

Monday, February 20, 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:

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

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

Webinar ID: 817 2672 9769

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

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Plan Commission 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 January 11, 2023 joint Community Development Authority and Plan Commission meeting.
- b. Motion to approve the minutes of the January 17, 2023 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public Hearing regarding a temporary Conditional Use Permit requested by Kwik Trip for temporary vehicle fleet maintenance at 4015 Terminal Drive. Property zoned C-H Commercial Highway.
- b. 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 regarding submittal of a letter of opposition to the Dane County Zoning & Land Regulation Committee, and Town of Dunn Board, regarding a proposed cell tower at 3486 CTH MN in the Town of Dunn, Dane County, WI.
 - b. Discussion regarding updating the Terminal and Triangle District Plan and creating a new Downtown Master Plan.
6. SCHEDULE NEXT MEETING DATE.
 - a. Tuesday, March 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.

Joint Community Development Authority and Plan Commission Minutes January 11, 2023

CDA Members Present: Stephanie Brassington, TJ Jerke, Ken Brost, Kristen Ellis (7:01 PM), Dan Kolk, Anthony Hennes, Benjamin Tanko

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

PC Member Absent: Peter Bloechl-Anderson

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:00 PM.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Clow motioned to approve the November 9, 2022 Joint CDA, Plan Commission, and Village Board meeting. Brost seconded the motion. Motion carried 12-0.

4. BUSINESS.

- a. Discussion regarding East Side Neighborhood Plan update.

Bremer provided introduction of the agenda item, detailing the current timeline of the project, past joint meetings, and upcoming scheduled meetings with the draft plan. Bremer noted that a public hearing on the draft plan is being scheduled for the March 21, 2023 Plan Commission meeting with recommendations by the CDA and Plan Commission to the Village Board at their April meetings.

Clow motioned for recess at 7:04 PM. Clow resumed meeting at 7:07 PM.

Stephen Tremlett, MSA Professional Services and Project Manager, presented on the draft plan. Tremlett's summary included public meeting feedback and key takeaways from each chapter of the draft plan. The joint commission asked questions and engaged in active discussion during Tremlett's presentation. Some of the topics discussed included: rail systems, public transit, commercial nodes in relationship to future school locations, affordable housing, utility and energy needs, draft typos, design guidelines, and implementation actions proposed.

- b. Discussion regarding 2023 Community & Economic Development capital improvement planning projects.

Bremer provided the joint committee with upcoming plan updates following the conclusion of the East Side Neighborhood Plan update. This includes the Terminal & Triangle District Plan (2005) and the Village's Downtown Master Plan. Bremer engaged the joint group for feedback regarding the approach for a single RFP (Request For Proposals). The joint committee asked Bremer about the department's capacity to achieve all these projects moving forward. Bremer affirmed the timeline of the projects will be adequate and provide staff with enough work. Bremer expressed preference for a singular consultant, one RFP, and continued joint meetings to maintain efficiency. This in turn supports staff time, the consultant's time, and reduces the evening meetings held. The joint committee showed affirmation of the suggested approach for staff to proceed with a single RFP and allow for consultants to apply to a single one if desired. No action was taken on this discussion item. Bremer will prepare the draft RFP for future recommendation to the Village Board.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, January 17th, 7:00 PM, Plan Commission.
- b. Wednesday, February 8th, 7:00 PM, CDA

6. ADJOURNMENT.

Clow motioned to adjourn meeting. Brost seconded the meeting. Meeting adjourned at 8:50 PM.

Plan Commission Minutes January 17, 2023, at 7:00 P.M.

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

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:00 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES

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

Clow moved to approve the December 20, 2022, Plan Commission minutes.
Brassington seconded the motion. Motion carried 7-0.

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.

Clow commented to Commission to proceed with the business items as listed in the agenda to provide the applicant additional time to arrive to the meeting. The Commission agreed.

After completing the business items listed in the agenda, the Commission returned to the Public Hearing item at 7:28 PM. Clow motioned to postpone the public hearing item for the next regular scheduled Plan Commission meeting since the applicant was not present in the room or online. Peters seconded the motion. Motion carried 7-0.

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.

Thao provided summary on the requested item and noted the public hearing previously held at the December 20th Plan Commission meeting.

Clow motioned 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. Conrad seconded the motion. Motion carried 7-0.

- 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).

Thao provided summary on the requested item and noted the public hearing previously held at the December 20th Plan Commission meeting.

Clow motioned 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). Peters seconded the motion. Motion carried 7-0.

- 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.

Thao provided summary on the requested item and noted the public hearing previously held at the December 20th Plan Commission meeting.

Clow motioned to approve 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. Bloechl-Anderson seconded the motion. Motion carried 7-0

- 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.

Clow motioned 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. Peters seconded the motion. Motion carried 7-0.

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

Bremer provided the background summary for the agenda item, detailing the nature of the application received by Dane County, the impact this poses on the surrounding future residential development and right of way extension for Meadowsweet Trail. Discussion by the Commission included concerns with safety for the area, impacts to property values, alternative locations on the site and elsewhere outside the property for a new tower, existing towers and their locations and capacities. Bremer stated he spoke with the current property owner about the application but has not been contacted by the agents for the tower. Bremer indicated he would draft a letter outlining the Village's concerns for review by the Plan Commission at their February meeting for submittal to Dane County prior to the County's scheduled public hearing on February 28, 2023.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, February 21, 2023 at 7:00 PM. Due to the Spring Primary election the date of the regular Plan Commission meeting will need to be changed. Commissioners indicated an initial preference for Monday, February 20, 2023 at 7:00PM. Staff will follow-up to confirm this date.

7. ADJOURNMENT.

Brassington motioned to adjourn, Reynolds seconded the motion. Motion carried 7-0. Meeting adjourned at 7:30 PM.

**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Monday, February 20, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public Hearing regarding a temporary Conditional Use Permit requested by Kwik Trip for temporary vehicle fleet maintenance at 4015 Terminal Drive. Property zoned C-H Commercial Highway.

PREVIOUS ACTION:

December 20, 2021 - Plan Commission conditional approval of a conditional use permit for Kwik Trip to construct a new gas station and convenience store at 4015 Terminal Drive.

February 21, 2022 - Plan Commission conditional approval of a temporary conditional use permit for Kwik Trip to temporarily park up to 13 fleet vehicles at the location.

December 20, 2022 - Plan Commission approved one-year extension of a conditional use permit for the new gas station and convenience store with all prior conditions of approval from December 20, 2021 Plan Commission meeting.

ISSUE SUMMARY:

Kwik Trip is requesting a temporary conditional use permit to utilize the existing building for vehicle fleet maintenance. Tasks performed on vehicles at the site will include fluid change, greasing, and preventative care and inspection of reefer units and tanker units. The request is for temporary use and would be terminated with the construction of the new Kwik Trip convenience store or by December 31, 2024, whichever comes first. The applicant has indicated that they only anticipate working on up to two fleet vehicles at one time. The applicant's proposed temporary conditional use does not include changes to the exterior of the existing property or building. The location will include five workers, composed of part-time and full-time technicians. The proposed hours of operation will be from 6:00 AM to 10:00 PM, 7-days a week. Vehicle repair and body shops (NAICS 811111 & 811121) are listed as conditional uses in the C-H District under Sec. 62-71 of the Zoning Code.

EXISTING PROPERTY

This property is 3.9 acres and is zoned C-H. The existing 14K square foot building was built in 2000 by Ruan Transportation for a semi-trunk maintenance facility, including warehousing and office space. The building includes four maintenance bays. Two outdoor fenced storage areas, one 6,400 square feet and the other at 12,000 square feet, were later added by a subsequent tenant (Stetson Building Products) via a temporary conditional use permit. These outdoor fenced areas have since been removed with temporary relocation of the fence planned along the southern lot line as part of the Applicant's proposed temporary fleet parking. Gordon Food Services (GFS) is the only remaining tenant and operates as a food distributor in the office space. GFS also has several shipping containers parked on the lot.



CONDITIONAL USE PERMIT REVIEW

The packet includes the Applicant's responses to Sec. 62-111, Conditional Use Standards. Sec. 62-114 provides that prior to granting of any conditional use, the Plan Commission may stipulate or impose such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the conditional use as deemed necessary to promote the public health, safety, and general welfare of the community and to secure compliance with the standards and requirements specified in Sec. 62-111.

The property is zoned C-H Commercial Highway. Sec. 62-68(n), Statement of Purpose, C-H, Highway Commercial District, states that this district is *“intended to provide an area for those business and commercial activities which especially have to do with motor vehicles or highway transportation, or which provide goods or services primarily to travelers on a highway, or for which location adjacent to a major thoroughfare or highway is a compelling practical consideration, or for which is especially appropriate for some other reason to be located adjacent to a major thoroughfare or highway.”* In staff's opinion, the proposed temporary use at this location is consistent with the statement of purpose for the C-H District and the previous owner's use of the property.

In Staff's opinion, the applicant's responses to Sec. 62-111 are generally adequate. The following are additional staff comments regarding the responses to (e), (f), and (j)(2) of Sec. 62-111, Conditional Use Standards.

- Sec. 62-111(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.* Staff notes that the applicant included in their application a map of the property where the tractors and tankers will be stored consistent with the previously approved temporary conditional use permit issued February 21, 2022. The applicant has indicated that no additional increases in on-site parking of fleet vehicles is being requested with this additional temporary use of the premises.
- Sec. 62-111(f), *The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.* The applicant's response includes proposed HVAC, plumbing and electrical upgrades within the interior of the existing building, contingent on the approval of this application's conditional use permit request. Staff notes the applicant is required to obtain building permits for these improvements prior to occupancy.
- Sec. 62-111(j)(2), *The prevention and control of water pollution including sedimentation.* The applicant has indicated that the proposed temporary use will not disturb existing site conditions including changes to pavement and landscaping/open spaces. In addition, the applicant has stated under their response to j.9. their intention to utilize the existing manual wash bay within the building that includes a sand interceptor to provide a way to clean the exterior of the equipment before performing maintenance tasks. In order to prevent and control water pollution, including sedimentation, staff recommends prohibiting washing of fleet equipment in areas other than the existing wash bay to minimize any water pollution including sedimentation from leaving the site.



OTHER STAFF COMMENTS

In Staff's opinion, the proposed temporary CUP will not conflict with the previously approved CUPs from December 20, 2021, February 21, 2021, and December 20, 2022. No other concerns or comments were received from the Village Fire Chief, Police Chief, Director of Public Works, and Village Engineer.

PUBLIC COMMENTS

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

FINANCIAL/BUDGET IMPACT:

The applicant will be responsible for all costs associated with the proposed use of the property. The applicant is not seeking any financial assistance from the Village related to the proposed use of this property.

VILLAGE PLAN REFERENCE:

The property is located within several Village plans as summarized below.

TID # Project Plan, 2004 - The property is located within the boundaries of Tax Increment Finance District #3. This TID was created as an "Industrial"-type district. The TID was created for the purpose of facilitating reinvestment in the redevelopment of underutilized properties in the TID, including both private development incentives and improvements to public roads and utilities.

Terminal and Triangle District Plan, 2005 - The property is located within the Beltline-Oriented Commercial Subdistrict of the Terminal and Triangle District Plan. The preferred land uses in Map 5 of the same plan identifies the property as a potential commercial center for its location's accessibility and visibility. The proposed maintenance services on the property are consistent with the previous use of the property for fleet maintenance operations.

Comprehensive Plan, 2017 - The Future Land Use Map 6 identifies the property as Highway and General Commercial. Figure 4.1 describes the general description of land uses allowed as "a range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51.

ORDINANCE REFERENCE:

62-111. - Conditional Use Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

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

ATTACHMENTS:

1. 4015 Terminal Drive - Kwik Trip Temporary Fleet Maintenance CUP Submittal_12.28.2022
2. Map_2_- Planned_Land_Use_TTD Plan_2005
3. McFarland Comprehensive Plan_Map 6_Future Land Use



McFarland

VILLAGE OF
Community & Economic Development

Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner	Kwik Trip, Inc.	Applicant's Agent	
	Gabe Wieser	Name	
Address	1626 Oak St, La Crosse WI, 54603	Address	
Email	gwieser@kwiktrip.com	Email	
Phone #	608-791-7426	Phone #	
Fax #	608-793-6110	Fax #	

Parcel No(s). 071027385005

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)

4015 Terminal Drive, McFarland, WI 53558 - see attachments

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 2023 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 2023 Meeting date of:

December 6 (2023)	January 17
January 10	February 21
February 7	March 21
March 7	April 18
April 4	May 16
May 9	June 20
June 6	July 18
July 5	August 15
August 8	September 19
September 5	October 17
October 10	November 21
November 7	December 19 (Pending)
December 5	January 16, 2024 (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

Ashli Wieser

Signature of Applicant/Agent

12/28/22

Date

KWIK TRIP, INC.

1626 Oak St., La Crosse, WI 54603
608-791-7426 • gwieser@kwiktrip.com

Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

Dear Andrew Bremer,

Kwik Trip, Inc. is applying for a conditional use permit to perform fleet maintenance on Kwik Trip/Convenience Transportation fleet equipment – tractors, reefer trailers, and petroleum tankers at 4015 Terminal Drive. This operation would perform light maintenance and preventative maintenance tasks, including fluid changes, greasing, and inspections. It is anticipated for roughly five Kwik Trip coworkers to work out of this facility – technicians, service advisors, and managers, with the capabilities of operating from 6am to 10pm, 7 days a week. It is also anticipated to perform maintenance tasks on one tractor/reefer unit and one tractor/tanker unit at a time. This request is for temporary use and would be terminated with the construction of the new Kwik Trip c-store or by December 31st, 2024, whichever comes first.

This facility was originally constructed and designed for fleet maintenance by Ruan Transportation in 2000 and is zoned C H, Commercial Highway. The property is currently occupied by Gordon Foods using a portion of the lot for parking their fleet and building for their office staff, as well as Kwik Trip occupying another portion of the lot for parking our fleet equipment.

Please see the following documents.

- Conditional Use Standards
- Conditional Use Standards Answers
- Plan Commission Application
- Fleet Vehicle Parking Layout

Thank you for reviewing and the consideration of our application.

Gabe Wieser
Kwik Trip, Inc.

Applicant - Owner	Kwik Trip, Inc.	Applicant's Agent	
Address	1626 Oak St., La Crosse, WI 54603	Address	
Email	gwieser@kwiktrip.com	Email	
Phone #	608-791-7426	Phone #	
Fax #	608-793-6110	Fax #	
Project Site Address	4015 Terminal Dr, McFarland, WI 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

- 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.
- 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.
- 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.

Answers to Section 62-111 A thru J

A – Operating a Kwik Trip fleet maintenance facility will not be detrimental or endanger the public health, morals, comfort, or general welfare. This facility was built in 2000 to perform fleet maintenance and is currently used by Kwik Trip and Gordon Foods for fleet parking and office space. Kwik Trip/fleet maintenance team has a homeland security plan and safety policies and procedures in place, which include the following; spill response plan notification procedure, initial procedure, spill cleanup procedure, incident document; safety policies including good housekeeping on site and equipment, reporting safety items, and driver's and techs direct attendance during all processes; homeland security plan including trained supervisors, technicians, and drivers to monitor personal security and unauthorized access, safely operate the equipment, report damage, spills, and suspicious activities, and execute security inspections.

B – The use, values, and enjoyment of other properties in the neighborhood will not be impaired or diminished by this building performing fleet maintenance activities. The adjacent lot to the north is a vacant lot and portions of the Highway 51 and Terminal Drive intersection. Land to the east is the Highway 51 right of way. Land to the south is Midwest Trailer Sales, an existing fleet sales and maintenance business. To the west across Terminal Drive is Line-X, a single family home, a Ministry, and a Citgo gas station.

C – The maintenance activities of Kwik Trip's own fleet on this parcel will have no affect or impede the normal and orderly development of the surrounding parcels. The parcel is surrounded by public road right of way to the west, north, and east. The only adjacent parcel is located directly to the south. These maintenance activities on Kwik Trip's own tractors and trailers will not impede any future development of the property to the south.

D – The parcel has existing underground gas, electric, sanitary sewer, and water provided to the site. Given the existing site is bound by public road right of way on three sides, no access roads will be required. This application for conditional use is for fleet maintenance activities preformed within the existing building, therefore regrading or site improvements are not required.

E – The existing driveway locations will be used for entering and exiting this site. Adequate mapped out parking and drive lanes onsite will minimize traffic congestion on all public streets.

F – This conditional use request is for fleet maintenance activities performed within the existing building. The existing landscaping and paving will be maintained; however, no substantial exterior building or site modifications will be made. Currently the building is setup well for a fleet maintenance operation with electrical, HVAC, and plumbing, however there will be some additional outlets added for misc. office and shop equipment needs, new LED light fixtures installed, data installed for phones and computer/printer equipment, additional cameras, and WAP's, HVAC - rooftop units and exhaust units will need to be serviced and potentially replaced, and plumbing improvements covering misc. air piping for shop equipment.

