

Dane County Rezone & Conditional Use Permit

April

Application Date	Petition Number
03/03/2014	DCPREZ-2014-10672
Public Hearing Date	C.U.P. Number
03/25/2014	DCPCUP-2014-02270

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME STOUGHTON FARMS INC	PHONE (with Area Code) (608) 455-8175	AGENT NAME RICHARD ROGERS	PHONE (with Area Code) (515) 507-3751
BILLING ADDRESS (Number & Street)		ADDRESS (Number & Street)	
		100 W HENRY CLAY STREET	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Whitefish Bay, WI 53217	
E-MAIL ADDRESS		E-MAIL ADDRESS	
		rjassoc@hotmail.com15	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3768 Old Stage Road					
TOWNSHIP RUTLAND	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-341-9000-9					

REASON FOR REZONE	CUP DESCRIPTION
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CELL TOWER	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	15	10.126(3)(b)	15

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:

DATE:



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

Zoning Change Application

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Stoughton Farms</u>	Agent's Name	<u>Richard Rogers (agent for Magnum Comm.)</u>
Address	<u>4198 Old Stone Road, Oregon WI 53575</u>	Address	<u>100 W. Henry Clay Street, Whitefish Bay WI 53217</u>
Phone	<u>(608) 455-8175</u>	Phone	<u>(515) 507-3751</u>
Email	<u>N/A</u>	Email	<u>rjassoc@hotmail.com</u>

Town: Rutland Parcel numbers affected: 0510-341-9000-9

Section: 34 Property address or location: 3768 Old Stage Road

Zoning District change: (To / From / # of acres) 15 acres from A-1 Exclusive to A-1

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Reason for change is to construct a new Radio Tower /and related equipment for the purpose of providing local radio reception to the City of Stoughton and the surrounding area.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: March 1, 2014



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>STAUGHTON FARMS</u>	Agent	<u>RICHARD POWERS</u>
Address	<u>4198 OLD STONE ROAD, GREGG WI 53575</u>	Address	<u>100 W. HENRY CLAY ST -</u>
Phone	<u>608-455-8175</u>	Phone	<u>WILKEFISH BAY, WI 53217</u>
Email		Email	<u>414-507-3751</u>
			<u>rjvassoc@hotmail.com</u>

Parcel numbers affected:	<u>0510 341-900-4</u>	Town:	<u>SN</u>	Section:	<u>34</u>
	<u>0510-341-950-0, 0510-341-510-0</u>	Property Address:	<u>3768 OLD STAGE ROAD</u>		

Existing/ Proposed Zoning District: A-1

Type of Activity proposed:

RADIO TOWER

- 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 PER FAA - LIGHTED TOWER
- o Outside loudspeakers N/A
- o Proposed signs - FCC REGISTRATION
- 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: JUL 20, 2014

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 WILL BE UNMANNED, AND IN NO WAY COMPROMISES THE PUBLIC SAFETY, HEALTH OR WELFARE OF SURROUNDING 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.

NEIGHBORING PROPERTIES WILL NOT BE IMPAIRED OR DIMINISHED BY THE RADIO STATION. IT WILL IN FACT PROVIDE A NEEDED LOCAL SERVICE TO THE SURROUNDING COMMUNITY.

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 FACILITY WILL NOT IMPERE NORMAL DEVELOPMENT. SURROUNDING AREA IS FARMLAND. SITE IS LOCATED IN A NON-TILLABLE AREA OF THE PROPERTY.

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.

YES - SEE PLANS

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

CUP CONFORMS TO STATE AND LOCAL ORDINANCES FOR TOWERS. IT DOES NOT IMPERE THE SAFETY OR GENERAL WELFARE OF THE SURROUNDING AREA.

PROJECT DESCRIPTION

**Entity Submitting Request: Magnum Communications, Inc.
Property Address: 3768 Old Stage Road Oregon, WI 53575
T-R-S: S ½ of the NE ¼ of Section 34, T05N, R10E**

Further Description:

The proposed project will consist of the construction of a 486-foot guyed tower on the Stoughton Farms property near 3768 Old Stage Road in the Town of Rutland, Dane County, Wisconsin. The proposed tower site shall be located in an untilled, fallow field. A fenced, 20-foot by 20-foot gravel compound will be constructed at the base of the tower. A proposed maintained grass drive will provide access to the site, connecting the compound with Old Stage Road to the north.

The tower will be constructed to support an antenna for 95.9 WBKY-FM licensed to Stoughton, Wisconsin, and as many co-locators as reasonably possible in order to prevent additional tower proliferation.

COMMUNICATION TOWER INFORMATION FORM (CTIF)

