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

July 6th, 2017

Re: Conditional Use Permit Application Submittal/ PI Tower Development LLC-New Wireless Communications Tower Facility; 2381 Zurbuchen Dr, Verona, WI 53593. Parcel ID #054/0607-241-9550-0.

Dear Mr. Allen,

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

Dane County CUP Application and CTIF Form
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.

Located at 2381 Zurbuchen Drive, Verona, WI 53593. Parcel ID #054-0607-241-9550-0

The location of the proposed 135' monopole expandable to 165'plus a 5' lightning rod is located in the far SW corner of the 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.

Located at 2381 Zurbuchen Drive, Verona, WI 53593. Parcel ID #054-0607-241-9550-0

Central States Tower III, LLC proposes to construct a 135' monopole expandable to 165', plus a 5' lightning rod for use by Verizon Wireless Personal Communications LP d/b/a Verizon Wireless as shown in the survey. 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 130' centerline, route its coax/cabling through the interior of the tower, install equipment cabinets on a concrete skid and an exterior generator on concrete pad near the base of the tower structure all within the CST Tower 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 Central States Tower III, LLC 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 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 that collocation is not a feasible option for this site as there are no existing structures of any kind within the Verizon Wireless Search Area.

ADDITIONAL DISCUSSION

This is a joint application for a proposed new communications tower facility which will be owned by Central States Tower III, LLC, 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 2381 Zurbuchen Dr, Verona, WI 53593, Parcel ID #054/0607-241-9550-0. This new tower structure will be located within an irregular shaped lease area as depicted in the enclosed survey and construction drawings. Verizon Wireless will locate its antennas and equipment upon the tower at the 131' centerline, route its coax/cabling through the interior of the tower, install equipment cabinets on a concrete skid and an exterior generator on concrete pad near the base of the tower structure all within the PI Tower lease area. The monopole tower and compound is designed to accommodate at least three (3) additional wireless telecommunications equipment installations. Also, a 30' foot wide access and utility easement will be utilized and installed to serve the site coming from the public right of way at Spring Rose Road.

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 Central States Tower III, LLC business and Central States Tower actively markets its portfolio of tower sites for collocation to all communications users.

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

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

This site is located in the A-1 Agricultural district and has been positioned at the rear of the property in the SW corner which is unusable land to screen the equipment and locate on the high ground. Site has no lighting or FAA. No landscaping buffer is proposed given the location in the rear of the parcel and limited offsite views from all directions. The location of the proposed tower upon the property is setback from the nearest property line 24' and is being designed for a zero fall down radius with certified letter from Central States 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.

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

Ice Non-Hazard Statement

Wireless communications structures do not pose any greater ice fall hazard than other elevated man made or natural structures and in this case the adjacent ATC electric line poles. 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 privately owned parcel with an agricultural use and is surrounded in that area of the parcel by other agricultural uses which greatly minimizes public contact with the communications structure. Further, Wisconsin Statute 66.0404 prohibits the governing body from considering this issue in deliberating a tower approval.

Visual Mitigation Statement

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

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

Sincerely,

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

Enclosures as described
Cc: Town of Springdale via Federal Express