G – The subject property is not located in a floodplain, so floodplain regulations are not applicable.

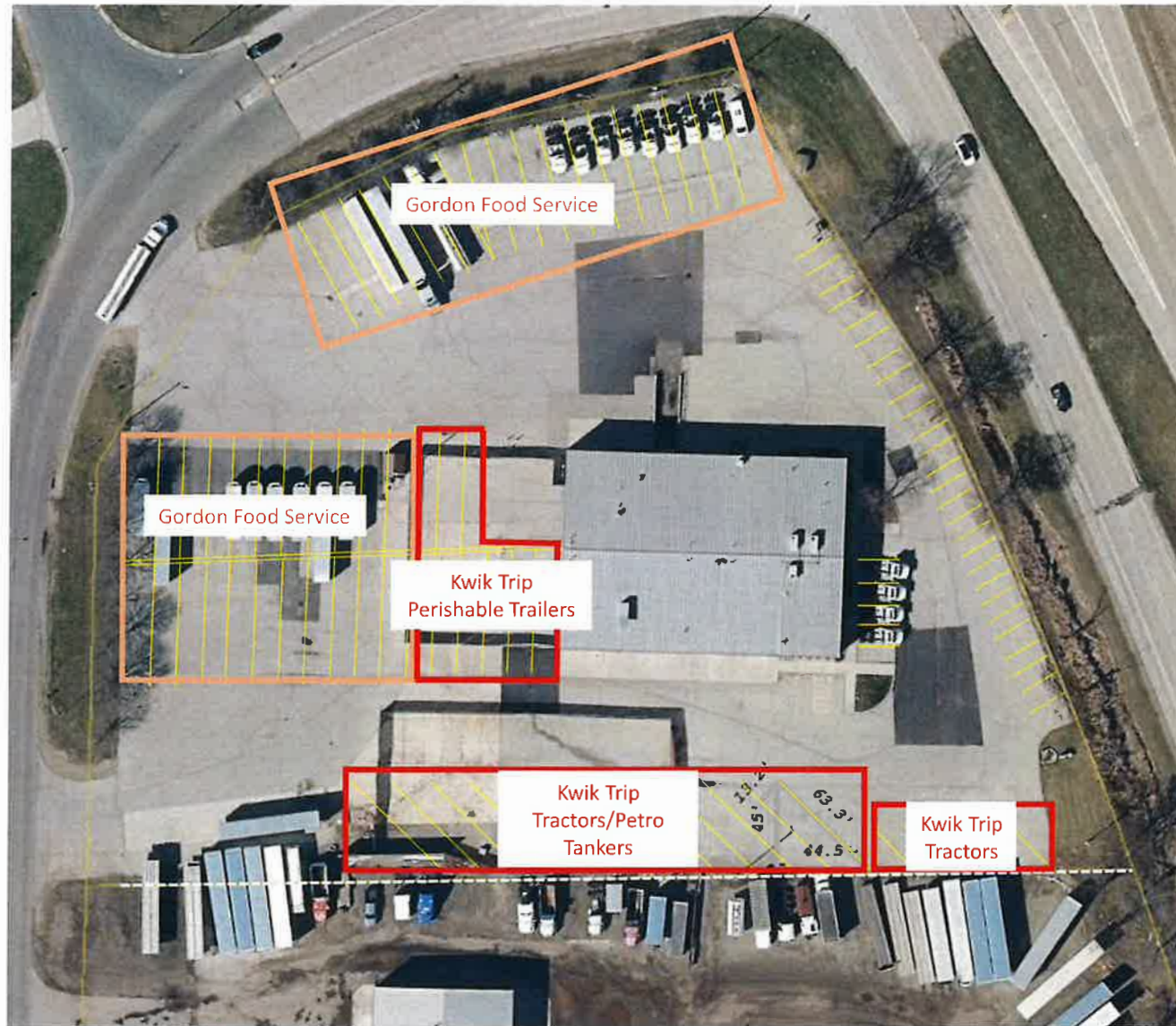
H – The fleet maintenance performed on Kwik Trip tractors and trailers will not violate any applicable regulations in the McFarland Municipal Code or any other applicable law. Our fleet and maintenance operation are known to be above industry standards in the safety and compliance category. Our fleet

and maintenance operations have a proven CSA (compliance, safety, accountability) record, which show cases their commitment to safety and compliance.

I – The Kwik Trip operated fleet maintenance facility will be similar to its original design when the building was constructed in 2000; fleet maintenance facility, including warehousing and office space. The operation will create additional technician and office jobs within this facility, as well as utilize local vendors to support the operations and facility's needs.

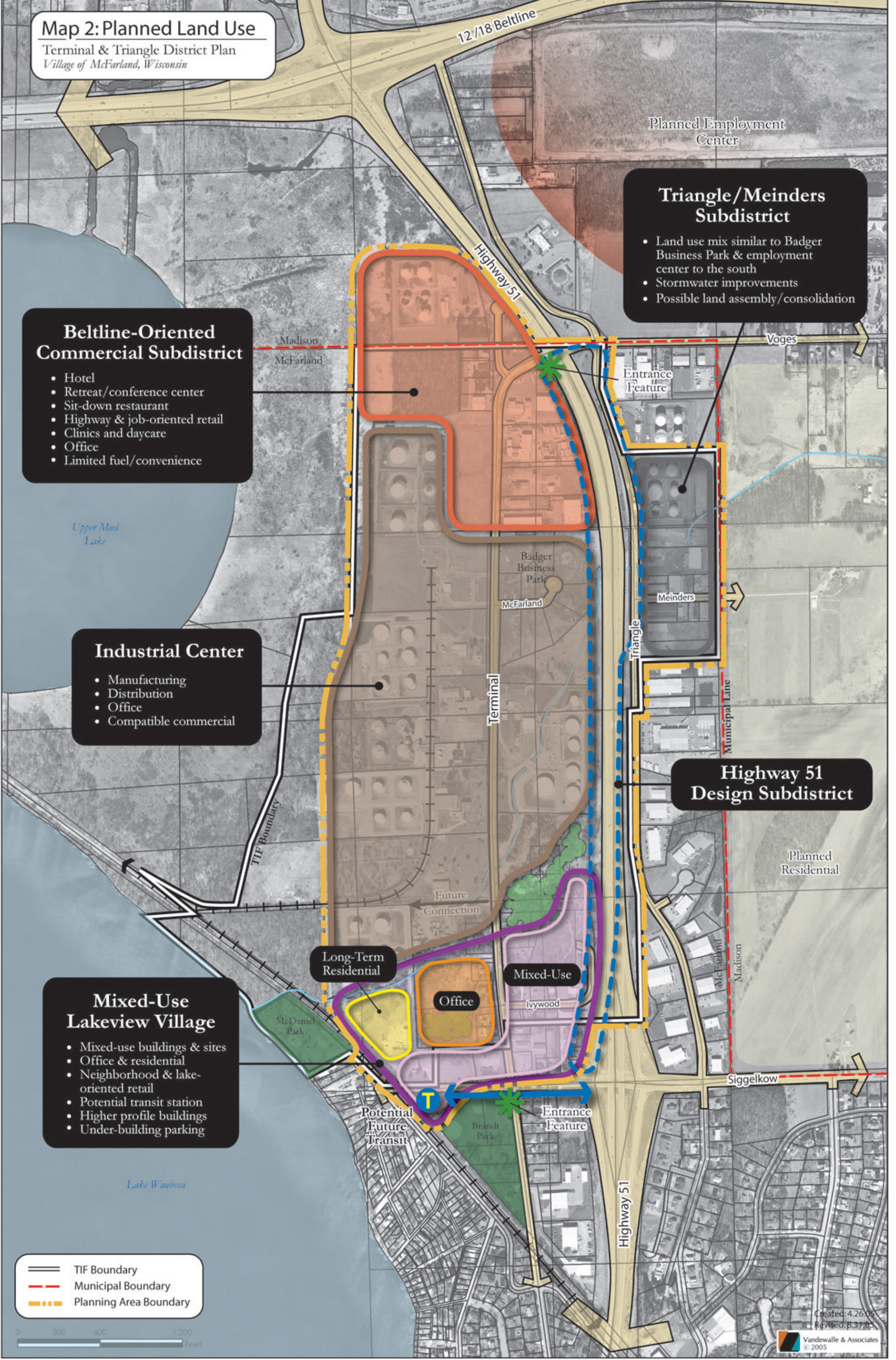
J – see answers below

1. For the maintenance of safe and healthful conditions, Kwik Trip is committed to the safety of our customers, employees, and the public. This operation will have cameras and a lighted lot. The lot will be well organized and defined between fleet vehicles in use and fleet equipment that is being maintained. All exterior doors will be monitored, with the addition of some having badge readers for coworkers and approved vendors. Kwik Trip has a 24 hour 7 days a week operation support team that will work through any opportunity that may arise, as well as trained Kwik Trip coworkers onsite during normal business hours.
2. The conditional use will not disturb any of the current lot conditions (paving and landscaping).
3. The existing site is 92.6% impervious. The pervious are small strips of grass with some trees along the north, east, and west sides of the property. Topographic features of the existing site are flat with drainage provided by a series of storm inlets. These inlets feed to a storm water pump station that pumps the water to the Highway 51 right of way. No landscaping or paving will be affected with this conditional use.
4. This site had an ALTA survey performed on September 21, 2021 and the survey confirmed that the site was not within the floodplain.
5. There will be no erosion potential as this site's surfaces will not be disturbed.
6. This site is at the intersection of Terminal Drive and Highway 51. Because of that location, no future access roads are anticipated for this area. This conditional use understands and will not affect the 33'x400' easement along the south property line.
7. Given the land locked location of the existing parcel, this would not be applicable.
8. The proposed fleet maintenance operation is compatible with adjacent land uses. The land to the south is Midwest Trailer Sales, an existing business that sells and maintains fleet equipment.
9. This facility currently has a manual wash bay that has a sand interceptor. This bay will provide a way to clean the exterior of the equipment before performing maintenance tasks. New and waste oil and fluids will be stored in 55 gallon drums, placed on containment pallets. The waste oil and other fluids will be collected with a traditional drain pan and placed in a 55 gallon drum. All waste oil and other fluids will be picked up and fully handled by an outside vendor.



Map 2: Planned Land Use

Terminal & Triangle District Plan
Village of McFarland, Wisconsin



- TIF Boundary
- Municipal Boundary
- Planning Area Boundary

0 300 600 1,200 Feet

Created: 4.26.05
Revised: 8.31.05

Vandewalle & Associates
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COMPREHENSIVE PLAN

McFarland
SUMMARY SHEET

MEETING DATE: Monday, February 20, 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:

January 17, 2023 - The Public Hearing for this item was postponed.

ISSUE SUMMARY:

UPDATE FOLLOWING JANUARY 17TH POSTPONED PUBLIC HEARING

Staff met with the applicant to discuss the Staff Summary. The Fire Chief was present to discuss with the applicant the proposed seating layout, use of the building's other suites as they relate to the occupancy load according to the International Fire Code (IFC) for the potential need for a sprinkler system. Staff reviewed the Village's Code of Ordinance for required off-street parking with the applicant and discussed the comments made on the Present Design and Future Design sketches previously provided by the applicant. The following staff summary includes the additional details from the conversation and updated measurements in Exhibit B. Staff notes the applicant inquired about switching the existing parallel parking along the east-facing side of the existing building to the right edge of the drive aisle to create more parking spaces in an effort to potentially gain a few more parking stalls. This is addressed within the staff comments that follow.

SUMMARY OF REQUEST

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 is currently renting a space in Monona to hold services, 901 Fermite Drive. Before that, the Church was in Lodi, WI.

The relocation to McFarland would change to ownership. The congregation includes approximately 90-132 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). The Church plans to hold student bible lessons in the 4710 suite, (center suite) for approximately 20-30 youths and kids. The youth lessons will be held on Thursdays and at the same time as regular services are held. Use of the 4720 suite (right suite) will be for storage



purposes. The storage will include items such as additional seating, food for a pantry, and clothing. Refer to Exhibit A in the packet for the Applicant's proposed service seating 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 at the rear of the building, along the north lot line. The previous tenants include a fitness gym and Madison Overhead Garage Door Services. The fitness gym tenant occupied the 4700 suite and their lease will expire March 2023. The Madison overhead Garage Door Services occupied the remaining two commercial sites and their lease expired in 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/terminal, 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.

Expansion of the lot coverage to increase parking options will require a site design review application.

- 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 stripped 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. The applicant has not indicated a desire to lease these spaces to a third party.

- **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. 62-172(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. 62-172(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 existing driveway aisle tapers slightly from south to north. The approximate distance from the building's northeast-corner to the east lot line is 40 feet. The building's southeast-corner to the east lot line is approximately 42 feet. Staff's site inspection measured approximately 5 feet of gravel landscaping between the building's west-facing wall and the existing 3 parallel stalls, see Photo 1. Exhibit B Box C examines the Present Design layout. Staff's measurement accounts for the 5-foot existing gravel landscaping, 9-foot existing parallel parking stalls, 8-foot wide parking stall, and 11-foot grass area from the edge of the driveway to the fence. This only leaves a 7-foot drive aisle. There is insufficient space to allow two-way traffic ingress and egress to the rear parking area. Note under Sec. 62-172(f), the minimum aisle width for parallel parking arrangements for one-way traffic is 12 feet; however, the ability to convert the drive aisle into one-way (Future Design) is questionable (see below). Discussion with the applicant proposed removing parking stalls #13-15 for additional aisle space for parking stalls #18-22. Feasibly, this would only add 5 stalls (#17-21), or a net of 2 new stalls, for a total of 22 stalls. Exhibit B Box D displays the discussed measurements. The space accounts for the 5-foot existing gravel landscaping, 16-foot aisle driveway, 8-foot wide parking stall, and 11-foot grass area from the edge of the driveway to the fence. The distance from the northern electrical box south is practicable for four parallel parking stalls. Parking stall #22 may impact the southeast electrical boxes and the ingress and egress of the driveway. Staff also have concerns about the inclusion of parking stalls #16 & 17 as this area should be reserved for trash collector vehicles and snow storage to avoid accessibility issues, regardless of the



proposed hours of operation. The distance from the northern electrical box to the refuse area is approximately 42 feet, enough for one parallel parking stall only. Staff observed the space for #17 was utilized for snow storage in the rear parking area, while #16 was reserved for trash collector vehicles, see Photo 2. 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). Sec. 62-172(f) establishes a vertical clearance of 7 feet. The building's awnings along the west and south-facing walls are 8 feet. The building's northwest-corner is approximately 35 feet from the west lot line and 23 feet from the north lot line. Staff's Exhibit B assumes a 3 feet buffer from the existing building to safeguard the existing gas meter and building. When applying these distances, the area is left with 29 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. With 29 feet of allowable parking and drive aisle space, per Sec. 62-172(f), the minimum drive aisle width for 60 degree angled parking is 18', leaving 11' of parking space and drive aisle for 45 degree angled parking is 15', leaving 14' of parking. Assuming 45 degree parking, there is a deficit of 9 feet for the drive aisle width using 19 foot long parking stalls. See Exhibit B's Box A and B. 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 management. Staff also notes the existing utility easement along the south lot line may impact the Future Plan lot coverage.



- 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 the Terminal Drive shoulder/ditch. 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 most 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 the 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.

In summary, the existing number of off-street parking stalls exceeds the requirements of Sec. 62-172(j) for *1 parking space per 10 seats for Houses of Worship and Places of Public Assembly*, with an excess of three stalls. There is also the availability of 24-30 parking stalls on McFarland Court, assuming no other property owners, employees, or customers are using these spaces during church services. Based on the field measurements completed by Staff, we feel relatively confident that the existing property can not be modified to add additional off-street parking stalls while meeting existing zoning requirements for maximum lot coverage, drive aisle and parking stall designs. Staff recognizes that a parking lot site plan drawn to scale by a professional surveyor, civil engineer, or similar professional, may demonstrate some limited opportunity for additional off-street parking stalls. However, this level of effort should be done by the applicant, and not Staff, if they desire to add more off-street parking stalls. In the end, the likely inability to add more off-street stalls in the future is a buyer-beware situation for the applicant.

Sec. 62-114(a) provides that prior to the granting of any conditional use, the Plan Commission, or the Village Board on appeal, may stipulate or impose such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in Section 62-111. This includes such items relating to operational control (para. 7), hours of operation (para. 8), traffic circulation (para. 9), access restrictions (para. 11), or increased parking (para. 17). Noting, any conditions imposed by the Plan Commission must be reasonable, and to the extent practicable, measurable, and must relate to the purpose of the ordinance and be based on substantial evidence. Potential conditions of approval that could be considered to address 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 according to the Village's Zoning Code.
- 3. The applicant may not make any changes to the existing parking lot, such as adding additional impervious surface or restriping/reconfiguring to modify or 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 5 or 6pm and on weekends.
- 6. The maximum number of seats within the church assembly and service area shall not exceed 200.
- 7. The Church to provide an outdoor parking attendant prior to each service to ensure vehicles are not parked on Terminal Drive, or illegally parked along McFarland Court or in parking lots of adjacent property owners if the Church does not have prior authorization from those property owners to utilize their off-street parking spaces.
- 8. The Church to provide more than one Sunday service to reduce the number of attendees to ensure sufficient parking for attendees



This is an initial list that may be modified or expanded based on discussions at the public hearing. Noting, if an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified or imposed by the Plan Commission, the Village is required to grant the conditional use permit.

