April 20, 2017

Dane County Planning and Development Zoning Division
City County Building
Room 116
210 Martin Luther King, Jr., Boulevard
Madison, WI 53703-3342

RE: AT&T New Site Build – 4614 County Highway A– Site 12716346

To Whom It May Concern,

This is a submittal package from SAC Wireless, on behalf of AT&T, requesting the necessary approvals for our scope of work for a new AT&T facility located at 4614 County Highway A. Enclosed in this package you will find a submittal for a conditional use permit application.

Please contact me at 312-971-7588 if you have any questions.

Best Regards,

Ariel Stouder
SAC Wireless | 540 W. Madison, 17th Floor, Chicago, IL 60661
Ariel.Stouder@sacw.com

ORIGIN ID:CHIA (312) 971-7588
ARIEL STOUDER
SAC WIRELESS
540 W MADISON AVE.
17TH FLOOR
CHICAGO, IL 60661
UNITED STATES US

SHIP DATE: 13JUN17
ACTWGT: 1.00 LB
CAD: 108052134/INET3850

BILL SENDER

TO MICHAEL IACOPETTI

18 N. PATERSON STREET
APT. 710
MADISON WI 53703
(312) 971-7588
INV:
PO:
REF: SD1518 - 10687593
DEPT:

546J1/A502/53C1

J171117821401ew

FedEx Express

WED - 14 JUN 10:30A
PRIORITY OVERNIGHT
RES
53703
MSN
WI-US

TRK# 0201 7793 9356 6613

XH LNRA

After printing this label:
1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
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Exhibit A

Legal Description

SAC WIRELESS

November 18, 2016

RE: Letter of Authorization between Thomas A. Martinson ("Landlord") and SAC Wireless ("SAC") for AT&T Mobility site located at 4614 County Road A, Oregon, WI 53575

Dear Sir of Madam,

This letter is to inform you that the Landlord intends on leasing land to AT&T Mobility to construct a new wireless telecommunication facility on his property, located at 4614 County Road A, Oregon, WI 53575.

The Landlord hereby authorizes SAC Wireless to represent the Landlord throughout the site development process in preparation for constructing the wireless facility at this location. SAC Wireless has the authority to act as the Landlord's agent to obtain all necessary approvals throughout the zoning, permitting, regulatory, and compliance processes required for the construction of the wireless facility.

If you have any questions or concerns, please feel free to contact Thomas A. Martinson at 608-279-9512. Thank you in advance for your cooperation.

Sincerely,

Thomas A. Martinson

Thomas A. Martinson
Landlord
2411 White Oak Trail
Oregon, WI 53575

Site #: WI2047
FA #: 12716346
PACE #: MRCHI005569

April 20, 2017

Dane County Planning and Development Zoning Division
City County Building
Room 116
210 Martin Luther King, Jr., Boulevard
Madison, WI 53703-3342

RE: AT&T New Site Build – 4614 County Highway A– Site 12716346

To whom it may concern;

SAC Wireless, on behalf of the land owner and AT&T, is requesting from Dane County to allow this parcel's land use to be amended to include a telecommunication facility and communications tower. This request is for the property located at 4614 County Highway A, PIN 051018191620.

SAC Wireless, on behalf of AT&T, is proposing to construct a 198' monopole tower in the Town of Rutland, Dane County, WI, as part of the Federally Funded Wireless Local Loop (WLL) Program. AT&T RF Engineers have determined the new tower is required at the above referenced location to provide the cellular and broadband internet service needed for the residents and workforce of Dane County.

Existing Property Uses: The existing deed restriction for the property is for all uses to be strictly agricultural.

Proposed Uses: AT&T is proposing to add a telecommunications tower and compound to the property. This would strictly be for telecommunications use.

Surrounding Property Zoning:

North – 051018190003 is zoned A-1(EX)
East – 051018196605 is zoned A-1(EX)
South – 051018485007 is zoned A-2, 051018485301 is zoned R-1, and 051018485507 is zoned RH-1
West – 051018191950 is zoned A-2(4) and 051018192609 is zoned RH-1

Please contact me at 312-971-7588 if you have any questions.

Best Regards,

Ariel Stouder
SAC Wireless | 540 W. Madison, 17th Floor, Chicago, IL 60661
Ariel.Stouder@sacw.com

Parcel Number - 052/0510-181-9162-0

Current

< Parcel Parents

Summary Report

Parcel Summary

More +

Municipality Name	TOWN OF RUTLAND
Parcel Description	SEC 18-5-10 S 975 FT OF SW1/4NE1/4 EXC C...
Owner Name	THOMAS A MARTINSON
Primary Address	4614 COUNTY HIGHWAY A
Billing Address	2411 WHITE OAK TRL OREGON WI 53575

Assessment Summary

More +

Assessment Year	**2016**
Valuation Classification	G4
Assessment Acres	23.255
Land Value	$6,700.00
Improved Value	$0.00
Total Value	$6,700.00

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/25/2016 - 05:00 PM~~
Ends: ~~05/25/2016 - 07:00 PM~~

About Open Book

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/01/2016 - 06:00 PM~~
Ends: ~~06/01/2016 - 08:00 PM~~

About Board Of Review

Show Assessment Contact Information

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Maps

DCiMap Google Map Bing Map

Tax Summary (2015)

More +

E-Statement E-Bill E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
$6,700.00	$0.00	$6,700.00
Taxes:		$120.67
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00
Amount:		$120.67

Date Type	Date Recorded	State Code	Doc. Num	Description	Volume	Page

District Information

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26OR	OREGON FIRE
OTHER DISTRICT	26OR	EMS OREGON

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	02/02/2000	3189356		

Show More

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0510-181-9162-0
By Owner Name: THOMAS A MARTINSON

Document Types and their Abbreviations
Document Types and their Definitions

Dane County Land Information Office GIS SERVICES

Access Dane is a product of
Dane County Land Information Council
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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703

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LEGAL FOR PARENT PARCEL:

ALL THAT PARCEL OF LAND IN DANE COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED, ID# 052/0510-181-9162-0 (DEED DOC#3189356) AND ID #052/0510-181-9195-0 (DEED DOC #4638726), BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1:

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 10 EAST, IN THE TOWN OF RUTLAND, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 1986.0 FEET TO A POINT 660 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4; THENCE PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4, 975.0 FEET; THENCE WEST 2037.0 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 AT A POINT 975.0 FEET NORTH FROM POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE 975.0 FEET TO THE POINT OF BEGINNING,

ALSO

PARCEL 2:

LOT 2 OF CERTIFIED SURVEY MAP NO. 12508 RECORDED IN THE DANE COUNTY, WISCONSIN REGISTER OF DEEDS OFFICE IN VOLUME 78 OF CERTIFIED SURVEY MAPS, PAGE 148, AS DOCUMENT NO. 4456806, IN THE TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

LEGAL FOR LEASE SITE:

ALL THAT PARCEL OF LAND IN DANE COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED, ID# 052/0510-181-9162-0 (DEED DOC#3189356) AND ID #052/0510-181-9195-0 (DEED DOC #4638726), BEING KNOWN AND DESIGNATED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 86 DEGREES 32 MINUTES 52 SECONDS EAST, A DISTANCE OF 26.41 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 27 SECONDS WEST, 269.83 FEET; THENCE NORTH 23 DEGREES 27 MINUTES 19 SECONDS WEST, 41.48 FEET; THENCE NORTH 64 DEGREES 06 MINUTES 56 SECONDS WEST, 26.99 FEET; THENCE NORTH 85 DEGREES 43 MINUTES 37 SECONDS WEST, 214.03 FEET, TO A POINT OF CURVE; THENCE ALONG A CURVE WITH A RADIUS OF 133.17, 187.53 FEET; THENCE NORTH 04 DEGREES 07 MINUTES 04 SECONDS EAST, 225.53 FEET; THENCE NORTH 35 DEGREES 01 MINUTES 57 SECONDS EAST, 142.96 FEET; THENCE NORTH 86 DEGREES 52 MINUTES 12 SECONDS EAST, 62.76 FEET; THENCE NORTH 03 DEGREES 07 MINUTES 48 SECONDS WEST, 100.00 FEET; THENCE NORTH 86 DEGREES 52 MINUTES 12 SECONDS EAST, 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 52 MINUTES 12 SECONDS

EAST, 100.00 FEET; THENCE SOUTH 03 DEGREES 07 MINUTES 48 SECONDS EAST, 100.00 FEET; THENCE SOUTH 86 DEGREES 52 MINUTES 12 SECONDS WEST, 100.00 FEET; THENCE NORTH 03 DEGREES 07 MINUTES 48 SECONDS WEST, 100.00 FEET, TO THE POINT OF BEGINNING, ALL IN DANE COUNTY, WISCONSIN.

LEGAL FOR UTILITY EASEMENT:

ALL THAT PARCEL OF LAND IN DANE COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED, ID# 052/0510-181-9162-0 (DEED DOC#3189356) AND ID #052/0510-181-9195-0 (DEED DOC #4638726), BEING KNOWN AND DESIGNATED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 86 DEGREES 32 MINUTES 52 SECONDS EAST, A DISTANCE OF 26.41 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 27 SECONDS WEST, 269.83 FEET; THENCE NORTH 23 DEGREES 27 MINUTES 19 SECONDS WEST, 41.48 FEET; THENCE NORTH 64 DEGREES 06 MINUTES 56 SECONDS WEST, 26.99 FEET; THENCE NORTH 85 DEGREES 43 MINUTES 37 SECONDS WEST, 214.03 FEET, TO A POINT OF CURVE; THENCE ALONG A CURVE WITH A RADIUS OF 133.17, 187.53 FEET; THENCE NORTH 04 DEGREES 07 MINUTES 04 SECONDS EAST, 225.53 FEET; THENCE NORTH 35 DEGREES 01 MINUTES 57 SECONDS EAST, 142.96 FEET; THENCE NORTH 86 DEGREES 52 MINUTES 12 SECONDS EAST, 62.76 FEET; THENCE NORTH 03 DEGREES 07 MINUTES 48 SECONDS WEST, 91.86 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 22 MINUTES 22 SECONDS WEST, 191.94 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 37 SECONDS EAST, 8.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 22 SECONDS EAST, 191.28 FEET; THENCE SOUTH 03 DEGREES 07 MINUTES 48 SECONDS EAST, 8.14 FEET, TO THE POINT OF BEGINNING, ALL IN DANE COUNTY, WISCONSIN.

LEGAL FOR ACCESS EASEMENT:

ALL THAT PARCEL OF LAND IN DANE COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED, ID# 052/0510-181-9162-0 (DEED DOC#3189356) AND ID #052/0510-181-9195-0 (DEED DOC #4638726), BEING KNOWN AND DESIGNATED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 86 DEGREES 32 MINUTES 52 SECONDS EAST, A DISTANCE OF 26.41 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 56 MINUTES 27 SECONDS WEST, 269.83 FEET; THENCE NORTH 23 DEGREES 27 MINUTES 19 SECONDS WEST, 41.48 FEET; THENCE NORTH 64 DEGREES 06 MINUTES 56 SECONDS WEST, 26.99 FEET; THENCE NORTH 85 DEGREES 43 MINUTES 37 SECONDS WEST, 214.03 FEET, TO A POINT OF CURVE; THENCE ALONG A CURVE WITH A RADIUS OF 133.17, 187.53 FEET; THENCE NORTH 04 DEGREES 07 MINUTES 04 SECONDS EAST, 225.53 FEET; THENCE NORTH 35 DEGREES 01 MINUTES 57 SECONDS EAST, 142.96 FEET; THENCE NORTH 86 DEGREES 52 MINUTES 12 SECONDS EAST, 62.76 FEET; THENCE NORTH 03 DEGREES 07 MINUTES 48 SECONDS WEST, 100.00 FEET; THENCE NORTH 86 DEGREES 52 MINUTES 12 SECONDS EAST, 12.00 FEET; THENCE SOUTH 03 DEGREES 07 MINUTES 48 SECONDS, 100.00 FEET; THENCE NORTH 86 DEGREES 52 MINUTES 12 SECONDS EAST, 25.00 FEET; THENCE SOUTH 03 DEGREES 07 MINUTES 48 SECONDS EAST, 12.00 FEET; THENCE SOUTH 86 DEGREES 52 MINUTES 12 SECONDS WEST, 94.72 FEET; THENCE SOUTH 35 DEGREES 01 MINUTES 57 SECONDS WEST, 133.94 FEET; THENCE SOUTH 04 DEGREES

07 MINUTES 04 SECONDS WEST, 220.51 FEET, TO A POINT ON A CURVE; THENCE ALONG A CURVE WITH A RADIUS 121.17, 169.69 FEET; THENCE SOUTH 85 DEGREES 43 MINUTES 37 SECONDS EAST, 216.32 FEET; THENCE SOUTH 64 DEGREES 06 MINUTES 56 SECONDS EAST, 33.72 FEET; THENCE SOUTH 23 DEGREES 27 MINUTES 19 SECONDS EAST, 48.31 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 27 SECONDS EAST, 271.69 FEET; THENCE SOUTH 86 DEGREES 32 MINUTES 52 SECONDS WEST, 12.01 FEET, TO THE POINT OF BEGINNING, ALL IN DANE COUNTY, WISCONSIN.

