

Tuesday, October 18, 2022

7:00 PM

McFarland Municipal Center
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/81726729769>

Or by Telephone: +1 (312) 626-6799

Webinar ID: 817 2672 9769

Press *9 to raise/lower hand. Press *6 to mute/unmute.

1. CALL TO ORDER, ROLL CALL.
2. PUBLIC APPEARANCES.
 - a. This is an opportunity for members of the public to address the Plan Commission. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the Commission may do so using the Question and Answer feature within the Zoom online meeting platform. You may state your name, address, and provide your comments to the Commission for their consideration. Members of the public who are present in person and wish to address the Commission should fill out a public comment form and turn into the meeting chairperson. Members of the public may speak during public appearances or during their selected agenda item as they designate on the public comment form. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to community.development@mcfarland.wi.us to be included as part of the meeting.
3. APPROVAL OF MINUTES.
 - a. Motion to approve the minutes of the September 20, 2022 meeting.
4. BUSINESS.
 - a. Discussion and possible action on a site design review permit from Madison Metropolitan Sewerage District to install a 35' radio antenna tower at Pump Station 9, located at 4612 Larson Beach Road.
 - b. Discussion and possible action on a request by CTW Flooring for approval of a sign permit for a free-standing dual post pylon sign as an alteration to the design guidelines within the Terminal and Triangle District Plan as provided under Sec. 62-73(c)(3) of the Zoning Code.
 - c. Discussion regarding updates to the Village's Zoning Code related to accessory uses and structures.
5. SCHEDULE NEXT MEETING DATE.
 - a. Wednesday, November 9, 7:00 PM (Special Joint Meeting with the Community Development Authority)
Tuesday, November 15, 7:00 PM (Regular Meeting)

6. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or village.clerk@mcfarland.wi.us by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.

Working Draft Plan Commission Minutes September 20, 2022, at 7:00 P.M.

Members Present: Carolyn Clow, Stephanie Brassington, Peter Bloechl-Anderson, Kathleen Pakes Scott Peters, Chris Reynolds

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:01 P.M. Chair Clow introduced to the Commission Trustee Stephanie Brassington as the Trustee occupying the vacant seat left by former Trustee St. Clair.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES

- a. Motion to approve the Minutes of the July 19, 2022 meeting.

Clow moved to approve the July 19, 2022, Plan Commission minutes. Peters seconded the motion. Motion carried 5-0-1, with the abstention from Brassington.

4. BUSINESS

- a. Discussion and possible action to approve Plan Commission Resolution 2022-27: A resolution to amend the Planned Development District Detailed Plan for Rosewood Fields Subdivision to change the corner lot street yard setback in District III from 15 feet to 10 feet.

Bremer provided the summary for the request emphasizing the consistency of the setback standards among Districts I and II. The request for amendment is to correct the oversight on the side yard setback and match District III with Districts I and II from 15 feet to 10 feet. Bremer stated this is a minor amendment to PDD Detailed Plan for Rosewood Fields affecting only Lot 97 and conclusion of this action would make it consistent with how other corner lots are treated within the subdivision.

Clow motion to approve Resolution 2022-27: A resolution to amend the Planned Development District Detailed Plan for Rosewood Fields Subdivision to change the corner lot street yard setback in District III from 15 feet to 10 feet. Bloechl-Anderson seconded the motion. Motion carried 6-0.

5. SCHEDULE NEXT MEETING DATE.

a. Tuesday, October 18, 2022 at 7:00 PM.

6. ADJOURNMENT.

Peters motioned to adjourn, Pakes seconded the motion. Motion carried 6-0.
Meeting adjourned at 7:09 P.M.

**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Tuesday, October 18, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a site design review permit from Madison Metropolitan Sewerage District to install a 35' radio antenna tower at Pump Station 9, located at 4612 Larson Beach Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

Madison Metropolitan Sewerage District (MMSD) is requesting approval of a site design review permit for the installation of a 35 foot radio antenna tower at MMSD Pump Station 9, located at 4612 Larson Beach Road. The addition of the radio antenna will enhance MMSD's supervisory control and data acquisition, or SCADA, communication within the area. The west-facing side of the building has the only door to enter the pump station. The proposed location for the antenna tower will be located on the building's south-facing side where there are no doors. The radio antenna will be placed on a concrete pad measuring 10" x 4' x 7'3", less than 3 feet from the pump station. The material for the radio antenna is made of galvanized steel and includes anti-climbing panels from the base of the tower up to the height of the pump station.

Existing Property Conditions

The existing property is approximately 0.88 acres and is currently zoned R-1, Single Family Residential. The property has one existing building located near the center of the lot that serves as a pump station for MMSD. An existing driveway at the southwest corner of the south lot line connects Larson Beach Road to the pump station. The pump station includes impervious surfaces to the west and south-facing sides. The pump station is adequately screened from all sides except the west lot line. The adjacent property to the west is 4610 Larson Beach Road, a single family home also zoned R-1. To the north of the pump station is 5513 Bremer Road, a wooded 2.15 acre undeveloped parcel. This property is zoned R-1, Single Family Residential. To the south, is 4605 Larson Beach Road, a Walgreens Pharmacy store. This property is zoned C-G, General Commercial. The area east of the pump station is US-Hwy 51. The property has two utility poles connecting from Larson Beach Road.

Site Design Permit Review, Sec. 62-310(e)

- Grading. The proposed project does not include any cut or filling of ground surfaces, thereby not affecting the existing grade on the property.
- Landscaping. The proposed project does not increase the existing impervious surface or building square footage on the property; therefore, there is no required landscaping to be



installed. However, as part of the site design review, the Planning Commission could require additional landscaping to improve the screening of the antenna if so desired. The proposed location is screened well on the north, east, and south by natural landscaping. Any consideration for additional landscaping would likely be limited to the west side yard. (See attached aerial map).

- **Building Relationship.** The proposed antenna will be less than 3 feet from the existing building. The tower will be approximately 100 feet away from the nearest residence, or three times the height of the tower.
- **Lighting.** The proposed antenna tower does not include additional lighting.
- **Utility Service.** The project does not include new sanitary, water, or stormwater utilities.
- **Building Design.** The proposed antenna does not include a new building and does not directly alter the existing building.

Staff Comments

The Village Engineer's comments are included in the packet, including a question regarding the necessity of guy wires. Upon follow-up communication with MMSD, they have indicated that the manufacturer's specifications for this sized tower do not require guy wires. No other concerns or comments were raised by the Village Fire Chief, Police Chief, and Director of Public Works.

FINANCIAL/BUDGET IMPACT:

The applicant will assume all costs related to the request.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017. The Future Land Use Plan, Map 6 identifies the property as Mixed Use/Flex Commercial.

ORDINANCE REFERENCE:

Sec. 62-310(e). - Site Design Review

Note, per Sec. 62-206(e)(3) publicly owned and operated telecommunication facilities required in the public interest to provide and maintain a radio frequency telecommunication system, including digital, analog, wireless or electromagnetic waves for police, fire and other municipal services are exempt from the requirements of Subdivision V - Signal Receiving Antennas, Wind Energy Systems. Non-commercial telecommunication facilities designed for reception of television and reception of radio signals which are less than 40 feet in height if free-standing, and less than eight feet in height if roof-mounted are also exempt from Subdivision V as provided under Sec. 62-206(e)(1).

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve the site design review permit from Madison Metropolitan Sewerage District to install a 35' radio antenna tower at Pump Station 9, located at 4612 Larson Beach Road.

ATTACHMENTS:

1. 4612 Larson Beach Road_MMSD Site Design Permit_09.01.22



2. 4612 Larson Beach Road_Aerial View_10.12.22
3. 4612 Larson Beach Road_MMSD Antennae_VE Letter_09.16.2022



Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	Madison Metropolitan Sewerage District	Applicant's Agent	NA
	Erik Rehr	Name	
Address	1610 Moorland Rd., Madison, WI 53713	Address	
Email	erikr@madsewer.org	Email	
Phone #	608-222-1201 ext. 294	Phone #	
Fax #	608-299-2129	Fax #	

Parcel No(s). 154/0610-032-2205-8 Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$425+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$475+F	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$475 +F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☒ Site/Design Review	\$400 + F

+ = Plus publication and notification charges
 A = Plus \$50.00 per lot
 B = Any preliminary plat which has previously been reviewed/revised within the last 36 months
 C = Plus \$50.00 for each lot within the final plat
 D = Any final plat which has been previously reviewed or/ revised within the last 36 months
 E = Plus \$40.00 for each unit shown
 F = Plus actual legal, engineering and financial consulting costs incurred by the Village
 G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☒ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal/request. (Attach additional paper if needed)

We would like to install a 35 foot radio antenna tower at our MMSD Pumping Station 9 to improve and enhance our SCADA communications with that station

and others in the area MMSD Pumping Station 9 is located at 4612 Larson Beach Rd., McFarland, WI 53558. The parcel number is 154/0610-032-2205-8

The legal description of the property is ASSESSORS PLAT PRT OUTLOT 25 COM NE COR TH SLY 225 FT W 226 FT N 268 FT E 250 FT TO POBs

The property is zoned R-1 Single Family Residential and is located in the NW corner of NW corner of Section 03, Township 06N, Range 10E See attached supporting documents for project details

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ YES ☒ NO (If "yes" state the nature and the date(s) of the previous application.)

Submittal Requirements: One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.us), with fees included with submittal **by *NOON of the deadline day**, according to the schedule below.

Village of McFarland Plan Commission 2022 Schedule

The Village of McFarland Plan Commission normally conducts meetings on the third Tuesday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; potential agenda item materials are required to be submitted per the schedule listed below.

***Submittal Deadline Noon on:**

For Scheduled 2022 Meeting date of:

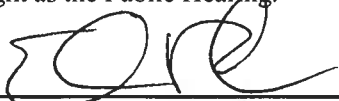
December 7 (2021)-----	January 18
January 11-----	February 21
February 8-----	March 21
March 8-----	April 18
April 5-----	May 17
May 10-----	June 21
June 7-----	July 19
July 5-----	August 16
August 9-----	September 20
September 6-----	October 18
October 4-----	November 15
November 8-----	December 20 (Pending)
December 6-----	January 17, 2023 (Pending)

Note, applications requiring a public hearing will be scheduled for a hearing according to the schedule above, with action considered at the next scheduled Plan Commission meeting following the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

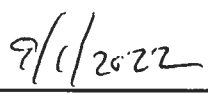
Acknowledgements:

- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.
- I understand any fees not paid for (i.e. legal notices, mailings, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing will not be acted on the same night as the Public Hearing.

X



Signature of Applicant/Agent



Date

Site and Design Plans

Check List

Date received: _____

Subject property address: 4612 Larson Beach Rd.
McFarland, WI 53558

Landowner's name: Madison Metropolitan Sewerage District

Landowner's address: 1610 Moorland Rd.
Madison, WI 53713

Landowner's phone/fax: 608-222-1201/608-299-2129

Landowner's email: erikr@madsewer.org

Agent's name: _____

Agent's address: _____

Agent's phone/fax: _____

Agent's email: _____

- X A. Title Block that indicates name and address of the current property owner.
- NA B. Name and signature of the designer.
- X C. Date of original plan and latest date of revised plan.
- X D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- E. Existing zoning R-1 Proposed rezoning yes X no
- X F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- NA G. All required building setback lines.
- X H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
- X I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
- NA J. Existing and proposed site and building signage.
- NA K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- NA L. The location of all outdoor storage areas; including proposed screening materials and colors._
- NA M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- NA N. The location and type of any permanently protected green space areas.
- NA O. The location and elevation of any wetlands or floodplains.

- NA P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- NA Q. In the legend, data for the subject property:
- (1) Lot area
 - (2) Building area
 - (3) Paved area
 - (4) Total impervious area
 - (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
 - (5) Building height
 - (6) Existing zoning, proposed zoning
 - (7) Number of parking stalls provided and required.
- NA R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- NA S. Hydrant locations and Fire Department Connection.
- NA T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- NA V. Existing or proposed easements.
- X W. A legal description of the subject property.

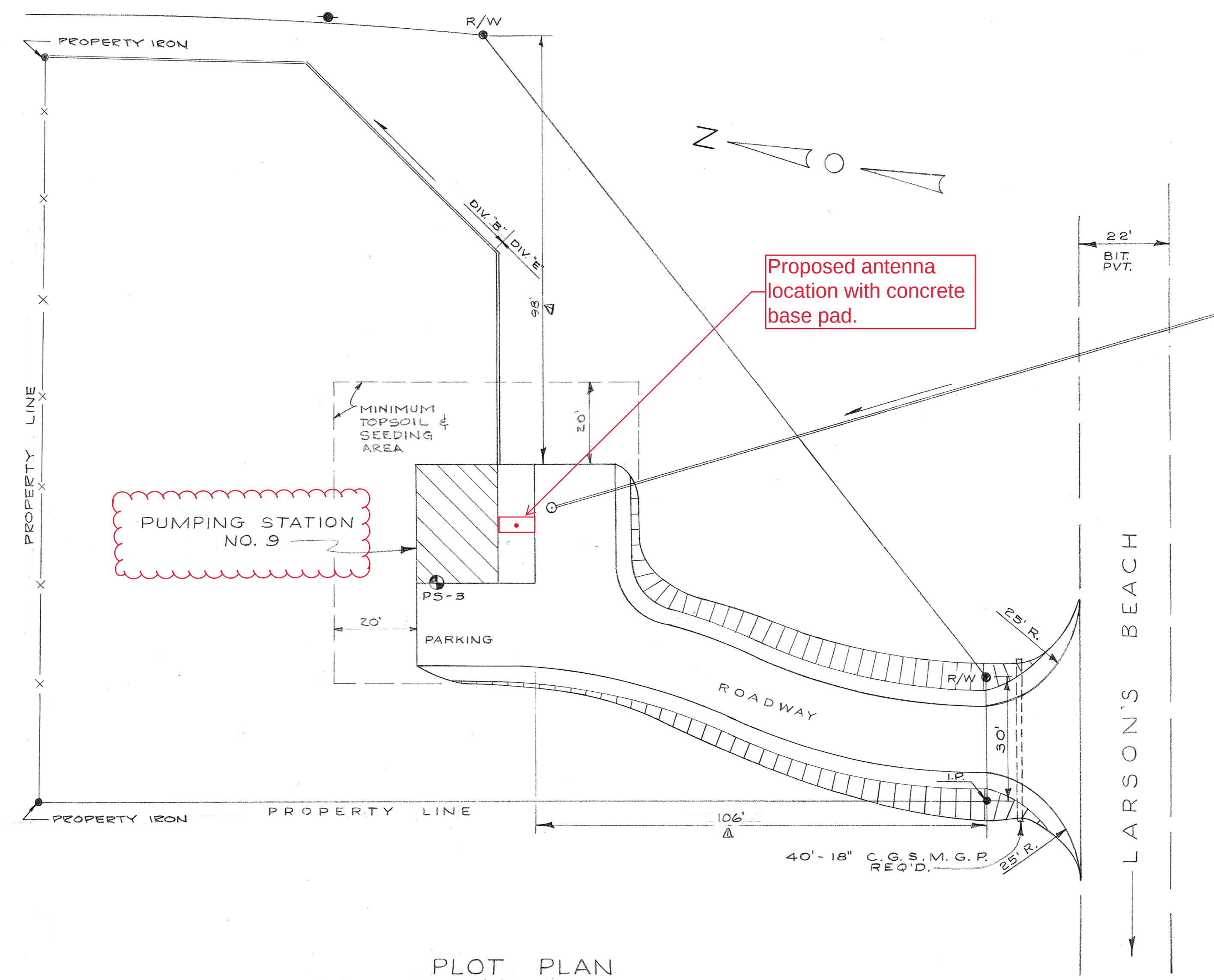
General Comments: The legal description of the property is:

ASSESSORS PLAT PRT OUTLOT 25 COM NE COR TH SLY 225 FT W 226 FT N 268 FT E 250 FT TO POB

The property is located in the NW corner of NW corner of Section 03, Township 06N, Range 10E.