DEPARTMENT HEAD COMMENTS

The packet includes the Village Fire Chief's letter with comments on the occupancy load of the building. No additional comments were received from the Village Engineer, Director of Public Works, or the Police Chief at this time.

PUBLIC COMMENTS

The packet includes one letter of opposition submitted to the Department.

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. Churches or religious institutions are not in the general description and development policies for this land use category. Instead, churches and religious institutions are preferred in the future land use category for Institutional and Government, and Neighborhood. Figure 4.1's general description of land uses for Institutional and Government states: *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.* Further, Figure 4.1's Development Policies for Neighborhood states: *Promote neighborhoods that instill a sense of community with their design - including gathering places, parks, open spaces, pedestrian and bicycle access, schools and churches.*

Terminal and Triangle Street District Plan, 2005 - The Planned Land Use Map 2 identifies the property within the Industrial Center. The description includes manufacturing, distribution, office, and compatible commercial. 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 March 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 (2.14.2023)
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. 4700 McFarland Ct Original Site Plan_1.11.2023
7. 20230213 FR CUP Review 4700 McFarland Court
8. Map_2_-_Planned_Land_Use_TTD Plan
9. McFarland Comprehensive Plan_Map 6_Future Land Use
10. Photos added to packet (02.14.2023)
11. 4700 McFarland Court - PC meeting 1.17.23

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
		Name	Geovani Villalongo / Pastor
Address	2838 S 15 th St Milwaukee, WI 53215	Address	412 N Main St Edgerton, WI 53534
Email	JehovaraFamadis@gmail.com	Email	JehovaraFamadis@gmail.com
Phone #	608-622-4143	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	Jehovafamadison@gmail.com	Email	Jehovafamadison@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.

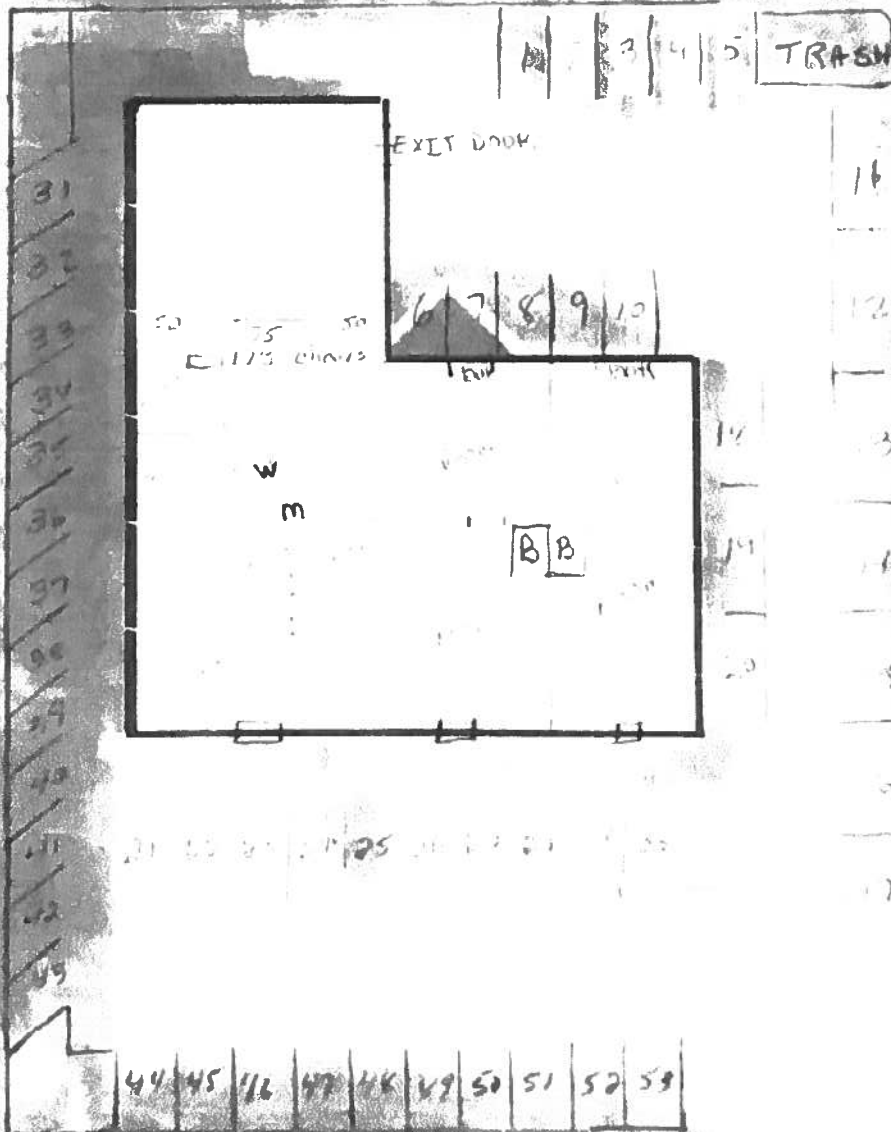
7- N/A The site is not shoreland

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

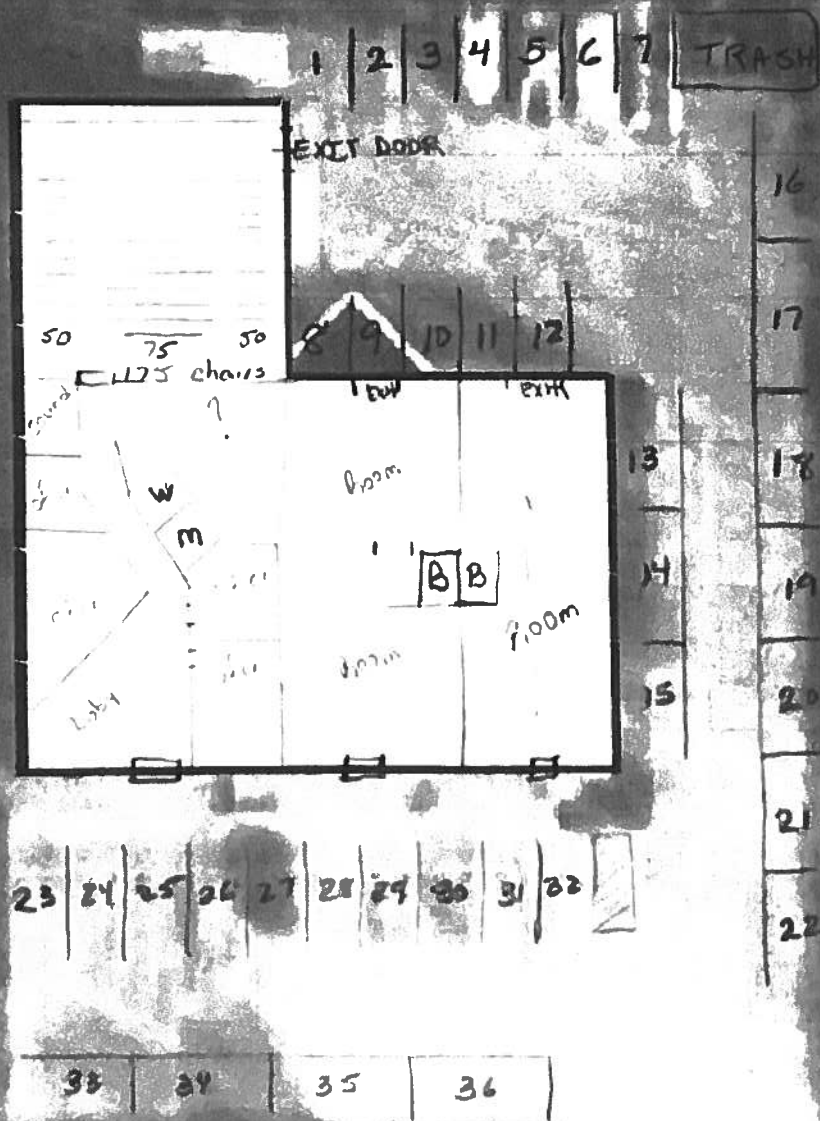


EXHIBIT A - 01.06.2023 (provided by applicant)

Proposed layout for seating (170 total)



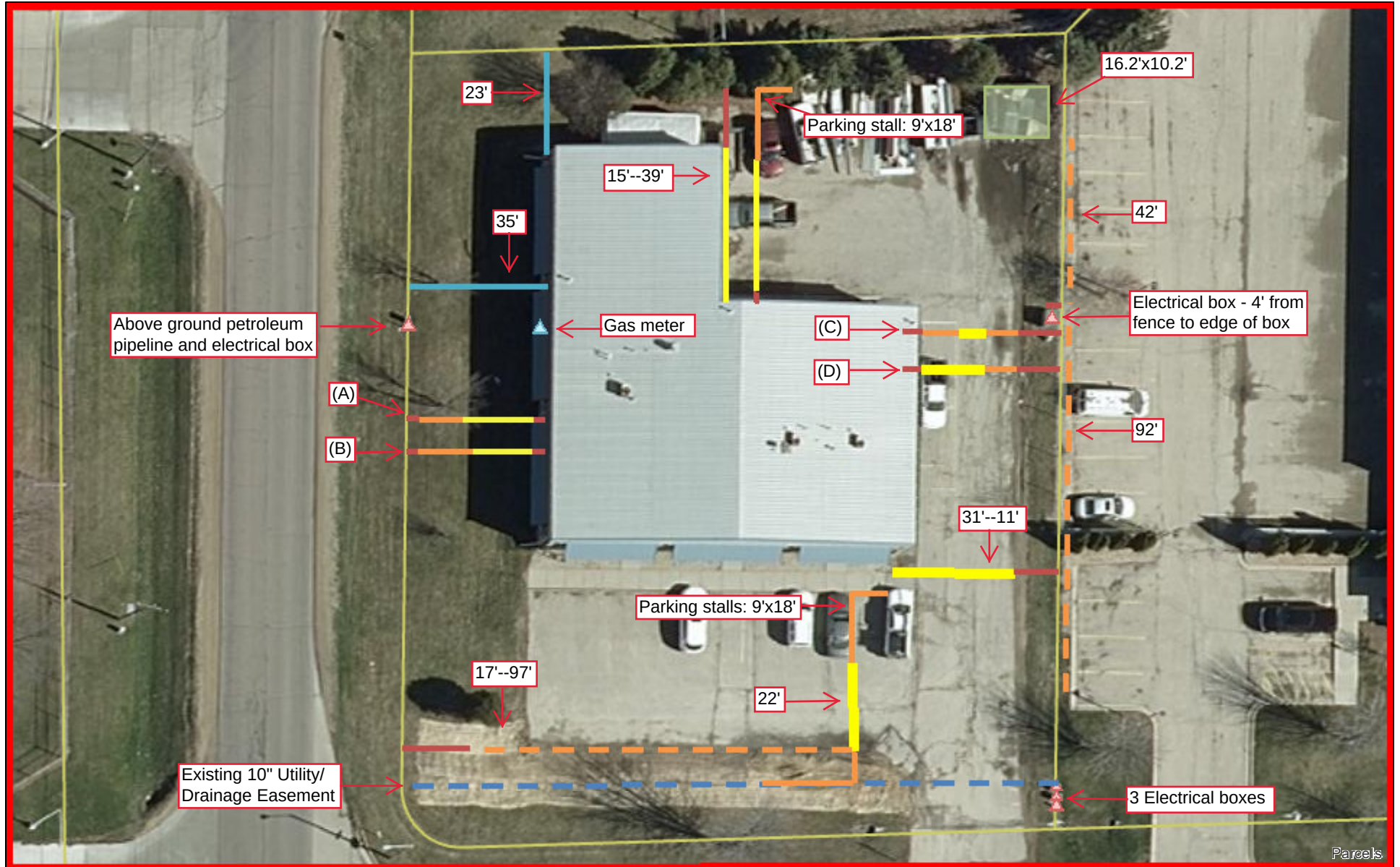
Church Chair 18.5" wide seating [PCHT185-113]

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

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



4700 McFarland Court Measurements



February 14, 2023

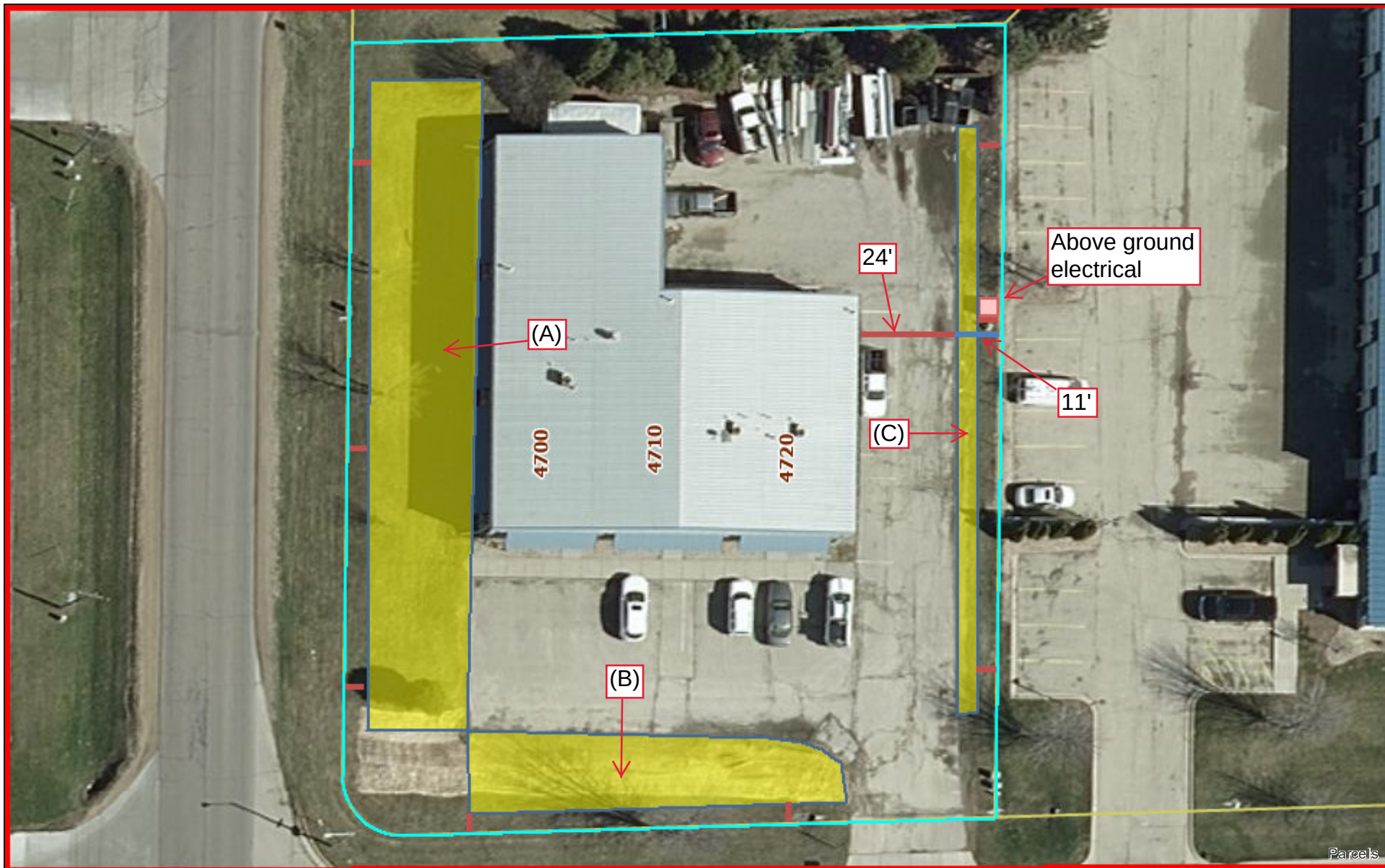
- Setback
- Parking stall space
- Aisle
- - - Present/Future Design Parking Space
- - - Existing Utility
- Measurement Recorded

0 20 40 80 Feet



DISCLAIMER: The measurements shown are rough estimates and are not a substitute for a scaled site design