LEGAL FOR FIBER EASEMENT:

ALL THAT PARCEL OF LAND IN DANE COUNTY, STATE OF WISCONSIN, AS MORE FULLY DESCRIBED IN DEED, ID# 052/0510-181-9162-0 (DEED DOC#3189356) AND ID #052/0510-181-9195-0 (DEED DOC #4638726), BEING KNOWN AND DESIGNATED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 86 DEGREES 32 MINUTES 52 SECONDS EAST, A DISTANCE OF 38.42 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 56 MINUTES 27 SECONDS WEST, 271.69 FEET; THENCE NORTH 20 DEGREES 54 MINUTES 06 SECONDS WEST, 556.03 FEET; THENCE NORTH 03 DEGREES 07 MINUTES 48 SECONDS EAST, 8.42 FEET; THENCE SOUTH 20 DEGREES 54 MINUTES 06 SECONDS EAST, 556.19 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 27 SECONDS EAST, 271.34 FEET; THENCE SOUTH 86 DEGREES 32 MINUTES 52 SECONDS WEST, 8.01 FEET, TO THE POINT OF BEGINNING, ALL IN DANE COUNTY, WISCONSIN.

Exhibit B

Tax Parcel Number

Please refer to the Zoning Application Form and the Communication Tower Information Form for the parcel numbers.

Exhibit C

Zoning Application Form

DANE COUNTY
PLANNING DEVELOPMENT

Dane County Zoning Permit

A Zoning Permit is required prior to obtaining a Town Building Permit. Permits from other regulatory agencies such as Dane County Land & Water Resources, Madison/Dane County Public Health, Dane County Highway Department, and/or State Department of Transportation may be needed **prior to a Zoning Permit being issued**.

Zoning permits are required for any new building over 120 square feet in size, or any modifications or expansion of existing structures. **A change of use permit is required** if you are changing the use of any existing building on the property (example: barn to residence).

Permits may be obtained at our office or by mailing all appropriate information and fees to Dane County Planning and Development, Zoning Division, City County Building, Rm 116, 210 Martin Luther King, Jr., Blvd., Madison, WI 53703-3342. Questions? Call (608) 266-4266.

REQUIRED ITEMS To Obtain a Zoning Permit:

1. **Site Plan** –A scaled drawing showing the lot lines, lot dimensions, location and size of all existing and proposed structures or additions, and their distances from lot lines. The plan shall include the location of any on-site septic systems and wells on the property. If the lot has wetlands or floodplain, the area may need to be delineated by a Registered Land Surveyor or consultant. The site plan must be signed and dated by either the owner or agent.
   Please Note: Location surveys will be required if you are within 10 feet of any required setback. See application for explanation.
2. **Building Plans** – Floor plans drawn to scale showing all rooms and overall layout.
3. **Elevations** – A front elevation is required to show the height of the structure as seen from the property road frontage.
4. **Required permits/information from other agencies**
   - Driveway permit from Town, County or State.
     I. Town roads – contact Town Clerk.
     II. County Highway – contact Greg Petersen, (608) 266-9081.
     III. State and Federal Highways – contact Scot Hinkle, scot.hinkle@dot.wi.gov , (608) 246-5334.
   - Shoreland Zoning permit from County Zoning.
   - Shoreland Erosion Control permit from Land & Water Resources (608) 224-3730.
   - Shoreland Mitigation permit from Land & Water Resources (608) 224-3730.
   - Sanitary permit from Madison/Dane County Public Health (608) 242-6515.
     I. New homes sites or any building with plumbing.
     II. Additions involving bedrooms or major renovations.
   - Erosion Control permit from Land & Water Resources (608) 224-3730.
     I. Construction within 1000 feet of lake or 300 feet of stream.
     II. Construction of a driveway more than 125 feet long.
5. **Fee** - $50.00 base fee and $0.075 per square foot including porches, decks and all basement areas for residential projects; $200 base fee and $2.00 per $1000.00 of overall cost for commercial/industrial projects. Additional fees may apply.
6. **Additional information may be required**—Wetland Delineation Report, Floodplain Study, or Survey of property to meet shoreland regulations.

YOUR PERMIT APPLICATION Will be reviewed for:

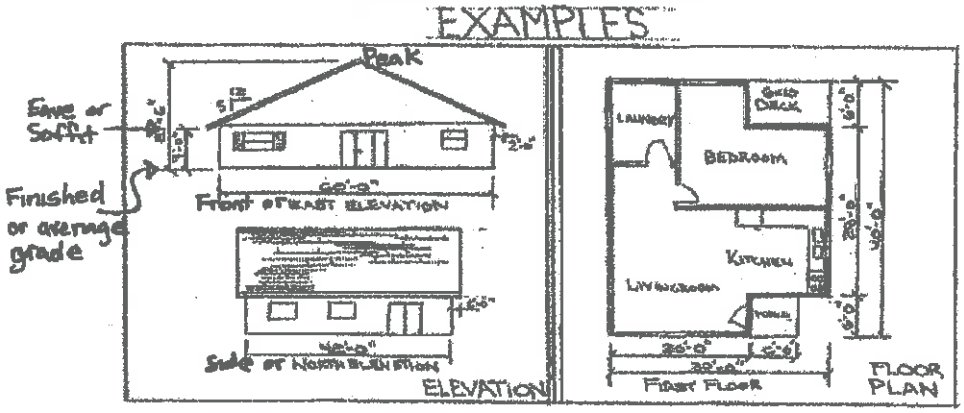
- Setbacks (front, side, rear); height and actual land use.
- Environmentally sensitive areas (wetlands-floodplain-shoreland).
- Legal parcel status-determination of status may be needed by the Asst. Zoning Administrator at 267-1541.

INSPECTIONS REQUIRED:

- FIRST INSPECTION- When the foundation or basement walls have been constructed and before further construction begins – call (608) 266-4266 or submit location survey if required.
- SECOND INSPECTION - When the building is substantially completed call (608) 266-4266.
- A Certificate of Compliance will be sent to you upon the completion of the second inspection if all zoning ordinance requirements are met.

QUESTIONS? Please call our office at (608) 266-4266 or contact us by email at Zoning@co.dane.wi.us with any questions.

Sample Elevation and Floor Plan



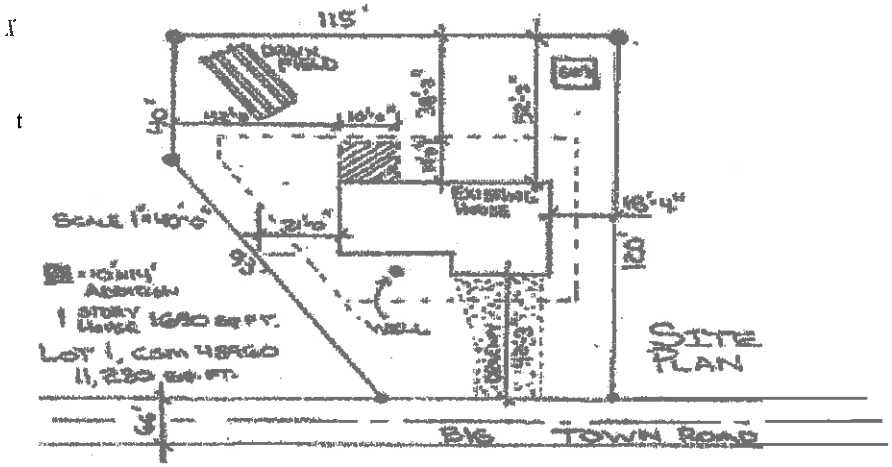
Building elevation drawings are exterior views of the building, sometimes identified as front, rear, left or right or North, South, East or West. Elevation drawings must be:

- Drawn using an architect's or engineer's scale (ie: 1/4 inch= 1 foot or 1 inch= 10 feet)
- Elevations show the level at which the ground (finished grade) meets the building, the overall height to peak, eave height, and/or roof pitches sufficient to calculate average height.

Floor plans are what you would see if you were to look straight down at the floor or basement with the roof or floors above removed. You will need to provide one floor plan for each level of the building on which work is being done. This plan must:

- Be drawn using an architect's or engineer's scale (ie: 1/4 inch= 1 foot or 1 inch= 10 feet)
- Have all rooms labeled.
- Provide exterior dimensions sufficient to calculate floor area (square feet) for each story and basement.

Sample Site Plan



- Indicate the scale of the plan (must be engineering scale ie: 1 inch= 10 feet) and North location.
- Show the dimensions and square footage of each of the following:
  - o Existing and proposed buildings.
  - o Addition(s) to dwelling or principal buildings.
  - o Accessory structures (ie: garage, storage, etc.).
  - o Additions(s) to accessory structure(s).
- Show the location, square footage and use of the new structure(s). For new buildings to be served by septic systems, show the location and dimensions of both the primary and alternate drainfield areas. For alterations or additions, if location is not known, show the location of the septic tank and vent pipe.
- Show location of all lot lines and their dimensions. Calculate the area of the site occupied by buildings (lot coverage) as a percentage of the total lot area.

Additional information may be required.

ZONING PERMIT APPLICATION www.countyofdane.com

SUPPLEMENT to Web-App #

PROPERTY OWNER INFORMATION

OWNER NAME: Thomas A Martinson

OWNER ADDRESS (Number, Street, City, State, Zip): 2411 White Oak Trail

HOME PHONE	CELL PHONE	E-MAIL ADDRESS
(608) 279-9512		

AGENT INFORMATION

AGENT NAME: Ariel Stouder - SAC Wireless

AGENT ADDRESS: 540 W Madison Street, 17th Floor

(City, State, Zip): Chicago, IL 60661

PHONE: (312) 971-7588

E-MAIL ADDRESS: ariel.stouder@sacw.com

CONTRACTOR INFORMATION

CONTRACTOR NAME: TBD

CONTRACTOR ADDRESS: TBD

(City, State, Zip): TBD

PHONE:

E-MAIL ADDRESS:

PROPERTY/LOCATION INFORMATION (http://accessdane.co.dane.wi.us/)

☐ PARENT PARCEL NUMBER	PARCEL NUMBER: 051018191620	CURRENT ZONING: A-1 (EX)	ACREAGE:

TOWNSHIP: Rutland

SECTION: 18 ¼: SW ¼¼: NE

ADDRESS: 4614 County Highway A

CSM:	LOT	SUBDIVISION	BLOCK/LOT

PROPOSED PROJECT INFORMATION

PROJECT DESCRIPTION:
Build a 199' monopole tower with (6) antennas, (6) radio units, associated cabling, an 11'-5" x 12' equipment shelter in a 100' x 100' fenced in compound.

☑ This project is a new building or structure.
☐ This project is an addition/alteration to an existing building or structure.