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

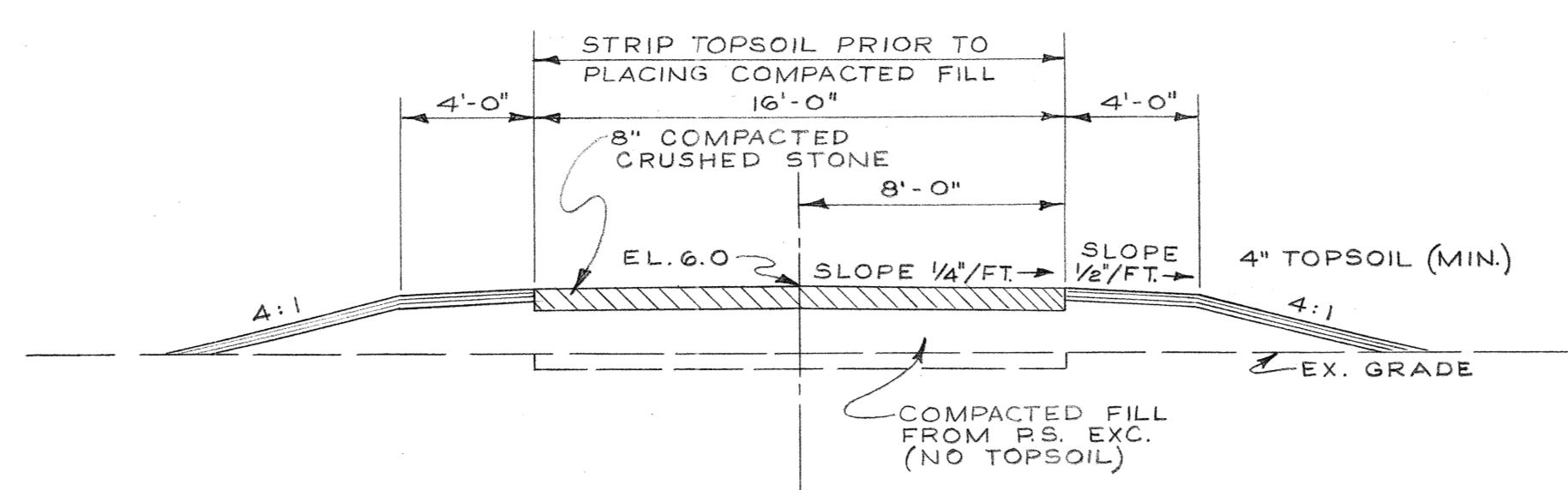
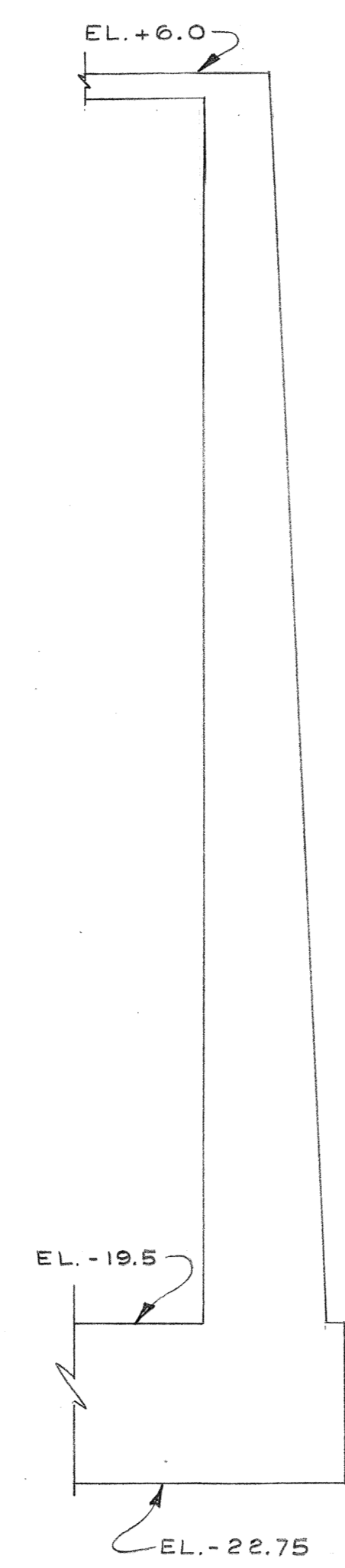
Existing Pumping Station 9 Site Plan



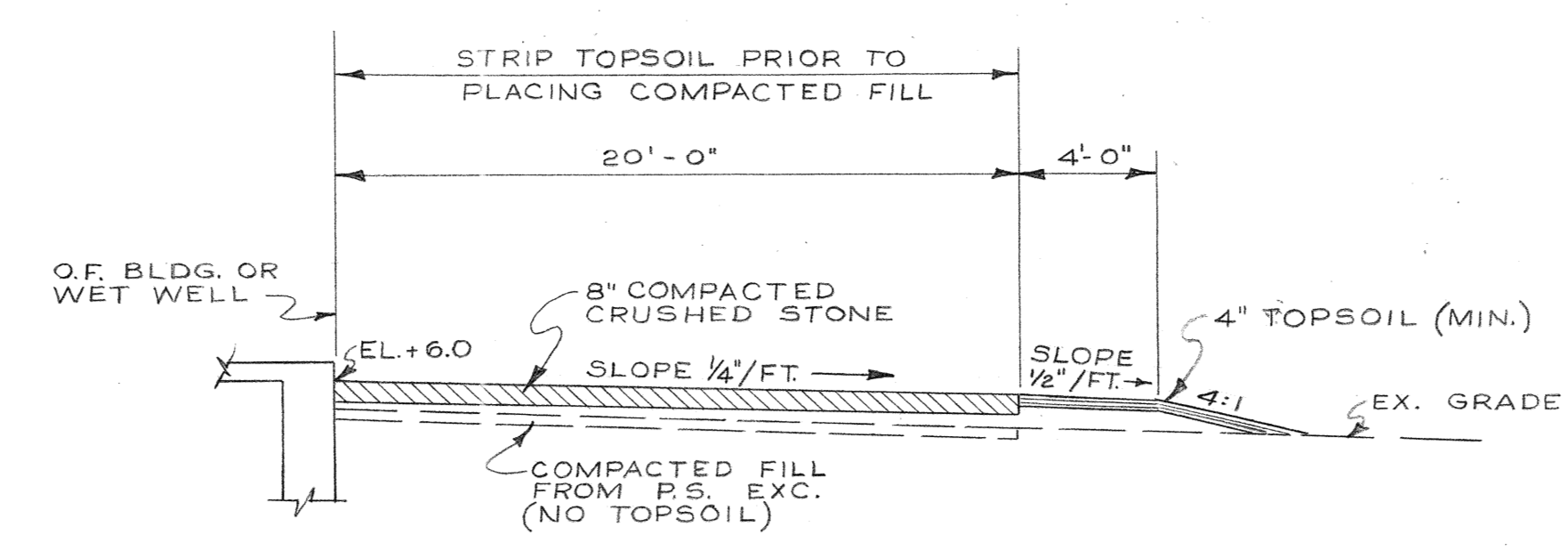
PLOT PLAN
1" = 20'-0"

SOIL BORING NO. PS-3
JULY 26, 1960

EL. +5.7	1'-0"	BROWN TOPSOIL
(BLOWS/FT) 5	3'-6"	MEDIUM BROWN SILTY CLAY
8	5'-6"	W.L. SEPT. 1, 1960 EL. +2.0 LOOSE BROWN CLAYEY SAND - SOME GRAVEL
13	8'-0"	MEDIUM BROWN SILTY SAND - TRACE OF GRAVEL
20	13'-0"	MEDIUM BROWN COARSE SAND & GRAVEL
5	18'-0"	LOOSE DARK GRAY SANDY SILT
7	23'-6"	LOOSE GRAY SILT - TRACE OF SAND
16	27'-0"	MEDIUM GRAY VERY SILTY SAND - LITTLE GRAVEL
12	33'-6"	MEDIUM BROWN COARSE SAND & GRAVEL
63	35'-0"	VERY DENSE BROWN SILTY SAND - GRAVEL



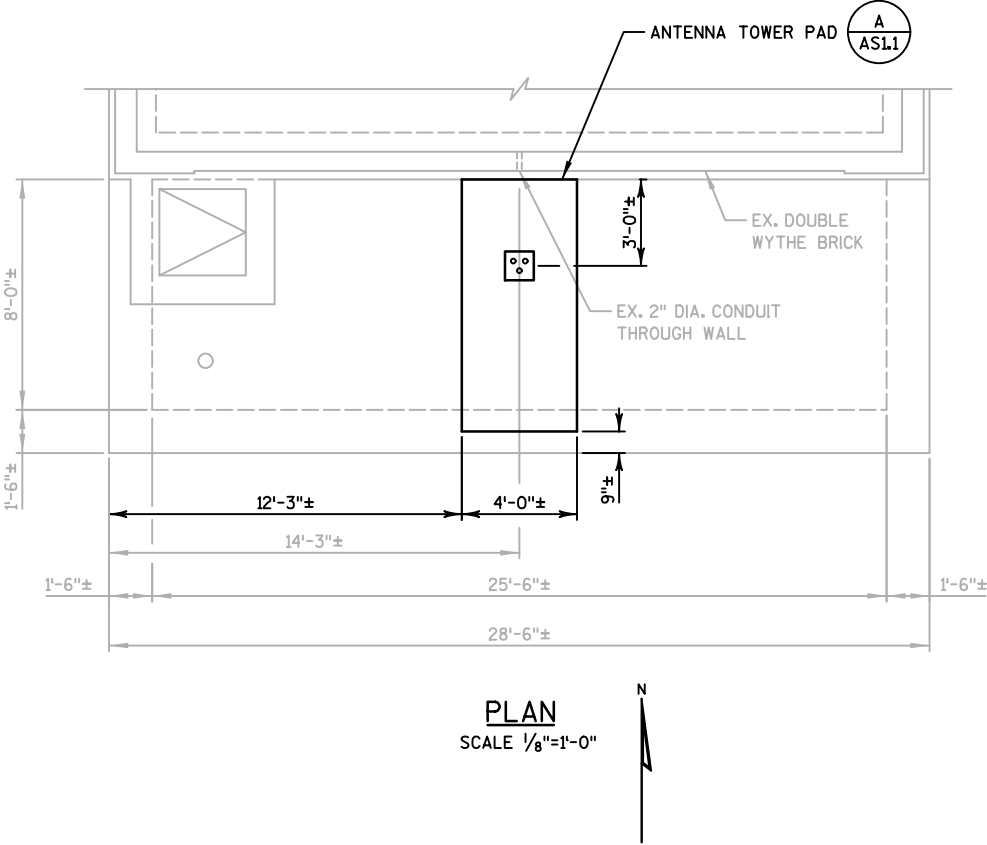
ROADWAY X-SECTION
1" = 5'-0"



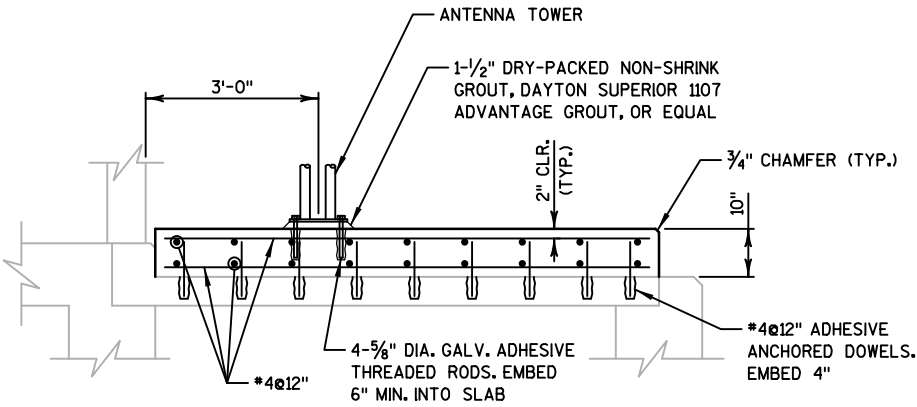
PARKING X-SECTION
1" = 5'-0"

DESIGNED	3/63	NHO	AS-BUILT
DRAWN	NO	DATE	BY
TRACED	REVISION		
CHECKED	GRADING PLAN		
APPROVED	PUMPING STATION 9		
SOUTHEAST INTERCEPTOR PROJECT			
MADISON METROPOLITAN SEWERAGE DISTRICT			
MADISON WISCONSIN			
SCALE: AS SHOWN DATE: SEPT. 1960			
MEAD AND HUNT, INC. CONSULTING ENGINEERS MADISON, WISCONSIN			A5632- A2 M99- 60A

Proposed Radio Tower
Installation Details



- GENERAL NOTES
1. CONCRETE SHALL HAVE MINIMUM 4,000 PSICOMPRESSIVE STRENGTH AT 28 DAYS WITH A MINIMUM OF 6 BAGS OF CEMENT PER CUBIC YARD AND A MAXIMUM OF 5.0 GALLONS OF WATER PER SACK OF CEMENT.
 2. STEEL REINFORCEMENT SHALL BE ASTM A615 GRADE 60, UNLESS NOTED OTHERWISE.
 3. ADHESIVE ANCHORED DOWELS AND THREADED RODS SHALL BE HILTI HIT-HY 200 WITH STEEL REINFORCEMENT OR HAS THREADED RODS AS APPLICABLE, OR EQUAL.