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



Community & Economic Development Dept

McFarland Court On-Street Parking Map



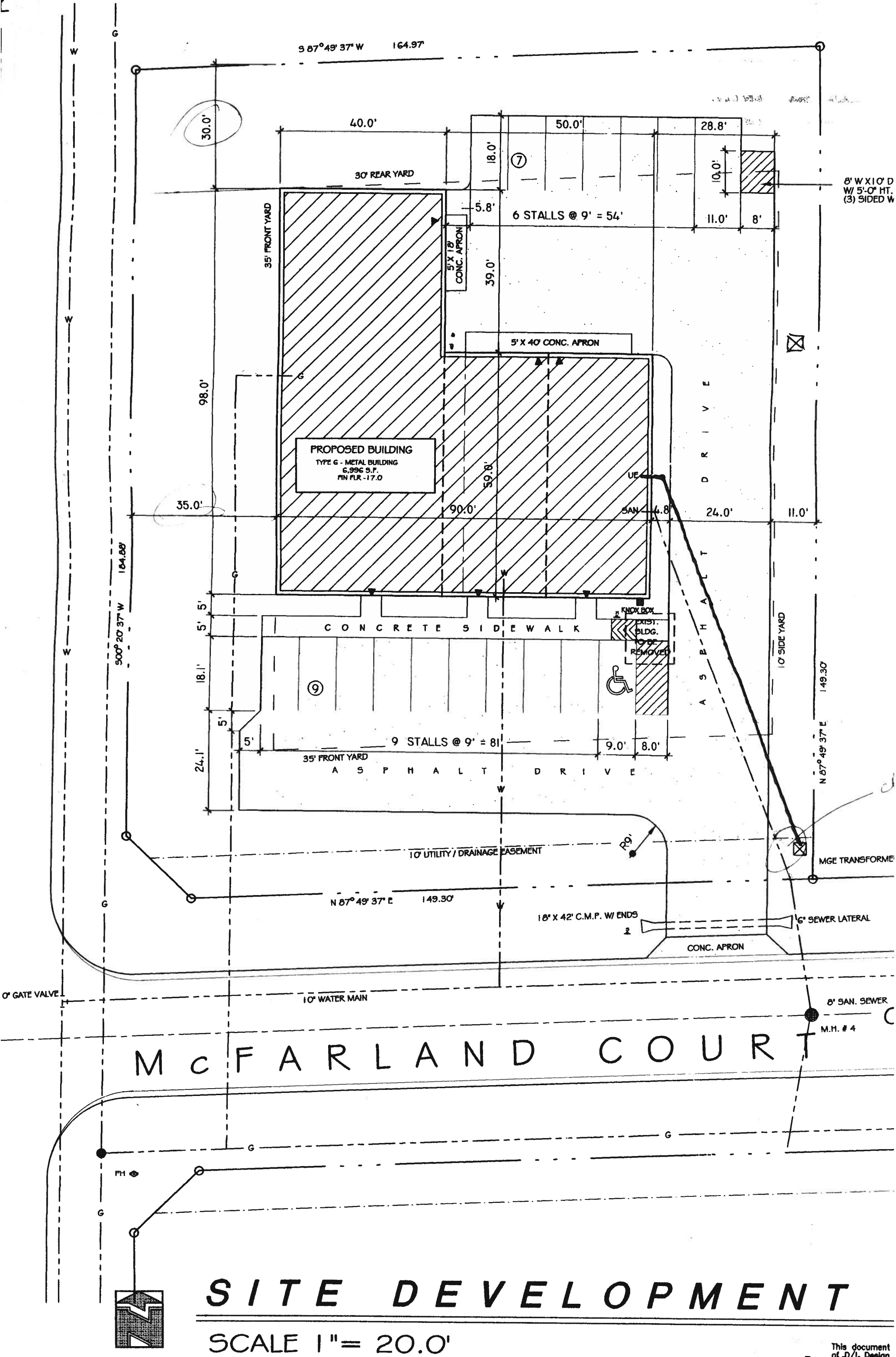
January 12, 2023

(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. 62-172(f) states parallel stalls are 23' in length

0 30 60 120 Feet



SITE DEVELOPMENT

SCALE 1" = 20.0'

February 13, 2023

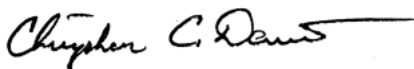
Re: Conditional Use Permit Review for 4700 McFarland Court

We have reviewed the conditional use permit application for 4700 McFarland Court submitted by Iglesia Pentecostal Jehova Rafa, Inc. to permit the property to be utilized as a church.

The existing use of the building is a business occupancy, and the request would modify the usage to an assembly occupancy. Due to the nature of assembly occupancies, the International Building Code (IBC) 2015 edition indicates a higher standard of life safety. Churches are classified as an Assembly Group A-3, and our recommendation would be the features and use of the building comply with the requirements of a Group A-3. Two items of concern were noted, and follow-up with the applicants was required to determine compliance. IBC 903.2.1.3 requires an automatic sprinkler system when the fire area exceeds 12,000 square feet or when the occupant load is 300 or more. IBC 907.2.1 requires an occupant notification system (fire alarm system) when the occupant load is 300 or more. The building is less than 12,000 square feet. The calculated occupant load based on the building used as described by the applicant is 266. If the eastern space is converted to an assembly area or classroom, it will exceed a calculated occupant load of 300.

Based on the above information, we have determined that the usage of the building at 4700 McFarland Court can be a church without modification or additional fire protection features and comply with the IBC. An item for the applicant to consider with the location is the industrial nature of the area with the bulk flammable liquid terminals. We recommend the applicant develop an emergency evacuation plan in the event of an emergency at a property in the area.

Sincerely,



Christopher C. Dennis, EFO
Fire & Rescue Chief

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

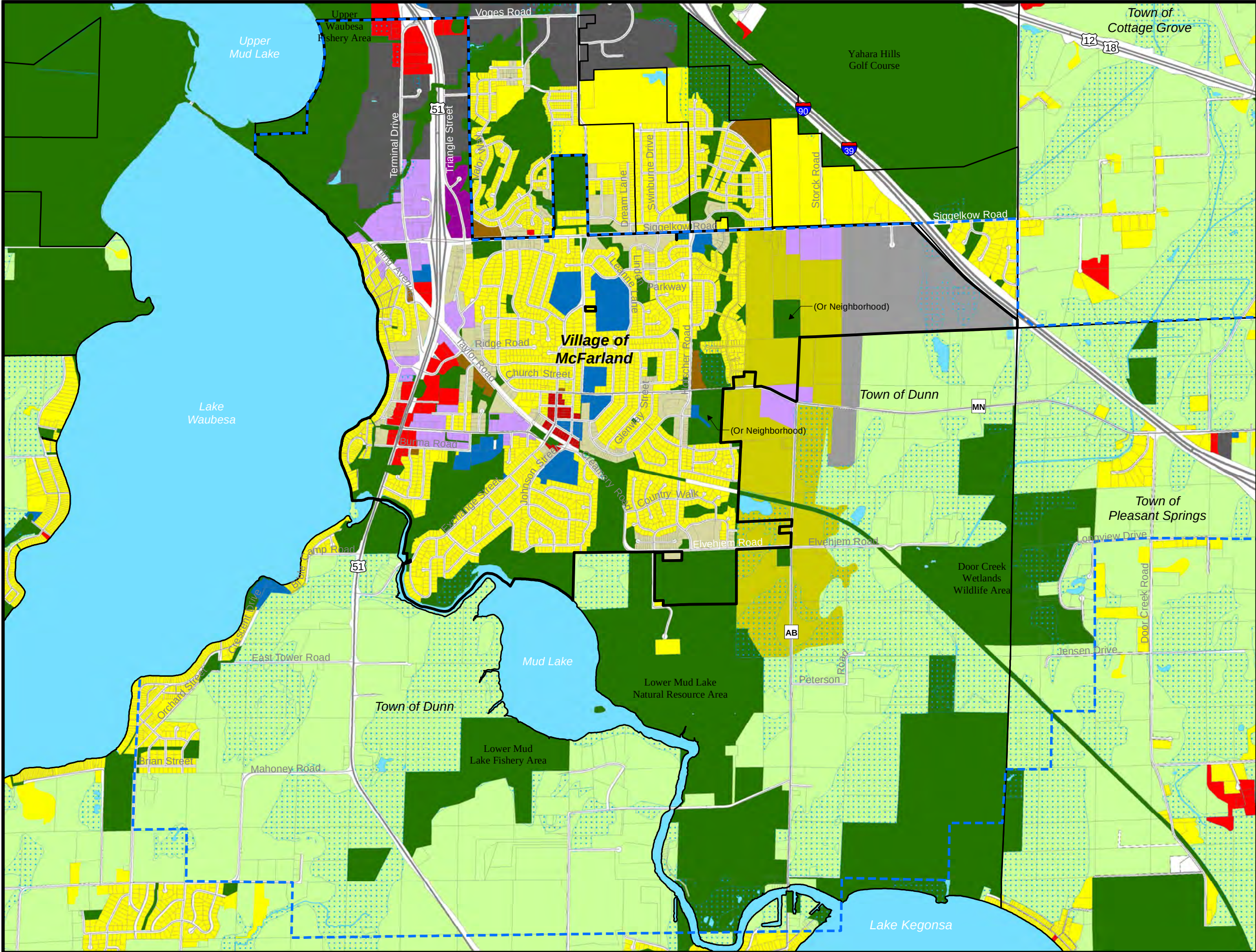
Highway 51 Design Subdistrict

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

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

 TIF Boundary
 Municipal Boundary
 Planning Area Boundary

Created: 4.26.05
Revised: 8.31.05
Hendewalle & Associates
2005



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

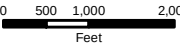
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- 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



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



January 15, 2023

To: Village of McFarland Plan Commission
Village Board

RE: Request for CUP for church/religious organization at 4700 McFarland Court

We were told of this proposal and are contacting you opposed to allowing this to be approved.

- This is an industrial neighborhood, not a fitting location for a church which is a fit for a residential neighborhood.
- This is an area with semi trucks 24 hours a day along with commercial businesses receiving deliveries by trucks, putting a use such as a place of worship in this area is basically asking for an accident at some time, not a possible one, but one will happen and then people will say “why did they allow a use such as this in an industrial neighborhood?”
- The Village says they want to “attract businesses” but they are not keeping areas available for businesses to be added. 4700 McFarland Court is perfect for a small business with 10-15 employees that would help the tax base. A church will bring a lot of traffic and unknown uses, no taxes to the community, few if any jobs and those it may would be low paying.
- In looking at the organizations proposal, a church is a nice thing and we have been part of one for years, this one has left many questions with what they are proposing.
- Why would any group choose an industrial landlocked location? No religious group has ever come to a location and stated they do not want to grow; in this location there is nowhere to grow.
- Religious organizations have fundraisers, festivals, religious education classes, bible study groups, retreats – all which equal traffic of the residential type vehicle, not commercial or industrial – that equals safety issues. Are they never going to hold any activities outside on the property, over weekends, in the evening or overnight? Children run around at many of these events, these are not the type of streets you want a child to run into.
- Parking is a big issue – there is not enough (unless your goal is to have a church of 30 people) and the idea of adding parking around the entire building would cause issues with water runoff, addition of more impervious surface, snow removal from the site, salt runoff in the area when icy, traffic, safety, pedestrian traffic, clogged traffic on the streets, problems for Public Works to clear the streets of snow in the winter if cars are parked on the street which then builds up to road issues for semis’ and trucks.
- What exactly is going to take place in the church? Many churches or religious organizations along with the items mentioned above also house food pantries, clothing pantries, shelters of various sorts for people in need (even if it is a daytime only one) school classes, day care for children and that is just a few things an organization does as it is a community based organization, not one put somewhere to assist semi drivers. Which brings the summary of this is

not a residential location-anything taking place will cause increased traffic by car, bus, bike and foot (both of which not safe in this area) and also asks does the church organization own buses or shuttles and where do they propose to park them?

Churches/ religious organizations are a good thing they are helpful to those in the community but they do not build membership or serve people in an industrial area, they build and help those in a residential area where people and families are which is where this should be. You are trying to put a square peg in a round hole with this proposal and we fear if approved will be opening to risks you cannot take back once approved. I drive this route on a regular basis, if something goes wrong we know it will be the "truck drivers fault" and not the Villages for allowing this to be approved.

Eugene and Rhonda Davis

A handwritten signature in black ink, appearing to read "Eugene", with a stylized, cursive script.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Monday, February 20, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding submittal of a letter of opposition to the Dane County Zoning & Land Regulation Committee, and Town of Dunn Board, 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 174-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. Staff has prepared a letter of opposition detailing concerns related to this application for review by the Plan Commission for submittal to the Dane County Zoning & Land Regulation Committee and Town of Dunn Board.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

2008 East Side Neighborhood Plan

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, and second, to submit a letter of opposition to the Dane County Zoning & Land Regulation Committee, and Town of Dunn Board, regarding a proposed cell tower at 3486 CTH MN in the Town of Dunn, Dane County, WI.

ATTACHMENTS:

1. V. McFarland Plan Commission Letter_3486 CTH MN_02.20.23
2. Febraury 28th ZLR ZOOM meeting info
3. CUP 2583 Full Application
4. Town of Dunn CUP Response 020623
5. CUP 2583 RF Engineering Report_CityScape_02.01.23





www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

To: Dane County Zoning & Land Regulation Committee
c/o Majid Allen, Senior Planner, Dane County Planning & Development

Town of Dunn, Town Board
c/o Ben Kollenbroich, Planning & Land Conservation Director

From: Village of McFarland Plan Commission
c/o Andrew Bremer, AICP, Community & Economic Development Director

Date: February 20, 2023

Re: CUP Petition #2583, Proposed 174' Monopole Communication Tower at 3486 CTH MN

The Village of McFarland Plan Commission hereby submits the following comments in support of denial of Conditional Use Permit (CUP) Petition #2583, for a proposed 174' monopole communication tower located at 3486 CTH MN. The following provides a summary of the Plan Commission's concerns and justification for denial of the permit request.

1. Failure to meet the Purpose of the Dane County Zoning Ordinance, Sec. 10.001(2)(b), *encourage planned and orderly land use development*. Failure to meet the Town of Dunn Zoning Ordinance, Sec. 12-5(8)(a)(iii), *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*.

Parcel 028/0610-021-8245-0 (3486 CTH MN) is bordered on three sides by the Village of McFarland. As such, any proposed telecommunication tower on this property should not impede the planned and orderly land use development of the Village, a municipality within Dane County. The applicant has stated that the proposed tower *will not impede the normal and orderly development and improvement of the surrounding agriculturally-zoned properties to the north, east, and south (page 8)*. The applicant has failed to consider the planned and orderly development of the Village. Specifically noting the following:

- a. Prairie Place subdivision, immediately adjacent to the west, was platted in 2017. The existing plat and roadway configuration clearly contemplates extension of Meadowsweet Trail east as part of continued residential development within the Village. Attached to this memo is an example concept of the continuation of the existing development pattern to those lands immediately adjacent and including the subject parcel. The proposed tower would be placed in the middle of a future residential neighborhood, including potential setback distances to future homes of less than 50 feet. The tower would also be 36 feet from a future public sidewalk with an estimated fall height of 35 feet (applicant Exhibit G).
- b. Development of the surrounding agricultural lands should not be viewed as unlikely, or decades from construction. These lands were annexed to the Village in 2017 and added to the Village's Urban Service Area (USA) Boundary in 2020, along with the subject

parcel. The agricultural lands are currently zoned A1 Agricultural-Transition District, and single family residences are a permitted use in this district. Sec. 62-65(a) of the Village Zoning District describes the purpose of the A1 District, including “...those lands generally located in proximity to developed areas within the Village where urban expansion is inevitable and broadly in keeping with long time plans for development.” These lands are owned by Skaalen Retirement Services. Skaalen is actively planning for the development of these properties for a variety of senior housing units. Recent activities include meetings between Skaalen’s design staff and the Village’s Community & Economic Development Director and Village Engineer regarding land use, utility, and roadway designs. In addition, Skaalen recently completed a survey of perspective homeowners/tenants regarding the amenities they might like included in a new senior oriented development. These activities demonstrate a clear intention to develop their property. In 2022, the Village hired a consultant to complete a housing needs assessment for McFarland. A copy of this report is available at www.mcfarland.wi.us/eastsideplan and is anticipated to be accepted by the Village Board at their April 25, 2023 meeting. The report identifies a significant need to construct more senior housing within the Village to support this growing demographic. Locating a 174’ communication tower in this location is not consistent with encouraging planned and orderly land use development with the neighboring property. Noting, that there could be opportunities for the applicant, Skaalen, and the Village to work together to plan for a more suitable location for a communication tower as part of their 50-acre development project, if desired by Skaalen.