SANITARY SERVICE: ☐ SEWER ☐ SEPTIC

PERMIT NUMBER:

HEIGHT IN FEET: 199.0

NUMBER OF STORIES: (Not including basement)

AREA TO NEAREST SQUARE FOOT:
(Outside dimensions including unfinished area, attached garages and above grade decks or porches)

BASEMENT:	1ST FLOOR:	↓ TOTAL SQUARE FOOTAGE: ↓
2ND FLOOR:	3RD FLOOR:	

ESTIMATED CONSTRUCTION COST: → → → → → → $
(Please round to nearest dollar)

CUSTOMER TO PROVIDE

- ☐ Zoning Status; CUP; Deed Restriction; CSM Variance (#_____)
- ☐ Site Plan drawn to scale and includes dimensions
- ☐ Site Plan including location of well/septic
- ☐ Setbacks
- ☐ Site Plan approval from applicable township.
- ☐ Floor plans to scale
- ☐ Elevation of property frontage drawn to scale.
- ☐ Driveway permits (state, county, town)
- ☐ Sanitary permits (public, private)

STAFF REVIEW

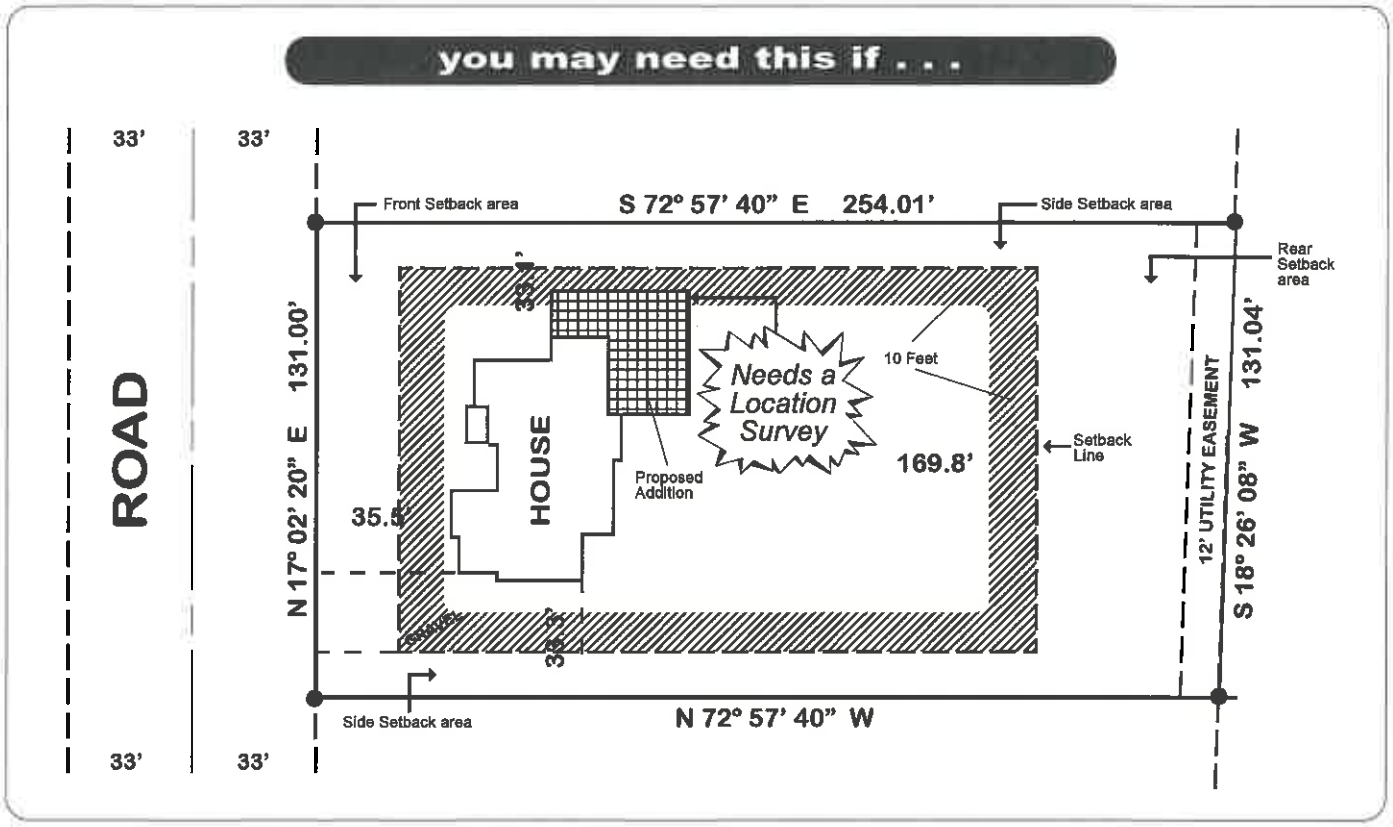
- ☐ Zoning District
- ☐ Permitted Use?
- ☐ Rural Address (new/existing)
- ☐ Wetland/Floodplain/ Shoreland (attachment)
- ☐ ErosionControl permit (slopes, disturbance, filling/access)
- ☐ Review Location Survey and available options.

1. The property is within 300 feet of a stream or 1000 feet from a pond or lake? ..... ☐ Yes ☑ No ☐ Don't know
2. Is there a wetland or floodplain on or near the property? ..... ☐ Yes ☐ No ☐ Don't know
3. Have you talked with the township about your project and are they in agreement? .... ☐ Yes ☐ No
4. Has there been a zoning permit issued for this property in the past 5 years? ..... ☐ Yes ☐ No
5. Is this project associated with a rezone/CUP/variance (petition/appeal #_____) (leave blank if none)
6. Is a location survey required? (see reverse) ..... ☐ Yes ☐ No ☐ Don't know
7. Is this to correct a violation? ..... ☐ Yes ☑ No

APPLICATION MUST BE SIGNED
(Continue on Back) → → →

A location survey, by a licensed surveyor, is required if your construction is within 10 feet of a setback line.

- You will need to hire a surveyor to prepare a location survey to verify the construction location.
- The survey shall be done at the time when foundations or basement walls are completed.
- A location survey shall be submitted to the zoning office before continuing work on the project.
- Note: A location survey may add significant cost to your project. Please contact a Wisconsin Licensed Land Surveyor.



1. I, the undersigned, hereby make application for a zoning permit only for the location and the work described herein and certify to the accuracy of that information. I further certify I am the property owner, or a duly authorized representative, and may sign this permit application on behalf of the owner(s) of said property, and I have read and understand all of the conditions of this permit and will construct the project in compliance with those conditions. I understand that failure to provide accurate information or to comply with any provisions of the permit renders it null and void and may result in an enforcement action.

2. I, the undersigned, hereby consent to the entry on the permitted premises by zoning inspectors of the Dane County Department of Planning & Development to determine compliance with the county's zoning ordinances. This consent is valid for the period commencing with issuance of this zoning permit and terminating with issuance of a certificate of compliance or until earlier revoked in writing by the owner of the property.

PRINT: Owner/Agent	DATE:
Ariel Stouder, SAC Wireless	7/20/17
SIGNATURE: Owner/Agent	

Exhibit D

Completed Communication Tower Information Form

COMMUNICATION TOWER INFORMATION FORM (CTIF)

CONTACTS				
Property Owner's Name	Thomas A Martinson			
Property Owner's Mailing Address	2411 White Oak Trail Street	Oregon City	WI State	53575 ZIP
Property Owner's Phone Number	(608) 279-9512			
Agent's Name & Affiliation	Ariel Stouder - SAC Wireless			
Agent's Relationship to Property Owner	SAC Wireless is representing AT&T Mobility			
Agent's Relationship to the Proposed Tower (e.g. wireless service provider, site acquisition firm, tower builder, etc.)	Ground Land Lord			
Agent's Mailing Address	540 W Madison Street Street	Chicago City	IL State	60661 ZIP
Agent's Phone Number	(312) 971-7588			

PROPOSED ACTION			
Current Zoning	A-1 (EX)	CUP Acres	23.255
Proposed Zoning (only if rezoning)	N/A	Rezone Acres (if applicable)	N/A
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.	(Yes)	No	
	Circle One		
If applicable, does the lease area coincide with the proposed CUP area?	(Yes)	No	
	Circle One		

LOCATION			
Town	Rutland		
PLSS location (Township, Range, ¼ ¼ Section)	A-1 (EX)		
Parcel Number(s)	051018191620		
Street Address (or Proximity to Nearest Address)	4614 County Highway A		
Coordinates in Decimal Degrees (00.000000 Lat., - 00.000000 Long.)	42.898564, -89.358356		
Is the subject property located in the Height Limitation Zoning Overlay District (HLZO), roughly within three miles of the Dane County Regional Airport (check with Zoning staff)?	Yes	(No)	
	Circle One		

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TOWER DETAILS	
Applicant's Intended Purpose of Tower (e.g. coverage, capacity, other). Explain.	The tower is to cover a gap in coverage.
Type of Tower (e.g. monopole, self-support lattice, guyed lattice, etc.)	Monopole
Above Ground Level (AGL) Height (ft.) (i.e. maximum design potential).	198 feet
Base/Ground Elevation (ft.)	1006
What is the "fall-down radius" (ft.) of the proposed tower?	
Technology to be Initially Sited on the Proposed Tower (e.g. Cellular, PCS, Radio, Television, Microwave, etc.) [4]	Cellular

Number & elevation (Feet AGL) of Antenna Arrays to be Accommodated	190	180	170			
	1	2	3	4	5	6

Is the primary sponsor of this tower a wireless service provider or a tower builder?	Wireless 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	(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:

FCC regulations require towers over 200 feet to be lit. The proposed tower is for 198 feet.

Are there any mitigation measures being taken to minimize the visual impact of this tower? If so, explain. Attach an additional page if necessary.

PRELIMINARY INFORMATION ON OPTIONS FOR COLLOCATION [5]		
What search area radius was used to determine the location of the proposed tower?	.5 of a mile	
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 total are there? _____structures. If yes, please attach map showing the location of these structures in proximity to the proposed tower.	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
	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*.

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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.
2.
3.
4.

SUBJECT PROPERTY AND SURROUNDING AREA

What is the current, primary use of the subject property (e.g. residential, agricultural, commercial, etc.)?	Exclusive Agriculture
What are the current, primary uses of all properties adjacent to the subject property?	North – agriculture and forest, East – agriculture and open land, South – agriculture, open land, and single family housing, West – Single family housing and commercial
What is the current zoning of all properties adjacent to the subject property?	North – 051018190003 is zoned A-1(EX), East – 051018196605 is zoned A-1(EX), South – 051018485007 is zoned A-2, 051018485301 is zoned R-1, and 051018485507 is zoned RH-1, West – 051018191950 is zoned A-2(4) and 051018192609 is zoned RH-1

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?	227 feet - Agriculture	
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	No
	Circle One	
Name(s) and Distances of Private Airports: Syvrud Airport - 2.40 miles		
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	

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Exhibit E

Written Statement

June 13, 2017

Dane County Planning and Development Zoning Division
City County Building
Room 116
210 Martin Luther King, Jr., Boulevard
Madison, WI 53703-3342

RE: Sworn Statement – 4614 County Highway A– Site 12716346

To Whom It May Concern,

This is a sworn statement attesting to the necessity for a new tower placement on the property located at 4614 County Highway A, PIN 0510-181-9170-0.

Per WI State Statue, 66.0404(2)(b)6.: If an application is to construct a new tower, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement attesting to one of the following regarding collocation within the area in which the applicant needs to site the new facilities (termed the applicant's "search ring"):

- Collocation would not result in the same mobile service functionality, coverage, and capacity.

AT&T chose to construct a new cell tower instead of collocating on an existing one because no existing towers are located within an appropriate distance of the established search ring. The closest tower is 2.21 miles away. Please see the enclosed document from AntennaSearch.com to see the closest towers to the proposed tower site. Lastly, included in the application package is a propagation map demonstrating the coverage the new tower would provide the area.

- Collocation is technically infeasible.

AT&T and SAC Wireless worked together in the site selection process based on information provided by AT&T's radiofrequency engineering department. To provide appropriate coverage for the community, AT&T's engineers established a 0.50-mile search ring that encompasses the proposed tower location. Additionally, they have determined the proposed antennas must be collocated 193 feet above ground level. You will find I have enclosed a copy of the search ring in Google Earth.

Please contact me at 312-971-7588 if you have any questions.

Best Regards,

Ariel Stouder
SAC Wireless | 540 W. Madison, 17th Floor, Chicago, IL 60661
Ariel.Stouder@sacw.com

WIRELESS

E.1 Project Description

E.1 Project Description

SAC Wireless, on behalf of AT&T, is proposing to construct a 198' monopole tower in the Town of Rutland, Dane County, WI at 4614 County Highway A, PIN 051018191620. This initiative is part of the Federally Funded Wireless Local Loop (WLL) Program. AT&T RF Engineers have determined the new tower is required at the above referenced location to provide the cellular and broadband internet service needed for the residents and workforce of Dane County.

In addition to the 198 foot monopole a compound of a 100 feet x a 100 feet will also be built. Within the compound an equipment shelter 11' – 5" x 12' -0 will be installed to house AT&T's equipment. New electrical service will be run to the site to power the site with a utility easement. To access the new compound an access drive will be laid to the site.

AT&T originally proposed a site location at a quarry further West of the current proposed site. Ultimately AT&T couldn't move forward with the project was because the soil wouldn't be able to support the tower. The current site is the proper soil to support the tower.

Existing Property Uses: The existing deed restriction for the property is for all uses to be strictly agricultural.

