

Rezone/C.U.P. Application Information

GENERAL INFORMATION		PUBLIC HEARING DATE 5/27/97	NUMBER 1426
TOWN, VILLAGE, OR CITY Burke		D.E.D. No X MS.	COUNTY DANE
2. THIS NOTICE IS FOR: <input checked="" type="checkbox"/> REZONING <input checked="" type="checkbox"/> CONDITIONAL USE / SPECIAL EXCEPTION			
3. OWNER'S NAME AT TIME OF REZONING Token Creek Sanitary District		TELEPHONE (608)	
OWNER ADDRESS 4016 East Washington Ave, Madison WI 53704		TELEPHONE (608) 222 9215	
AGENT Mark A. Schroeder		AGENT ADDRESS 6200 Gisholt Road, Madison WI 53713	
4. DESCRIPTION OF PROPERTY WHICH WAS GRANTED THE REZONING OR CONDITIONAL USE / SPECIAL EXCEPTION PERMIT 1/4 1/4 Sec. NWSW Sec. 09 Town 08N Range 10E			
PARCEL NUMBER(S) BEFORE REZONING 07-0810-093-8581-4		PREVIOUS ZONING DISTRICT C-2	NEW ZONING DISTRICT C-2 w/CUP
PARCEL ADDRESS 4209 Anderson Road			
INTENT / PURPOSE PCS antenna in C-2 C.U.P. for Telecommunications 'tower' site			
LAND AREA AND IMPROVEMENTS			
5. TOTAL ACRES IN PARCEL BEFORE REZONING 0.252		TOTAL ACRES IN PARCEL IN EXCLUSIVE AG. ZONE BEFORE REZONING 0	
a. Of the original parcel, how many acres were rezoned OUT OF agricultural use or granted a non-Ag conditional use/special exception? 0.252			
b. How many acres were rezoned INTO exclusive agricultural district? 0			
c. Were there improvements on the original parcel? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
d. What percentage of the improvements was rezoned or granted a conditional use/special exception? 100			
REZONE			
6. REASON FOR REZONING			
a. <input type="checkbox"/> Develop land for non-Ag. residential use.			
How far is the land from a city or village boundary? 1.0 MILES		How far is the land from an existing residential area? 1.0 MILES	
Is the land served by public sewer? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Is the land within a sanitary district? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Is the land served by public water? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Is the land within a planning transition area? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If more than one lot was developed - number of lots:		Average lot size:	
b. <input type="checkbox"/> Develop land for industrial use		f. <input type="checkbox"/> Farm consolidation	
c. <input checked="" type="checkbox"/> Develop land for commercial use		g. <input type="checkbox"/> Residence for parent or child of farm operator	
d. <input type="checkbox"/> Develop land for recreational use		h. <input type="checkbox"/> Other (please specify) _____	
e. <input type="checkbox"/> Pre-existing use, substandard or nonconforming parcel			

7. SOILS INFORMATION

a. Type of soils in parcel rezoned out of agricultural district (approximate)

Percent of land had soils in Classes I-II _____

Percent of the land had soils in Class III 100

Percent of the land had soils in Class IV _____

Percent of the land had soils in Classes V-VIII _____

b. Type of land in parcel rezoned out of agricultural district (approximate)

Percent of land in cropland _____

Percent of the land in pasture _____

Percent of the land in woodland _____

Percent of the land in other (specify) Commercial
100

CONDITIONAL USE

8. WHAT IS THE TYPE OF CONDITIONAL USE/SPECIAL EXCEPTION?

a. ☐ Agricultural (please specify use)

b. ☐ Agricultural-related (please specify use)

c. ☐ Institutional

d. ☐ Governmental

e. ☐ Religious

f. ☐ Utility

g. ☒ Other (please specify use) PCS antenna
in C-2

CERTIFICATION HISTORY

9. HAVE ANY ZONING CERTIFICATES BEEN ISSUED FOR THE PROPERTY WHICH WAS GRANTED THE REZONING OR A NON-AGRICULTURAL CONDITIONAL USE / SPECIAL EXCEPTION?

☐ YES ☒ NO

If "YES," please attach copies of any zoning certificates that have been issued for the property during the last 10 years, and a copy of a property record that includes a description of the rezoned property, such as a warranty deed, land contract, subdivision plat, or certified survey map.

FINDINGS FOR REZONING

10. WAS THE PETITION FOR REZONING APPROVED ONLY AFTER FINDINGS WERE MADE BASED ON CONSIDERATION OF THE FOLLOWING AS REQUIRED BY s. 91.77(1), Wis. Stats.:

- (a) Adequate public facilities to accommodate development either exist or will be provided within a reasonable time.
- (b) Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
- (c) The land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonable adverse effect on rare or irreplaceable natural areas.

☐ YES ☐ NO

SIGNATURE OF ZONING AUTHORITY

DATE OF SIGNATURE

DATE OF LOCAL APPROVAL OF REZONING OR CONDITIONAL USE

**NOTICE OF PUBLIC HEARING BY THE DANE COUNTY
ZONING & NATURAL RESOURCES COMMITTEE**

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 2-E of the City-County Building, Madison, Wisconsin on Tuesday, 05/27/97 at 7:30 P.M. to consider the following matter:

8. CONDITIONAL USE PERMIT # 1426 by Token Creek Sanitary District to allow telecommunications tower site on property located at 4200 Anderson Road in part of the NW 1/4 SW 1/4 Section 09, Town of Burke.

EFF 6/17/97C

PUBLISHED: Wisconsin State Journal

ZONING & NATURAL RESOURCES
COMMITTEE

James Van Deurzen, Chairman

DANE COUNTY
CONDITIONAL USE PERMIT #1426

THE ZONING AND NATURAL RESOURCES COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT: The Conditional Use Permit subject to conditions.

