

Staff Report



Zoning and Land Regulation Committee

Public Hearing: **February 27, 2024**
REPORT DATE: June 28, 2024

Conditional Use 02611

Zoning Amendment Requested:

TO CUP: 180' self-support communication tower on FP-35 zoned property

Town/Section:

PLEASANT SPRINGS, Section 29

Size: **0.23 Acres**

Survey Required.

Applicant

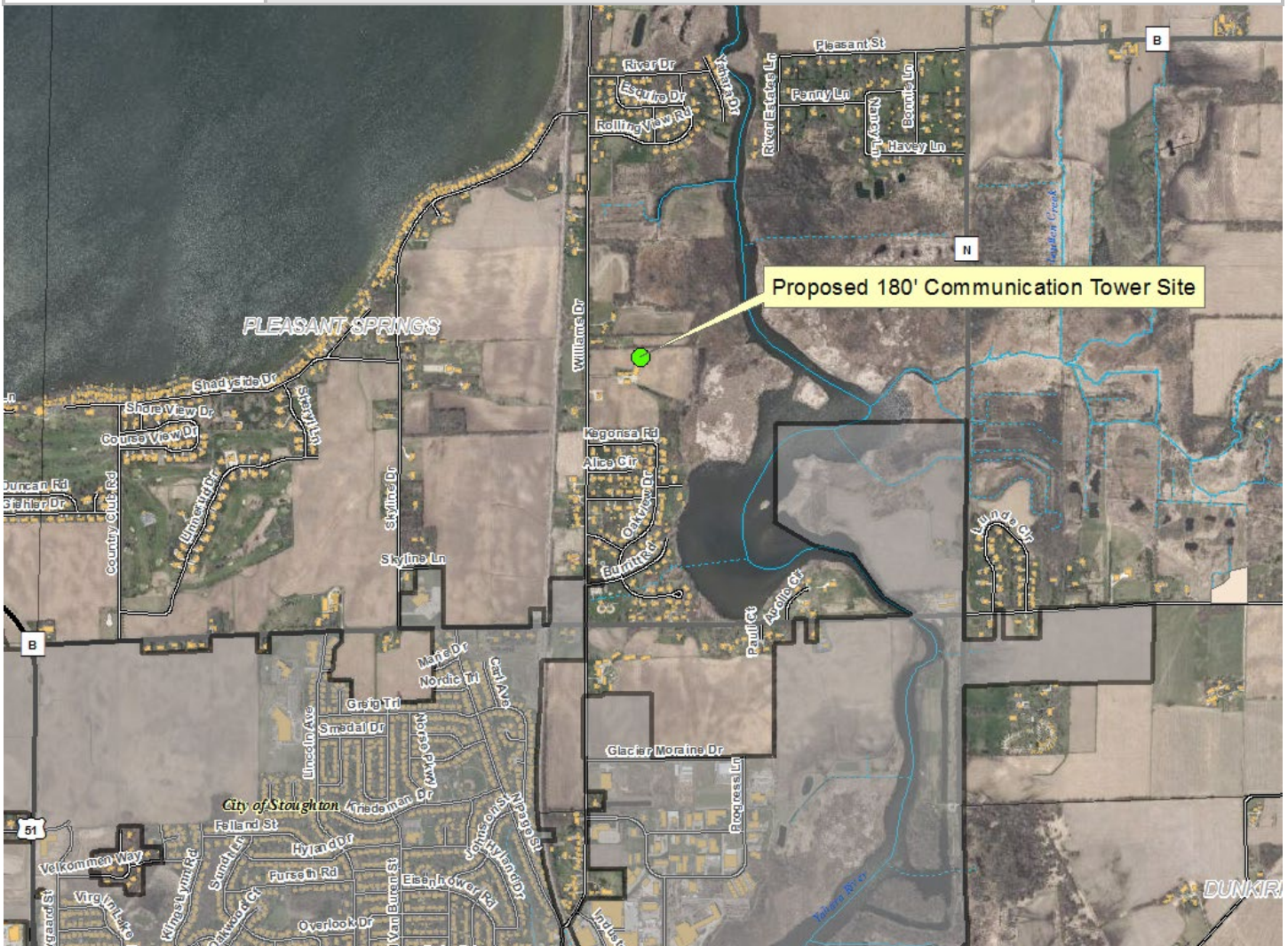
NATHAN M MOE

Reason for the request:

