

Iron Mountain Towers, LLC
23434 Elliot Road
Defiance, OH 43512

To: Town of Dunn
Members of the Plan Commission & Town Board
c/o Ben Kollenbroich
Planning and Land Conservation Director

RE: CUP Town of Dunn - Petition 2583

Mr. Kollenbroich:

At your request, the Applicant has agreed to supplement the record to address certain questions posed by Staff via email regarding (1) the County's position on the use of the existing access to the proposed Communication Tower from Highway MN; (2) the selected location of the proposed Communication Tower; and (3) the basis for stating that the conditional use is consistent with the Town's Comprehensive Plan.

1. Access from Highway MN.

Staff has inquired whether the Applicant has received approval from the County to access the proposed Communication Tower from the existing driveway off of Highway MN. The driveway permit is being included within this submittal.

2. The Proposed Location.

This information is being provided only by way of background as the Applicant has already provided the information required by Wis. Stat. § 66.0404, specifically, "why the applicant chose the proposed location and why the applicant did not choose collocation..."¹ And, as you know, state law provides that a political subdivision may not "[d]isapprove an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity." Wis. Stat. § 66.0404(4)(p).

For this project, this area has been searched multiple times by multiple agents with many years of experience each, including the Applicant's agent Derek McGrew, who has been working in the telecommunications industry for over 23 years. To date, Staff has inquired about the following locations:

¹ The County's third-party engineering consultant, CityScape, concluded the Applicant has demonstrated "a need ... for a new antenna support structure in the vicinity of the proposed site to fill a gap in DISH Wireless's service coverage" and "has demonstrated due diligence in investigating collocation possibilities."

- *The nearby ballfields.* This has been suggested that this is a better location. The Applicant disagrees. The proposed location is adjacent to a handful of existing residential properties and a planned future retirement village. In contrast, (and assuming a lease agreement could be completed with the school, which is rare in the Applicant's agent's experience), the facility at the ballfields would be in the backyards of 24 existing residential properties. Additionally, the property to the east is in process of being sold to a developer who is planning future residential use, which would include an additional approximately 20 properties. To sum it up, the proposed site is adjacent to a few homes and the ball field location would be in the backyard of 44 homes in the near future.
- *Village of McFarland Property.* The Applicant's agent has reached out many times over the last 10 years to the Village to lease more than one property, and on each occasion the response (when there was a response) was that there was no interest. The undersigned felt that a much better location was the three properties on Elvehjem Road, one of which was 2860 Hidden Farm Road. Most recently, the undersigned reached out to the Village three times to lease space at the Fire Station on County Road MN just West of the current proposed location. No response was received.

3. Citation to the Town's Comprehensive Plan.

Finally, the Applicant has been asked to explain why it cited the Town's Comprehensive Plan in response to Town Ordinance Section 12.5(7)(a)(i). While the Applicant maintains that the proposed use is consistent with the Town's Comprehensive Plan, we note that Section (7)(a)(i) relates to changes in zoning district boundaries to allow construction of a Communication Tower, which is not applicable.

Thank you for your time and consideration,



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