CONTACTS				
Property Owner's Name		STOUGHTON FARMS		
Property Owner's Mailing Address	4198 OLD STONE ROAD Street	OREGON City	WI State	53575 ZIP
Property Owner's Phone Number		(608) 455-8175		
Agent's Name & Affiliation		RICHARD ROVERS - AGENT FOR MAGNUM COMMUNICATIONS		
Agent's Relationship to Property Owner		AGENT - MAGNUM COMMUNICATIONS		
Agent's Relationship to the Proposed Tower (e.g. wireless service provider, site acquisition firm, tower builder, etc.)		AGENT-SITE ACQUISITION CONTRACTOR		
Agent's Mailing Address	100 W. HENRY CLAY ST. Street	WHITE FISH BAY City	WI State	53217 ZIP
Agent's Phone Number		(414) 507-3751		
PROPOSED ACTION				
Current Zoning	A-1	CUP Acres	16 (+)	
Proposed Zoning (only if rezoning)	A-2	Rezoned Acres (if applicable)	16 (+)	
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	RUTLAND			
PLSS location (Township, Range, 1/4 1/4 Section)	E 1/2 & S 1/2 OF NE 1/4 S34 T5N R10E			
Parcel Number(s)	0510 341-900-4 0510-341-8150-0 0510 341-9590-0			
Street Address (or Proximity to Nearest Address)	3768 OLD STAGE ROAD			
Coordinates in Decimal Degrees (00.000000 Lat., - 00.000000 Long.)	42.854289 - 89.294733			
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.		A NEW FM RADIO STATION TO PROVIDE SERVICE TO THE SToughton, Rutland, Vernon & Oregon Area of PawCo.				
Type of Tower (e.g. monopole, self-support lattice, guyed lattice, etc.)		GUYED LATTICE				
Above Ground Level (AGL) Height (ft.) (i.e. maximum design potential).		1448				
Base/Ground Elevation (ft.)		962				
What is the "fall-down radius" (ft.) of the proposed tower?		244.5				
Technology to be Initially Sited on the Proposed Tower (e.g. Cellular, PCS, Radio, Television, Microwave, etc.) ⁴		Radio				
Number & elevation (Feet AGL) of Antenna Arrays to be Accommodated		460' 1	380' 2			
Is the primary sponsor of this tower a wireless service provider or a tower builder?		RADIO OPERATOR OWNS TOWER		If a wireless service provider, please include FCC license number.		
To the best of the applicant's knowledge, will this tower be lighted?		<input checked="" type="radio"/> Yes	<input 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: PER FAA APPROVED - SEE ATTACHED SPECS						
Are there any mitigation measures being taken to minimize the visual impact of this tower? If so, explain. Attach an additional page if necessary. YES - SPECIAL FAA APPROVED LIGHTING - SEE SPECS.						
PRELIMINARY INFORMATION ON OPTIONS FOR COLLOCATION⁵						
What search area radius was used to determine the location of the proposed tower?					4-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.					Yes	<input checked="" type="radio"/> 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	<input type="radio"/> 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.

2.

3.

4.

SUBJECT PROPERTY AND SURROUNDING AREA

What is the current, primary use of the subject property (e.g. residential, agricultural, commercial, etc.)?	AGRICULTURAL	
What are the current, primary uses of all properties adjacent to the subject property?	AGRICULTURAL	
What is the current zoning of all properties adjacent to the subject property?	A-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?	1450'	
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	

**CARLSON
KOECK
KIRK &
GRAVES Ltd.
ATTORNEYS AT LAW**

Sauk Prairie Office
634 Water Street
P. O. Box 9
Prairie du Sac, WI 53578-0009
Ph: 608.643.2456
Fax: 608.643.4691

Dale A. Carlson
Rick M. Koeck
Franklin R. Kirk
Jama S. Graves

www.carlsonkoecklaw.com

**Please Respond to
Sauk Prairie Address**

January 22, 2014

Re: Stoughton Farms, Inc./Magnum Communications, Inc. Transaction

To Whom it may Concern:

Our office represents Magnum Communications, Inc. Magnum Communications, Inc. has agreed to purchase, and Stoughton Farms, Inc., has agreed to sell, 15.47 acres of land on which to construct a radio tower. Such land is located in the Town of Rutland, Dane County, Wisconsin, and is described on the attached Exhibit.

Terms of the transaction are as set forth in a legally binding signed and accepted Offer to Purchase between Magnum Communications, Inc., as Buyer, and Stoughton Farms, Inc., as Seller.

Sincerely,


CARLSON KOECK KIRK & GRAVES Ltd.

Dale A. Carlson
dcarlson@carlsonkoecklaw.com
DAC/has
Enclosure

G:\Magnum, Dave\2014\Zoning ltr 1-22-14.frm

Lodi Office
Spring Creek Business Center
113 S. Main Street, Suite 206
Lodi, WI 53555
Ph: 608.592.3801



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2012-AGL-10311-OE
Prior Study No.
2011-AGL-3900-OE

Issued Date: 12/14/2012

Dave Magnum
Magnum Communications, Inc.
N6837 Bobbi Road
Pardeeville, WI 53954

**** LIGHTING DEVIATION RECOMMENDATION ****

The Federal Aviation Administration has completed an evaluation of your request concerning:

Structure:	Antenna Tower Brooklyn Tower
Location:	Brooklyn, WI
Latitude:	42-51-15.46N NAD 83
Longitude:	89-17-41.31W
Heights:	962 feet site elevation (SE) 489 feet above ground level (AGL) 1451 feet above mean sea level (AMSL)

Based on this evaluation, we have no objection to the request to deviate from the standards outlined in the FAA Advisory Circular 70/7460-1 K Change 2 Obstruction Marking and Lighting, Chapter 5.

The FAA finds that for those towers 151-350 feet AGL that normally require only one top mounted Flashing Red Obstruction (L-864) light and one level of Steady-burning Red Obstruction (L-810) lights, it is necessary to either configure the existing L-810s to flash at the same rate as the L-864 or replace the L-810 with a L-864 configured to flash simultaneously. Flash rates must be 30 flashes per minute (± 3 flashes).

The FAA finds that for structures 351 feet AGL and above, the absence of steady burning Red Obstruction (L-810) lights on this structure will not impair aviation safety. However, aeronautical study revealed that the structure should continue to be lighted with the appropriate Flashing Red Obstruction (L-864) lights. Flash rates must be 30 flashes per minute (± 3 flashes).

If this structure is subject to the authority of the Federal Communications Commission a copy of this letter will be forwarded to them and application should be made for permission to change the marking/lighting as requested.

This evaluation concerns the effect of the marking/lighting changes 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.

If we can be of further assistance, please contact our office at (202) 267-8783. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AGL-10311-OE.

