

Tuesday, January 17, 2023

7:00 PM

McFarland Municipal Center
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The public may attend in-person or remotely through the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

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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 for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Commission about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. 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. When you are called upon to speak, state your name, address, and provide your comments to the Commission for their consideration. 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.

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the December 20, 2022 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public Hearing regarding a Conditional Use Permit from Iglesia Pentecostal Jehova Rafa, Inc. to occupy the existing premises at 4700 McFarland Court as a church. Property zoned C-H Commercial Highway.

5. BUSINESS.

- a. Discussion and possible action regarding Ordinance 2022-18, an ordinance rezoning certain lands at 6330 Exchange Street, McFarland from CO Conservancy to R-1 Single Family Residence and rezoning certain lands at 4901 Burma Road from R-1 Single Family Residence to CO Conservancy. Rezoning requested by Village of McFarland and McFarland School District.
- b. Discussion and possible action on a Certified Survey Map requested by the Village of McFarland and McFarland School District for the purpose of lot line adjustments to part of Outlots 90, 91, 92 and 106

of Assessor Plat, all located in Section 3, T6N, R10E Village of McFarland, WI, (6330 Exchange Street & 4901 Burma Road).

- c. Discussion and possible action to make a recommendation to the Village Board regarding Ordinance 2022-19, an ordinance rezoning certain lands at Grand View Outlot 1 from CO Conservancy to R-1 Single Family Residence to accommodate reconstruction of Lift Station No. 2. located at 6407 Pheasant Run. Rezone requested by the Village of McFarland.
- d. Discussion and possible action regarding a Certified Survey Map requested by the Village of McFarland for the purpose of lot line adjustment for property located at 6407 Pheasant Run.
- e. Discussion regarding a proposed cell tower at 3486 CTH MN in the Town of Dunn, Dane County, WI.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday February 21, 2023 at 7:00 p.m.

7. 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.

Plan Commission Minutes December 20, 2022, at 7:00 P.M.

Members Present: Carolyn Clow, Stephanie Brassington, Kathleen Pakes, Scott Peters, Chris Reynolds, Austen Conrad

Members Absent: Peter Bloechl-Anderson

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:01 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES

- a. Motion to approve the minutes of the November 15, 2022, meeting.

Clow moved to approve the November 15, 2022, Plan Commission minutes.
Pakes seconded the motion. Motion carried 6-0.

4. PUBLIC HEARINGS.

- a. Public Hearing regarding Ordinance 2022-18, an ordinance rezoning lands at 6330 Exchange Street, McFarland from CO Conservancy to R-1 Single Family Residence and rezoning certain lands at 4901 Burma Road from R-1 Single Family to CO Conservancy. Rezoning requested by Village of McFarland and McFarland School District

Thao provided staff summary on the public hearing item, covering transfer of the property, where the school forest is located, and a summary of the parcels being rezoned. Thao included the reason for the transfer, the continued use to the public and no land use changes associated with the request. Clow opened the public hearing at 7:11 PM. No comments or concern from the public in attendance or virtual attendees were received. Clow closed the Public Hearing at 7:12 PM.

- b. Public hearing regarding a Certified Survey Map requested by the Village of McFarland and McFarland School District for the purpose of lot line adjustments to part of Outlots 90,91, 92, and 106 of Assessor Plat, all located in Section 3,

T6N, R10E Village of McFarland, WI, (6330 Exchange Street & 4901 Burma Road).

Thao provided staff summary on the public hearing item, referring to item 4a. for the background. Clow opened the public hearing at 7:14 PM. No comments or concern from the public in attendance or virtual attendees were received. Clow closed the public hearing at 7:15 PM.

- c. Public hearing regarding Ordinance 2022-19, an ordinance rezoning certain lands at Grand View Outlot 1 from CO Conservancy to R-1 Single Family Residence to accommodate reconstruction of Lift Station No. 2. Located at 6407 Pheasant Run. Rezone requested by the Village of McFarland.

Thao provided staff summary on the public hearing item covering the purpose of the associated request for rezone. Thao identified the current size of Lift Station No. 2 and the size of the space being added. Bremer added that the site design plans are being developed at this time and will be presented for approval at a later Plan Commission date. Clow opened the public hearing at 7:19 PM. No comments or concern from the public in attendance or virtual attendees were received. Clow closed the public hearing at 7:20 PM.

- d. Public hearing regarding a Certified Survey Map requested by the Village of McFarland for the purpose of lot line adjustment for property located at 6407 Pheasant Run.

Thao provided staff summary on the public hearing item, referring to item 4c. for the background. Clow opened the public hearing at 7:21 PM. No comments or concern from the public in attendance or virtual attendees were received. Clow closed the public hearing at 7:22 PM.

5. BUSINESS

- a. Discussion and possible action on a Certified Survey Map (CSM) requested by Cheryl Blanchar for the purpose of a lot line adjustment for 4510 Beckler Street and 5009 Card Avenue, McFarland, WI.

Thao provided summary on the requested item and noted the public hearing previously held at the November 15th Plan Commission meeting.

Clow motioned to approve the Certified Survey Map (CSM) requested by Cheryl Blanchar for the purpose of a lot line adjustment for 4510 Beckler Street and 5009 Card Avenue, McFarland, WI. Motion was seconded by Brassington. Motion carried 6-0.

- b. Discussion and possible action to make a recommendation to the Village Board on Ordinance 2022-16 an ordinance rezoning 6303 Jaeger Road, McFarland from R-1 residential to PD-I Planned Development Infill General Plan Approved. Rezoning requested by Jerry and Dawn Reiter.

Bremer provided summary of the application request and details on processes of approval. Bremer included details of the changes since the previous meeting related to this item which includes comments received in the department and side-yard setback increased for Units 2 & 3 to be a minimum of 14 feet. Bremer went over the staff recommended conditions of approval and provided rationale for each of the items listed. Melissa Arndt (Rio, Wisconsin) and Jim Reiter (5611 Glenway St) were present to provide any additional comments on the agenda item and General Plan. Arndt and Reiter are the children of the applicants and are speaking on their behalf. Discussion by the commission included topics related to the development of the condominium plat and amendments to the proposed setbacks. Arndt clarified the setbacks of 14' did not include the shared side yards between Units 2 & 3, and only the exterior of the plat. Arndt and Reiter stated they will continue to work with staff on the development of the detailed plan.

Clow motioned to approve recommendation to the Village Board of Ordinance 2022-16, an ordinance rezoning 6303 Jaeger Road, McFarland from R-1 residential to PD-I Planned Development Infill General Plan Approved with the following conditions of approval:

1. Applicant to revise the General Plan (text) to include a statement that the maximum impervious surface ratio for any ownership Unit, and the property in total, will not exceed 0.50.
2. Applicant to revise the General Plan (text) to include a statement that the maximum floor area ratio of any ownership Unit, and the property in total, will not exceed 0.70.
3. Applicant to revise the General Plan (text) to include a statement that principal structures on Unit 1 will follow the minimum bulk requirements for similar structures in the R-1B District and principal structures on Units 2 and 3 will follow the minimum bulk requirements for similar structures in the R-1 District, with the exception that the minimum side yard setback shall be 14 feet for principal structures on Units 2 and 3 as measured from the exterior boundaries of the condo plat.
4. Applicant to revise the General Plan (text) to include a statement that any proposed accessory structures on ownership Units 2-3 will follow the same standards and requirements as similar accessory structures in the R-1 District and R-1B District for Unit 1.
5. Applicant to revise the General Plan (site plan) to show the minimum setback requirements of the R-1 district as applied to ownership Units 2-3, and the R-1B district as applied to the ownership of Unit 1, including a minimum side

yard setback of 14 feet for Units 2 and 3 as measured from the exterior boundaries of the condo plat.

6. Applicant to provide an archeological survey, from a certified professional, of the property for the presence of Native American mounds for submittal with the Detailed Implementation Plan.
7. Applicant to provide a permanent utility and access easement to the Village, at no cost, along the west lot line of the property to the Village's existing fire hydrant (H35). The detailed location and terms of the easement shall be included as part of the Detailed Implementation Plan.

Motion seconded by Brassington. Motion carries 6-0.

- c. Discussion and possible action to make a recommendation to the Village Board regarding Condominium Plat and request from Jaeger Estates Condominium Association, Inc Jerry and Dawn Reiter for the property located at 6303 Jaeger Road, McFarland, WI

Bremer provided summary of the item and rationale related to the recommended postponement of the agenda item to avoid the potential need to revise the plat based on the completion of the detailed plan. Arndt stated their confidence to move forward for approval as they also have a timeline with the parties they are working with. Bremer indicating the risk of potentially having to revise the condo plat based on the work of detailed plan is borne by the applicant and not a risk to the Village. Clow concurred.

Clow motioned to recommend approval to the Village Board regarding Condominium Plat and request from Jaeger Estates Condominium Association, Inc Jerry and Dawn Reiter for the property located at 6303 Jaeger Road, McFarland, WI. Motioned seconded by Conrad. Motion carries 6-0.

- d. Discussion and possible action on an extension of a conditional use permit for Kwik Trip located at 4015 Terminal Drive.

Bremer provided summary for the agenda item which included the procedures for requesting extensions of previously approved conditional use permits. Bremer answered commission member's questions related to the timeline, expected construction of the project, and potential future additional one-year extensions.

Clow motioned to approve a one-year extension of a conditional use permit requested by Kwik Trip to construct a 24-hour per day gasoline station and convenience store located at 4015 Terminal Drive, including all prior conditions of approval from the December 20, 2021, Plan Commission meeting. Seconded by Pakes, Motion carries 6-0.

- e. Discussion and possible action to approve Plan Commission Resolution No. 2022-31, a resolution to amend the Planned Development Infill District Detailed Plan for Atwater Phase II, 4719 Farwell Street, McFarland.

Bremer provided a background summary of the request and the details related to the site's changes. Bremer indicated the patio space change, fire department connection, landscaping changes, and design. The Commission discussed the fire department connection and the grading as indicated in the applicant's submittal.

Clow motioned to approve Plan Commission Resolution No. 2022-21, a resolution to amend the Planned Development Infill District Detailed for Atwater Phase II at 4719 Farwell Street, McFarland, Wisconsin as submitted. Peters seconded the motion. Motion carried 6-0.

- f. Discussion and possible recommendation to the Village Board regarding updates to Community Development Department permit and impact fees for 2023.

Bremer provided summary of the agenda item from the staff report which included history of the Village's 2020 Public Facilities Needs Assessment for Parks, past annual fee updates to park impact fees and rationale for the proposed park impact fees and building permit fee increases identified in the packet. Bremer noted that the Village has been annually updating the park impact fees based on the results of the needs assessment as prior to 2020 the fees had not been updated since the 2004 needs assessment. Bremer also noted that with few exceptions the Village's building permit fees had not been updated in many years and that the fees for the Village's contracted building inspector will be increasing in 2023 under the new contract approved by the Village Board. Clow concurred with the suggested rationale of reviewing fees annually for smaller adjustments rather than going decades without fee adjustment that result in larger increases.

Clow motioned to recommend approval to the Village Board updates to park impact fees and building permit fees as provided in the packet, with changes to park impact fees contingent on final inflation adjustments by the Community Development Director based on the Department of Labor final index total for December 2022, per Sec. 8-464(e). Motion seconded by Peters. Motion carried 6-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, January 11, 2023 – Joint meeting with Community Development Authority at 7:00 PM
- b. Tuesday, January 17, 2023 at 7:00 PM

7. ADJOURNMENT.

Brassington motioned to adjourn, Pakes seconded the motion. Motion carried 6-0.
Meeting adjourned at 8:25 PM.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 17, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public Hearing regarding a Conditional Use Permit from Iglesia Pentecostal Jehova Rafa, Inc. to occupy the existing premises at 4700 McFarland Court as a church. Property zoned C-H Commercial Highway.

PREVIOUS ACTION:

ISSUE SUMMARY:

Geovani Villalongo (Applicant), of Iglesia Pentecostal Jehova Rafa, Inc. (Church) is requesting a conditional use permit for the intended use of a church at 4700 McFarland Court. Villalongo is a pastor for this church, and has an accepted offer to purchase the property from the current owner, contingent on acquiring a conditional use permit. The Church's previous location was in Monona, WI and before that, in Lodi, WI. The Church previously rented space at those locations, wherein the relocation to McFarland would change to ownership. The congregation includes approximately 100-130 active members and has been established for the past 5 years.

The Church does not employ any full- or part-time employees. The Church intends to hold regular scheduled services three days of the week: Sundays at 5:00 PM, Mondays at 7:00 PM and Thursdays at 7:00 PM. Services will be held in the northwest warehouse of the building (suite 4700). Refer to Exhibit A in the packet for the Applicant's proposed layout. The request does not include any alteration or additions to the interior and exterior of the property at this time. Per Sec. 62-71 of the Municipal Code of Ordinance, Religious/civic/business/professional organizations (NAICS 813000) are conditional uses in the C-H Commercial Highway District.

EXISTING PROPERTY CONDITIONS

The current property is 0.76 acres, 33,000 square feet, and zoned C-H, Commercial Highway.

The property includes one ~7,000 square foot multi-tenant commercial building (suites 4700, 4710, and 4720). The building was constructed in 2000 and includes 19 parking stalls and one ADA parking stall. The previous tenants of the location operated mostly as commercial warehousing, storage, and shipping. The current building includes three overhead doors and three metal service doors on the rear of the building, along the north lot line. The current tenants include a fitness gym, and Madison Overhead Garage Door Services. The fitness gym tenant's lease will expire March 2023. The Madison overhead Garage Door Services occupy two of the three commercial sites and their lease expires January 2023. Both tenants will not be renewing their lease. The property is considered a corner lot with minimal rear yard space.

The property adjacent to the north is a semi-truck refueling station, zoned C-H, Commercial



Highway. Adjacent to the east is a construction company, zoned C-H, Commercial Highway. The adjacent property to the south is a fencing company, zoned C-H, Commercial Highway. The adjacent property to the west is US Oil Company, Inc., a fuel and oil manufacturer, zoned M-IC, Manufactured Intensive Commercial.

CONDITIONAL USE PERMIT REQUIREMENTS

Sec. 62-111, Standards of Conditional Uses

The Applicant's responses to Sec. 62-111, Conditional Use Standards, are provided in the packet. Department staff have concerns regarding the applicant's responses and "substantial evidence" provided related to several of the conditional use standards. These concerns are primarily related to existing and proposed on and off street parking and vehicular movements within the site and adjacent streets. The Applicant's submittal includes a "Future Design" and "Present Design" conceptual site plan of the property's parking and drive aisle spaces. Although the CUP request does not include a site design review application for these proposed designs, Staff has provided comments, exhibits and photos in the packet addressing the designs.

- Required off-street parking spaces. Sec. 62-172(j) requires *1 parking space per 10 seats for Houses of Worship and Places of Public Assembly*. Exhibit A identifies a proposed assembly area of 170 seats, which would require a minimum of 17 off-street parking stalls. The Applicant's response to CUP standard f incorrectly identifies the site as having 33 off-street parking stalls. Staff field verified that there are currently 19 striped parking stalls and 1 ADA stall, for a total of 20 off-street parking stalls. There are 9 designated striped parking spaces and 1 ADA stall located in the front of the building facing McFarland Court; 3 parallel parking spaces along the east-facing side of the building, and 7 designated striped parking spaces in the rear, adjacent to the north lot line. The Applicant's submittal includes a sketch of their parking plan labeled, "Present Design" indicating 36 parking stalls on the property by stripping the existing pavement areas to add more stalls. Staff's inspection of the property showed this was not feasible under Village requirements for parking lot design (see next bullet). The Applicant also provided a sketch of a "Future Design" indicating 53 parking stalls on the property, noting at this time the Applicant has not submitted a Site Design Review permit application requesting approval to construct these improvements. However, Staff's inspection of the concept raises additional concerns regarding the ability to meet applicable regulations for the Future Design (see below). Staff prepared Exhibit B showing the approximate measurements for the proposed parking stalls contemplated in the applicant's Future Design and Present Design sketches. While the existing parking lot meets the needs of the proposed assembly seating area under Sec. 62-172(j), Staff notes that the Church likely will not be able to lease either suite 4710 or 4720 to another business as the collective off-street parking needs could not be met with the current parking lot design.
- Present Design - Staff Comments. The Applicant's Present Design identifies adding 7 new parallel parking stalls along the east lot line (#16-22), across from the existing stalls labeled #13-15. Per Sec. 62-170(g)(2), *Off-street parking is permitted in all yards of all districts except in the front yards of single-family and multifamily residence districts, but shall*



not be closer than five feet to a side lot line or rear lot line. Per Sec. 62-170(f), Each required off-street parking space shall have a stall width of at least 8 feet and a stall length of at least 19 feet (90 degree parking) and 23 feet (parallel parking). The approximate distance from the building's east-facing wall to the east lot line is 35'.

Accounting for the required 5-foot side lot line buffer, and the width of the two 8-foot wide parallel parking stalls, results in a drive aisle width of 14 feet. This is insufficient to safely allow two-way traffic ingress and egress to the rear parking area. Noting, under Sec. 62-170(f), the minimum aisle width for parallel parking arrangements for one-way traffic is 12'; however, the ability to convert the drive aisle into one-way (Future Design) is questionable (see below). Staff also have concerns about the inclusion of parking stalls #16 & 17 as this area should be reserved for trash collector vehicles to avoid accessibility issues, regardless of the proposed hours of operation. Staff also questions the viability of parking stalls #8-12. The rear parking lot area is approximately 52 feet wide.

Accounting for 19-foot long parking stalls on both sides (#1-7 and #8-12) only leaves a 14-foot wide drive aisle between the spaces which is insufficient for two-way traffic and could present safety issues for ingress and egress within the rear parking area. Staff has similar concerns with stalls marked #33-36. The existing front yard parking lot is approximately 40 feet wide. Accounting for the 19-foot long parking stalls (#23-32) and the 8-foot wide parking stalls (#33-36) only leaves a 13-foot drive aisle, which is insufficient for two-way vehicle movements into and out of these spaces.

- Future Design - Staff Comments. The Applicant's Future Design contemplates adding angled parking stalls along the west lot line (#31-43) accessed by a new rear yard drive aisle along with additional perpendicular stalls along the front lot line (#44-53). Exhibit B includes distances measured along the west lot line, adjacent to Terminal Drive. The building is approximately 33 feet from the west lot line. Staff's exhibit assumes a 3' buffer from the existing building as a buffer to the existing awnings on this side of the building and 5' off the western lot line, per 62-170(g)(2). When applying these distances, the area is left with 25 feet of allowable parking and drive aisle space. The Applicant's concept does not clarify if the parking arrangement is angled at 60 degrees or 45 degrees. Per Sec. 62-170(f), the minimum drive aisle width for 60 degree angled parking is 18' and 45 degree angled parking is 15'. Assuming 45 degree parking, there is a deficit of 9 feet for the drive aisle width using 19 foot long parking stalls. Staff also notes that per *Appendix B(8)(b)(2) parking spaces shall be separated by a curbed island or peninsula at the rate of one (1) curb island or peninsula for each linear row of twelve (12) parking spaces for single row configurations.* The improvements contemplated in the Future Design also raise concerns about the ability to meet maximum lot coverage requirements of the C-H District. Per Sec. 62-72, the maximum allowable percentage of lot coverage is 70%. The current lot coverage (impervious surfaces) is approximately 62% (20,500 SF / 33,000 SF lot area). Staff estimates that the Future Design could add approximately 6,900 additional square feet of impervious area, bringing the total lot coverage to approximately 83%. The Future Design also raises concerns about the ability to provide sufficient areas for stormwater management, replacement of existing trees removed by the proposed parking, locations for new landscaping required for the additional



impervious surface areas created, and impacts of grade changes on the existing ditch along Terminal Drive which is used for stormwater. Also, noteworthy are the existing electrical and gas equipment on the site and their proximity to proposed parking stalls.

- **Availability of On-Street Parking.** It is possible to supplement off-street parking needs of the proposed use by utilizing available on-street parking. Exhibit D identifies the available on-street parking within McFarland Court. The six feasible locations for on-street parking are highlighted in yellow and indicated as (A), (B), (C), (D), (E), and (F). Sec. 62-172(f) provides design standards for parallel parking stalls to be a minimum of 23' in length. Each section's measured length was divided by 23' to determine the approximate number of available on-street parking stalls of 24-30. In providing a range of available stalls, Staff considered parking etiquette where drivers may park in ways that do not allow for maximum occupancy of the street. Given the Applicant's stated days and hours of service, the need for other businesses along McFarland Court to also utilize the on-street parking during church services likely is minimal. There is no off-street parking allowed on Terminal Drive, noting this road has significant semi-truck traffic and is designated as a Heavy Traffic Route under Sec. 35-68(f) and a Through Highway under Sec. 35-67(c). Staff have safety concerns regarding the potential that congregation members or visitors might park on the shoulder of Terminal Drive interfering with the heavy truck traffic and posing dangers to people exiting their vehicles and vehicle crashes. Noting also that there are steep slopes along Terminal Drive. If the existing number of on-site parking stalls, and available McFarland Court on-street parking is insufficient for congregation members and their visitors, individuals may choose to park illegally along Terminal Drive or in an adjacent off-street parking lot without that owner's permission.

While the existing parking lot has sufficient existing parking stalls to meet the requirements of Sec. 62-172(j), the inability to add many of the proposed stalls envisioned in the Applicant's Present and Future Design raises questions regarding whether the site is capable of supporting the off-street needs the church has identified for its current and future needs through its application, potential pedestrian and vehicular safety concerns, and potential concerns regarding impacts to surrounding property owners and freight movement. Also noting that location of the building is remote from residential neighborhoods, resulting in a higher reliance on vehicles to get to the church. These concerns directly speak to the following Conditional Use Standards within Sec. 62-111:

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- b. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- d. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed



as to minimize traffic congestion in the public streets.

f. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.

j.1. The maintenance of safe and healthful conditions.

j.2. The prevention and control of water pollution including sedimentation.

j.3. Existing topographic and drainage features and vegetative cover on the site.

j.5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

j.8. Its compatibility with uses on adjacent land.

Staff notes that although no action on the CUP application is scheduled for the January 17 meeting, it would be beneficial to request the Applicant resubmit a new Present and Future Design parking lot site plan drawn to scale by a professional surveyor, civil engineer, or similar professional, prior to considering action on the request. Staff can meet with the Applicant to review any updated parking lot layouts. Potential conditions of approval that could be considered to address some of the Staff concerns include:

1. No parking of vehicles is permitted along Terminal Drive.
2. The applicant may not lease suites 4710 and 4720 to any other tenant without first obtaining an occupancy permit from the Village to ensure off-street parking needs are met.
3. The applicant may not make any changes to the existing parking lot, such as adding additional impervious surface or restriping to add new parking stalls before first submitting a site design review application to the Community & Economic Development Department.
4. The congregation members and guests shall not use off-street parking lots of adjacent properties without first obtaining the property owner's permission.
5. Specifically limiting hours of services, for example to weekdays after 6pm and on weekends.
6. Require, as a condition of occupancy, expansion of the existing off-street parking lot to add additional stalls to the extent permitted while maintaining compliance with existing parking lot, stormwater, and landscaping regulations of the Village.

This is an initial list that may be modified or expanded based on discussions at the public hearing and additional staff review.

DEPARTMENT HEAD COMMENTS

The Fire Chief indicated to Department Staff that he would like to review a more detailed interior floor plan to determine the occupant load of the building. According to the Chief, if the occupant load on the IFC reaches 300, the IFC requires a sprinkler system and fire alarm system. The Chief is working to complete this review prior to the February Plan Commission meeting. No additional comments were received from the Village Engineer, Director of Public Works, or the Police Chief at this time.

PUBLIC COMMENTS

The Department did not receive any written public comments prior to the publication of the meeting packet.

FINANCIAL/BUDGET IMPACT:



The applicant will incur all costs associated with the acquisition of the property.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017 - Future Land Use Map 6 identifies the location of the property as Industrial.

Terminal and Triangle Street District Plan, 2005 - Planned Land Use Map 2 identifies the property within the Industrial Center. The property is also located within the Terminal and Triangle Design Overlay District, Sec. 62-73; however, no changes or alterations to the exterior building or site are proposed by the Applicant at this time.

ORDINANCE REFERENCE:

Sec. 35-67. - Streets declared through highways and snow emergency routes

Sec. 35-68. - Heavy traffic routes

Sec. 62-71. - Permitted or conditional uses - Commercial Districts

Sec. 62-72. - Bulk standard - Commercial Districts

Subdivision II - Conditional Uses

Sec. 62-172 Required Off-Street Parking Facilities

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for public hearing and discussion only. Action may be considered at the February 21, 2023 regular Plan Commission meeting.

ATTACHMENTS:

1. 4700 McFarland Court_Iglesia Pentecostal Jehova Rafa PC and CUP App_12.21.22
2. EXHIBIT A - 4700 McFarland CT - CUP (01.06.2023)
3. EXHIBIT B - 4700 McFarland Ct - Future Parking Measurements Map
4. EXHIBIT C - 4700 McFarland Ct -Impervious Surface Map_1.12.2023
5. EXHIBIT D - McFarland Ct - On-Street Parking Map_1.12.2023
6. McFarland Comprehensive Plan_Map 6_Future Land Use
7. Figure 4.1(page 36)
8. Figure 4.1(page 37)
9. Map_2_-Planned_Land_Use_TTD Plan
10. Appendix A-Site and Building Design Standards-Terminal and Triangle District Plan-09.08.2005

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2022

~~Application must be completed in full~~

Applicant - Owner Iglesia Pentecostal Jehova RaFa, Inc	Applicant's Agent Geovani Villalongo / Pastor
Address 2838 S 15 th St Milwaukee, WI 53215	Name Geovani Villalongo / Pastor
Email Jehovaharafamadison@gmail.com	Address 412 N Main St Edgerton, WI 53534
Phone # 608-622-4143	Email Jehovaharafamadison@gmail.com
Fax #	Phone # 316-771-1714
Fax #	Fax #

Parcel No(s). _____ **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)

(Location) 4700 McFarland Ct McFarland, WI 53558
 Application for/As Church use

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

11/29/22

VILLAGE OF McFarland

Community & Economic Development

Applicant - Owner	Iglesia Pentecostal Jehova Profeta	Applicant's Agent	Giovane Villalongo / Pastor
Address	2838 S 15 th St Milwaukee, WI 53215	Address	Giovane Villalongo / Pastor
Email	JehovaraFamadison@gmail.com	Email	JehovaraFamadison@gmail.com
Phone #	608-622-4143	Phone #	316-771-1714
Fax #		Fax #	
Project Site Address	4700 McFarland Ct McFarland 53558	Parcel No.	

Conditional Uses

The McFarland zoning code identifies land uses, which are not permitted, permitted, and permitted upon approval of a conditional use permit. Conditional uses are land uses not permitted outright but may be allowed if certain standards and conditions are met and Plan Commission grants approval.

All submitted Plan Commission applications which encompasses a request for a Conditional Use Permit (CUP) must include "substantial evidence", which identifies specifically how the proposed conditional use meets each of the standards listed below. Substantial evidence is defined as facts and information other than merely personal preferences or speculation directly pertaining to the requirements and conditions the applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Written responses such as "see plans" are not acceptable. The applicant must identify what specific portion of the project or plans supports the contention that a standard will be met by including for example a detailed description of compliance with any applicable regulations regarding light, dust, particulate emissions, noise, frequency, vibration, traffic, nuisances, odors, visibility, health, safety welfare and the environment. All written responses to CUP standards must be submitted as part of your Plan Commission Application.

Sec. 62-111, Conditional Use Standards

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- g. The proposed use does not violate floodplain regulations governing the site.
- h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.
- i. That, when applying the standards to any new consecution of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.
- j. In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your project will impact and/or address each of these items.
 - 1. The maintenance of safe and healthful conditions.
 - 2. The prevention and control of water pollution including sedimentation.
 - 3. Existing topographic and drainage features and vegetative cover on the site.
 - 4. The location of the site with respect to floodplains and floodways of rivers and streams.
 - 5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 - 6. The location of the site with respect to existing or future access roads.
 - 7. The need of the proposed use for a shoreland location. (if applicable)
 - 8. Its compatibility with uses on adjacent land.
 - 9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

Jehovah Rafa Pentecostal Church INC. It has been established in the state of Wisconsin for 5 years, and is directed by Minister Villalongo. Our membership has remained between 100/130 regular members. Our previous address is 901 Femrite Dr Monona, WI

Our church is one of love, compassion and our main focus is to help the community. We believe in respect, compassion and the love of God. We believe that the Village of McFarland is an excellent place to continue serving the community.

Answers to Sec. 62-111, Conditional Use Standards

a. The establishment of our church will not be detrimental in any way to the community. It will not affect the security, good morals of the community, health or general public welfare, and we hope to be of benefit to the community in general. Our standards are created to not only fit in well to the existing neighborhood but also to do so safely at the time of this request we do not have any employees.

Our services are:

Sunday- 5:00 pm

Monday- 7:00 pm

Thursday- 7:00 pm

b. The establishment of our church in the community will not affect in any way other establishments already established in the surroundings, does not produce any noxious odors, excessive noise, or any limitations to the traffic to or from the property.

c. The granting of the use permit for the operation of our church will not affect in any way the development or improvement of the adjacent ones. The owner or the purchaser are not requesting any future changes or improvements to the property. Access roads, utilities, drainage and all necessary are provided.

There is adequate gas, electric, sanitary and water available to the property.

d. Access roads, utilities, drainage and all necessary are provided.

There is adequate gas, electric, sanitary and water available to the property.

e. Adequate measures are going to be provided if needed

The proposed site includes ingress & egress points. The site has significant parking for guests and members, which does not entail the use of the street as parking.

f. Jehovah Rafa Church confirms that it will comply with all district and local requirements and regulations.

The site plan shows 33 parking spaces which is 2 spaces over the amount required.

To our knowledge there are no zoning violations

g. The proposed use will not violate the floodplain regulations in any manner

The property is not located in a FEMA designated flood plain.

h. We have evaluate the applicable laws, codes and regulations and determined that our operations will not violate any regulation, code or applicable law.

The proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.

i. We understand, and we will follow the corresponding regulation in case of any changes.

At the time of this request the owner or purchaser are not requesting any further development and if a change is needed in the future, it will be done within the corresponding and applicable legal process.

j.

1- The operation of the conditional use will not be detrimental to or endanger the public safety and health. The church has a team prepared to work and help in case of emergency and plans all activities in the structure according to the capacity of the structure and its surroundings, and complying with state, local and federal regulations.

2-No liquid waste will be generated at the building,
Available utilities service will be used for the regular sanitary services.

3-There are currently no trees or plantings on the site that will be removed.
The existing Landscape will remain.

4-There are no floodplains, floodways, rivers, or streams near the proposed site.

5- There is no erosion potential, since no change or activity will be made to the surface or roof that can cause any type of change to the soil or vegetative cover.

6- The site addresses ingress/egress and parking layout with respect to all existing roads and access plans.

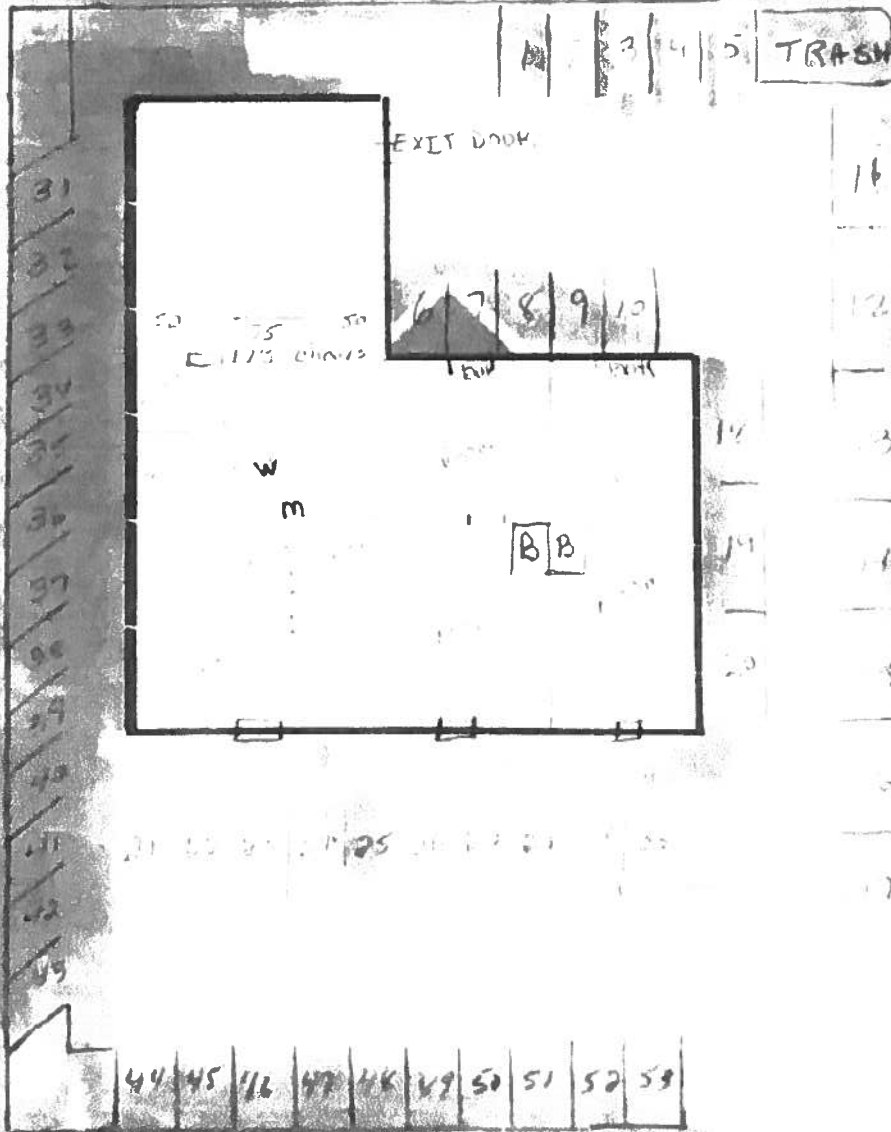
7- N/A The site is not shoreland

8- We do not foresee that this has any impact on adjacent land. The proposed use will align well with these zoning adjacencies (warehouses) which operate on regular business hours, Monday to Saturday 7:00 am to 5:00 pm

9- The Village sanitary system will be utilized and has more than adequate capacity as stated by the Village and inspection.