- c. Given that the subject parcel is surrounded on three sides by the Village of McFarland, and within McFarland’s USA, there is a high likelihood that this parcel may be requested for annexation into the Village during the term of the tower lease, either through direct unanimous petition or by one-half approval petition. The current zoning of the property is RR-2 under the Dane County Zoning Code. Given the existing single family residential use of the property, and residential (“Neighborhood”) designation in the Village Comprehensive Plan, upon approval of any annexation petition involving the subject property, the Village would likely zone the property to a residential zoning district under the Village’s Zoning Code. Upon annexation, the tower would come under the jurisdiction of the Village’s Zoning Code, Chapter 62, Division 2, [Subdivision V – Signal Receiving Antennas, Wind Energy Systems](#). Sec. 62-206(h)(5) states *in all residential districts, the minimum setback from any property line, public right-of-way, building or structure, except for accessory equipment building for a wireless telecommunication tower, shall be equal to 100 percent of the height of the tower plus ten feet from any lot line*. In addition, Sec. 62-206(h)(9) states *towers designed to accommodate five or less users shall not exceed 150 feet in height*. The proposed tower would not meet these standards and therefore would become a non-conforming use/structure. Encouraging planned and orderly land use development should consider the likelihood that this parcel may be part of a future annexation petition to the Village given the context of the location and therefore, how the proposal relates to Village zoning requirements. The proposed tower would also fail to meet the proposed setback requirements of Dane

County's proposed ordinance 2022 OA-57, which if adopted, would require "*a communication tower on or adjacent to a parcel of land upon which single-family residential use is permitted shall be setback a distance equal to or greater than the proposed height of the tower.*" The Village notes 2022 OA -57 is scheduled for action by the ZLR at the same February 28, 2023 meeting. Approval of the CUP application, followed by approval of 2022 OA-75 would make the proposed cellular tower a nonconforming structure upon immediate construction.

- d. Refer also to comments under #5 regarding planned land uses under the Village's Comprehensive Plan, a component of the Dane County Comprehensive Plan, as it relates to encouraging planned and orderly land use development and improvement of surrounding property.
2. Failure to meet the Purpose of the Dane County Zoning Ordinance, Sec. 10.001(2)(c), *protect property values and the property tax base*. Failure to meet the Town of Dunn Zoning Ordinance, Sec. 12-5(8)(a)(ii), *whether 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 applicant has failed to provide substantial evidence that the proposed tower will not have a detrimental impact on the market value of existing, and future, adjacent residential properties, particularly given the proximity to existing and future residential homes. Included below are references to a few studies linking a decrease in residential property values to proximity to communication towers. However, the connection between a non-concealed 174' monopole communication tower, and the likely decrease in market value of existing homes in such density and at such close proximity to the proposed site, does not require detailed analysis or empirical study for a reasonable person to conclude the tower as proposed will be a determinant to surrounding property market values.

- a. Joseph Hale and Jason Beck, Aug. 2019, The Disamenity Value of Cellular Phone Towers on Home Prices in Savannah, Georgia.
 - Excerpt: *Results suggest proximity to cell phone towers can reduce selling price up to 7.6%. This result peaks at 7.6% with homes closest to a tower (within 500 feet) but is still negative and statistically noticeable up to 1500 feet. These results suggest the negative effect disappears beyond 1500 feet. Our results are quite similar to those of Locke and Blomquist (2016) through the first three 500 foot bands. A notable difference between our results and those of Locke and Blomquist is that we see the effect disappear by 1500 feet, while they observe it fading, but still present, through 4500 feet.*
- b. Burgoyne Appraisal Company, March 2017, The Impact of Communication Towers and Equipment on Nearby Property Values.
 - Excerpt: *As a general matter, visible utility structures do adversely affect property values. This is reflected in the fact that, as a general matter property values are*

higher in areas where there are no aboveground utility facilities (other than lighting) than in areas where utilities are aboveground.

- c. Ermanno Affuso, J. Reid Cummings, Huubinh Le, Feb. 2017, Wireless Towers and Home Values: An Alternative Valuation Approach Using Spatial Econometric Analysis.
 - Excerpt: *For properties located within 0.72 kilometers (2,362 feet) of the closest tower, results reveal significant social welfare costs with values declining 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range; in aggregate, properties within the 0.72-kilometer band lose over \$24 million dollars.*
- d. Stephen L. Locke and Glenn C. Blomquist, Feb. 2016, The Cost of Convenience: Estimating the Impact of Communication Antennas on Residential Property Value.
 - Excerpt: *The best estimate of the impact is that a property with a visible antenna located 1,000 feet away sells for 1.82% (\$3,342) less than a similar property located 4,500 feet away. The aggregate impact is \$10.0 million for properties located within 1,000 feet.*

For context, there are 63 existing dwelling units within 1,000 feet of the tower site and 153 within 1,500 feet. Single family residential homes within 1,000 feet typically sell for \$500-\$600K.

3. Failure to meet the Purpose of the Dane County Zoning Ordinance, Sec. 10.001(2)(l), *protect the beauty and amenities of landscape and man-made developments.* Failure to meet Dane County Zoning Ordinance, Sec. 10.103(9)(a)7, *ensures that all telecommunication facilities, including towers, antennas, and ancillary facilities are located and designed to minimize the visual and environmental impact on the immediate surroundings and throughout the county.* Failure to meet the Town of Dunn Zoning Ordinance, Sec. 12-5(8)(a)(i)(d), *new communication towers in residential areas only if such towers are uniquely designed to blend into the uses on the site and to be compatible with the surrounding area.*

The Village concurs with the statement provided by the County's consultant CityScape...*the subject property abuts a single-family residential area to the west, and the Applicant has not addressed the visual impact caused by the tower to nearby residences and how the impact will be mitigated (page 4 of report dated February 6, 2023).* The Village would further expand this comment to include failure to address the visual impact caused by the tower to nearby future residences given the likely urban expansion. Refer also to comments under #7. The Village further notes that Exhibit D of the application fails to provide a before and after photo from the nearest dead-end street closest to the proposed site, Meadowsweet Trail, and instead the applicant chose to provide a photo from Pine Ridge Way, 1,000 feet from the proposed site.

4. Failure to meet the Purpose of the Dane County Zoning Ordinance, Sec. 10.001(2)(m), *provide healthy surroundings for family life.*

Refer to other comments regarding tower height and concealment, proximity of the tower to current and future residential development, proximity to future public roadways and sidewalks, deficiencies in proposed landscaping, fencing, and ground equipment designs.

5. Failure to meet the purpose of the Dane County Zoning Ordinance, Sec. 10.103(9)(a)1., *protect and promote public health, safety, community welfare and the quality of life in Dane County as set forth within the goals, objectives and policies of the Dane County Comprehensive Plan and this ordinance.*

The applicant has failed to provide a review of how the proposed project is consistent with the Village's Comprehensive Plan, which is adopted as a component of the Dane County Comprehensive Plan. The subject and adjacent properties are identified within the Village's Comprehensive Plan, Future Land Use Map (Map 6), for future "Neighborhood" development. Volume II, page 33, of the Comprehensive Plan states *"in areas on Map 6 that are planned for "Neighborhood" development, a range of housing choices compatible with the Village's current and desired character are permitted, along with parks and smaller-scale institutional uses like senior housing and churches. The "Neighborhood" category is mapped over much of the Village's east side growth area...see the Village's separate East Side Neighborhood Growth Area Plan for further conceptual guidance for future land uses in this area."* The East Side Neighborhood Growth Area Plan was adopted by the Village in 2008. The Concept Development Plan identifies the subject and adjacent properties for future "Traditional Residential" development. Traditional Residential developments are *"new urban neighborhoods designed to resemble the character of neighborhoods developed in cities a century ago. This is accomplished through a combination of public infrastructure design, building design, and land use. Above all, these are walkable neighborhoods where aesthetics are given a high priority. The traditional neighborhoods are predominantly owner-occupied and intended to contain a combination of single family, two-family, and 3-4 unit structures at a minimum density of four units per acre."* The Village is currently in the process of updating the 2008 East Side Plan. The [draft plan](#) identifies the subject and adjacent properties for Medium Density Residential (MDR) development. MDR includes detached single-unit homes and attached housing units such as duplexes, triplexes, townhouses, and smaller multi-unit buildings at net densities of 5-15 dwelling units per acre. The new plan is anticipated to be considered for approval by the Village Board at their April 25, 2023 meeting. One of the policies of the Village's Comprehensive Plan, Volume II page 71, is to *"coordinate utility and community facility planning with land use, transportation, natural resource, and recreation planning."* The applicant has made no attempt to coordinate planning on this site with the Village and the proposed communication tower is not consistent with this policy, and the future land use map, for the reasons stated throughout this memorandum and is therefore, inconsistent with the County and Village comprehensive plans. In a letter addressed to the Town of Dunn Plan Commission and Town Board, the applicant agent (Derek McGrew) asserts that *"The Applicant's agent has reached out many times over the last 10 years to the Village to lease more than one property, and on each occasion the response (when there was a response) was that there was no*

interest. The undersigned felt that a much better location was the three properties on Elvehjem Road, one of which was 2860 Hidden Farm Road. Most recently, the undersigned reached out to the Village three times to lease space at the Fire Station on County Road MN just West of the current proposed location. No response was received.” Village Staff can confirm receiving one email in August of 2021 from Craig and Derek McGrew regarding our interest in leasing park space near Elvehjem Road. Staff respectfully declined. In 2022, the Village completed a project to build a new disc golf course at the Village’s Orchard Hill Park (2860 Hidden Farm Road). Since that initial email, the Village has no record of receiving any other emails from Craig or Derek McGrew, whether concerning leasing property at our soon to open new Fire Station (6001 Broadhead Street), or to discuss their current CUP application.

6. Failure to meet the purpose of the Dane County Zoning Ordinance, Sec. 10.103(9)(a)2., *respects the rights and interests of towns, neighboring property owners, and existing land uses on adjoining properties in the decision-making process.*

The applicant’s cover letter states *“we have approached this project thoughtfully, with an emphasis on blending the needs of the local citizenry with the goals of the Applicants.”* No representative of CelluSite LLC, TowerKing, or DISH has requested to appear before the McFarland Plan Commission, or to meet with Village staff, to discuss the proposed cellular tower at this location, the impacts to the Village of McFarland, alternative designs, or alternative locations to the proposed site. Given the applicant’s stated need for the tower to support McFarland residents, and the requirements of Sec. 10.103(9)(a)2, it is concerning that the applicant agents chose not to discuss their potential tower with the Village prior to, and after, submittal of this application to encourage planned and orderly land use development. Similarly, the Village is not aware of any effort by representatives of CelluSite LLC, TowerKing, or Dish to meet with surrounding property owners to discuss their project prior to submitting an application to the County. In addition, on page 5 of the application the applicant states *“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.”* Village Staff directly reached out to Kris Krentz, President/CEO of Skaalen Retirement Services and he confirmed that the applicant agents did not contact him to discuss the proposed cell tower and the impacts to Skaalen’s future development plans. The applicant has failed to consider planned growth of the Village and surrounding property owners, noting the purpose of the Dane County Zoning Ordinance, Sec. 10.001(2)(b), is to *encourage planned and orderly land use development* and, Sec. 10.103(9)(a)2., *respects the rights and interests of towns, neighboring property owners, and existing land uses on adjoining properties in the decision-making process.*

7. Failure to meet the purpose of the Dane County Zoning Ordinance, Sec. 10.103(9)(a)7., *ensures that all telecommunication facilities, including towers, antennas, and ancillary facilities are located and designed to minimize the visual and environmental impact on the immediate surroundings and throughout the county.* Failure to meet the Town of Dunn Zoning Ordinance, Sec. 12-5(8)(a)(i)(d), *new communication towers in residential areas only if such towers are uniquely designed to blend into the uses on the site and to be compatible with the surrounding area.*

The Village concurs with the statements provided by the County's consultant CityScape...*the structure could be a concealed monopole rather than a non-concealed monopole...and...we (CityScape) cannot validate that the requested height is justified for this site (page 2 and 3 of report dated February 6, 2023).* In addition, the Village further notes the following deficiencies in the proposed application which speak to minimizing the visual and environmental impact on the immediate surroundings. Sec. 10.103(9)(d)3, *the committee may require, unless it is shown to be unreasonable, modifications to the tower design, including but not limited to visual screening or landscaping, that it deems necessary to minimize the aesthetic impact of the tower.*

- a. Proposed Fencing. Page 9 of the CUP application (response to Standards for CUP #6) describes the proposed ground fencing as a wooden 8-foot high fence. However, sheet C-1 describes the fence as 6-foot chain link and sheet C-4 also describes the fence as 6-feet in height. Sheet C-4 describes the wooden fence as "typical" and a note further describes *"fencing elevations are only examples, follow construction contract."* The applicant has failed to provide a clear plan for the height and design of the fence, and has further reserved the right to deviate from any of the design information they have provided as part of their final private contract. Sheet C-2 describes the proposed equipment buildings as 10-feet tall, 2-4 feet higher than the fence. An 8-10 foot tall fence could be more appropriate to screening the ground equipment. However, it is unclear if even that would be sufficient. The note on the page says *"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."* In other words, the applicant reserves the right to build shelters of whatever design they choose. Failure to provide correct details regarding the proposed fencing could be grounds for ZLR determining that the application is incomplete and should be denied per Sec. 10.103(9)(b)l.6 of the County Zoning Code. Considering the proposed location of the tower/fencing, neither a chain link fence or a wooden fence provides high quality and durable screening considering the context of the location adjacent to existing and future residential development and a future public sidewalk less than 10 feet from the fence. A more appropriate material could be a decorative solid vinyl fence.
- b. Proposed Landscaping. Sheet S-2 identifies 23 proposed arborvitae around the perimeter of the fencing. Proposed spacing is approximately one per 7 feet. There are many varieties of arborvitae that vary in mature size and height. The applicant has not provided details regarding the specific species of arborvitae they propose. In addition, the use of a monoculture of species is not advised due to the possible loss of all trees to a single future insect, disease or severe weather condition. The applicant should be required to provide a landscaping plan by a registered landscape architect that includes a diversity of landscaping species, suitable for year-round screening, and designed in a more natural pattern. In addition, given the location of the fence, the proposed landscaping would be less than 10 feet from the future sidewalk. As such the location of the tower, ground equipment, fencing, and landscaping should be further setback from the rear property line to provide sufficient room for medium to tall evergreen trees to reach mature width

without overhanging the future sidewalk. The use of medium to tall evergreen trees would provide increased screening of the monopole from surrounding residences without interference to antennas.

- c. Equipment Buildings. The application is ambiguous as to the architectural details of the proposed ground equipment buildings, including final building dimensions, height, location, materials and colors. The note on the sheet C-2 says *“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.”* In other words, the applicant reserves the right to build shelters of whatever design they choose. Failure to provide correct details regarding the proposed equipment buildings could be grounds for ZLR determining that the application is incomplete and should be denied per Sec. 10.103(9)(b)6, *“Failure to provide information or materials required under this section shall be grounds for disapproval of a Conditional Use Permit application.”*
8. Failure to meet the purpose of the Dane County Zoning Ordinance, Sec. 10.103(9)(a)8., *avoids potential damage to adjacent properties from tower failure or ice falls through sound engineering and careful siting of structures.* Failure to meet the Town of Dunn Zoning Ordinance, Sec. 12-5(8)(a)(ii)(1), *whether the proposed structure would endanger the health and safety of people and animals, including, but not limited to, the likelihood of the failure or collapse of such structure, or the potential of falling ice.*

The proposed tower would be placed in the middle of a future residential neighborhood, including potential setback distances to future homes of less than 50 feet. The tower would also be approximately 36 feet from a future public sidewalk and 40 feet from a future public road likely to include on-street parking. The applicant has indicated an estimated fall height of 35 feet (Exhibit G). The Village does not believe that a tower at this location, of this design, will avoid potential damage to adjacent private and public properties from tower failure or ice falls, the setback distance is insufficient.