Signature Control No: 175773204-178898616
Sheri Edgett-Baron
Manager, Obstruction Evaluation Group

(DEV)

cc: FCC

>Flash Technology

>Flash Technology

USEFUL SITES FOR INFORMATION ON TOWER LIGHTING REQUIREMENTS

PROPOSED CONSTRUCTION OR ALTERATION OF A TOWER SITE
<http://forms.faa.gov/forms/faq7460-1.pdf>

DATABASE OF FAA ADVISORY CIRCULARS

- AC70/7460-16-Obstruction Marking & Lighting
- AC150/5345-53C Lighting Equipment Certification Program
http://www.fairweb.faa.gov/Regulatory_and_Guidance_Library/rgAdvisoryCircular.nsf/MainFrame?OpenFrameset

RECENT ENFORCEMENT ACTIONS

<http://www.fcc.gov/eb/broadcast/asml.html>

FCC REGULATIONS FOR MONITORING

- 17.47 (24 hour tower lighting confirmation & 90 day inspection requirement)
- 17.48 (30 minute alarm notification)
- 17.49 (tower lighting maintenance record requirements)
- 17.51 (Time when lights should be exhibited)
http://www.access.gpo.gov/nara/cfr/waisidx_04/47cfr17_04.html

FAA NOTICE CRITERIA TOOL

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

FLASH TECHNOLOGY SERVICES

- Flash University – Component Level Training
- Monitoring and Call Center Solutions
- 24/7/365 National Operations Center
- Nationwide Certified Service Provider Program

The leader in FCC/FAA compliance
technology for tower lighting.

TOWER LIGHTING GUIDELINES
ISSUED BY THE FEDERAL AVIATION ADMINISTRATION

Around The World
Around The Clock
Always On

332 NICHOL MILL LANE
FRANKLIN, TENNESSEE 37067
PHONE: 615.503.2000 / 888-313-5274
FAX: 615.261.2600
email: flash.info@spk.com
www.flashtechnology.com
2010 Flash Technology

brochure/outside - flap

brochure/outside - back panel

brochure/outside - front panel

Flash Technology

PAINT AND RED LIGHTING

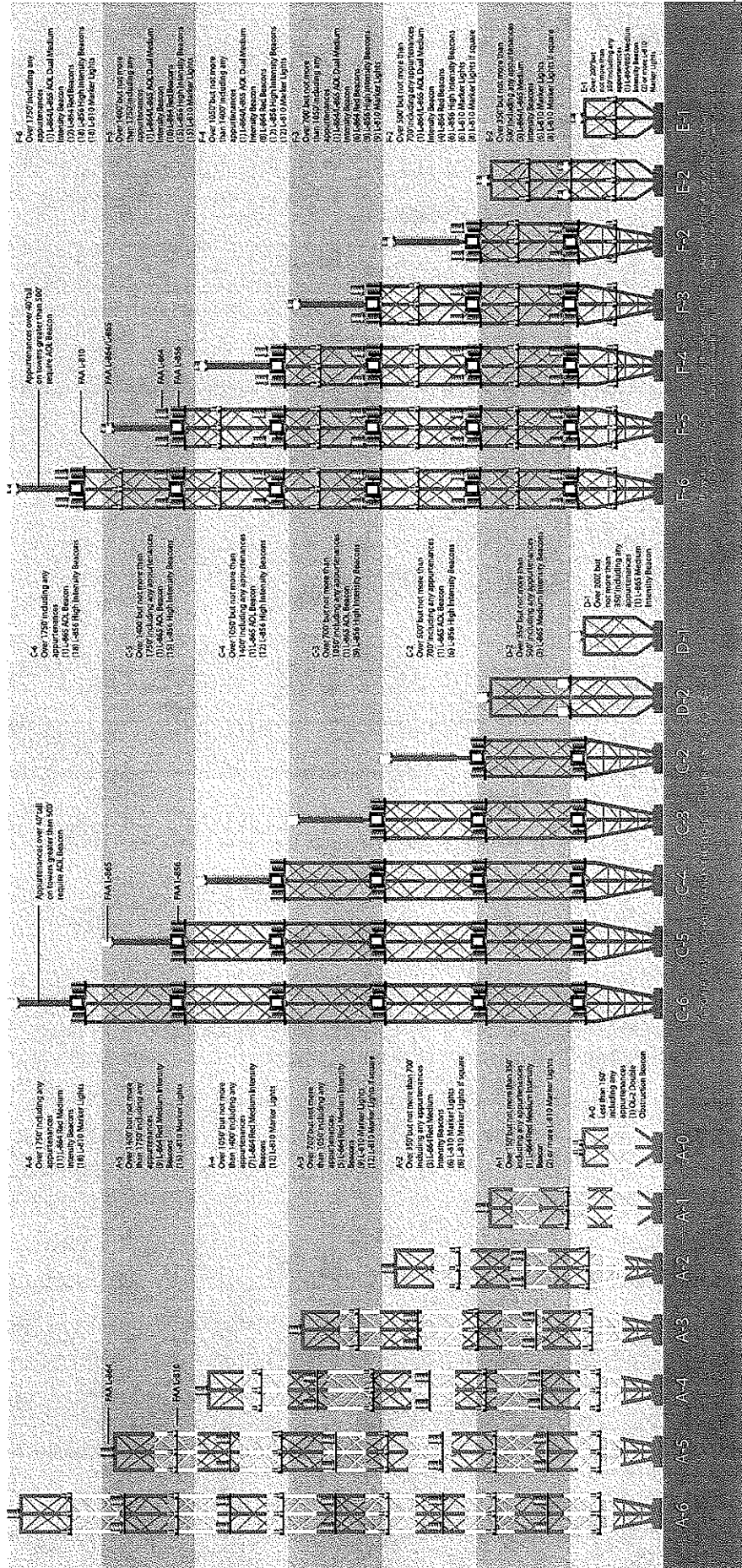
Towers marked with paint for day and red lights for night.
AC 707/460-1K

WHITE LIGHTING

Towers marked with white lights for day and white lights for night.
AC 707/460-1K