ANTENNA TOWER PAD
NO SCALE

RADIO TOWER INSTALLATION DETAILS

PUMPING STATION 9 RADIO TOWER
MADISON METROPOLITAN SEWERAGE DISTRICT
MADISON, WISCONSIN

JOB NO.
1021.020

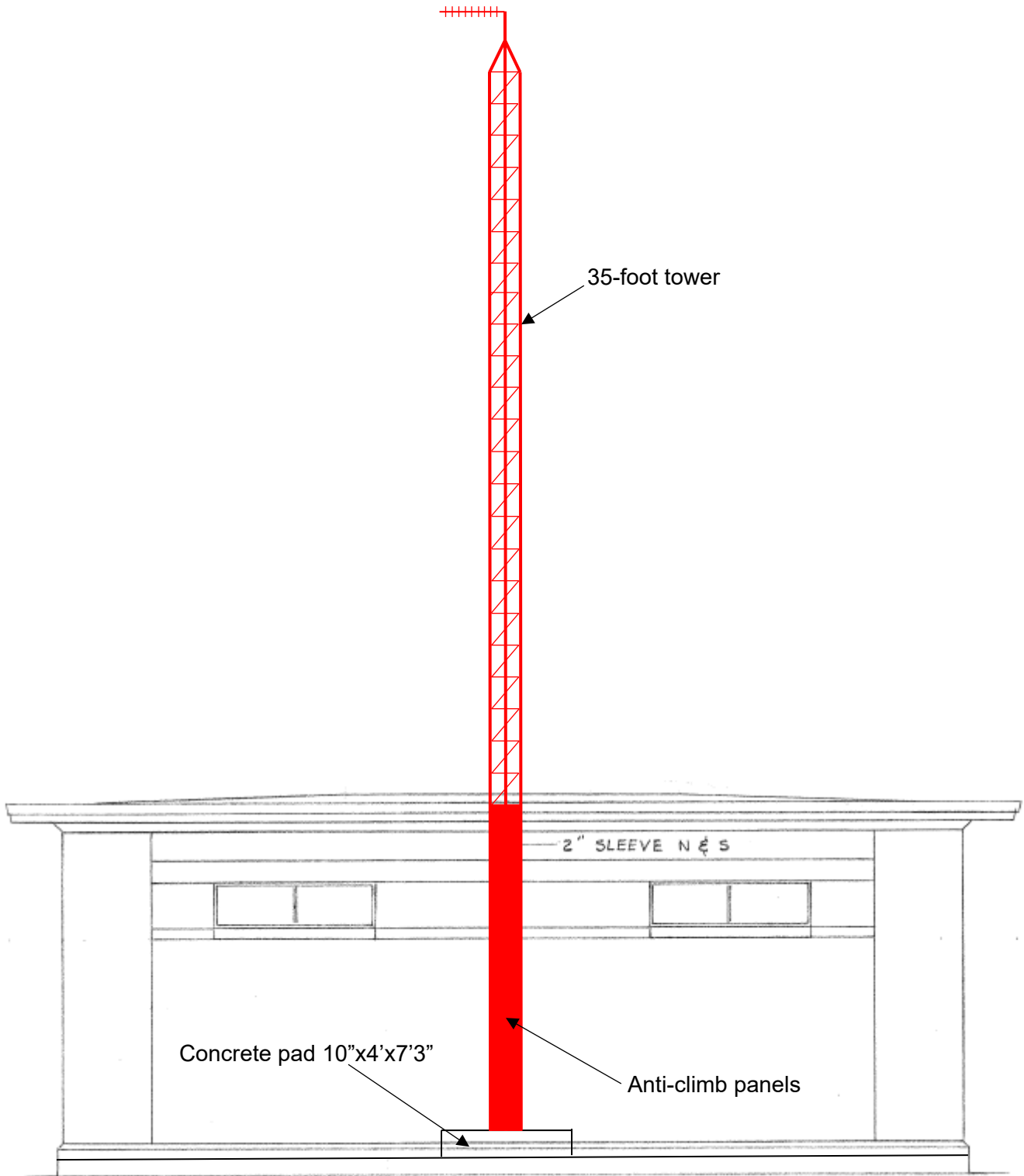
PROJECT MGR.
TOM STETZER

SA
STRAND
ASSOCIATES®

SHEET
FIGURE 1

South Elevation
Installation Profile

Madison Metropolitan Sewerage District
Pumping Station 9
Parcel No. 0610-032-2205-8
4612 Larsen Beach Road
McFarland



South Elevation

South side elevation photo with proposed antenna location.



Proposed antenna
location (approx.)

Southwest elevation photo with proposed antenna location.



East side elevation photo with proposed antenna location.



Proposed antenna
location (approx.)



STANDARD 25G GUYED TOWER

Proposed Antenna Cut Sheet

ROHN 25G
The first. The original.



25G



GENERAL USE

The 25G is available in the standard 10' section length and a 7' length which is UPS shippable. The 25G uses double bolted joints, proven to be the best method of joining tower sections for sturdiness and dependability. As a guyed structure, the 25G standard designs rise to a height of 190'.

FEATURES

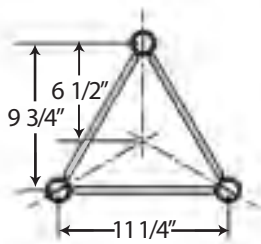
- Completely hot-dip galvanized after fabrication
- Built on an 11 1/4" equilateral triangle design
- High strength tubular legs joined by Zig-Zag® cross members
- Each 7' or 10' section contains all required nuts and bolts shipped with section
- Continuous solid round steel bracing

CAUTION

Mixing copies of ROHN towers with ROHN towers is dangerous and voids all engineering and warranty data supplied by ROHN. Materials used by others are not the same quality and have not been tested or engineered by ROHN. Mixing ROHN tower sections with non-ROHN products may cause tower failure or injury.

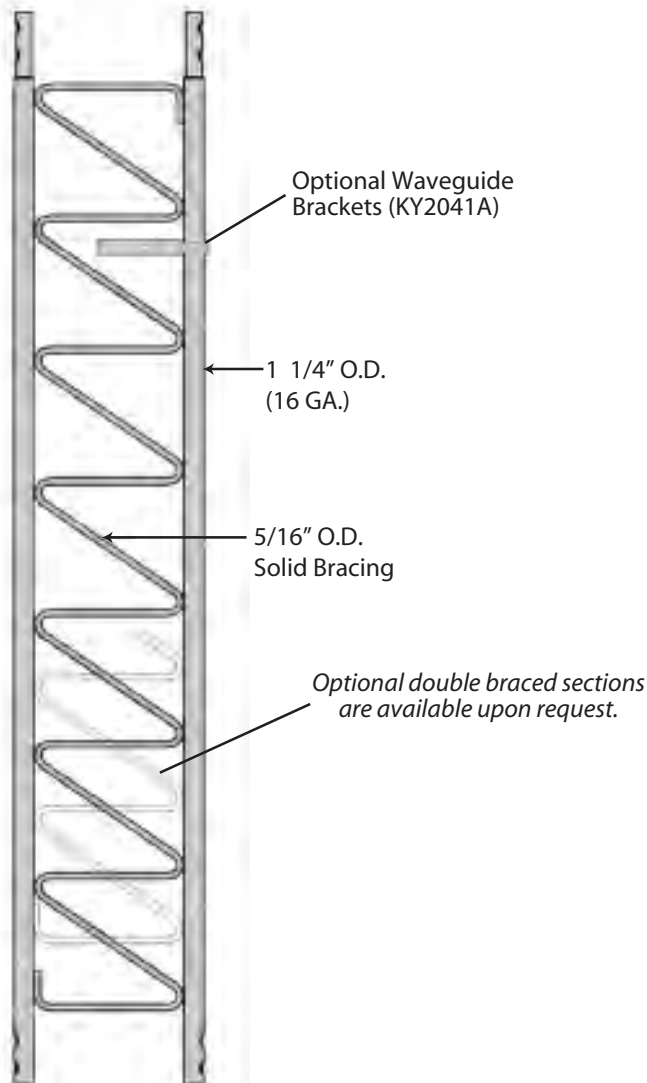
Per Rev G requirements, any structure greater than 10' requires a climber safety device. Please see page 40 for ordering information.

STANDARD 25G GUYED TOWER SECTIONS



QUICK REFERENCE

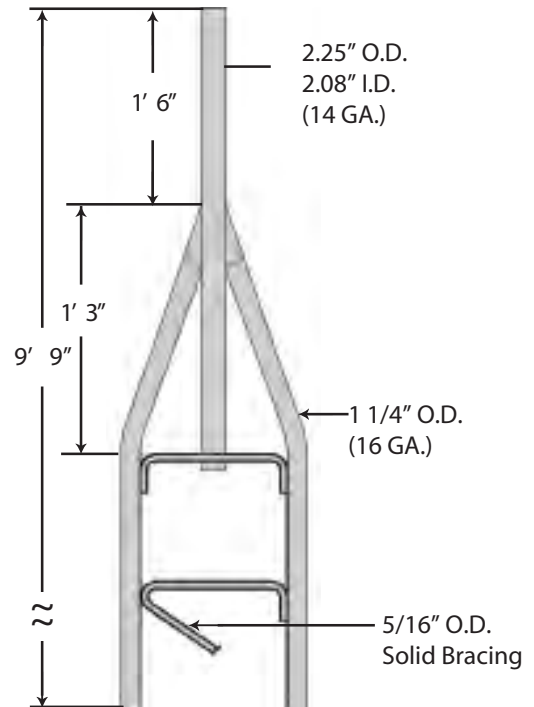
PARTS & ACCESSORIES	PAGES 37-40
GROUNDING INFORMATION	PAGE 41
FOUNDATION INFORMATION	PAGES 41-44



STANDARD SECTION
25G - 10' Section

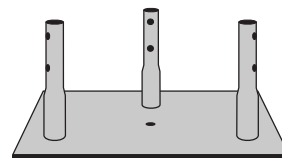
OPTIONAL 7' SECTION
25G7 - 7' Section

The 7' Section is UPS shippable.



STANDARD TOP SECTION
25AG2

Additional 25G top sections are shown on page 37.



CONCRETE BASE PLATE
BPC25G*

FOR USE WITH 3/4X12PP PIER PIN
EMBEDDED IN CONCRETE.

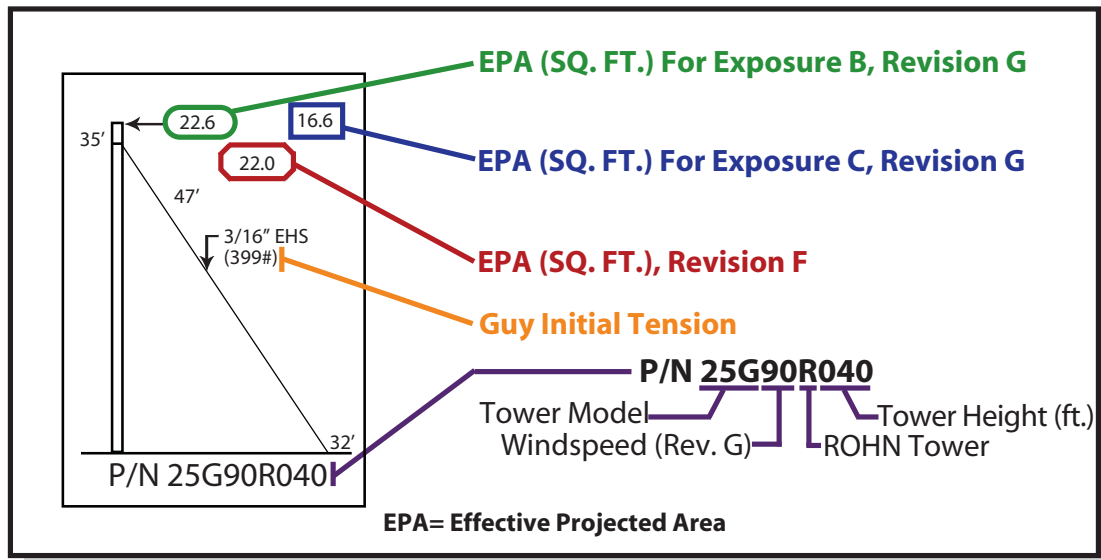
Additional base sections are available, please see page 38.

* Towers mounted on these bases must be bracketed or guyed at all times. Temporary steel guying may also be necessary during installation and dismantling.



BUYERS GUIDE STANDARD DESIGNS - 25G 90MPH REV. G [3-SECOND GUST] 70MPH REV. F [FASTEST MILE]

Design Criteria



This document is to serve as a guide for sizing and purchasing the 25G tower. Tower and foundation installations should be performed by qualified and experienced personnel using assembly drawings provided with each tower.

DESIGN NOTES:

1. Tower designs are in accordance with ANSI/TIA-222-F and ANSI/TIA-222-G, Class I Structures, Topographic Category 1.
2. Design assumes towers are installed on level ground. Lower EPA values will apply for roof mounted towers or for sites located on unusual terrain.
3. Designs assume two 1/2" diameter lines on each tower face.
4. Anchor radius is from tower base to intersection of anchor rod with ground.
5. Guy chord lengths shown are based on level ground. Initial tensions for guys are shown in () in pounds at 60° Fahrenheit.
6. Antenna and mounts are assumed symmetrically placed at the tower top.

PARTS LIST NOTES:

1. Items listed are required for complete guyed towers.
2. Base and anchor foundations listed refer to standard foundation designations.
3. Guys provided with each standard tower are based on level ground conditions with an additional 6% length.
4. Rev G anchor grounding (AGK1GGX) and base grounding (BGK3GGX) are included with the tower material.
5. Assembly drawings and a safety package (P/N: ACWS) are included with each tower.
6. Parts lists are subject to change based on availability or revised design criteria.

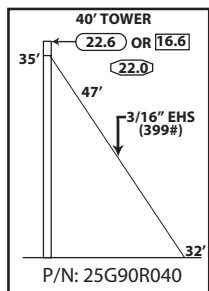
FOR FOUNDATION INFORMATION, PLEASE SEE PAGES 41-44.

FOR GENERAL INSTALLATION INFORMATION, PLEASE SEE PAGES 147-153.



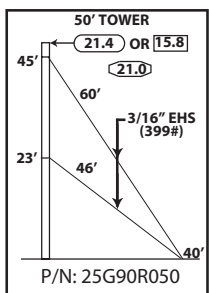
STANDARD DESIGN - 25G

90MPH REV. G, 70MPH REV. F



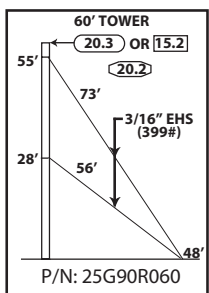
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	3	1	1	1	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

40' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G90R040



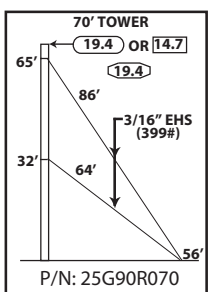
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	4	1	1	2	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

50' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G90R050



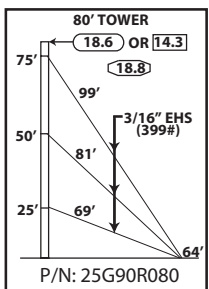
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	5	1	1	2	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

60' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G90R060



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	6	1	1	2	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

70' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G90R070

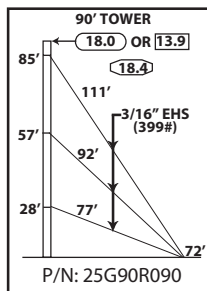


TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	7	1	1	3	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

80' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G90R080



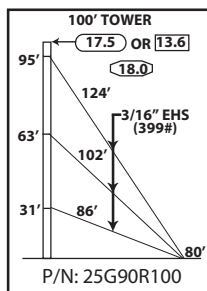
STANDARD DESIGN - 25G 90MPH REV. G, 70MPH REV. F



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	8	1	1	3	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

90' ROHN 25G

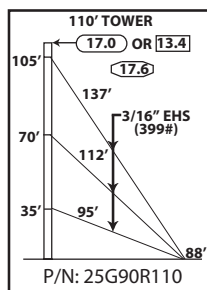
All parts shown in table are included when ordering
Part No: 25G90R090



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	9	1	1	3	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

100' ROHN 25G

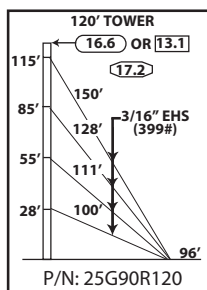
All parts shown in table are included when ordering
Part No: 2590R100



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	10	1	1	3	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

110' ROHN 25G

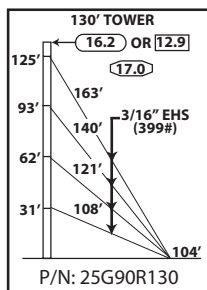
All parts shown in table are included when ordering
Part No: 25G90R110



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	11	1	1	4	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

120' ROHN 25G

All parts shown in table are included when ordering
Part No: 25G90R120



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	12	1	1	4	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

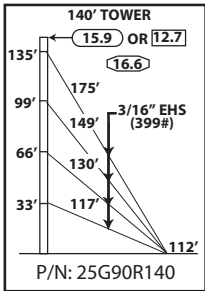
130' ROHN 25G

All parts shown in table are included when ordering
Part No: 25G90R130



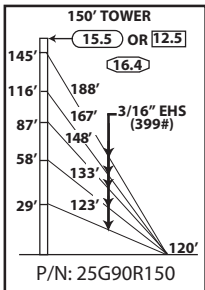
STANDARD DESIGN - 25G

90MPH REV. G, 70MPH REV. F



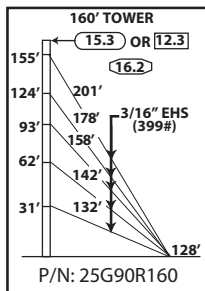
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	13	1	1	4	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	1825'	24	24	12	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

140' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G90R140



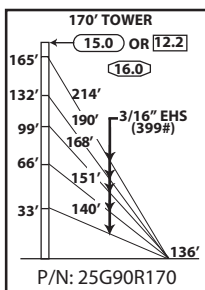
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	14	1	1	5	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	2425'	30	30	15	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

150' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G90R150



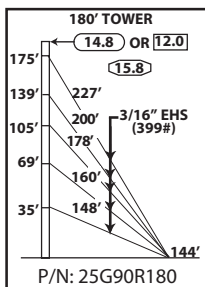
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	15	1	1	5	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	2600'	30	30	15	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

160' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G90R160



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	16	1	1	5	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	2750'	30	30	15	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

170' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G90R170

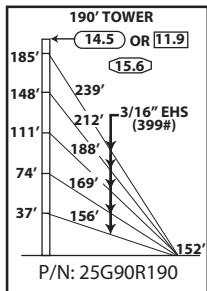


TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	17	1	1	5	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	2925'	30	30	15	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

180' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G90R180



STANDARD DESIGN - 25G 90MPH REV. G, 70MPH REV. F



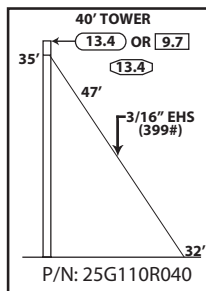
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	18	1	1	5	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	3075'	30	30	15	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

190' ROHN 25G
All parts shown in table
are included when ordering
Part No: 25G90R190



STANDARD DESIGN - 25G

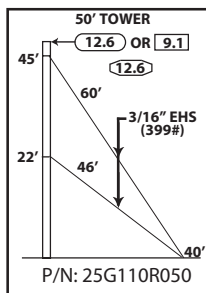
110MPH REV. G, 90MPH REV. F



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	3	1	1	1	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

40' ROHN 25G

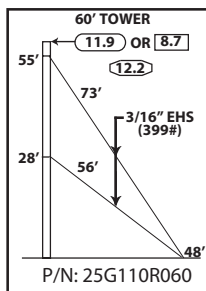
All parts shown in table are included when ordering
Part No: 25G110R040



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	4	1	1	2	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

50' ROHN 25G

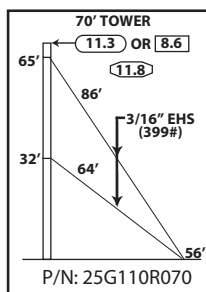
All parts shown in table are included when ordering
Part No: 25G110R050



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	5	1	1	2	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

60' ROHN 25G

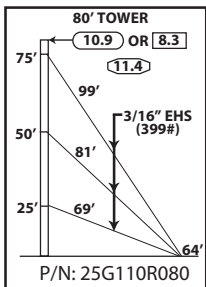
All parts shown in table are included when ordering
Part No: 25G110R060



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	6	1	1	2	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

70' ROHN 25G

All parts shown in table are included when ordering
Part No: 25G110R070



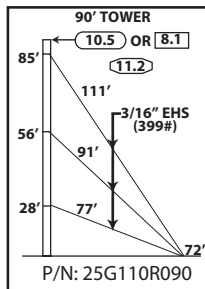
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	7	1	1	3	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16 EHS	BG2142	5/16 THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

80' ROHN 25G

All parts shown in table are included when ordering
Part No: 25G110R080

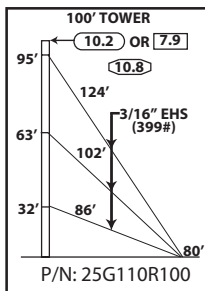


STANDARD DESIGN - 25G 110MPH REV. G, 90MPH REV. F



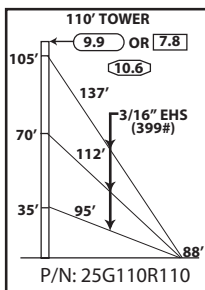
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	8	1	1	3	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

90' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R090



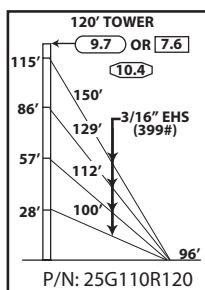
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	9	1	1	3	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

100' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R100



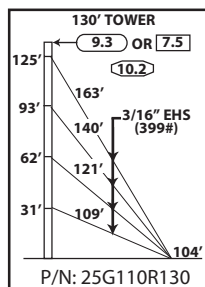
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	10	1	1	3	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

110' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R110



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	11	1	1	4	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

120' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R120



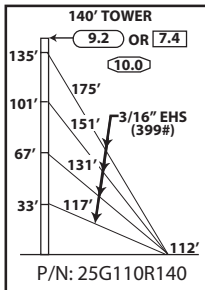
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	12	1	1	4	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

130' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R130



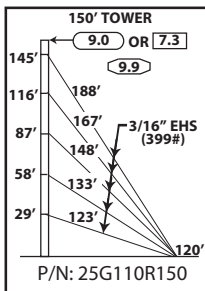
STANDARD DESIGN - 25G

110MPH REV. G, 90MPH REV. F



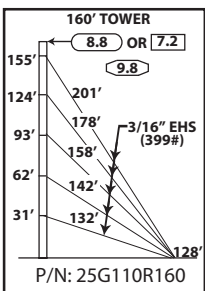
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
	13	1	1	4	BASE	ANCHOR
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	1825'	24	24	12	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

140' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R140



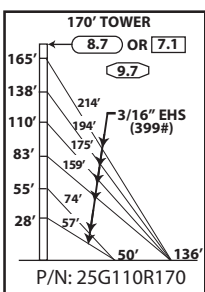
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
	14	1	1	5	BASE	ANCHOR
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	2425'	30	30	15	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

150' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R150



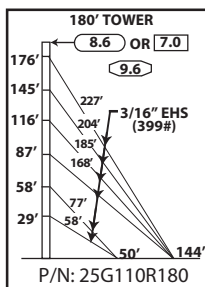
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
	15	1	1	5	BASE	ANCHOR
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	2600'	30	30	15	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

160' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R160



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	BASE	INNER ANCHOR	OUTER ANCHOR
	16	1	1	6	CB2G	AB2	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY		
	2800'	36	36	18	6		
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP		
	6	2	3	6	1		

170' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R170



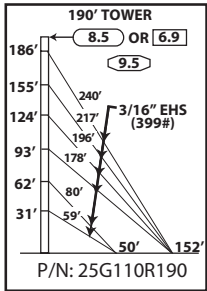
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	BASE	INNER ANCHOR	OUTER ANCHOR
	17	1	1	6	CB2G	AB2	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY		
	2925'	36	36	18	6		
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP		
	6	2	3	6	1		

180' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R180



STANDARD DESIGN - 25G

110MPH REV. G, 90MPH REV. F



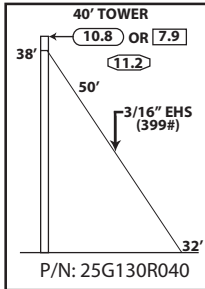
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	BASE	INNER ANCHOR	OUTER ANCHOR
	18	1	1	6	CB2G	AB2	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY		
	3100'	36	36	18	6		
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP		
	6	2	3	6	1		

190' ROHN 25G
All parts shown in table are included when ordering
Part No: 25G110R190



STANDARD DESIGN - 25G

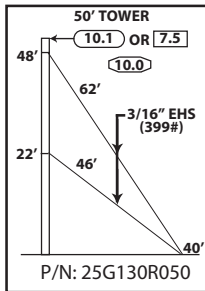
130MPH REV. G, 110MPH REV. F



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	3	1	1	1	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

40' ROHN 25G

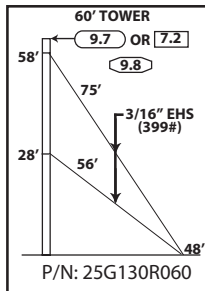
All parts shown in table are included when ordering
Part No: 25G130R040



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	4	1	1	2	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

50' ROHN 25G

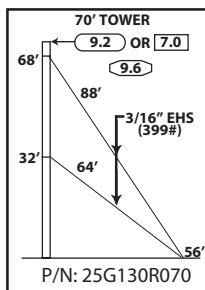
All parts shown in table are included when ordering
Part No: 25G130R050



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	5	1	1	2	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

60' ROHN 25G

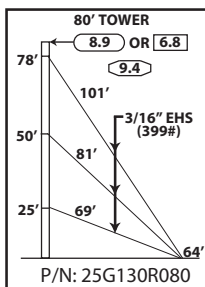
All parts shown in table are included when ordering
Part No: 25G130R060



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	6	1	1	2	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

70' ROHN 25G

All parts shown in table are included when ordering
Part No: 25G130R070



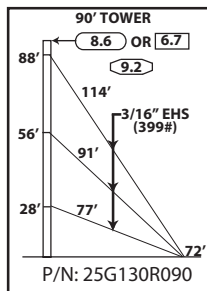
TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
					BASE	ANCHOR
	7	1	1	3	CB1G	AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
					3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
					1	

80' ROHN 25G

All parts shown in table are included when ordering
Part No: 25G130R080



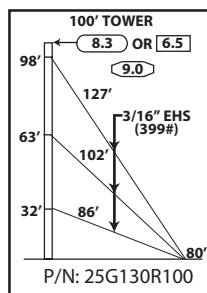
STANDARD DESIGN - 25G 130MPH REV. G, 110MPH REV. F



TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
	8	1	1	3	BASE CB1G	ANCHOR AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	900'	18	18	9	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

90' ROHN 25G

All parts shown in table are included when ordering
Part No: 25G130R090

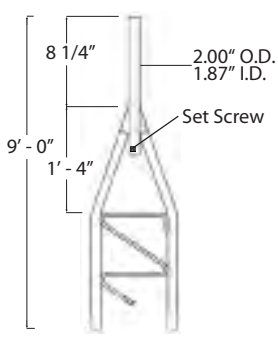
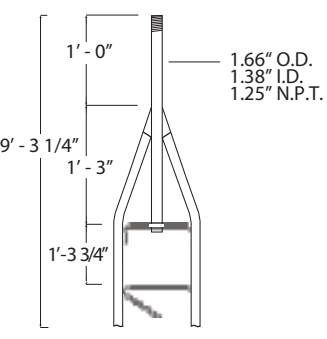
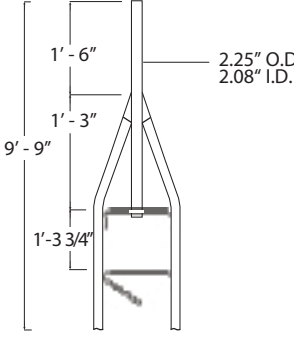
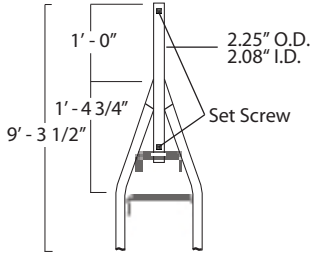
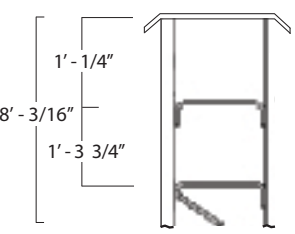
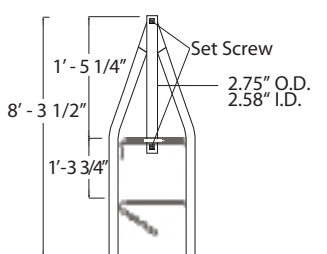
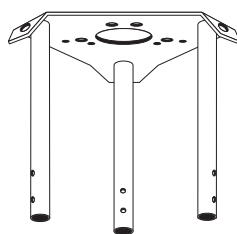
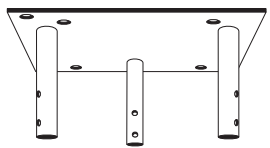
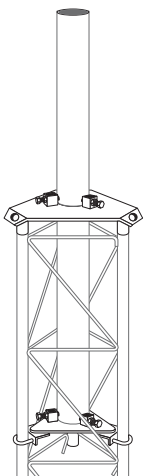
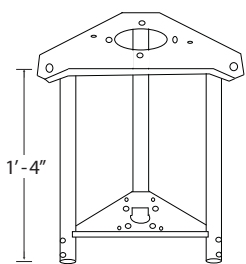


TOWER PARTS INCLUDED	25G	25AG2	BPC25G	GA25GD	FDNS	
	9	1	1	3	BASE CB1G	ANCHOR AB2
GUYS & CONNECTIONS INCLUDED	3/16EHS	BG2142	5/16THH	1/2TBE&J	TBSAFETY	
	1000'	18	18	9	3	
ANCHORS & GROUNDING INCLUDED	GAC3455TOP	AGK1GGX	BGK3GGX	CPC.5/.75	3/4x12PP	
	3	1	3	3	1	

100' ROHN 25G

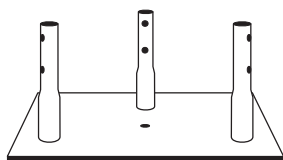
All parts shown in table are included when ordering
Part No: 25G130R100

PARTS & ACCESSORIES

 TOP SECTION 25AG COMES WITH TOP BUSHING INSTALLED, 1.31" I.D.	 TOP SECTION 25AG1	 TOP SECTION 25AG2	 TOP SECTION 25AG3
 TOP SECTION 25AG4 TOP PLATE HOLE PATTERN IS THE SAME AS BPL25G.	 TOP SECTION 25AG5	 BEARING PLATE BPL25G LONG LEGS PROVIDE EXTRA CLEARANCE FOR INSTALLATION OF EQUIPMENT. BOLTS TO TOP OF STANDARD SECTION. HOLE PATTERN FITS TB3 (2" O.D.) AND TB4 (3" O.D.) THRUST BEARINGS.	 TOP PLATE APL25G FOR MOUNTING BEACON OR LIGHTNING ROD.
 TOP MOUNT 25TDMKD - NO MAST 25TDM2S3KD - 2 3/8" O.D. MAST 25TDM2S3KD - 2 7/8" O.D. MAST 25TDM3S3KD - 3 1/2" O.D. MAST 25TDM3S3KD - 4" O.D. MAST MOUNTING TUBE PROVIDED IS 7' LONG.	 BEARING/ACCESSORY SHELF BAS25G HOLE PATTERN FITS TB3 (2" O.D.) AND TB4 (3" O.D.) THRUST BEARINGS ON TOP PLATE. ACCESSORY SHELF DRILLED FOR MOUNTING MANY POPULAR ROTORS.	 LIGHTNING ROD LRCL 5' COPPER CLAD, MOUNTS TO APL25G.	



PARTS & ACCESSORIES



CONCRETE BASE PLATE FOR GUYED & BRACKETED TOWERS BPC25G*

FOR USE WITH 3/4X12PP PIER PIN
EMBEDDED IN CONCRETE.

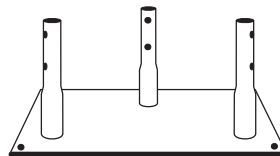
CONCRETE BASE PLATE IS TO BE
USED FOR BRACKETED AND
GUYED APPLICATIONS ONLY.



PIER PIN 3/4X12PP

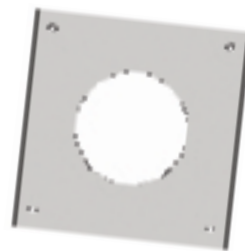
FOR USE WITH BPC25G
EMBEDDED IN CONCRETE.