FOR: Telecommunications tower site.

EFFECTIVE DATE OF PERMIT: 6/17/98 EXPIRATION DATE: See below

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

Part of the NW 1/4 SW 1/4 Section 9, Town of Burke, described as follows: Outlot 1, Certified Survey Map #7441, found in Volume 38, Page 185 of Certified Survey Maps, Dane County Register of Deeds Office.

CONDITIONS:

These conditions are specifically made applicable to this permit, any violation of such conditions shall be sufficient grounds for revocation of this permit.

1. The primary use of the communication tower permitted under Conditional Use Permit No. 1426 shall be for the mounting of equipment for Personal Communication Services (PCS) transmissions/receptions, Cellular Telephone and Paging equipment.
2. The communication tower placed, constructed or modified under Conditional Use Permit No. 1426, shall permit four antennas, under the bulb, on the existing 120 feet water tower.
3. Subject to further conditions set forth herein as to total floor area and location, the holder of Conditional Use Permit No. 1426 may add an additional support structure 14 feet in height (as defined in section 10.01 (8) of the Dane County Zoning Ordinance in effect in March 1997) and 314 square feet in floor area for use necessary to the primary use of the tower. Those structures already existing are permitted to be retained. Buildings constructed or used by tower operators shall be subject to all conditions established for Conditional Use Permit No. 1426, including locational requirements contained in the site plan.

4. The site plan and tower design specifications are fully incorporated herein and continued effectiveness of Conditional Use Permit No. 1426 is expressly conditioned upon compliance with the site plan and tower design specifications as approved by the Zoning and Natural Resources Committee.
5. Upon written inquiry by the committee the holder of Conditional Use Permit No. 1426 shall have the burden of presenting to the committee credible evidence establishing to a reasonable certainty the continued compliance with all conditions placed upon the conditional use permit. Failure to establish compliance with all conditions placed upon the conditional use permit shall be grounds for revocation of the permit. In the event the committee determines that it is necessary to consult with a third party to ascertain compliance with conditions on Conditional Use Permit No. 1426, all reasonable costs and expenses associated with such consultation shall be borne by the holder of said conditional use permit. Failure to pay such costs and expenses or provide information requested by the committee shall be grounds for revocation of the conditional use permit.
6. Within 30 days of the date on which the PCS service ceases, the permit holder shall provide the committee with written notice of the cessation of such use. Any changes shall be reviewed by the Zoning Administrator prior to implementation to determine if permits are needed and to determine that such changes are in compliance with terms of the CUP and does not significantly alter the appearance or structural integrity of the Tower approved and permitted under this CUP.
7. If at any time the communication tower permitted under Conditional Use Permit No. 1426 ceases to be used for the primary use, as identified in paragraph 1 above, for a continuous period of 12 months the permit holder shall, upon notification by the committee, dismantle and remove the equipment attached to the existing structure. If the equipment is not removed within 30 days of such notification, Dane County may enter upon the premises and remove the tower at the expense of the holder of the conditional use permit.
8. Failure to comply with any of the aforesaid conditions shall be grounds for the committee to immediately revoke Conditional Use Permit No. 1426.

DANE COUNTY CONDITIONAL USE PERMIT APPLICATION #1426

Town of Burke

The conditional use shall be located on property described as follows:

C.U.P. #1426: Part of the NW 1/4 SW 1/4 Section 9, Town of Burke, described as follows: Outlot 1, Certified Survey Map #7441, found in Volume 38, Page 185 of Certified Survey Maps, Dane County Register of Deeds Office.

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

DANE COUNTY PLANNING DIVISION STAFF COMMENTS

- A. The proposal is to attach four antennas under the “bulb” of the Token Creek water tower in the town of Burke and build cabinets and boxes at the tower base.
- B. The proposal does not seem to present any problems.

REQUEST TO APPEAR BEFORE
THE TOWN OF BURKE PLANNING COMMISSION
AND TOWN BOARD

REASON FOR APPEARING: CUP to put antenna on Token Creek Waters Tower
(Attach any back-up materials)

PROPERTY LOCATION:

PARCEL #: 07-0810-093-8581-4

ZONING PETITION #: 1426

CONTACT PERSON: Mark Schroeder

TELEPHONE NUMBER: (608) 222-9215

ADDRESS: 6200 Wiskott Dr. #104
Street

Madison
City

WI
State

53713
Zip

DATE TO APPEAR BEFORE THE PLANNING COMMISSION 3/26/97

PUBLIC HEARING NEEDED: Y or (N)

DATE OF HEARING

REQUIRED TO BE PRESENT:

TOWN ENGINEER -

(Y) or (X)

TOWN ATTORNEY -

(Y) or (X)

DATE TO APPEAR BEFORE THE TOWN BOARD:

PLANNING COMMISSION RECOMMENDATION TO THE TOWN BOARD: Approval of

Cup 1426

RECORD OF VOTE:

IN FAVOR: 5

OPPOSED: 0

John O. Walker
Planning Commission Chairman

Date

3/26/97

TOWN BOARD ACTION WITH ANY ADDED STIPULATIONS:

approve

RECORD OF VOTE:

IN FAVOR: 4

OPPOSED: 0

David W. Janowski
Town Chairman

Date

5-7-97

Clerks Signature for Recording

Date

07-0810-
New Parcel number for CSM

CSM #

M-1

C.U.P. # 1426

WHEREAS, the Town Board of the Town of Burke having considered said Conditional Use Permit, be it therefore resolved that said permit is hereby (Approved/Disapproved)

Subject to the following conditions:

(Cross out or write "none" if not pertinent)

none

(Use reverse side if necessary)

I, Amy Volkman, Dep, as Town Clerk of the Town of Burke, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on May 7, 1997

Town Clerk Amy Volkman, Dep

DATED: 5-12, 1997

545-83(9/90) CUP TN BD ACTION

RECEIVED
MAY 14 1997

V27321P 30

CERTIFIED SURVEY MAP

LOCATED IN PART OF INTERSTATE PARK PLAT AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 10 EAST, TOWN OF BURKE, DANE COUNTY, WISCONSIN.