9. Failure to meet the standards for a complete application under Dane County Zoning Ordinance, Sec. 10.103(9)(b)1.c, *the map (search ring map) must show and include road names, municipal boundaries, all existing telecommunication facilities within 1.5 miles of the search ring, and any tall structure over 100' in height within the search ring.*

Exhibit F of the application does not include a map showing municipal boundaries. In fact, there are no maps depicting the location of the proposed tower in relation to municipal boundaries within the entire application. This could be grounds for ZLR determining that the application is incomplete and should be denied per Sec. 10.103(9)(b)6, *“Failure to provide information or materials required under this section shall be grounds for disapproval of a Conditional Use Permit application.”*

10. Failure to meet the general standards for conditional use permits, Sec. 10.103(9)(c)1.b., *no existing communication tower within the area in which the applicants' equipment must be located is of sufficient height to meet applicant's requirements and the deficiency in height cannot be remedied at a reasonable cost.*

The application does not provide evidence that the existing US Cellular Tower near CTH AB & Interstate 90/39 can't be remedied at a reasonable cost to enable mounting of the Dish antennas at an acceptable height. In addition, while the top of the Village's water tower on Holscher Road can't support additional antennas, it may be possible to affix antennas under the bowl approximately 60 feet above ground at an elevation of 994 feet, which would provide the equivalent of a mounting height of 105 feet at the subject property. The applicant has provided a statement within Exhibit B that a mounting at this height (water tower) would provide very little coverage at all and that mounting antennas at 110' on the existing US Cellular Tower is too short. However, the applicant has not provided evidence that they could not provide sufficient coverage by utilizing both the water tower and the US Cellular Tower in lieu of building a new 174' tower. Per Sec. 10.103(9)(c)2 of the County Zoning Code, *the cost of eliminating physical or technical impediments to collocation referenced in subsection (c)1.b., c., and d. above, shall be deemed reasonable if it does not exceed by 25 percent the cost of constructing a new tower on which to mount applicant's equipment. Applicants must provide substantial evidence in the form of detailed cost estimates for structural or technical improvements from firms qualified and authorized to perform such services.* To the Village's knowledge, the Applicant has not provided this evidence. This could be grounds for ZLR determining that the application is incomplete and should be denied per Sec. 10.103(9)(c)4, *"Failure or refusal to evaluate the feasibility of collocation shall be grounds for disapproval of a conditional use permit application."*

11. Failure to meet the general standards for conditional use permits, Sec. 10.103(9)(c)2, *the cost of eliminating physical or technical impediments to collocation referenced in subsection (c)1.b., c., and d. above, shall be deemed reasonable if it does not exceed by 25 percent the cost of constructing a new tower on which to mount applicant's equipment. Applicants must provide substantial evidence in the form of detailed cost estimates for structural or technical improvements from firms qualified and authorized to perform such services.*

The application does not provide evidence meeting the standards for this section. This could be grounds for ZLR determining that the application is incomplete and should be denied per Sec. 10.103(9)(c)4, *"Failure or refusal to evaluate the feasibility of collocation shall be grounds for disapproval of a conditional use permit application."*

12. Failure to meet the requirements for conditional use permits, Sec. 10.103(9)(c)6., *setbacks to property boundaries and public rights of way. All structures must meet all front, side and rear setbacks provided by this ordinance and Chapter 11, Dane County Code.*

Given the high likelihood of the future extension of Meadowsweet Trail, parcel 028/0610-021-8245-0 (3486 CTH MN) will become a through lot. Therefore, consideration should be given to whether front yard setback requirements apply to the existing rear lot line given the purpose of

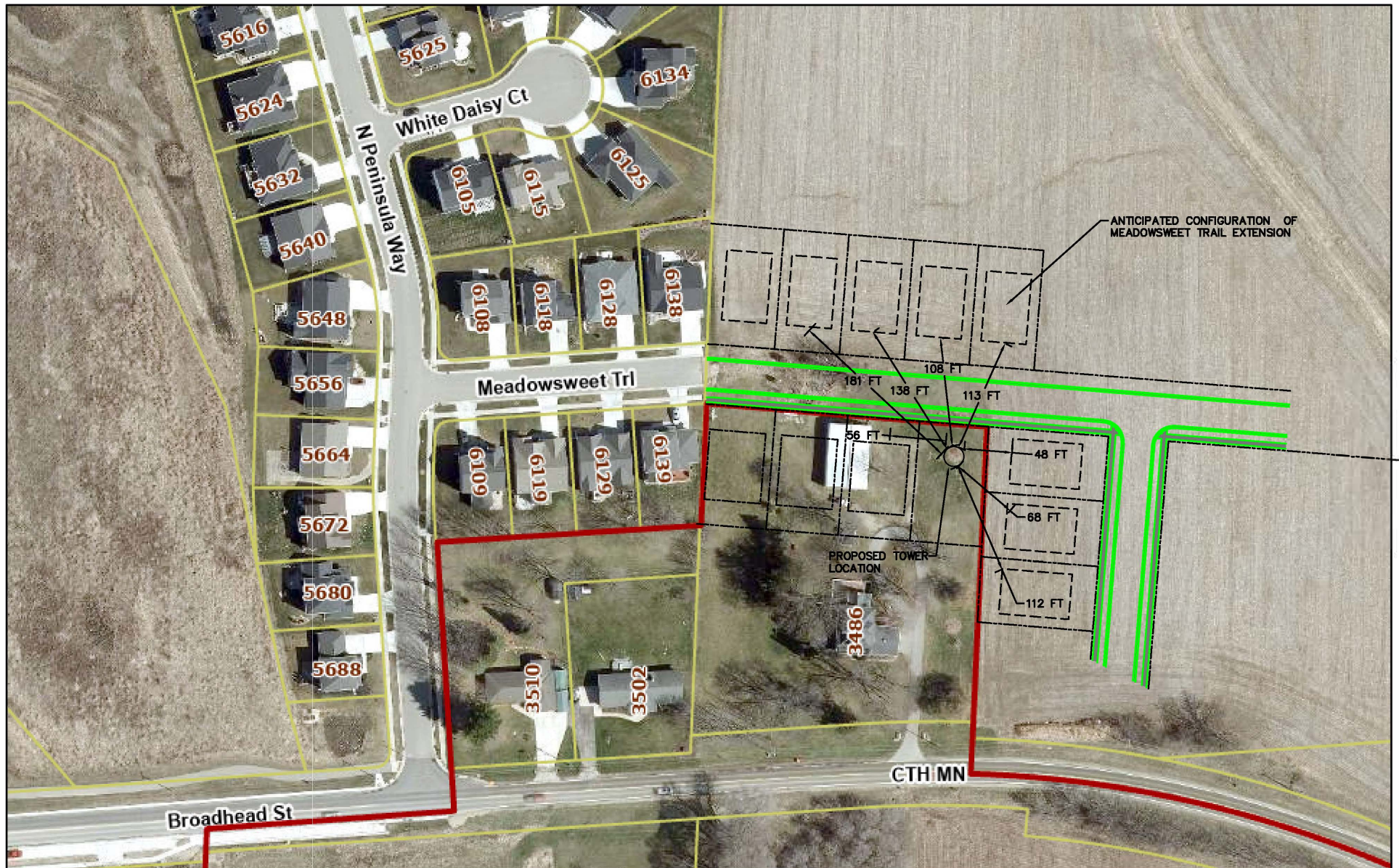
the Dane County Zoning Ordinance, Sec. 10.001(2)(b), is to *encourage planned and orderly land use development*. The proposed tower would also fail to meet the proposed setback requirements of Dane County's proposed ordinance 2022 OA-57, which if adopted, would require *"a communication tower on or adjacent to a parcel of land upon which single-family residential use is permitted shall be setback a distance equal to or greater than the proposed height of the tower."* The Village notes 2022 OA -57 is scheduled for action by the ZLR at the same February 28, 2023 meeting. Approval of the CUP application, followed by approval of 2022 OA-75 would make the proposed cellular tower a nonconforming structure upon immediate construction.

The Village recognizes the public necessity for telecommunication facilities and the benefits they provide. However, these benefits should not come at the expense of endangering the public health, safety, comfort or general welfare; diminishing the use, values, and enjoyment of neighboring property, or impede the normal and orderly development of surrounding properties. Given the context of this particular location/application, and all of the concerns raised in this memo, the Village of McFarland Plan Commission believes the application should be deemed incomplete and denied. We believe the facts and information provided directly pertain to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept that this application is incomplete and should be denied.

The Village is willing to work with the applicant agents in the future to consider alternative locations and alternative designs to bring forward a better application, whether within the Village or in areas adjacent to the Village.

This letter was reviewed and voted ____ in favor and ____ against, for submittal to the Dane County Zoning & Land Regulation Committee, and Town of Dunn Board, at the McFarland Plan Commission's February 20, 2023 meeting. Thank you in advance for your consideration of the impacts of this proposed tower to current and future residents of McFarland, Town of Dunn, and Dane County.

Village of McFarland, Conceptual Extension of Meadowsweet Trail





Dane County Zoning and Land Regulation Committee Meeting

Date: February 28, 2023

Time: 6:30 PM

INSTRUCTIONS: ALL attendees in person or in Zoom are asked to register for the meeting right away. To register, please click the link below and fill out the short registration form:

https://zoom.us/webinar/register/WN_-VqvXW9zTwmuxn0VDsKebw

Please register as soon as possible for the meeting. Registration ends 30 minutes prior to the meeting (6:00 PM). After registering you will receive a confirmation email about joining the meeting. Please plan to arrive 10-15 minutes early.

Meetings are held both in-person and via the Zoom meeting platform

In-person:

Room 354, City-County Building, 210 Martin Luther King Jr. Boulevard, Madison, WI

Zoom Platform:

- Join from a PC, Mac, iPad, iPhone or Android device:
Please click or type in this URL to join: <https://zoom.us/j/92615368181>
- Join by phone: Dial 1-888-788-0099 Enter Webinar ID: 926 1536 8181

Want more information on ZLR public hearings?

<https://plandev.countyofdane.com/Zoning/ZLR/ZLR-Public-Hearing-Page>

Want to track the progress of a Rezone or Conditional Use petition?

Go to <https://dane.legistar.com/Legislation.aspx> Enter the petition # in the "Legislative text" box.

Meeting Procedures:

1. Arrive at the meeting (or call or join Zoom) 10-15 minutes prior to the meeting.
2. On Zoom you will enter the meeting as the “audience”, meaning that your name will be on a list of attendees. You will only see the Committee members and staff.
3. If you have a question, you can raise your hand by using the “raise hand” icon during the meeting. Staff will inform the ZLR Chair periodically regarding raised hands.
4. The ZLR Chair will go through the items on the agenda in the order they appear. When the petition of interest is called, staff will provide a brief summary followed by public testimony. Persons on Zoom who wish to speak will be promoted to a “panelist”. You will be able to speak to the Committee as well as being seen. Each person will have 5 minutes to address the Committee. The order of speakers will be: Persons in Support, Persons in Opposition, and Rebuttal by Applicant.
5. If there is Town Action already and no opposition, the Committee will act on the petition.
6. If there is opposition, the Committee will postpone action to analyze the concerns. The petition will then be placed on a subsequent agenda.

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

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

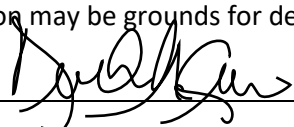
Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Communication Towers	Is this application being submitted to correct a violation? Yes ☐ No ☒
Provide a short but detailed description of the proposed conditional 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.
 - o 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.
 - o See the Construction Drawings, sheet T-1.
- Section 10.103(9)(b)1.a.iii.
 - o See FCC Radio Station Authorizations.
- Sections 10.103(9)(b)1.b.i. and 10.103(9)(b)1.b.ii.
 - o 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.

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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	 VICINITY MAP NOT TO SCALE		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)

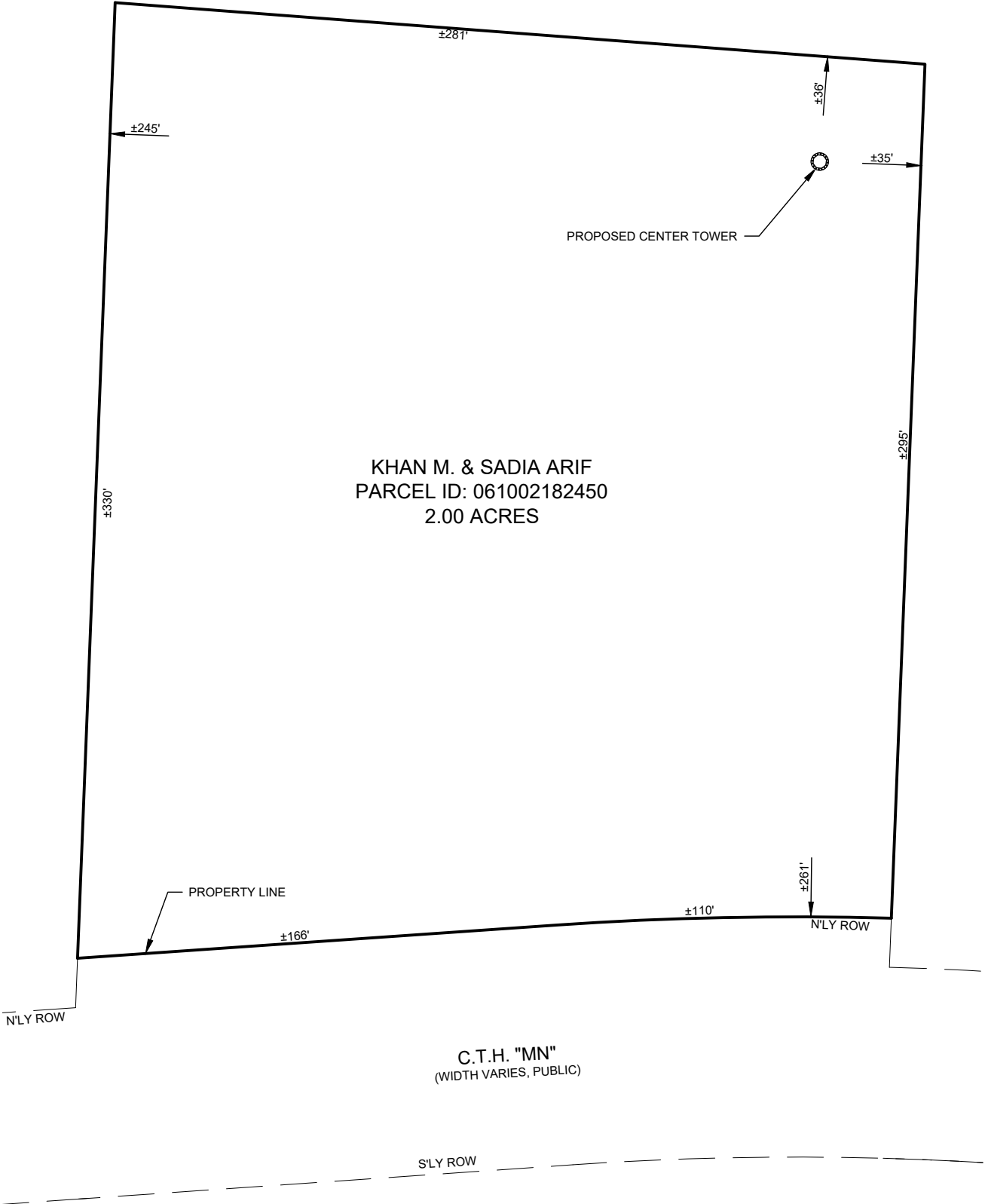
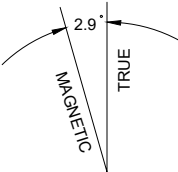
PART OF THE NE 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4, SECTION 2, TOWN 6 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN, DESCRIBES AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE N87°31'06"E (RECORDED EAST), 1300.93 FEET ALONG THE NORTH LINE OF THE NE 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

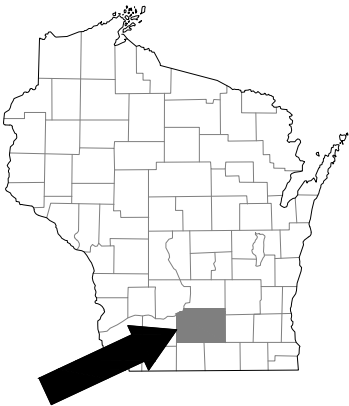
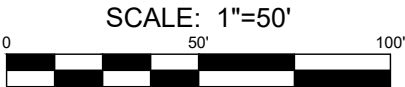
A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 10 EAST, DUNN TOWNSHIP, DANE COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 87°31'27" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1,341.03 FEET; THENCE SOUTH 02°15'12" WEST 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
- ⊕^{ET} ELECTRIC TRANSFORMER
- ⊕^{EM} ELECTRIC METER
- ⊕^{EH} ELECTRIC HANDHOLE
- ⊕^{WV} WATER VALVE
- HYDRANT
- ⊕^{GM} GAS METER
- ⊕^{GAS} GAS MARKER
- ⊕^{GV} GAS VALVE
- ⊕^T TELEPHONE PEDESTAL
- ⊕ SIGN POST
- FENCE LINE
- ⊕ BENCHMARK
- POST