180' self-support communication tower on FP-35 zoned property

Address:

1896 WILLIAMS DR



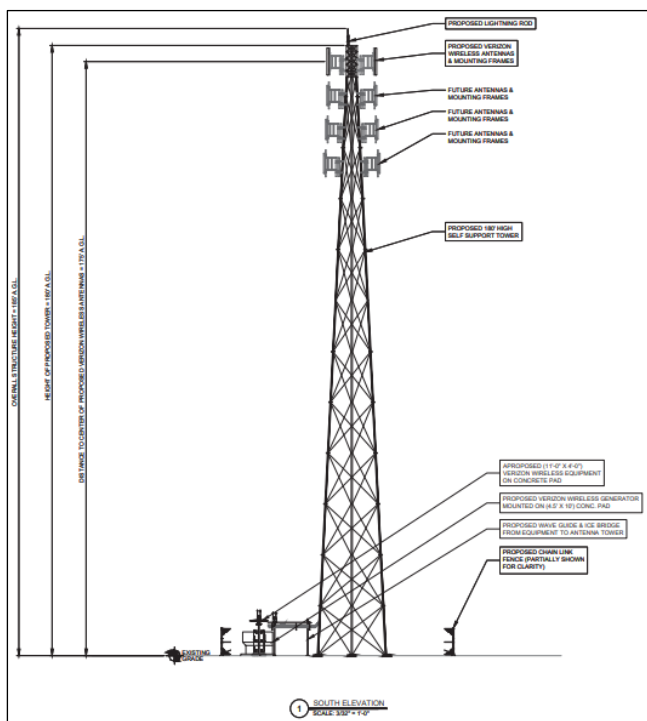
DESCRIPTION: Verizon Wireless and Tower North Development LLC are requesting approval of a Conditional Use Permit (CUP) for a 180' self-support lattice style communication tower (185' with lightning rod) that will allow Verizon to resolve network capacity issues with its cellular service in the surrounding area. Applicants have negotiated a lease agreement for a 100'x100' (10,000 sqft) area in the north-central portion of the ~75 acre FP-35 zoned parcel owned by Nathan Moe at 1896 Williams Drive in section 29 of the town of Pleasant Springs.

Applicants provided a sworn statement by an engineer for Verizon indicating that the new tower is needed at the proposed location because there are no existing towers or other collocation options within, or near, their identified search ring. The tower would be owned and operated by Tower North, with Verizon as the anchor tenant. The tower would include three additional collocation spots for other providers to potentially utilize.

The proposal has been reviewed by a third party radio frequency engineering firm, CityScape Consultants. CityScape’s review and report focuses primarily on determining if the proposed tower meets the requirements of the county ordinance as well as other applicable state and federal laws, and is justified based on supporting technical documentation. CityScape’s findings and recommendations are summarized below, and the [full report is available on the county’s legistar website](#).

Updated June 28, 2024: Action on tower CUPs must be completed within a state-imposed 90-day timeframe. The initial timeframe would have required action by March 20th. The applicant and county agreed to extend the timeframe on several occasions in order to provide time for the landowner to resolve an outstanding stormwater ordinance violation and for the town of Pleasant Springs to take action. The stormwater violation has been addressed and town action is anticipated on July 2nd.

CONDITIONAL USE PERMIT DECISION MAKING: Conditional uses are those uses which, because of their unusual nature and potential for impacts on neighboring lands, public facilities, the environment or general welfare, warrant special consideration and review. The zoning ordinance includes specific requirements and standards for review and approval of conditional use permits.