0 100 200 300

SCALE : ONE INCH = ONE HUNDRED FEET

INTERSTATE

PARK

"DEDICATED TO THE PUBLIC FOR ROADWAY"

ANDERSON ROAD

ROAD

CITY OF MADISON MON. AT THE W 1/4 COR. OF SEC. 9, T 8 N, R 10 E, WS. STATE PLANE COORDINATES ARE N 427,846.38 E 2,180,220.53

N89°39'13"E 135.98
S00°21'26"E 52.03

N89°39'13"E 140.86

N68°39'13"E 90.00

N63°59'13"E 32.03

N89°39'13"E 25.75

S70°50'47"E 91.58

S70°50'47"E 65.93

S70°50'47"E 20.14

N86°29'13"E 30.05

S87°21'01"W 560.66

S21°20'47"E 19.05

20' WATER MAIN EASEMENT

PETERBILT SIGN

10' UTILITY EASEMENT

UTILITY & ACCESS EASEMENT

ANTHONY J. ALT
S-2038
MADISON, WI

ASPHALTIC PARKING LOT

10,990 SQ. FT.

357,801 SQ. FT.

NOTE : SEE SHEET 2 FOR LEGEND AND CURVE DATA.

FOR LOCATION OF AN ELEVATED TANK

EXISTING BUILDING

DETAIL

NOTE: ACCESS TO OUTLOT 1 PERMITTED THROUGH LOT 2 OVER EXISTING DRIVES, PARKING LOTS AND WATER MAIN EASEMENT.

VOL. 25797, PG. 29

RECORDS VOL. 19789 PG. 28

NORTH REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SEC. 9, T 8 N, R 10 E, - N89°39'13"E

CUP # 1426

APPLICATION FOR A CONDITIONAL USE PERMIT

DANE COUNTY, WISCONSIN

TO: The Zoning and Natural Resources Committee

Ladies and Gentlemen:

The undersigned hereby applies for a Conditional Use Permit for the following described use:

PCS antenna in C-2

"Telecommunications Tower Site"

Said use is provided for in Section # 10.14(2)(j) of the Dane County Code of Ordinances.

The use will be implemented on the following listed property:

PARCEL NUMBER/S 07-0810-093-8581-4

PROPERTY ADDRESS 4209 Anderson Rd

LOCATED IN THE NW 1/4 SW 1/4 of Section 09

TOWN OF Burke, Dane County, Wisconsin

Respectfully submitted on 3/19/97

AGENT:

COMMsite, Inc.
(A radium Community -
Center)

Name

Mark A. Schroeder
MARK A. SCHROEDER

Street

6200 GISHOLT DR

Post

Office

MADISON, WI

OWNER:

Name

Token Creek
Sanitary District

4016 E. Washington Ave

Madison, WI

Telephone

608-222-9215 Zip 53713

Telephone

Zip 53704



March 13, 1997

Dane County Land Regulation & Records
Attn: Gary Gunderman
Room 116, City-County Building
Madison, WI 53709

Dear Gary,

Pursuant to the requirements for the filling of an application for a Conditional Use Permit in Dane County, please find included the required information.

1. **Legal Description** - Outlot One (1), Certified Survey Map No. 7441, recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 38 of Certified Survey Maps, Pages 185-191, as Document No. 2597792, located in the Town of Burke, Dane County, Wisconsin, as properly corrected by Affidavit, Volume 27449 of Records, Page 44, as Document No. 2601922.
2. **Tax Parcel No.** - 07-0810-093-8581-4
3. **Filling fee** of \$100.00
4. **Letter of transmittal** -
 - a. The proposed use of the property that we will be leasing will be to install four (4) Personal Communication Service (PCS) antennas on the collar of the water tank.
 - b. The proposed time line for this project is to be completely done with construction two weeks after receiving all the necessary approvals. (approx. May 1)
 - c. This property is suitable for the proposed use as Airadigm Communication will be utilizing an existing structure and thereby avoiding the construction of any new towers to support our antennas.
5. **Site Plan**- Please find attached

If you have any questions, please do not hesitate to call me at (608) 222-9215.

Sincerely,

A handwritten signature in blue ink that reads "Mark A. Schroeder".

Mark A. Schroeder
Site Acquisition Specialist

COMPOSITE REPORT

Dane County Zoning & Natural Resources Committee

Dane County Application for Change in Zoning or CUP

HEARING DATE: 05/27/97 ITEM#: 8

ZONING PETITION #: None CUP #: 1426

APPLICANT: Token Creek Sanitary District

TOWN / SECTION: Burke 09

LOCATION: 4209 Anderson Road

AREA: 0.25 acres DELAYED EFFECTIVE DATE: None

CHANGE: From the C-2 Commercial to the C-2 Commercial

PROPOSED USE: Four towers atop existing structure

Telecommunications tower site at existing water tower.

Regional Planning Staff Comments

CUP 1426. This proposed antennae location appears reasonably compatible on this existing water tower. Conditions similar to those applied to other antennae sites should be sufficient.