DUAL LIGHTING

Towers marked with white lights for day and red lights for night.
AC 707/460-1K



brochure/inside

SITE CANDIDATE SUMMARIES

<i>PROJECT FILE:</i>	<i>WBKY - Proposed Rutland Tower</i>
<i>BY:</i>	<i>David Lyshek</i>
<i>SUBJECT:</i>	<i>Site Candidate Summaries</i>

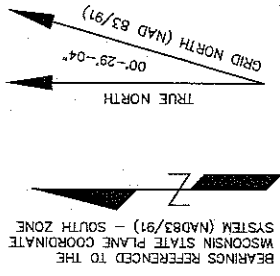
In order to avoid interfering with existing radio station operations a relatively narrow siting window was available for the proposed WBKY relocation. Siting options were even further reduced due to the associated property and setback requirements needed to accommodate the proposed tower. Many properties could not physically accommodate the extent of the guy tower anchors, meet a setback of ½ tower height, or would occupy the majority of the parcel.

It became apparent that there were a handful of property owners who owned real estate to reasonably accommodate the proposed tower. A summary of the primary properties investigated with related comments follows:

Benson Property	Siting of the tower on this location was initiated. However due to its eventual sale prior to necessary tower siting approvals it needed to be abandoned.
George Farms	Was discussed with the landlord as a potential candidate. Was deemed ineligible as it was determined that available property was outside of the FM siting window.
Bert Carr Property	Was considered a potential candidate and was discussed with the land lord as a possible option.
Lund Property	Was considered a potential candidate and was discussed with the land lord as a possible option.
Former Kolitz Property	Was considered a potential candidate and was discussed between real estate agents as a possible option.
Stoughton Farms	Ultimately this was selected as the preferred location due to setbacks from the road, setbacks from neighbors, existing treelines for providing visual screening, and its adjacent location to the existing gravel pit.

PROPOSED TOWER BASE

LATITUDE: 42°-51'-15.44"
 LONGITUDE: 89°-17'-41.04"
 (Per North American Datum of 83/91)
 Ground Elevation: 962.0'
 (Per National Geodetic Vertical Datum of 1929)



PROJECT - MAGNUM FM TOWER
 SURVEYED FOR:
 EDGE CONSULTING ENGINEERS, INC.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578

PROPERTY OWNER:
 STOUGHTON FARMS, INC.
 4198 OLD STAGE ROAD
 OREGON, WI 53575

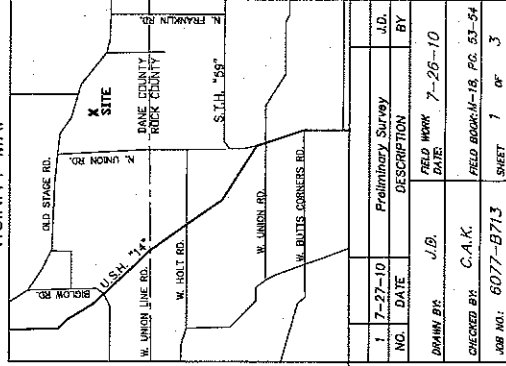
PARCEL NO.: 052/0510-341-8150-0, AND
 052/0510-341-9590-0, AND
 052/0510-341-9000-9