FUTURE DESIGN



PRESENT DESIGN

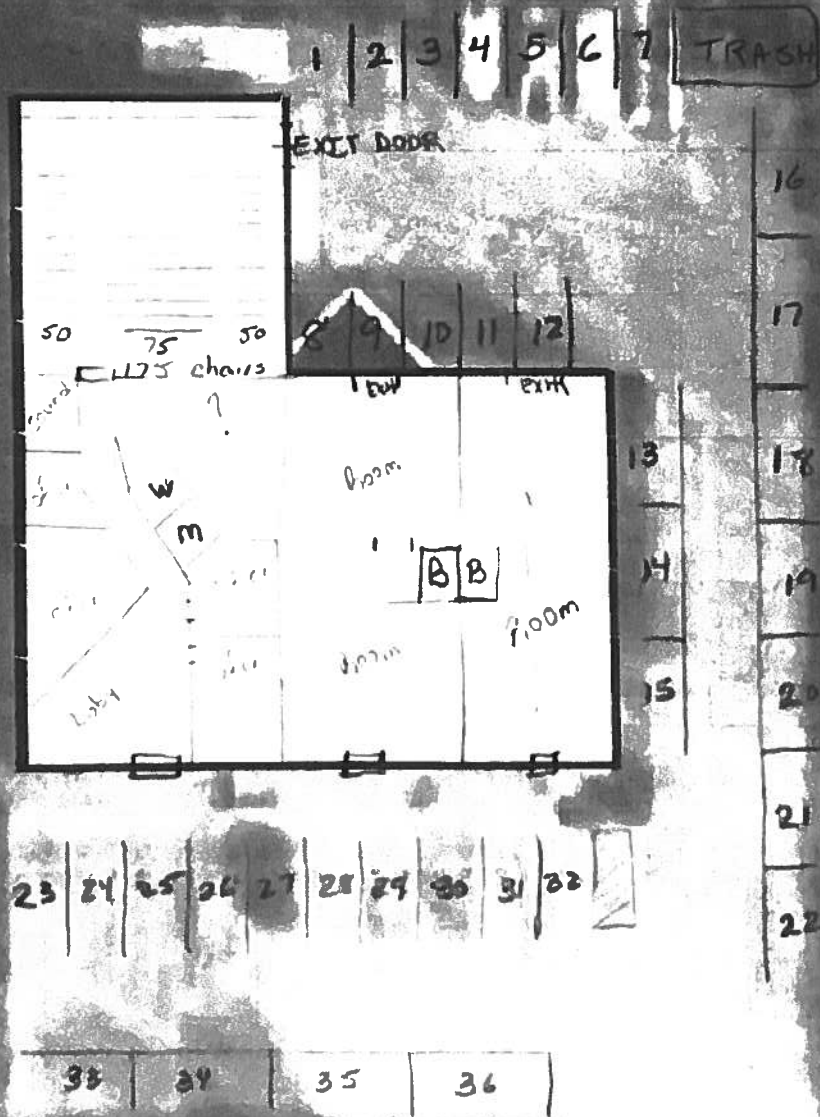


EXHIBIT A - 01.06.2023 (provided by applicant)

Proposed layout for seating (170 total)

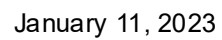


Church Chair 18.5" wide seating [PCHT185-113]

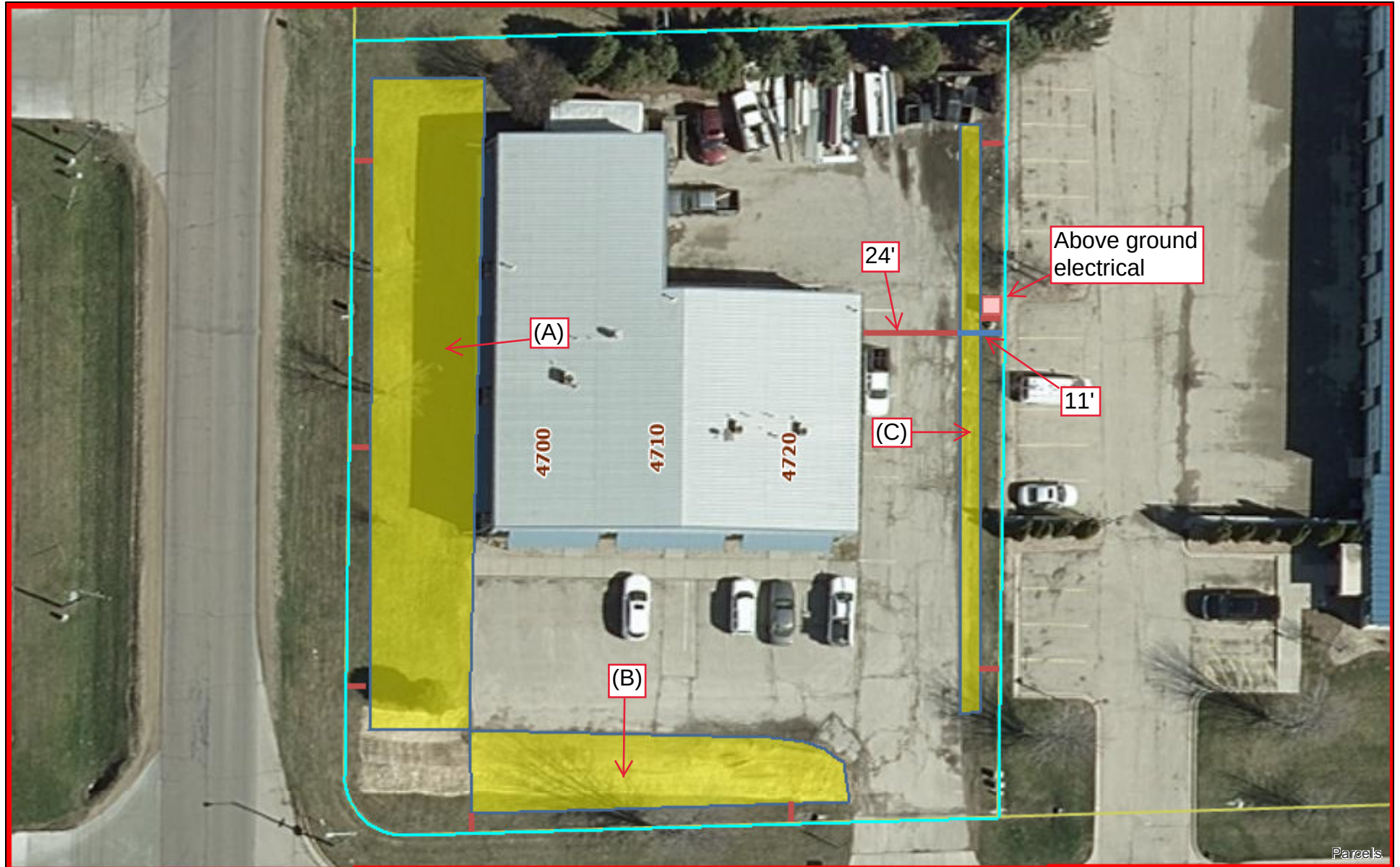
[Inicio](#) / [Church Chairs](#)

/ [Advantage Fossil Church Chairs 18.5 in. Wide \[PCHT185-113\]](#)





4700 McFarland Court Potential Impervious Surface



January 12, 2023

(A) 4,412.7 sq ft

(B) 1,711.3 sq ft

(C) 742.6 sq ft

— 5'

0 20 40 80 Feet

McFarland Court On-Street Parking Map



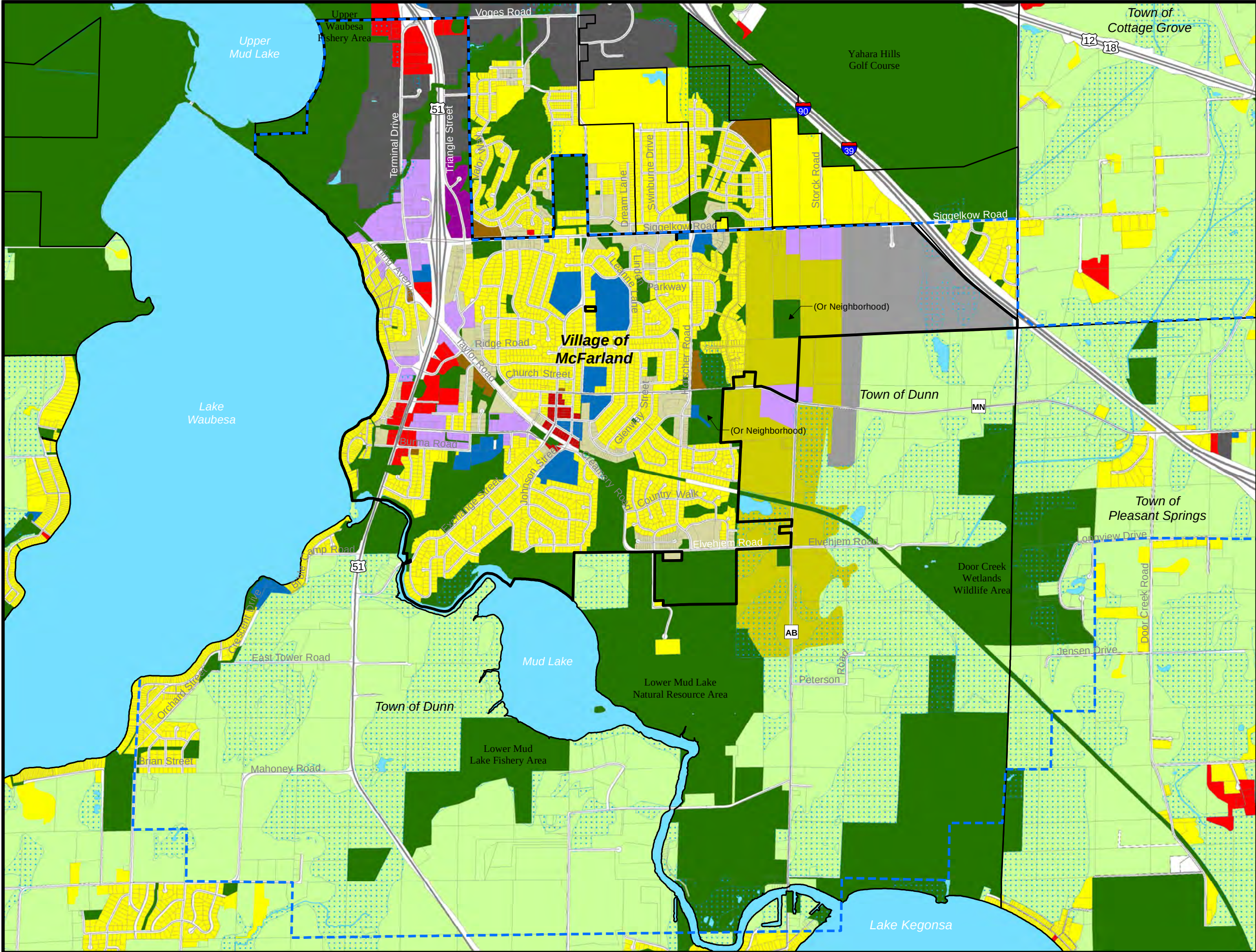
January 12, 2023

(A) 87.9' [~3.82] (D) 108.9' [~4.73]
 (B) 130.4' [~5.67] (E) 31.5' [~1.37]
 (C) 266.7' [~11.6] (F) 16.3' [~0.72]

— All distances from entrances not indicated
 with their own measurements are 10'

NOTE: Sec. 62-171(f) states parallel stalls are 23' in length

0 30 60 120 Feet



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

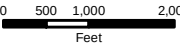
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

--- Village of McFarland Extraterritorial Jurisdiction Boundary

▣ Village of McFarland Limits (8/18)

▣ Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggelkow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: May 2019

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Commercial Park	Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.	C-P Commercial Park PD Planned Development C-H Highway Commercial (limited use) C-G General Commercial (limited use)	1. Design Commercial Park areas to result in higher-end business campus settings, with high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Direct heavy industry, truck terminals, large warehouses, and other higher-impact uses to planned Industrial areas instead. 3. Restrict outdoor storage and activities, except where essential to the business operation and fully screened from nearby uses and streets. Fully screen loading and other less attractive areas from off-site views. 4. Rezone sites designated for Commercial Park use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 5. Promote lot sizes and site design that enables future on-site expansion.
Industrial	Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.	M-IC Manufacturing-Intensive Commercial C-H Highway Commercial (limited use) C-G General Commercial (limited use) Some lands may also be mapped within the “Terminal and Triangle Design Overlay District”	1. Rezone sites designated for Industrial use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts. 3. Encourage the redevelopment or intensification of older industrial, storage, and contractor uses and buildings in the Terminal and Triangle District area. Refer to more detailed plans such as the TID #3 Project Plan and Terminal and Triangle District Plan for more detailed policies and recommendations for planned Industrial areas. 4. Encourage the redevelopment of older fuel storage or blending facilities and sites. See the Economic Development chapter for the Village’s updated policy related to new or expanded fuel storage and blending operations.
Mixed Use/Flex Commercial	A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems.	Appropriate traditional zoning districts (e.g., C-H, C-P, R-3) or PD or PD-I Planned Development zoning	1. Design “Mixed Use/Flex” areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered. 4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Institutional and Governmental	Buildings and land owned by governmental, educational, religious, and other non-profit organizations intended for public uses, gathering places, membership clubs, or elderly care. Small-scale institutional uses may be located in areas mapped in other future land use categories.	Different residence or commercial districts (Village may wish to establish a “public and institutional” zoning district; current standards in residential districts may not fit institutional use needs)	1. Assure high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Continue to work with institutions with larger areas of vacant land and/or additional land needs, including the McFarland Cemetery Association and McFarland School District. Coordinate uses and activities on District-owned land, including the vacant site at the southeast corner of Broadhead Street and Holscher Road.
Public Lands, Recreation, and Environmental Corridors	Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking here in digital versions. Future parks may also be on lands mapped under other future land use categories.	CO Conservancy For Village parks, different residential or commercial districts may also be used, though the Village may wish to establish and use a “public and institutional” zoning district. Such areas may also be subject to wetland, floodplain, or shoreland zoning rules.	1. Utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas. 2. Designate environmental corridors with CARPC when land is added to the Urban Service Area. 3. Where compatible with natural resource and farmland preservation objectives, permit within environmental corridors cropping, grazing, underground utilities, and passive recreational and educational activities such as trails and low-impact athletic fields. Direct other development away from environmental corridors. 4. Collaborate with Dane County and others on the preservation of the large environmental corridors adjacent to Upper Mud Lake, “Lower” Mud Lake, and the Yahara River. 5. Where development is proposed near a mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the County Water Quality Plan, the Village Board will de-map any such area as environmental corridor by resolution if: a. More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present, b. Approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist, and/or c. A mapping error has been identified and confirmed.
DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands (blue dot pattern overlay areas on Map 6)	WisDNR mapped wetlands, along with other areas with soil or other conditions that indicate prior and possible wetlands, such as hydric soils, but that are not yet designated as wetland by the WisDNR. Such areas may have building limitations.	CO Conservancy, or development-based zoning districts if soil limitations and associated regulations can be overcome	1. Where such areas are mapped over a property, require a wetland screening in advance of development. If the screening suggests the possibility of actual wetlands, require a wetland delineation in advance of development and buffer such wetlands in accordance with CARPC policy. Some of these areas may be redesignated as environmental corridor in the future. 2. Areas within this designation should remain undeveloped if other, more appropriate building sites can be found on the property. If more appropriate building sites are not available, the underlying land use designation should guide future land use types and density (e.g., Single Family Residential).
Agricultural Preservation	Envisioned for long-term (15+ year) farming and open space. Also allows farmsteads, limited non-farm housing, and associated home occupations and family businesses. May be served by private well and septic.	Generally A-1 (Ex) Exclusive Agriculture in the County’s zoning jurisdiction	1. Support continued farming, open space uses, and operations that process farm products grown mainly on-site and agricultural entertainment, where farming remains the primary activity. 2. Limit non-farm residential development to a maximum density of 1 home per 35 acres of lands in contiguous single ownership, within clusters of smaller individual home sites as opposed to housing on 35+ acre lots. 3. Assure that rural uses do not impede very long-term urban development or road or utility extensions.

Terminal & Triangle District Plan
Village of McFarland, Wisconsin

Terminal & Triangle District Plan
Village of McFarland, Wisconsin

Triangle/Meinders Subdistrict

- Land use mix similar to Badger Business Park & employment center to the south
- Stormwater improvements
- Possible land assembly/consolidation

- Hotel
- Retreat/conference center
- Sit-down restaurant
- Highway & job-oriented retail
- Clinics and daycare
- Office
- Limited fuel/convenience

- Manufacturing
- Distribution
- Office
- Compatible commercial

- Mixed-use buildings & sites
- Office & residential
- Neighborhood & lake-oriented retail
- Potential transit station
- Higher profile buildings
- Under-building parking

Planned Residential

 TIF Boundary
 Municipal Boundary
 Planning Area Boundary

Created: 4.26.05
Revised: 8.31.05
Hendewalle & Associates
2005

Appendix A: Summary of Site and Building Design Standards by Subdistrict (see district locations on Map 2)

Subdistrict	Beltline Oriented Commercial	Industrial Center	Meinders/Triangle	Mixed Use Lakeview Village
Preferred Land Uses	- Highway and job oriented retail - Hotel - Retreat/conference center - Sit-down restaurants - Offices - Medical clinic - Financial institution - Daycare and other job center services - One or two fuel/convenience stores - Contractor shops/services (especially next to U.S. Oil)	- Manufacturing - Office - Distribution - Contractor shops/services - Compatible commercial (especially sites with Highway 51 visibility)	- Light industrial (limited trucking and manufacturing) - Office - Contractor shops/services - Uses transition to residential neighborhood to east	- Multi-story, mixed-use buildings. Ground floors: neighborhood retail, offices, and services—create flexible spaces; Upper floors: housing and offices - Offices and attached residential with lake views - Local retail and commercial services - Live-work unit potential - No auto-oriented commercial uses
Suggested Development Intensity (FAR = Floor Area Ratio)	FAR target between 0.35 and 1.5	- FAR target between 0.15 and 1.0 for Industrial uses - FAR target between 0.35 and 1.5 for Commercial uses	- FAR target between 0.15 and 1.0 for Industrial uses - FAR target between 0.35 and 1.5 for Commercial uses	- FAR target between 0.35 and 3.0 - Maximum housing density of 40 units per acre - Maximize density/FAR near transit station
Urban Design Features	- High-quality highway oriented commercial center; minimize standard corporate franchise design - Building and landscape design to reflect nature-based recreation theme - Buildings oriented toward Terminal Drive or Highway 51 - Natural building materials; generally avoid metal and vinyl siding - Grouped back-of-building areas on double-fronted lots - Connections between buildings - Sidewalks on all streets - Preserved woods and wetlands when sites develop - Preserved lake views - Nature trails, and bicycle lanes on Terminal Drive	- Buildings & entries oriented to street - Sidewalk and bike lane on east side of Terminal Drive - Screened outdoor storage to rear of building - Screened roof, wall, and ground mechanicals - Quality façade materials, emphasizing non-metal surfaces on street-parking facades	- Buildings & entries oriented to street - Sidewalks on both sides of all streets - Screened outdoor storage to rear of building - No outdoor operations adjacent to residential neighborhood - Screened roof, wall, and ground mechanicals - Quality façade materials, emphasizing non-metal surfaces on street-parking facades - Smooth transitions to residential to east: building quality, landscaping	- Continue existing lakeview character “Transit Oriented Development” form—focus on design, density, & access - Set back building facades above the 3rd story - Concentrate retail activity near transit stop - Mixed-use buildings along streets & open spaces - Urban open spaces and street furniture - On-street parking and sidewalks on both sides of streets - Maximize lake and possible capitol views - Preserve woods when sites develop; Build into grades
Principal Building Setbacks	- Minimum of 50% of front building wall 10’ to 30’ from Terminal Drive right-of-way -OR- - Minimum of 50% of front building wall at 30’ to 80’ from Highway 51 right-of-way	Minimum of 50% of front building wall 20’ to 35’ from Terminal Drive or McFarland Street right-of-way	Minimum of 50% of front building wall 20’ to 35’ from street right-of-way	- Minimum of 75% of front building wall 5’ to 20’ from Siggelkow right-of-way - Site other buildings to take advantage of views and topography
Recommended Building Height	- Generally 1 to 4 stories - Hotel maximum height of 6 stories	Generally 1 to 3 stories	Generally 1 to 3 stories	Generally 2 to 5 stories
Parking	- Parking on all streets, except Terminal Drive - Surface parking to rear of buildings with limited, screened side yard and Highway 51 frontage parking - Parking to inside of minimum building setbacks - Encourage shared parking - Landscaped parking lots; divide large lots into pods - Bike parking facilities	- Parking on all streets, except Terminal Drive - Employee parking/loading to side or rear - Visitor parking spaces permitted in front - Parking to inside of minimum building setbacks - Landscaped parking lots - Bike parking facilities	- Parking on all streets, except Triangle Street before upgrade - Employee parking/loading to side or rear - Screen parking and loading from residential neighborhood - Visitor parking spaces permitted in front - Parking to inside of minimum building setbacks - Landscaped parking lots - Bike parking facilities	- Parking on all streets except Terminal Drive - Surface parking to rear of buildings with limited side yard parking - Encourage underground, structured, and shared parking; bike parking facilities near transit stop - No greater than 40’ of parking lot frontage on street (except where building is set back to protect trees, maximize lake views, or along Highway 51)
Stormwater Principles	- Maximize on-site water quality & infiltration, including from parking lots and rooftops - On-site water quality features	- Maximize on-site water quality and infiltration, including from parking and roof - On-site and regional management approaches	- Maximize on-site water quality and infiltration, including from parking lots and rooftops - On-site and regional management approaches	- Urban stormwater management approaches - On-site water quality features
Signs	- Ground and first floor signs - Building (not sign) visibility emphasized - Remove and do not allow billboards	Monument and first floor signs	Monument and first floor signs	- On-building, first floor signs - Themed, small-scale projecting signs encouraged - Monument signs allowed at sites away from Siggelkow

Note: See plan text for further explanation of standards in above described districts

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 17, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action regarding Ordinance 2022-18, an ordinance rezoning certain lands at 6330 Exchange Street, McFarland from CO Conservancy to R-1 Single Family Residence and rezoning certain lands at 4901 Burma Road from R-1 Single Family Residence to CO Conservancy. Rezoning requested by Village of McFarland and McFarland School District.

PREVIOUS ACTION:

March 1, 2022 – Village/School Committee discussed this item and supported the land transfer moving forward.

March 21, 2022 – School Board discussed this item and took action to support the land transfer moving forward.

May 3, 2022 – Village Parks & Recreation Committee recommended approval to the Village Board in order to transfer ownership and jurisdiction of the “School Forest” from the School District to the Village.

May 9, 2022 – Sustainability & Natural Resources Committee recommended approval to the Village Board transfer of the “School Forest” from the School District to the Village.

May 24, 2022 – Village Board approve the transferring of ownership and jurisdiction of the "School Forest" from the School District to the Village. Village Administrator to prepare CSM and necessary documents for property closing subject to Village Board approval..

December 20, 2022 - Plan Commission held a public hearing for this item

ISSUE SUMMARY:

The McFarland School District (District) and Village are looking to transfer ownership of the School Forest from the District to the Village. As part of this ownership transfer, the District and Village desire to rezone those portions of property each entity will own as a result of approval of the associated proposed Certified Survey Map (CSM). This rezoning request includes land located at 6330 Exchange Street (District owned) and 4901 Burma Road (Village owned). Included in the land transfer are parcels to be rezoned as CO, Conservancy and R-1, Single Family Residence. The land included in Lot 1 of the proposed CSM will be owned by the Village and rezoned as CO. The land included in Lot 2 of the proposed CSM is owned by the District and will be rezoned R-1, Single Family Residence. The school forest is located along the western half of the driveway at 6330 Exchange Street. The transfer of the school forest is intended to relieve District costs and staff time associated with management of the established trails. No changes or alterations to both properties are included in this request. Access and use of the park will remain open to the public.



Local commission and committee groups in support of this land transfer include the Joint VB/School District, School Board, Village Park & Recreation Committee, Sustainability & Natural Resources Committee and Village Board.

The packet includes several maps associated with Ordinance 2022-18 that include Exhibit A: the CSM, Exhibit B: zoning changes, and a map of the existing trails.

EXISTING PROPERTY CONDITIONS

6330 Exchange Street, Indian Mound Middle School

This property is 19.69 acres and includes the McFarland School District's Indian Mound Middle School. The property is partially zoned R-1, Single Family Residential on the northern half, and CO, Conservancy in the southern half. The School Forest is located within the western half of the zoned CO and is approximately 6.1 acres. Adjacent to the southeast along Exchange Street are 15 single-family homes, all zoned R-1, Single Family Residential. Adjacent to the north is the American Legion Post, zoned R-3, General Residence. Adjacent to the east is the School District's High School. This property is zoned R-1, Single-family residence.

4901 Burma Road, Village Indian Mound Conservancy Park

The property is largely undeveloped and includes 10.5 acres of conservancy land. The property is zoned CO, Conservancy with two parcels zoned R-1, Single Family Residence. The Indian Mound Park includes walking trails and a Village water tower site. Adjacent along the western lot line are 10 single family homes, all zoned R-1, Single Family Residence. Along the northern lot line, there are 4 single-family homes, also zoned R-1, Single Family Residence. Adjacent to the east is 4911 Burma Road, the American Legion, zoned R-3, General Residence. The District's Middle School at 6330 Exchange Street, borders the east and south lot lines. The zoning along the shared lot line to the east is R-1, Single Family Residential and the zoning along the southern lot line is CO, Conservancy.

REZONING SUMMARY

Refer to Exhibit B in the packet for a map detailing the proposed changes for each parcel. The proposed zoning changes are in the following list.

- Parcel 154/0610-033-0480-8: Rezoned from R-1 Single Family Residence to CO Conservancy
- Parcel 154/0610-033-0450-4: Rezoned from R-1 Single Family Residence to CO Conservancy
- Southeastern section of Parcel 154/0610-033-6002-4: Rezoned from CO Conservancy to R-1 Single Family Residence.

The parcels maintaining their current zoning are as follows.

- Parcel 154/0610-033-0300-5: to remain CO Conservancy
- Transferred section of Parcel 154/0610-033-6002-4: to remain CO Conservancy.
- Northern section of Parcel 154/0610-033-6002-4: to remain R-1 Single Family



Residence.

OTHER STAFF COMMENTS

No concerns from the Village Engineer, Police Chief, Fire Chief, or Director of Public Works.

PUBLIC COMMENTS

No public comments were received by the Department prior to the publication of this packet.

FINANCIAL/BUDGET IMPACT:

The land acquisition comes at no cost to the Village in order to expand the adjoining parklands. The Village and the School District are splitting the costs associated with the land transfer which includes the CSM, deeds, and other related items.

The Village will provide ongoing maintenance of the transferred school forest area in association with current land management responsibilities on the existing adjoining park. The Village will be studying various recommendations further through conservancy management planning.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017. - The Future Land Use Map 6 identifies both 6330 Exchange Street and 4901 Burma Road as Public Lands, Recreation and Environmental Corridor. The Village's 4901 Burma Road property meets the definition of this zoning as a conservancy park, open for public use and is protected as an environmental corridor. The rezoning for parcels within 4901 Burma Road from R-1, Single Family Residence to CO, Conservancy is consistent with the existing parcel and Future Land Use Map. The school forest, already zoned CO Conservancy, is consistent with the uses and description of Map 6. The District's 6330 Exchange Street Middle School, is a public school and the rezoning of Lot 2 of the property from CO to R-1 supports zoning that is consistent with all School District property.

- **Chapter 9 - Intergovernmental and Stakeholder Cooperation** - *Goal: Enhance the greater McFarland Community by welcoming all area residents, maintaining a close relationship with the McFarland School District, and pursuing and extending other intergovernmental arrangements and agreements.*
 - **Initiative 2: Serve the Greater McFarland Community in Collaboration with the School District.** *The health of the Village and School District are intertwined. The Village welcomes collaboration on matters such as school expansions, land acquisitions and disposition, joint programming and facility use, cross-service on committees, community growth, traffic management, and safe routes to schools.*

ORDINANCE REFERENCE:

Division 4. - Changes and Amendments to the Zoning Code

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve Ordinance 2022-18, an ordinance rezoning certain lands at 6330



Exchange Street, McFarland from CO Conservancy to R-1 Single Family Residence and rezoning certain lands at 4901 Burma Road from R-1 Single Family Residence to CO Conservancy. Rezoning requested by Village of McFarland and McFarland School District.

ATTACHMENTS:

1. 6330 Exchange Street and 4901 Burma Road Plan Commission Application_11.04.22
2. 2022-18 Ordinance rezoning certain lands at 6330 Exchange Street and 4901 Burma Road
3. Park Map by School District
4. McFarland Comprehensive Plan_Map 6_Future Land Use
5. Figure 4.1(page 37)



Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	Village of McFarland	Applicant's Agent	MSA Professional Services
	Attn: Matt Schuenke, Administrator	Name	Kevin Lord
Address	5915 Milwaukee Street, McFarland, WI 53558	Address	1702 Pankratz Street
Email	matt.schuenke@mcfarland.wi.us	Email	klord@msa-ps.com
Phone #	(608) 838-3153	Phone #	(608) 242-6617
Fax #	(608) 838-3619	Fax #	(608) 242-5664

Parcel No(s). 154/0610-033-6002-4

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)

The School District of McFarland and Village of McFarland are partnering to subdivide the middle school property in order to transfer ownership of the "school forest" from the School to Village to be added to an adjacent park. The property in question is located at 6330 Exchange Street and the proposed legal description legal description is included in the submittal. The property is zoned R-1 and Conservancy with a zoning change needed to conform to adjoining land uses.

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

11/04/2022

Date

Exhibit A, Ordinance 2022-18



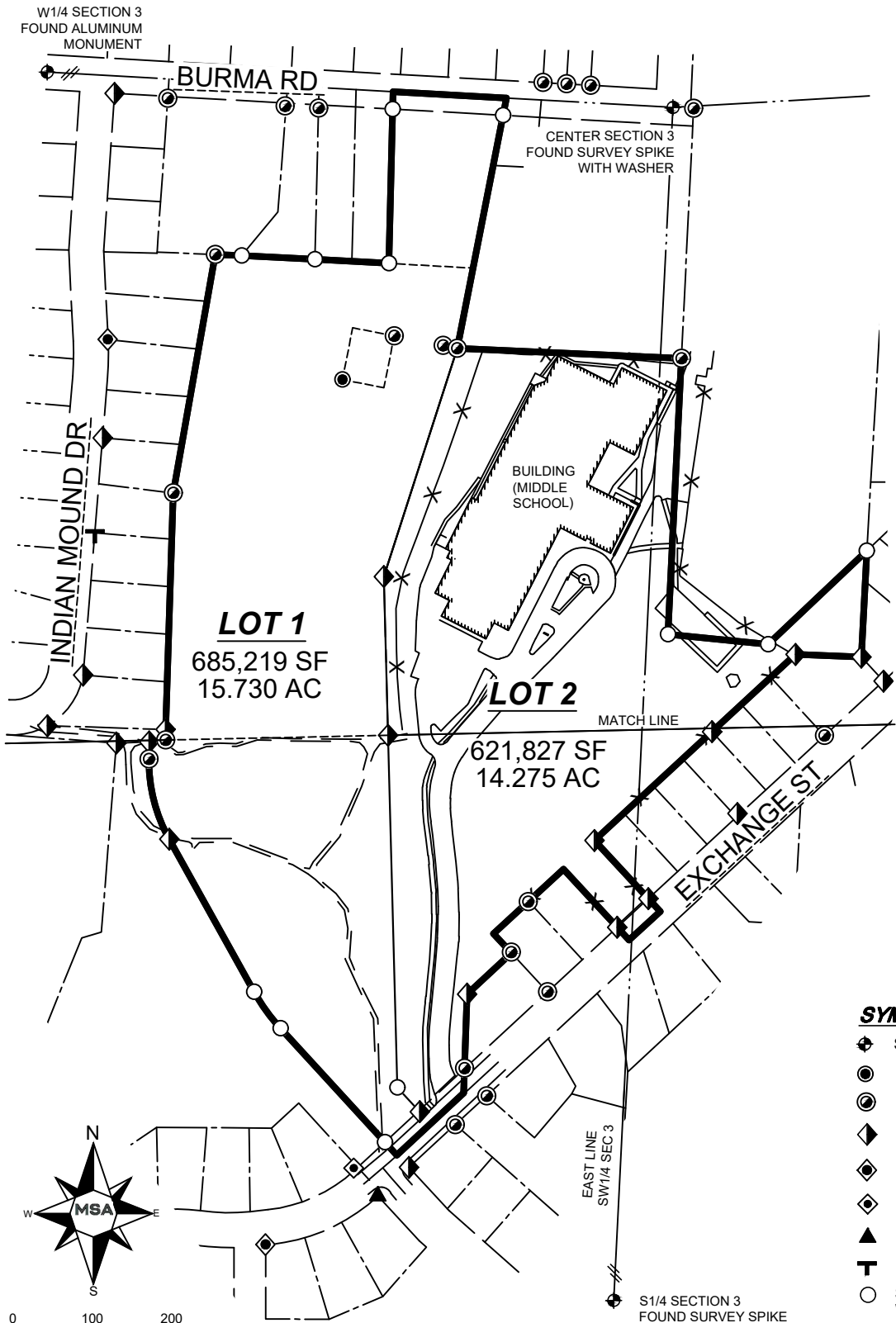
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(608) 242-7779 www.msa-ps.com
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PROJECT NO.	09361029	OWNER: MCFARLAND JOINT SCHOOL DISTRICT 8 5101 FARWELL ST MCFARLAND, WI 53558
DRAWN BY:	SRS	
SURVEYOR:	KCL	
SURVEYED:	09/2022	
SHEET NO.	1 OF 6	

DANE COUNTY CERTIFIED SURVEY MAP #

PART OF OUTLOTS 90, 91, 92, AND 106 OF ASSESSORS PLAT, ALL LOCATED IN SECTION 3, T6N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY (2011). EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 3 BEARS N02°50'21"E



SYMBOL LEGEND

- ◆ SECTION CORNER MONUMENTED
- FOUND 1 1/4" IRON PIPE
- ⊙ FOUND 1" IRON PIPE
- ◇ FOUND 3/4" IRON REBAR
- ◆ FOUND 1 1/4" IRON REBAR
- ◆ FOUND 3/8" IRON REBAR
- ▲ FOUND NAIL
- T FOUND T-POST
- SET 3/4" BY 18" IRON REBAR WEIGHING 1.50 LBS/FT



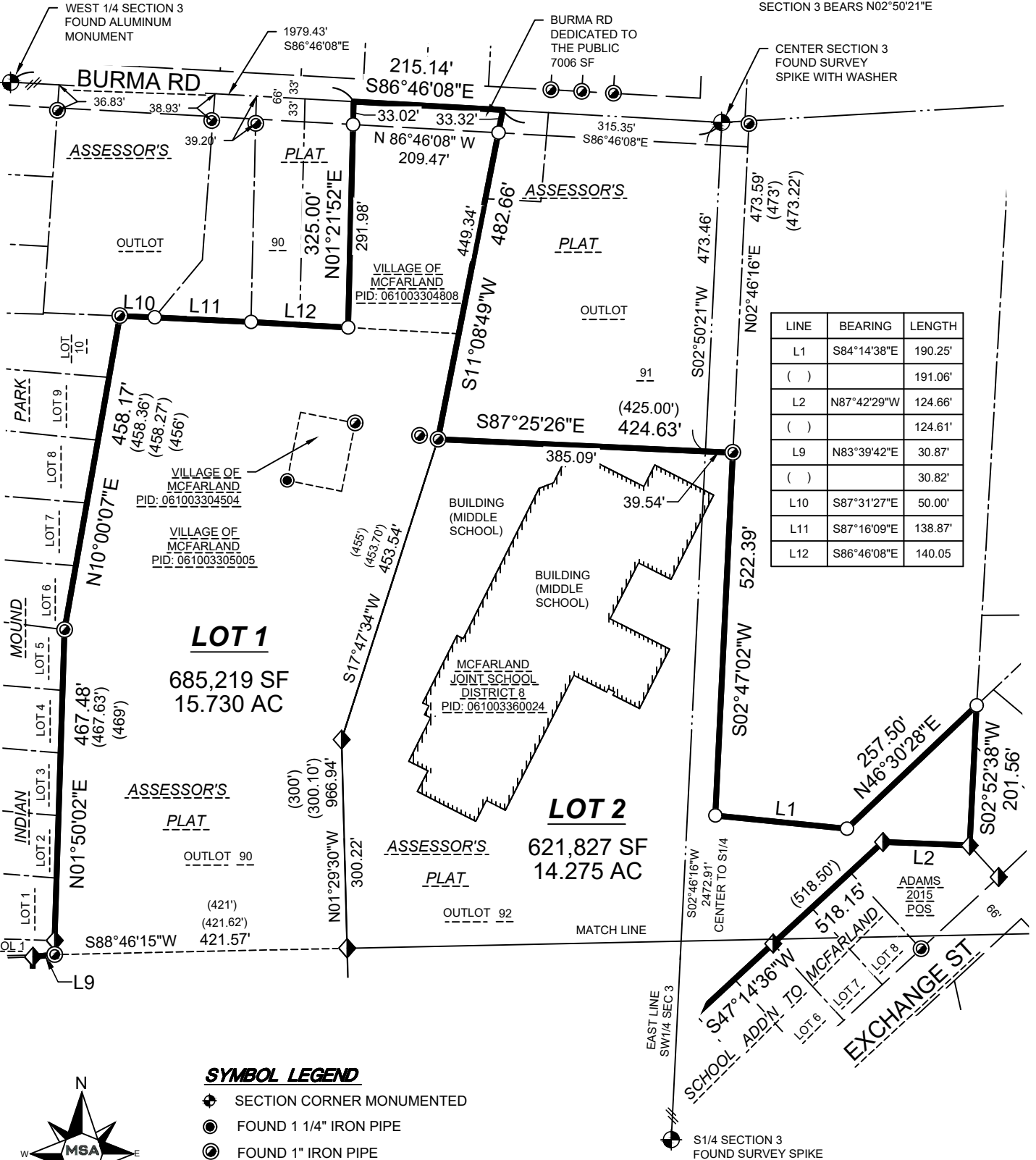
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PROJECT NO.	09361029	OWNER: MCFARLAND JOINT SCHOOL DISTRICT 8 5101 FARWELL ST MCFARLAND, WI 53558
DRAWN BY:	SRS	
SURVEYOR:	KCL	
SURVEYED:	09/2022	
SHEET NO.	2 OF 6	