Environmental Health

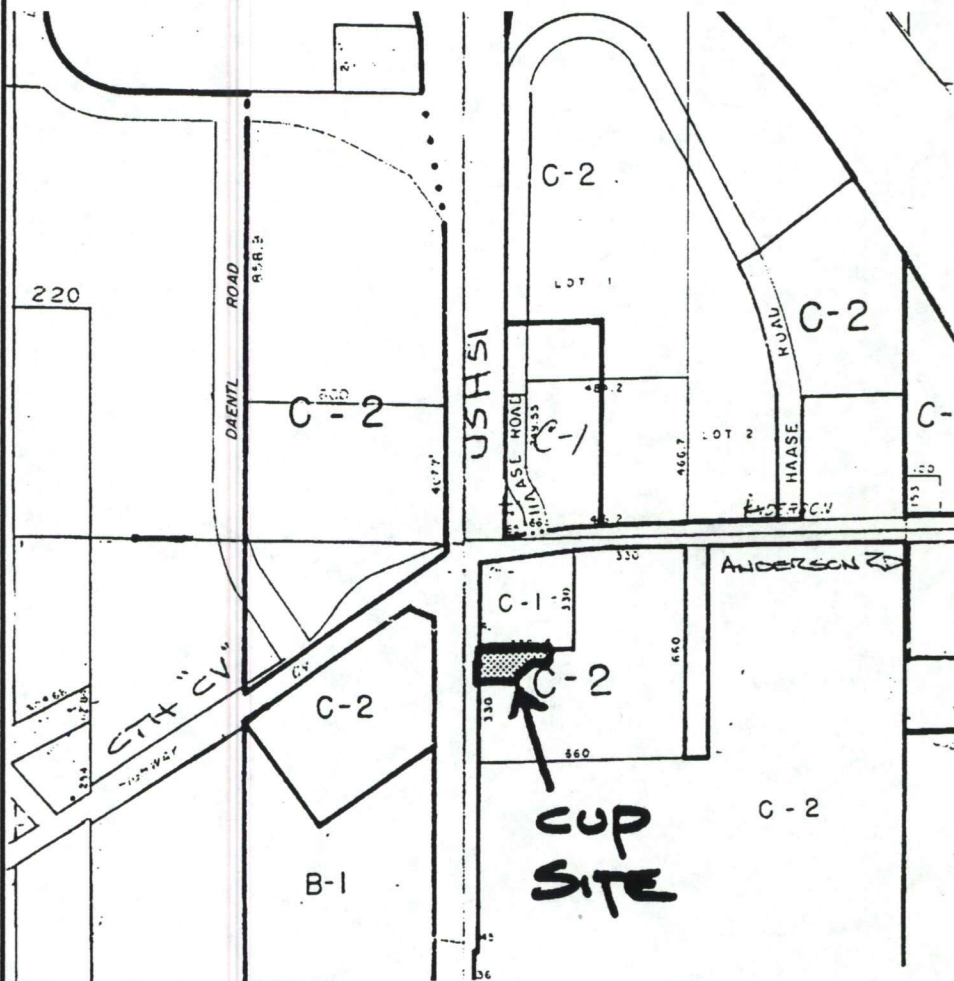
None

Dane County Highway

None

Other

Shaded area indicates the rezoning of CUP area, white is A-1 EX or A-1, other areas are zoned as marked



TOWN ACTION RECOMMENDATION:

- ☐ Approved
☐ DENY

SUBJECT TO:

- ☐ Conditions ☐ Amended

IF CUP:

- ☐ Conditions ☐ None

ZNR COMMITTEE ACTION - REZONING

- ☐ Postponed
☐ Approve ☐ Cond/Amend Town ☐ Cond/Amend Comm.
☐ As Condition

- ☐ Amended ☐ Changed Zone Dist.
☐ Changed Boundary Description

- ☐ DENY ☐ Vote
Action Date

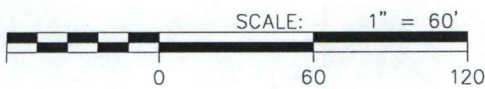
ZNR CUP APPROVAL

- ☐ Approved ☐ As Specified by Town
☐ Con by ZNR ☐ DENY
Date

COUNTY BOARD ACTION REZONING

- ☐ Referred ☐ Amended on Floor
☐ Approved ☐ DENY
Date

COUNTY BOARD AGENDA ITEM #



- LEGEND -

- = 1-1/4" IRON ROD FOUND
- = 8" NAIL SET
- △ = P.K. MASONRY NAIL SET
- ⊕ = HYDRANT
- ⊙ = POWER POLE
- ⊔ = LIGHT POLE
- = TELEPHONE PEDESTAL

SURVEYED FOR:
AIRADIGM COMMUNICATIONS, INC.
2301 KELBE DRIVE
LITTLE CHUTE, WI 54140
414-687-2111

PROPERTY OWNER:
TOKEN CREEK SANITARY DIST.
6215 HERSH ROAD

ANDERSON

ROAD

ASPHALT

RIGHT-OF-WAY LINE

SIGN

ASPHLT

N11°-25'-47"E

186.44'

S85°-42'-29"E 220.50'

ASPHLT

174.86'

N16°-34'-48"E

GRASS

LOT 1
C.S.M. 7441

GRASS

OUTLOT 1
C.S.M. 7441

GRASS

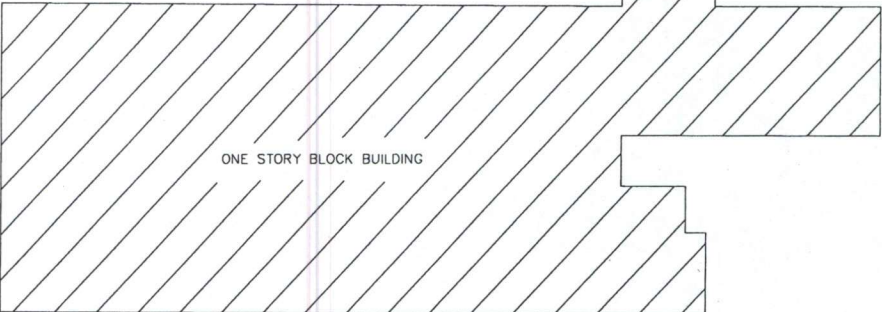
GRASS

LOT 2
C.S.M. 7441

ASPHLT

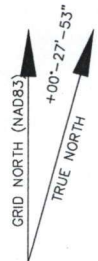
SHADED AREA INDICATES EXISTING
UTILITY AND ACCESS EASEMENT
PER C.S.M. NO. 7441

S00°-01'-10"W 20.00'
BM A: TOP OF TAG
BOLT ON HYDRANT
ELEV. = 939.54



ONE STORY BLOCK BUILDING

BEARINGS REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
SYSTEM - SOUTH ZONE



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

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered Land Surveyor of Aero-Metric
Incorporated, certify that I have surveyed the described property and
that the map shown is a true and accurate representation
thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 1997.