Proposed Uses: AT&T is proposing to add a telecommunications tower and compound to the property. This would strictly be for telecommunications use.

Zoning Uses: The property is currently zoned A-1(EX). Because there is a deed restriction to use the property we are also requesting an exemption for this.

Surrounding Property Uses and Zoning:

North – 051018190003 is zoned A-1(EX)
East – 051018196605 is zoned A-1(EX)
South – 051018485007 is zoned A-2, 051018485301 is zoned R-1, and 051018485507 is zoned RH-1
West – 051018191950 is zoned A-2(4) and 051018192609 is zoned RH-1

North – Agriculture and forest
East – Agriculture and open land
South – Agriculture, open land, and single family housing
West – Single family housing and commercial

WIRELESS

E.2 Collocation

E.2 Collocation

(a) Absence of Towers

Collocation would not result in the same mobile service functionality, coverage, and capacity. AT&T chose to construct a new cell tower instead of collocating on an existing one because no existing towers are located within an appropriate distance. As you can see in the print out from AntennaSearch.com the closest tower is 2.1 miles away. Making collocation infeasible.

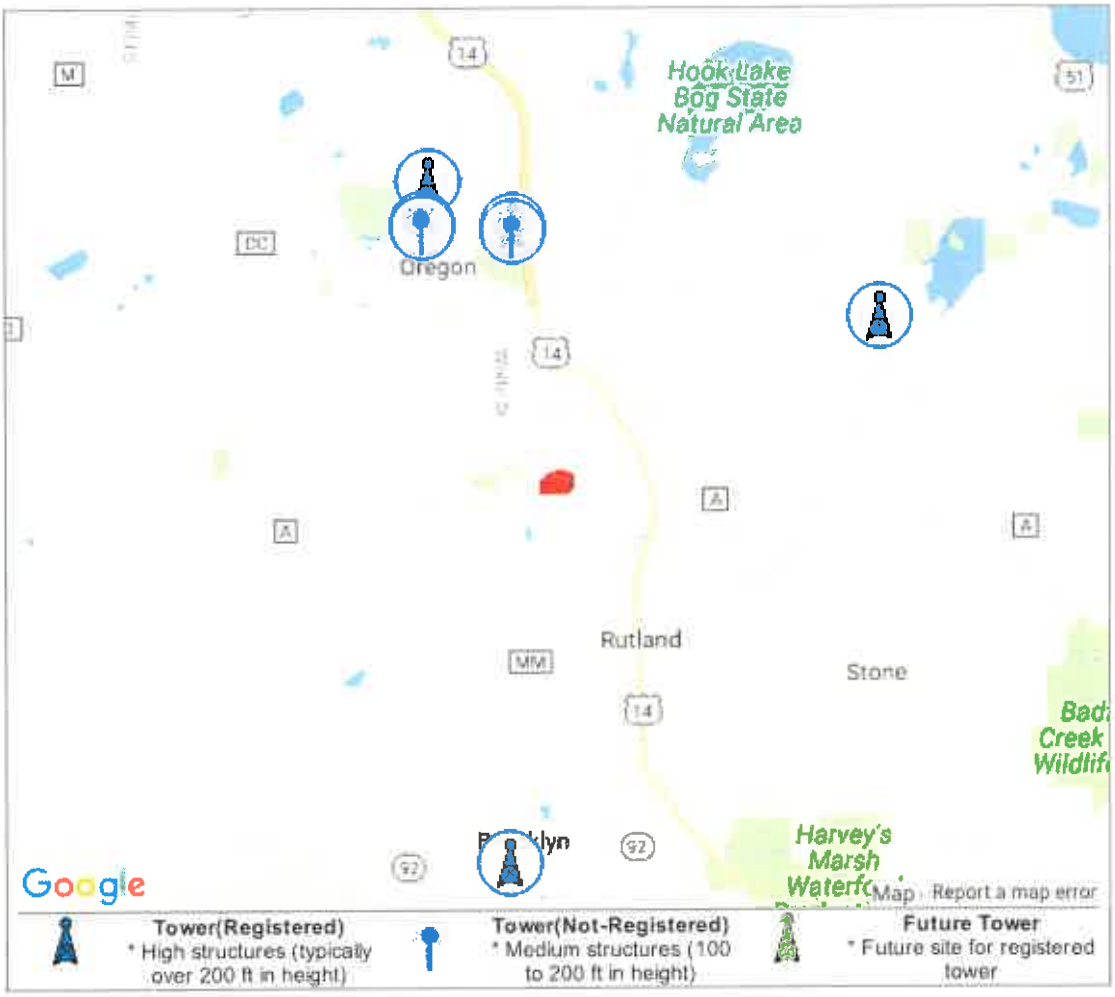
AT&T and SAC Wireless worked together in the site selection process based on information provided by AT&T's radiofrequency engineering department. To provide appropriate coverage for the community, AT&T's engineers established a 0.5-mile search ring that encompasses the proposed tower location. Additionally, they determined that the proposed antennas must be 193 feet above ground level.

Please see the enclosed documents of the Google Earth Image of the search ring provided by AT&T RF Engineers.

WI2047-011
WI2047 - Proposed Tower
WI2047-018
WI2047-014
WI2047
WI2047-001
WI2047-003
WI2047-009
WI2047-008
WI2047-002

GET UNLIMITED DATA FROM AT&T. LEARN MORE
After 22 GB of data usage, AT&T may slow speeds
Plan will include Stream Saver. Fees, charges, add'l usage & other restrs apply. Plan details

- **Tower Structures - (942 Mesa Dr, Oregon, WI 53575)**



Tower Search Results!

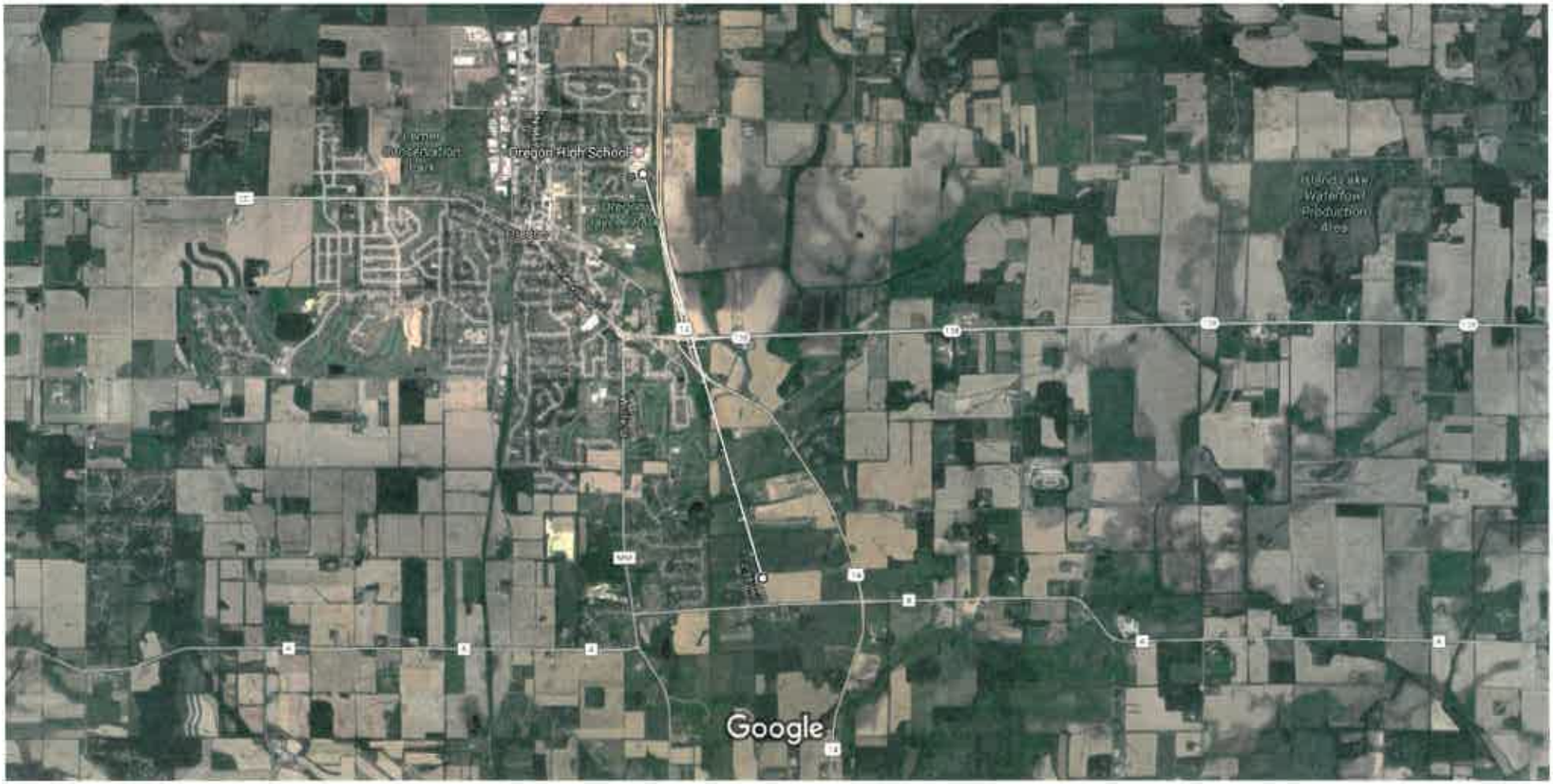
Alert! 7 Towers (4 Registered,3 Not Registered) found within 4.00 miles of **942 Mesa Dr, Oregon, WI 53575.**

Info! The NEAREST Tower is 2.21 miles away and is owned by **Us Cellular.**

Ok! No Applications for Future Towers detected as of 03/03/17.

Tower Type	ID Num	Site Owner	Height	Dist
Registered	(1)	United States Cellular Corporation	135 feet	2.26 miles
	(2)	United States Cellular Corporation	170 feet	2.91 miles
	(3)	K2 Towers, Llc	180 feet	2.93 miles
	(4)	Sba Structures, Llc	195 feet	3.61 miles
Not Registered	(1)	Us Cellular	135 feet	2.21 miles
	(2)		129 feet	2.68 miles
	(3)	Primeco Personal Communications Lp	170 feet	2.70 miles
Future		(No Towers Detected)		

Google Maps Shortest Distance Between Existing Tower and Proposed Tower



Imagery ©2017 Google, Map data ©2017 Google 2000 ft

Measure distance

Total distance: 2.35 mi (3.79 km)

Google Maps 2nd Shortest Distance Between Existing Tower and Proposed Tower

Imagery ©2017 Google, Map data ©2017 Google 2000 ft

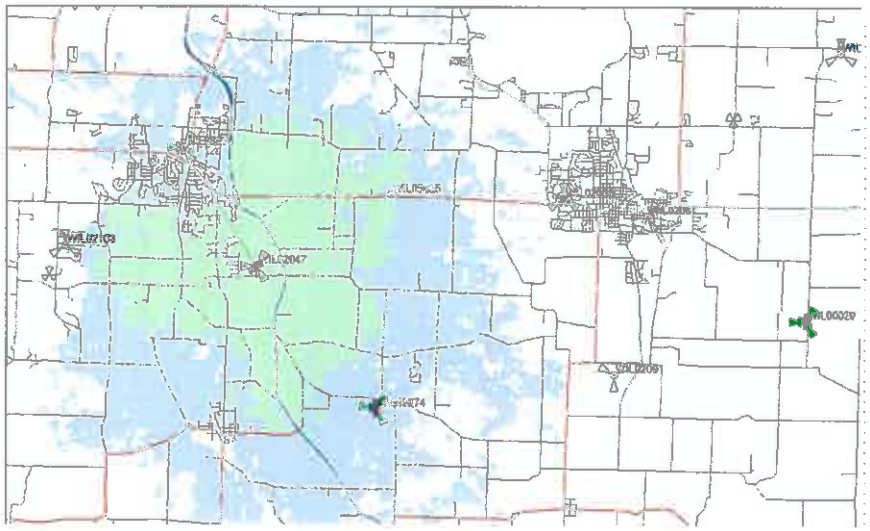
Measure distance

Total distance: 2.90 mi (4.67 km)

