Quality Saves Money

July 17th, 2017

Mr. David Shaw
Town Clerk
Town of Middleton
7555 W. Old Sauk Road
Verona, WI 53593

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

Re: Conditional Use Permit Application Submittal/ PI Tower Development LLC-New Wireless Communications Tower Facility; Airport Road at Bronner Rd, Middleton, WI 53562. Parcel ID #038/0708-053-8002-9.

Dear David and Majid,

PI Tower Development 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):
PI Tower Development LLC
Attn: Kristie Lokken-Davis
7411 Fullerton Street, Suite 110
Jacksonville, Fl 32256

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.

Approx 715' feet South of intersection of Airport Rd and Bronner Rd, Middleton, WI 53562. Parcel ID #038/0708-053-8002-9

The location of the proposed 150' monopole plus a 5' lightning rod is in the middle of the large parcel adjacent to the new ATC electric lines 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.

Approx 715' feet South of intersection of Airport Rd and Bronner Rd, Middleton, WI 53562. Parcel ID #038/0708-053-8002-9

PI Tower Development proposes to construct a 150' monopole 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 145' 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.

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 PI Development 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 as depicted in the enclosed Delorme Map there are no existing structures of any kind available for collocation by Verizon Wireless with the exception of the ATC electric lines which are no longer available for co-location do to servicing, safety, and shutdown issues with them . Enclosed in the application materials is a sworn statement from the Verizon Wireless Radio Frequency Engineer assigned to the site attesting to the fact that collocation is not feasible option for this site, as there are no existing structures of any kind which exist within the Verizon Wireless Search Area that could be utilized by Verizon Wireless for a collocation.

ADDITIONAL DISCUSSION

This is a joint application for a proposed new communications tower facility which will be owned by PI Tower Development, 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 PI Tower Development 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 Approx 715' feet South of intersection of Airport Rd and Bronner Rd, Middleton, WI 53562. Parcel ID #038/0708-053-8002-9. 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 145' 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 40' foot wide access and utility easement will be utilized to serve the site coming from the public right of way at Bronner Rd and Airport. A majority of that access is already existing for access to the ATC utility poles so minor disturbance on that.

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 PI Tower Development's business and PI Tower Development 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. PI Tower Development and Verizon Wireless 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 along the ATC lines and close to the ATC easement of those lines using existing access to buffer the effect of the proposed new monopole. Site is located within 1.8 miles of Middleton Airport and has been cleared by FAA approval of no hazard(attached) as were the ATC lines. Site is located off road to reduce visibility of the compound and blend with the existing ATC lines with the nearest at 145' in height approximately 100' to the West. Site could not be pushed farther West due to the ATC easement buffer. No landscaping buffer is proposed given the location in the rear of the parcel, proximity of existing tree cover blocking views to the North and limited offsite views from all directions. The location of the proposed tower upon the property is setback from the nearest property line 50' As is the designed collapse radius of the tower. Enclosed please find a stamped engineering letter from Sabre Industries Towers and Poles, PI Tower Development's tower manufacturer, ensuring that that the tower will be designed to collapse within the subject property in the event of structural failure.

Besides the six (6) application requirements defined by Wis. Stat. Sect. 66.0404(2)(b), I have also enclosed the below listed items and provided additional narrative as requested by Dane County and agreed to by the applicant.

RF Sworn Statement
Tower Inventory 1.5 Mile Radius Map (see attached. There are no existing towers within 1.5 miles.)
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 (to be supplied after CUP approval and prior to zoning permit issuance)
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 private 26.7 acre privately owned parcel with an agricultural use, which greatly minimizes public contact with the communications structure. Further, Wisconsin Statute 66.0404 prohibits the governing body from considering this issue in deliberating a tower approval.

Visual Mitigation Statement

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

TOWN OF MIDDLETON – SIX STANDARDS FOR CONDITIONAL USE

1. That the conditional use will not endanger the public health, safety and welfare

The use will positively impact public health, safety, comfort and general welfare by providing the most technologically advanced wireless communications to the area including E911 enhanced emergency response capabilities.

2. That uses, values and enjoyment of other properties in the neighborhood will not be substantially impaired by the conditional use.

There will be no substantial impairment or diminishment to the current surrounding uses as the use will create essentially no additional traffic and will not be audible to surrounding neighbors. Visually the site is located adjacent to and will blend in to the newly constructed ATC transmission line.

BUELL
Quality Saves Money

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The use will have no adverse impact on the orderly development of surrounding uses currently agricultural and residential.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Adequate services including utilities, access and drainage have all been accounted for in the proposed use and will be developed in accordance with all applicable requirements.

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.

An existing access drive for the ATC transmission lines and for farm access shall be improved for all-weather access to the proposed conditional use.

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

The use meets all applicable regulations most notably those outlined in WI Statute 66.0404.

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 PI Tower Development LLC
and Verizon Wireless

Enclosures as described