PIER PIN MUST BE ORDERED
SEPARATELY, UNLESS BEING
PURCHASED AS PART OF
A COMPLETE TOWER KIT.



CONCRETE BASE PLATE FOR SELF-SUPPORTING TOWERS 25GSSB

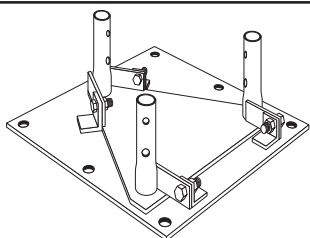
FOR USE WITH 5/8" x 12" (P/N: 260145G)
BASE BOLTS (ORDERED SEPARATELY)
IN SELF-SUPPORTING
25G TOWER APPLICATIONS.



5/8" x 12"

BASE BOLT & TEMPLATE KH8175A

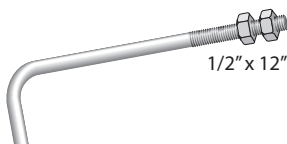
FOR USE WITH 25GSSB
IN SELF-SUPPORTING 25G TOWER
APPLICATIONS. KIT INCLUDES (1)
TEMPLATE & (4) BASE BOLTS.



HINGED BASE PLATE BPH25G*

FOR USE WITH 1/2X12BB BASE BOLTS
(ORDERED SEPARATELY).
HINGED TO ALLOW TOWER TO
BE ROTATED UP FROM BASE
DURING INSTALLATION.

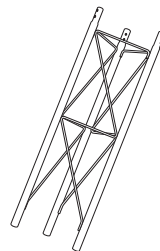
HINGED BASE PLATE IS TO BE
USED FOR BRACKETED AND GUYED
APPLICATIONS ONLY.



1/2" x 12"

BASE BOLTS 1/2X12BB

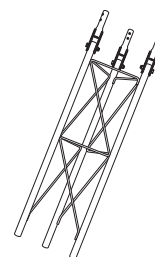
FOR USE WITH BPH 25G
(6) REQUIRED, ORDERED SEPARATELY.



3/4" SHORT BASE SB25G

5' SHORT BASE SB25G5

FOR EMBEDMENT IN CONCRETE.



3/4" HINGED SHORT BASE SBH25G*

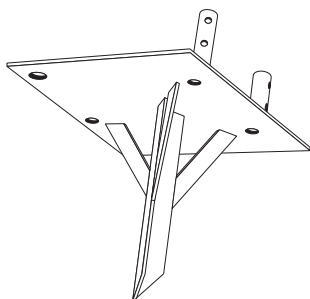
FOR EMBEDMENT IN CONCRETE.

HINGED SHORTBASE PLATE IS TO BE
USED FOR BRACKETED AND GUYED
APPLICATIONS ONLY.



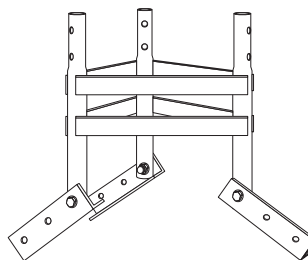
TAPERED BASE 25TG*

CAN BE USED WITH A4197L
BASE INSULATOR OR WITH 3/4X12PP,
ORDERED SEPARATELY.



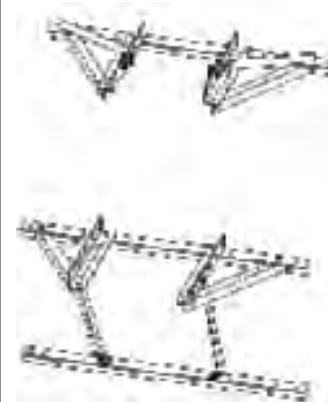
SINGLE DRIVE-IN BASE SDB25G*

TO BE DRIVEN DIRECTLY INTO GROUND.



PEAK ROOF MOUNT PR25G*

ADJUSTABLE HINGED FEET CONFORM
TO NEARLY ANY ROOF PITCH. BOLTS
TO ROOF SURFACE.

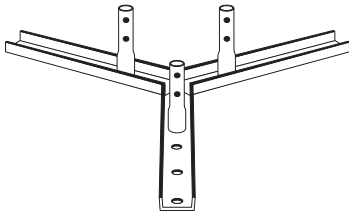


WALL MOUNT 25GWM

INCLUDES BASE PLATE TO
MOUNT 25G SECTION.

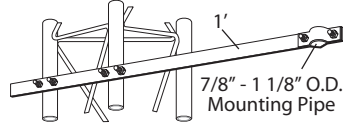
* TOWERS MOUNTED ON THESE BASES MUST BE BRACKETED OR GUYED AT ALL TIMES. TEMPORARY STEEL GUYING MAY ALSO BE NECESSARY DURING INSTALLATION AND DISMANTLING.

PARTS & ACCESSORIES

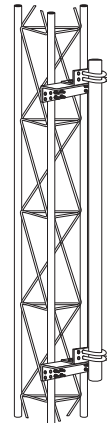


FLAT ROOF MOUNT
FR25G*

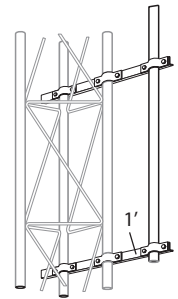
BOLTS DIRECTLY TO FLAT ROOF SURFACE.



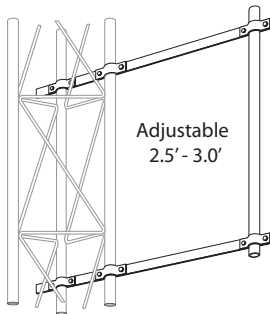
SIDE ARM MOUNT
UHF25G
FOR UHF & FM ANTENNAS.



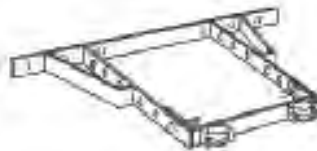
FACE MOUNT
DM25G2 - 2 3/8" O.D. 5' LONG



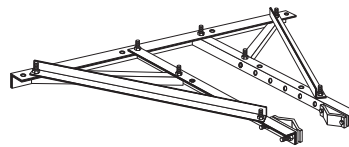
DBS ANTENNA MOUNT
KY2068A16 - 1.66" O.D.
KY2068A15 - 1.50" O.D.
KY2068A2 - 2.38" O.D.
MOUNTING TUBE PROVIDED IS 3' LONG.



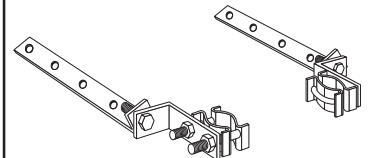
SIDE ARM BRACKET
SA253UA
MOUNTING TUBE PROVIDED IS 3' LONG,
2 - 1/4" O.D.



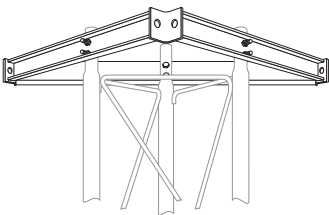
ADJUSTABLE HOUSE BRACKET
HB25AG 0 - 15"
HB25BG 0 - 24"
HB25CG 0 - 36"



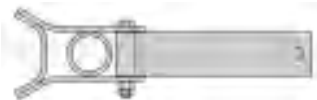
**HEAVY DUTY UNIVERSAL
HOUSE BRACKET**
HBUTVRO
ADJUSTABLE TO POSITION TOWER
18" - 36" FROM WALL.



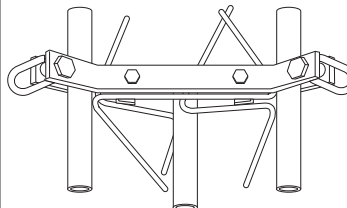
UNIVERSAL EAVE BRACKET
EB2525G
HINGED CONNECTION ALLOWS TOWER
LEG CLAMPS TO REMAIN PERPENDICULAR
TO GROUND WHILE BOLT DOWN
SUPPORTS ROTATE TO LAY FLAT ALONG
PITCHED ROOF OR EAVE.



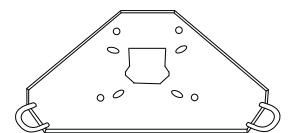
**TORQUE ARM STABILIZER
ASSEMBLY**
TA25
ANTI-TWIST DEVICE LOCATED IN THE
AREA OF ANTENNAS. PROVIDES SIX-WAY
GUYING. BOLTS TO TOWER AT ANY
SECTION JOINT. ATTACHED WITH
JOINT BOLTS. MUST BE INSTALLED AS
SECTIONS ARE JOINED TOGETHER.



TORQUE BAR
TB25D
OPTIONAL, FOR USE WITH GA25GD.
REQUIRES (1) 3/8" SHACKLE
FOR EACH BAR.



GUY BRACKET
GA25GD
MOUNTS TO TOWER AT ANY
HORIZONTAL BRACE.

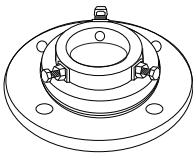
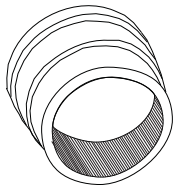
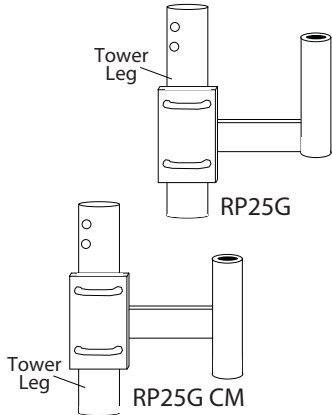


ACCESSORY SHELF
AS25G
FOR MOUNTING MANY POPULAR
ROTORS. FIELD DRILLING MAY BE
NECESSARY FOR SOME ROTORS.

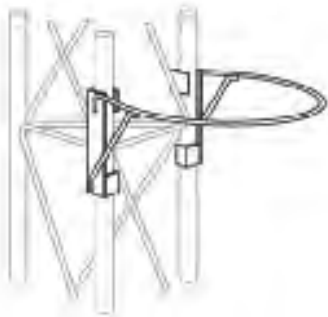
*TOWERS MOUNTED ON THESE BASES MUST BE BRACKETED OR GUYED AT ALL TIMES. TEMPORARY STEEL GUYING MAY ALSO BE NECESSARY DURING INSTALLATION AND DISMANTLING.

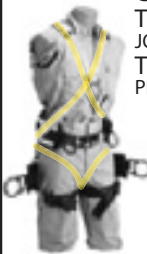


PARTS & ACCESSORIES

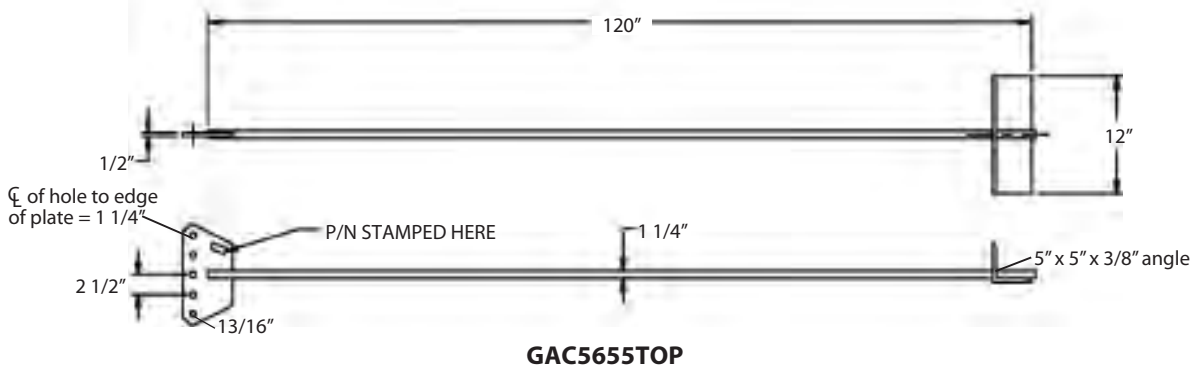
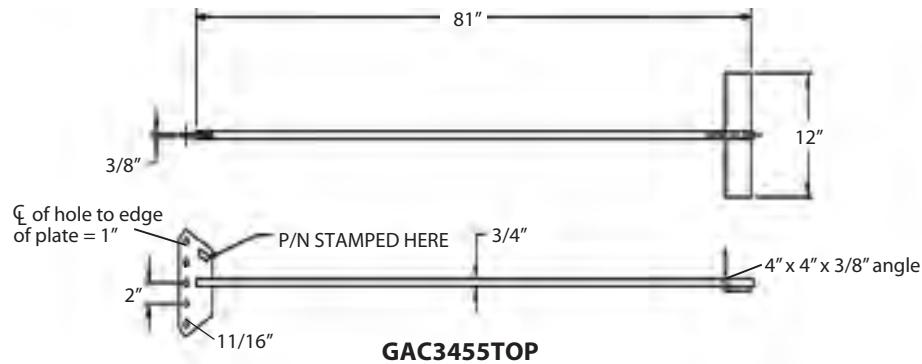
 THRUST BEARING TB3 - SUPPORTS UP TO 2" O.D. MAST. TB4 - SUPPORTS UP TO 3" O.D. MAST. MOUNTS TO BAS25G, BPL25G AND 25AG4.	 TOWER BUSHING TB50 - 1-1/4" I.D. X 2" O.D. FOR USE ON 25AG TOP SECTION	 ROTOR POST 1.25" O.D. 1.08" I.D.	 90° JOINTS 2590MM - BOTH ENDS SWAGED JOINTS ARE NOT DRILLED WHERE THEY SLIP FIT TO 25G SECTIONS. CAN BE FIELD DRILLED OR CUSTOM CONNECTED TO MEET PARTICULAR NEEDS.
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convenience

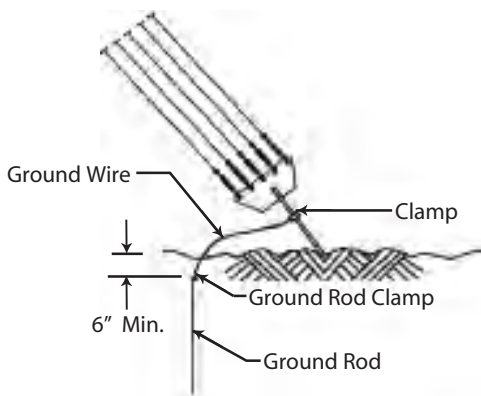
 90° JOINTS 2590FF - BOTH ENDS OPEN JOINTS ARE NOT DRILLED WHERE THEY SLIP FIT TO 25G SECTIONS. CAN BE FIELD DRILLED OR CUSTOM CONNECTED TO MEET PARTICULAR NEEDS.	 90° JOINTS 2590FM - ONE END SWAGED, ONE OPEN JOINTS ARE NOT DRILLED WHERE THEY SLIP FIT TO 25G SECTIONS. CAN BE FIELD DRILLED OR CUSTOM CONNECTED TO MEET PARTICULAR NEEDS.	 ANTI-CLIMB PANELS 25ACL3 THREE ANTI-CLIMB PANELS BOLT TO STANDARD TOWER SECTION.	 SAFETY RING SR245 SNAPS INTO PLACE AT ANY LEVEL. NO BOLTS REQUIRED.
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			CLIMBING HARNESS TTFBH-4D JOURNEYMAN HARNESS TTFBH-C/P PROFESSIONAL HARNESS	SAFETY CABLE SYSTEM ORDERING INFORMATION <table><tr><th>TOWER HEIGHT</th><th>PART NUMBER</th></tr><tr><td>50'</td><td>TT05025</td></tr><tr><td>100'</td><td>TT10025</td></tr><tr><td>150'</td><td>TT15025</td></tr><tr><td>200'</td><td>TT20025</td></tr></table>	TOWER HEIGHT	PART NUMBER	50'	TT05025	100'	TT10025	150'	TT15025	200'	TT20025
TOWER HEIGHT	PART NUMBER													
50'	TT05025													
100'	TT10025													
150'	TT15025													
200'	TT20025													
WORK PLATFORM WP25G SNAPS INTO PLACE AT ANY LEVEL. NO BOLTS REQUIRED.	ERECTION FIXTURE EF2545 - 2 1/2" SHEAVE WITH 3/8" I.D. GROOVE. NOTE: ERECTION FIXTURES ARE FOR LIFTING ONE 10' SECTION AT A TIME AND ARE NOT INTENDED FOR THE LIFTING OF PERSONNEL		SAFETY CABLE SLIDER WITH CARABINEER TT-WG-500-W/SMC											