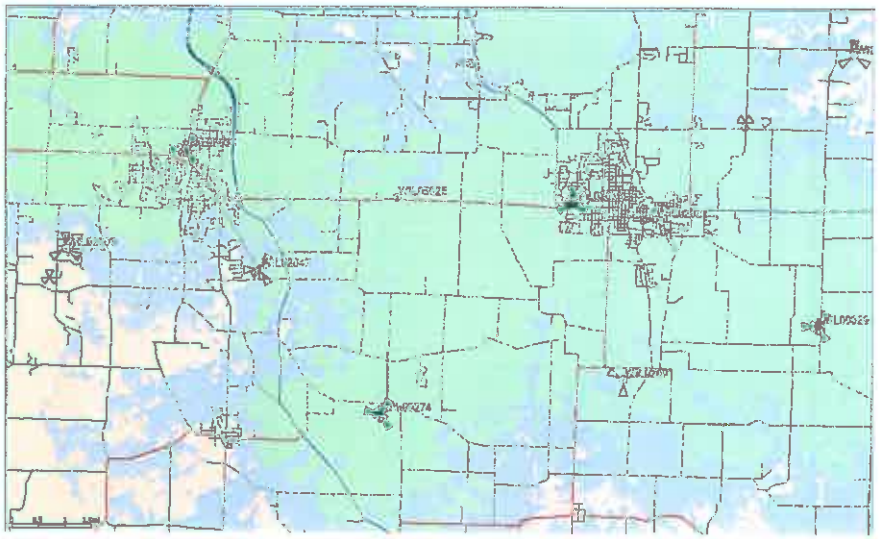
E.3 Existing and Proposed Network Build Out

WIL02047 COVERAGE

WIL02047 coverage



Without WIL02047

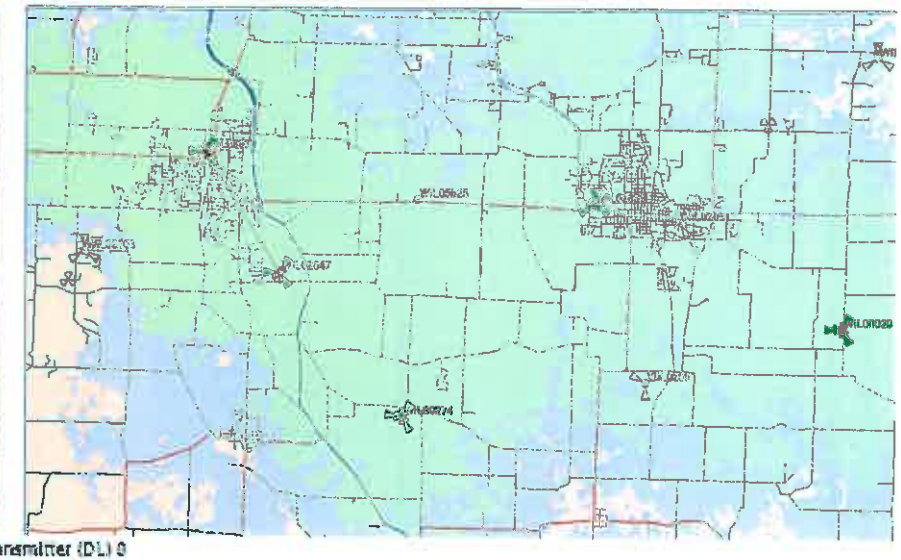


Coverage by Transmitter (DL) 0
Best Signal Level (dBm) >= -53
Best Signal Level (dBm) >= -73
Best Signal Level (dBm) >= -110

WIL02047 COVERAGE

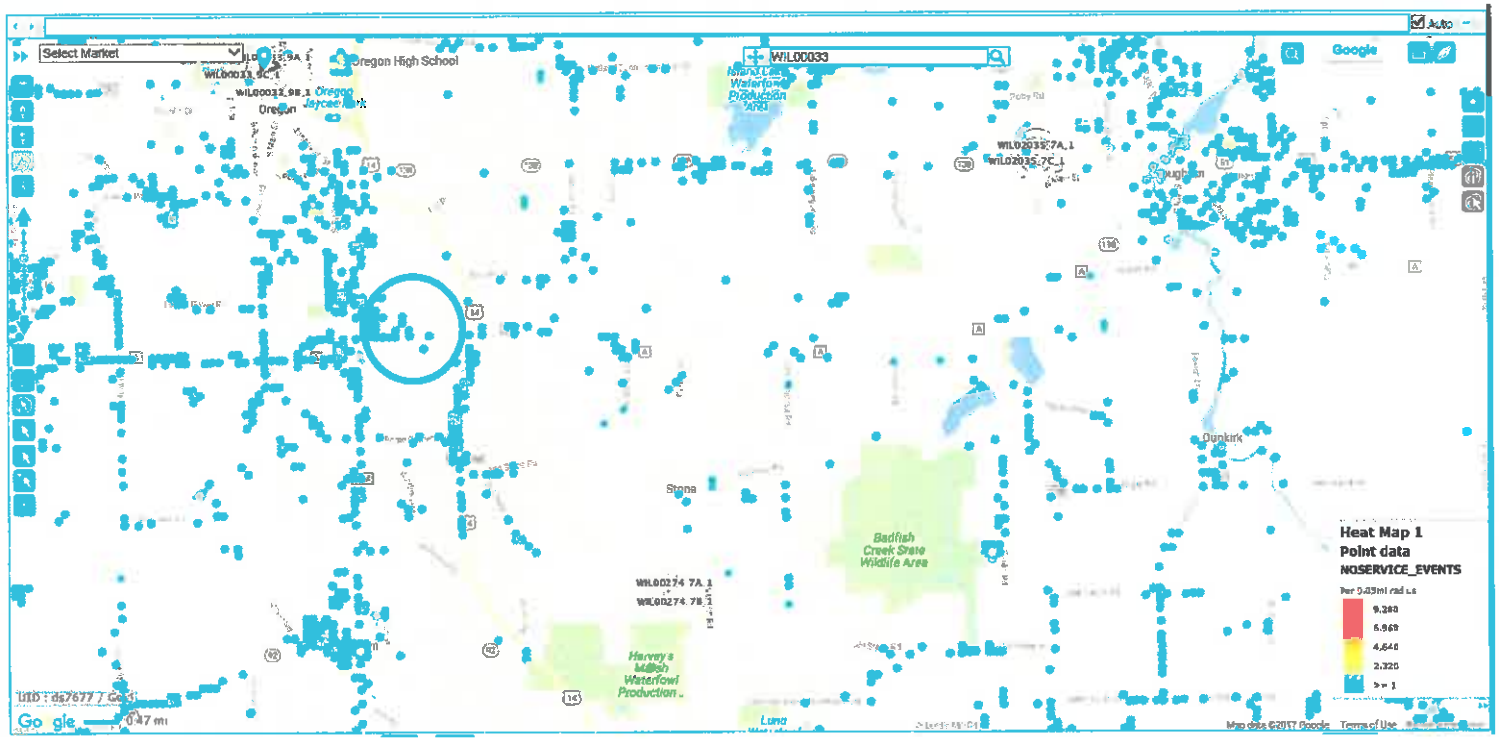
Google map

With WIL02047 & current coverage



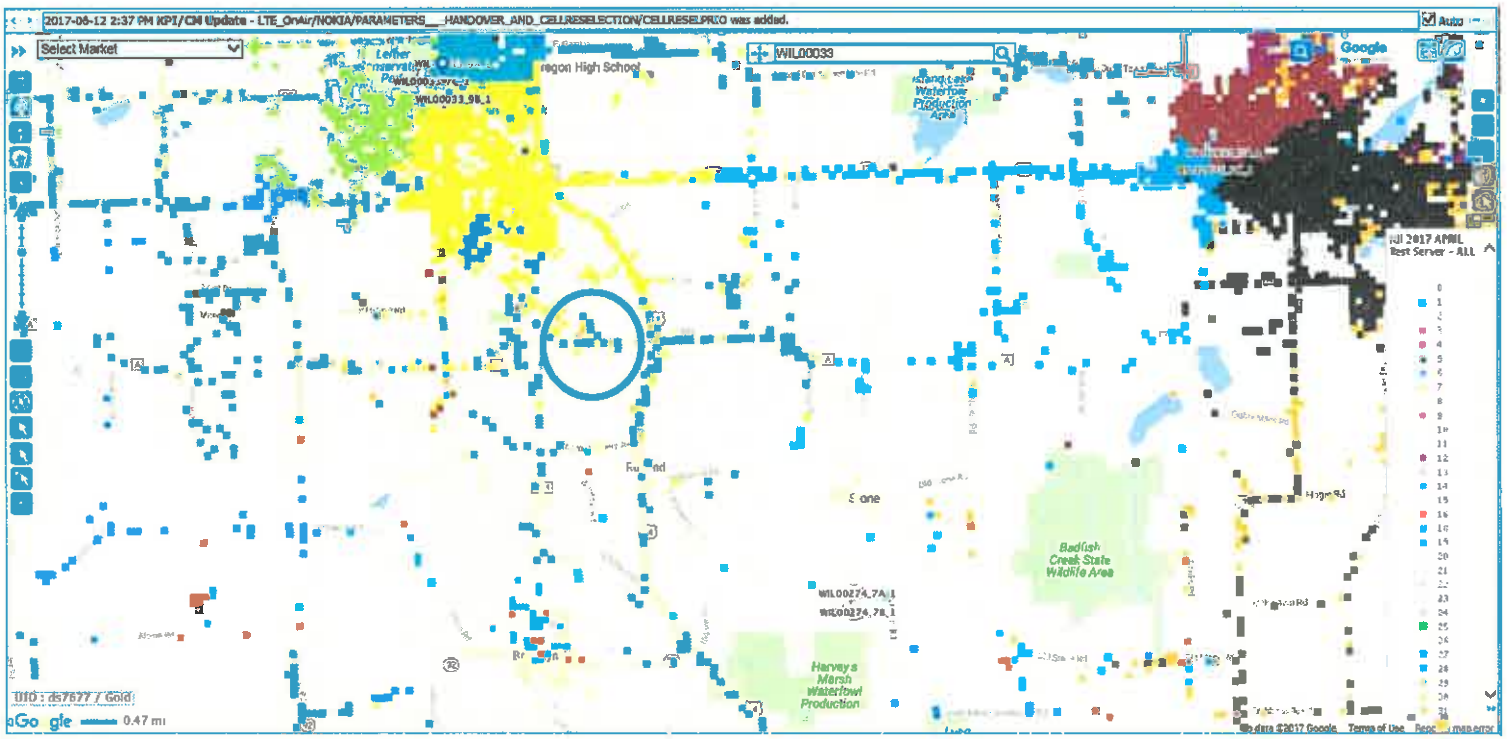
Coverage by Transmitter (DL) 0
Best Signal Level (dBm) >= -75
Best Signal Level (dBm) >= -85
Best Signal Level (dBm) >= -110

Heat map of No Service Events from Mobiles



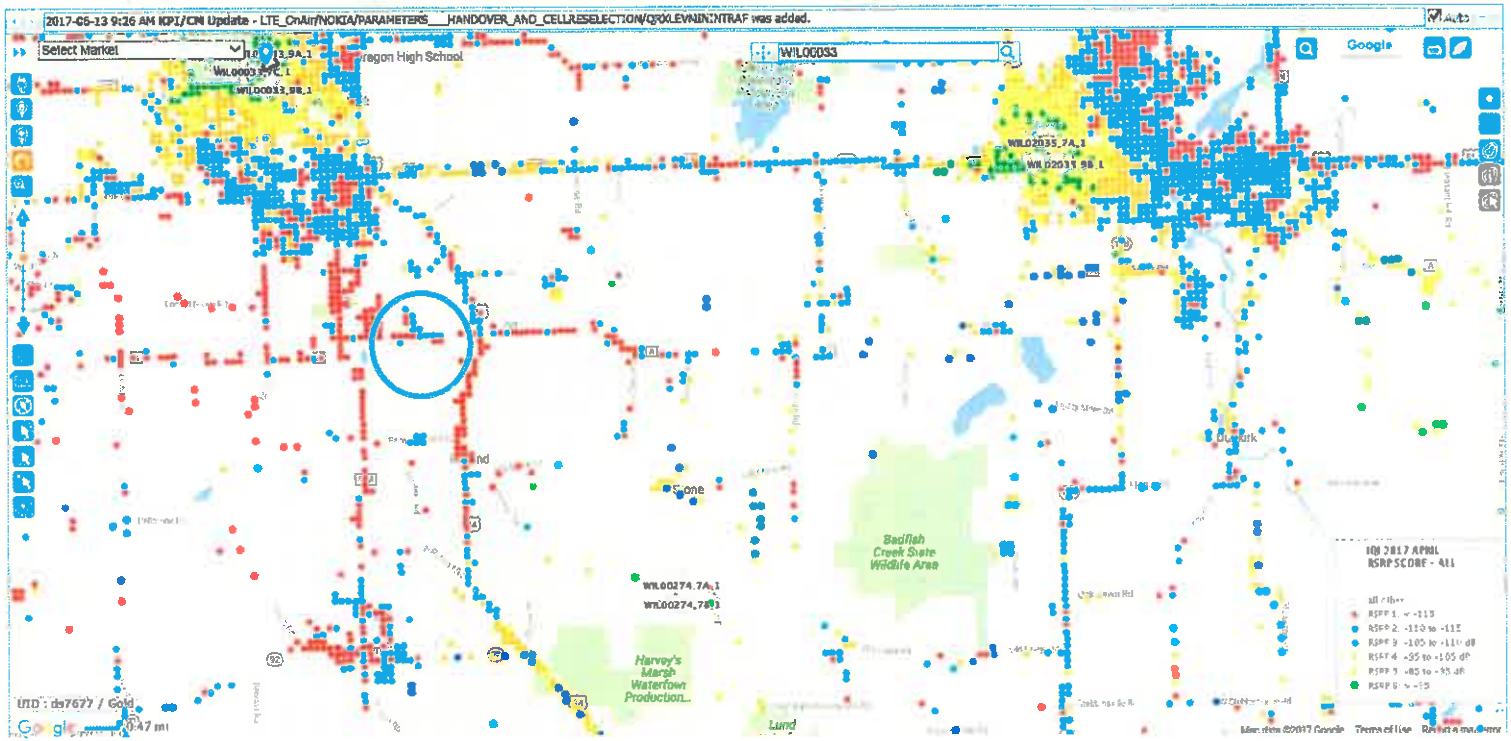
- BEST SERVER

  The strongest site that serve that area.