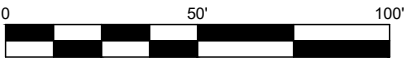
LEGEND

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

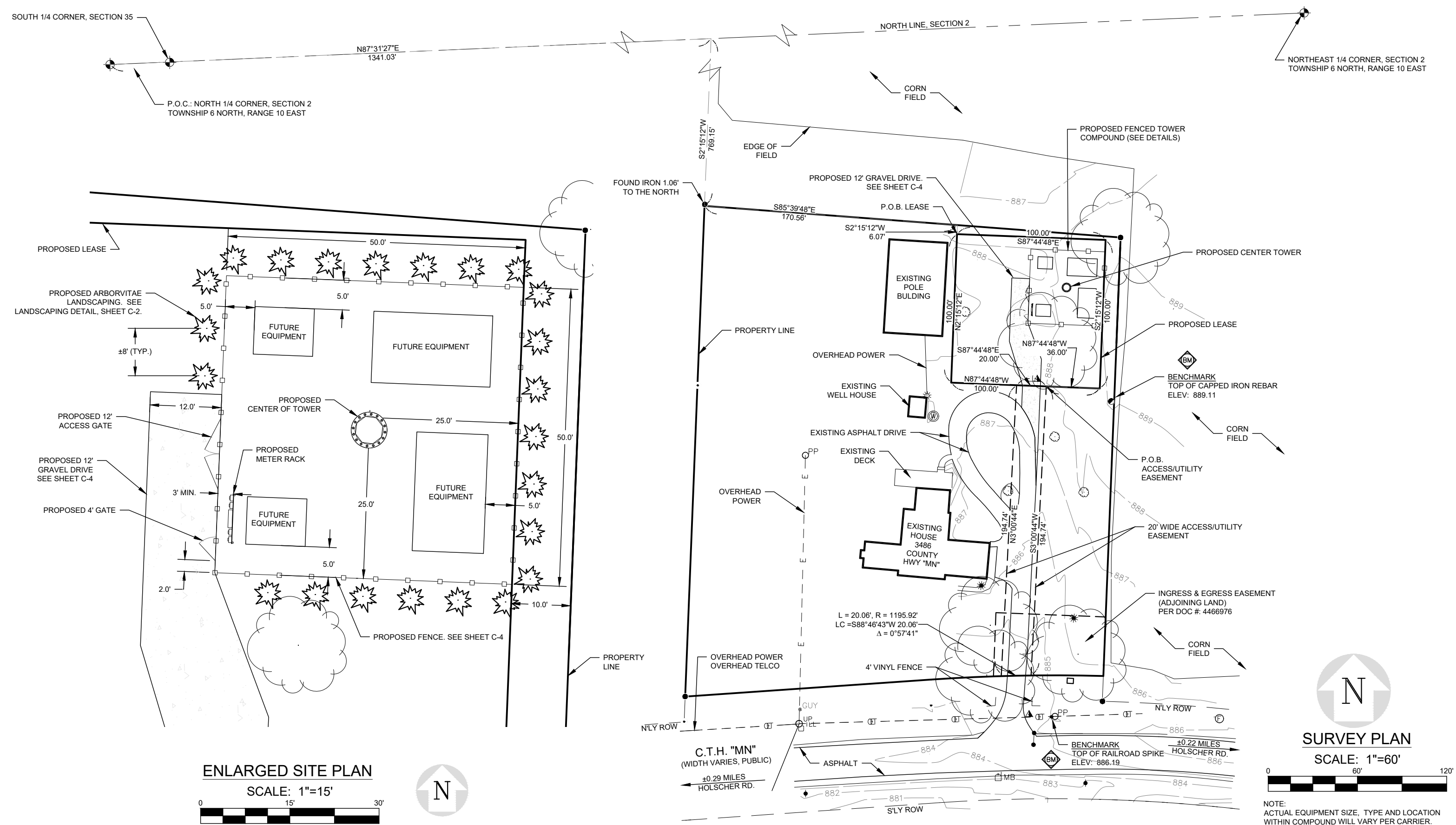
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2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM
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SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		

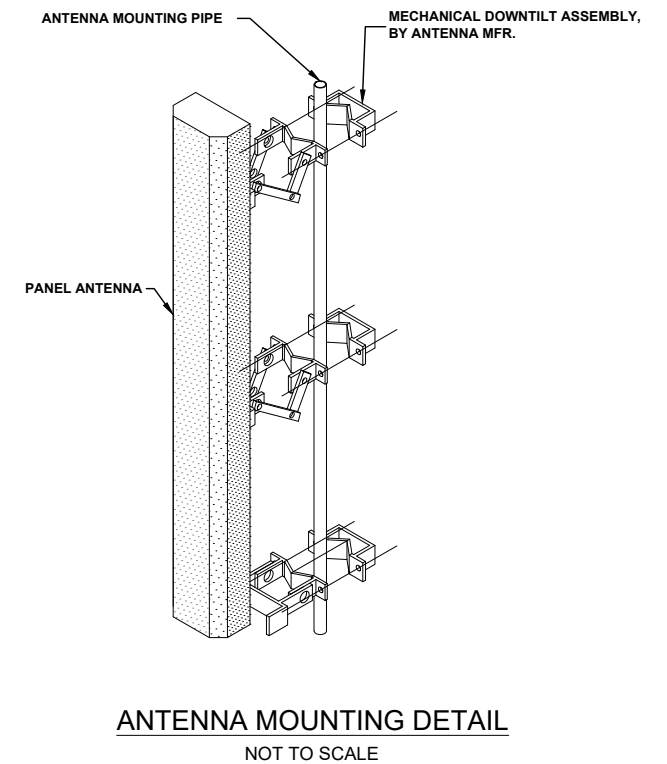
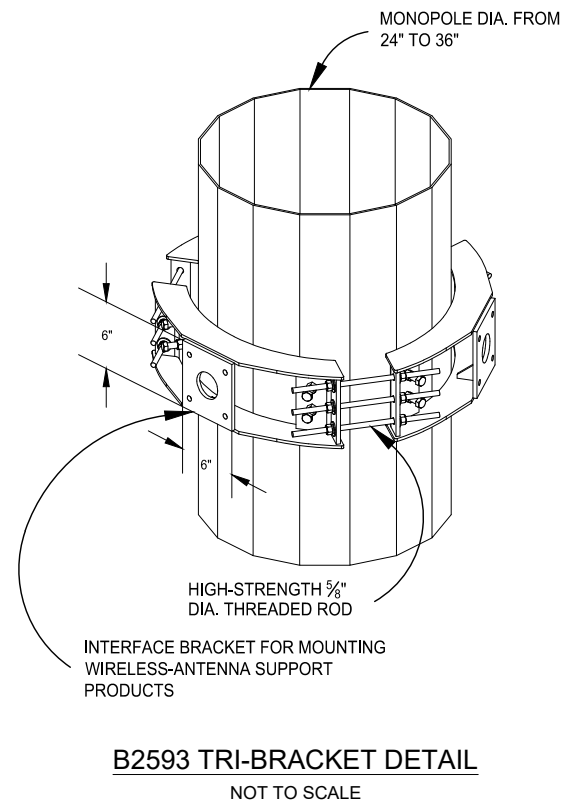
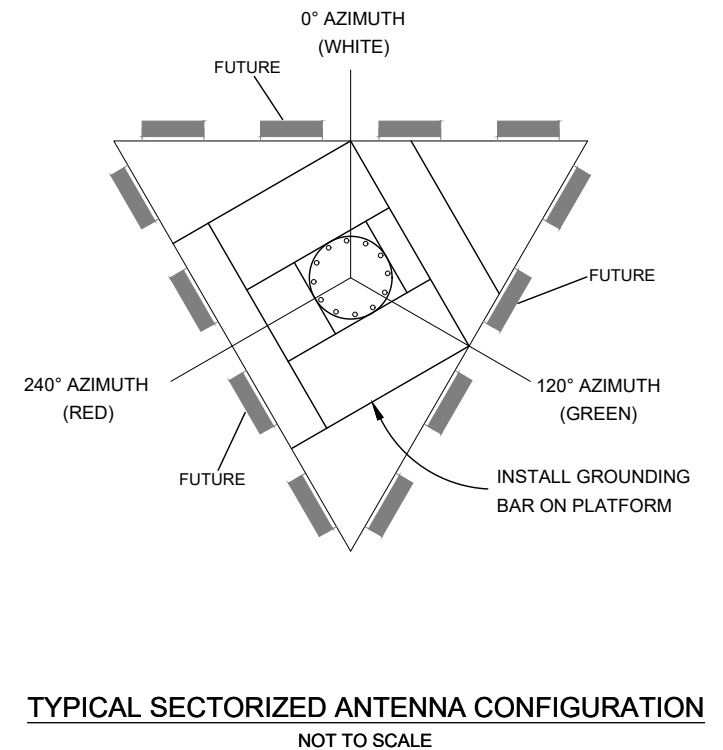
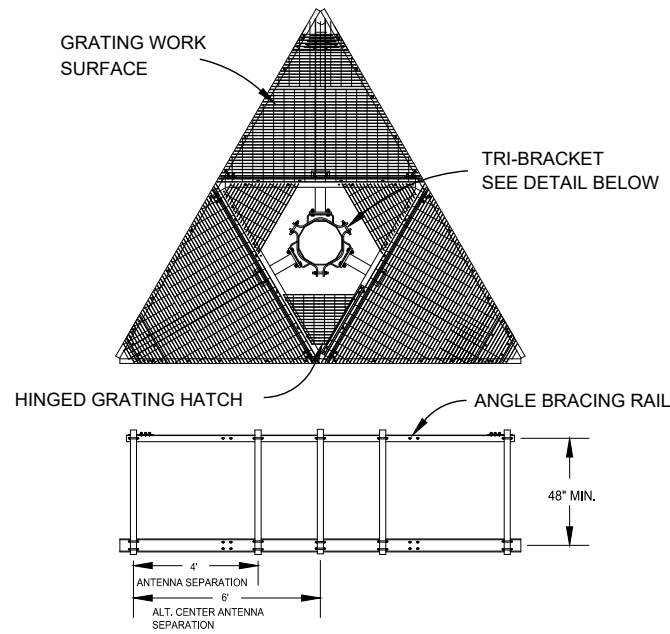
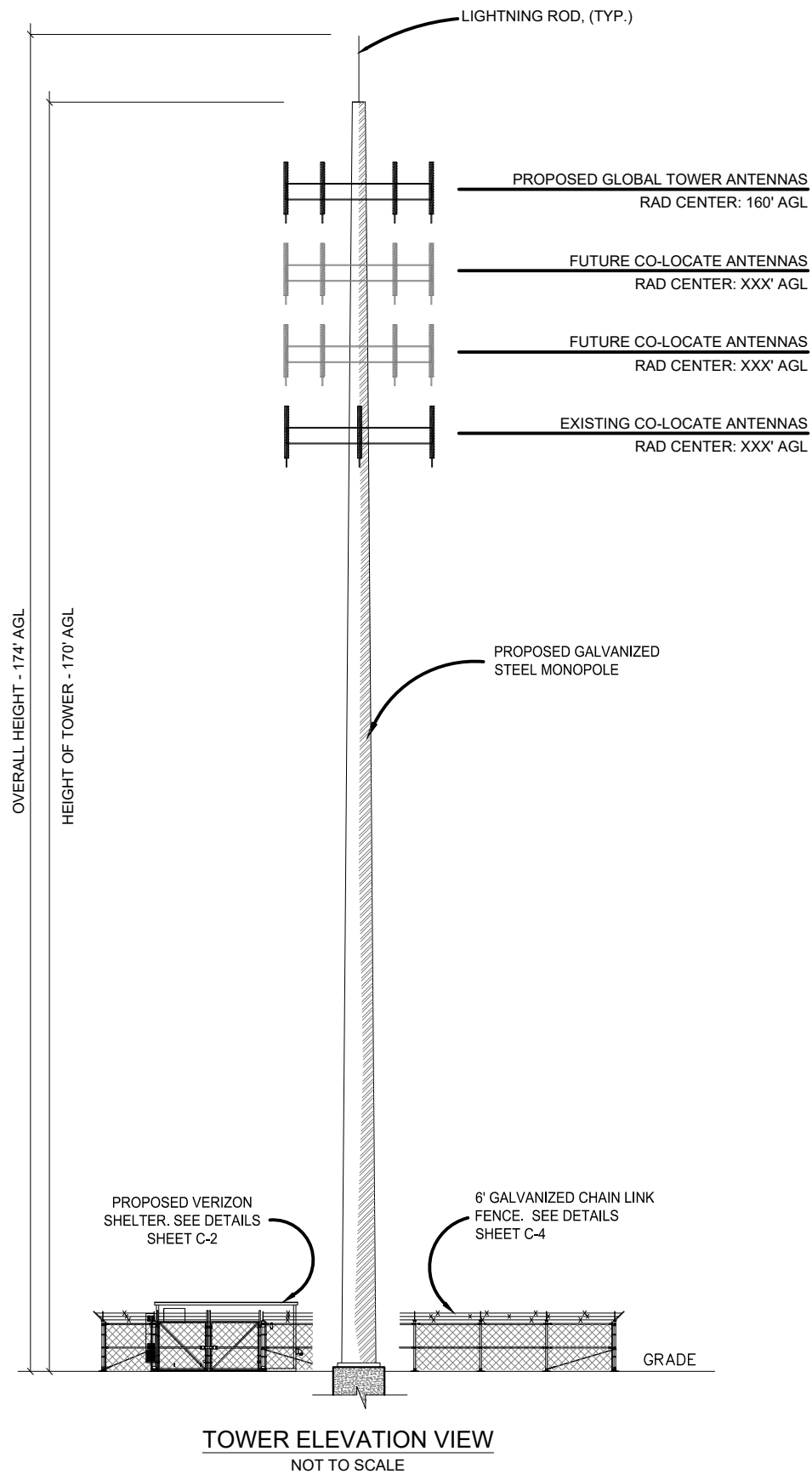
SHEET S-1

SURVEY PLAN

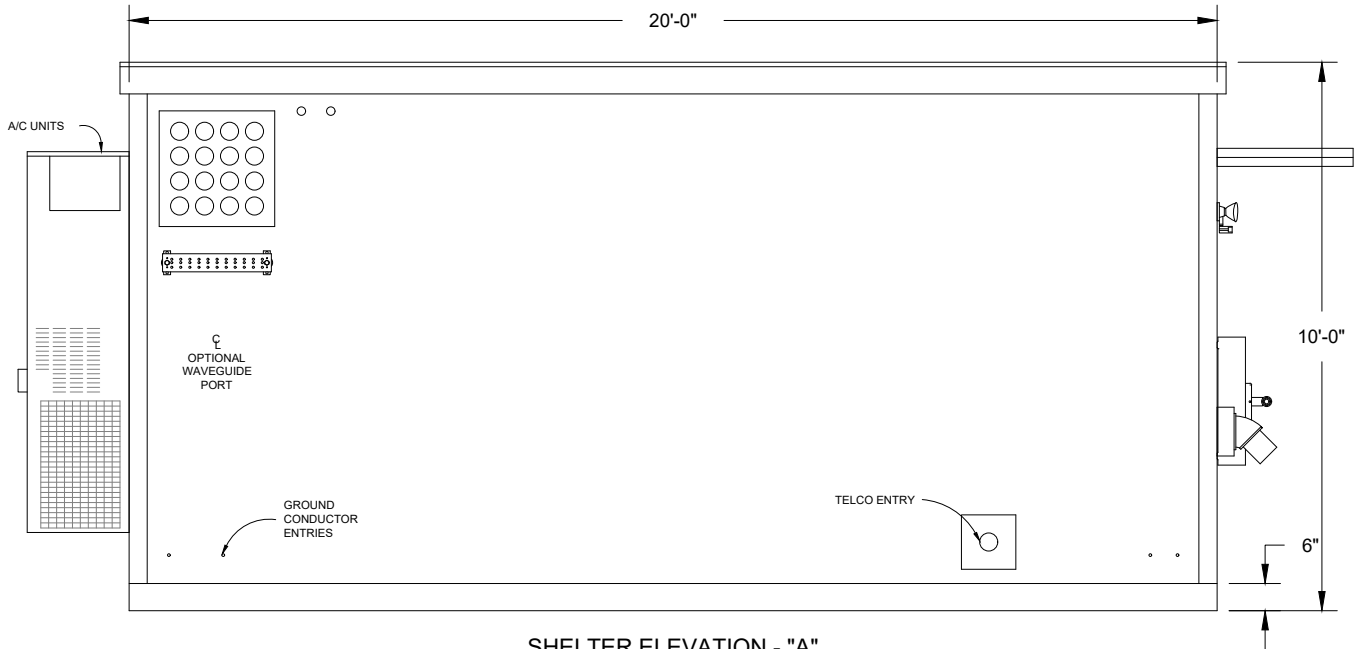
DRAWING NUMBER

22359001

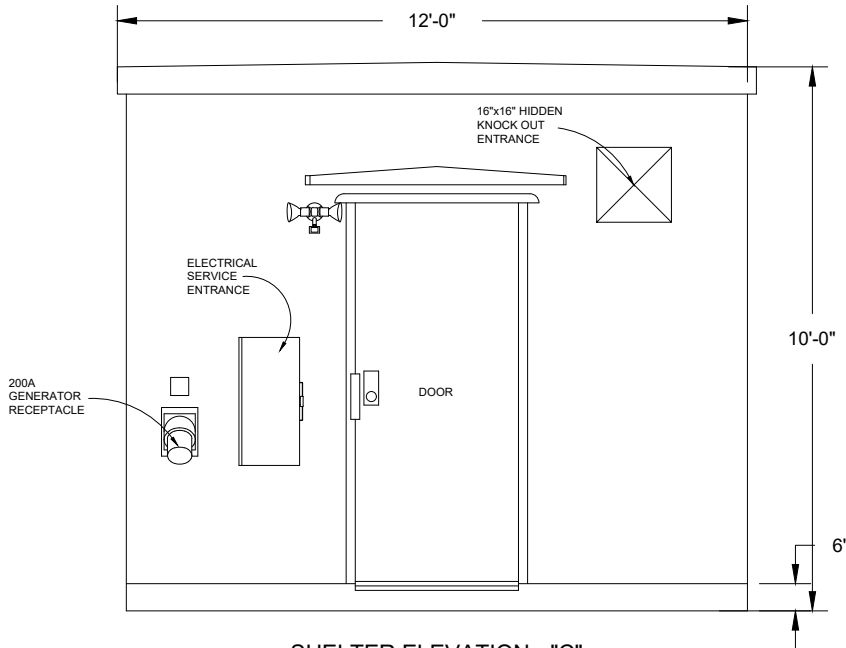
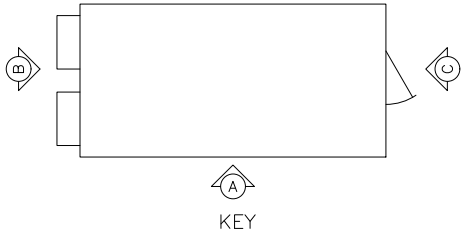