WISCONSIN REGISTERED LAND SURVEYOR
Craig A. Keach, S-2333

Revised this _____ day of _____, 1997.

- TOWER BASE -

Latitude: 43°-10'-15.30"
Longitude: 89°-19'-25.40"
(Per North American Datum of 1983/91)

N. 517919.708
E. 837278.838
(Dane County Coordinates)

Ground Elevation: 950.0'
(Per National Geodetic Vertical Datum of 1929)

Top of Water Tower Elevation: 1069.9'
(Per National Geodetic Vertical Datum of 1929)

SITE NAME: TOKEN CREEK
SITE NUMBER: MAD054
SITE ADDRESS: 4205 ANDERSON RD. DE FOREST, WI

SITE SURVEY
FOR
AIRADIGM COMMUNICATIONS, INC.
A PART OF THE NW1/4; SW1/4 AND THE SW1/4; NW1/4
SECTION 9, T.8N., R.10E., TOWN OF
BURKE, DANE COUNTY, WISCONSIN

AERO-METRIC
Aero-Metric, Incorporated
Land Planning & Design Division
414-849-7708 800-472-5313 FAX (849-7709)
539 NORTH MADISON STREET CHILTON, WISCONSIN 53014

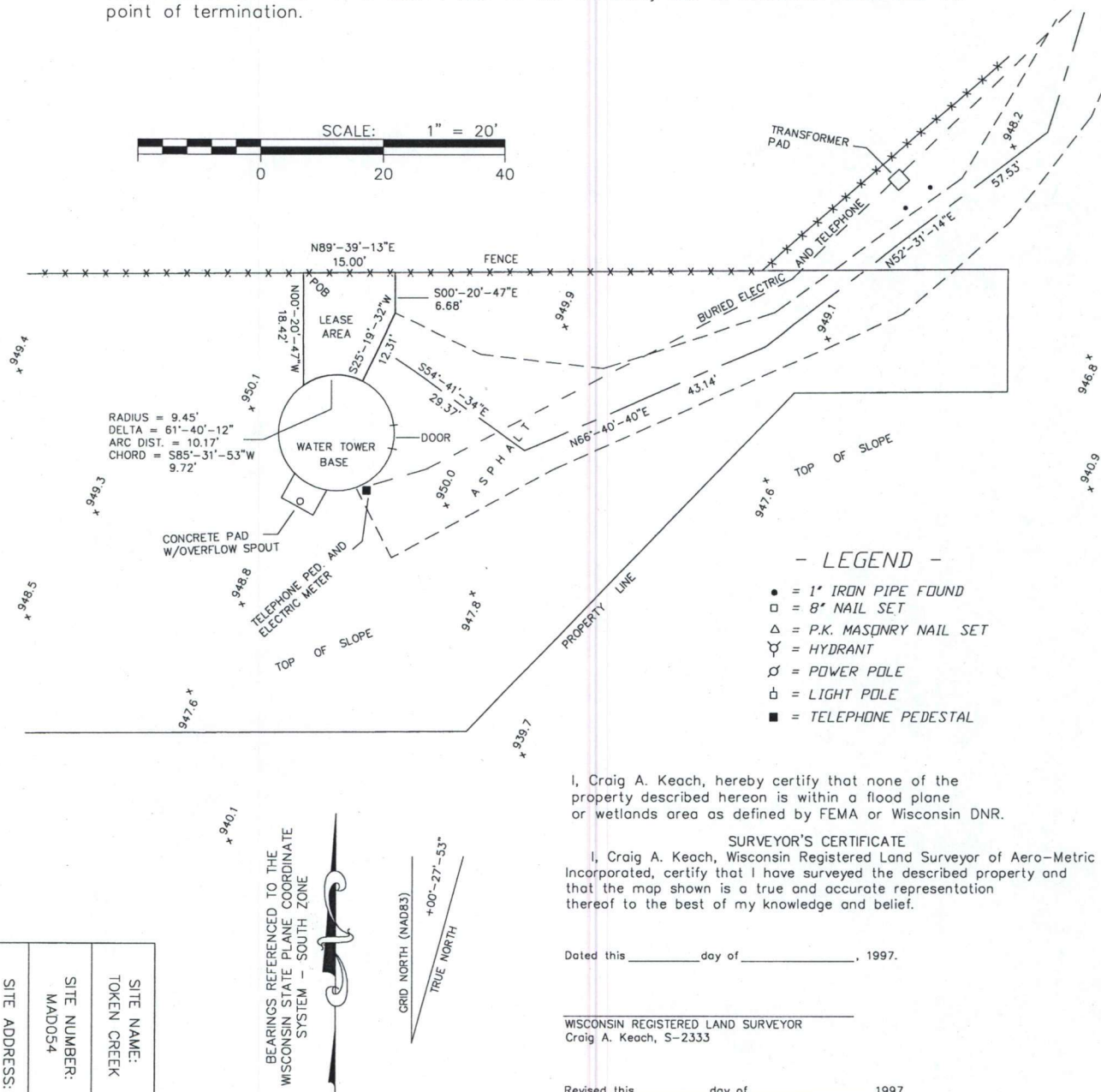
DWG. FILE: AD-MD054 DATE: 03-05-97
PRJT. NO.: 2970224 REVISIONS: 03-18-97
DRAWN BY: S.F.S. CHECKED BY: C.A.K.
NOTEBOOK: 142 PAGE(S): 7-9
SHEET 1 OF 2 D-474