ZONED: A-1
 DEED: VOLUME 9024, PAGE 1

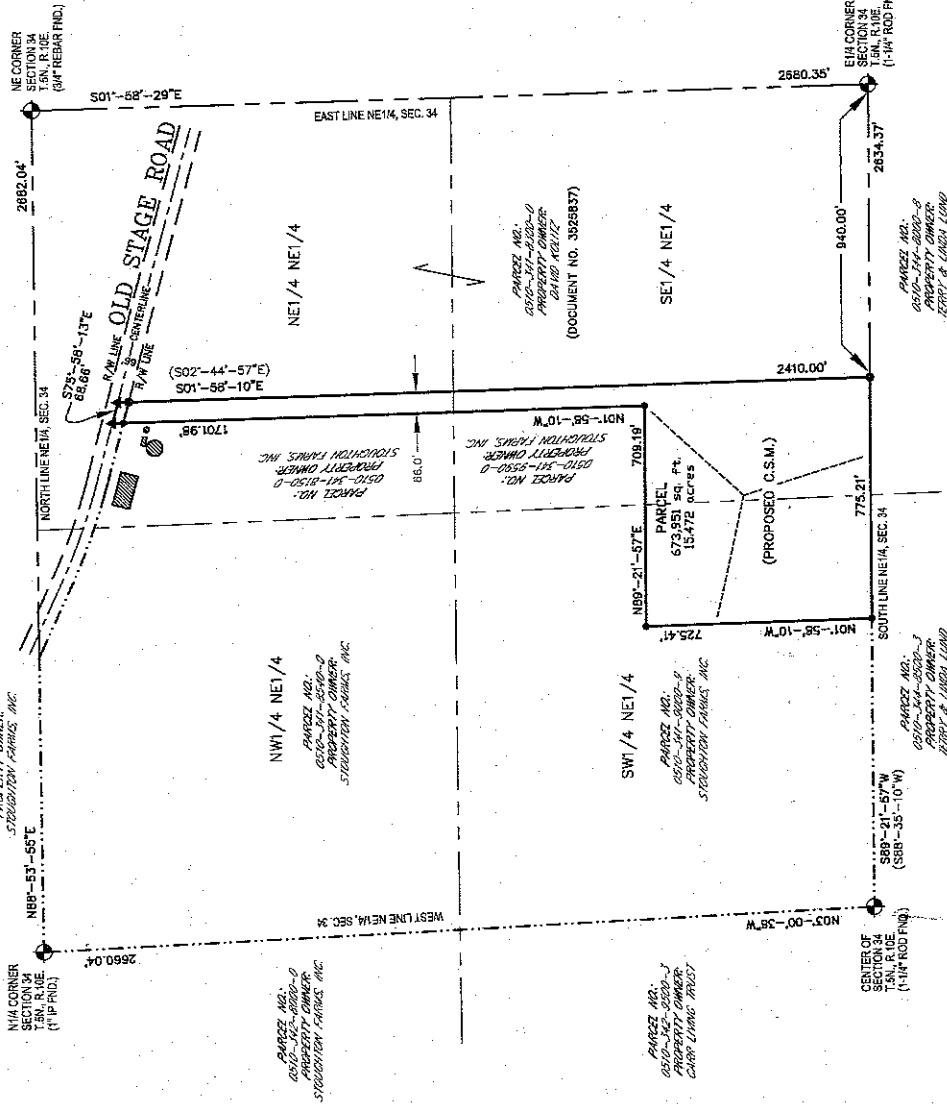
-LEGEND-

- = 1" X 24" IRON PIPE SET
- △ = 1" IRON PIPE FOUND
- ▲ = "P.K." MASONRY NAIL SET
- = 8" NAIL SET
- ◇ = COUNTY MONUMENT FOUND
- ⊕ = TELEPHONE PEDESTAL
- ⊙ = EXISTING POWER POLE
- ⊚ = EXISTING GUY ANCHOR
- ⊛ = OVERHEAD ELECTRIC
- = POINT OF BEGINNING
- = PROPERTY LINE

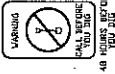
-VICINITY MAP-



NO.	DATE	DESCRIPTION	BY
1	7-27-10	Preliminary Survey	J.D.
2	J.D.	FIELD WORK DATE	7-26-10
CHECKED BY	C.A.K.	FIELD BOOK NO.	18, PG. 53-54
DRAWN BY	J.D.		
SHEET	1	OF	3

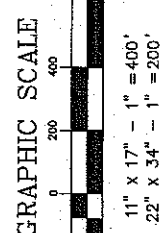


CALL DIGGERS, NOTIFY TILL FREE
 ADVANCE AT AREA
 40 HOURS BEFORE
 YOU DIG



UTILITY NOTE:
 THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. 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.

BENCHMARK INFORMATION:
 SITE BENCHMARK: (BM A)
 SET 6" NAIL IN WEST FACE OF 10" TREE,
 LOCATED ON THE EAST EDGE OF FIELD,
 ±1' ABOVE GROUND LEVEL
 ELEVATION: 658.08'



LEASE EXHIBIT FOR
 EDGE CONSULTING ENGINEERS, INC.
 BEING A PART OF THE E1/2 AND THE S1/2 OF THE NE1/4,
 SECTION 34, T.5N., R.10E.,
 TOWN OF RUTLAND, DANE COUNTY,
 WISCONSIN

SITE NAME:
 MAGNUM FM TOWER
 BROOKLYN, WI 53521

MERIDIAN
 SURVEYING, LLC
 Office: 920-983-0881
 Menasha, WI 54952

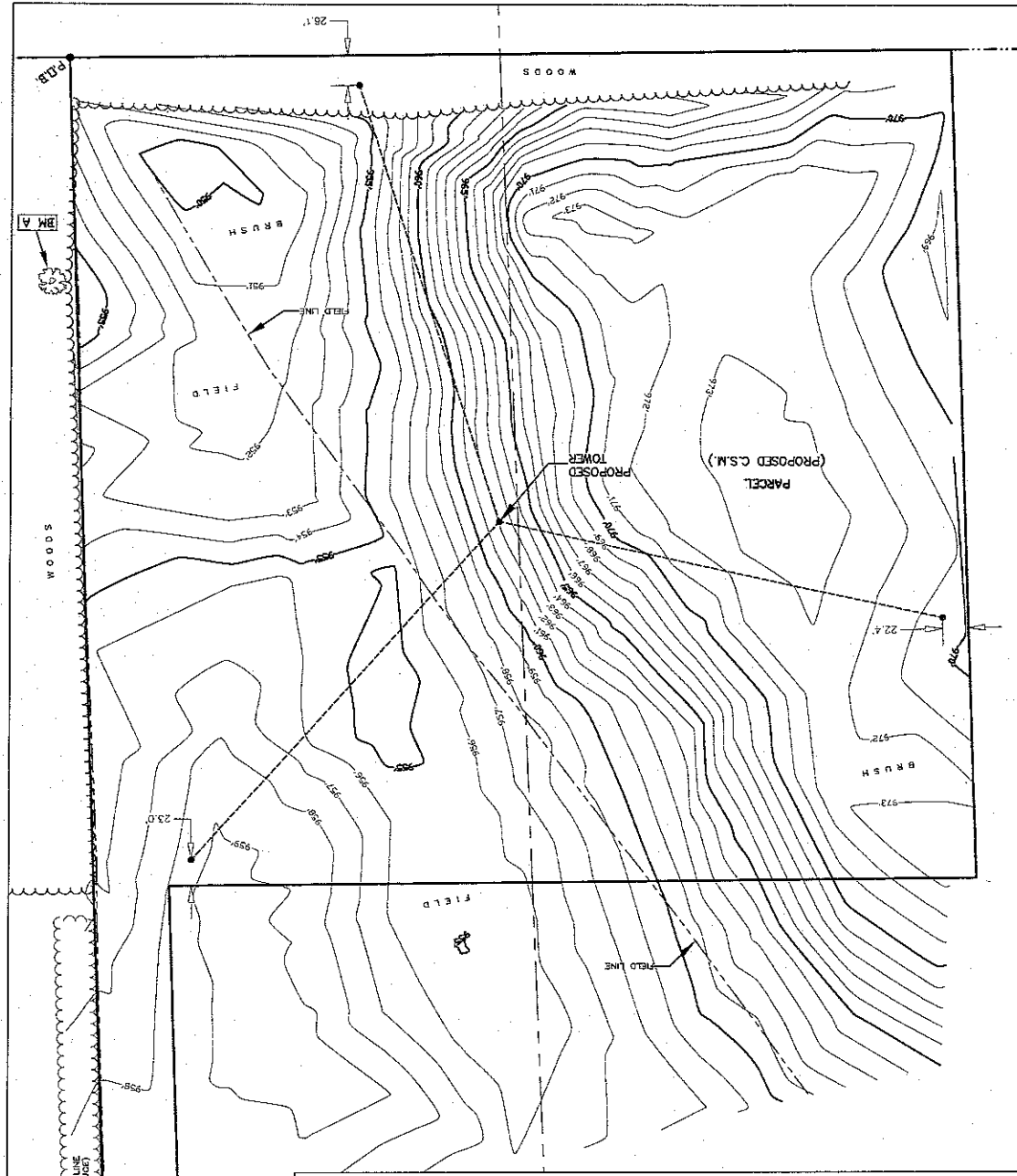
I, Craig A. Keach, hereby certify that none of the property described herein is within a flood plain or wetlands area as defined by FEMA or Wisconsin DNR.