DANE COUNTY CERTIFIED SURVEY MAP #

PART OF OUTLOTS 90, 91, 92, AND 106 OF ASSESSORS PLAT, ALL LOCATED IN SECTION 3, T6N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

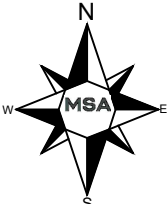
BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY (2011). EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 3 BEARS N02°50'21"E



LINE	BEARING	LENGTH
L1	S84°14'38"E	190.25'
()		191.06'
L2	N87°42'29"W	124.66'
()		124.61'
L9	N83°39'42"E	30.87'
()		30.82'
L10	S87°31'27"E	50.00'
L11	S87°16'09"E	138.87'
L12	S86°46'08"E	140.05'

SYMBOL LEGEND

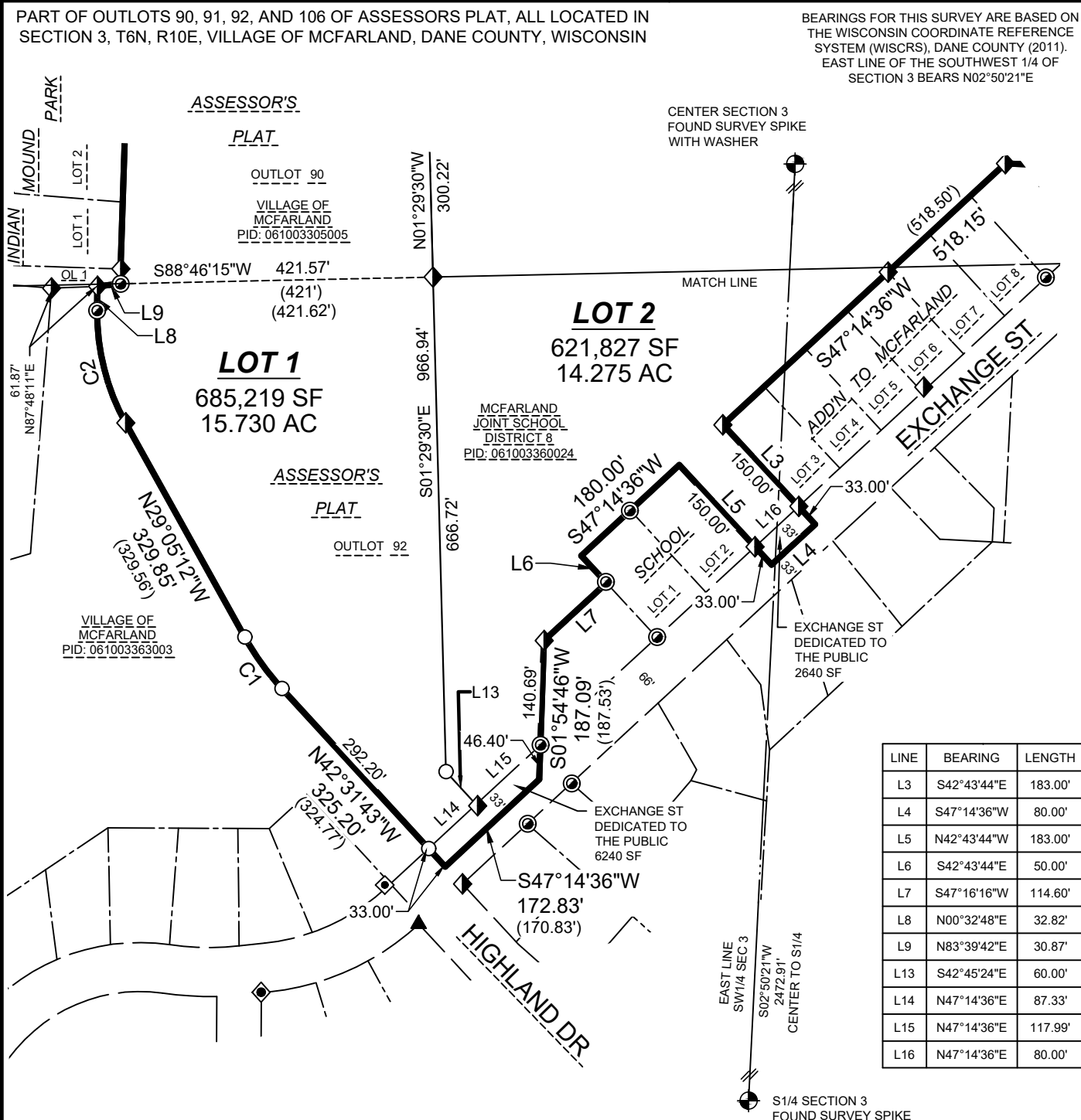
- SECTION CORNER MONUMENTED
- FOUND 1 1/4" IRON PIPE
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR
- SET 3/4" BY 18" IRON REBAR WEIGHING 1.50 LBS/FT
- (XXX) RECORDED INFO



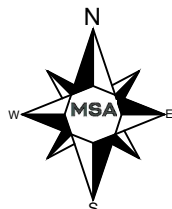


PROJECT NO.	09361029	OWNER: MCFARLAND JOINT SCHOOL DISTRICT 8 5101 FARWELL ST MCFARLAND, WI 53558
DRAWN BY:	SRS	
SURVEYOR:	KCL	
SURVEYED:	09/2022	
SHEET NO.	3 OF 6	

BEARINGS FOR THIS SURVEY ARE BASED ON
THE WISCONSIN COORDINATE REFERENCE
SYSTEM (WISCRS), DANE COUNTY (2011).
EAST LINE OF THE SOUTHWEST 1/4 OF
SECTION 3 BEARS N02°50'21"E



	SECTION CORNER MONUMENTED
	FOUND 1 1/4" IRON PIPE
	FOUND 1" IRON PIPE
	FOUND 3/4" IRON REBAR
	FOUND 1 1/4" IRON REBAR
	FOUND 3/8" IRON REBAR
	FOUND NAIL
	SET 3/4" BY 18" IRON REBAR WEIGHING 1.50 LBS/FT
XX)	RECORDED INFO



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	85.63'	365.00'	13°26'30"	N35°48'27"W	85.43'
()	86.10'				85.91'
C2	158.29'	306.05'	29°38'00"	N14°16'12"W	156.53'
()	157.77				



PROJECT NO.	09361029
DRAWN BY:	SRS
SURVEYOR:	KCL
FILE:	09361022_McFarland School_CSM.dwg
SHEET NO.	4 OF 6

DANE COUNTY CERTIFIED SURVEY MAP

PART OF OUTLOTS 90, 91, 92, AND 106 OF ASSESSORS PLAT, ALL LOCATED IN
SECTION 3, T6N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

A PART OF OUTLOTS 90, 91, 92, AND 106 OF THE VILLAGE OF MCFARLAND ASSESSOR'S PLAT LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 3; THENCE S02°50'21"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, 473.46 FEET TO A POINT ON THE SOUTH LINE OF SAID OUTLOT 91 AND BEING THE POINT OF BEGINNING; THENCE S87°25'26"E ALONG THE SOUTH LINE OF SAID OUTLOT 91, 39.54 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 91; THENCE S02°47'02"W, 522.39 FEET; THENCE S84°14'38"E, 190.25 FEET; THENCE N46°30'28"E, 257.50 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT 106; THENCE S02°52'38"W ALONG THE SAID EAST LINE, 201.56 FEET; THENCE N87°42'29"W, 124.66 FEET; THENCE S47°14'36"W ALONG THE NORTHWEST LINE OF THE PLAT OF SCHOOL ADDITION TO MCFARLAND AND SAID LINE EXTENDED NORTHEASTERLY, 518.15 FEET TO THE NORTHWESTERLY CORNER OF LOT 3 OF SAID SCHOOL ADDITION TO MCFARLAND; THENCE S42°43'44"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, 183.00 FEET TO THE CENTERLINE OF EXCHANGE STREET; THENCE S47°14'36"W ALONG THE SAID CENTERLINE OF EXCHANGE STREET, 80.00 FEET; THENCE N42°43'44"W ALONG THE NORTHEASTERLY LINE OF LOT 2 OF SAID SCHOOL ADDITION TO MCFARLAND AND SAID LINE EXTENDED SOUTHEASTERLY, 183.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE S47°14'36"W ALONG THE NORTHWEST LINE OF SAID SCHOOL ADDITION TO MCFARLAND, 180.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 OF SAID SCHOOL ADDITION TO MCFARLAND; THENCE S42°43'44"E ALONG THE SOUTHWEST LINE OF SAID LOT 1, 50.00 FEET; THENCE S47°16'16"W, 114.60 FEET; THENCE S01°54'46"W, 187.09 FEET TO THE CENTERLINE OF EXCHANGE ST; THENCE S47°14'36"W ALONG SAID CENTERLINE, 172.83 FEET; THENCE N42°31'43"W, 325.20 FEET; THENCE NORTHWESTERLY 85.63 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET AND A CHORD WHICH BEARS N35°48'27"W, 85.43 FEET; THENCE N29°05'12"W, 329.85 FEET; THENCE NORTHERLY 158.29 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 306.05 FEET AND A CHORD WHICH BEARS N14°16'12"W, 156.53 FEET; THENCE N00°32'48"E, 32.82 FEET TO A POINT ON THE SOUTH LINE OF OUTLOT 1 OF THE PLAT OF INDIAN MOUND PARK; THENCE N83°39'42"E ALONG THE SOUTH LINE OF SAID OUTLOT 1, 30.87 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1 ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT 90 OF THE SAID ASSESSOR'S PLAT; THENCE N01°50'02"E ALONG THE EAST LINE OF SAID INDIAN MOUND PARK, 467.48 FEET; THENCE N10°00'07"E ALONG THE EAST LINE OF SAID INDIAN MOUND PARK, 458.17 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID INDIAN MOUND PARK; THENCE S87°31'27"E, 50.00 FEET; THENCE S87°16'09"E, 138.87 FEET; THENCE S86°46'08"E, 140.05 FEET; THENCE N01°21'52"E, 325.00 FEET TO THE CENTERLINE OF BURMA RD AND THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE S86°46'08"E ALONG SAID CENTERLINE, 215.14 FEET; THENCE S11°08'49"W, 482.66 FEET TO THE SOUTHWEST CORNER OF OUTLOT 91 OF THE SAID ASSESSOR'S PLAT; THENCE S87°25'26"E ALONG THE SOUTH LINE OF SAID OUTLOT 91, 385.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,322,932 SQUARE FEET OR 30.370 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KEVIN C. LORD, PROFESSIONAL LAND SURVEYOR S-2645, DO HEREBY CERTIFY THAT BY THE DIRECTION OF THE VILLAGE OF MCFARLAND, I HAVE SURVEYED, COMBINED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

KEVIN C. LORD, S-2645
PROFESSIONAL LAND SURVEYOR

DATE _____

SURVEYOR'S SEAL

CLIENT:

VILLAGE OF MCFARLAND
5915 MILWAUKEE ST
MCFARLAND, WI 53558
608-838-3619



PROJECT NO.	09361029
DRAWN BY:	SRS
SURVEYOR:	KCL
FILE:	09361022_McFarland School_CSM.dwg
SHEET NO.	6 OF 6

PART OF OUTLOTS 90, 91, 92, AND 106 OF ASSESSORS PLAT, ALL LOCATED IN
SECTION 3, T6N, R10E, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

THIS CERTIFIED SURVEY MAP, INCLUDING ANY DEDICATIONS SHOWN THEREON, IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF MCFARLAND ON THIS _____ DAY OF _____, 2022.

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED AND DEDICATIONS ACCEPTED BY
THE VILLAGE BOARD OF THE VILLAGE OF MCFARLAND ON THIS _____ DAY OF _____, 2022.

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK __.M. AND
RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES _____ AS
DOCUMENT NO. _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS
DANE COUNTY, WISCONSIN

VILLAGE OF MCFARLAND
5915 MILWAUKEE ST
MCFARLAND, WI 53558
608-838-3619

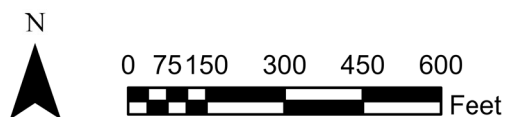
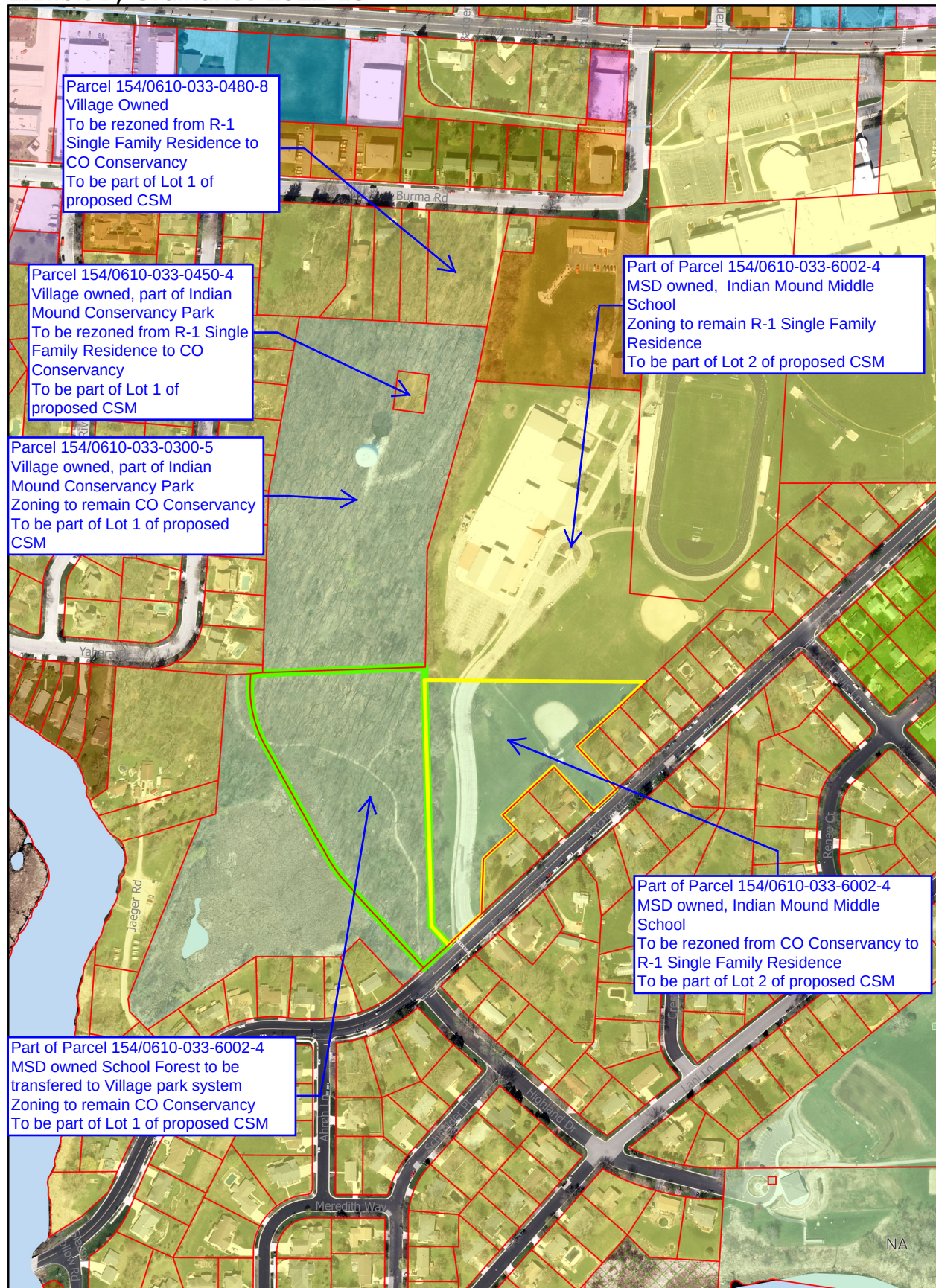
LEGAL DESCRIPTION

A part of Outlot 92 of the Village of McFarland Assessor's Plat located in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 6 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of Outlot 1 of the plat of Indian Mound Park recorded as Document No. 1467013 also being the Southwest corner of Outlot 90 of the said McFarland Assessor's Plat; thence North $88^{\circ}46'15''$ East along the South line of said Outlot 90, a distance of 421.57 feet to the Southeast corner of said Outlot 90; thence South $01^{\circ}29'30''$ East, a distance of 666.72 feet; thence South $42^{\circ}45'24''$ East, a distance of 60.00 feet to a point on the northwesterly right-of-way of Exchange Street; thence South $47^{\circ}14'36''$ West along the said northwesterly right-of-way, a distance of 87.33 feet; thence North $42^{\circ}31'43''$ West, a distance of 292.20 feet to a point of curvature; thence northwesterly 85.63 feet along a curve to the right having a radius of 365.00 feet, the chord of said curve bears North $35^{\circ}48'27''$ West a distance of 85.43 feet; thence North $29^{\circ}05'12''$ West, a distance of 329.85 feet; thence northerly 158.29 feet along a curve to the right having a radius of 306.05 feet, the chord of said curve bears North $14^{\circ}16'12''$ West a distance of 156.53 feet; thence North $00^{\circ}32'48''$ East, a distance of 32.82 feet to a point on the South line of said Outlot 1 of the plat of Indian Mound Park; thence North $83^{\circ}39'42''$ East along the said South line of Outlot 1, a distance of 30.87 feet to the Point of Beginning.

Said parcel contains 228,740 square feet or 5.251 acres more or less.

Exhibit B, Ordinance 2022-18



ORDINANCE 2022-18

AN ORDINANCE TO REZONE LANDS AT 6330 EXCHANGE STREET FROM CO CONSERVANCY TO R-1 SINGLE FAMILY RESIDENCE AND LANDS AT 4901 BURMA ROAD FROM R-1 SINGLE FAMILY RESIDENCE TO CO CONSERVANCY RELATING TO THE LAND TRANSFER OF THE SCHOOL FOREST FROM THE MCFARLAND SCHOOL DISTRICT TO THE VILLAGE.

Purpose: The rezoning at 6330 Exchange Street and 4901 Burma Road will deliver consistency of zoning associated with the current properties among Village-owned and the School District-owned lands.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the Village and McFarland School District entered into an agreement to transfer ownership of the lands of the “School Forest” to alleviate District costs and staff time associated with management of the established trails located in southwestern section of Lot 1 in Exhibit B; and,

WHEREAS, the Village Board approved on May 24, 2022, the transferring of ownership and jurisdiction of the “School Forest” from the School District to the Village to assume maintenance as needed in association with current land management responsibilities on the existing adjoining Indian Mound Conservancy Park; and,

WHEREAS, other local commission and committee groups in support of the land transfer include the Village Board, McFarland School Board, Village Park & Recreation Committee, Sustainability & Natural Resource Committee; and,

WHEREAS, the areas proposed for rezoning within proposed Lot 1, as described in Exhibits A and B, are consistent with the Village of McFarland Comprehensive Plan, which designates the subject land as future Public Lands, Recreation and Environmental Corridor; and,

WHEREAS, the areas proposed for rezoning within Lot 2, as described in Exhibits A and B, are consistent with the Village of McFarland Comprehensive Plan, which designates the subject land as future Public Lands, Recreation and Environmental Corridor; and,

WHEREAS, no building additions, new construction, or land disturbance are included in this land transfer; and,

WHEREAS, the Plan Commission held a public hearing on the proposed zoning amendment and associated Certified Survey Map on December 20, 2022, preceded by a Class Two Notice; and,

NOW, THEREFORE, the Village Board of the Village of McFarland, does ordain as follows:

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from R-1 Single Family Residence, to CO, Conservancy:

The entirety of Lot 1, shown in Exhibit A shall be rezoned to the CO Conservancy District, as further described in Exhibit B.

2. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from CO, Conservancy to R-1 Single Family Residence:

The entirety of Lot 2, shown in Exhibit A, shall be rezoned to the R-1 Single Family Residence District, as further described in Exhibit B.

3. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map, once the rezoning is effective, and the Certified Survey Map (Exhibit A) has been recorded with the Dane County Register of Deeds.

4. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 10th day of January, 2023.

ORDINANCE 2022 –18	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Clow –	Wreh -
Brassington –	Flaherty –
Nelson –	Brandt –
Jerke –	
VOTING RESULTS	

APPROVED:

Motion Carried Motion Defeated:
--

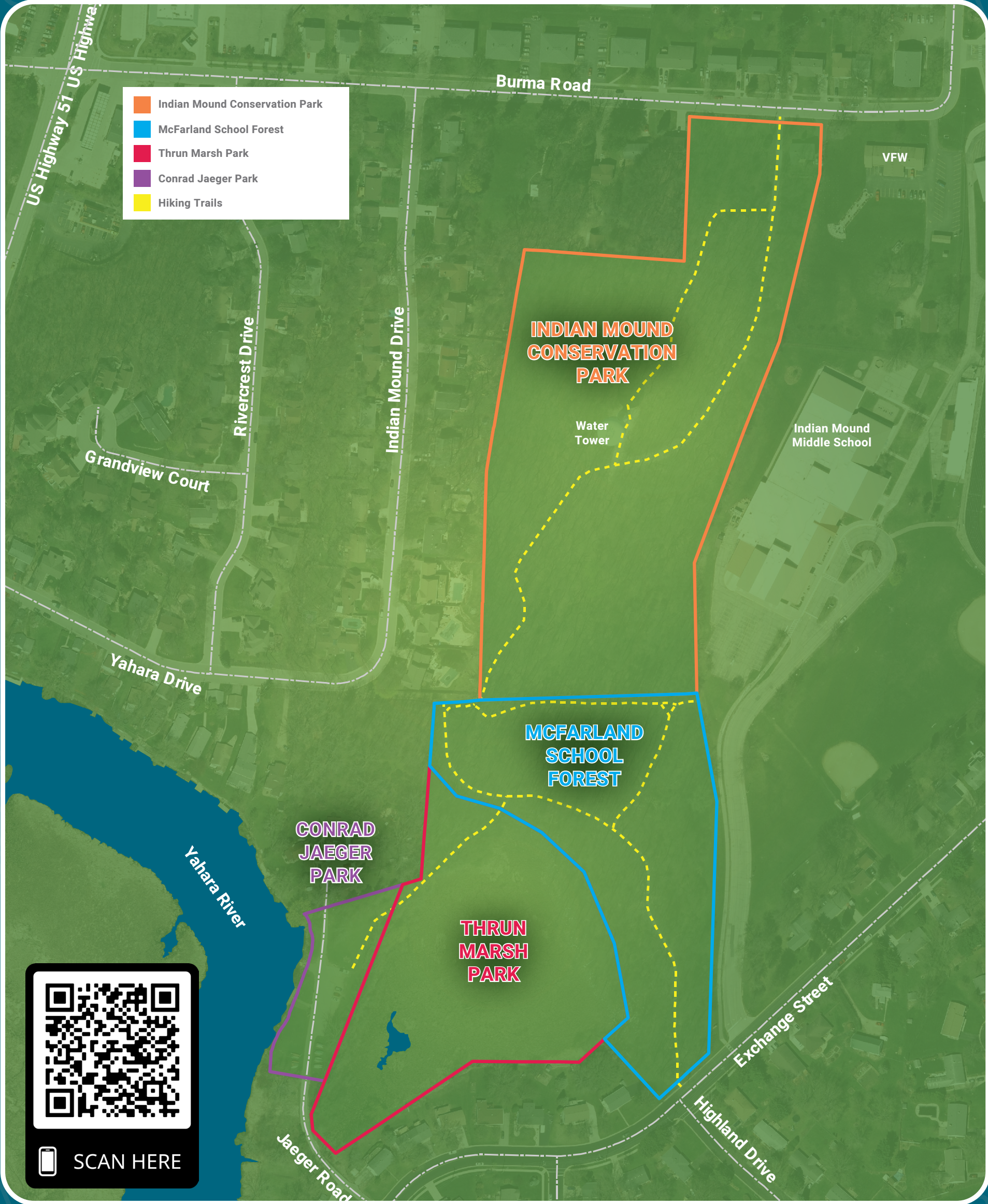
Carolyn A. Clow
Village President

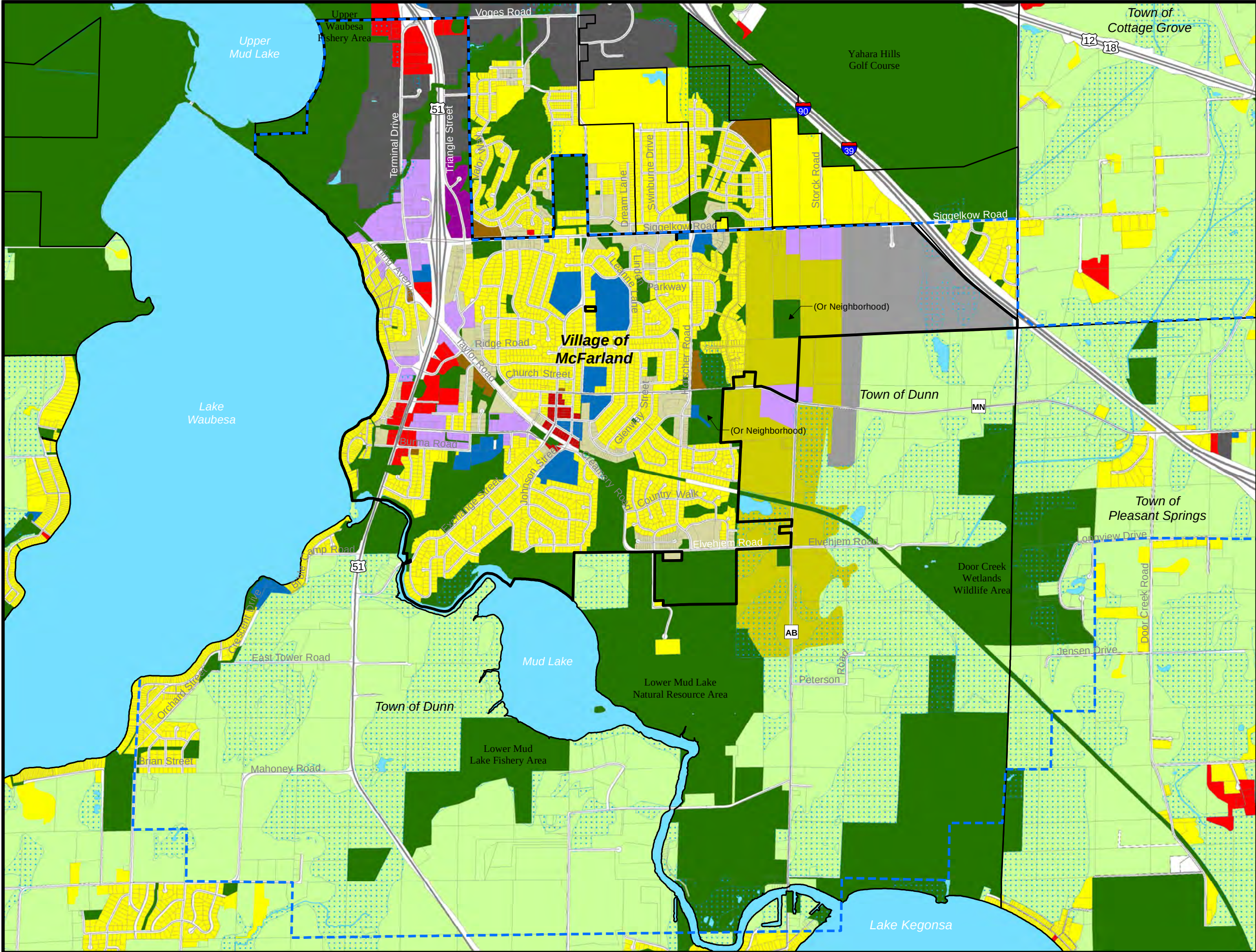
ATTEST:

Cassandra Suettinger
Duty Administrator/Clerk-Treasurer

Park Complex

Map





MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

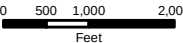
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

--- Village of McFarland Extraterritorial Jurisdiction Boundary

▣ Village of McFarland Limits (8/18)

▣ Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggekow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: May 2019

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Institutional and Governmental	Buildings and land owned by governmental, educational, religious, and other non-profit organizations intended for public uses, gathering places, membership clubs, or elderly care. Small-scale institutional uses may be located in areas mapped in other future land use categories.	Different residence or commercial districts (Village may wish to establish a “public and institutional” zoning district; current standards in residential districts may not fit institutional use needs)	1. Assure high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Continue to work with institutions with larger areas of vacant land and/or additional land needs, including the McFarland Cemetery Association and McFarland School District. Coordinate uses and activities on District-owned land, including the vacant site at the southeast corner of Broadhead Street and Holscher Road.
Public Lands, Recreation, and Environmental Corridors	Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking here in digital versions. Future parks may also be on lands mapped under other future land use categories.	CO Conservancy For Village parks, different residential or commercial districts may also be used, though the Village may wish to establish and use a “public and institutional” zoning district. Such areas may also be subject to wetland, floodplain, or shoreland zoning rules.	1. Utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas. 2. Designate environmental corridors with CARPC when land is added to the Urban Service Area. 3. Where compatible with natural resource and farmland preservation objectives, permit within environmental corridors cropping, grazing, underground utilities, and passive recreational and educational activities such as trails and low-impact athletic fields. Direct other development away from environmental corridors. 4. Collaborate with Dane County and others on the preservation of the large environmental corridors adjacent to Upper Mud Lake, “Lower” Mud Lake, and the Yahara River. 5. Where development is proposed near a mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the County Water Quality Plan, the Village Board will de-map any such area as environmental corridor by resolution if: a. More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present, b. Approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist, and/or c. A mapping error has been identified and confirmed.
DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands (blue dot pattern overlay areas on Map 6)	WisDNR mapped wetlands, along with other areas with soil or other conditions that indicate prior and possible wetlands, such as hydric soils, but that are not yet designated as wetland by the WisDNR. Such areas may have building limitations.	CO Conservancy, or development-based zoning districts if soil limitations and associated regulations can be overcome	1. Where such areas are mapped over a property, require a wetland screening in advance of development. If the screening suggests the possibility of actual wetlands, require a wetland delineation in advance of development and buffer such wetlands in accordance with CARPC policy. Some of these areas may be redesignated as environmental corridor in the future. 2. Areas within this designation should remain undeveloped if other, more appropriate building sites can be found on the property. If more appropriate building sites are not available, the underlying land use designation should guide future land use types and density (e.g., Single Family Residential).
Agricultural Preservation	Envisioned for long-term (15+ year) farming and open space. Also allows farmsteads, limited non-farm housing, and associated home occupations and family businesses. May be served by private well and septic.	Generally A-1 (Ex) Exclusive Agriculture in the County’s zoning jurisdiction	1. Support continued farming, open space uses, and operations that process farm products grown mainly on-site and agricultural entertainment, where farming remains the primary activity. 2. Limit non-farm residential development to a maximum density of 1 home per 35 acres of lands in contiguous single ownership, within clusters of smaller individual home sites as opposed to housing on 35+ acre lots. 3. Assure that rural uses do not impede very long-term urban development or road or utility extensions.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 17, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Certified Survey Map requested by the Village of McFarland and McFarland School District for the purpose of lot line adjustments to part of Outlots 90, 91, 92 and 106 of Assessor Plat, all located in Section 3, T6N, R10E Village of McFarland, WI, (6330 Exchange Street & 4901 Burma Road).

PREVIOUS ACTION:

December 20, 2022 - Plan Commission held public hearing for this item

ISSUE SUMMARY:

Staff has consolidated all background and summary information regarding this request under agenda Item 5a. A separate public hearing and action is required for the CSM under the Village's Subdivision Code. At this time, there were no recommended conditions of approval regarding the CSM from the Village Attorney, Department Staff, Village Engineer, Director of Public Works, Fire Chief or Police Chief.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve a Certified Survey Map requested by the Village of McFarland and McFarland School District for the purpose of lot line adjustments to part of Outlots 90, 91, 92 and 106 of Assessor Plat, all located in Section 3, T6N, R10E Village of McFarland, WI, (6330 Exchange Street & 4901 Burma Road).

ATTACHMENTS:

None

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 17, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action to make a recommendation to the Village Board regarding Ordinance 2022-19, an ordinance rezoning certain lands at Grand View Outlot 1 from CO Conservancy to R-1 Single Family Residence to accommodate reconstruction of Lift Station No. 2. located at 6407 Pheasant Run. Rezone requested by the Village of McFarland.

PREVIOUS ACTION:

December 20, 2022 - Plan Commission held a public hearing for this item.

ISSUE SUMMARY:

The Village of McFarland is proposing to reconstruct the existing sanitary sewer Lift Station #2, located at 6407 Pheasant Run, at the western entrance of the Grandview Trail in Grandview Park. In order to accommodate additional space for the lift station, the Village is proposing to add approximately 3,409 square feet to the existing parcel, extending the east lot line to become linear with the rear lot line of 6405 Pheasant Run. Refer to the associated proposed Certified Survey Map (CSM) in the packet. The rezone affects only the additional space being added to the lift station parcel from Grand View Outlot 1. Current zoning for the additional space is CO, Conservancy, and will be rezoned R-1 Single Family Residence to be consistent with the current zoning of the lift station property. The parcel for lift station #2 and the adjacent parcel to the east, Grand View Outlot 1, are owned by the Village. The Village Engineer is currently designing the new lift station structure for Village Board approval. Prior to bidding the project, a separate site design review permit application will be submitted for approval by the Plan Commission.

Existing Property

The current zoning for Lift Station #2 is R-1, Single Family Residence and is approximately 8,672 square feet. The adjacent properties to the west include 6407 and 6409 Fox Run. To the north is 6405 Pheasant Run. The three mentioned properties are zoned R-1, Single Family Residence and include a detached single-family home. The adjacent property to the east is Grand View Outlot 1 and is zoned CO, Conservancy. The property adjacent to the south is 39.27 acres and zoned Farmland Preservation. This area is largely undeveloped and located in the Town of Dunn.

Staff Comments

No items of concerns from the Village Engineer, Police Chief, Fire Chief or Director of Public Works.

**Public Comments**

The Department did not receive any public comments regarding this request prior to publication of the meeting packet.

FINANCIAL/BUDGET IMPACT:**VILLAGE PLAN REFERENCE:**

Comprehensive Plan, 2017- Map 6, Future Land Use, identifies the lift station as Public Lands, Recreation, and Environmental Corridor. The proposed rezone is consistent with the current zoning of the lift station and surrounding single family homes. Figure 4-1: Future Land Use Categories and Policies provides the following description for Public Lands, Recreation, and Environmental Corridors. The description is consistent with the current use of the property: *"Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking here in digital versions. Future parks may also be on lands mapped under other future land use categories."*

ORDINANCE REFERENCE:

Division 4. - Changes and Amendments to the Zoning Code

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve Ordinance 2022-19, an ordinance rezoning certain lands at Grand View Outlot 1 from CO Conservancy to R-1 Single Family Residence to accommodate reconstruction of Lift Station No. 2. located at 6407 Pheasant Run. Rezone requested by the Village of McFarland.

ATTACHMENTS:

1. 6407 Pheasant Run Lift Station2 Plan Commission Application_11.05.22
2. 2022-19 Ordinance to rezone certain lands at 6407 Pheasant Run
3. McFarland Comprehensive Plan_Map 6_Future Land Use
4. Figure 4.1(page 37)



Plan Commission Application – 2022

~Application must be completed in full~

Applicant - Owner	Village of McFarland Public Works	Applicant's Agent	Town & Country Engineering, Inc.
	Jim Hessling	Name	Brian Berquist, P.E.
Address	5115 Terminal Drive McFarland, WI 53558	Address	6264 Nesbitt Road Madison, WI 53719
Email	jim.hessling@mcfarland.wi.us	Email	brian@tcengineers.net
Phone #	608-838-7287	Phone #	(608) 273-3350
Fax #	---	Fax #	---

Parcel No(s). 061002352393

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)

Village will be reconstructing Lift Station 2 due to corrosion in the pump vault and to accommodate future growth. Current parcel is zoned R-1, with adjacent Village owned parcel zoned CO-Conservancy. The reconstruction will include installation of a permanent generator and supporting structure to reduce visibility and noise to neighbors, along with providing storage for sanitary sewer utility equipment. The request is to expand the R-1 parcel by moving the eastern lot line further east to allow for the new structure.