A part of Outlot One (1) of Certified Survey Map No. 7441 of Dane County Records located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Nine (9), Township Eight (8) North, Range Ten (10) East, Town of Burke, Dane County, Wisconsin containing 231 square feet (0.005 acres) of land and being described by:

Commencing at the Northwest Corner of said Outlot 1; thence N89°-39'-13"E 76.47 feet along the North line of said Outlot 1 to the point of beginning; thence continuing along said North line N89°-39'-13"E 15.00 feet; thence S00°-20'-47"E 6.68 feet; thence S25°-19'-32"W 12.31 feet; thence Southwesterly 10.17 feet along the arc of a curve to the left, having a Radius of 9.45 feet and a Chord which bears S85°-31'-53"W 9.72 feet; thence N00°-20'-47"W 18.42 feet to said North line and point of beginning, being subject to any and all easements and restrictions of record.

A twelve (12) foot wide Utility and Ingress/Egress Easement being a part of Lots One (1), Two (2) and Outlot One (1) of Certified Survey Map No. 7441 of Dane County Records located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Nine (9), Township Eight (8) North, Range Ten (10) East, Town of Burke, Dane County, Wisconsin containing 8,728 square feet (0.200 acres) of land and being six (6) feet either side of and parallel to a line described as:

Commencing at the Northwest Corner of said Outlot 1; thence N89°-39'-13"E 91.47 feet along the North line of said Outlot 1 to the Northeast Corner of afore described LEASE AREA; thence S00°-20'-47"E 6.68 feet along the Easterly line of said LEASE AREA; thence S25°-19'-32"W 5.98 feet along the Southeasterly line of said LEASE AREA to the point of beginning; thence S54°-41'-34"E 29.37 feet; thence N66°-40'-40"E 43.14 feet; thence N52°-31'-14"E 57.53 feet; thence N16°-34'-48"E 174.86 feet; thence S85°-42'-29"E 220.50 feet; thence N11°-25'-47"E 186.44 feet to the Southerly line of Anderson Road and the point of termination.



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

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered Land Surveyor of Aero-Metric Incorporated, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 1997.

WISCONSIN REGISTERED LAND SURVEYOR
Craig A. Keach, S-2333

Revised this _____ day of _____, 1997.

SITE NAME: TOKEN CREEK	SITE ADDRESS: 4205 ANDERSON RD. DE FOREST, WI
SITE NUMBER: MAD054	

SITE SURVEY
FOR
AIRADIGM COMMUNICATIONS, INC.
A PART OF THE NW1/4; SW1/4 AND THE SW1/4; NW1/4
SECTION 9, T.8N., R.10E., TOWN OF
BURKE, DANE COUNTY, WISCONSIN

ASTRO-METRIC

Aero-Metric, Incorporated
Land Planning & Design Division
414-849-7708 800-472-5313 FAX (849-7709)
539 NORTH MADISON STREET CHILTON, WISCONSIN 53014

DWG. FILE: AD-MD054	DATE: 03-05-97
PRJT. NO.: 2970224	REVISIONS: 03-18-97
DRAWN BY: S.F.S.	CHECKED BY: C.A.K.
NOTEBOOK: 142	PAGE(S): 7-9
SHEET 2 OF 2	D-474