SURVEYOR'S CERTIFICATE
 I, Craig A. Keach, Wisconsin Registered Land Surveyor of Meridian Surveying, Inc. hereby certify that the above and accurate representation thereof to the best of my knowledge and belief.

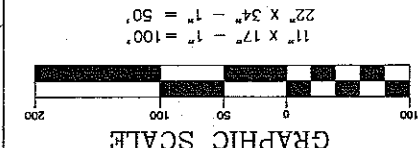
Dated this _____ day of _____, 2010.

WISCONSIN REGISTERED LAND SURVEYOR
 Craig A. Keach, S2333

MERIDIAN SURVEYING, LLC 18774 Prairie 1 Menasha, WI 54952 Office: 920-993-0881 Fax: 920-273-6037		LEASE EXHIBIT FOR EDGE CONSULTING ENGINEERS, INC. BEING A PART OF THE E1/2 AND THE S1/2 OF THE NE1/4 SECTION 34, T15N, R10E, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN	
SITE NAME: MAGNUM FM TOWER		SITE ADDRESS: OLD STAGE ROAD BROOKLYN, WI 53521	
FIELD WORK DATE: 7-26-10		DRAWN BY: J.D.	
CHECKED BY: C.A.K.		FIELD BOOK: 18, PG. 53-54 SHEET 3 OF 3	
NO. DATE: 1 7-27-10		DESCRIPTION: Preliminary Survey	
BY: J.D.		J.D.	



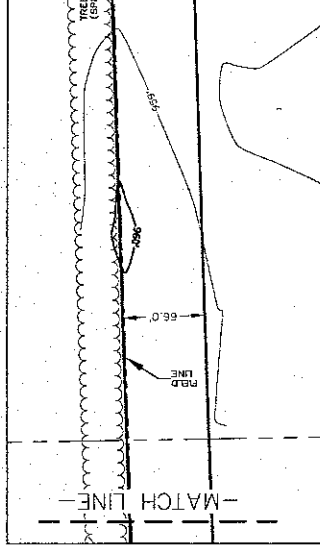
BEARINGS REFERENCED TO THE
 WISCONSIN STATE PLANE COORDINATE
 SYSTEM (NAD83/91) - SOUTH ZONE




BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET 6" NAIL IN WEST FACE OF 10" TREE,
 LOCATED ON THE EAST EDGE OF FIELD.
 ±1' ABOVE GROUND LEVEL.
 ELEVATION: 958.08'

- LEGEND-**
- = 1" x 24" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - △ = "P.K." MASONRY NAIL SET
 - = 8" NAIL SET
 - ⊕ = COUNTY MOUNTMENT FOUND
 - ⊙ = TELEPHONE PEDESTAL
 - ⊚ = EXISTING POWER POLE
 - ⊛ = EXISTING GUY ANCHOR
 - ⊜ = OVERHEAD ELECTRIC
 - ⊝ = P.O.B. POINT OF BEGINNING
 - = PROPERTY LINE