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:

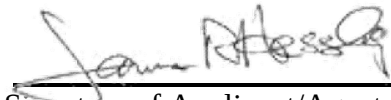
December 7 (2021)-----	January 18
January 11-----	February 21
February 8-----	March 21
March 8-----	April 18
April 5-----	May 17
May 10-----	June 21
June 7-----	July 19
July 5-----	August 16
August 9-----	September 20
September 6-----	October 18
October 4-----	November 15
November 8-----	December 20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

11/7/2022

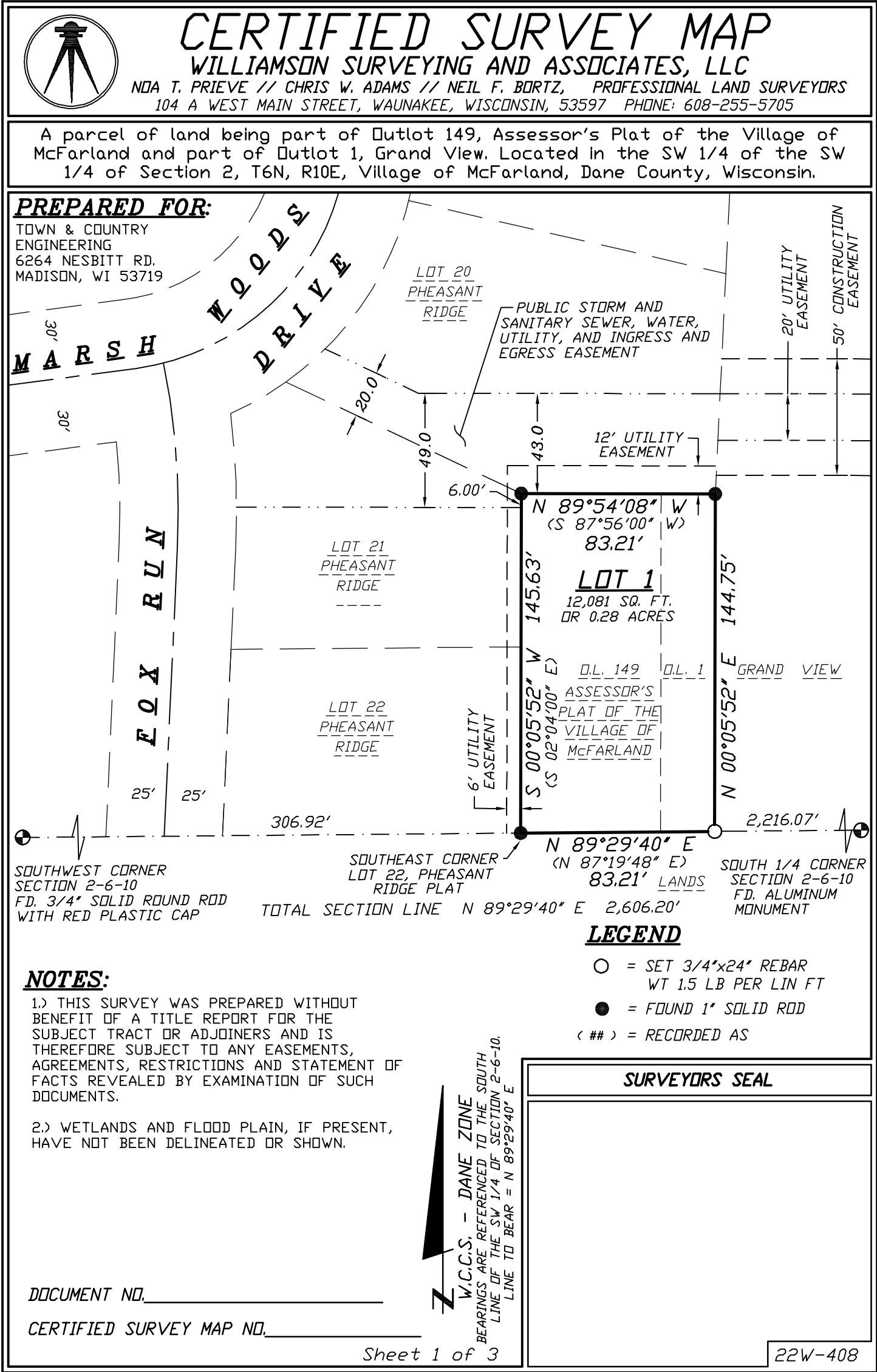
Date

Lift Station #2 Rezone. A metes and bounds description of the area in the requested changed from CO to R-1:

Commencing at the southwest corner of Outlot 1 of the Grand View Plat of the Village of McFarland in the Village of McFarland, Dane County, Wisconsin, also being the point of beginning;

Thence N 89deg29min40sec E 23.21 feet; thence N 00deg05min52sec E 144.75 feet; thence S 89deg29min40sec W 23.21 feet; thence S 00deg05min52sec W 144.99 feet to the point of beginning.

Exhibit A, Ordinance 2022-19





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land being part of Outlot 149, Assessor's Plat of the Village of McFarland and part of Outlot 1, Grand View. Located in the SW 1/4 of the SW 1/4 of Section 2, T6N, R10E, Village of McFarland, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the Village of McFarland, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of Outlot 149, Assessor's Plat of the Village of McFarland, recorded in the Dane County Register of Deeds Office in Volume 14 of Plats, Pages 16 through 27, as Document No. 824385 and part of Outlot 1, Grand View, recorded in the Dane County Register of Deeds Office in Volume 54 of Plats, Page 32, as Document No. 1824181. All located in the SW 1/4 of the SW 1/4 of Section 2, T6N, R10E, Village of McFarland, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest Corner of said Section 2; thence N 89°29'40" E along the south line of the Southwest 1/4, 306.92 feet to the southeast corner of Lot 22, Pheasant Ridge Plat and to the point of beginning.

Thence continue N 89°29'40" E along said south line, 83.21 feet; thence N 00°05'52" E, 144.75 feet to the southeast corner of Lot 20, Pheasant Ridge Plat; thence along the south and east lines of said Pheasant Ridge Plat for the next two courses N 89°54'08" W, 83.21 feet; thence S 00°05'52" W, 145.63 feet to the point of beginning. This parcel contains 12,081 sq. ft. or 0.28 acres thereof.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

SURVEYORS SEAL

Sheet 2 of 3

22W-408



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land being part of Outlot 149, Assessor's Plat of the Village of McFarland and part of Outlot 1, Grand View. Located in the SW 1/4 of the SW 1/4 of Section 2, T6N, R10E, Village of McFarland, Dane County, Wisconsin.

OWNERS' CERTIFICATE:

Village of McFarland, as owner, I certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by to be submitted to the Village of McFarland for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

VILLAGE BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Village of McFarland on this _____ day of _____, 20____.

Cassandra Suettinger
Village of McFarland Clerk

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20____ at ___ o'clock ___ M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 3

SURVEYORS SEAL

22W-408

Exhibit B, Ordinance 2022-19



11/22/2022, 12:40:55 PM

Zoning

CO Conservancy

R-1 Single Family Residence

Municipalities

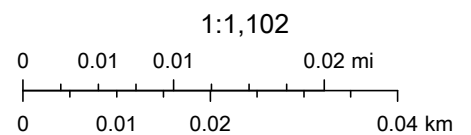
Village

Town

Parcels

Road Names

Parcels



ORDINANCE 2022-19

AN ORDINANCE TO REZONE CERTAIN LANDS AT GRAND VIEW OUTLOT 1 FROM CO CONSERVANCY TO R-1 SINGLE FAMILY RESIDENCE AS PART OF A CERTIFIED SURVEY MAP TO EXPAND 6407 PHEASANT RUN, LIFT STATION #2

Purpose: To rezone a portion of land within Grand View Outlot 1 intended to be combined by Certified Survey Map (Exhibit A) to property located at 6407 Pheasant Run to enable future reconstruction of the Village's Lift Station #2.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the Village desires to reconstruct the existing sanitary sewer Lift Station #2 to accommodate a new structure; and,

WHEREAS, the Village owns both adjoining lands at 6407 Pheasant Run and Grand View Outlot 1; and,

WHEREAS, the associated Certified Survey Map is included as Exhibit A which establishes the new location for the east lot line of 6407 Pheasant Run, Lift Station #2, adjacent to Grand View Outlot 1; and,

WHEREAS, the relocation of the east lot line of Lift Station #2 will be consistent with the northern adjacent property at 6405 Pheasant Run and add 3,409 square feet of space to the existing 8,672 square feet; and,

WHEREAS, the proposed rezoning of the Grand View Outlot 1 in Exhibit A and B only affects the 3,409 square feet being added and intended to be consistent with the current zoning for Lift Station #2 and that of the adjacent residential homes; and,

WHEREAS, the areas proposed for rezoning within proposed Lot 1, as described in Exhibits A and B, are consistent with the Village of McFarland Comprehensive Plan, which designates the subject land as future Public Lands, Recreation and Environmental Corridor; and,

WHEREAS, the Plan Commission held a public hearing on the proposed zoning amendment and associated Certified Survey Map on December 20, 2022, preceded by a Class Two Notice; and,

NOW, THEREFORE, the Village Board of the Village of McFarland, does ordain as follows:

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from CO, Conservancy to R-1 Single Family Residence.

Commencing at the southwest corner of Outlot 1 of the Grand View Plat of the Village of McFarland in the Village of McFarland, Dane County, Wisconsin, also being the point of beginning;

Thence N 89deg29min40sec E 23.21 feet; thence N 00deg05min52sec E 144.75 feet; thence S 89deg29min40sec W 23.21 feet; thence S00deg05min52sec W 144.99 feet to the point of beginning.

Be it further described that the entirety of Lot 1, Parcel 154/0610-023-5239-3, shown in Exhibit A shall be zoned to the R-1 Single Family Residence, as further described in Exhibit B, upon approval of this Ordinance and recording of the Certified Survey Map.

2. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map, once the rezoning is effective, and the Certified Survey Map (Exhibit A) has been recorded with the Dane County Register of Deeds.

3. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in the ordinance.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 10th day of January, 2023.

ORDINANCE 2022 –19	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Clow –	Wreh -
Brassington –	Flaherty –
Nelson –	Brandt –
Jerke –	
VOTING RESULTS	
Motion	
Carried	
Motion	

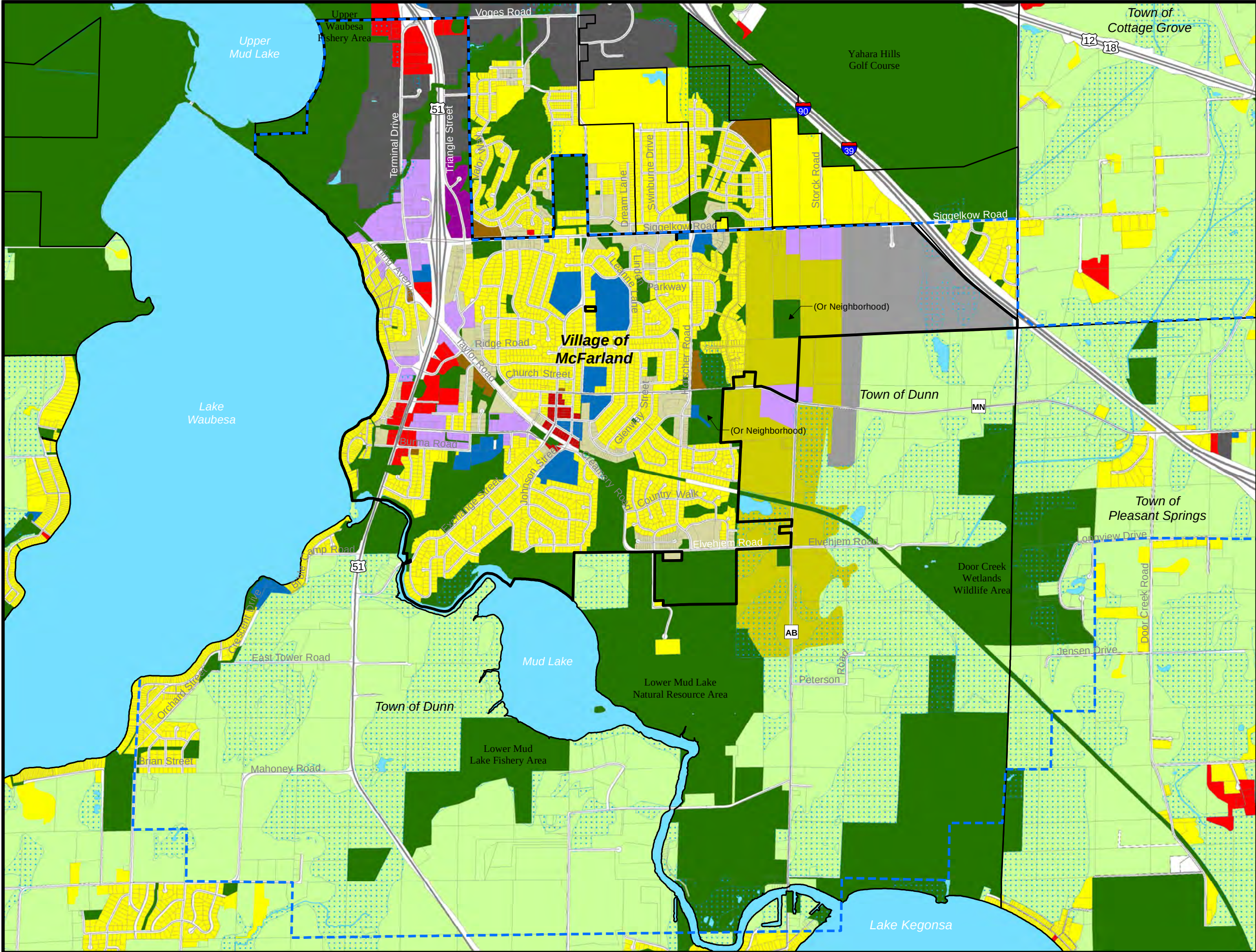
Defeated:

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger
Duty Administrator/Clerk-Treasurer



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

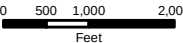
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

--- Village of McFarland Extraterritorial Jurisdiction Boundary

⬢ Village of McFarland Limits (8/18)

⬢ Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggelkow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: May 2019

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Institutional and Governmental	Buildings and land owned by governmental, educational, religious, and other non-profit organizations intended for public uses, gathering places, membership clubs, or elderly care. Small-scale institutional uses may be located in areas mapped in other future land use categories.	Different residence or commercial districts (Village may wish to establish a “public and institutional” zoning district; current standards in residential districts may not fit institutional use needs)	1. Assure high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Continue to work with institutions with larger areas of vacant land and/or additional land needs, including the McFarland Cemetery Association and McFarland School District. Coordinate uses and activities on District-owned land, including the vacant site at the southeast corner of Broadhead Street and Holscher Road.
Public Lands, Recreation, and Environmental Corridors	Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking here in digital versions. Future parks may also be on lands mapped under other future land use categories.	CO Conservancy For Village parks, different residential or commercial districts may also be used, though the Village may wish to establish and use a “public and institutional” zoning district. Such areas may also be subject to wetland, floodplain, or shoreland zoning rules.	1. Utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas. 2. Designate environmental corridors with CARPC when land is added to the Urban Service Area. 3. Where compatible with natural resource and farmland preservation objectives, permit within environmental corridors cropping, grazing, underground utilities, and passive recreational and educational activities such as trails and low-impact athletic fields. Direct other development away from environmental corridors. 4. Collaborate with Dane County and others on the preservation of the large environmental corridors adjacent to Upper Mud Lake, “Lower” Mud Lake, and the Yahara River. 5. Where development is proposed near a mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the County Water Quality Plan, the Village Board will de-map any such area as environmental corridor by resolution if: a. More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present, b. Approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist, and/or c. A mapping error has been identified and confirmed.
DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands (blue dot pattern overlay areas on Map 6)	WisDNR mapped wetlands, along with other areas with soil or other conditions that indicate prior and possible wetlands, such as hydric soils, but that are not yet designated as wetland by the WisDNR. Such areas may have building limitations.	CO Conservancy, or development-based zoning districts if soil limitations and associated regulations can be overcome	1. Where such areas are mapped over a property, require a wetland screening in advance of development. If the screening suggests the possibility of actual wetlands, require a wetland delineation in advance of development and buffer such wetlands in accordance with CARPC policy. Some of these areas may be redesignated as environmental corridor in the future. 2. Areas within this designation should remain undeveloped if other, more appropriate building sites can be found on the property. If more appropriate building sites are not available, the underlying land use designation should guide future land use types and density (e.g., Single Family Residential).
Agricultural Preservation	Envisioned for long-term (15+ year) farming and open space. Also allows farmsteads, limited non-farm housing, and associated home occupations and family businesses. May be served by private well and septic.	Generally A-1 (Ex) Exclusive Agriculture in the County’s zoning jurisdiction	1. Support continued farming, open space uses, and operations that process farm products grown mainly on-site and agricultural entertainment, where farming remains the primary activity. 2. Limit non-farm residential development to a maximum density of 1 home per 35 acres of lands in contiguous single ownership, within clusters of smaller individual home sites as opposed to housing on 35+ acre lots. 3. Assure that rural uses do not impede very long-term urban development or road or utility extensions.

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, January 17, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action regarding a Certified Survey Map requested by the Village of McFarland for the purpose of lot line adjustment for property located at 6407 Pheasant Run.

PREVIOUS ACTION:

December 20, 2022 - Plan Commission held a public hearing for this item

ISSUE SUMMARY:

Staff has consolidated all background and summary information regarding this request under agenda item 5c. At this time, there were no recommended conditions of approval regarding the CSM from Department Staff, Village Engineer, Director of Public Works, Fire Chief or Police Chief.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve a Certified Survey Map requested by the Village of McFarland for the purpose of lot line adjustment for property located at 6407 Pheasant Run.

ATTACHMENTS:

None

**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Tuesday, January 17, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding a proposed cell tower at 3486 CTH MN in the Town of Dunn, Dane County, WI.

PREVIOUS ACTION:

ISSUE SUMMARY:

Planning staff from Dane County has notified the Department that they have received a conditional use permit application for a new 170-foot monopole cell tower at 3486 CTH MN. This property is located in the Town of Dunn but is bordered by the Village of McFarland to the west, north, and east. A copy of the full application is included in the packet and available on the [Dane County website](#). The Dane County Zoning & Land Regulation Committee is scheduled to hold a public hearing on the conditional use permit at their February 28, 2023 meeting. Since this property is located in Dane County, the Village of McFarland does not have zoning jurisdiction regarding the permit application. Given that the proposed location is directly adjacent to the Village, and in a location planned for future residential development in our existing and draft East Side Plan, it has the potential to impact adjacent existing and future development opportunities. Staff is currently reviewing the details of the application in order to prepare a letter for submittal to the Dane County Zoning & Land Regulation Committee. For the January meeting, staff wanted to inform the Plan Commission of this application. An agenda item to review and submit a letter to the County will be included on the Plan Commission's February meeting agenda.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

2008 East Side Neighborhood Plan

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is presented for discussion only.

ATTACHMENTS:

1. CUP 2583 APP

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
12/20/2022	DCPCUP-2022-02583
Public Hearing Date	
02/28/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ARIF M KHAN & SADIA ARIF	Phone with Area Code (608) 444-9441	AGENT NAME CELLUSITE LLC	Phone with Area Code (317) 507-4541
BILLING ADDRESS (Number, Street) 3486 COUNTY HIGHWAY MN		ADDRESS (Number, Street) 103 WILSHIRE COURT	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) Noblesville, IN 46062	
E-MAIL ADDRESS		E-MAIL ADDRESS derek@cellusite.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
3486 County Road MN					
TOWNSHIP DUNN	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-021-8245-0		---		---	

CUP DESCRIPTION
174' Monopole Communication Tower

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.103(9)	2.0

COMMENTS: 174' MONOPOLE COMMUNICATION TOWER	DEED RESTRICTION REQUIRED? ☐ Yes ☐ No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent)
			PRINT NAME:
			DATE:

Form Version 01.00.03



Legend

-  Wetland
-  Floodplain



0 75 150 300 Feet

CUP 02583
ARIF M KHAN & SADIA
ARIF



Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	ARIF M KHAN & SADIA ARIF	Agent Name:	Derek McGrew
Address (Number & Street):	3486 County Road MN	Address (Number & Street):	103 Wilshire Court
Address (City, State, Zip):	McFarland, WI 53558	Address (City, State, Zip):	Noblesville, IN 46062
Email Address:		Email Address:	derek@cellusite.net
Phone#:	608-444-9441	Phone#:	317-507-4541

SITE INFORMATION

Township:	Dunn	Parcel Number(s):	028/0610-021-8245-0
Section:	02	Property Address or Location:	3486 County Road MN
Existing Zoning: Rural Re	Proposed Zoning: Rural I	CUP Code Section(s):	10.103

DESCRIPTION OF PROPOSED CONDITIONAL USE

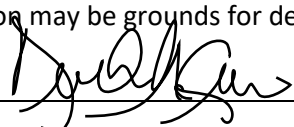
Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Communication Towers	Is this application being submitted to correct a violation? Yes ☐ No ☒
Provide a short but detailed description of the proposed conditional use: See Application Cover Letter.	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

☒ Complete attached information sheet for standards	☒ Site Plan drawn to scale	☒ Detailed operational plan	☒ Written legal description of boundaries	☒ Detailed written statement of intent	☐ Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: 

Date: 09/14/2022

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

See Application Cover Letter.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

See Application Cover Letter.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

See Application Cover Letter.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

See Application Cover Letter.

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

See Application Cover Letter.

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

See Application Cover Letter.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

See Application Cover Letter.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

N/A

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

N/A

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

N/A

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

N/A

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

N/A

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

See Application Cover Letter.

List the proposed days and hours of operation.

24/7

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

0

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

See Application Cover Letter.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

None

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

None anticipated to be required. Land is completely flat.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

None required

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

None required

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

See Application Cover Letter.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

None

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

None

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

The only signage is a small 2'x1' sign to include the ASR registration as required by the FCC

Briefly describe the current use(s) of the property on which the conditional use is proposed.

See Application Cover Letter.

Briefly describe the current uses of surrounding properties in the neighborhood.

See Application Cover Letter.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

☐ SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- ☐ Scale and north arrow.
- ☐ Date the site plan was created.
- ☐ Existing subject property lot lines and dimensions.
- ☐ Existing and proposed wastewater treatment systems and wells.
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards.
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way.
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#).
- ☐ Proposed loading/unloading areas.
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- ☐ Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- ☐ Hours of operation.
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- ☐ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- ☐ Signage, consistent with section [10.800](#).

☐ ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- ☐ Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).



December 6, 2022

Mr. Majid Allan
County of Dane
Department of Planning and Development
City-County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Application for Conditional Use Permit – Telecommunication Tower
Property Address: 3486 County Highway MN, McFarland, WI 53589 (Town of Dunn)
Applicants: CelluSite, LLC, agent for Iron Mountain Towers, LLC dba TowerKing and DISH Wireless LLC
Parcel Owner: Arif M. Kahn and Sadia Arif

Dear Mr. Allan:

Enclosed for consideration please find Iron Mountain Towers, LLC dba TowerKing ("**TowerKing**") and DISH Wireless LLC's ("**DISH**") (TowerKing and DISH, collectively, the "**Applicants**") Conditional Use Permit Application (the "**Application**") to construct a multi-carrier wireless telecommunication tower and associated facilities (the "**Wireless Communications Facility**"). I serve as agent for Applicants.

The Wireless Communications Facility has been designed to accommodate additional providers (carriers, wireless internet providers and E911) interested in improving service within the greater area of the Village of McFarland, the Town of Dunn, and along a portion of Interstate 90/39 in Dane County. TowerKing actively markets its tower sites for collocation to all communications users and offers competitive business terms, which are attractive to its customers. We have approached this project thoughtfully, with an emphasis on blending the needs of the local citizenry with the goals of the Applicants.

Mr. Majid Allan
Planning & Development
December 6, 2022
Page 2

The proposed facility meets the guidelines in Wis. Stat. § 66.0404 (the “**Wireless Siting Law**”).¹ It includes a 170-foot galvanized steel monopole, with a 4-foot lightning rod, for an overall structure height of 174 feet (the “**Tower**”).

WIRELESS SITING LAW

The Wireless Siting Law sets forth six (6) requirements which must be included in an application to construct a new tower.² Those requirements, and the Applicants’ responses to those requirements, follow. It is my belief that this information and related enclosures fulfill the requirements of the Wireless Siting Law.

1. The name and business address of, and the contact individual of, the applicant.

Applicants:	Contact Individual:
Iron Mountain Towers, LLC dba TowerKing c/o Grant Phillips 23434 Elliot Road Defiance, OH 43512 (419) 438-7587	Derek McGrew / CelluSite, LLC 103 Wilshire Court Noblesville, IN 46062 (317) 507-4541 derek@cellusite.net
DISH Wireless LLC 8040 Excelsior Drive, Suite 400 Madison, WI 53717	Jennifer Dokos Sr. Site Acquisition Specialist – Wireless Nashville Market – SDF Office: (678) 988-1600 jennifer.dokos@dish.com

2. The location of the proposed or affected support structure.

¹ The Wireless Siting Law provides that a political subdivision may regulate the siting and construction of a new mobile service support structure and facilities only as provided in Wis. Stat. § 66.0404 and further provides that any ordinances in effect that are inconsistent with Wis. Stat. § 66.0404 may not be applied to, or enforced against, the activity. Wis. Stat. § 66.0404(h) & (i).

² The six requirements are found at Wis. Stat. § 66.0404(2)(b).

Applicants propose to construct a mobile service facility and related mobile support service structure, as defined by the Wireless Siting Law, at 3486 County Highway MN, which bears Parcel ID # 028/0610-021-8245-0 (the “**Property**”).

The Tower will be constructed by TowerKing and located within a 100’ x 100’ leased area (the “**Leased Premises**”), of which 50’ x 50’ will be fenced and located in the northeastern portion of the Property and as depicted in the enclosed survey and construction drawings (the “**Construction Drawings**”) marked as Exhibit A.

3. The location of the proposed mobile service facility.

The Wireless Siting Law defines “mobile service facility” as:

the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.³

The Construction Drawings depict where the mobile service facility will be located on the Property (the mobile service facility and the Tower, collectively, the “**Installation**”). As noted on the enclosed Construction Drawings, sheet C-1, DISH will attach its equipment on the Tower at the 160-foot centerline. DISH will route its coax/cabling through the interior of the Tower and install its equipment near the base of the Tower within a fenced compound within the Leased Premises. The Installation is designed to accommodate three (3) additional wireless providers besides DISH.

4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.

The application proposes installation of a new Tower; therefore, the requirements of this section are not applicable.

³ Wis. Stat. § 66.0404(1)(L).

5. **If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile services support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.**

The Construction Drawings provide this information.

6. **If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.**

Enclosed is a sworn statement prepared by a DISH radio frequency engineer (the “**DISH Sworn Statement**”) marked as Exhibit B. The DISH Sworn Statement includes the search ring which defines the precise geographic area where an additional cell site is needed to expand network coverage or capacity. Contributing factors for search ring placement and shape include the surrounding topography, the demographics and even whether the surrounding areas are urban, suburbs or open land.

The DISH Sworn Statement outlines why the proposed location was selected and attests there are no existing structures of sufficient height available for collocation within the search ring, making collocation technically infeasible. In fact, there are no available sites within the search ring, and the proposed site is the best candidate to meet DISH’s network design needs.

SETBACKS

The Tower meets the RR-2 Rural Residential Zoning District minimum front setback for structures of 63 feet from the town road center line; the minimum side yard setback of 10 feet from the lot line; and the minimum rear yard setback of 10 feet from the rear lot line (Section 10.242). There are no existing telecommunications towers within the search ring or close enough to the search ring to meet the coverage and capacity needs of DISH.

ADDITIONAL DISCUSSION

TowerKing is a national owner and operator of wireless communications infrastructure. TowerKing proposes to operate the Installation within the Leased Premises and will own the Tower. DISH will install its equipment on the Tower and place ground equipment within the Leased Premises. It is not uncommon for wireless telecommunications service providers to partner with companies like TowerKing to site development projects.

The proposed Installation results from the needs of DISH. In 2020, DISH became a nationwide U.S. wireless carrier through the acquisition of Boost Mobile and as part of the regulatory review process of the merger between Sprint and T-Mobile. DISH is building the nation's first virtualized, standalone 5G broadband network, and has also determined a need for coverage within the immediate area.

The Installation will include a 12-foot-wide access and utility easement from the existing driveway off of County Road MN. The access and utility easement will require only minimal improvement.

The Installation will provide a great benefit in providing high quality, technologically advanced wireless communication services to the area. The Installation will conform to all applicable laws and regulations, including the national standard's seventh revision for Steel Antenna Towers and Antenna Supporting Structures published by the Telecommunications Industry Association (ANSI/TIA 222-G), Federal Communications Commission, and Federal Aviation Administration ("FAA"). The FAA Determination of No Hazard, which further negates any risk posed by the Tower, is attached and marked as Exhibit C.

The Installation will fill the void for wireless coverage within the immediate geographic area of the site. Once constructed, the Installation will negate requests for additional towers in the area.

The Property is in the RR-2 Rural Residential (2 to 4 acres) Zoning District (the "**RR-2 District**"), which is described in Section 10.242 of the County's Zoning Ordinance. The Leased Premises has been positioned upon the Property in a location to best fit with the current uses of the Property, as well as the surrounding properties. Photo simulations are included at marked as Exhibit D. The Installation will require no public financial contribution or result in any additional expenses public facilities and services.

The communication services offered by DISH are expected to be used by the general public, providing an economic asset to the community. The Installation will enhance E-911 services, further protecting public health, safety, and welfare within the area. Besides strengthening coverage, the Tower will facilitate deployment of next generation technology.

The Installation will be unmanned and will not be lighted. No parking or employee facilities are required. DISH's technicians will visit the site periodically, typically a couple hours once per month, for the security monitoring, testing, monitoring, and maintenance of its equipment. TowerKing will also visit the site periodically to monitor the maintenance and security of the facility. The facility will not generate recognizable traffic. Noise level is limited to periodic generator operation.

DANE COUNTY COMMUNICATION TOWER ORDINANCE

Dane County regulates wireless siting via Section 10.103(9) of its Code of Ordinances (the "**Dane County Communication Tower Ordinance**" or the "**County Ordinance**"). The Application meets the applicable provisions of the Ordinance, when read in conjunction with the Wireless Siting Law. The requirements of the County Ordinance, and the Applicants' responses to those requirements, follow. This information and related enclosures fulfill the applicable requirements of the County Ordinance.

- Section 10.103(9)(b)1.a.i.
 - Contact information for the Applicants is provided above. FCC license numbers are set forth in the FCC Radio Station Authorizations enclosed with this Application and marked as Exhibit E.
- Section 10.103(9)(b)1.a.ii.
 - See the Construction Drawings, sheet T-1.
- Section 10.103(9)(b)1.a.iii.
 - See FCC Radio Station Authorizations.
- Sections 10.103(9)(b)1.b.i. and 10.103(9)(b)1.b.ii.
 - See DISH Sworn Statement.
- Section 10.103(9)(b)1.c.

- o See Search Ring, Tower Map & Existing Residences Map enclosed with this Application and marked as Exhibit F.
- Section 10.103(9)(b)1.d.
 - o This information has been provided directly to the County's third-party engineering consultant.
- Sections 10.103(9)(b)1.e. & 10.101(6)
 - o See the Construction Drawings and Search Ring, Tower Map & Existing Residences Map.
- Section 10.103(9)(b)1.f.
 - o See the Construction Drawings.
 - o The Tower will not be lighted per the FAA Determination of No Hazard.
 - o See Photo Simulations.
 - o Notification to other carriers has been provided via email. See Exhibit H attached.
 - o Notification to nearby airports will have been provided per the FAA Determination of No Hazard.

TOWN OF DUNN COMMUNICATION TOWERS ORDINANCE

To the extent it is not inconsistent with, or preempted by, Wis. Stat. § 66.0404, the Town of Dunn also regulates the construction and operation of communication towers via Ordinance No. 12-5 (the "**Town of Dunn Communication Tower Ordinance**" or the "**Town Ordinance**"). The Application will meet the applicable provisions of the Town Ordinance. This Application provides much of what is required by the Town Ordinance, which overlaps with Wis. Stat. § 66.0404 and the County Ordinance. Applicants will subsequently furnish to the Town any information that is not addressed by this Application.

STANDARDS FOR CONDITIONAL USE PERMITS

- 1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The proposed Tower will not be detrimental to or endanger the public health, safety, comfort or general welfare. The Tower does not generate noise, traffic, sounds, odors, or any

nuisance that would be detrimental to the residents of the County or Town. At the same time, the Tower will increase telecommunication connectivity, Wi-Fi, and access to emergency services.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The proposed use will not foreseeably substantially impair or diminish the uses, values and enjoyment of other property in the area. The properties immediately to the north, east, and south of the Property are all open space/agriculturally-zoned parcels, the uses of which will not be affected by the Tower. The Tower is set back as far as possible from west property line (and abutting single-family residence uses), and the parcels to the north, east, and south are all agriculturally-zoned (A-1 (Agricultural Transition) and FP-35 (General Farmland Preservation)). The proposed Tower is a monopole, rather than a lattice tower, and will not require guy wires. It is minimally invasive from a visual standpoint as provided in the Photo Simulations. Further, the enclosure will be screened by a wood fence and vegetation.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed use will not impede the normal and orderly development and improvement of the surrounding properties. The small footprint of the proposed site will allow the Property to be used as permitted and the proposed use will not impede the normal and orderly development and improvement of the surrounding agriculturally-zoned properties to the north, east, and south.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

All access and utilities are provided as indicated in the Construction Drawings. The Tower will not have an impact on water, septic, or storm water management, nor generate traffic requiring (one additional vehicle a month) infrastructure improvement. The approval of this Application will add an additional utility for the surrounding public to use.

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

As provided in the Construction Drawings, the Tower will be accessible via an extension of an existing driveway. The use will only generate additional traffic of one vehicle per month.

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

The Tower conforms to all applicable regulations in the district in which it will be located as provided in this letter. The Tower is designed to fail at a location that will result in a fall radius of less than 35 feet⁴ and the Installation will be screened by an eight-foot wooden fence and vegetation.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

The Tower is consistent with the Comprehensive Plans of the Town and County. Specifically, the proposed use is consistent with the County's goal to ensure that its residents continue to enjoy high quality community services and facilities. Similarly, the proposed use further the goals of the Town, as its Plan recognizes that "[a]ccess to communication facilities is very important to the modern economy" and while "[s]everal communication companies provide services to the Town of Dunn ... the quality of these services depends upon the capacity of the ... towers serving the Town."⁵

It not only will provide the services identified as an existing need by at least one carrier but provides the infrastructure to provide for the County's and Town's future needs as telecommunications service (and wireless Internet service) have become a necessary and indispensable need for residents and businesses. Indeed, the proposed use is also consistent with the County's economic development goals as it allows residents to perform daily tasks and improves businesses opportunities. At the same time, the proposed Tower will be located on a portion of the Property that is set back from the nearest properties with residential use and will not interfere with the surrounding agricultural uses.

⁴ See attached Fall Zone Letter marked as Exhibit G.

⁵ Town of Dunn Comprehensive Plan at A-21.

Mr. Majid Allan
Planning & Development
December 6, 2022
Page 10

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

Not applicable.

CONCLUSION

We look forward to working with you to help advance wireless communications to the residents, guests, and workforce in the area. Please contact me at (317) 507-4541 or by e-mail at derek@cellusite.net if you have questions or require additional information.

Very truly yours,

CELLUSITE, LLC

By: /s/ Derek McGrew

Derek McGrew

Agent for Iron Mountain Towers, LLC dba
TowerKing and DISH Wireless, LLC

Enclosures (Exhibits A-G)

cc: Attorney Jake Remington, Husch Blackwell LLP (legal counsel for Applicants)

NOTE:
FOR SITES WHERE A CRANE IS NECESSARY, THE CONTRACTOR SHALL CONFIRM AN UNOBSTRUCTED ROUTE FOR THE CRANE FROM PUBLIC ROAD TO TOWER SITE PRIOR TO CONSTRUCTION. NO AERIAL OBSTRUCTIONS UNDER FIFTEEN FEET ABOVE GRADE, INCLUDING AERIAL UTILITY LINES, ARE ALLOWED ALONG SAID CRANE ROUTE.