TOKEN CREEK WATER TOWER MAD054

420~~5~~⁹ ANDERSON ROAD




DEFOREST

DANE COUNTY, WI 53532

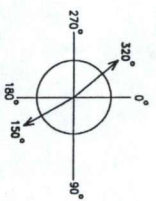

2201 KEELE RD. 3
DEFOREST, WI 53573
PHONE: (414) 687-2111, FAX: (414) 687-0129



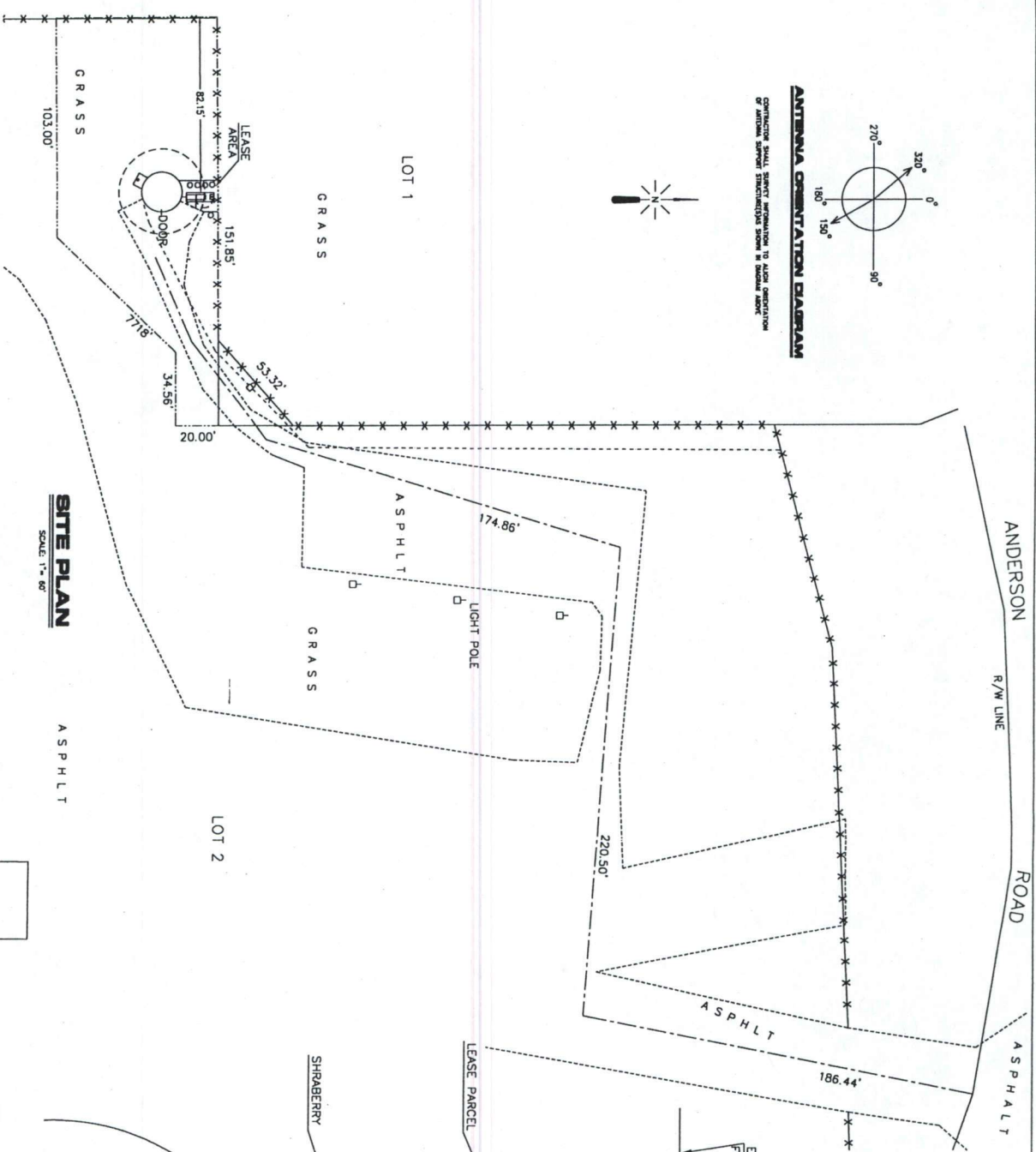
G. M. SELBY & ASSOCIATES, Inc.
6800 GREENHILL DR., SUITE 101
MADISON, WI 53713
PHONE: (608) 283-8840, FAX: (608) 283-8841

DRAWN BY:	
ENGINEER	
SITE ACQUISITION SPECIALIST:	
MIKE KNICKEREN:	
RF ENGINEER:	
AIRADIGM:	

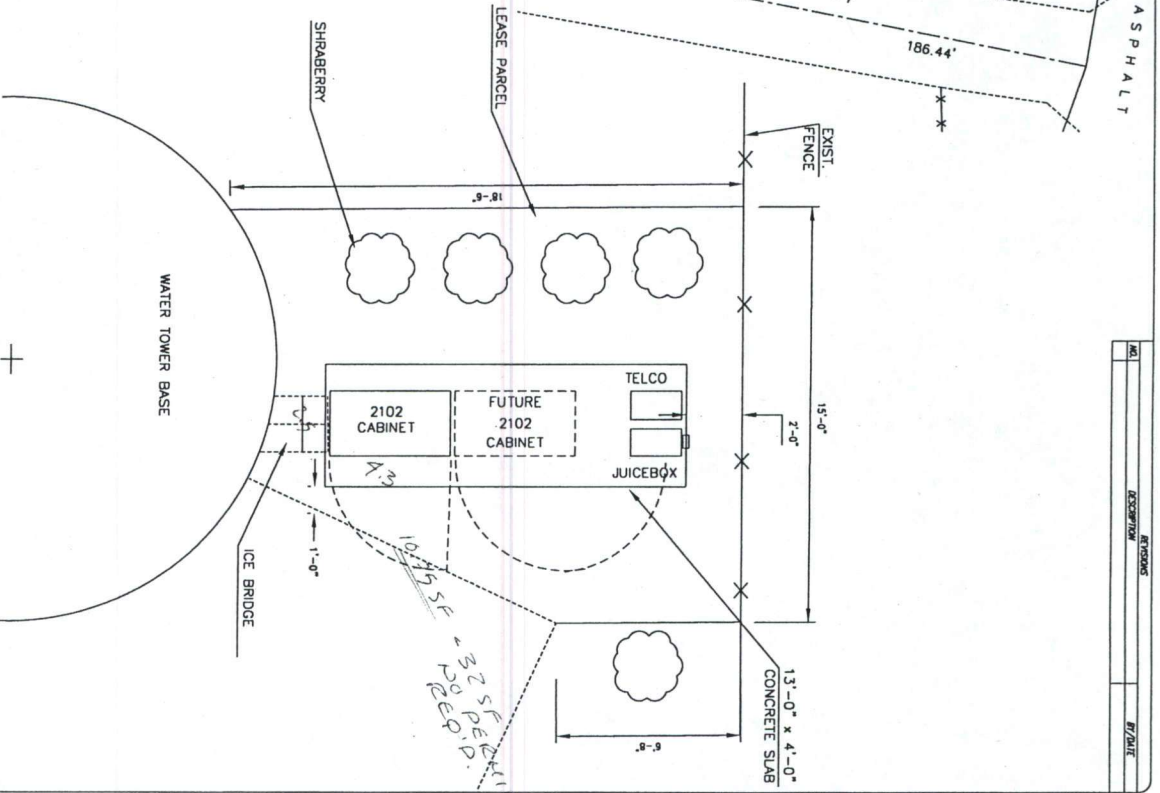
NO.	DESCRIPTION	BY/DATE



ANTENNA ORIENTATION DIAGRAM
CONTRACTOR SHALL VERIFY ORIENTATION TO MATCH ORIENTATION
OF ANTENNA. ANTENNA ORIENTATION SHOWN IS BASED ON MAP.



