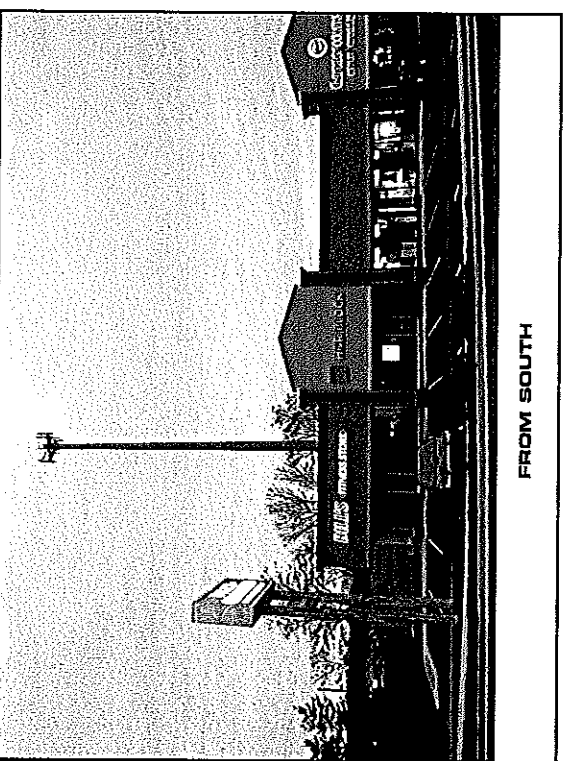
FROM EAST



FROM WEST



FROM NORTH



FROM SOUTH