Proposed 180' lattice tower

In order to obtain a Conditional Use Permit, an applicant must provide **substantial evidence** to demonstrate that the application, and all requirements and conditions established by the county relating to the conditional use, are or shall be satisfied. Substantial evidence means, *“facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.”*

Prior to granting or denying a conditional use, the town board, if it chooses to act, and zoning committee shall make written findings of fact based on evidence presented and issue a determination whether the proposed conditional use, with any recommended conditions, meets all of the following standards:

- General standards for approval under s. [10.101\(7\)\(d\)](#)
- Any prescribed standards specific to the applicable zoning district – none apply in this case
- Any prescribed standards specific to the particular use under s. 10.103 - in this case, section [10.103\(9\)](#)

The town board and/or zoning committee must deny a conditional use permit if either/both find that the standards for approval are not met, and must approve if either/both find that the standards for approval are met.

The decision to approve or deny a conditional use permit must be supported by substantial evidence. Any conditions imposed must be based on substantial evidence, related to the purpose of the ordinance, reasonable, and, to the extent practicable, measurable.

The town board and zoning committee must review the proposed conditional use against all of the following standards for approval.

General Standards for Approval of a Conditional Use Permit

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
2. That 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;
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;
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
7. That the conditional use is consistent with the adopted town and county comprehensive plans.
8. If the conditional use is located in a Farmland Preservation Zoning district, the town board and zoning committee must also make the findings described in s. 10.220(1).

Dane County communication tower ordinance: Approval of a Conditional Use Permit is required for a new or substantially modified communication tower. In addition to the review procedures and standards for all Conditional Use permits, communication tower applications are subject to the provisions of the Dane County communication tower ordinance, section [10.103\(9\)](#). The purpose of the ordinance is to ensure that facilities are sited in a manner that:

1. Protects and promotes public health, safety, community welfare and the quality of life in Dane County as set forth within the goals, objectives and policies of the Dane County Comprehensive Plan, this ordinance, and s. 66.0404 Wis. Stats;
2. Respects the rights and interests of towns, neighboring property owners, and existing land uses on adjoining properties in the decision making process;
3. Recognizes the public necessity for telecommunication facilities and the numerous benefits and opportunities a robust wireless infrastructure make possible for county residents, including improved public safety, efficient production and distribution of goods and services, access to educational resources, and economic development opportunities;
4. Allows appropriate levels of service to be obtained throughout the County, including expansion to rural areas seeking access to personal communications and broadband internet services;
5. Minimizes the number of transmission towers throughout the County;
6. Encourages the joint use of new and existing telecommunication facilities as a preferred siting option;
7. Ensures that all telecommunication facilities, including towers, antennas, and ancillary facilities are located and designed to minimize the visual and environmental impact on the immediate surroundings and throughout the county;
8. Avoids potential damage to adjacent properties from tower failure or ice falls through sound engineering and careful siting of structures; and
9. Provides a public forum to assure a balance between public concerns and private interests in establishing commercial telecommunications and related facilities.

Dane County's ordinance has robust application requirements for communication tower proposals. In addition to providing a detailed statement of intent, site and operations plans, and responses demonstrating how the proposal satisfies the standards for approval of a CUP, applicants must provide technical documentation verifying the need for the tower at the requested height and location. This technical information is provided directly to, reviewed and fact checked by the 3rd party engineering firm, CityScape Consultants. The application also includes [photo simulations](#) to help decision makers and other interested parties assess the potential aesthetic impact of the proposed tower. The application packet is available on the county's legistar website, [here](#).

RELEVANT FACTS & INFORMATION

Location, size, existing use and characteristics of subject property: The subject property is a ~75 acre FP-35 zoned property located at 1896 Williams Drive in section 29 of the town of Pleasant Springs. The property is within a mile of the city of Stoughton municipal boundary. Principal existing use of the property is agriculture, including the owner's residence and several accessory buildings. The proposed tower site would be located in an area of existing cropland approximately 100' from a large agricultural accessory building. The 10,000 sqft CUP area is at an approximate elevation of 882 feet above mean sea level. The center of the tower would be setback from the northerly property boundary by 127.5' and the easterly / front property line by 729.9'.