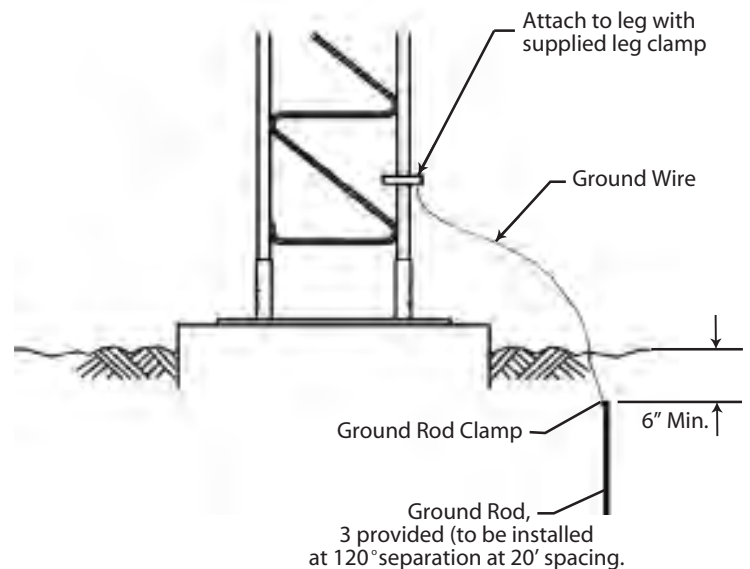
ANCHOR INFORMATION



REV G ANCHOR GROUNDING AGK1GGX

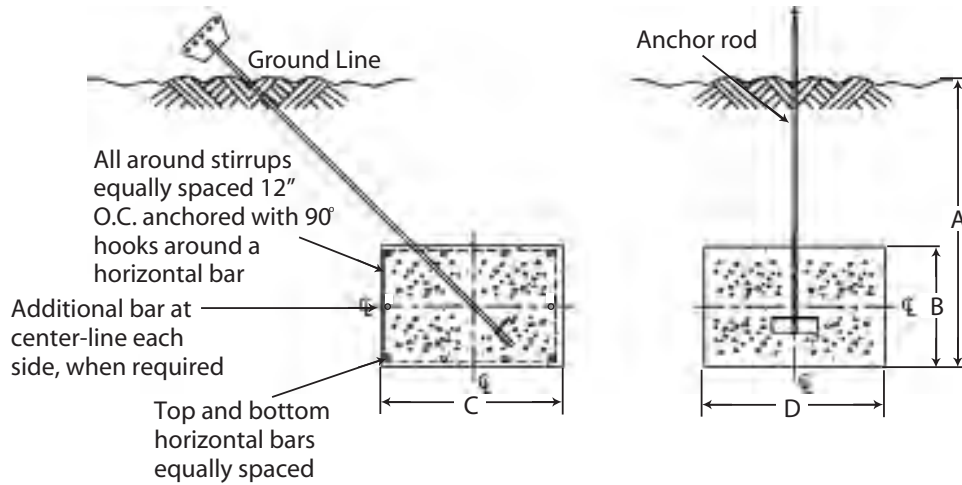


REV G BASE GROUNDING BGK3GGX





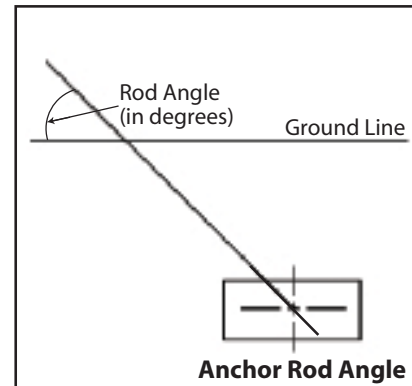
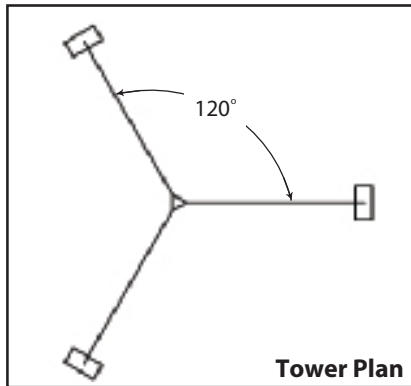
STANDARD ANCHOR BLOCKS



Refer to page 43 for anchor rod installation angles.

Block	Anchor Dimensions (in.)				Horizontal Bars (Qty. & Size)	Stirrup Size & Spacing	Concrete Vol. (Cu. Yds.)
	A	B	C	D			
AB2	4' - 0"	1' - 6"	4' - 0"	6' - 0"	(5) #6 Bars, Top Layer (5) #6 Bars, Bottom Layer (0) Additional Bar, Each Side	#3 @ 12" O.C.	1.33 Per Block 4.0 Total for 3
AB3	6' - 0"	1' - 6"	3' - 0"	6' - 0"	(4) #6 Bars, Top Layer (4) #6 Bars, Bottom Layer (0) Additional Bar, Each Side	#3 @ 12" O.C.	1.0 Per Block 3.0 Total for 3
AB4	6' - 0"	1' - 6"	4' - 0"	9' - 0"	(5) #6 Bars, Top Layer (5) #6 Bars, Bottom Layer (0) Additional Bar, Each Side	#4 @ 12" O.C.	2.0 Per Block 6.0 Total for 3
AB5	8' - 0"	2' - 0"	3' - 0"	10' - 0"	(4) #7 Bars, Top Layer (4) #7 Bars, Bottom Layer (1) Additional Bar, Each Side	#4 @ 12" O.C.	2.22 Per Block 6.7 Total for 3
AB6	8' - 0"	2' - 0"	4' - 0"	10' - 0"	(5) #7 Bars, Top Layer (5) #7 Bars, Bottom Layer (1) Additional Bar, Each Side	#4 @ 12" O.C.	2.96 Per Block 8.9 Total for 3

ANCHOR ROD INSTALLATION ANGLES



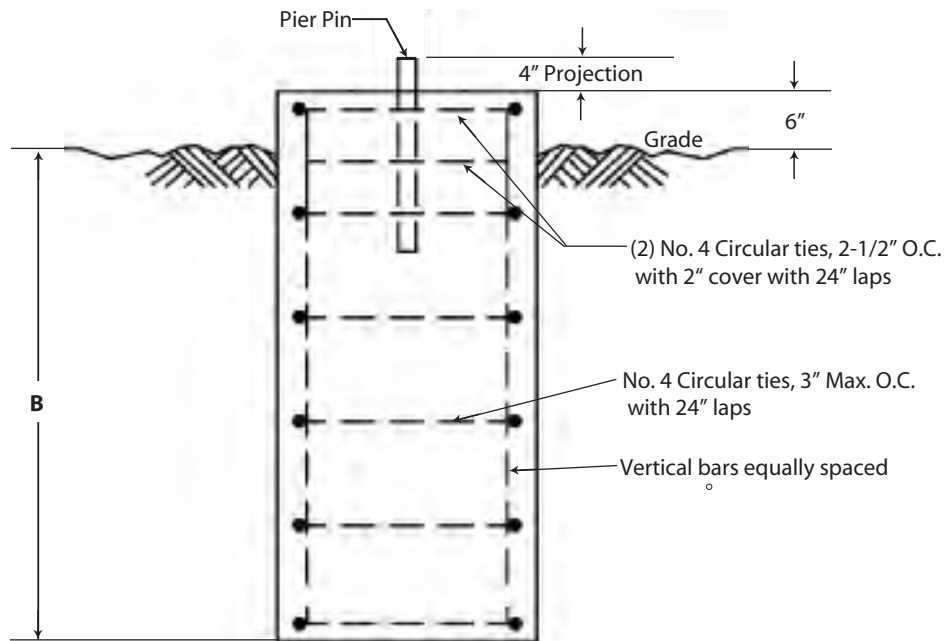
25G 90MPH		
Tower Height	Rod Number	Rod Angle
40'	GAC3455TOP	48
50'	GAC3455TOP	42
60'	GAC3455TOP	42
70'	GAC3455TOP	42
80'	GAC3455TOP	39
90'	GAC3455TOP	39
100'	GAC3455TOP	39
110'	GAC3455TOP	39
120'	GAC3455TOP	38
130'	GAC3455TOP	38
140'	GAC3455TOP	38
150'	GAC3455TOP	37
160'	GAC3455TOP	37
170'	GAC3455TOP	37
180'	GAC3455TOP	37
190'	GAC3455TOP	37

25G 110MPH				
Tower Height	Inner Rod Number	Inner Rod Angle	Outer Rod Number	Outer Rod Angle
40'	GAC3455TOP	48	-	-
50'	GAC3455TOP	41	-	-
60'	GAC3455TOP	41	-	-
70'	GAC3455TOP	41	-	-
80'	GAC3455TOP	38	-	-
90'	GAC3455TOP	38	-	-
100'	GAC3455TOP	39	-	-
110'	GAC3455TOP	38	-	-
120'	GAC3455TOP	37	-	-
130'	GAC3455TOP	37	-	-
140'	GAC3455TOP	37	-	-
150'	GAC3455TOP	36	-	-
160'	GAC3455TOP	36	-	-
170'	GAC3455TOP	40	GAC3455TOP	42
180'	GAC3455TOP	41	GAC3455TOP	42
190'	GAC3455TOP	43	GAC3455TOP	42

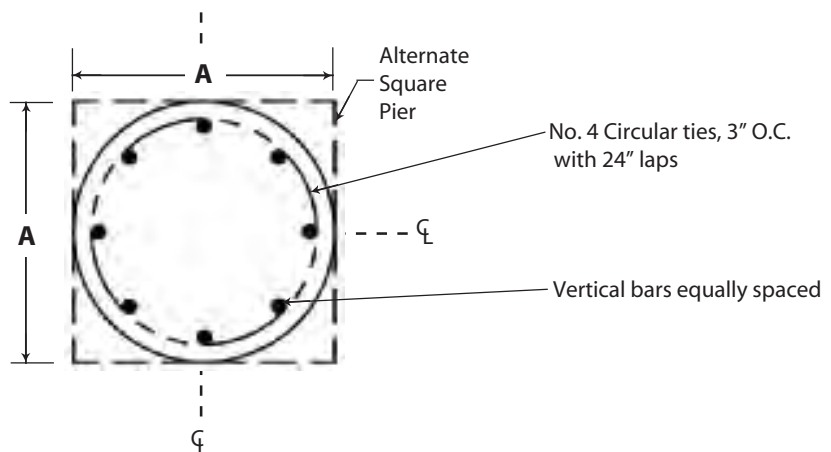
25G 130MPH		
Tower Height	Rod Number	Rod Angle
40'	GAC3455TOP	50
50'	GAC3455TOP	41
60'	GAC3455TOP	41
70'	GAC3455TOP	40
80'	GAC3455TOP	38
90'	GAC3455TOP	38
100'	GAC3455TOP	38



STANDARD BASE PIERS



ELEVATION VIEW



PLAN VIEW

Base	A	B	Concrete Vol. (Cu. Yds.) Round Pier	Vertical Bars (No. & Size)
CB1G*	2' - 6"	4' - 0"	1.0	(8) #7
CB2G	3' - 0"	4' - 0"	1.2	(10) #7

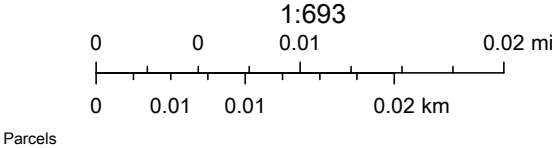
* Square pier option must be used for CB1G.

4612 Larson Beach Road - Aerial View



10/12/2022, 3:50:41 PM

Proposed location Parcels



September 16, 2022

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: 4612 Larson Beach Road (MMSD Pump Station Antennae) Submittal
Review

Dear Andrew:

We have received the proposed site plan dated for a proposed antennae installation at the MMSD pump station location at 4612 Larson Beach Road. The submittal has been reviewed from public works perspective by myself and Village staff.

Our only comment is that the plans do not show guy wire anchor locations, but the manufacturer materials indicate that these would be included. We suggest MMSD either indicate that guy anchors are not needed, or show where they will be placed.

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland (*via email*)

Mr. Matthew Schuenke, Administrator, Village of McFarland (*via email*)

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, October 18, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a request by CTW Flooring for approval of a sign permit for a free-standing dual post pylon sign as an alteration to the design guidelines within the Terminal and Triangle District Plan as provided under Sec. 62-73(c)(3) of the Zoning Code.

PREVIOUS ACTION:

March 15, 2021 - Preliminary concept plans were presented for a office/warehouse development

June 21, 2021 - Discussion and approval of site design review for 4313 LLC

ISSUE SUMMARY:

CTW Flooring is requesting approval of a sign permit for a free-standing dual post pylon sign as an alteration to the design guidelines within the Terminal and Triangle District Plan under Sec. 62-73(c)(3) of the Zoning Code. The purpose of review by the Plan Commission for a sign permit is from the Terminal and Triangle District Plan, Signage page 44, which states, *Permit ground mounted and wall mounted signs per the Viilage's Sign Ordinance. Do not allow pole or pylon style signs.* However, within Sec. 62-73(c)(3), as included below, the Plan Commission may waive the design guidelines and grant the request upon review.

The proposed sign is a free-standing dual post pylon sign 16' in height, setback 9' from the property line facing north and south. The proposed sign will straddle an underground stormwater pipe that directs runoff to the front yard bioretention basin. The sign measures 8' x 10'6" for its dimensions and is 84 square feet on both sides. The proposed sign dedicates space for multiple tenants to be on the sign with the main tenant at the top. The application includes a rendering of the sign.

Existing Property Conditions

The existing property is 1.58 acres in size and zoned M-IC, Manufactured-Intensive Commercial. The property is currently under construction for an office/warehouse commercial building. The site design plans were previously reviewed and approved at the June 21, 2021 Plan Commission meeting.

Sec. 8-497(d). - Signs accessory to business, commercial or industrial uses.

Per Sec. 8-497(d), proposed ground signs that are setback 9-17' from the right-of-way may have a maximum area of 70 square feet and a maximum height of 16 feet. Sec. 8-497(d) also provides that two ground signs shall be permitted for any building, but if only one ground sign is



erected, the maximum area may be increased by 25 percent and no further ground signs shall be permitted. The proposed sign meets the maximum square footage and height requirements for a sign setback 9-17 feet from the ROW, provided no additional ground signs are permitted on the property, excepting signs accessory to parking areas under Sec. 8-495.