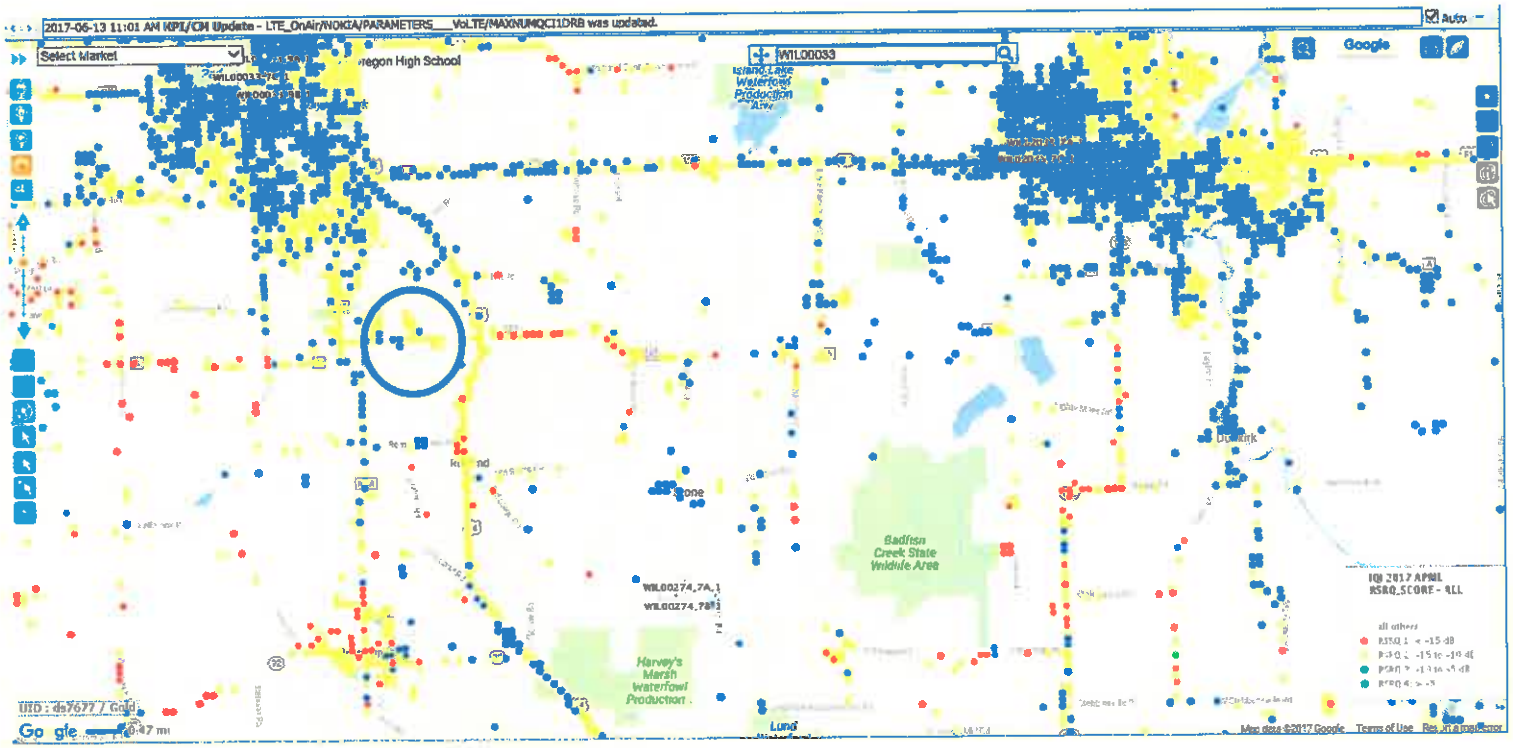


- RSRP

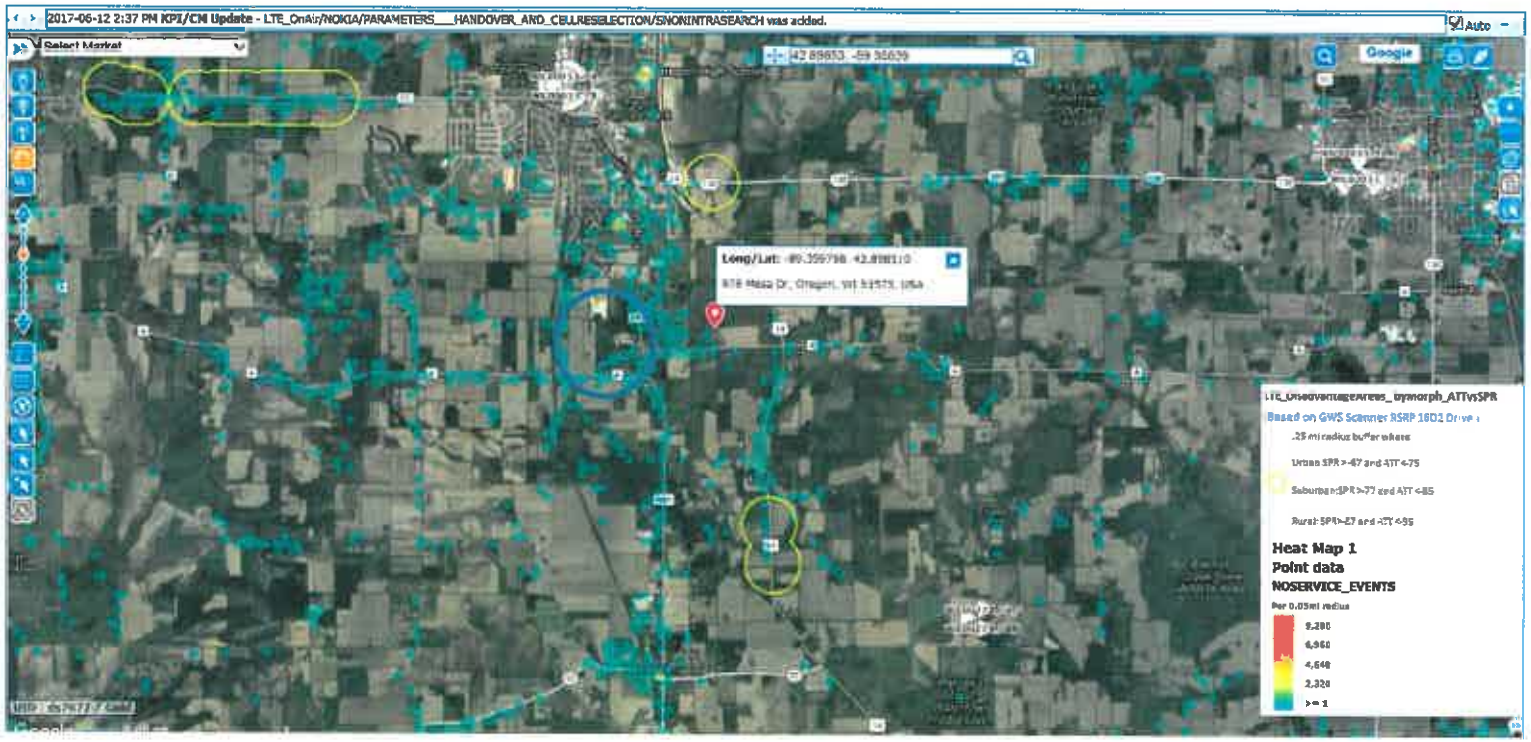
  Power the Mobile is seeing from the serving site.



- RSRQ
  Quality of the single the Mobile is seeing from the serving site.



Heat map of No Service Events from Mobiles

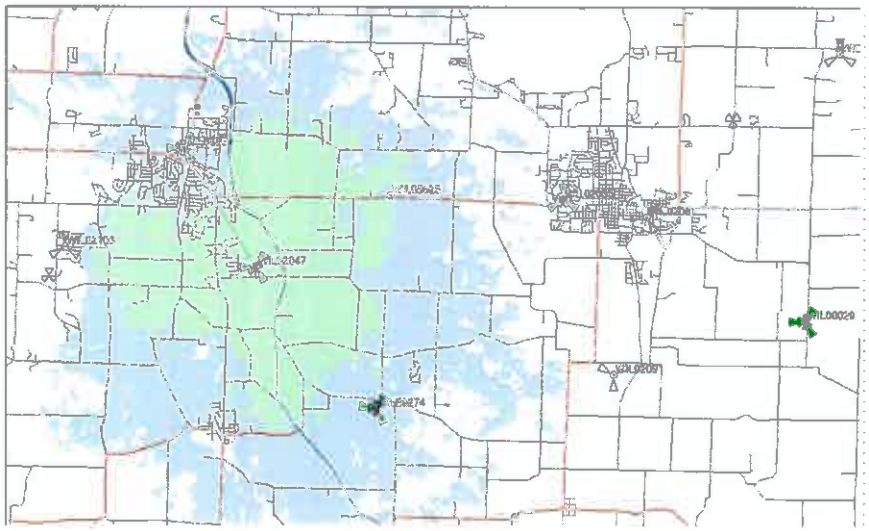


SUMMARY

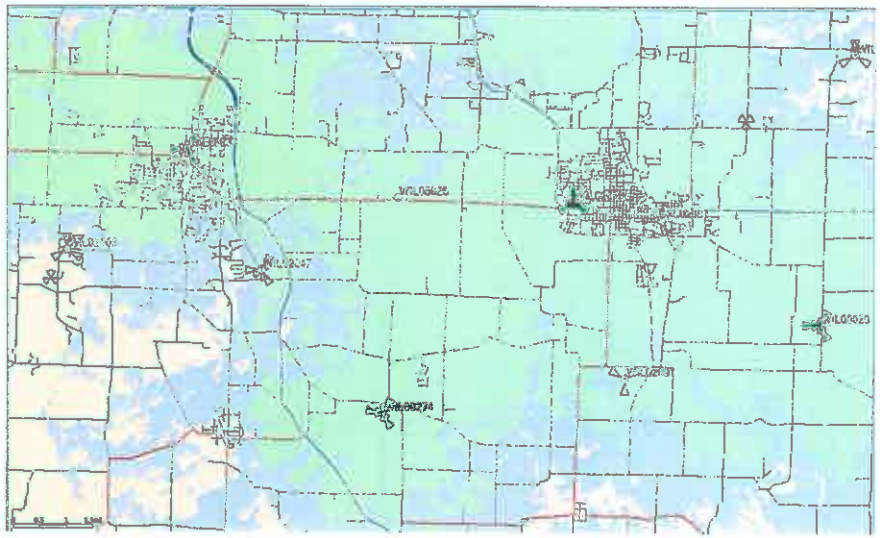
- The sites North & South of this area are at max TX power and with minimum electrical tilt.
  - We have tried to coverage this area by using our existing assists and are unable to coverage at a usable signal.