EXHIBIT A

McFARLAND

DRAWING INDEX		CIVIL ENGINEER LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING 1275 MCGREGOR WAY GRAWN, MI 49637 P.O. BOX 193 PHONE: (231) 943-0050	SURVEYOR LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING 1275 MCGREGOR WAY GRAWN, MI 49637 P.O. BOX 193 PHONE: (231) 943-0050	PROJECT INFORMATION				
T-1	TITLE SHEET	DIRECTIONS TO SITE: FROM DANE COUNTY REGIONAL AIRPORT [4000 INTERNATIONAL LN, MADISON WI] ON INTERNATIONAL LN (NORTH), TURN LEFT (SOUTH-EAST) ONTO ANDERSON ST. TURN RIGHT (SOUTH) ONTO US-51 [N STOUGHTON RD]. KEEP RIGHT ONTO RAMP. TURN LEFT (EAST) ONTO SIGGELKOW RD. TURN RIGHT (SOUTH) ONTO HOLSCHER RD. TURN LEFT (EAST) ONTO CR-MN [COUNTY ROAD MN]. TURN LEFT (NORTH) ONTO ACCESS DRIVE		SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY				
S-1	SURVEY PLAN			TYPE OF CONSTRUCTION PROJECT TYPE: PROPOSED 170' MONOPOLE				
S-2	ENLARGED SITE PLAN			SITE ADDRESS: 3486 COUNTY HIGHWAY MN MCFARLAND VILLAGE, WI 53558				
C-1	TOWER ELEVATION & DETAILS			TOWER INFORMATION: (LATITUDE & LONGITUDE BASED ON NAD1983) LATITUDE: 43° 01' 01.0"N LONGITUDE: 89° 16' 15.4"W PROPOSED RAD CENTER HEIGHT: 160' AGL.				
C-2	SHELTER ELEVATIONS			SQUARE FOOTAGE: PROPOSED LEASE AREA: 10,000 SQ. FT.				
C-3	FOUNDATION PLAN & DETAILS			PROPERTY OWNERS: KHAN M. & SADIA ARIF 3486 COUNTY HIGHWAY MN MCFARLAND VILLAGE, WI 53558				
C-4	ICE BRIDGE & FENCE DETAILS			PARCEL NUMBER (TAX I.D.): 061002182450				
C-5	GENERAL NOTES			OCCUPANT LOAD: UNOCCUPIED				
E-1	ELECTRICAL NOTES & DETAILS			PARKING REQUIREMENTS: ADDITIONAL PARKING REQUIRED: NONE EXISTING PARKING MODIFICATIONS: NONE REQUIRED				
E-2	SINGLE LINE DIAGRAM & DETAILS							
E-3	GROUNDING DETAILS							
E-4	GROUNDING DETAILS							
E-5	GROUNDING NOTES & DETAILS							
NOTES								
CONCRETE AND REINFORCING STEEL NOTES APPLICABLE BUILDING CODES AND STANDARDS SITE WORK GENERAL NOTES STRUCTURAL STEEL NOTES GROUNDING NOTES ELECTRICAL INSTALLATION NOTES GENERAL NOTES		(SEE PAGE C-5) (SEE PAGE C-5) (SEE PAGE C-5) (SEE PAGE C-5) (SEE PAGE E-5) (SEE PAGE E-1) (SEE PAGE C-5)						

LATITUDE & LONGITUDE

LATITUDE AND LONGITUDE OF SITE ARE BASED ON NAD 83.
LATITUDE: 43° 01' 01.0" N
LONGITUDE: 89° 16' 15.4" W
GROUND ELEVATION AT TOWER BASE: 889' AMSL
ELEVATIONS ARE BASED ON NAVD88

SITE INFORMATION

SITE ADDRESS: 3486 COUNTY HIGHWAY MN
MCFARLAND VILLAGE, WI 53558
PROPERTY OWNER: KHAN M. & SADIA ARIF
3486 COUNTY HIGHWAY MN
MCFARLAND VILLAGE, MN 53558

ZONING INFORMATION

SUBJECT SITE ZONING: RURAL RESIDENTIAL

ADJACENT ZONING:

NORTH: A1 AGRICULTURAL TRANSITION
SOUTH: FARMLAND PRESERVATION
EAST: A1 AGRICULTURAL TRANSITION
WEST: RESIDENTIAL

TOWER SETBACKS:

FRONT: 100% TOWER HEIGHT (170')
REAR: 100% TOWER HEIGHT (170')
SIDES: 100% TOWER HEIGHT (170')

GENERAL NOTES

NO PROPOSED MUNICIPAL SEWER OR WATER UTILITIES ARE REQUIRED FOR THIS SITE.
FINISH GRADE WILL MATCH EXISTING CONTOUR.
THERE WILL BE NO CHANGE IN DRAINAGE PATTERN DUE TO THE PROPOSED INSTALLATION.
NO SIGNIFICANT RUNOFF IS GENERATED BY THE PROPOSED INSTALLATION.
NO HAZARDOUS MATERIALS WILL BE USED, PROCESSED OR STORED AT THE SITE.
TOWER LIGHTING SHALL CONFORM TO FAA STANDARDS AS REQUIRED.
ALL WORK SHALL CONFORM TO FAA & FCC REGULATIONS.

PARENT PARCEL (PER DOCUMENT #: 4466976)

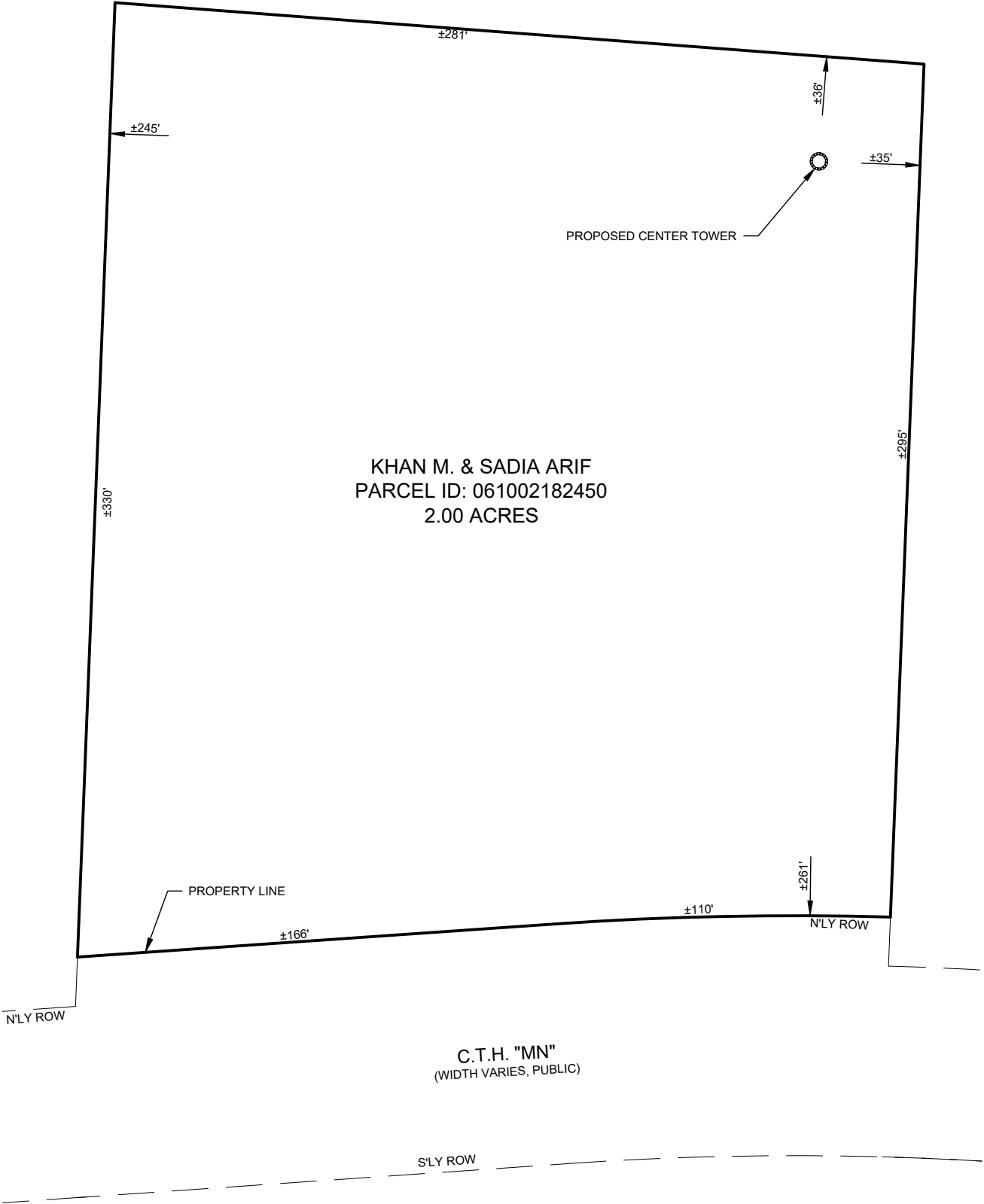
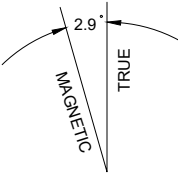
PART OF THE NE 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4, SECTION 2, TOWN 6 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN, DESCRIBES AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE N87°31'06"E (RECORDED EAST), 1300.93 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2; THENCE S02°15'12"W (RECORDED AS S04°44'10"W), 380.63 FEET TO THE CENTERLINE OF C.T.H. "MN"; THENCE N86°02'15"E, 171.26 FEET ALONG THE CENTERLINE OF C.T.H. "MN" TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID CENTERLINE OF SAID C.T.H. "MN" TO THE RIGHT WITH A CENTRAL ANGLE OF 05°31'18", A RADIUS OF 1195.92 FEET AND A LONG CORD OF N88°48'54"E, 110.36 FEET; THENCE N02°15'12"E, 339.88 FEET; THENCE N85°39'48"W, 280.63 FEET TO THE POINT OF BEGINNING; CONTAINING 101,230 SQUARE FEET (2.32 ACRES), 87,140 SQUARE FEET (2.00 ACRES) EXCLUDING C.T.H. "MN" RIGHT-OF-WAY. SUBJECT TO ALL EASEMENTS OF RECORD.

TOWER KING LEASE AREA DESCRIPTION

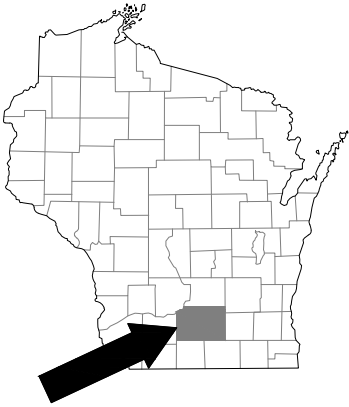
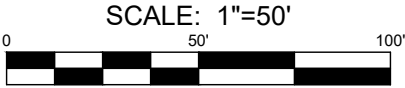
A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 10 EAST, DUNN TOWNSHIP, DANE COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 87°31'27" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1,341.03 FEET; THENCE SOUTH 02°15'12" WEST A DISTANCE OF 769.15 FEET TO THE NORTHWEST CORNER OF THE PARENT PARCEL; THENCE SOUTH 85°39'48" EAST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 170.56 FEET; THENCE SOUTH 02°15'12" WEST A DISTANCE OF 6.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°44'48" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 02°15'12" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 87°44'48" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 02°15'12" EAST A DISTANCE OF 100.00 FEET. CONTAINING 10,000.00 SQUARE FEET OR 0.23 ACRES.

TOWER KING ACCESS/UTILITY EASEMENT DESCRIPTION

A 20 FOOT WIDE EASEMENT OVER/UNDER AND ACROSS ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 10 EAST, DUNN TOWNSHIP, DANE COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 87°31'27" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1,341.03 FEET; THENCE SOUTH 02°15'12" WEST A DISTANCE OF 769.15 FEET TO THE NORTHWEST CORNER OF THE PARENT PARCEL; THENCE SOUTH 85°39'48" EAST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 170.56 FEET; THENCE SOUTH 02°15'12" WEST A DISTANCE OF 6.07 FEET TO THE NORTHWEST CORNER OF THE TOWER KING LEASE; THENCE SOUTH 87°44'48" EAST ALONG THE NORTHERLY LINE OF SAID LEASE DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LEASE; THENCE SOUTH 02°15'12" WEST ALONG THE EASTERLY LINE OF SAID LEASE A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LEASE; THENCE NORTH 87°44'48" WEST ALONG THE SOUTHERLY LINE OF SAID LEASE A DISTANCE OF 36.00 FEET AND THE POINT OF BEGINNING; THENCE SOUTH 03°00'44" WEST A DISTANCE OF 194.74 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C.T.H. "MN" RD (WIDTH VARIES, PUBLIC); THENCE WESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 20.06 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,195.92 FEET, A CENTRAL ANGLE OF 00°57'41", AND CHORD BEARING SOUTH 88°46'43" WEST 20.06 FEET; THENCE NORTH 03°00'44" EAST A DISTANCE OF 194.74 FEET TO THE SOUTH LINE OF SAID LEASE; THENCE SOUTH 87°44'48" EAST ALONG SAID LEASE LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3,906.50 SQUARE FEET OR 0.09 ACRES.



PARENT PARCEL DETAIL



- IRON FOUND
- IRON SET
- ▲ P.K. NAIL FOUND
- ▲ P.K. NAIL SET
- ⊙ GPS MONUMENT
- ⊙ MONUMENT BOX FOUND
- ⊕ MONUMENT FOUND
- ⊕ MONUMENT SET
- (R) RECORD
- (M) MEASURED
- ^{STS} STORM MANHOLE
- ⊕ CATCH BASIN
- ⊕ SQUARE CATCH BASIN
- ^{SNS} SANITARY MANHOLE
- ⊕ SANITARY CLEAN-OUT
- ⊕ MONITOR WELL
- MW#
- ⊕ TELCO. MANHOLE
- PP POWER POLE
- GUY GUY
- ⊕ LIGHT POLE
- ⊕ ELECTRIC TRANSFORMER
- EM ELECTRIC METER
- EH ELECTRIC HANDHOLE
- WV WATER VALVE
- HYDRANT
- GM GAS METER
- GAS GAS MARKER
- GV GAS VALVE
- T TELEPHONE PEDESTAL
- SP SIGN POST
- FENCE LINE
- ⊕ BENCHMARK
- MW#
- POST

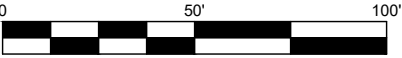
LEGEND

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.



SURVEY PLAN

SCALE: 1"=50'



CERTIFICATION :

I MATTHEW T. MOKANYK CERTIFY THAT I HAVE SURVEYED AND MARKED THE PROPOSED TOWER INSTALLATION AND EXISTING FEATURES AND THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY.

Matthew T. Mokanyk

Matthew T. Mokanyk, P.S., P.E.
Wisconsin P.L.S. No. 3078-8

08/17/22

Date

BEARING BASIS: WISCONSIN SOUTH ZONE STATE PLANE COORDINATES, NAD83



TOWER KING
23434 ELLIOTT ROAD,
DEFIANCE, OH 43512
PH: (419) 782-8591

MCFARLAND

3486 COUNTY HIGHWAY MN
MCFARLAND VILLAGE, WI 53558

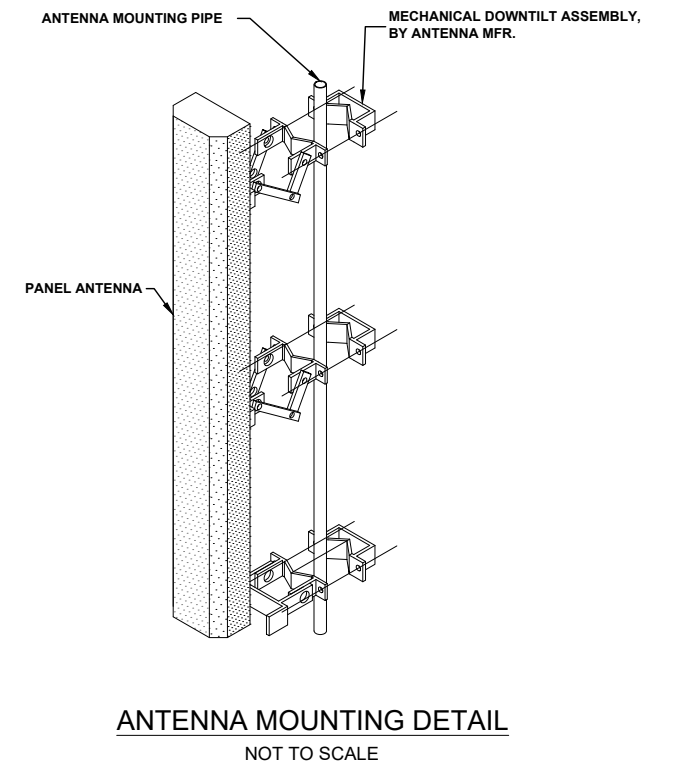
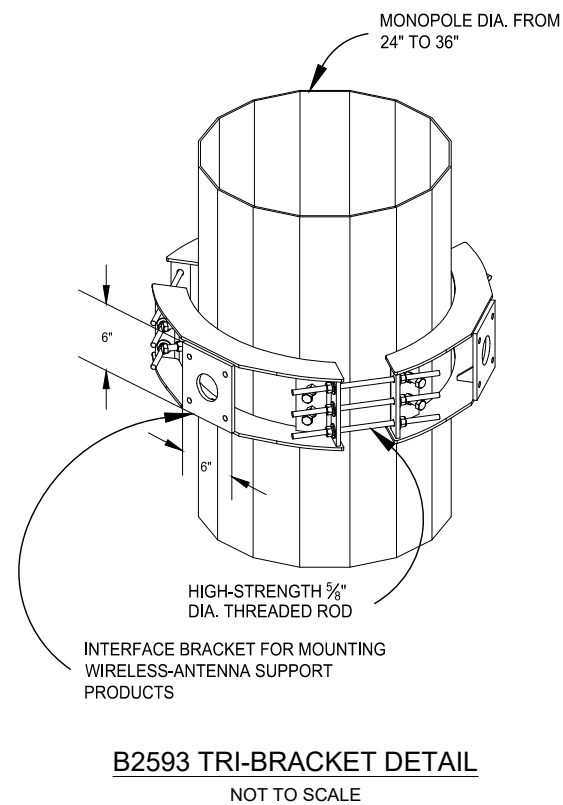
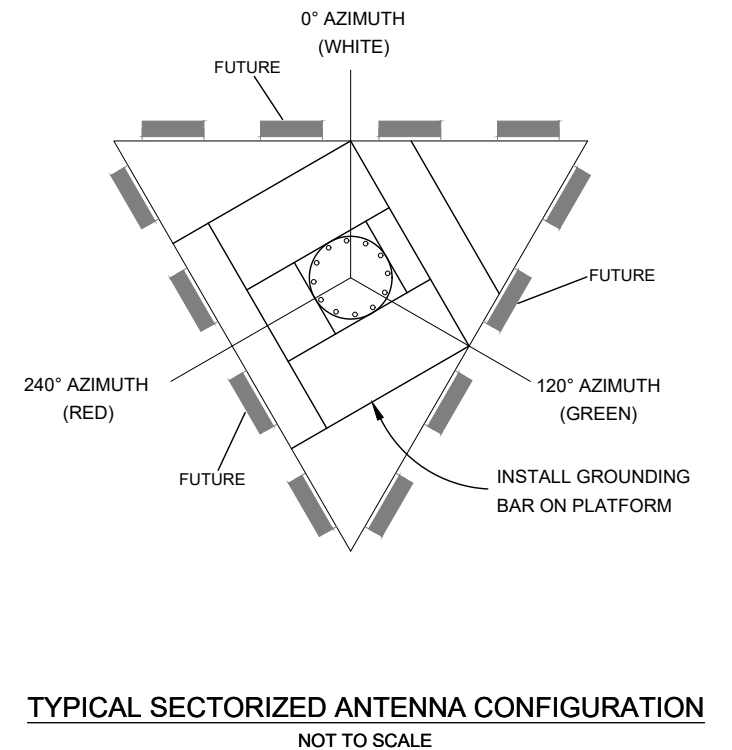
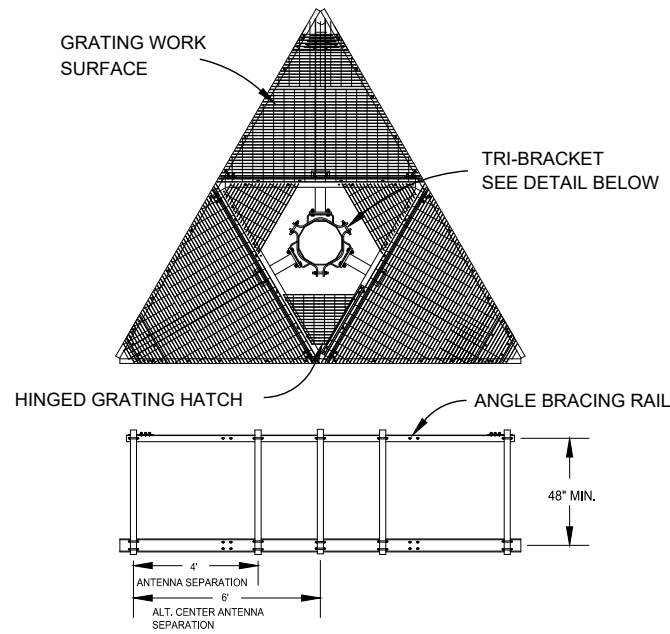
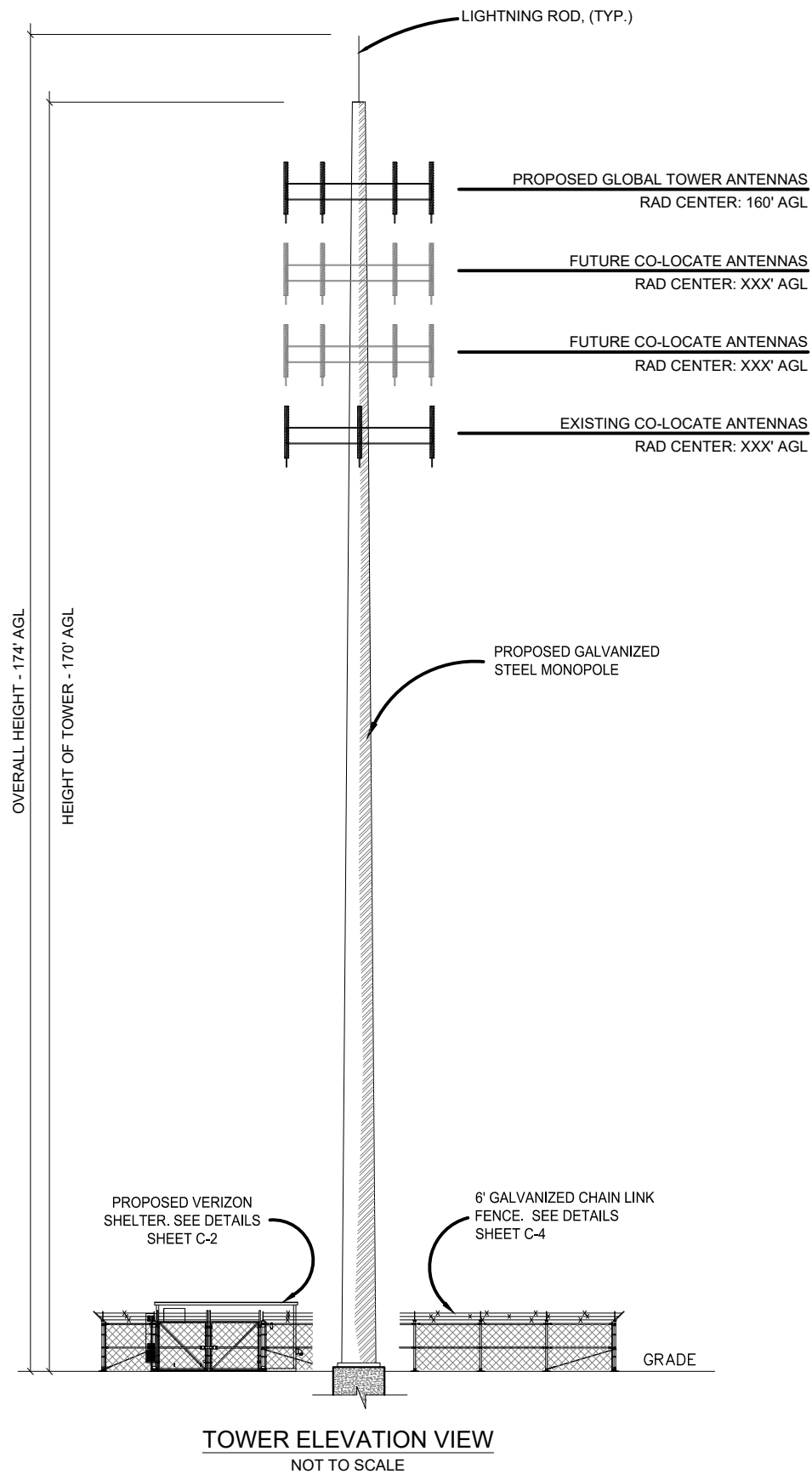
NO.	DATE	REVISIONS	BY	CHK	APP'D
3	09/29/22	REVD ZONING PER CLIENT	TLR	MM	MM
2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM
1	09/07/22	REVD TOWER-RAD CENTER HEIGHT	TLR	MM	MM
0	08/17/22	ISSUED FOR REVIEW	TLR	MM	MM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		

SHEET S-1

SURVEY PLAN

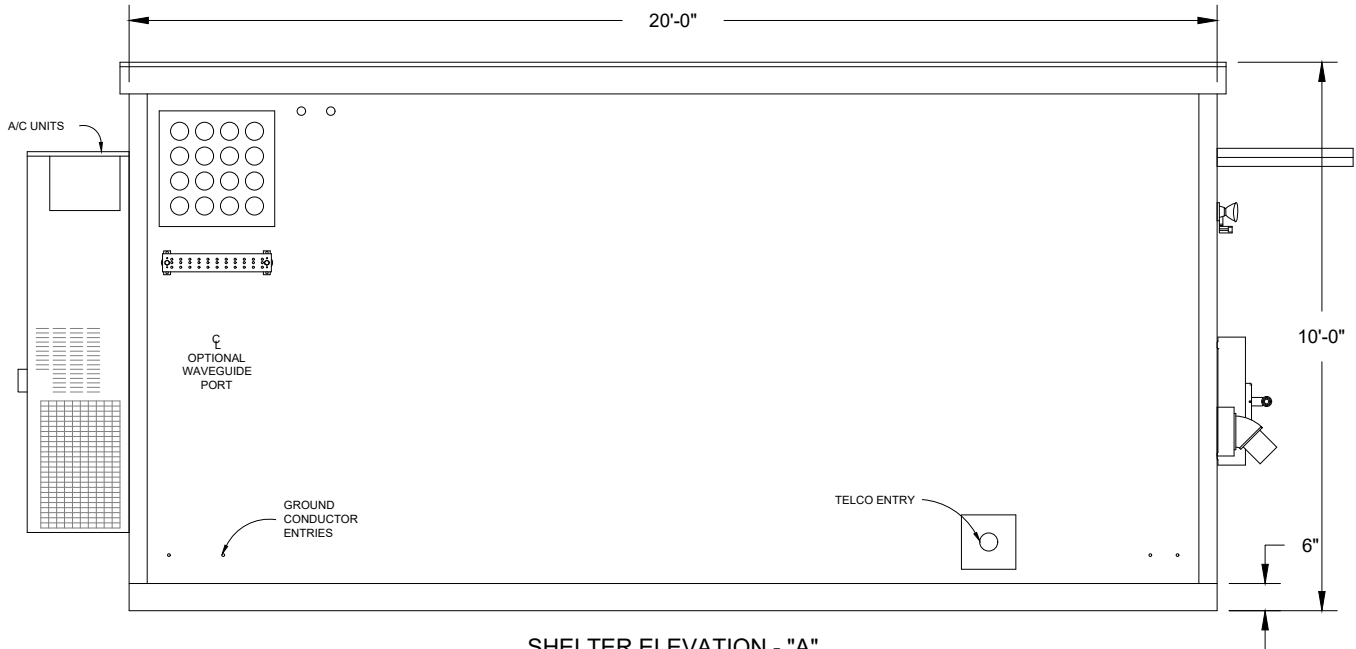
DRAWING NUMBER

22359001

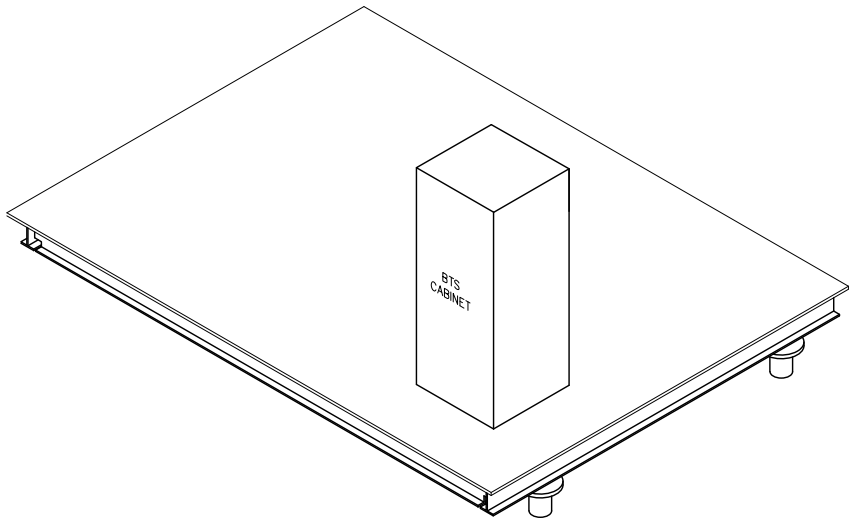
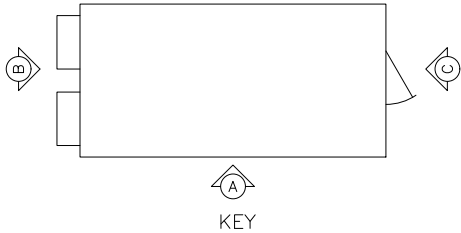


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2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM
1	09/07/22	REVD TOWER-RAD CENTER HEIGHT	TLR	MM	MM
0	08/17/22	ISSUED FOR REVIEW	TLR	MM	MM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		

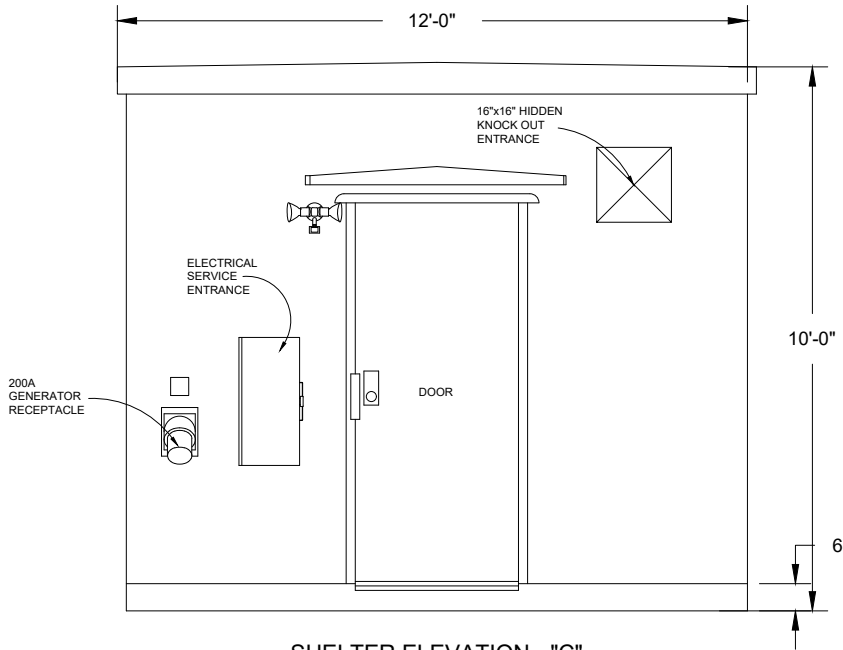
NOTE: SHELTER AND PLATFORM SHOWN ARE TYPICAL OF COMMUNICATION EQUIPMENT INSTALLATIONS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. INDIVIDUAL EQUIPMENT PROVIDED BY CARRIERS MAY VARY FROM THESE DRAWINGS. DESIGN OF SUCH EQUIPMENT INSTALLATIONS AND THEIR FOUNDATIONS ARE BY OTHERS.