Sec. 62-73(c)(3). - Terminal and Triangle Design Overlay (TTDO) Zoning District Design Standards

The Plan Commission may waive or alter any of the design guidelines in the Terminal and Triangle District Neighborhood Plan as they apply to a particular development project, but only if all of the following criteria are met:

- a. *Such a waiver or alteration is approved by at least a three-quarters vote of the Commissioners in attendance.*
- b. *The waiver or alteration may be attributed to unique characteristics of the project or site rather than general characteristics applicable across various projects or the district. In Staff's opinion, the dual post pylon sign is preferable to a monument sign in this location, given the design allows better access if a repair is needed to the stormwater pipe serving the bioretention basin then if the sign were a freestanding monument design.*
- c. *Supplemental design elements or improvements are incorporated into the project that compensate for the waiver or alteration of the particular guideline. In Staff's opinion, it was likely the intent of the Terminal Triangle District plan to prevent traditional exposed metal poles or pylons as they have a higher probability of rusting and poor aesthetic quality. The proposed sign does not have exposed metal poles and instead includes pole covers that match the aesthetics of the primary building.*
- d. *The design guideline is not also an ordinance requirement included in this Chapter, in which case a variance would also be required under Section 62-366. The proposed sign otherwise meets the requirements of Sec. 8-497(d) and no variance is required.*

The packet includes Appendix B Site and Building Design Standards for Meinder-Triangle Subdistrict as it relates to signage. The proposed sign meets the other applicable design guidelines for signage.

Staff Comments

No other comments or concerns from the Village Fire & Rescue Chief, Police Chief, Director of Public Works and Village Engineer.

FINANCIAL/BUDGET IMPACT:

The applicant will incur all costs associated with the project.

VILLAGE PLAN REFERENCE:

TIF District #3, 2004. - The property is within TIF District 3.

Terminal and Triangle District Plan, 2005. - The property is identified in the Triangle/Meinders Subdistrict of Map 2: Planned Land Use.



Comprehensive Plan, 2017. - The Future Land Use Plan, Map 6, identifies the property as M-IC, Manufactured-Intensive Commercial.

ORDINANCE REFERENCE:

Sec. 8-497. - Signs accessory to business, commercial or industrial uses.

Sec. 62-73. - Terminal and Triangle Design Overlay (TTDO) Zoning District

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve the request by CTW Flooring for a sign permit for a free-standing dual post pylon sign as an alternation to the design guidelines within the Terminal and Triangle District Plan as provided under Sec. 62-73(c)(3) of the Zoning Code, with the condition that no additional permanent ground signs are permitted on the property, excepting signs accessory to parking areas under Sec. 8-495.

ATTACHMENTS:

1. 4313 Triangle Street Proposed Pylon Sign_08.12.22
2. Appendix B Site and Building Design Standards for Meinders-Triangle Subdistrict_CTW_10.12.21

Sign Permit Application

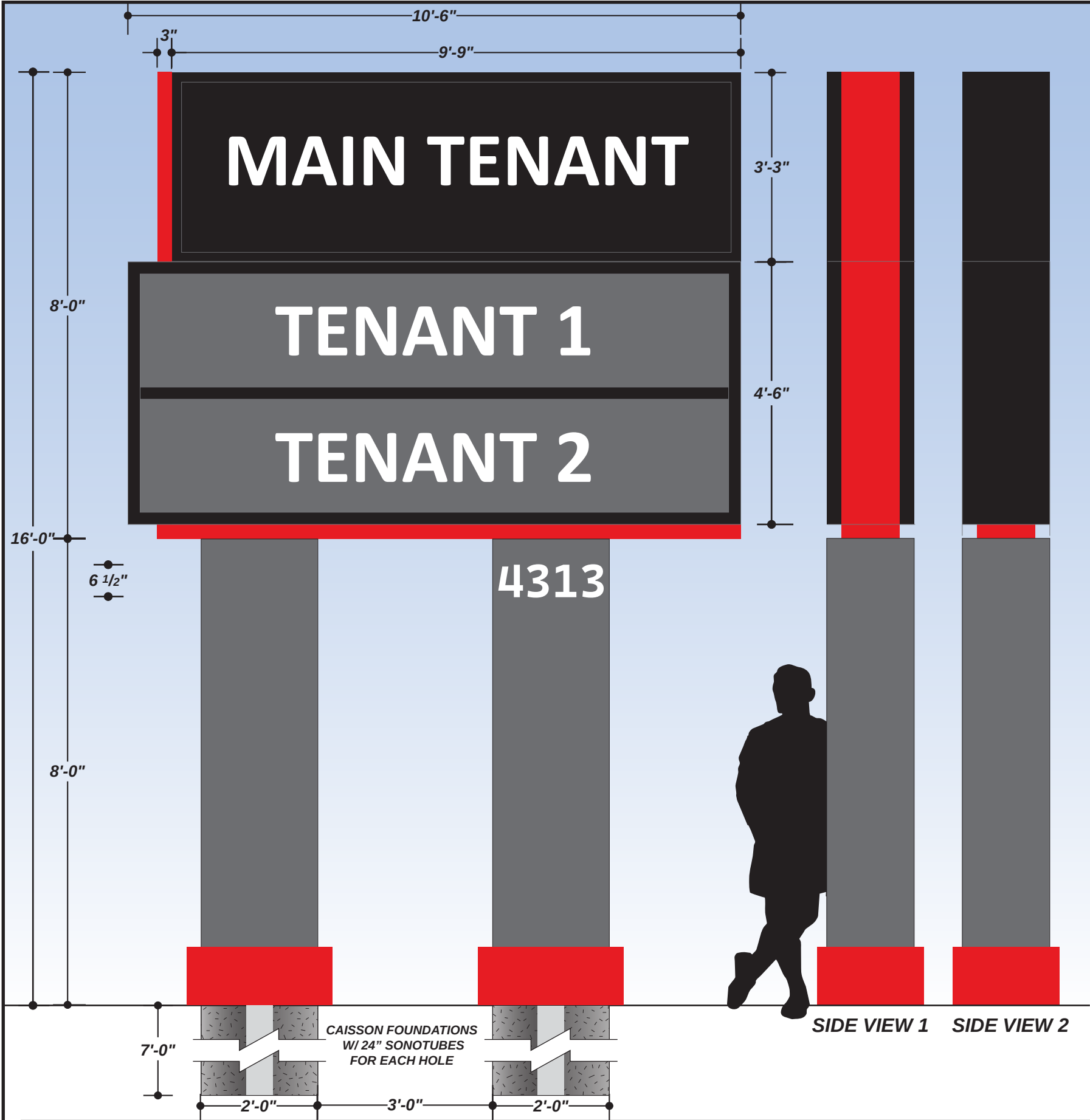
Parcel Number: 0710-273-9941-1 Permit Number: _____
Zoned: M-IC Manufactured Intensive Commercial

Location of Sign	4313 Triangle St.
Wording on Sign	Kitchen & Bath CTW Design Center
Cost of Sign/Project	\$ 30,000
Sign Owner	Joe Burkeland
Address	4313 Triangle St.
Phone Number	608-279-7817
Property Owner	4313 LLC (Joe Burkeland)
Address	4920 Triangle St.
Phone Number	608-279-7817
Sign Contractor	Grant Signs (DP Industries LLC)
Address	2810 Syene Rd. Madison, WI 53713
Phone Number	608-838-7794
Sign Type	☐ Wall ☒ Pole ☐ Ground ☐ Marquee ☐ Roof ☐ Other _____
Sign Description	16 ft Height 8'0" x 10'6" Dimensions 84 Square Feet per side 2 No. of Surfaces Illuminated: ☒ Internal ☐ External
Are there other signs located on the site?	☐ Yes ☒ No If yes, type and size of sign:
Applicant Signature	X <u>Daniel E. Pflaum</u> GRANT SIGNS, ON BEHALF OF CTW ABBEY CARPET & FLOOR Date <u>10/5/2022</u>
Building Inspector Approval	X _____ Date _____
Fee	\$ _____ Check No. _____ Receipt # _____ Date _____

Attach scale drawing(s) of sign(s) with a description and dimensions, including types of materials to be used.

Attach a site plan showing building's location, size and types of existing signs and location of proposed sign.

IF THIS PRINTS ONTO ARTWORK PAGE THE FILE HAS BEEN SIZED TO FIT PAPER AND WILL NOT BE TO SCALE - UNCHECK THE FIT TO PAGE BOX IN ADOBE ACROBAT TO PRINT A SCALE PRINT



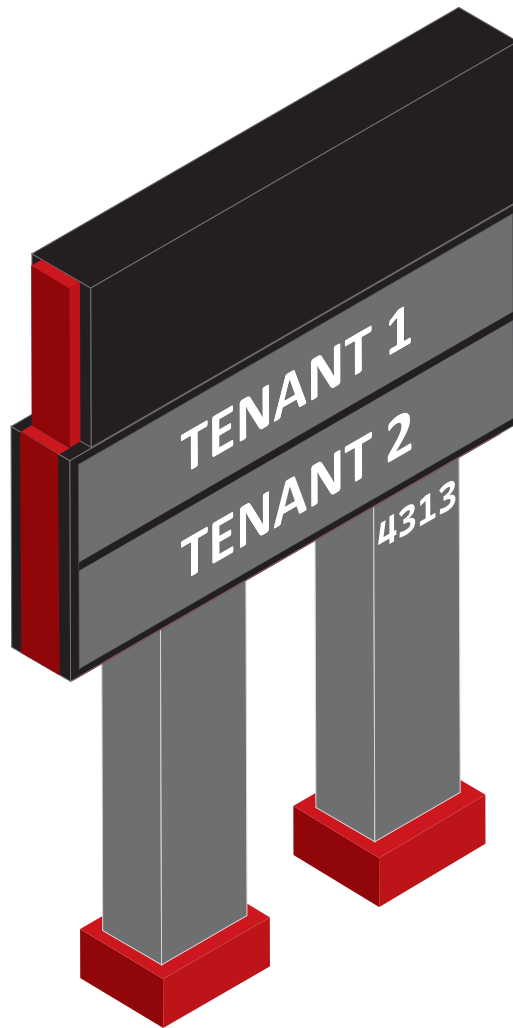
UNLESS OTHERWISE SPECIFIED:
120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH

THIS IS AN ORIGINAL GENERATED COLOR PRINT. COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLORS EXACTLY. IT IS TO BE VIEWED AS REPRESENTATION ONLY. ALL SIZES, SHAPES AND COLORS DEPICTED ARE REPRESENTATIONAL AND MAY VARY FROM FINAL PRODUCT. THEY ARE ONLY FOR THE CUSTOMERS USE IN CONNECTION WITH A PROPOSED PROJECT. ARTWORK AND PRINTED MATERIAL ARE NOT TO BE USED BY ANYONE OUTSIDE OF YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FORM.

WWW.GRANTSIGNS.NET

2810 SYENE RD - MADISON, WI 53713

608.838.7794



ISOMETRIC VIEW

TOTAL SQ. FT. OF SIGNAGE: 86.63 ft²



SIMULATED NIGHT VIEW

- 7725-10 WHITE (VINYL)
- BLACK (PAINT)
- CHARCOAL GRAY WXA0090L (VALSPAR PAINT)
- BRITE RED 434R843 (VALSPAR PAINT)

JOB DESCRIPTION

D/F LED-ILLUMINATED MONUMENT SIGN

TOP (MAIN) CABINET
- PAINTED AS SHOWN
- WHITE POLYCARBOANTE FACE W/ VINYL APPLIED

TENANT CABINET
- PAINTED AS SHOWN
- WHITE POLYCARBONATE FACES W/ VINYL APPLIED

ADDRESS NUMBERS TO BE APPLIED VINYL

PAINTED ALUMINUM REVEALS & POLE COVERS

INSTALL

- R1: 08.12.22 • CS • CHANGED COPY
- R2: 09.09.22 • CS • REMOVED EMC AND ADDED TENANT SPACES
- R2: 09.12.22 • XX • UPDATED TENANT COPY

FILE NAME: 60313-05-3 DATE: 08.12.22 SCALE: 1/2" = 1'-0"

FILE TYPE: ☐ OUT ☐ PROD ☐ OTHER

JOB NAME: CTW ABBEY CARPET & FLOOR

LOCATION: 4313 TRIANGLE ST MCFARLAND, WI

DRAWN BY: CS SALESMAN: DAN PIETRZYKOWSKI

DESIGN APPROVED BY:
AUTHORIZED SIGNATURE _____
DATE _____



608.838.7794

Meinders/Triangle Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project connect building entries with walkways to planned sidewalks in Terminal Drive, distinguishing them from driving surfaces?		
2. Does the project locate service areas, loading docks, mechanical equipment, and refuse containers to non-street sides of buildings and screen them?		
3. Does the project include adequate, accessible, and convenient areas for collecting and loading trash and recyclables?		
4. Does the project screen ground-, roof-, and wall-mounted mechanical equipment from public rights-of-way and adjacent properties?		
5. Does the project include landscaped front yards, parking areas, and foundations?		
6. Does the project convey stormwater to on-site or in-district infiltration areas?		
7. Does the project provide bicycle parking?		
8. Are all fully screened outdoor storage or display areas inside of all required side and rear building setbacks, with dense landscaping on the outside of these areas?		
9. Does the project permanently define and screen all outdoor storage areas with dense landscaping, opaque walls and/or opaque fences?		
10. Does the project limit outdoor operations and store equipment and raw materials inside buildings to ensure minimal visual impact on neighboring uses and the public?		
11. Does the project locate limited outdoor merchandise display areas near building entrances, without affecting traffic flow?		
12. Does the project preserve existing on-site vegetation, especially large trees, wood lots, and remnant wetlands and prairies?		
13. Does the project locate service and storage areas to minimize Highway 51 visibility?		
14. Does the project heavily screen parking areas adjacent to highway 51?		
15. Does the project screen rooftop mechanicals and utilities?		
16. Are mechanicals and utilities shown on the project's site plan?		
17. Does the project use wall-mounted signs?		
18. Does the project include buildings which are at least two-stories in height?		
19. Does the project include buildings which are compatible with the desired gateway character of the Village?		
20. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides?		
21. Does the project include loading docks or overhead doors on street-facing facades?		
22. Does the project screen loading docks or overhead doors on other facades?		
23. Does the project provide overhangs for pedestrian shelter?		
24. Does the project have a FAR between 0.15 and 1.0 if it is an Industrial use and between 0.35 and 1.5 if it is a Commercial use?		
25. Is a minimum of 50% of the front building wall 20' to 35' from Terminal Drive or McFarland Street right-of-way?		
Building Design & Materials		
1. Does the project use building materials with lasting architectural character (strength, durability and quality)?		
2. Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone,		

Guidelines	Yes	No
architectural pre-cast concrete panels, Exterior Insulation and Finish System (EIFS), Dry-vit, and glass?		
3. Does the project use corrugated-type metal or steel external siding on more than 25% of all street visible facades?		
4. Does the project incorporate similar or architecturally harmonious materials for all exterior building walls and other building components visible from public streets?		
5. For industrial buildings, does the project portray a quality office appearance at entries and around public/office spaces?		
6. Does the project encourage use of earth tone colors, such as gray, green, brown, burgundy, and tan?		
7. Does the project incorporate loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions into overall building design?		
8. Does the project locate loading facilities to the rear or non-street side of the building?		
9. Does the project integrate the placement and screening of mechanicals into the building architecture?		
Building Orientation		
1. Are building facades oriented parallel to the primary abutting street, with entrances?		
2. Does the project have a minimum of 50% of the front building wall to be at 20' to 35' from the street right-of-way?		
3. Does the project group back-of-building areas on double-fronted lots?		
4. Does the project make public building entrances clearly identifiable and accessible?		
5. Does the project site buildings for safe pedestrian and vehicular circulation?		
Lighting		
1. Are all exterior light fixtures at least three feet from all lot lines and within landscaped islands or outside parking lot edges?		
2. Does the project utilize incandescent or high-pressure sodium (HPS) light fixtures?		
3. Does the project use ninety-degree down-cast, cutoff fixtures (without drop lenses) for all lighting?		
4. Does the project include lights greater than 25 feet in height?		
5. Do average illumination levels in parking lots exceed 5 footcandles?		
6. Do illumination levels at lot lines exceed 0.5 lightcandles?		
Parking		
1. Does the project site employee parking to the rear or non-street side of the building?		
2. Does the project limit front yard parking to visitor spaces?		
3. Does the project provide landscaped islands, each a minimum of 200 square feet, and at a minimum rate of one island for every 12 parking spaces?		
Signage		
1. Does the project include pole or pylon style signs? 		
2. If there is more than one business on a lot, is ground signage combined?		
3. Does the project architecturally integrate signs with its building?		
4. Does the project frame wall mounted signs to create a clearly defined edge, provide shadow relief, and a substantial appearance?	NA	
5. Does the project screen external spot or flood lighting of signs?		