WIL02047 COVERAGE

WIL02047 coverage



Without WIL02047



Coverage by Transmitter (DL) 0
Best Signal Level (dBm) >=-65
Best Signal Level (dBm) >=-75
Best Signal Level (dBm) >=-110

Exhibit F

Site Plan, Design Elevations, Site Photos, & Photo Simulations

WIRELESS

F.1 Site Plan

F.2 Design Elevations

WIRELESS

F.3 Site Photos and Photo Simulations

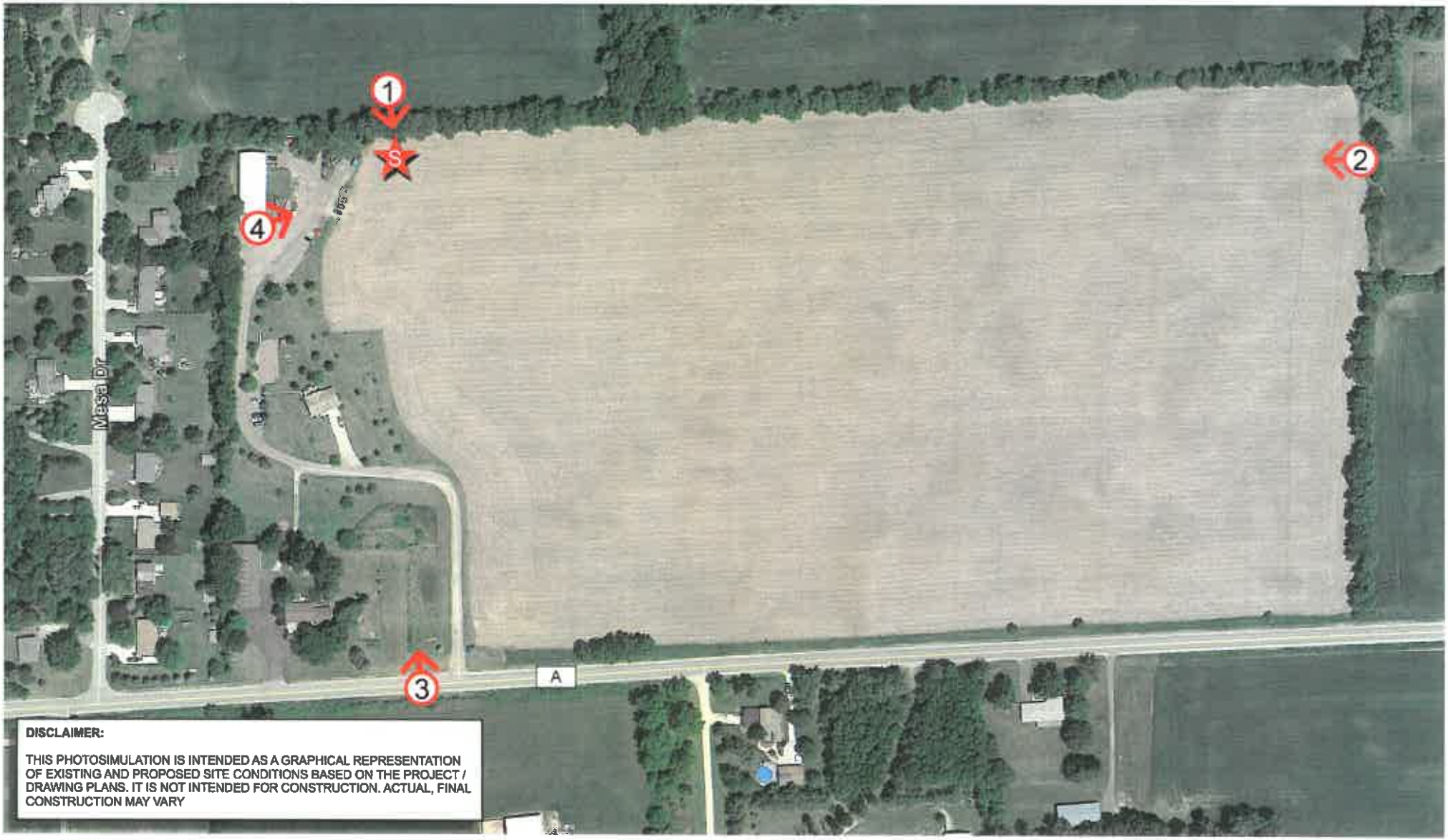
VICINITY MAP

PHOTOSIMULATION VIEWPOINTS

at&t

NSB - RAW LAND
MARTISON
FA# 12716346
4614 COUNTY HWY A
OREGON, WI 53575

SC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3756



DISCLAIMER:

THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEW 1

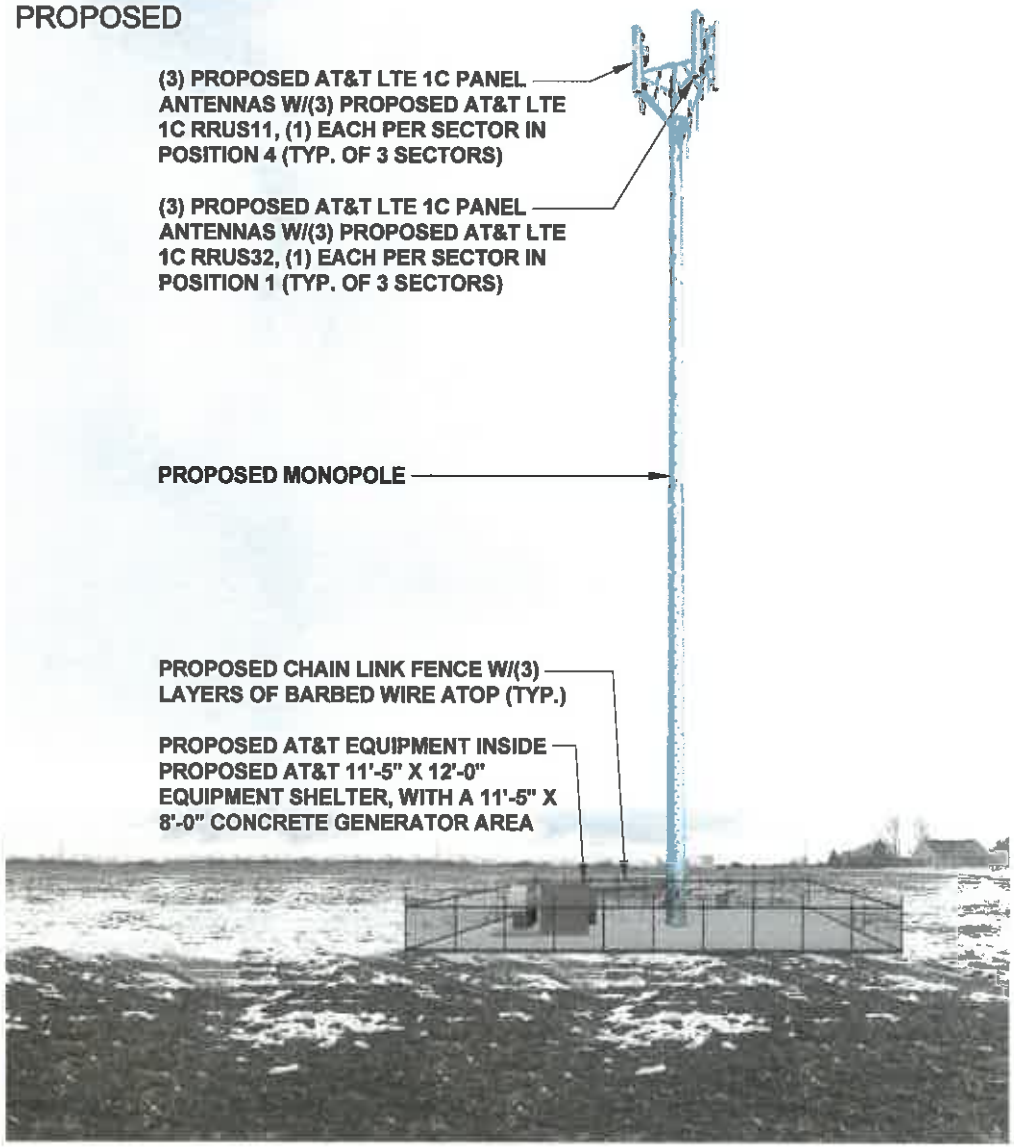
LOOKING FROM THE NORTH

NSB - RAW LAND
MARTISON
FA# 12716346
4614 COUNTY HWY A
OREGON, WI 53575

SC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3768

EXISTING

PROPOSED



PHOTOSIMULATION VIEW 2

LOOKING FROM THE EAST

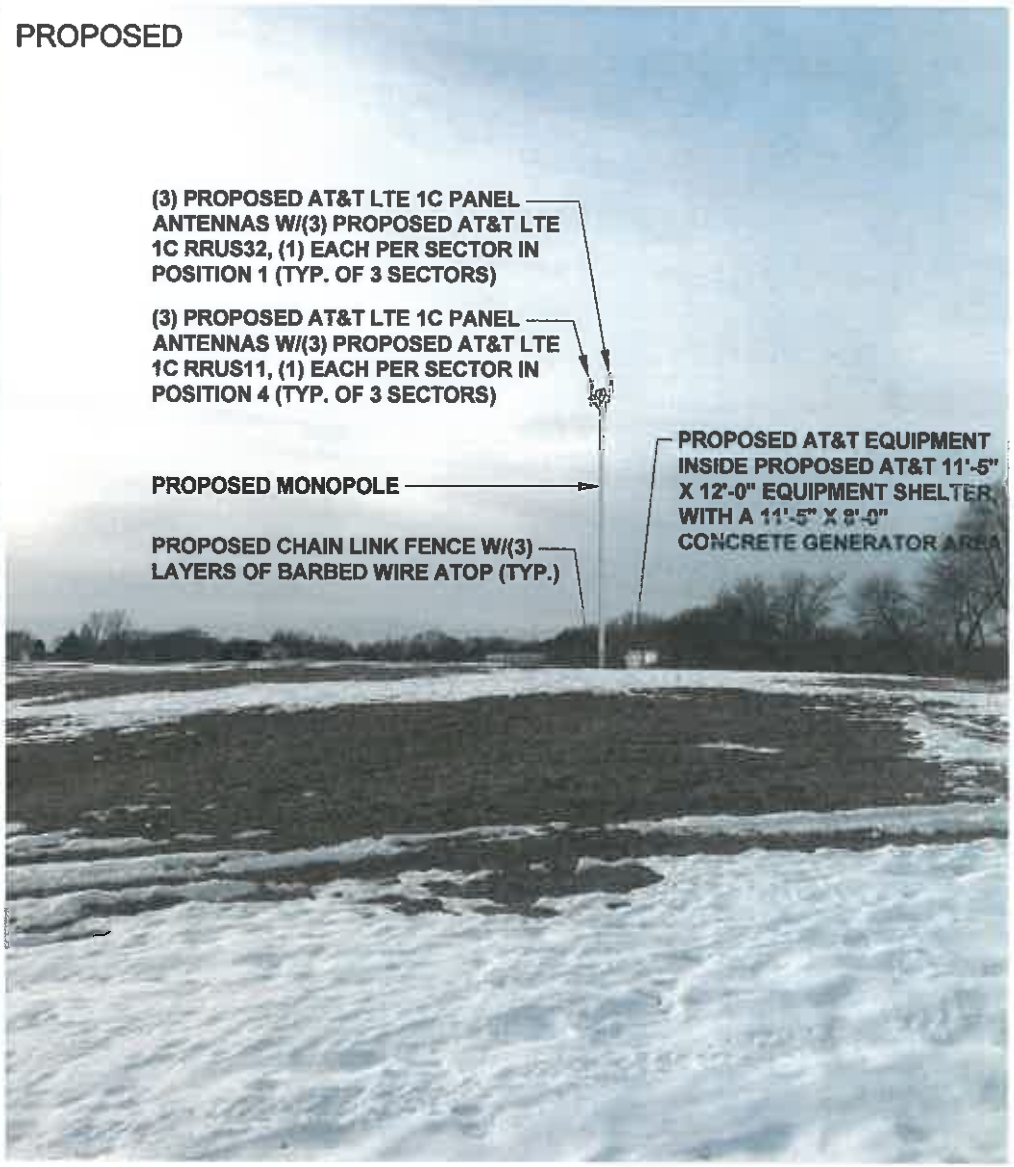
at&t

NSB - RAW LAND
MARTISON
FA# 12716346
4614 COUNTY HWY A
OREGON, WI 53575

SC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3768

EXISTING

PROPOSED



PHOTOSIMULATION VIEW 3

LOOKING FROM THE SOUTH

at&t

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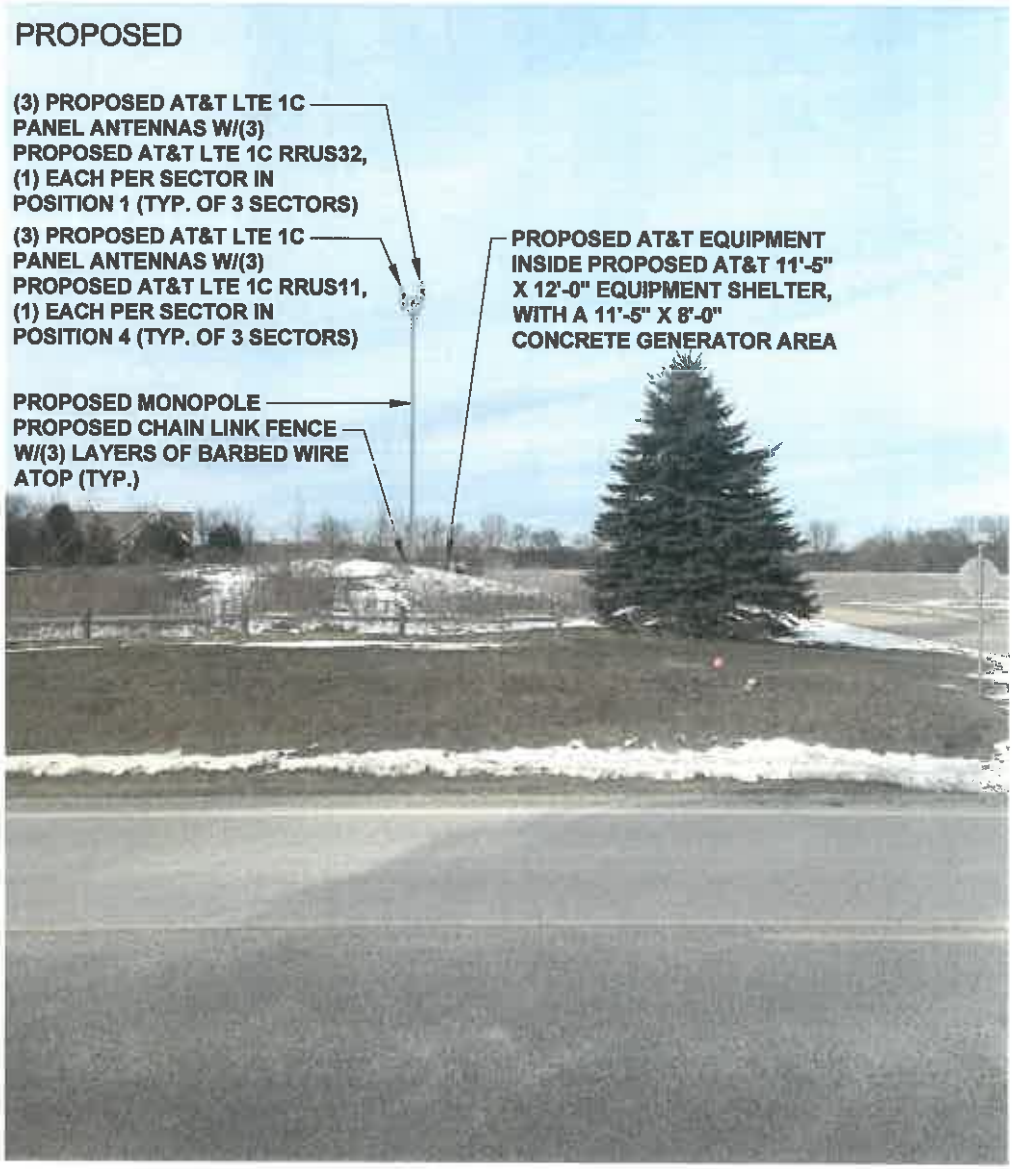
MARTISON
FA# 12716346
4614 COUNTY HWY A
OREGON, WI 53575

SC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 738-3766

EXISTING

PROPOSED



PHOTOSIMULATION VIEW 4

LOOKING FROM THE WEST

at&t

NSB - RAW LAND
MARTISON
FA# 12716346
4614 COUNTY HWY A
OREGON, WI 53575

SC WIRELESS
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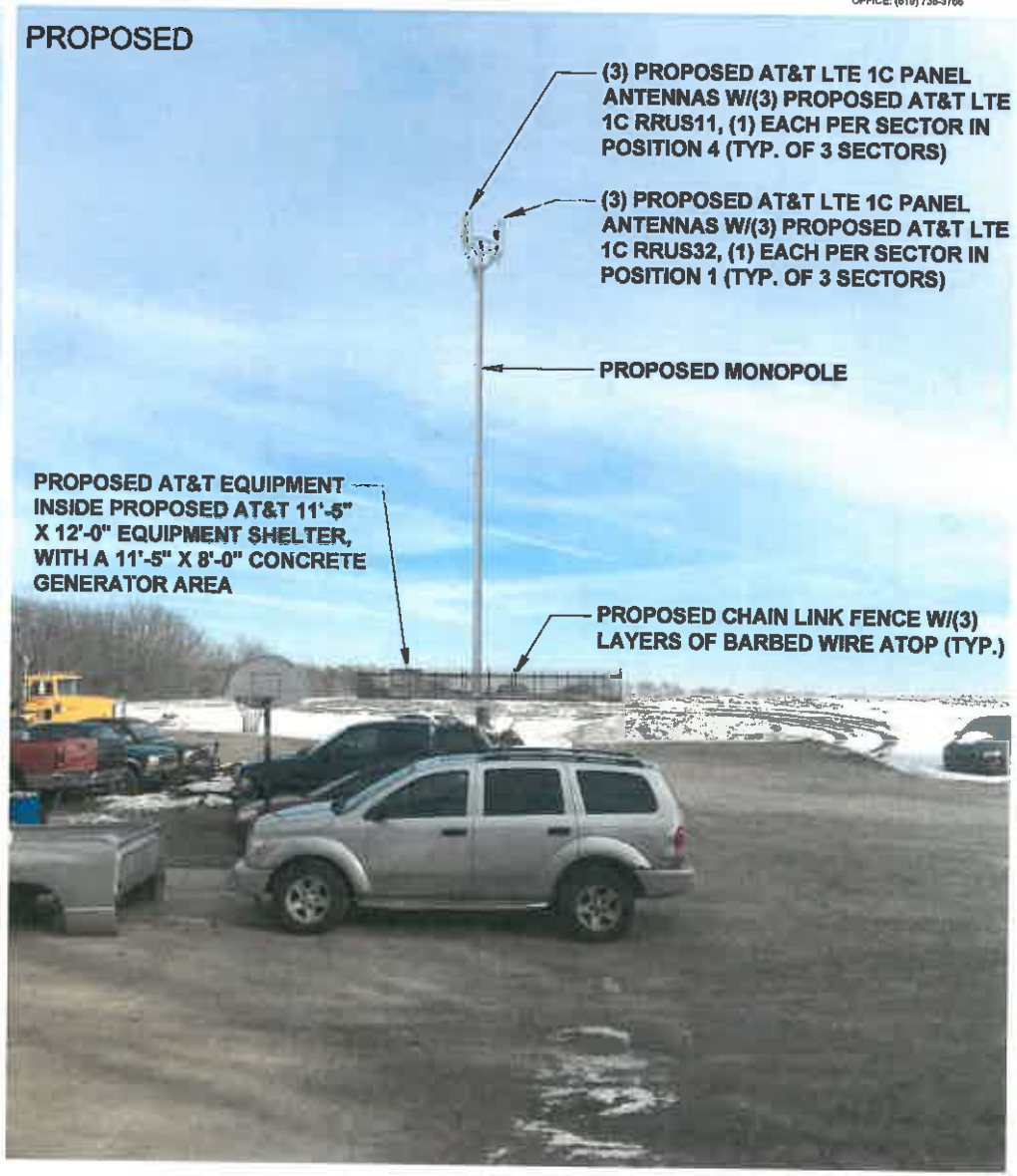
SAN DIEGO, CA 92122
OFFICE: (619) 738-3766



PHOTOSIMULATION VIEWS

LOOKING FROM PROPOSED TOWER LOCATION

at&t

NSB - RAW LAND
MARTISON
FA# 12716346
4614 COUNTY HWY A
OREGON, WI 53575

SC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3766

LOOKING NORTH FROM TOWER CENTER

LOOKING EAST FROM TOWER CENTER

PHOTOSIMULATION VIEWS

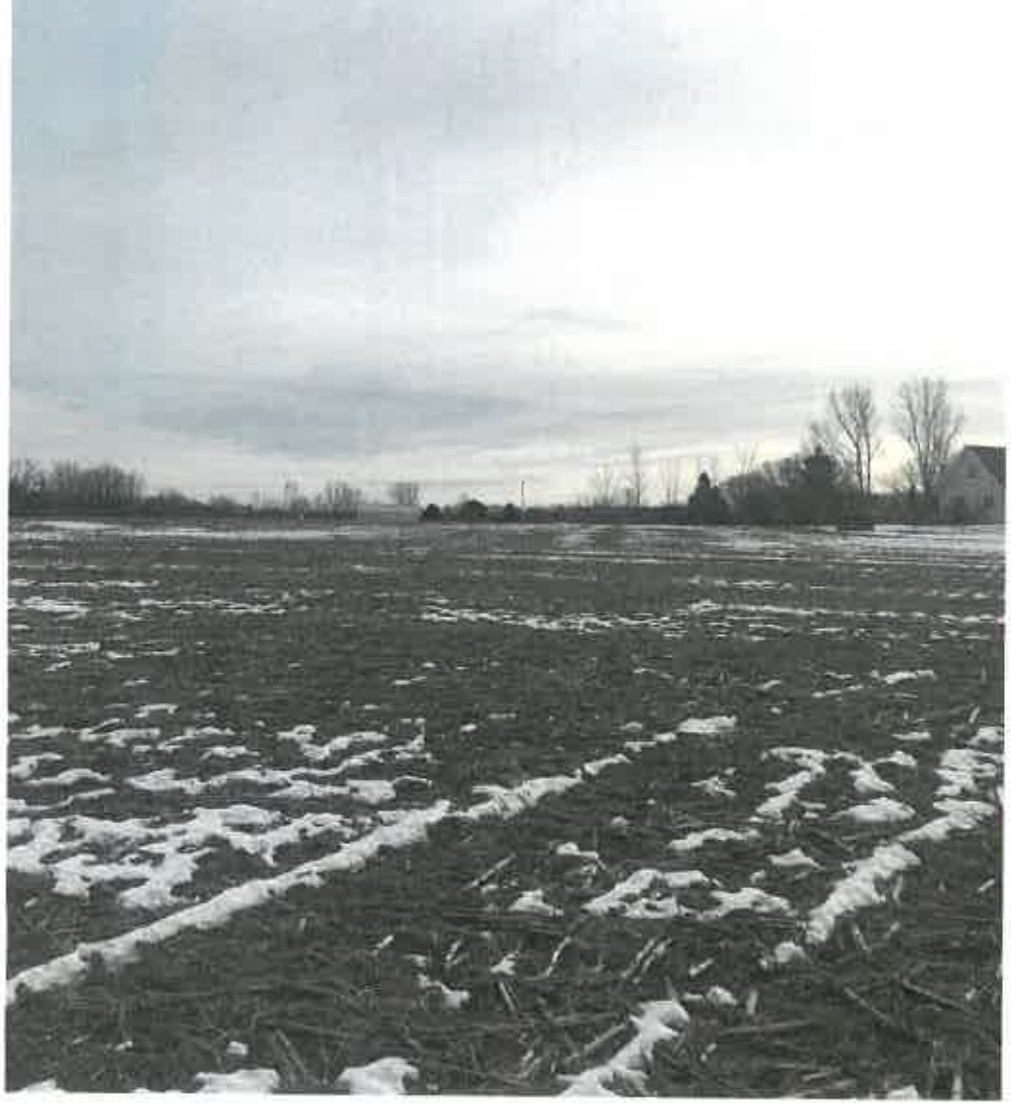
LOOKING FROM PROPOSED TOWER LOCATION

at&t

NSB - RAW LAND
MARTISON
FA# 12716346
4614 COUNTY HWY A
OREGON, WI 53575

SC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3768

LOOKING SOUTH FROM TOWER CENTER



LOOKING WEST FROM TOWER CENTER