Current zoning and applicable district regulations:

The property is zoned FP-35 (General Farmland Preservation). Communication towers are listed as a conditional use in this district. Conditional uses are subject to the General standards for approval under s. [10.101\(7\)\(d\)](#), along with any prescribed standards specific to the particular use under s. 10.103 - in this case, section [10.103\(9\)](#)

Surrounding land uses / neighborhood:

Surrounding land uses include agriculture / open space and scattered rural residences. There are 47 residences, including the owner of the subject property, located within 2,000' of the proposed site.

No sensitive environmental features or resource protection areas located on the proposed CUP site.

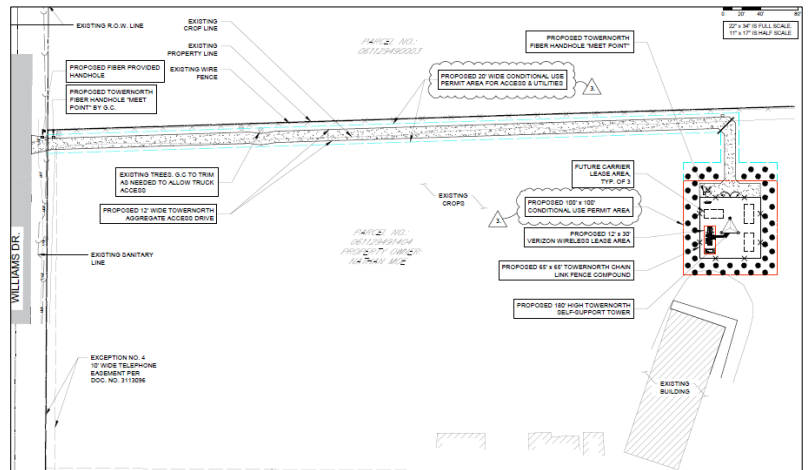
There are no existing communication towers located within approximately 1.5 miles of the subject property.

There is one private airfield (Sundby) located within 2 miles of the proposed tower site to the southeast. The applicant has provided notification of the intent to construct a tower to airports within 5 miles of the site.

Utilities, access, drainage, and other necessary site improvements: The applicant proposes a 65' x 65' fenced compound around the tower site. Access would be to Williams Drive via a new ~800' driveway close to the northerly property boundary. No structural development, signage, or onsite waste disposal is proposed.

Applicable additional standards: In addition to the noted county code standards and requirements, other state and federal regulations apply to siting of communication towers. Compliance with these standards are the sole responsibility of the applicant.

Outstanding ordinance violation Updated 6/28/24: The property owner has successfully resolved an outstanding violation of the county's Erosion Control and Stormwater Management Ordinance (Chapter 14, DCCO) on the property.



Residences within 2,000' of tower site

TOWN / COUNTY PLAN: The property is within a designated agricultural preservation area in the Town of Pleasant Springs and Dane County Comprehensive Plans. Within designated agricultural preservation areas, plan policies focus on preserving both farmland and the town's rural character by strictly limiting the density and siting of nonfarm development. Town plan policies count communication towers as a density unit. As indicated on the attached density study report, the property remains eligible for one density unit. If the CUP is approved, the eligible density units will be exhausted.

The town plan requires that new towers comply with the county's tower ordinance. The county comprehensive plan includes policies that promote well planned cellular infrastructure and shared facilities, where feasible. See staff analysis section below on page 7 for additional discussion on consistency with adopted comprehensive plan policies.

3rd PARTY ENGINEERING REVIEW: The County relies on a the services of CityScape, a 3rd party radio frequency engineering consultant, to provide an independent and unbiased technical review of communication tower proposals. In addition to evaluating proposals for compliance with local, state, and federal regulations, CityScape also analyzes whether a particular site and tower height is justified based on the provided technical documentation, and if collocation on any existing tower facilities is feasible.

