DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

Application Fee: $486 Mineral Extraction: $1136 Cell Tower $3036

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

Items required to be submitted with application:

- **Written Legal Description of Conditional Use Permit boundaries**
- **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.**
- **Scaled map showing neighboring area land uses and zoning districts**
- **Written operations plan describing the items listed below (additional items needed for mineral extraction sites)**
- **Written statement on how the proposal meets the 6 standards of a Conditional Use**

Owner	L& G Investments LLC	Agent	Nathan Ward, Buell Consulting
Address	5031 Church Rd, Middleton, WI 53562	Address	1200 Riva Ridge, Racine, WI 53402
Phone	608-831-7853	Phone	414-788-1327
Email		Email	nward@buellconsulting.com

Parcel numbers affected: 038/0708-053-8002-9 Town: Middleton Section: 5

Property Address: South of Airport Rd at Bronner

Existing/ Proposed Zoning District : A-1

- Type of Activity proposed: Wireless communications

- Hours of Operation 24/7
- Number of employees 0
- Anticipated customers 0
- Outside storage No
- Outdoor activities No
- Outdoor lighting Yes, on switch for cabinets
- Outside loudspeakers No
- Proposed signs FCC stipulated signage and identification only
- Trash removal No
- 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: Date: 7/18/17

L&G Investments, LLC, Leo Ziegler president authorized

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.

   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. 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.

   There will be no substantial impairment or diminishment to the current surrounding uses, especially with the new existing ATC electric service transmission poles already on propery of which this proposal is directly abutting them. There will be no additional traffic and will not be audible to surrounding neighbors of which this is very isolated.

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, or rural residential. Site and parcel already has considerable tall ATC electric service lines on property which are close to the same height and larger in structure.

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

   Adequate services including utilities, access(most existing) and drainage have all been accounted for in the proposed use.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

   Existing non exclusive access to the ATC lines from Airport Rd will be used and improved for the use. Upon Completion of construction traffic to the proposed site will average two vehicles per month.

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

   The use meets all applicable regulation most notably those outlined in WI statue 66.0404