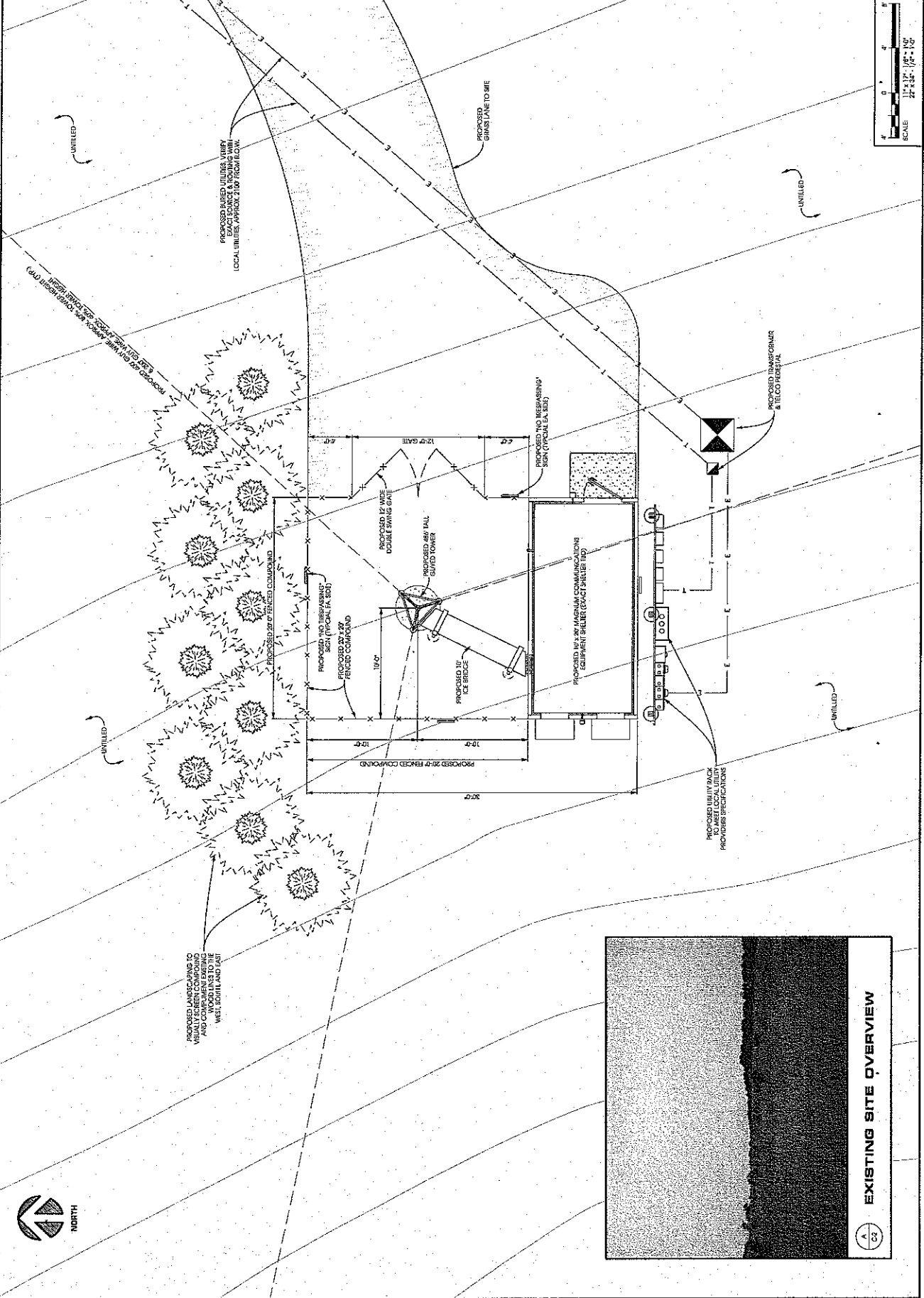
1. Craig A. Keach, hereby certify that none of the property described hereon is within a flood plain or wetlands area as defined by FEMA or Wisconsin DNR.
 I, Craig A. Keach, Wisconsin Registered Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is true and accurate representation thereof to the best of my knowledge and belief.
 Dated this _____ day of _____, 2010.
 Craig A. Keach, S-2333
 WISCONSIN REGISTERED LAND SURVEYOR



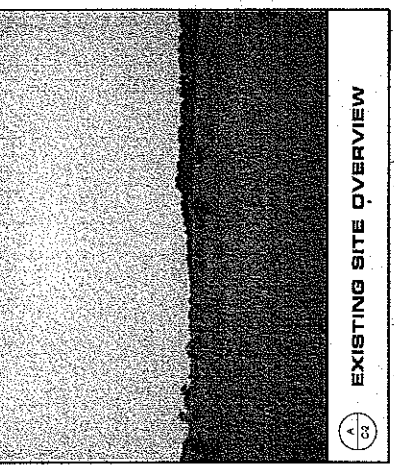

Edge Consulting Engineers, Inc.
 626 W. WISCONSIN AVE.
 PLYMOUTH WISCONSIN 53075
 414.833.1440
 WWW.EDGECONSULT.COM

COMPOUND PLAN
WBKY FM TOWER
RUTLAND, WISCONSIN

REGISTRATION CODE
 A. REGISTRATION CODE: 00000000
 B. REGISTRATION CODE: 00000000
 C. REGISTRATION CODE: 00000000
 D. REGISTRATION CODE: 00000000
 E. REGISTRATION CODE: 00000000
 F. REGISTRATION CODE: 00000000
 G. REGISTRATION CODE: 00000000
 H. REGISTRATION CODE: 00000000
 I. REGISTRATION CODE: 00000000
 J. REGISTRATION CODE: 00000000
 K. REGISTRATION CODE: 00000000
 L. REGISTRATION CODE: 00000000
 M. REGISTRATION CODE: 00000000
 N. REGISTRATION CODE: 00000000
 O. REGISTRATION CODE: 00000000
 P. REGISTRATION CODE: 00000000
 Q. REGISTRATION CODE: 00000000
 R. REGISTRATION CODE: 00000000
 S. REGISTRATION CODE: 00000000
 T. REGISTRATION CODE: 00000000
 U. REGISTRATION CODE: 00000000
 V. REGISTRATION CODE: 00000000
 W. REGISTRATION CODE: 00000000
 X. REGISTRATION CODE: 00000000
 Y. REGISTRATION CODE: 00000000
 Z. REGISTRATION CODE: 00000000
 SA. REGISTRATION CODE: 00000000
 SB. REGISTRATION CODE: 00000000
 SC. REGISTRATION CODE: 00000000
 SD. REGISTRATION CODE: 00000000
 SE. REGISTRATION CODE: 00000000
 SF. REGISTRATION CODE: 00000000
 SG. REGISTRATION CODE: 00000000
 SH. REGISTRATION CODE: 00000000
 SI. REGISTRATION CODE: 00000000
 SJ. REGISTRATION CODE: 00000000
 SK. REGISTRATION CODE: 00000000
 SL. REGISTRATION CODE: 00000000
 SM. REGISTRATION CODE: 00000000
 SN. REGISTRATION CODE: 00000000
 SO. REGISTRATION CODE: 00000000
 SP. REGISTRATION CODE: 00000000
 SQ. REGISTRATION CODE: 00000000
 SR. REGISTRATION CODE: 00000000
 SS. REGISTRATION CODE: 00000000
 ST. REGISTRATION CODE: 00000000
 SU. REGISTRATION CODE: 00000000
 SV. REGISTRATION CODE: 00000000
 SW. REGISTRATION CODE: 00000000
 SX. REGISTRATION CODE: 00000000
 SY. REGISTRATION CODE: 00000000
 SZ. REGISTRATION CODE: 00000000
 TOWN: WISCONSIN
 COUNTY: ROCK
 PROJECT NO.: 2023-01
 SHEET NO.: 0-2
 SHEET TOTAL: 0-2