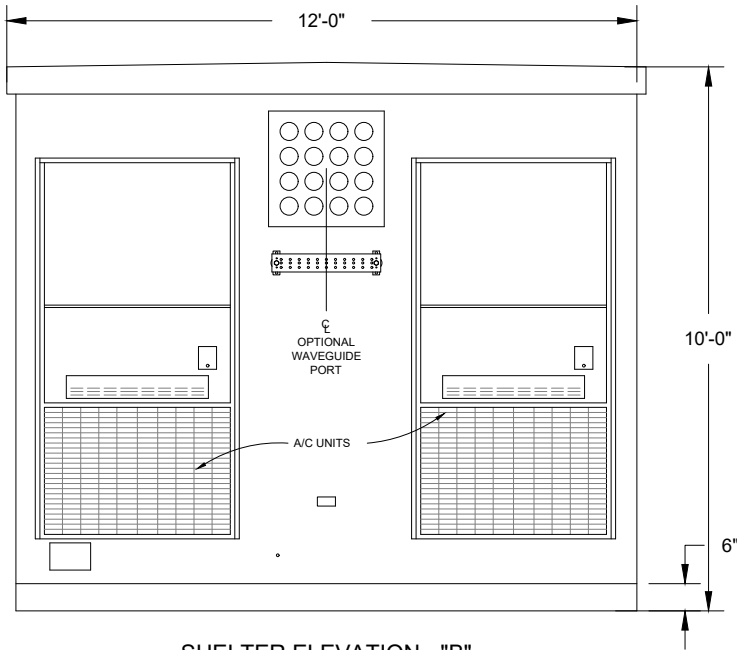
SHELTER ELEVATION - "A"
NOT TO SCALE



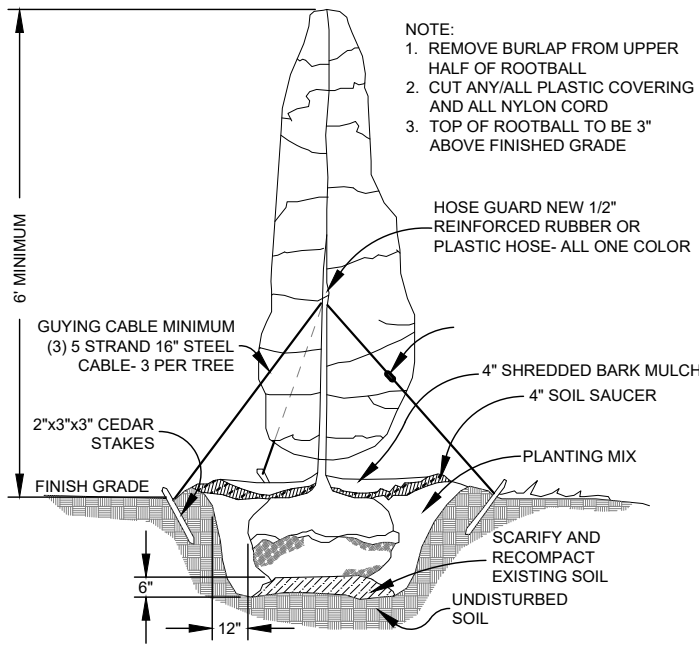
TYPICAL EQUIPMENT PLATFORM
NOT TO SCALE



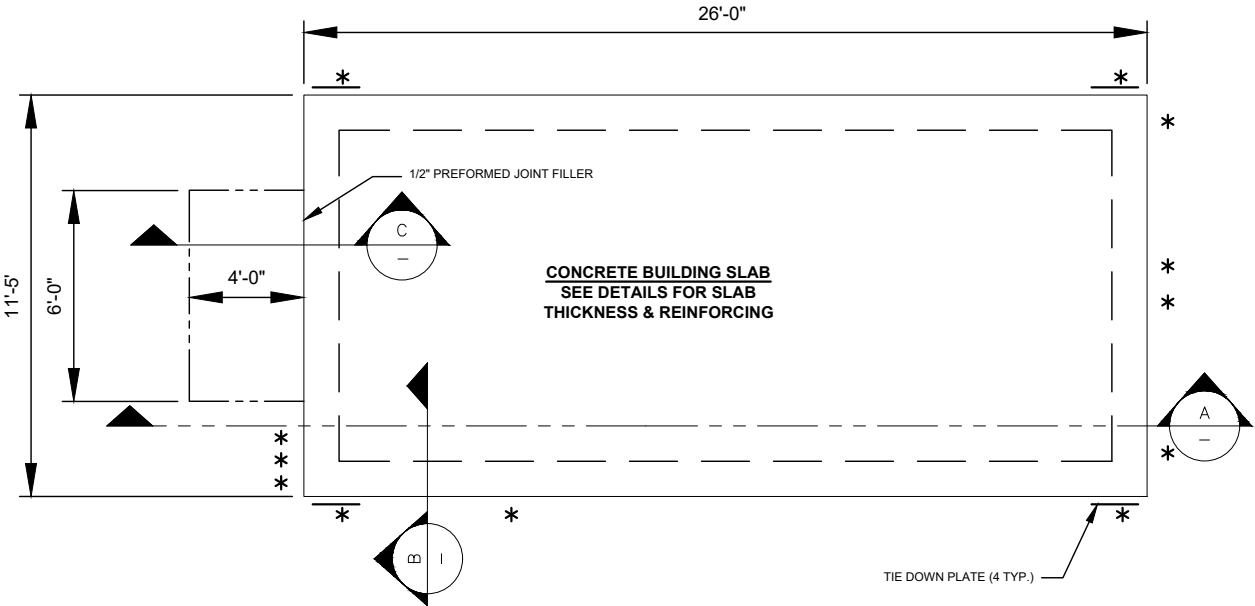
SHELTER ELEVATION - "C"
NOT TO SCALE



SHELTER ELEVATION - "B"
NOT TO SCALE

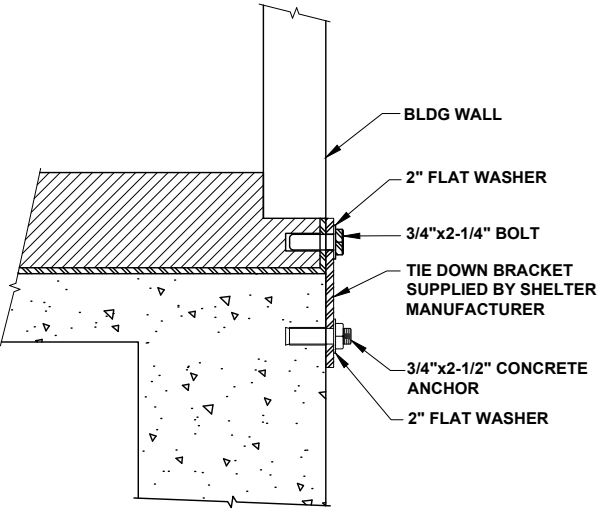


LANDSCAPING DETAIL
NOT TO SCALE



SHELTER FOUNDATION PLAN
NOT TO SCALE

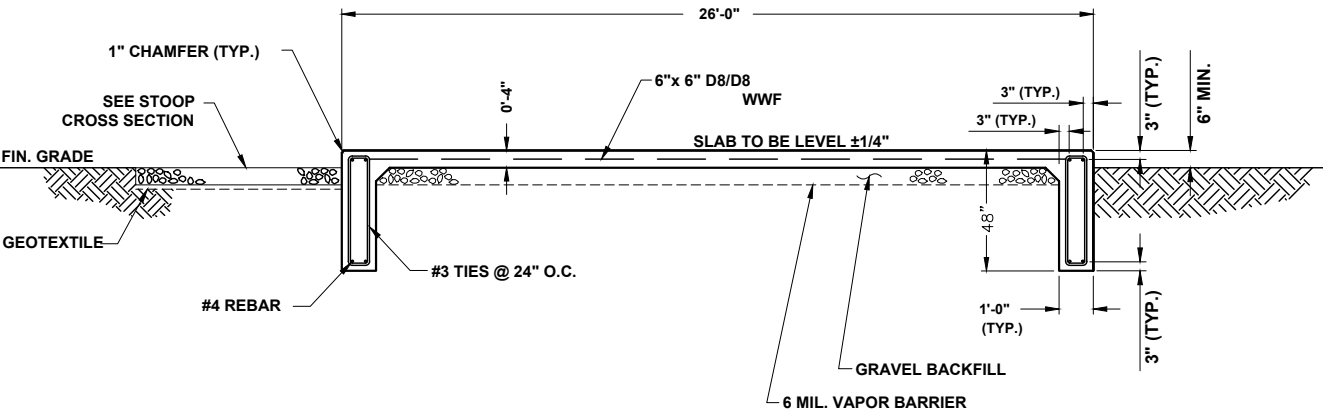
NOTE:
* #2 GROUND PIG TAIL LOCATIONS
SEE GROUNDING PLAN



BLDG/FND ATTACHMENT DETAIL B-B
NOT TO SCALE

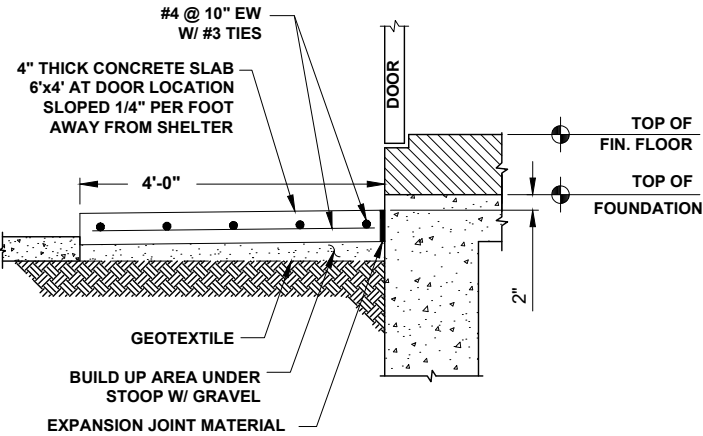
FOUNDATION GENERAL NOTES:

- 1. THE SITE SHALL BE STRIPPED OF ALL VEGETATION PRIOR TO FILL OR CONSTRUCTION OF THE FOUNDATION PAD.
- 2. ALL FILL SAND SHALL BE 0-15 P.I. WITH A COMPACTION TEST RUN ON EACH 6" LIFT - COMPACTED TO 90% MODIFIED PROCTOR.
- 3. ANY SOFT AREAS (TREE STUMP HOLES, ETC.) SHALL BE CUT OUT AND RECOMPACTED TO SAID PROCTOR.
- 4. THE SUBCONTRACTOR SHALL KEEP THE SITE SO IT WILL HAVE POSITIVE DRAINAGE AT ALL TIMES.
- 5. ALL EXCAVATIONS SHALL BE FREE OF WATER BEFORE POURING CONCRETE.
- 6. MINIMUM SOIL BEARING CAPACITY OF 2,000 PSF IN ALL FOUNDATION AND SLAB AREAS.



BLDG/FND ATTACHMENT SECTION A-A
NOT TO SCALE

- NOTES:
- 1. CONCRETE FINISH TO BE CLASS A TOLERANCE.
 - 2. TEST FOR 3000 PSI AT 7, 14, & 28 DAYS PER POUR BY INDEPENDENT LAB.
 - 3. ALL CONCRETE TO BE SIX SACK MIX.
 - 4. PERFORM CONCRETE SLUMP TEST (4" MAX). NO WATER TO BE ADDED TO CONCRETE MIX AFTER 4" SLUMP HAS BEEN ESTABLISHED.

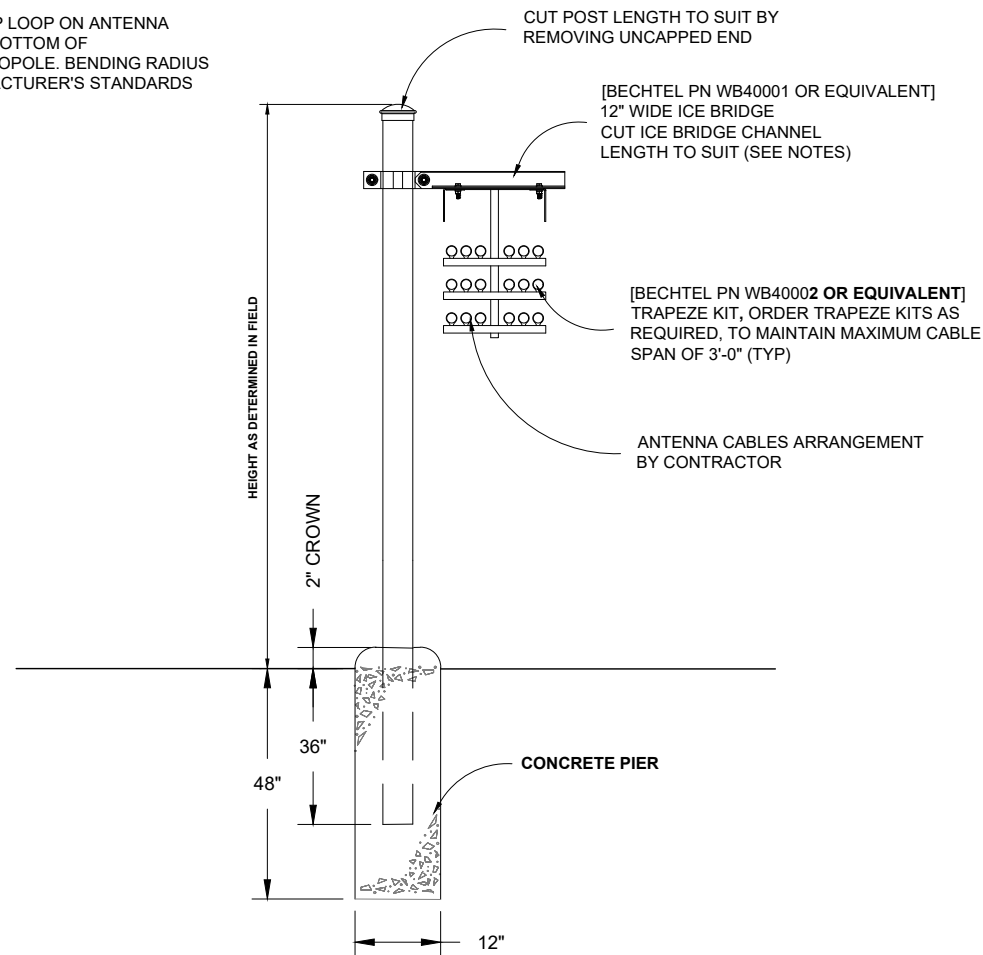


STOOP DETAIL C-C
NOT TO SCALE

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2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM
1	09/07/22	REVD TOWER-RAD CENTER HEIGHT	TLR	MM	MM
0	08/17/22	ISSUED FOR REVIEW	TLR	MM	MM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		

SHEET C-3
FOUNDATION PLAN & DETAILS
DRAWING NUMBER
22359001

- * INSTALL DRIP LOOP ON ANTENNA CABLES AT BOTTOM OF TOWER/MONOPOLE. BENDING RADIUS PER MANUFACTURER'S STANDARDS

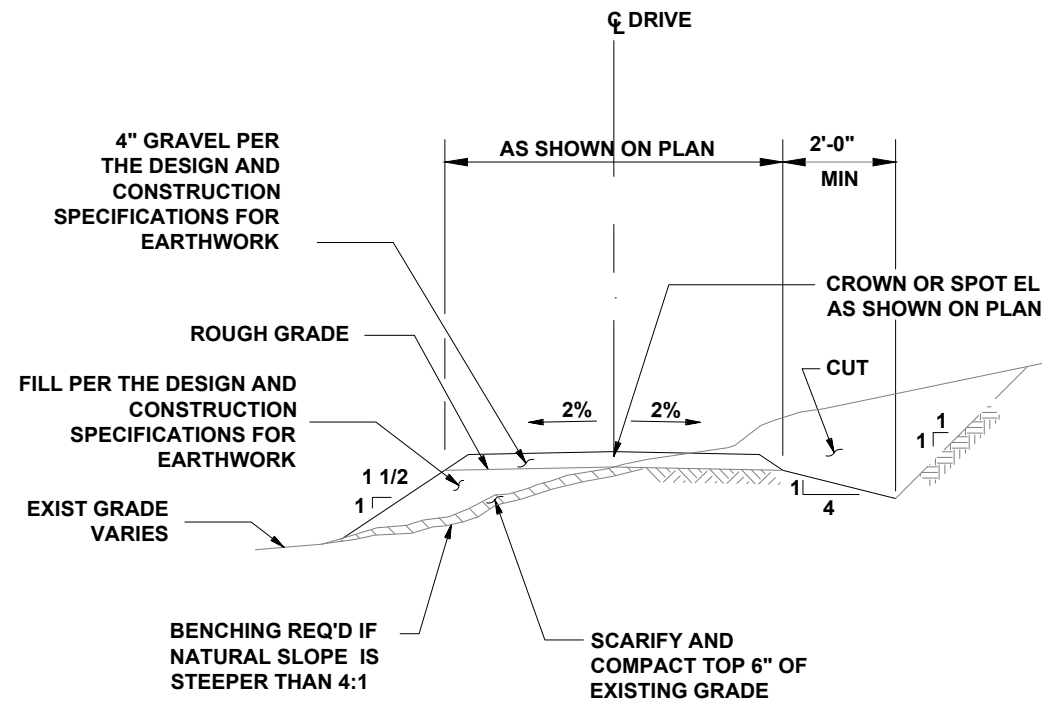


BECHTEL SC:	ROHN PN:	MTS PN:
WB40001		WB-K110-B
WB40002		WB-T12-3

NOTES:

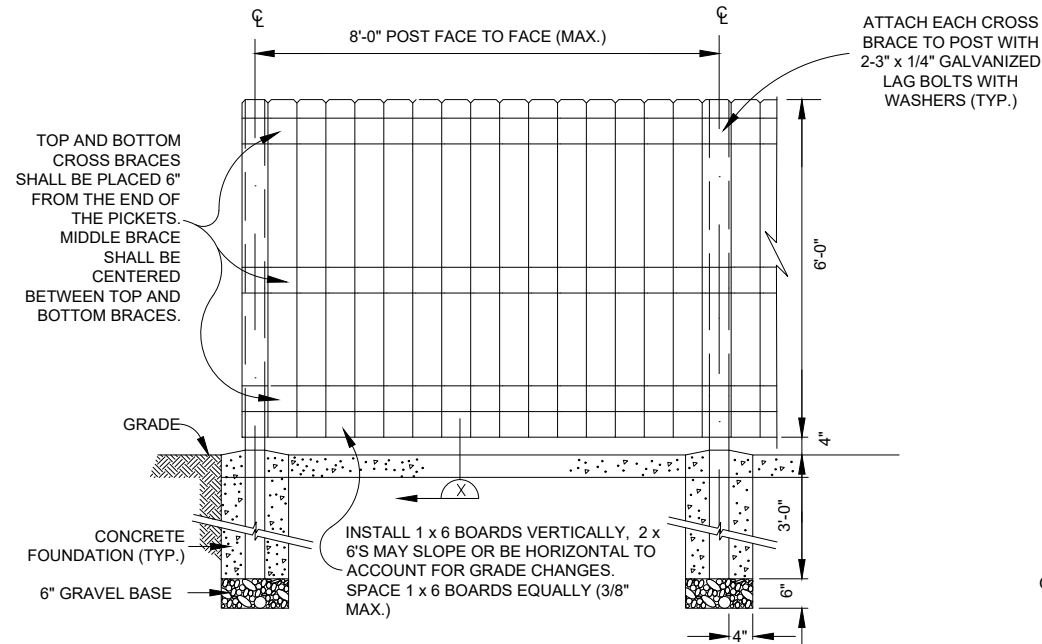
1. WHEN USING COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 9 FEET FOR 10 FEET BRIDGE CHANNEL.
2. WHEN USING COMPONENTS FOR SPLICING BRIDGE CHANNEL SECTIONS, THE SPLICE SHOULD BE PROVIDED AT THE SUPPORT, IF POSSIBLE, OR AT A MAXIMUM OF 2 FEET FROM THE SUPPORT.
3. WHEN USING COMPONENTS, SUPPORT SHOULD BE PROVIDED AS CLOSE AS POSSIBLE TO THE ENDS OF ICE BRIDGES, WITH A MAXIMUM CANTILIVER DISTANCE OF 2 FEET FROM THE SUPPORT TO THE FREE END OF THE ICE BRIDGE.
4. CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH A MATERIAL TO RESTORE THESE EDGES TO THE ORIGINAL CHANNEL, OR EQUIVALENT, FINISH.
5. ICE BRIDGES MAY BE CONSTRUCTED WITH COMPONENTS FROM OTHER MANUFACTURERS, PROVIDED THE MANUFACTURER'S INSTALLATION GUIDELINES ARE FOLLOWED.
6. DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH THE RESPECTIVE MANUFACTURER'S APPROVAL.
7. DEVIATIONS FROM ICE BRIDGE FOUNDATIONS REQUIRE ENGINEERING APPROVAL.

TYPICAL ICE BRIDGE DETAIL
NOT TO SCALE

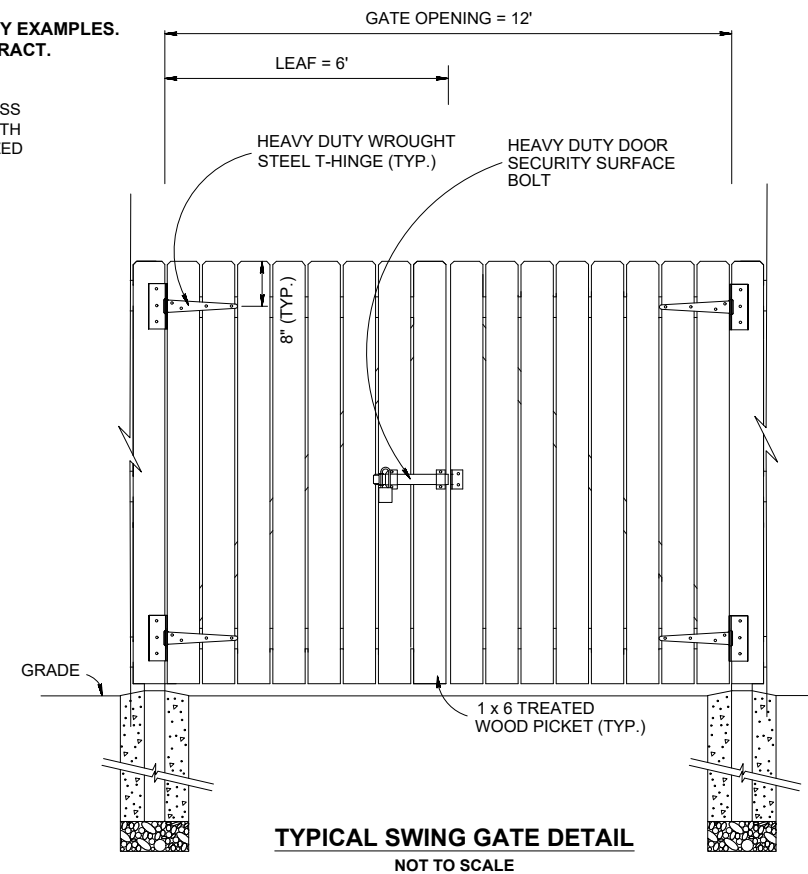


TYPICAL GRAVEL DRIVE
NOT TO SCALE

NOTE:
FENCING ELEVATIONS ARE ONLY EXAMPLES.
FOLLOW CONSTRUCTION CONTRACT.



TYPICAL FENCE ELEVATION DETAIL
NOT TO SCALE



TYPICAL SWING GATE DETAIL
NOT TO SCALE



TOWER KING
23434 ELLIOTT ROAD,
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MCFARLAND
3486 COUNTY HIGHWAY MN
MCFARLAND VILLAGE, WI 53558

3	09/29/22	REV'D ZONING PER CLIENT	TLR	MM	MM
2	08/15/22	REV'D PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM
1	09/07/22	REV'D TOWER-RAD CENTER HEIGHT	TLR	MM	MM
0	08/17/22	ISSUED FOR REVIEW	TLR	MM	MM
NO.	DATE	REVISIONS	BY	CHK	APP
SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		

SHEET C-4

ICE BRIDGE & FENCE DETAILS

DRAWING NUMBER

22359001

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 AND LARGER2 IN.
#5 AND SMALLER & WWF1 1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT
CAST AGAINST THE GROUND:

SLAB AND WALL3/4 IN.
BEAMS AND COLUMNS1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR -
SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
OWNER -
OEM - ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

APPLICABLE BUILDING CODES AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

1. INTERNATIONAL BUILDING CODE	5. NATIONAL ELECTRICAL CODE
2. INTERNATIONAL MECHANICAL CODE	6. LOCAL BUILDING CODE
3. INTERNATIONAL RESIDENTIAL CODE	7. STATE BUILDING CODE
4. UNIFORM PLUMBING CODE	8. CITY/COUNTY ORDINANCES

UnderWriter Laboratories Approved Electrical Products
Life Safety Code NFPA - 101

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD,

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) EIA-222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM

IEEE 1100 (2005) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC

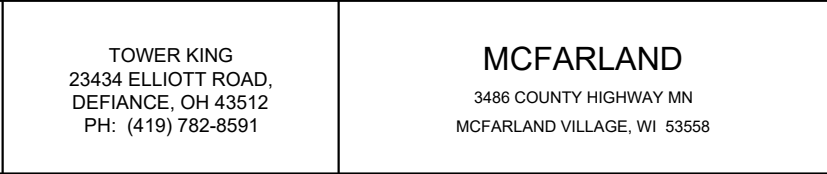
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR

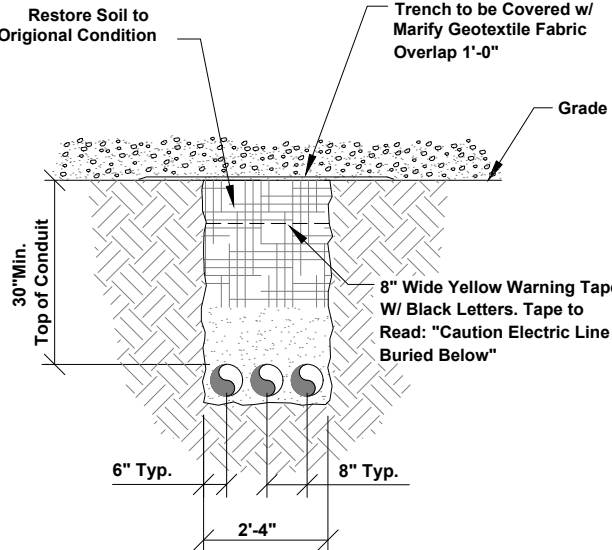
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

<u>ABBREVIATIONS AND SYMBOLS</u>	
<u>ABBREVIATIONS</u>	<u>SYMBOLS</u>
AGL ABOVE GRADE LEVEL	SOLID GROUND BUS BAR
BTS BASE TRANSCEIVER STATION	SOLID NEUTRAL BUS BAR
(E) EXISTING	SUPPLEMENTAL GROUND CONDUCTOR
MIN MINIMUM	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
N.T.S. NOT TO SCALE	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
REF REFERENCE	CHEMICAL GROUND ROD
RF RADIO FREQUENCY	GROUND ROD
T.B.D. TO BE DETERMINED	DISCONNECT SWITCH
T.B.R. TO BE RESOLVED	METER
TYP TYPICAL	CADWELD TYPE CONNECTION
REQ REQUIRED	COMPRESSION TYPE CONNECTION
EGR EQUIPMENT GROUND RING	GROUNDING WIRE
AWG AMERICAN WIRE GAUGE	
MGB MASTER GROUND BUS	
EG EQUIPMENT GROUND	
BCW BARE COPPER WIRE	
SIAD SMART INTEGRATED ACCESS DEVICE	
GEN GENERATOR	
IGR INTERIOR GROUND RING (HALO)	
RBS RADIO BASE STATION	



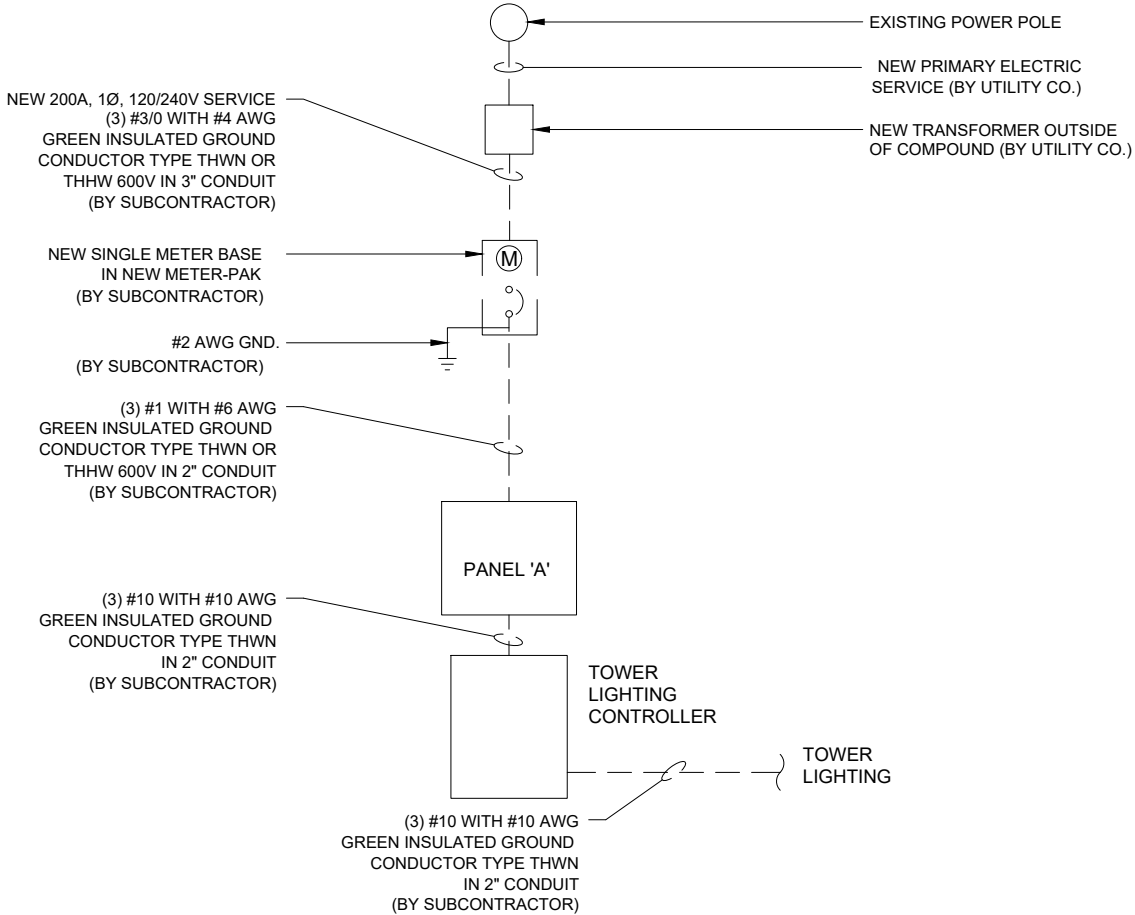
							SHEET C-5	
3	09/29/22	REVD ZONING PER CLIENT		TLR	MM	MM	GENERAL NOTES	
2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING		TLR	MM	MM		
1	09/07/22	REVD TOWER-RAD CENTER HEIGHT		TLR	MM	MM		
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SCALE: AS SHOWN		DESIGNED BY: MM		DRAWN BY: TLR			22359001	

<u>ELECTRICAL INSTALLATION NOTES</u> 1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES. 2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED. 3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA. 4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA. 5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS. 6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA. 7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S). 8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. 9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. 10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED. 11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED. 12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED. 13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE). 14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC. 15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS. 16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS. 17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE. 18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC. 19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED. 20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE. 21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC. 22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.	<u>ELECTRICAL INSTALLATION NOTES (cont.)</u> 23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS 24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS. 25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS. 26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS. 27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.	
	 TYPICAL TRENCH DETAIL NOT TO SCALE	

 LANDTECH PROFESSIONAL SURVEYING & ENGINEERING AL, AR, AZ, CO, FL, GA, IL, IN, KS, KY, MI, MN, MO, NE, NC, ND, NJ, NH, NY, OH, OK, PA, SC, SD, TN, TX, VA, WV, WI 231-943-0050 ph 231-943-0051 fax 877-520-LAND toll free www.landtechps.com www.towersurveyors.com	 TOWER KING	TOWER KING 23434 ELLIOTT ROAD, DEFIANCE, OH 43512 PH: (419) 782-8591	MCFARLAND 3486 COUNTY HIGHWAY MN MCFARLAND VILLAGE, WI 53558					SHEET E-1		
				3	09/29/22	REV'D ZONING PER CLIENT	TLR	MM	MM	ELECTRICAL NOTES & DETAILS
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				SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		22359001	

ELECTRICAL NOTES:

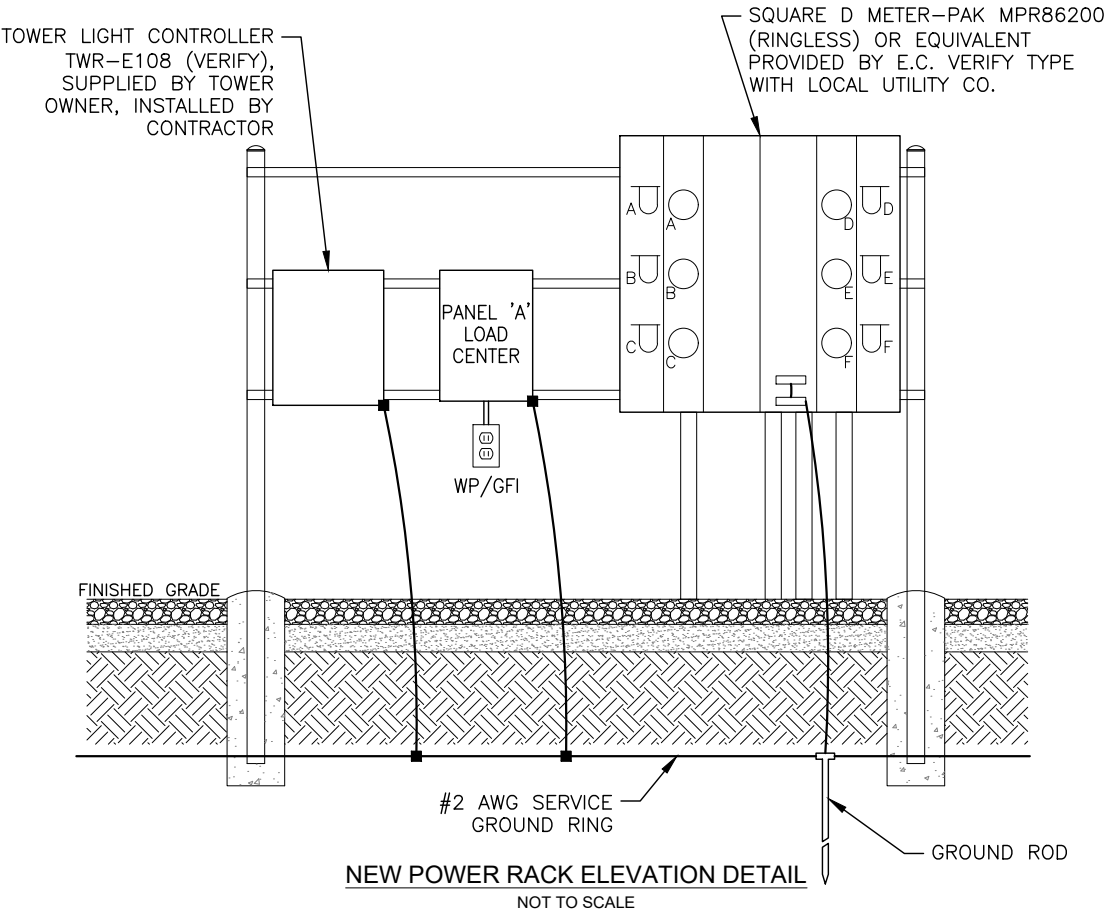
1. SUBCONTRACTOR SHALL PROVIDE 200AMP, SINGLE PHASE, 120/240 VAC, 60HZ SERVICE FOR SITE.
2. SUBCONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION. POWER AND TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS.
3. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO DRAWINGS PROVIDED BY PANEL MANUFACTURER.
4. SUBCONTRACTOR SHALL INSTALL SUFFICIENT LENGTHS OF LFMC INCLUDING ALL CONDUIT FITTINGS (NUTS, REDUCING BUSHINGS, ELBOWS, COUPLINGS, ETC) NECESSARY FOR CONNECTION FROM IMC CONDUIT TO THE INTERIOR OF THE BTS CABINET.
5. SUBCONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE EQUIPMENT WITH FAULT CURRENT RATINGS GREATER THAN THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY.
6. CUT, COIL AND TAPE A 3 FOOT PIGTAIL FROM END OF LFMC FOR TERMINATING BY BTS EQUIPMENT MANUFACTURER.
7. SUBCONTRACTOR SHALL VERIFY THAT THE MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUCTOR IS INSTALLED PROPERLY WHEN PANEL IS SERVICE ENTRANCE EQUIPMENT.