The applicant has provided confirmation from a Verizon network engineer that collocation was not an option on any nearby existing communication towers, including a currently vacant tower at the intersection of Spring Road and County Highway B. CityScape's report includes the following statement regarding the feasibility of collocation on the 2 nearby towers:

*"Cityscape has verified that there are no collocation opportunities at communications towers that are known to exist within the 1.5 mile radius circle, see **Figure 3**. The nearest structure is an existing Verizon facility, which is not shown in **Figure 3** due to the NDA constraints. As Verizon's sworn statement alluded, expanding capacity at an existing maxed-out wireless facility is not technically possible. Thus, the Applicant appears to have met the threshold set by the County Ordinance for justifying new construction for the proposed facility."*

CityScape's report provided the following summary finding and recommendations:

CityScape concludes there is a preponderance of evidence that the construction of a new personal wireless communications facility in the area is technically justified and is essential for the Applicant to achieve its objective of continuous service in the area. CityScape also believes the location and height proposed are technically appropriate.

If the County elects to approve the new wireless facility, it should do so with the following conditions:

- 1) Prior to permitting, the Applicant shall submit a structural analysis report, signed by a Professional Engineer licensed in Wisconsin, certifying that the tower will have the structural capacity for the proposed Verizon equipment and collocations of at least two other wireless providers with similar equipment; and,*
- 2) Prior to permitting, the Applicant shall submit final construction drawings for the facility which shall be certified by a Wisconsin-registered Professional Engineer; and,*
- 3) The Applicant shall construct the tower so as to accommodate a minimum of two additional antenna arrays for collocation in similar in size and function to that placed on the tower by the Applicant; and,*
- 4) At the County's discretion, the tower, antennas and all other ancillary equipment mounted on the tower shall be painted a color deemed the least visually obtrusive; and,*

5) *The tower shall not be artificially illuminated unless required by the FAA or any other applicable authority; and,*

6) *If a valid complaint of interference to an authorized County or municipal public safety radio facility is found to be associated with Verizon's installation at the proposed facility, the Applicant shall comply with all applicable rules regarding radio-frequency interference as mandated by the Federal Communications Commission (FCC), and in accordance with the FCC's Best Practices Guide.*

STAFF ANALYSIS

As indicated in the applicant's submittal, this site is being proposed to address capacity issues with Verizon's network service in the area. As indicated in the CityScape report, the inability to meet capacity needs can result in dropped calls, inability to complete calls, and slow data speeds.

Common Tower Related Issues. There are a number of issues that are commonly associated with the siting, operation, and maintenance of communication towers. Below is a brief synopsis of these issues in the context of the tower proposed under CUP #2611.

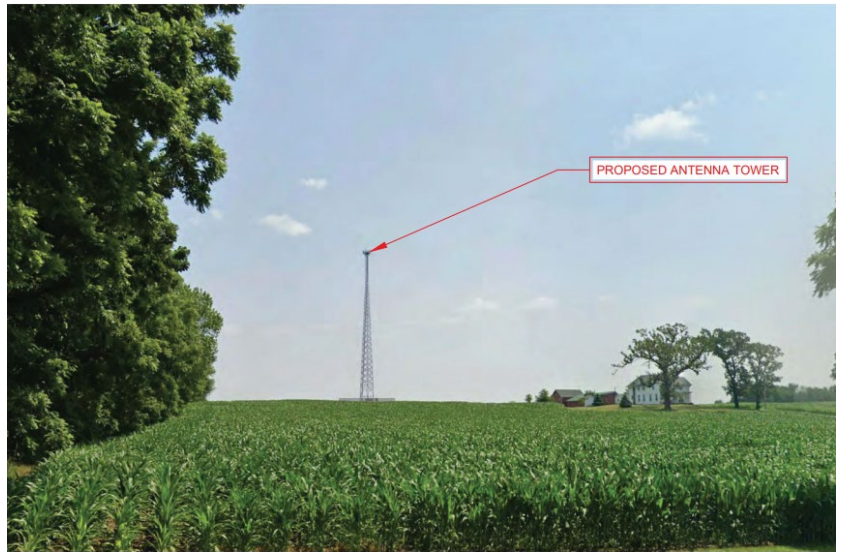
Air navigation. The potential for impacts to air navigation, including nearby private airports, is a concern handled through the FAA. The applicant has provided a copy of the FAA's "determination of no hazard to air navigation" for this site, and has also provide direct notification of the proposed tower to airports within 5 miles of the site. The closest airport is the Sundby private airstrip, located about 1.5 miles to the southeast of the site. Staff is unaware of any concerns from nearby airports as of February 13, 2024.