SCALE: 1" = 20'
 1/4" = 5'
 1/8" = 10'
 3/16" = 15'
 1/2" = 30'



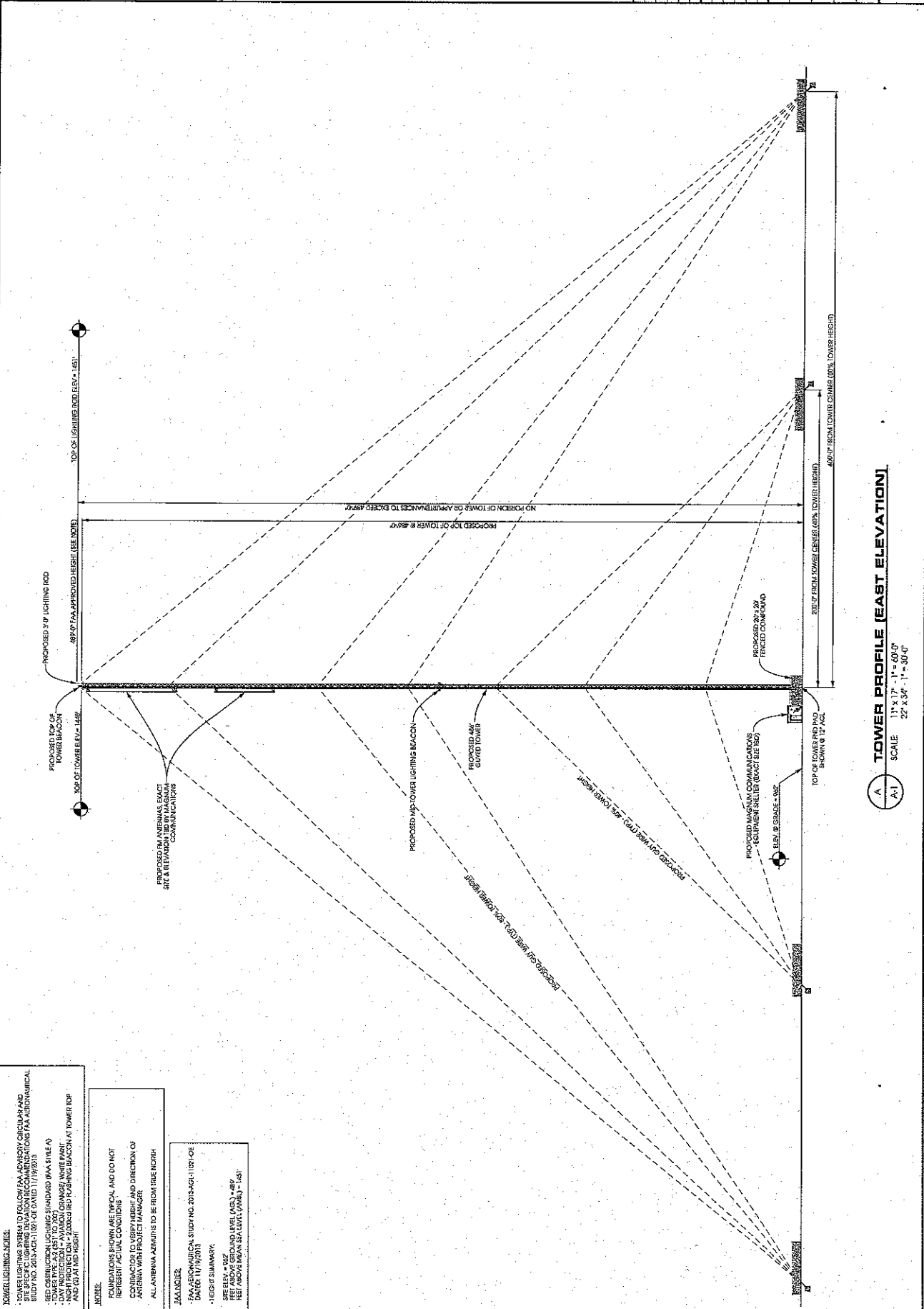
TOWER ELEVATION

WBKY FM TOWER

RUTLAND, WISCONSIN

PROJECT NO.	2013-046
DATE	11/17/2013
CLIENT	WBKY-TV
DRAWN BY	JL
CHECKED BY	JL
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1

A-1



TOWER LIGHTING NOTES:

- * TOWER LIGHTING SYSTEM TO FOLLOW FAA ADVISORY CIRCULAR AND ILLUMINATION REQUIREMENTS PER ILLUMINATION STUDY NO. 2013-046 (DATE DATED 11/17/2013)
- * SEE OBSTRUCTION LIGHTING STANDARDS (FAA 515E-A)
- * TOWER TYPE A (95' TO 100')
- * LIGHT POLLUTION - MAXIMUM 10' LIGHTING JACKSON AT TOWER TOP AND 12' AT MID HEIGHT

NOTES:

- FOUNDATION'S SHOWN ARE TYPICAL AND DO NOT REPRESENT ACTUAL CONDITIONS
- CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER
- ALL ANTENNA ADJUSTS TO BE FROM TRUE NORTH

JL NOTES:

- FAA AERONAUTICAL STUDY NO. 2013-046 (11/17/2013) DATED 11/17/2013
- HEIGHT SIMMARY
- SITE ELEV. = 92'
- TOWER END NAD (60%) = 151.6'
- SEE ABOVE NAD SEA LEVEL (MANN) = 142.1'

TOWER PROFILE (EAST ELEVATION)
 SCALE: 1" = 10'-0"
 22" X 34" - 1" = 30'-0"