100 AMP SINGLE LINE DIAGRAM
NOT TO SCALE

PANEL 'A' SCHEDULE											
POS.	SERVING	BREAKER	WIRE SIZE AND TYPE	LOAD		POS.	SERVING	BREAKER	WIRE SIZE AND TYPE	LOAD	
				A	B					A	B
1	TOWER LIGHTING CONTROLLER	30A/2P	2-#10 / #10 GND, 2" C.		2400	2	EQUIP. RACK RECEPT.	15A/1P	2-#10 / #10 GND, 3/4" C.	180	
3						4					
5	TELCO BOX RECEPT.	15A/1P	2-#10 / #10 GND, 3/4" C.	180		6					
7						8					
9						10					
11	BLANK					12					
TOTAL				360	2400						
TOTAL AMPS				11.5							

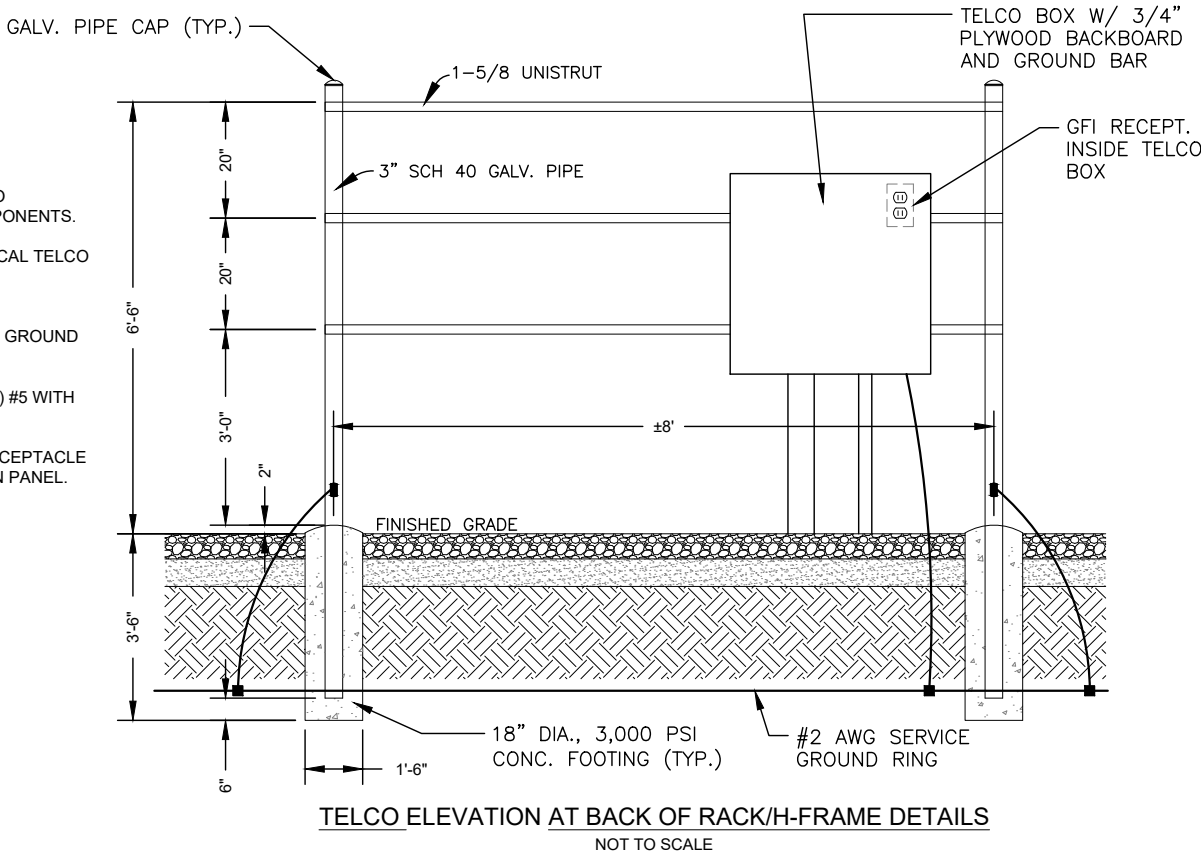
1. FROM TAP BOX: THE TWO (2) FOUR-INCH (4") CONDUIT WILL RETURN TO THE LOCATION DETERMINED BY "DETROIT EDISON" AND EXTEND OUT OF THE FINISHED GRADE 12" AND 36" RESPECTIVELY (SEE DETAIL). BOTH CONDUITS SHALL BE INSTALLED WITH PULL-STRINGS AND WATERPROOF CAPS.
2. CABINET AND CONDUCTORS FURNISHED & INSTALLED BY CUSTOMER. 350 KCMIL SERVICE CONDUCTORS FURNISHED & INSTALLED BY UTILITY.
3. EQUIPMENT ASSEMBLY DRAWINGS AND RISER DIAGRAMS MUST BE SUBMITTED TO A UTILITY PLANNER FOR ACCEPTANCE PRIOR TO INSTALLATION.
4. CABINETS AND CONDUITS SHOWN SHALL CONTAIN ONLY UNMETERED LINE CONDUCTORS. CABINET SHALL BE SEALABLE WITH ACCEPTABLE SEALING HASP.
5. TRANSMISSION TOWER SERVICES WILL UTILIZE A STANDARD 200 AMP SERVICE W/ CONTINUOUS CONDUIT TO THE SOURCE.
6. SUBSTATION CELLULAR SERVICES WILL BE A SINGLE 200-AMP SERVICE OR BUILT TO THIS SPECIFICATION. NO SERVICE SHALL BE TAKEN OUT OF THE SUBSTATION HOUSE SERVICE.
7. ALL CONDUIT AND NIPPLE ENTRIES TO CABINET AND METER BOXES WILL BE MADE WITH WEATHERPROOF HUBS, CONNECTORS OR LOCKNUTS LISTED FOR THE APPLICATIONS. NON-METALLIC BUSHINGS.
8. FOR INACCESSIBLE LOCATIONS CONSULT WITH METER ENGINEERING FOR POSSIBLE ERT METER INSTALLATION.
9. ONLY ONE SERVICE ALLOWED PER LUG. ALL GROUNDING AND BONDING MUST COMPLY WITH NEC 250 REQUIRED.



- NOTES:
1. COORDINATE WITH LOCAL TELCO UTILITY PRIOR TO PROCURING AND INSTALLATION OF BOX AND COMPONENTS.
2. ALL MATERIAL SHALL MEET REQUIREMENTS OF LOCAL TELCO UTILITY.
3. ITEM #4 SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR. BOND SURGE PROTECTION UNIT TO GROUND BAR WITH #6 AWG INSULATED WIRE.
4. COORDINATE SIZE, TYPE AND QUANTITY OF ITEM(S) #5 WITH LOCAL UTILITY.
- INSTALL ITEM #6 ONLY IF REQUIRED BY UTILITY. RECEPTACLE POWERED FROM SPARE BREAKER IN DISTRIBUTION PANEL.

MATERIAL LIST:

① 36" X 36" X 10" NEMA 3R ENCLOSURE (HOFFMAN A36R3610HCR OR SIMILAR)



TOWER KING
23434 ELLIOTT ROAD,
DEFIANCE, OH 43512
PH: (419) 782-8591

MC FARLAND
3486 COUNTY HIGHWAY MN
MC FARLAND VILLAGE, WI 53558

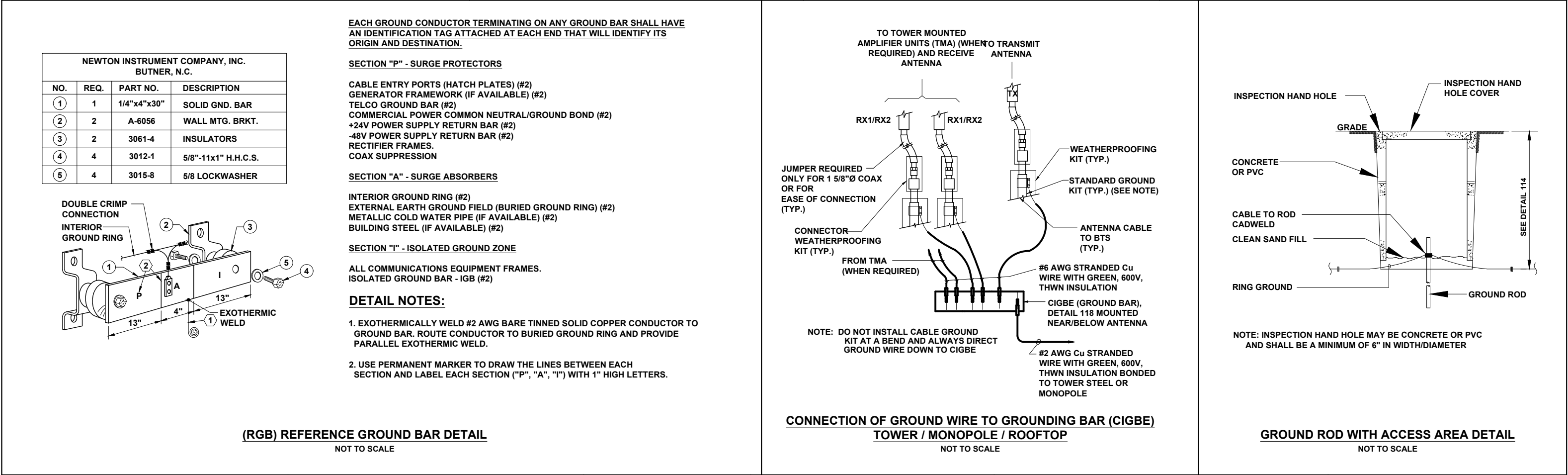
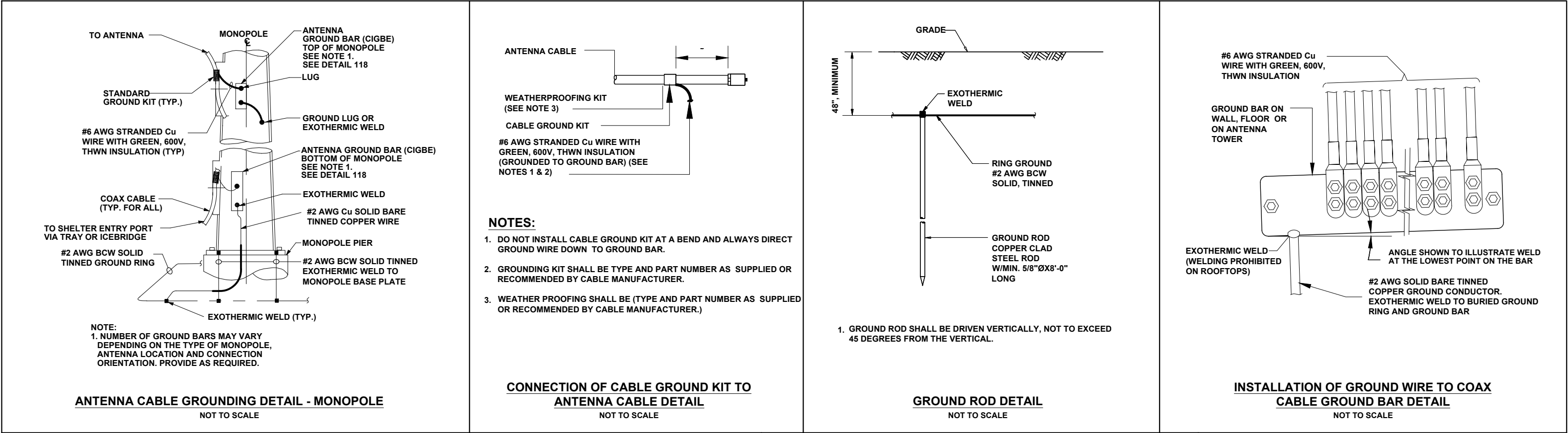
3	09/29/22	REVD ZONING PER CLIENT	TLR	MM	MM
2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM
1	09/07/22	REVD TOWER-RAD CENTER HEIGHT	TLR	MM	MM
0	08/17/22	ISSUED FOR REVIEW	TLR	MM	MM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		

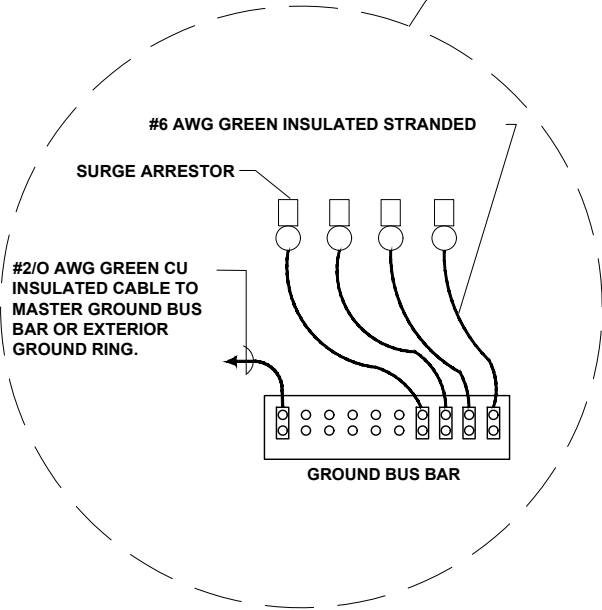
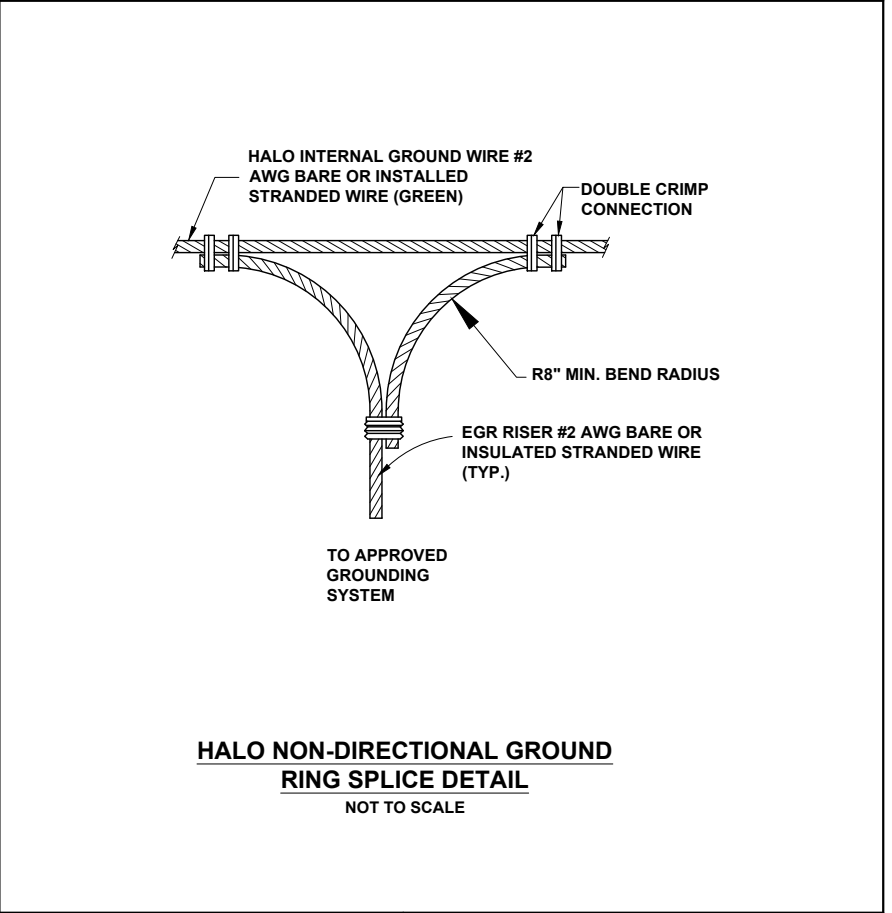
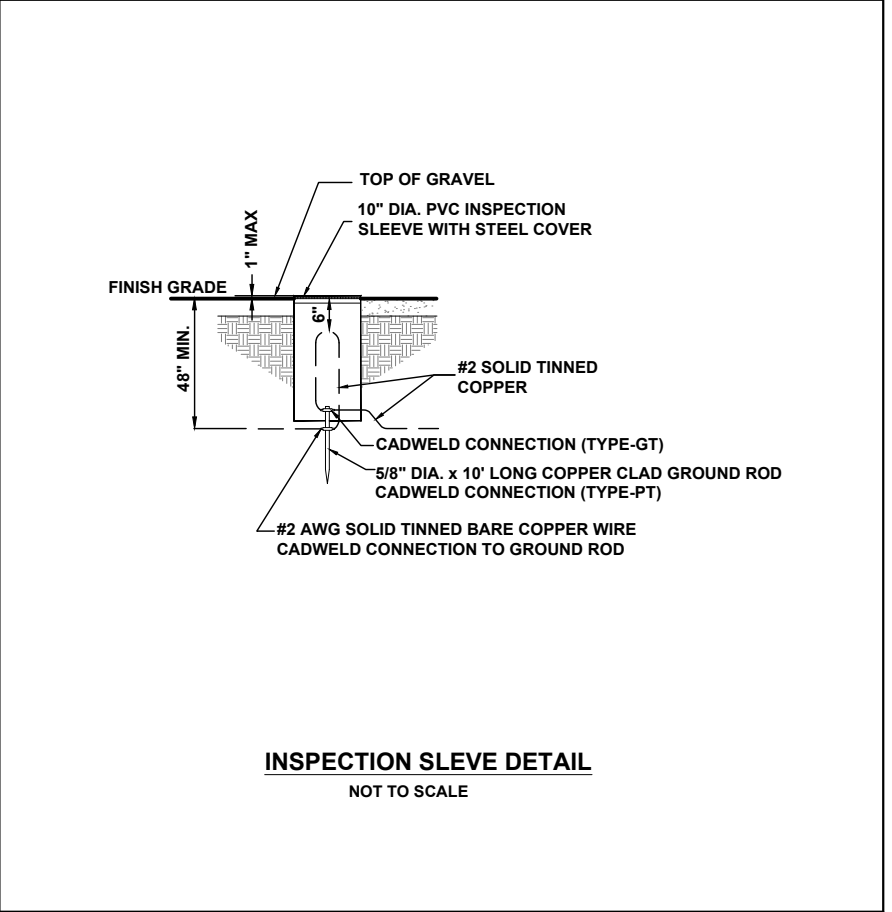
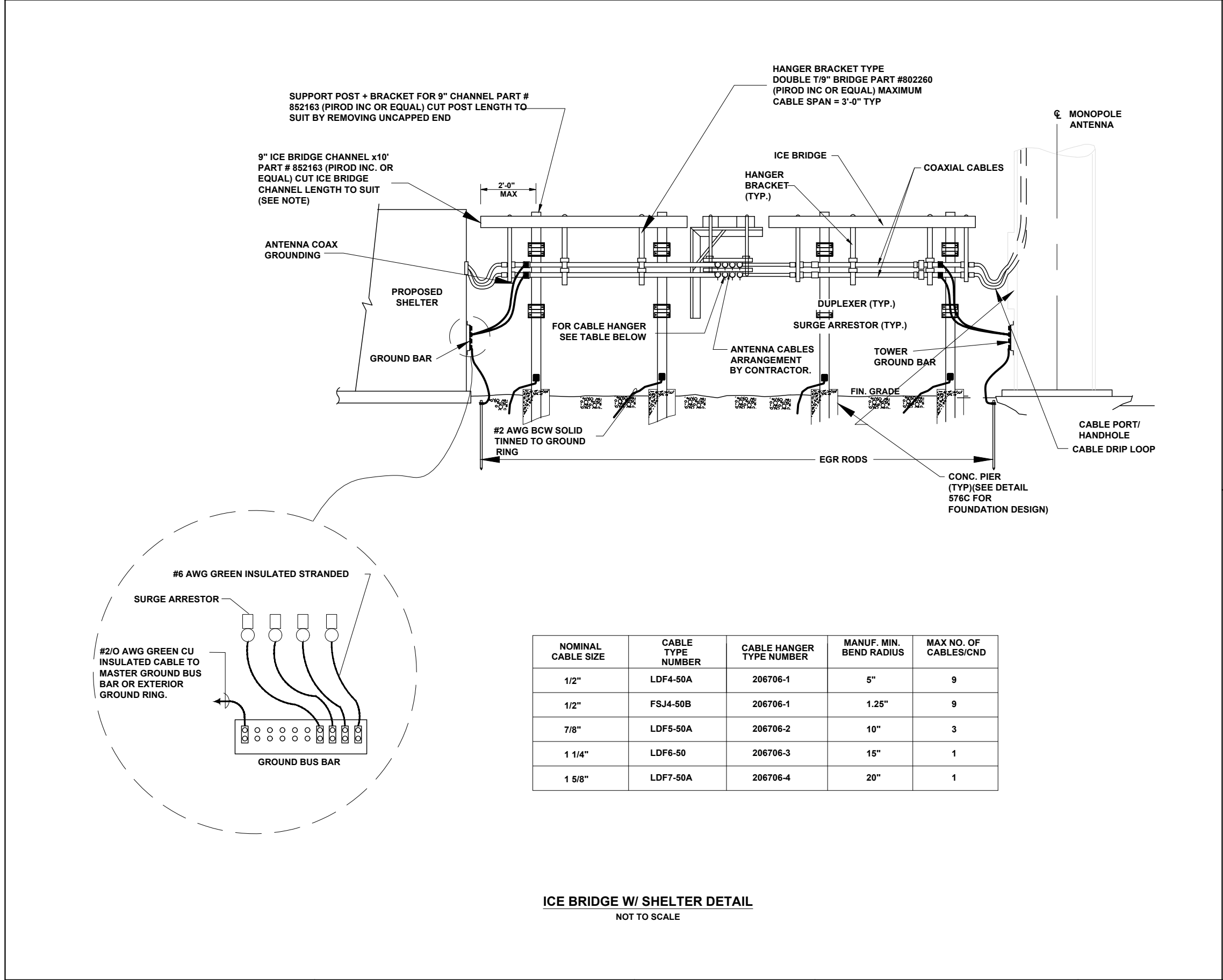
SHEET E-2

SINGLE LINE DIAGRAM & DETAILS

DRAWING NUMBER

22359001





NOMINAL CABLE SIZE	CABLE TYPE NUMBER	CABLE HANGER TYPE NUMBER	MANUF. MIN. BEND RADIUS	MAX NO. OF CABLES/CND
1/2"	LDF4-50A	206706-1	5"	9
1/2"	FSJ4-50B	206706-1	1.25"	9
7/8"	LDF5-50A	206706-2	10"	3
1 1/4"	LDF6-50	206706-3	15"	1
1 5/8"	LDF7-50A	206706-4	20"	1

ICE BRIDGE W/ SHELTER DETAIL

NOT TO SCALE

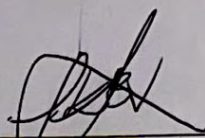
Sworn Statement of INGA BRAUNEIS
in Support of New Tower Construction Pursuant to Wis. Stat. §66.0404

INGA BRAUNEIS, being first duly sworn on oath, deposes and says that:

- Page 101 of 142

8. DISH evaluated two existing tall structures within 1.5 miles from the Proposed Communications Facility and the findings are as follows:

- a. The US Cellular Tower located at coordinates 43.02054, -89.24793 is not viable because using that tower would also create a gap in coverage in McFarland which would require an additional tower to provide adequate service. This tower is also too short, 140' with only 110' available on the tower.
- b. The water tower located at coordinates 43.02542, -89.27587 is not viable because it is too short. The top of the water tower is already encumbered with many antennas which would require the antennas to be installed on the neck of the water tower, resulting in an installation at approximately 60', propagating very little coverage at all.


INGA BRAUNEIS

State of Wisconsin

)

) ss.

County of Dane

)

This instrument was acknowledged, subscribed and sworn to before me on

12/01/2022, by INGA BRAUNEIS

STEVEN ABRAHAM
Notary Public
State of Wisconsin


NOTARY PUBLIC FOR WI

My Commission Expires: 04/01/2026



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2022-AGL-19183-OE

EXHIBIT C

Issued Date: 11/15/2022

Andrew Smith
RESCOM Environmental Corp
PO Box 361
Petoskey, MI 49770

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Tower McFarland TK
Location:	McFarland, WI
Latitude:	43-01-01.00N NAD 83
Longitude:	89-16-15.40W
Heights:	889 feet site elevation (SE) 199 feet above ground level (AGL) 1088 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AGL-19183-OE.

Signature Control No: 551792028-561447439

(DNE)

Natalie Schmalbeck

Technician

Attachment(s)

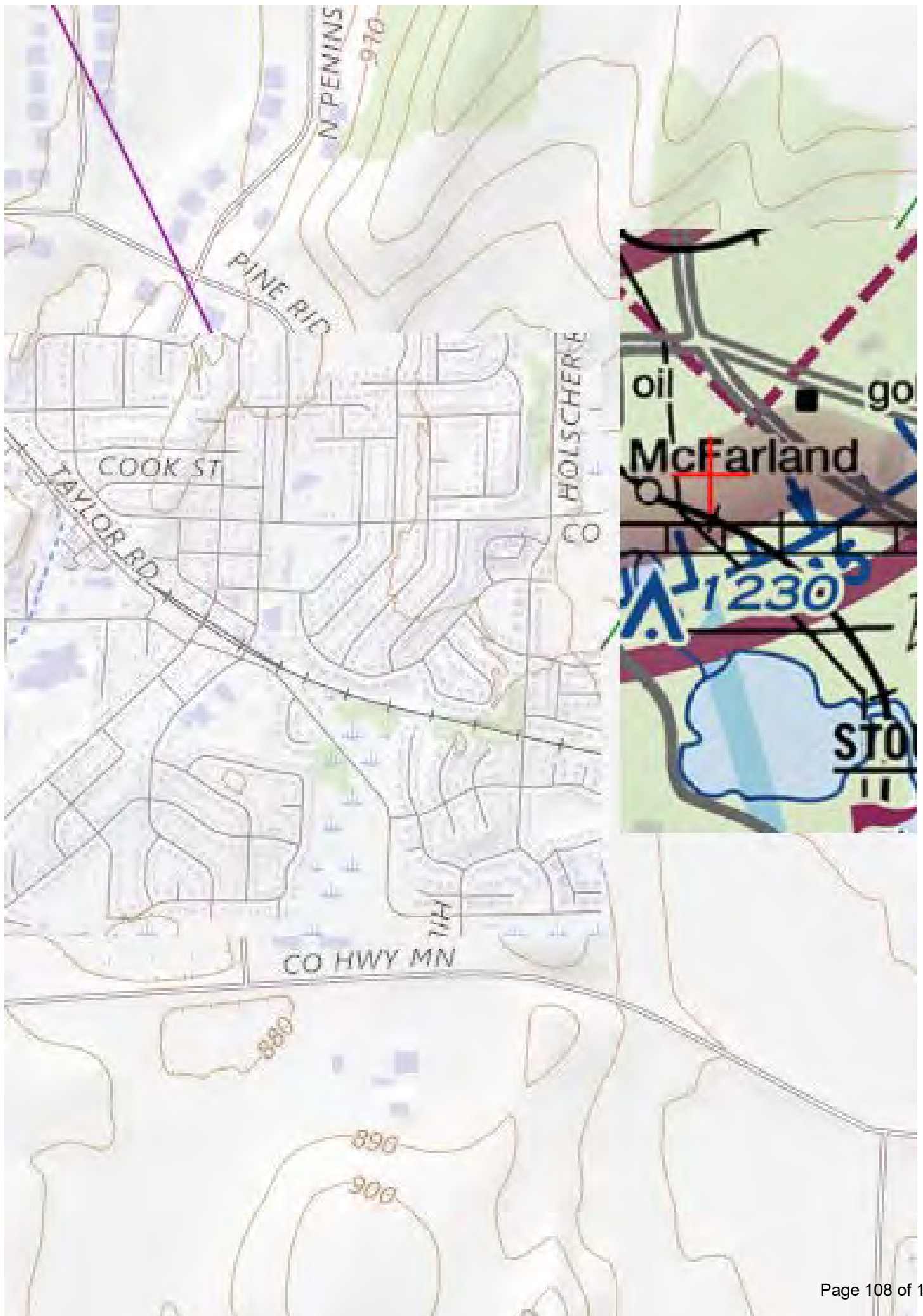
Frequency Data

Map(s)

cc: FCC

Frequency Data for ASN 2022-AGL-19183-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



McFarland

Towerking Proposed Monopole Tower – Photo Location Map



Photo Location East – {Before}

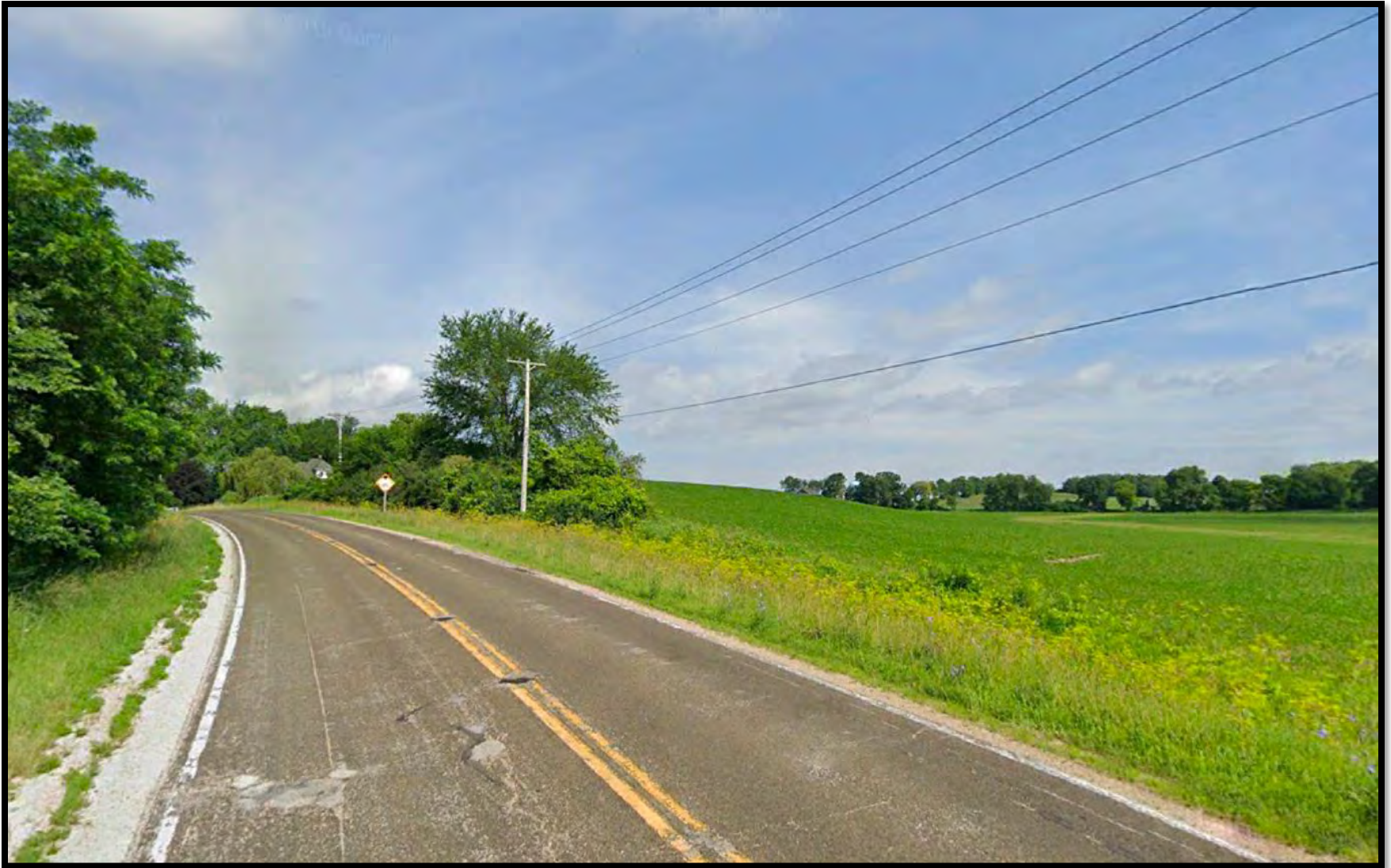


Photo Location East – {After}

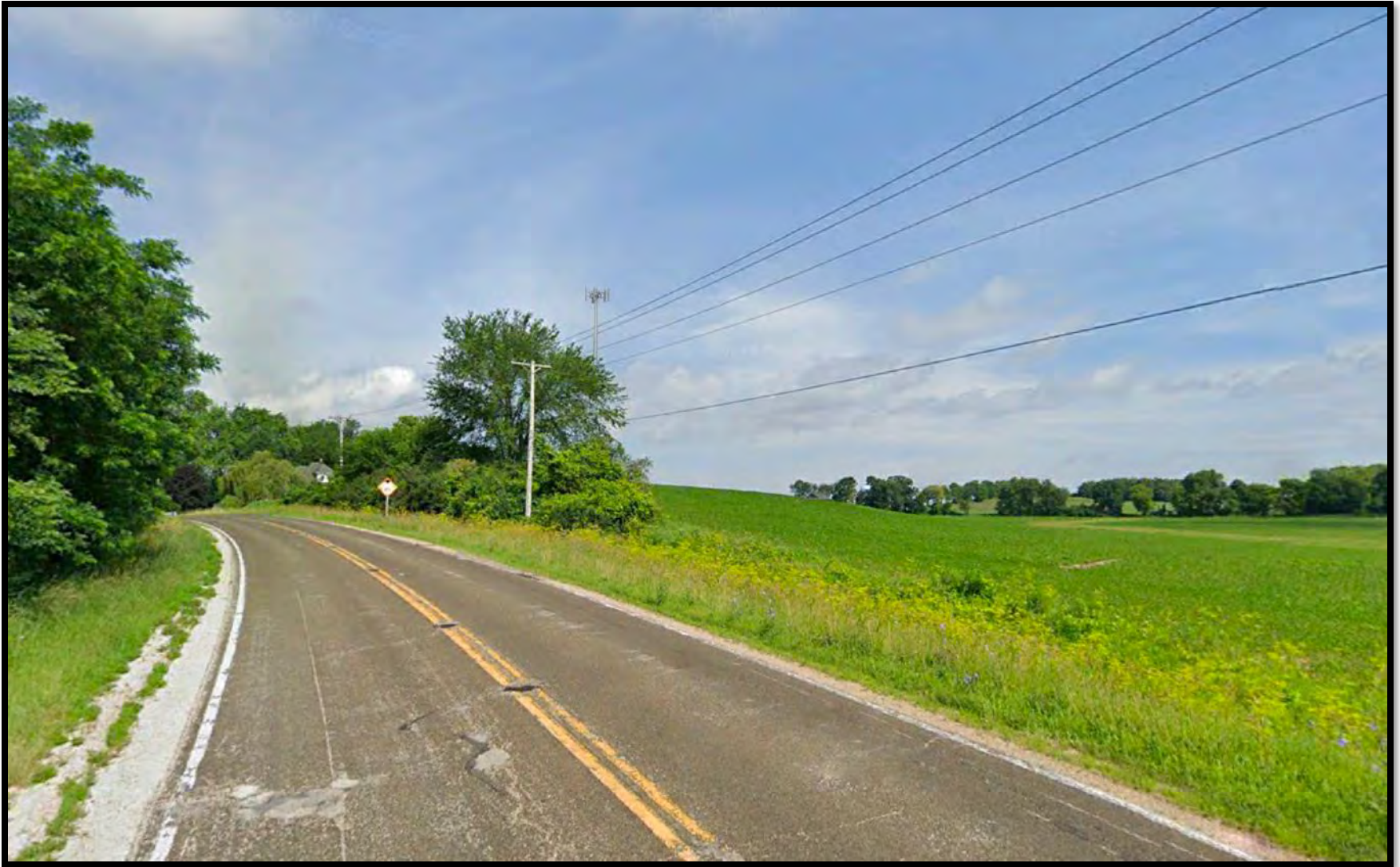


Photo Location North {Before}



Photo Location North {After}



Photo Location Directly West – {Before}



Photo Location Directly West – {After}



Photo Location South – {Before}

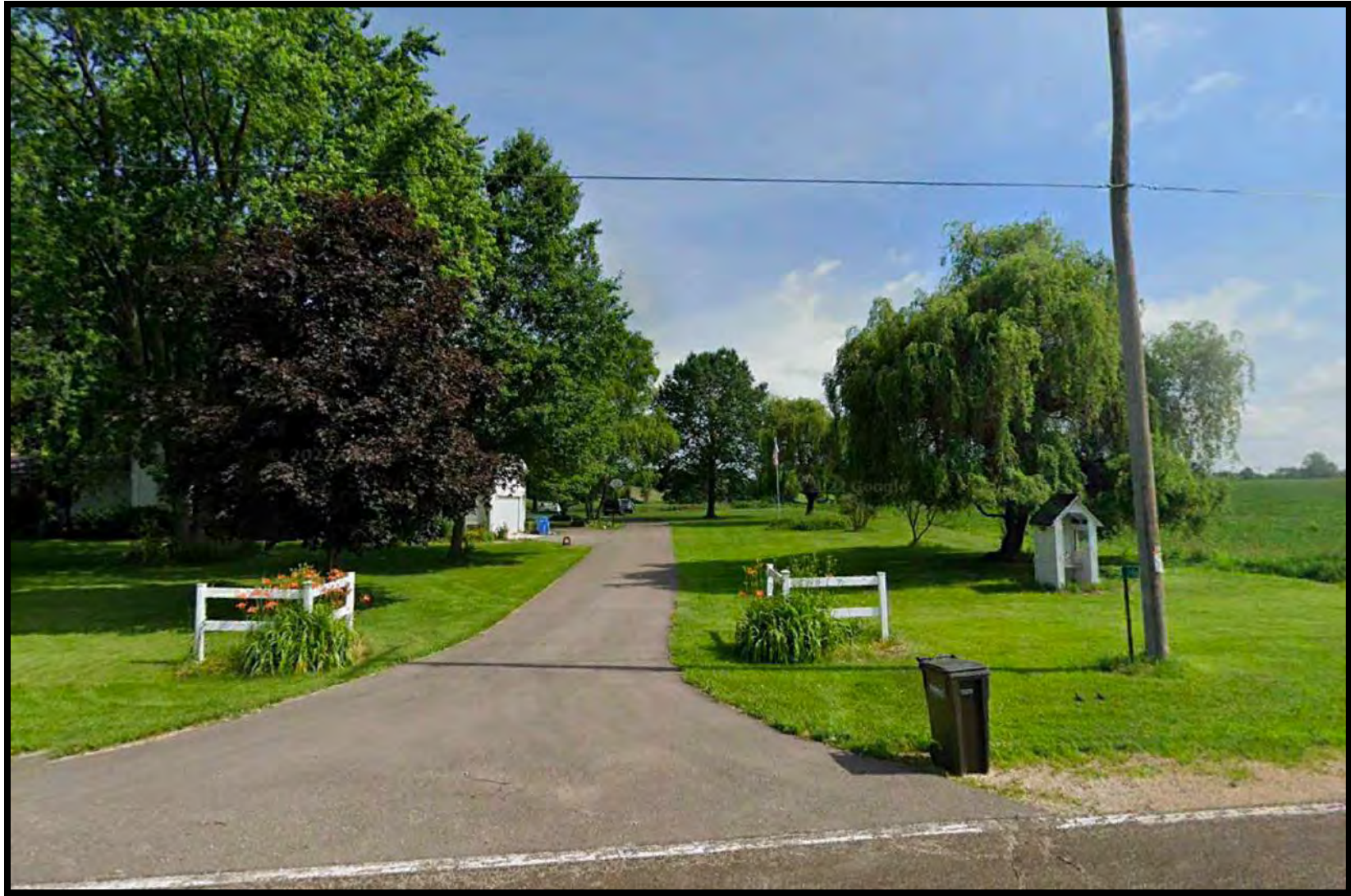


Photo Location South – {After}



EXHIBIT E

REFERENCE COPY

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Federal Communications Commission Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: GAMMA ACQUISITION L.L.C.