Fall-down and ice-fall. Catastrophic tower collapse as well as ice fall from towers can be a concern for towers located in developed areas or near occupied buildings. The closest building is the owner's large agricultural accessory building located about 100' from the tower. The closest occupied building is the owner's residence, approximately 340' from the tower. The applicant has provided an [engineering certification](#) indicating an anticipated fall down radius of 127.5' or less. While ice fall is a possibility with all towers, the likelihood of damage is relatively low given the rural location and prevailing winds coming from the west.

Visual aesthetics. Aesthetics is a highly subjective issue and one of the most significant points of contention often associated with new communication tower requests, particularly those that would involve nighttime lighting. There are 47 residences within 2,000 feet of the site. The closest is the owner's residence at 340', with the next closest (1922 Williams Dr) approximately 675' away from the proposed tower. The tower would be set back a significant distance the road, which should mitigate aesthetic impacts to a degree. However, given the relative lack of topography, the tower will undoubtedly be visible from the surrounding area. The tower would not be lighted.

The applicant has submitted [photo simulations](#) that illustrate the potential visual impact from two locations surrounding the property. Under applicable state law, aesthetics cannot be the sole determining factor in denying a new tower proposal.

Electromagnetic radiation. The issue of electromagnetic radiofrequency (RF) emissions is commonly raised in response to communication tower proposals. Given the rural location of the site and lack of nearby residential structures, RF emissions should not be an issue. Verizon has provided confirmation that the facility will be in compliance with the RF energy human exposure guidelines and FCC rules regarding interference to other communications services.



View from Williams Dr near property boundary where driveway would be installed

Consistency with adopted town / county comprehensive plan: To be approved, a proposed conditional use must be found to meet the standards in section 10.101(7)(d)1. This includes a finding by the town board and county zoning committee that the proposed conditional use is consistent with the adopted town and county comprehensive plans.

As noted above, the property is in a designated agricultural preservation area. Town / county planning goals, objectives, and policies emphasize the preservation of farmland and rural character. The town of Pleasant Springs comprehensive plan includes the following [policy](#) for communication towers:

“Towers should be sited in a manner that minimizes the aesthetic and environmental impact on surrounding property and the rural character of the town in general. The town may consider the potential visual and aesthetic impact of a proposed tower site as one of many factors when acting on a tower Conditional Use Permit application. The town may also apply other applicable siting criteria and standards when reviewing proposals.”

The [town’s plan](#) includes the following *applicable* standards and criteria for siting new development in Agricultural Preservation Areas:

Any proposed development shall comply with the following siting and design requirements. Other requirements may apply to specific proposals as indicated elsewhere in this plan.

- 2. Roads or driveways should avoid crossing agricultural land to reach non-farm development. Generally, “flag lots” or layouts requiring long access roads are discouraged, unless necessary to promote the town’s farmland preservation objectives and access the most appropriate building site.*
- 3. Development shall be directed away from soils classified as “prime farmland,” “farmland of statewide significance,” those areas shown as having severe or very severe limitations for septic tanks (as shown on soils maps), and hydric (“wet”) soils. Discretion may be used for sites that consist entirely of soils classified as “prime farmland” or “farmland of statewide significance.”*

Telecommunications

Policies and Programs

1. Encourage Dane County communities to adopt enforceable guidelines for siting and removing telecommunications facilities.
2. Strengthen consideration of aesthetics in the building of towers (e.g., education, design competition, exhibits).
3. Maximize coordination of telecommunication facility needs with existing structures, buildings, water towers, etc.
4. Adopt ordinance requiring feasibility study of alternatives before allowing new tower construction.
5. Because Internet communication has become necessary in the conduct of commerce and provision of services in the county, promote countywide wireless Internet service (WiFi).
6. Encourage exploration of municipally owned telecommunication facilities to furnish wireless service to all areas of the county.