For review by
Plan Commission
per Sec. 62-73(c)
(3)

**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Tuesday, October 18, 2022

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding updates to the Village's Zoning Code related to accessory uses and structures.

PREVIOUS ACTION:

ISSUE SUMMARY:

As part of the Village's approved Capital Improvement Plan, the Department/Plan Commission will be undertaking a comprehensive rewrite of the Village's Zoning Code beginning in 2024, with adoption likely in 2025. One area of the code that has been increasingly problematic to enforce is accessory uses and structures. The Department has had to enforce ordinance provisions that may run contrary to modern planning best practices or historically acceptable neighborhood development patterns. Staff is proposing to complete a minor update to the Zoning Code focused on accessory uses and structures prior to the comprehensive rewrite in 2024. This process will take several months as staff works through research, drafting ordinances revisions for Plan Commission discussion, a final draft ordinance, public hearing, Plan Commission recommendation and ultimately Village Board approval. The October meeting is intended to introduce Commissioners to this project, obtain initial feedback, etc. as staff begins this project. Staff's goal is to complete this project by Spring 2023.

Below is an initial list of items staff are looking to address as part of the zoning code update.

- **Definitions.** Clarifying definitions of what is an accessory use and structure, and when a permit is required.
- **Defining Categories.** Consider classifying accessory structures into major and minor categories, for example, those that may be allowed without a permit or allowed in other yards besides the rear yard based on the dimensional characteristics of the structure.
- **Placement Restrictions.** Consider allowances for accessory structures in side or front yards. Currently, most accessory structures are only allowed in rear yards.
- **Maximum Size Restrictions.** Addressing the maximum percentage of required yards that may be occupied by an accessory structure. Currently the size is limited to 40% of the rear yard area; however, the existing code is unclear whether the 40 percent is cumulative or per structure and the threshold of 40% should be revisited.
- **Setback and Height Restrictions.** Consider variations in accessory structure bulk requirements and placement restrictions based on the type of zoning district and/or size of structure (major vs. minor). For example, small R-1B lots are subject to the same accessory structure provisions of larger RH-1 lots.



- Building Materials. Currently the Zoning Code provides an accessory structure needs to be similar in style and materials to the principal buildings in the neighborhood. This is vague and broad.
- Accessory Dwelling Units. Establishing regulations to allow for accessory dwelling units. Accessory dwelling units are currently not allowed under the Zoning Code. The draft housing assessment from the East Side Neighborhood Update Plan recommends amending the Zoning Code to allow accessory dwelling units.

The packet includes a copy of Sec. 62.4, 62-227-230 for reference. Some of the areas discussed above are highlighted for reference.

FINANCIAL/BUDGET IMPACT:

This project will be completed utilizing internal staff with a review of the draft ordinance by the Village Attorney.

VILLAGE PLAN REFERENCE:

Sustainability Plan, 2021. - Within the Land Use & Development Action category, a mid-term action identifies the following: *Amend the zoning ordinances to allow for more housing options, including accessory dwelling units and attached unit housing.*

ORDINANCE REFERENCE:

Sec. 62-227. - Accessory uses, buildings or structures.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only.

ATTACHMENTS:

1. Subdivision_VI.____Accessory_Uses_and_Structures_10.11.22

PART II - CODE OF ORDINANCES
Chapter 62 - ZONING
ARTICLE II. - ZONING DISTRICT REGULATIONS GENERALLY
DIVISION 2. - ZONING DISTRICTS AND DISTRICT REGULATIONS
Subdivision VI. Accessory Uses and Structures

Subdivision VI. Accessory Uses and Structures

Sec. 62-227. Accessory uses, buildings or structures.

- (a) *Building permit required.* No owner shall, within the Village, build, construct, use or place any type of an accessory building, including prefabricated accessory buildings, until a building permit shall have first been obtained from the Building Inspector. Application for an accessory building permit shall be made in writing to the Building Inspector. With such application, there shall be submitted a fee pursuant to the Village Building Code and a complete set of plans and specifications, including a plot plan or drawing accurately showing the location of the proposed accessory building with respect to adjoining alleys, lot lines and buildings. If such application meets all requirements of this Section, the application shall be approved.
- (b) *Principal structure to be present.* An accessory building or structure in any zoning district shall not be established prior to the principal building or structure being present or under construction. Any accessory building or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.
- (c) *Placement restrictions.* An accessory building, use or structure may be established subject to the following regulations:
 - (1) *Percentage of required rear yard occupied.* No detached accessory building shall occupy more than 40 percent of the area of the required rear yard.
 - (2) *Height of accessory buildings in required rear yards.* No detached accessory building located in a required rear yard shall exceed 15 feet in height.
 - (3) *Temporary storage buildings.* Temporary buildings for storage of building materials and equipment and for construction purposes are allowed when on the same or adjoining lot as the principal use for a period not to exceed the duration of such construction.
 - (4) *Temporary offices.* Temporary real estate offices for purposes of conducting sale of property in the tract are allowed where such temporary office is located for a period not to exceed two years from the date of start of construction or one year after the initial occupancy of an improvement, whichever is lesser.
- (d) *Use restrictions in Residential District.* Accessory uses or structures in residential districts shall not involve the conduct of any business, trade or industry except for home occupations as defined herein and shall not be occupied as a dwelling unit. Accessory buildings shall not be used for residential purposes.
- (e) *Accessory buildings in Special and Residence Districts.*
 - (1) *Location.* No accessory building in a Special or Residence District shall be erected in any yard except a rear yard, and all accessory buildings shall be located not less than three feet from all lot lines and from any other building or structure on the same lot except as provided hereunder.
 - (2) *On reversed corner lots.* On a reversed corner lot in a Residence or Special District, no accessory building shall be located in a required rear yard within 25 feet of an adjoining property to the rear in a Residence District, except when the accessory building is located not closer to the side lot line abutting the street than the least depth which would be required under this Chapter for the front yard of such

adjacent property to the rear and in no case shall any part of an accessory building project beyond the principal building to which it is accessory.

- (3) **Materials.** No accessory building located in a Special or Residential District shall be constructed or finished with nonresidential building materials such as nondecorative concrete block or nondecorative plywood. Furthermore, all accessory buildings within Special or Residential Districts shall be constructed in a similar style and with similar materials to the principal buildings in the neighborhood.
- (f) **Accessory buildings in Commercial and Manufacturing Districts.** Accessory buildings in Commercial or Manufacturing Districts shall not be located nearer than ten feet from the rear lot line.
- (g) **Landscaping uses.** Accessory vegetation used for landscaping and decorating may be placed in any required yard area. Permitted vegetation include trees, shrubs and flowers and gardens. Under no circumstances may a tent be used as a dwelling or an accessory structure.
- (h) **Garages in embankments in front yards.** Where the mean natural grade of a front yard is more than eight feet above the curb level, a private garage may be erected within the front yard, provided as follows:
- (1) That such private garage shall be located not less than five feet from the front lot line;
 - (2) That the floor level of such private garage shall be not more than one foot above the curb level; and
 - (3) That at least one-half the height of such private garage shall be below the mean grade of the front yard.
- (i) **Garages on water front lots.** In order to preserve the quality and beauty of our lakes and waterways, a private detached garage may be erected within the front or street yard as follows:
- (1) There must be particular physical or topographical conditions of the property that prevent locating the garage within the standard building envelope of the lot.
 - (2) The garage must comply with all fire separation requirements of the applicable building code.
 - (3) The garage shall be located not less than ten feet from the street lot line.
- (j) **Outdoor lighting.** Outdoor lighting installations shall not be permitted closer than three feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.
- (k) **Lawn accessories.** Walks, drives, paved terraces and purely decorative garden accessories such as pools, fountains, statuary, sun dials, flagpoles, etc., shall be permitted in setback areas but not closer than three feet to an abutting property line other than a street line.
- (l) **Retaining walls.** Retaining walls may be permitted anywhere on the lot; provided, however, that no individual wall shall exceed six feet in height, and a terrace of at least three feet in width shall be provided between any series of such walls.
- (m) **Terrace area restrictions.** In addition to the definitions and restrictions contained in Chapter 53, Article IX, and Section 59-20, no person shall place any accessory structure or use, including landscaping ornaments, stones and basketball backboard/hoops, in the terrace area.
- (n) **Outdoor furnaces.** Outdoor furnaces are prohibited in all zoning districts.

(Code 1998, § 13-1-160; Ord. No. 2003-03, § 1(13-1-160), 3-24-2003; Ord. No. 2006-02, §§ 1, 2, 4-10-2006; Ord. No. 2009-08, § 1, 3-23-2009; Ord. No. 2009-11, §§ 1, 2, 4-27-2009)

Sec. 62-228. Outside storage of firewood.

- (a) No person shall store firewood in the front yard on residentially zoned property, except that firewood may be temporarily stored in the front yard for a period of 30 days from the date of its delivery.
- (b) Firewood should be neatly stacked and may not be stacked closer than two feet to any lot line and not higher than six feet from grade, except adjacent to a fence where firewood can be stacked against the fence as high as the fence. Fences, as used in this Section, shall not include hedges and other vegetation.
- (c) All brush, debris and refuse from processing of firewood shall be promptly and properly disposed of and shall not be allowed to remain on the premises.
- (d) Woodpiles that contain diseased wood that is capable of transmitting disease to healthy trees and woodpiles that harbor or are infested or inhabited by rats or other vermin are public nuisances and may be abated pursuant to the provisions of this Code.
- (e) Firewood storage is permissible in side and rear yards, but not more than 15 percent of the side and rear yard may be used for storage of firewood at any one time.

(Code 1998, § 13-1-161; Ord. No. 2003-03, § 1(13-1-161), 3-24-2003)

Sec. 62-229. Outside storage.

- (a) No manure, rubbish, inoperable vehicles, salvage material or miscellaneous refuse may be stored within any Residential or Commercial District when the same may be construed as a menace to the public health or safety or may be held to have a depressing influence upon property values in the area. Junk shall be placed in the Manufactured-Intensive Commercial District only if a conditional use permit has been approved.
- (b) All nonenclosed areas of the site that are used for off-street parking, loading or driveways for motor vehicles shall be paved or effectively dust-proofed and measures shall exist on-site to prevent tracking of mud from the site into public streets.

(Code 1998, § 13-1-162; Ord. No. 2003-03, § 1(13-1-162), 3-24-2003)

Sec. 62-230. Home occupations.

- (a) *Intent.* The intent of this Section is to provide a means to accommodate a small family business without the necessity of a rezoning into a Commercial District. Approval of an expansion of a limited family business or home occupation at a future time beyond the limitations of this Section is not to be anticipated. Relocation of the business to an area that is appropriately zoned may be necessary.
- (b) *Accessory use.* Home occupations are determined to be an allowed accessory use in all Residential Districts. Permits are not required prior to engaging in such activities, but the following standards apply:
 - (1) The home occupation shall be conducted only within the enclosed area of the dwelling unit or attached or detached garage;
 - (2) There shall be no exterior alterations which change the character thereof as a dwelling, nor shall there be any evidence of any kind visible from the exterior of the dwelling or other structure that will indicate it is being utilized in part for any purpose other than that of a dwelling or other allowed accessory use, other than those signs permitted in the district;
 - (3) No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structures located on the premises;

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- (4) The home occupation must not create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference, electrical emissions, any other nuisance not normally associated with the average residential use in the district, or other fire or safety hazards that are noticeably out of character with those produced by normal residential occupancy. Under no circumstances shall a kennel business qualify as a home occupation;
 - (5) The use shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises, and traffic generated by the home occupation may not exceed that which is customary to residential occupancies in the neighborhood;
 - (6) The sale of goods from the location of the home occupation shall be limited to items produced on-site and the sale of Tupperware, Shaklee, Amway, and Avon products or other similar activities that are customarily conducted from a residence as determined by the Zoning Administrator. The direct sale of goods produced off-site other than those described above to the consumer from the dwelling is prohibited;
 - (7) A permitted home occupation shall not occupy more than 25 percent of the floor area of the dwelling;
 - (8) Persons employed by a home occupation shall be limited to resident family members and not more than one nonresident employee;
 - (9) Under no circumstances shall a vehicle repair or body work business qualify as a home occupation;
 - (10) The home occupation must be clearly secondary and incidental to the residential use of the property;
 - (11) The home occupation must not unreasonably interfere with residential occupancy of other parcels in the neighborhood;
 - (12) Signage for the home occupation will be governed by the Village's sign ordinance;
 - (13) Garage sales as a type of home occupation are allowable in all Residential Districts, provided that not more than two are held on a single premises per year and that each such sale shall not exceed four days in duration;
 - (14) Day care is allowable as a home occupation on a residential premises. Conditional use approval may be required, however, if Wis. Stats. § 66.1017, or as it may be hereafter amended, applies;
 - (15) No on-site production shall be conducted that is typically only permitted in the industrial zoning districts;
 - (16) A kennel shall not qualify as a home occupation. Refer to Section 5-48(e) regarding kennel operations;
 - (17) Property owner's written permission is required as part of the compliance checklist required in Subsection (c) of this Section.
- (c) *Compliance checklist.* Notwithstanding the provisions listed in Subsections (a) and (b) of this Section, all who undertake allowed home occupations in Residential Districts shall complete and file a Compliance Checklist, in a form as approved by the Plan Commission and made available by the Village Clerk-Treasurer, prior to commencing the home occupation. This form shall be filed with the Village Clerk-Treasurer, who shall retain the form while the home occupation is in use. The filed Compliance Checklist shall be reviewed by the Zoning Administrator to determine compliance of the home occupation with this Code. Such form shall be signed by both the owner and/or occupier of the premises on which the home occupation takes place.

(Code 1998, § 13-1-163; Ord. No. 2003-03, § 1(13-1-163), 3-24-2003; Ord. No. 2017-13, § 30, 7-24-2017)

Secs. 62-231—62-255. Reserved.

Sec. 62-4. Definitions.

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

- (1) *Abutting*. Having property or district lines in common (e.g., two lots are abutting if they have property lines in common).
- (2) *Accessory building or use*.
 - a. An accessory building or use is one that:
 1. Is customary and clearly incidental to the principal building or principal use;
 2. Serves exclusively the principal building or principal use;
 3. Is subordinate in area, extent or purpose to the principal building or principal use;
 4. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and
 5. Is located on the same zoning lot as the principal use served, with exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot as the building or use served.
 - b. An accessory building or use includes, but is not limited to, the following:
 1. A children's playhouse, garden house or private greenhouse;
 2. A garage, carport, shed or building for storage incidental to a permitted use;
 3. Incinerators incidental to a permitted use;
 4. Storage of goods used in or produced by permitted manufacturing activities on the same zoning lot with such activities, unless such storage is excluded by the district regulations;
 5. The production, processing, cleaning, servicing, testing, repair or storage of merchandise normally incidental to a permitted retail service or business use if conducted by the same ownership as the principal use;
 6. Off-street motor vehicle parking areas and loading facilities;
 7. Signs, as permitted and regulated in each district incorporated in this Chapter; and
 8. Earth station dish antennas, which are ground-mounted or building-mounted.