SITE PLAN
SCALE: 1" = 60'



SITE PLAN DETAIL
SCALE: 3/16" = 1'



2201 E. GLENN ROAD
LITTLE CHUTE, WISCONSIN
PHONE: (414) 867-2111, FAX: (414) 867-0129



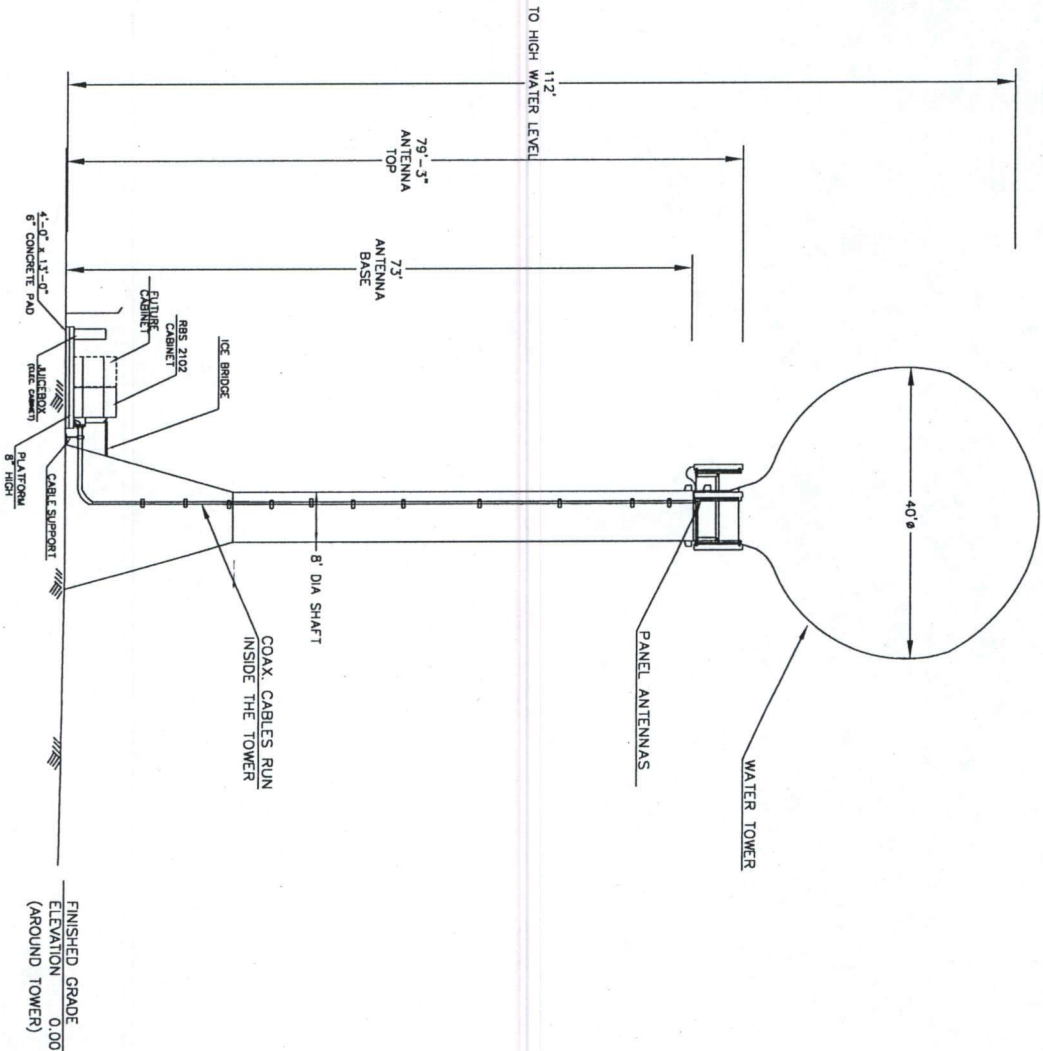
G. M. SELBY & ASSOCIATES, Inc.
6800 WISCONSIN DR., SUITE 201
MADISON, WI 53713
PHONE: (608) 833-8843, FAX: (608) 833-8844

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DATE: 3/10/97	SITE ADDRESS: 4205 ANDERSON ROAD DE FOREST, WI 53532	TITLE: SITE PLAN AND SITE PLAN DETAIL
CHECKED BY: M. KIRCHENM	DATE:	
DESIGNED BY: T.J. TRECHING	SCALE:	
LEADER NO:	PROJECT NO:	
	ROAD NO:	
	SITE NAME: TOWN CREEK WATER TOWER	
	DATE: 3/10/97	
	SITE NO: MAD054	

S1

REVISIONS			BY/DATE
NO.	DESCRIPTION		
1	ADDED ICE BRIDGE AND CABLES		T.L.T. 3/18/97



WEST ELEVATION

SCALE: NTS



2301 KILBE ROAD
LITTLE CRUTE, WISCONSIN
PHONE: (414) 687-2111, FAX: (414) 687-0128



G. M. SELBY & ASSOCIATES, Inc.

8000 SHELBY Dr., SUITE 471
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DRAWN BY: M.R. SINCISHA	DATE: 3/17/97	SITE ADDRESS: 4205 ANDERSON ROAD DE FOREST, WI 53532	TITLE: WEST ELEVATION
CHECKED BY: M. RUDKOWSKI	SCALE: 1" = 10'	DESCRIPTION: TOWN CREEK WATER TOWER	SHEET: S2
DESIGNED BY: T.L. TRECONING			
LOCATION NO:			