[Dane County Comprehensive Plan Telecommunications Policies](#)

6. *The following additional considerations and standards may apply to proposed development. They are intended to promote safety, environmental protection, farmland preservation, and rural character, and to protect neighboring property owners:*
 - a. *Erosion control and/or stormwater management measures*
 - b. *Light pollution control (e.g., shrouded lighting)*
 - c. *Noise abatement measures*
 - d. *Site design and location (e.g., homesite location/building envelope)*
 - e. *Landscaping or screening (e.g., natural or man-made buffers between incompatible uses)*
 - f. *Driveway design, distance, and location*

Impacts to rural character and aesthetics can be difficult issues for decision makers to navigate. Particularly in the context of siting facilities that play a critical role in the delivery of services town and county residents utilize on a daily basis. Understandably, there is no way to completely hide a 180' tower from view of the surrounding area. There are certainly options for addressing visual aesthetics, including tower design and painting the tower a color that blends with the surrounding environment. However, tower design alternatives involve tradeoffs. For example, a monopole tower may be less visually obtrusive than a self-support lattice tower, but more expensive to construct and less sturdy and adaptable to the needs to potential collocators.

Regarding concerns about aesthetic impacts to rural character, the county zoning ordinance provides the [following](#):

3. *The committee may require, unless it is shown to be unreasonable, modifications to the tower design, including but not limited to visual screening or landscaping, that it deems necessary to minimize the aesthetic impact of the tower.*

Modifications to the tower design (e.g., monopole, landscaping, paint color) may be required if the town and/or county zoning committee determine it necessary to support findings that the proposed conditional use satisfies one or more [standards of approval](#).

Siting a tower outside of identified search ring (added 6/28/24): Concerns have been raised about the proposed tower being located outside of the identified search ring, and whether or not the applicant performed sufficient due diligence in identifying a site within the ring. CityScape acknowledged this in its report:

The Applicant chose a site that is 0.39 mile beyond the search ring, inferring that within the search ring, the Applicant could not find an existing tower on which to collocate nor a parcel of land on which a tower could be built. CityScape confirmed that there are no structures more than 100 feet in height within the search ring. Regarding raw land options, the Applicant provided a parcel map of the properties in the search ring which indicates that all of the parcels in the search ring either A) are unavailable due to non-interest from the owner, or B) were rejected by the Applicant "due to parcel size or setback restrictions." The Applicant did not specify the adverse conditions of any of the rejected properties; however CityScape found that all but four of the 23 properties that were rejected are zoned Single Family or Multi-Family Residential. The other four are Farmland Preservation or Rural Residential.

The question of due diligence in locating a site within the search ring is an important one, but one for which there are few means of verification. There are two agricultural properties within the search ring (Linnerud and Ehle), neither of which appear to be eligible for a density unit/split under the town plan, which is a requirement communication towers count towards the density limitation. In addition, once a site has been selected and an application filed, local units of government are limited in their ability to evaluate other locations. [Section 66.0404\(4\)\(p\)](#) of state statutes prohibits municipalities from disapproving an application, "...based on an assessment by the political subdivision of the suitability of other locations for conducting the activity." In the present situation, the selected site meets the technical criteria for approval and is located in an area that will cause minimal impact to surrounding land uses. No opposition was presented at the public hearing, and staff has not received any other complaints from neighbors.

TOWN: The town of Pleasant Springs is holding a meeting on July 2nd where action is anticipated.

STAFF RECOMMENDATION: Staff believe that the applicant has submitted sufficient evidence to address the standards for approval of a Conditional Use Permit. Verizon has validated the need for a new facility in the area to address network capacity issues, and the selected site should pose minimal impacts to surrounding uses or the continued agricultural use occurring on the property.

Pending the town review and action, and any conditions they may impose, staff recommends that the ZLR Committee make findings of fact that the proposal satisfies the standards for approval of a Conditional Use Permit and that the application be approved subject to the following conditions. Note that the conditions below reflect the general conditions that apply to all CUPs as well as those that apply to communication towers. Staff will update this report prior to the July 9th ZLR Committee meeting to include any conditions that the town may require.