ATTN: ALISON MINEA
GAMMA ACQUISITION L.L.C.
1110 VERMONT AVENUE NW SUITE 750
WASHINGTON, DC 20005

Call Sign	File Number
T060430104	
Radio Service	
AD - AWS-4 (2000-2020 MHz and 2180-2200 MHz)	

FCC Registration Number (FRN): 0021004817

Grant Date 03-07-2013	Effective Date 09-11-2020	Expiration Date 06-14-2023	Print Date
Market Number BEA104	Channel Block A	Sub-Market Designator 0	
Market Name Madison, WI-IA-IL			
1st Build-out Date 03-07-2017	2nd Build-out Date 06-14-2023	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430104

File Number:

Print Date:

Special Condition 1: This license document as first issued on March 7, 2013, reflects the Order of Modification and Authorization (DA 13-231) to existing Mobile Satellite Service ("MSS") call sign E060430 to add Part 27 rights and obligations for Advanced Wireless Service-4 ("AWS-4") terrestrial operating authority with all of the attendant rights, limitations, and obligations associated with the AWS-4 service rules adopted in WT Docket No. 12-70 (FCC 12-151), and any subsequent orders. The license document issued on March 7, 2013, is not a separate authorization in and of itself. The parameters reflected in the International Bureau Filing System for the MSS authorization of the license (call sign E060430) together with the parameters reflected in the Universal Licensing System for the standalone terrestrial authorization of the license (call sign T060430001 - T060430176 derivatives) as of March 7, 2013 constitute the whole of the modified license. Except as otherwise ordered, a licensee of AWS-4 operating authority is permitted to partition, disaggregate, and lease AWS-4 spectrum as provided under the FCC's rules. See, e.g., FCC 19-103; 47 CFR Parts 1, 27. The partition, disaggregation, or lease of AWS-4 spectrum does not encompass the MSS authorization.

Special Condition 2: A licensee of AWS-4 operating authority shall comply with the specific Global Positioning System ("GPS") protection limits set forth in the September 27, 2012 letter agreement between DISH Network Corporation (parent corp. of the AWS-4 licensee under this license as issued on March 7, 2013) and the U.S. GPS Industry Council, as detailed in FCC Order 12-151. See Service Rules for Advanced Wireless Services in the 2000-2020 MHz and 2180-2200 MHz Bands, WT Docket Nos. 12-70, 04-356, ET Docket No. 10-142, Report and Order and Order of Proposed Modification, 27 FCC Rcd 16102, 16151-53, at Paras. 118-122 (2012) (AWS-4 Report and Order), citing Letter from Jeffrey H. Blum, Deputy General Counsel, DISH Network Corporation, and F. Michael Swiek, Executive Director, The U.S. GPS Industry Council, to Marlene H. Dortch, Sec'y, Federal Communications Commission, WT Docket Nos. 12-70, 04-356, ET Docket No. 10-142 (filed Sept. 27, 2012) (a copy of this letter is attached). Further, as detailed in the AWS-4 Report and Order, an AWS-4 license shall remain subject to this Special Condition 2 in the event that the licensee assigns or otherwise transfers the license to a successor-in-interest or assignee. Id. at 16152-53, Para. 121.

Special Condition 3A: A licensee of AWS-4 operating authority shall protect Federal operations in the 2200-2290 MHz band as specified in Section 27.1134(e) of the Commission's rules and in FCC Order 12-151. 47 C.F.R. § 27.1134(e); Service Rules for Advanced Wireless Services in the 2000-2020 MHz and 2180-2200 MHz Bands, WT Docket Nos. 12-70, 04-356, ET Docket No. 10-142, Report and Order and Order of Proposed Modification, 27 FCC Rcd 16102, 16148-51, at Paras. 107-117 (2012) (AWS-4 Report and Order).

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430104

File Number:

Print Date:

Special Condition 3B: In December 2012, DISH Network Corporation (parent corp. of the AWS-4 licensee under this license as issued on March 7, 2013) and federal users of the 2200-2290 MHz band entered into an operator-to-operator agreement. Letter from Karl B. Nebbia, Associate Administrator, Office of Spectrum Management, National Telecommunications and Information Administration, to Julius Knapp, Chief, Office of Engineering and Technology, Federal Communications Commission, WT Docket Nos. 12-70, 04-356, ET Docket No. 10-142, at Attachment ("Operator-to-Operator Agreement between New DBSD Satellite Services G.P. and Gamma Acquisition L.L.C. and United States Federal Government Agencies Operating Earth Stations and/or Aeronautical Mobile Telemetry (AMT) Stations in the 2200-2290 MHz Band") (Dec. 11, 2012) (a copy of this letter is attached). As detailed in FCC Order 12-151, a licensee of AWS-4 operating authority shall comply with this agreement with regard to the permissible AWS-4 emissions into the 2200-2290 MHz band and/or the maximum actual AWS-4 emissions to be received at the specified sites of Federal operations in the 2200-2290 MHz band. AWS-4 Report and Order, 27 FCC Rcd at 16148-51, Paras. 107-117.

Special Condition 3C: As detailed in Section 27.1134(e)(2) of the Commission's rules and in FCC Order 12-151, a licensee of AWS-4 operating authority who is a party to a private contractual agreement between it and a Federal government entity(ies) operating in the 2200-2290 MHz band must maintain a copy of the agreement in its station files and disclose it, upon request, to prospective AWS-4 assignees, transferees, or spectrum lessees, to Federal operators, and to the Commission. 47 C.F.R. § 27.1134(e)(2); AWS-4 Report and Order, 27 FCC Rcd at 16149-50, at Para. 112.

Special Condition 4A: This license is subject to the terms of the Memorandum Opinion and Order, DA 13-2409, in WT Docket No. 13-225.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Special Condition 4B: On June 1, 2016, DISH Network Corporation, parent corp. of the AWS-4 licensee under this license (as issued on March 7, 2013, and to date), stated unequivocally its election applicable to all AWS-4 licenses of terrestrial downlink-not terrestrial uplink-operations at 2000-2020 MHz. See WT Docket No. 13-225, Letter from Jeffrey H. Blum, Senior Vice President & Deputy General Counsel, DISH Network Corporation, to Marlene H. Dortch, Secretary, FCC (filed Jun. 1, 2016). See also modification applications granted 6/7/2016 (Lead Call Sign T060430001/File No# 0007289841). This one-time election is binding on all AWS-4 licensees and licenses including any AWS-4 licenses issued subsequently. Use of the Lower AWS-4 Band for terrestrial downlink operations is subject to any rules that are generally applicable to AWS downlink operations except to the extent expressly waived by Memorandum Opinion and Order, DA 13-2409, in WT Docket No. 13-225. By way of reference and not limitation, see Memorandum Opinion and Order, DA 13-2409, at para. 25 for list of rules waived for downlink operations, and id. at para. 47 for list of requirements for downlink operations.

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430104

File Number:

Print Date:

Special Condition 5 (9/11/2020): Licensee is an indirect, wholly owned subsidiary of DISH Network Corporation (DISH). This license is subject to licensee's compliance with the conditions and restrictions imposed by the Commission in MO&O, Declaratory Ruling and Order of Proposed Modification, FCC 19-103 and the commitments made by DISH in its July 26, 2019 Commitments Letter including Attachment A thereto (see, e.g., FCC 19-103 at App. H), as modified by the Commission, both of which are incorporated by reference into and made operative by Order of Modification and Extension of Time to Construct, DA 20-1072 (WTB Sept. 11, 2020). These conditions, restrictions and commitments include, but are not limited to, the following (see FCC 19-103 and DA 20-1072 for further information):

Special Condition 5a (9/11/2020): DISH is obligated to provide 5G Broadband Service over this license. DISH has waived its rights to use this license under the Commission's flexible-use policies and this license is expressly conditioned on DISH building, deploying, and offering 5G Broadband Service, which means at least 3GPP Release 15 capable of providing Enhanced Mobile Broadband (eMBB) functionality. 5G is defined as the 5G New Radio interface standard as described in 3GPP Release 15, available at <https://www.3gpp.org/release-15>, or 3GPP Release 16 within 3 years of 3GPP final approval. This condition does not preclude DISH from providing IoT as a service in addition to the 5G Broadband Service, but DISH is precluded from relying on IoT (or any other non-5G Broadband Service) operations to satisfy its buildout requirements and commitments.

Special Condition 5b (9/11/2020): Final Buildout Requirement. Licensee shall provide terrestrial 5G Broadband Service coverage and offer terrestrial 5G Broadband Service by 6/14/2023 to at least seventy (70) percent of the population in the license area in the 2000-2020 MHz and 2180-2200 MHz bands. If licensee fails to establish that it meets this Final Buildout Requirement in the license area in the 2000-2020 MHz and 2180-2200 MHz bands, its authorization for this license area shall terminate automatically without Commission action. Failure to meet this Final Buildout Requirement in an EA shall also result in the MSS protection rule in 47 CFR § 27.1136 no longer applying in this license area. See generally 47 CFR § 27.14(q)(2),(4)-(6).

Special Condition 5c (9/11/2020): Contingent extension: The Final Buildout Requirement in special condition 5b shall be extended to 6/14/2025 if licensee establishes that it is offering 5G Broadband Service with respect to its AWS-4 licenses in the 2000-2020 MHz and 2180-2200 MHz bands to 50% or more of the U.S. population by 6/14/2023.

Special condition 5d (9/11/2020): DISH has committed to make significant payments to the U.S. Treasury if it does not meet its deployment commitments and that commitment is a condition of the waiver/extension grant and modification of this license in DA 20-1072. These commitments include, but are not limited to, mandatory monetary payments for failure to meet deployment commitments (that are separate from the final buildout requirements), status reports, and verification metrics. If DISH fails to meet the conditions of these grants, it must make the payments required. In addition to mandatory monetary payments (and license cancellations), DISH continues to be subject to all of the Commission's other enforcement and regulatory powers for failing to meet any condition of the grants and modifications made on 9/11/2020.

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430104

File Number:

Print Date:

Special Condition 5e (9/11/2020): Until September 11, 2026, licensee shall not (1) sell this license without the advance approval of both the FCC and the U.S. Department of Justice or (2) in any 12-month period provide in the Economic Area of this license more than 35% of the capacity of its 5G network to any of the three largest wireless facilities-based providers (alone or in combination) without prior FCC approval. Sell means (i) to transfer, assign, or dispose of this license in any manner either directly or indirectly; or (ii) to transfer control of an entity holding this license; or (iii) to enter into a lease arrangement or any other arrangement that results in the transfer of de jure or de facto control of this license.

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430104

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
---------------	--------------------	--------------------------	------------------------------	---------------

REFERENCE COPY

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: MANIFEST WIRELESS L.L.C.

ATTN: ALISON MINEA
 MANIFEST WIRELESS L.L.C.
 1110 VERMONT AVENUE, NW, SUITE 750
 WASHINGTON, DC 20005

Call Sign WQJZ246	File Number
Radio Service WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0017173121

Grant Date 02-20-2009	Effective Date 09-11-2020	Expiration Date 06-14-2023	Print Date
Market Number BEA104	Channel Block E	Sub-Market Designator 0	
Market Name Madison, WI-IA-IL			
1st Build-out Date 03-07-2017	2nd Build-out Date 06-14-2023	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: MANIFEST WIRELESS L.L.C.

Call Sign: WQJZ246

File Number:

Print Date:

Special Condition 1 (9/11/2020): Licensee is an indirect, wholly owned subsidiary of DISH Network Corporation (DISH). This license is subject to licensee's compliance with the conditions and restrictions imposed by the Commission in MO&O, Declaratory Ruling and Order of Proposed Modification, FCC 19-103 and the commitments made by DISH in its July 26, 2019 Commitments Letter including Attachment A thereto (see, e.g., FCC 19-103 at App. H), as modified by the Commission, both of which are incorporated by reference into and made operative by Order of Modification and Extension of Time to Construct, DA 20-1072 (WTB Sept. 11, 2020). These conditions, restrictions and commitments include, but are not limited to, the following (see FCC 19-103 and DA 20-1072 for further information):

Special Condition 1a (9/11/2020): DISH is obligated to provide 5G Broadband Service over this license. DISH has waived its rights to use this license under the Commission's flexible-use policies and this license is expressly conditioned on DISH building, deploying, and offering 5G Broadband Service, which means at least 3GPP Release 15 capable of providing Enhanced Mobile Broadband (eMBB) functionality. 5G is defined as the 5G New Radio interface standard as described in 3GPP Release 15, available at <https://www.3gpp.org/release-15>, or 3GPP Release 16 within 3 years of 3GPP final approval. This condition does not preclude DISH from providing IoT as a service in addition to the 5G Broadband Service, but DISH is precluded from relying on IoT (or any other non-5G Broadband Service) operations to satisfy its buildout requirements and commitments.

Special Condition 1b (9/11/2020): Final Buildout Requirement. Licensee shall provide 5G Broadband Service coverage and offer 5G Broadband Service by 6/14/2023 to at least seventy (70) percent of the population in the license area of this license. If licensee fails to establish that it meets this Final Buildout Requirement in the license area of this license, its authorization for unserved areas shall terminate automatically without Commission action. See Public Notice, DA 19-77 (licensee keeps the areas of the license that it serves and the remaining unserved areas are returned to FCC's inventory for relicensing).

Special Condition 1c (9/11/2020): Contingent extension: The Final Buildout Requirement in Special Condition 1b shall be extended to 6/14/2025 if licensee establishes that it is offering 5G Broadband Service with respect to its Lower 700 MHz E Block licenses to 50% or more of the U.S. population covered by DISH's Lower 700 MHz E Block licenses by 6/14/2023.

Special Condition 1d (9/11/2020): DISH has committed to make significant payments to the U.S. Treasury if it does not meet its deployment commitments and that commitment is a condition of the waiver/extension grant and modification of this license in DA 20-1072. These commitments include, but are not limited to, mandatory monetary payments for failure to meet deployment commitments (that are separate from the final buildout requirements), status reports, and verification metrics. If DISH fails to meet the conditions of these grants, it must make the payments required. In addition to mandatory monetary payments (and automatic license terminations), DISH continues to be subject to all of the Commission's other enforcement and regulatory powers for failing to meet any condition of the grants and modifications made on 9/11/2020.

Licensee Name: MANIFEST WIRELESS L.L.C.

Call Sign: WQJZ246

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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REFERENCE COPY

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Federal Communications Commission
Wireless Telecommunications Bureau
RADIO STATION AUTHORIZATION

LICENSEE: AMERICAN H BLOCK WIRELESS L.L.C.

ATTN: OFFICE GEN. COUNSEL, LEGAL DEPT.
 AMERICAN H BLOCK WIRELESS L.L.C.
 PO BOX 6663
 ENGLEWOOD, CO 80155-6663

Call Sign WQTX303	File Number
Radio Service AH - AWS-H Block (at 1915-1920 MHz and 1995-2000 MHz)	

FCC Registration Number (FRN): 0023125057

Grant Date 04-29-2014	Effective Date 09-11-2020	Expiration Date 06-14-2023	Print Date
Market Number BEA104	Channel Block H	Sub-Market Designator 0	
Market Name Madison, WI-IA-IL			
1st Build-out Date 04-29-2018	2nd Build-out Date 06-14-2023	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

Special Condition 1 (9/11/2020): Licensee is an indirect, wholly owned subsidiary of DISH Network Corporation (DISH). This license is subject to licensee's compliance with the conditions and restrictions imposed by the Commission in MO&O, Declaratory Ruling and Order of Proposed Modification, FCC 19-103 and the commitments made by DISH in its July 26, 2019 Commitments Letter including Attachment A thereto (see, e.g., FCC 19-103 at App. H), as modified by the Commission, both of which are incorporated by reference into and made operative by Order of Modification and Extension of Time to Construct, DA 20-1072 (WTB Sept. 11, 2020). These conditions, restrictions and commitments include, but are not limited to, the following (see FCC 19-103 and DA 20-1072 for further information):

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: AMERICAN H BLOCK WIRELESS L.L.C.

Call Sign: WQTX303

File Number:

Print Date:

Special Condition 1a (9/11/2020): DISH is obligated to provide 5G Broadband Service over this license. DISH has waived its rights to use this license under the Commission's flexible-use policies and this license is expressly conditioned on DISH building, deploying, and offering 5G Broadband Service, which means at least 3GPP Release 15 capable of providing Enhanced Mobile Broadband (eMBB) functionality. 5G is defined as the 5G New Radio interface standard as described in 3GPP Release 15, available at <https://www.3gpp.org/release-15>, or 3GPP Release 16 within 3 years of 3GPP final approval. This condition does not preclude DISH from providing IoT as a service in addition to the 5G Broadband Service, but DISH is precluded from relying on IoT (or any other non-5G Broadband Service) operations to satisfy its buildout requirements and commitments.

Special Condition 1b (9/11/2020): Final Buildout Requirement. With respect to this H Block license, licensee shall provide 5G Broadband Service coverage and offer 5G Broadband Service by 6/14/2023 to at least seventy (75) percent of the population in the license area. If licensee fails to establish that it meets this Final Buildout Requirement with respect to this H Block license, this authorization shall terminate automatically without Commission action. See § 27.14(r)(3).

Special Condition 1c (9/11/2020): Contingent extension: The Final Buildout Requirement in special condition 1b shall be extended to 6/14/2025 if licensee establishes that it is offering 5G Broadband Service with respect to its AWS H Block licenses to 50% or more of the U.S. population by 6/14/2023.

Special Condition 1d (9/11/2020): DISH has committed to make significant payments to the U.S. Treasury if it does not meet its deployment commitments and that commitment is a condition of the waiver/extension grant and modification of this license in DA 20-1072. These commitments include, but are not limited to, mandatory monetary payments for failure to meet deployment commitments (that are separate from the final buildout requirements), status reports, and verification metrics. If DISH fails to meet the conditions of these grants, it must make the payments required. In addition to mandatory monetary payments (and license cancellations), DISH continues to be subject to all of the Commission's other enforcement and regulatory powers for failing to meet any condition of the grants and modifications made on 9/11/2020.

Licensee Name: AMERICAN H BLOCK WIRELESS L.L.C.

Call Sign: WQTX303

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau
RADIO STATION AUTHORIZATION

LICENSEE: PARKERB.COM WIRELESS L.L.C.

ATTN: JEFFREY BLUM
 PARKERB.COM WIRELESS L.L.C.
 PO BOX 6663
 ENGELWOOD, CO 80155

Call Sign WQZM344	File Number
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0025268459

Grant Date 06-14-2017	Effective Date 09-11-2020	Expiration Date 06-14-2029	Print Date
Market Number PEA122	Channel Block A	Sub-Market Designator 0	
Market Name Madison, WI			
1st Build-out Date	2nd Build-out Date 06-14-2025	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

Special Condition 1 (9/11/2020): Licensee is an indirect, wholly owned subsidiary of DISH Network Corporation (DISH). This license is subject to licensee's compliance with the conditions and restrictions imposed by the Commission in MO&O, Declaratory Ruling and Order of Proposed Modification, FCC 19-103 and the commitments made by DISH in its July 26, 2019 Commitments Letter including Attachment A thereto (see, e.g., FCC 19-103 at App. H), as modified by the Commission, both of which are incorporated by reference into and made operative by Order of Modification and Extension of Time to Construct, DA 20-1072 (WTB Sept. 11, 2020). These conditions, restrictions and commitments include, but are not limited to, the following (see FCC 19-103 and DA 20-1072 for further information):

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: PARKERB.COM WIRELESS L.L.C.

Call Sign: WQZM344

File Number:

Print Date:

Special Condition 1a (9/11/2020): DISH is obligated to provide 5G Broadband Service over this license. DISH has waived its rights to use this license under the Commission's flexible-use policies and this license is expressly conditioned on DISH building, deploying, and offering 5G Broadband Service, which means at least 3GPP Release 15 capable of providing Enhanced Mobile Broadband (eMBB) functionality. 5G is defined as the 5G New Radio interface standard as described in 3GPP Release 15, available at <https://www.3gpp.org/release-15>, or 3GPP Release 16 within 3 years of 3GPP final approval. This condition does not preclude DISH from providing IoT as a service in addition to the 5G Broadband Service, but DISH is precluded from relying on IoT (or any other non-5G Broadband Service) operations to satisfy its buildout requirements and commitments.

Special Condition 1b (9/11/2020): Final Buildout Requirement. With respect to this 600 MHz Band license, licensee shall provide 5G Broadband Service coverage and offer 5G Broadband Service by 6/14/2025 to at least seventy (75) percent of the population in the license area. If licensee fails to establish that it meets this Final Buildout Requirement with respect to this 600 MHz Band license, this authorization shall terminate automatically without Commission action. See § 27.14(t)(4).

Special Condition 1c (9/11/2020): DISH has committed to make significant payments to the U.S. Treasury if it does not meet its deployment commitments and that commitment is a condition of the waiver/extension grant and modification of this license in DA 20-1072. These commitments include, but are not limited to, mandatory monetary payments for failure to meet deployment commitments (that are separate from the final buildout requirements), status reports, and verification metrics. If DISH fails to meet the conditions of these grants, it must make the payments required. In addition to mandatory monetary payments (and license cancellations), DISH continues to be subject to all of the Commission's other enforcement and regulatory powers for failing to meet any condition of the grants and modifications made on 9/11/2020.

Special Condition 1d (9/11/2020): Until September 11, 2026, licensee shall not (1) sell this license without the advance approval of both the FCC and the U.S. Department of Justice or (2) in any 12-month period provide in the Partial Economic Area of this license more than 35% of the capacity of its 5G network to any of the three largest wireless facilities-based providers (alone or in combination) without prior FCC approval. Sell means (i) to transfer, assign, or dispose of this license in any manner either directly or indirectly; or (ii) to transfer control of an entity holding this license; or (iii) to enter into a lease arrangement or any other arrangement that results in the transfer of de jure or de facto control of this license.

Licensee Name: PARKERB.COM WIRELESS L.L.C.

Call Sign: WQZM344

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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September 6, 2022

To whom it may concern:

The proposed DISH Wireless LLC wireless equipment (see attached specification sheets) with a centerline radiation point of 160' to be located at on the parcel 028/0610-021-8245-0 in the town of Dunn (more specifically at latitude: 43 01 01N and longitude: 89 16 15.4W) will operate below the maximum permissible exposures for both Occupational/Controlled and General Population/Uncontrolled thresholds mandated by the FCC.

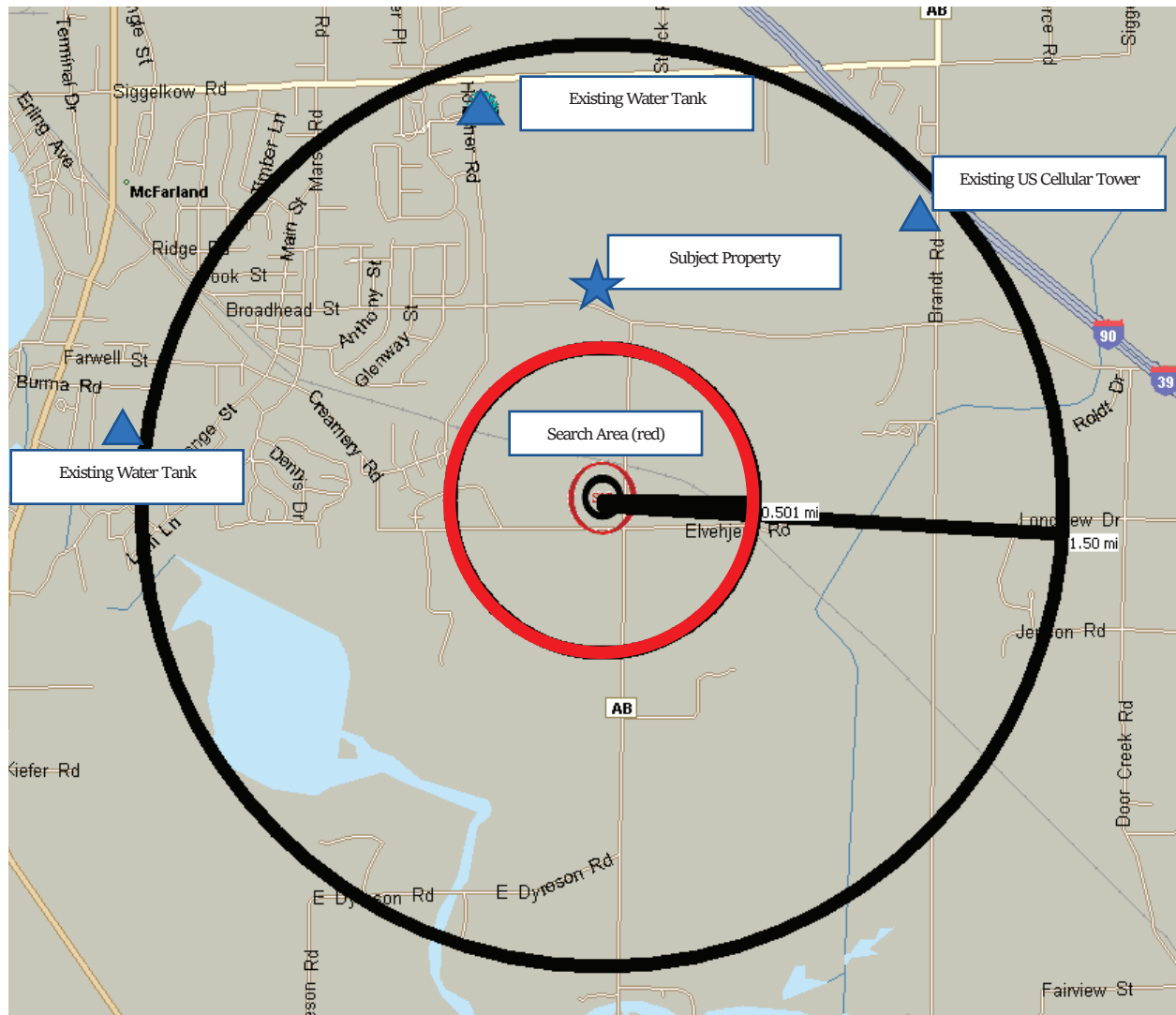
If any additional information is required, please contact myself or our primary site acquisition vendor, Derek McGrew of CelluSite, LLC (derek@cellusite.net).

Sincerely,

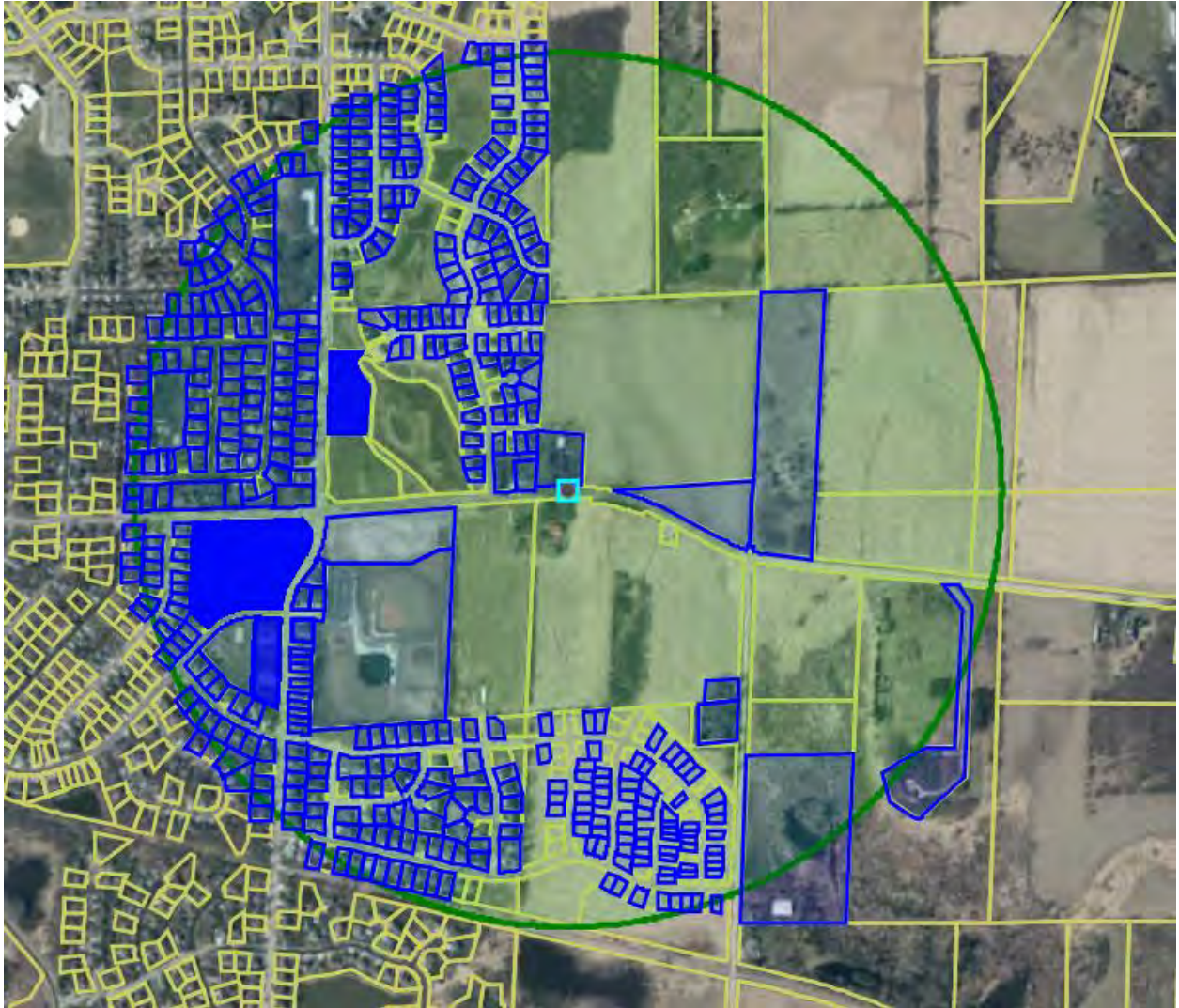
DISH Wireless LLC

By: *Meghan Lanigan*
Name: Meghan Lanigan
Title: Site Development Manager

EXHIBIT F



½ Mile Radius – Residence Map



September 13, 2022

Mr. Grant Phillips
President
TowerKing

RE: Proposed 170' Monopole for McFarland, MN

Dear Mr. Phillips,

Upon receipt of order, we propose to design and supply the above-referenced monopole for a Basic Wind Speed of 107 mph without ice and 40 mph with 1.5" ice, Risk II, Structure Classification II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna-Supporting Structures and Antennas and Small Wind Turbine Support Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above-referenced monopole designed and manufactured by Sabre Industries.* This would effectively result in a fall radius less than or equal to 35 feet.

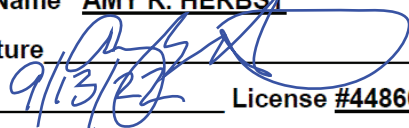
Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer

PROFESSIONAL ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the State of Minnesota.

Print Name AMY R. HERBST

Signature 

Date 9/13/22

License #44860

Derek McGrew

Subject: FW: Notice - Dane County New Tower MLA Partner Towerking / McFarland

From: Derek McGrew <derek@cellusite.net>

Sent: Tuesday, October 11, 2022 2:39 PM

To: >; @att.com>

Subject: Notice - Dane County New Tower MLA Partner Towerking / McFarland

Hello Kent, I have one more site in development in Dane County that I'm required to provide notice to you –

NOTICE

You are receiving this Notice per Dane County, Wisconsin Ordinance.

Please be aware that Towerking, an AT&T Wireless MLA partner has proposed a new tower at the following location. The tower has available heights of 150' and below. Please contact me should you have any interest in leasing this tower at this location.

This location is being used by our anchor tenant to cover the Eastern portion of McFarland Wisconsin and surrounding area.

Towerking would greatly appreciate your support for this application

43.0169 -89.2709

3486 County Highway MN, McFarland, WI 53558

Appreciate it!

Derek B. McGrew

VP / CelluSite, LLC

103 Wilshire Court

Noblesville, IN 46062

317-507-4541

derek@cellusite.net

www.cellusite.net

Derek McGrew

Subject: FW: Notice - Dane County New Tower Towerking / T-Mobile / McFarland

From: Derek McGrew <derek@cellusite.net>

Sent: Tuesday, October 11, 2022 2:35 PM

To: @T-Mobile.com>

Subject: Notice - Dane County New Tower Towerking / T-Mobile / McFarland

Good afternoon Mike, sending you the required notice per Dane County, WI.

NOTICE

You are receiving this Notice per Dane County, Wisconsin Ordinance.

Please be aware that Towerking has proposed a new tower at the following location. The tower has available heights of 150' and below. Please contact me should you have any interest in leasing this tower at this location.

This location is being used by our anchor tenant to cover the Eastern portion of McFarland Wisconsin and surrounding area. This anchor tenant is using the same towers as T-Mobile in the area, so it would seemingly make sense that this new tower would be placed well.

Towerking would greatly appreciate your support for this application

43.0169 -89.2709

3486 County Highway MN, McFarland, WI 53558

Appreciate it!

Derek B. McGrew

VP / CelluSite, LLC

103 Wilshire Court

Noblesville, IN 46062

317-507-4541

derek@cellusite.net

www.cellusite.net

Derek McGrew

Subject: FW: Notice - Dane County New Tower Towerking / McFarland

From: Derek McGrew <derek@cellusite.net>

Sent: Monday, October 17, 2022 1:58 PM

To: @uscellular.com>

Subject: Notice - Dane County New Tower Towerking / McFarland

Brandi,

NOTICE

You are receiving this Notice per Dane County, Wisconsin Ordinance.

Please be aware that Towerking, has proposed a new tower at the following location. The tower has available heights of 150' and below. Please contact me should you have any interest in leasing this tower at this location. Towerking is a carrier friendly tower company with reasonable lease rates, flexible lease language and FAST Speed to market!

This location is being used by our anchor tenant to cover the Eastern portion of McFarland Wisconsin to cover the population there and surrounding area.

Towerking would greatly appreciate your support for this application

43.0169 -89.2709

3486 County Highway MN, McFarland, WI 53558

Appreciate it!

Derek B. McGrew

VP / CelluSite, LLC

103 Wilshire Court

Noblesville, IN 46062

317-507-4541

derek@cellusite.net

www.cellusite.net

Derek McGrew

Subject: FW: Notice - Dane County New Tower Towerking / McFarland

From: Derek McGrew <derek@cellusite.net>

Sent: Tuesday, October 11, 2022 2:41 PM

To: <@verizonwireless.com>

Cc: <@VerizonWireless.com>

Subject: Notice - Dane County New Tower Towerking / McFarland

Hello again Allen, I have one more site in development in Dane County that I'm required to provide notice to you –

NOTICE

You are receiving this Notice per Dane County, Wisconsin Ordinance.

Please be aware that Towerking, an AT&T Wireless MLA partner has proposed a new tower at the following location. The tower has available heights of 150' and below. Please contact me should you have any interest in leasing this tower at this location.

This location is being used by our anchor tenant to cover the Eastern portion of McFarland Wisconsin to cover the population there and surrounding area.

Towerking would greatly appreciate your support for this application

43.0169 -89.2709

3486 County Highway MN, McFarland, WI 53558

Appreciate it!

Derek B. McGrew

VP / CelluSite, LLC

103 Wilshire Court

Noblesville, IN 46062

317-507-4541

derek@cellusite.net

www.cellusite.net

CUP 2583 Legal Description

Lot 1 of Certified Survey Map #12538, Section 2, Town 6 North, Range 10 East,
Town of Dunn, Dane County, Wisconsin.