1. Any conditions required for specific uses listed under s. [10.103](#). (See below)
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan, including any modifications that may be required by the town of Pleasant Springs or ZLR Committee as part of their respective actions on the CUP.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. [10.102\(8\)](#).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

Conditions of approval specific to communications towers (includes those required under zoning code section [10.103\(9\)\(d\)](#)).

1. The communication tower approved under CUP 2611 is intended to support installation of mobile service facility(ies) as defined under sec. 66.0404, Wisconsin Statutes, and shall be designed to support, without substantial modification, at least four users (the primary user and three collocation sites).
2. Prior to construction, the Applicant shall provide a full structural analysis report confirming that the tower will have the structural capacity to safely support Dish's equipment and similar equipment of three (3) future wireless service providers;
3. Final site plan(s) and design drawings for the proposed tower are subject to review and approval by the Town of Pleasant Springs prior to installation of the tower. Said final site plan(s) and construction/design drawings for the facility shall be certified by a Wisconsin Professional Engineer and shall include descriptions of the support structure and the electronic and electrical equipment including antennas, transmitters, radios, cabinets, cables, utility components, backup power generator (if proposed) and all related equipment to be installed on or near the support structure.
4. The tower shall not be lighted and shall not exceed a height of 185' above ground level, including lightning rod.
5. If a valid complaint of interference to an authorized County or municipal public safety radio facility is found to be associated with Dish's installation at the proposed facility, the Applicant shall comply with all applicable rules regarding radio-frequency interference as mandated by the Federal Communications Commission (FCC), and in accordance with the FCC's Best Practices Guide.
6. Visual screening and/or landscaping shall be installed around the fenced tower compound and the tower shall be painted a color to minimize the aesthetic impact of the tower and compound area. The permit holder must obtain town approval of the fencing, visual screening and/or landscaping, and tower paint color prior to installation. Any trees planted shall be maintained in viable growing conditions.
7. Fencing and locks must be provided to secure the site. No barbed wire or razor wire fencing is permitted.
8. The tower owner shall make the collocation sites required hereunder available for the placement of technologically compatible antenna arrays and equipment upon contractual provisions which are standard in the industry and at prevailing market rates allowing the permit holder to recoup the cost of providing the collocation sites and a fair return on investment.
9. No lease or deed restriction on property that is proposed for the location of a mobile service support structure or mobile service facility shall preclude the owner or lessee from entering into agreements, leases, or subleases with other providers or prohibit collocation of other providers.
10. Upon written inquiry by the committee, the holder of a Conditional Use Permit issued under this section shall have the burden of presenting to the committee credible evidence establishing to a reasonable certainty the continued compliance with all applicable standards and conditions placed upon the conditional use permit. Failure to establish compliance with the standards and conditions 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 the standards and conditions, all reasonable costs and expenses, except travel 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.
11. Within 90 days of approval of the conditional use permit, or prior to issuance of a zoning permit for construction of the approved communication tower, whichever comes first, the tower owner shall provide Dane County with a bond, or evidence of an existing bond, in the amount of \$20,000 ensuring performance of owner's obligation to remove any communication tower, array or any other equipment or structure placed or erected pursuant to the conditional use permit, including payment for such removal by Dane County or its agent, in the event the permit is revoked or the use permitted thereunder ceases for a continuous period of 12 months. Said bond shall expressly state that it will remain in full force and effect for a period of at least six months after the surety provides Dane County written notification of expiration or termination of the surety's obligation under the bond. Applicant shall remove any communication tower, array or any other equipment or structure placed or erected pursuant to the conditional use permit no less than 60 days prior to the termination or expiration of the bond required hereunder.

12. If the mobile service facility(ies) to be provided from the communication tower are not installed within 1 year of the date of conditional use permit approval, or if the mobile service facility(ies) are later removed, or cease to be used for a continuous period of 12 months, the county zoning committee may take action to revoke the conditional use permit. In the event the permit is revoked, the tower owner shall remove the tower within 60 days of the county zoning committee action. If the tower is not removed within the 60 days, the county may enter upon the premises and remove the tower at the expense of the tower owner.

Any questions about this proposal, please contact Majid Allan at: allan@countyofdane.com, or 608-267-2536 (office), or 608-720-0167 (cell).