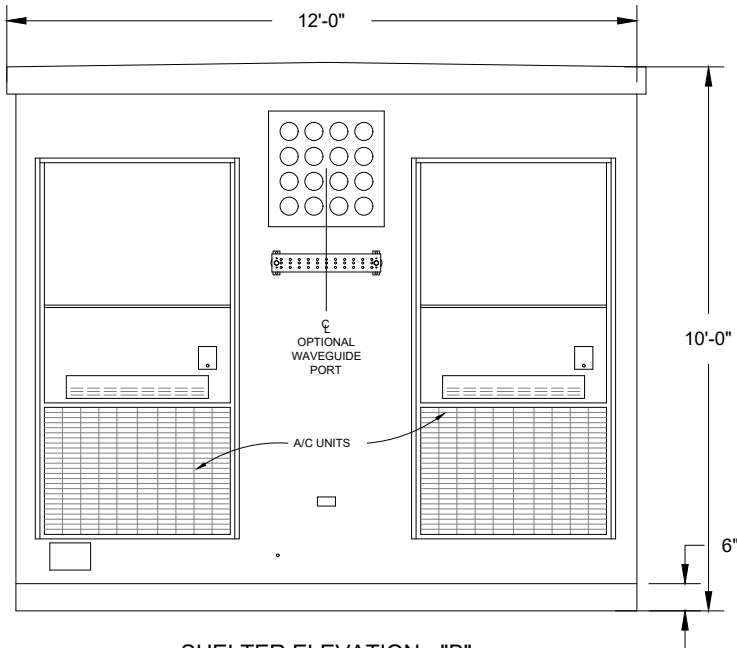
NOTE: SHELTER AND PLATFORM SHOWN ARE TYPICAL OF COMMUNICATION EQUIPMENT INSTALLATIONS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. INDIVIDUAL EQUIPMENT PROVIDED BY CARRIERS MAY VARY FROM THESE DRAWINGS. DESIGN OF SUCH EQUIPMENT INSTALLATIONS AND THEIR FOUNDATIONS ARE BY OTHERS.



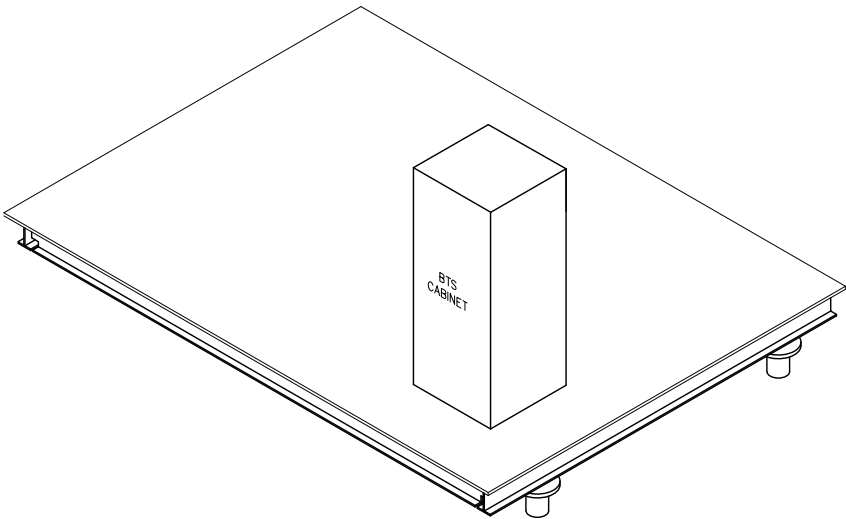
SHELTER ELEVATION - "A"
NOT TO SCALE



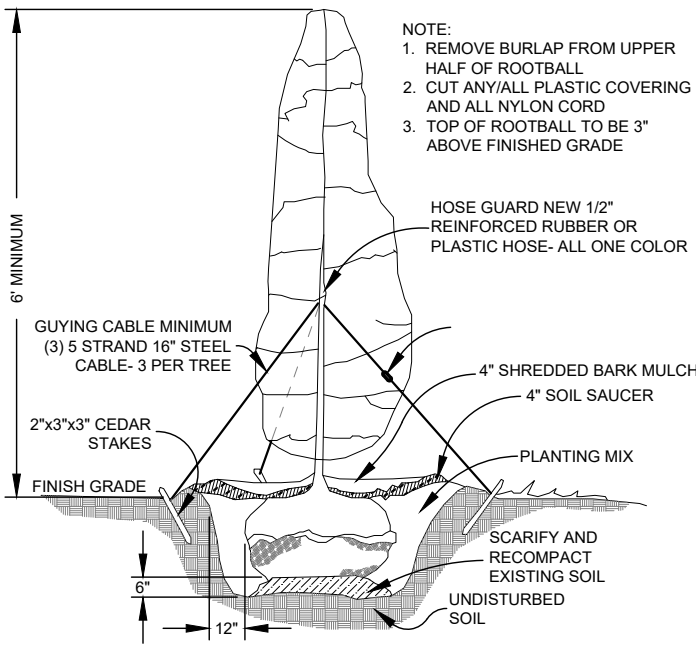
SHELTER ELEVATION - "C"
NOT TO SCALE



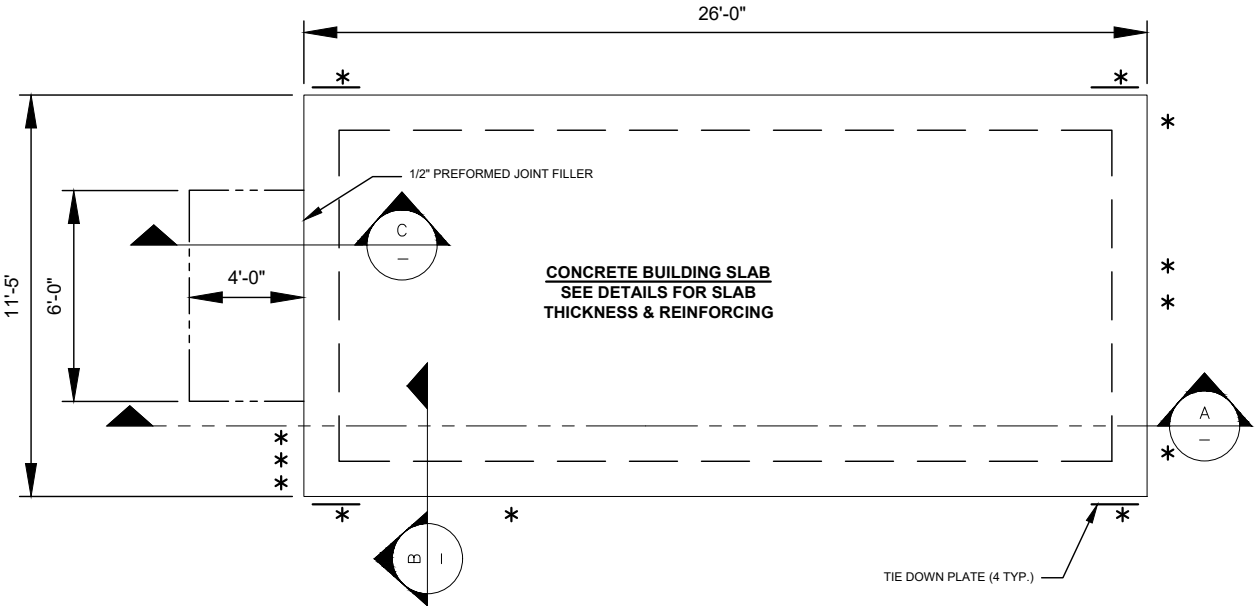
SHELTER ELEVATION - "B"
NOT TO SCALE



TYPICAL EQUIPMENT PLATFORM
NOT TO SCALE

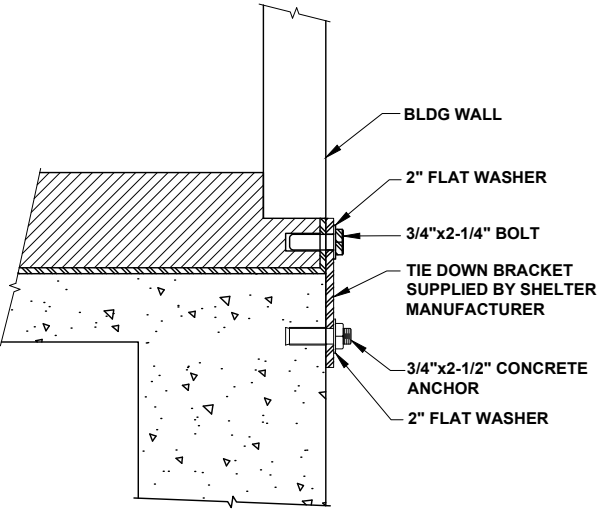


LANDSCAPING DETAIL
NOT TO SCALE



SHELTER FOUNDATION PLAN
NOT TO SCALE

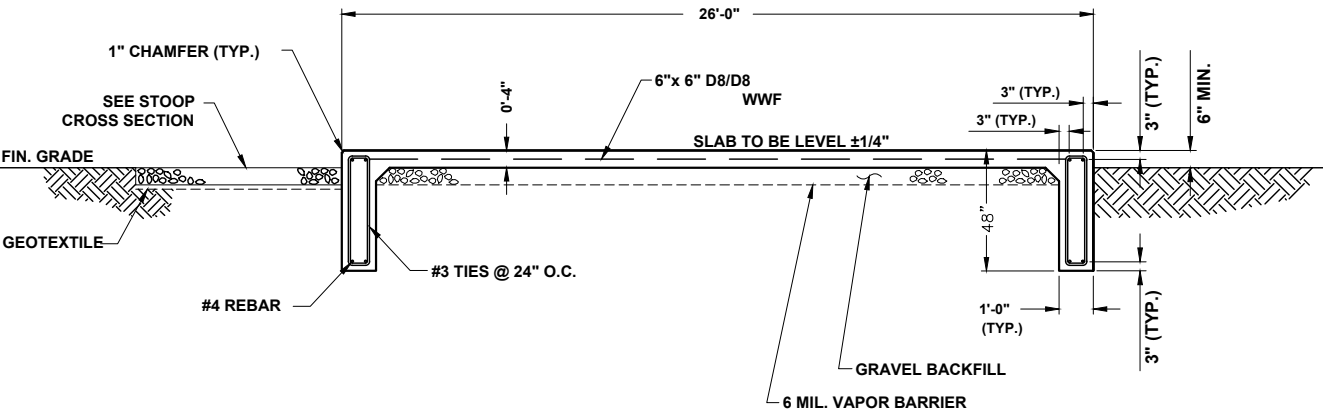
NOTE:
* #2 GROUND PIG TAIL LOCATIONS
SEE GROUNDING PLAN



BLDG/FND ATTACHMENT DETAIL B-B
NOT TO SCALE

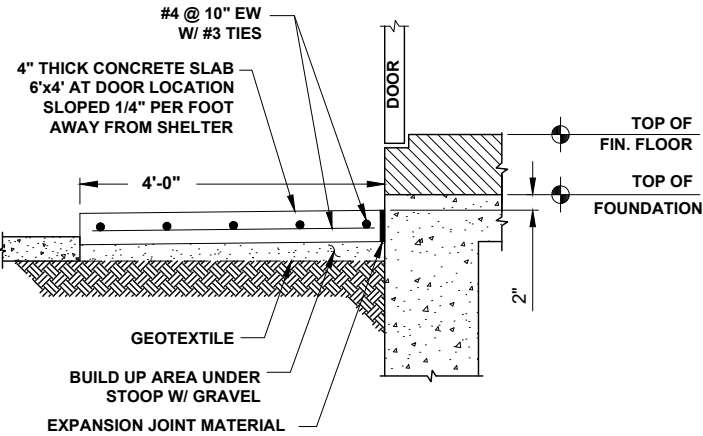
FOUNDATION GENERAL NOTES:

- 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

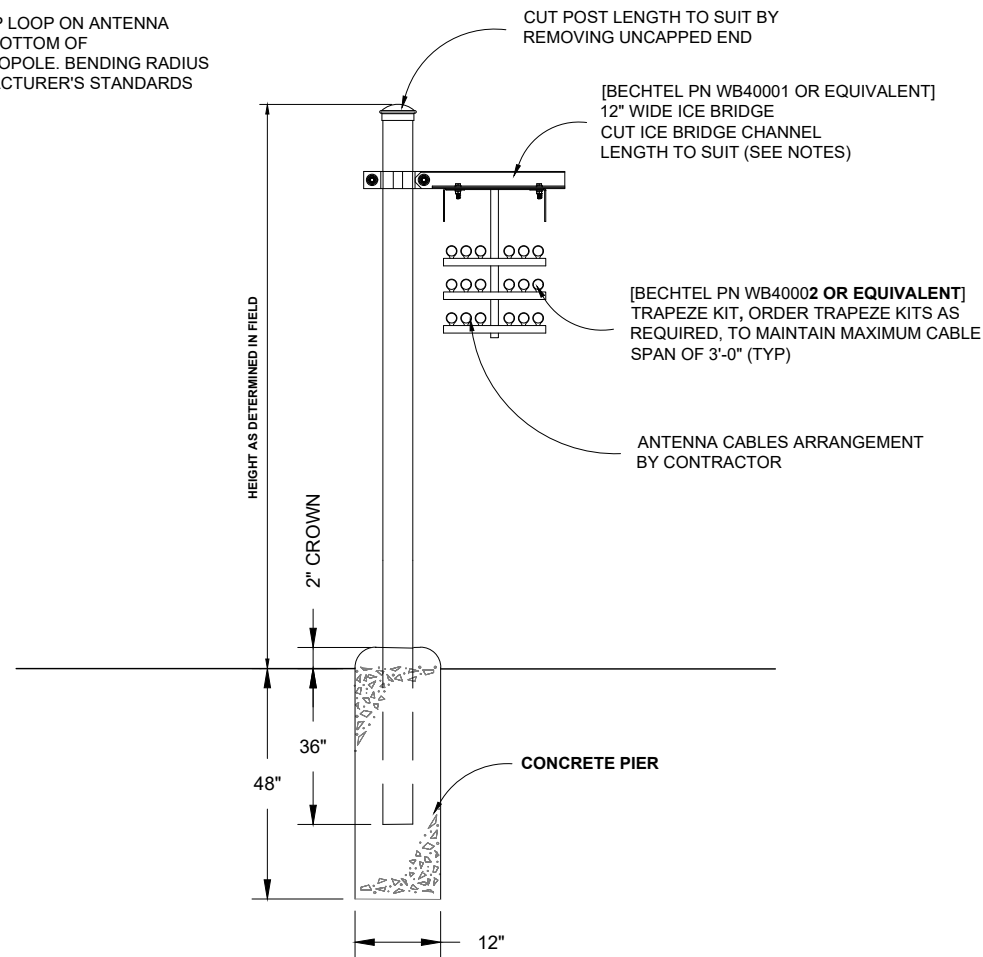
- NOTES:
- 1. CONCRETE FINISH TO BE CLASS A TOLERANCE.
 - 2. TEST FOR 3000 PSI AT 7, 14, & 28 DAYS PER POUR BY INDEPENDENT LAB.
 - 3. ALL CONCRETE TO BE SIX SACK MIX.
 - 4. PERFORM CONCRETE SLUMP TEST (4" MAX). NO WATER TO BE ADDED TO CONCRETE MIX AFTER 4" SLUMP HAS BEEN ESTABLISHED.



STOOP DETAIL C-C
NOT TO SCALE

3	09/29/22	REVD ZONING PER CLIENT	TLR	MM	MM
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- * INSTALL DRIP LOOP ON ANTENNA CABLES AT BOTTOM OF TOWER/MONOPOLE. BENDING RADIUS PER MANUFACTURER'S STANDARDS

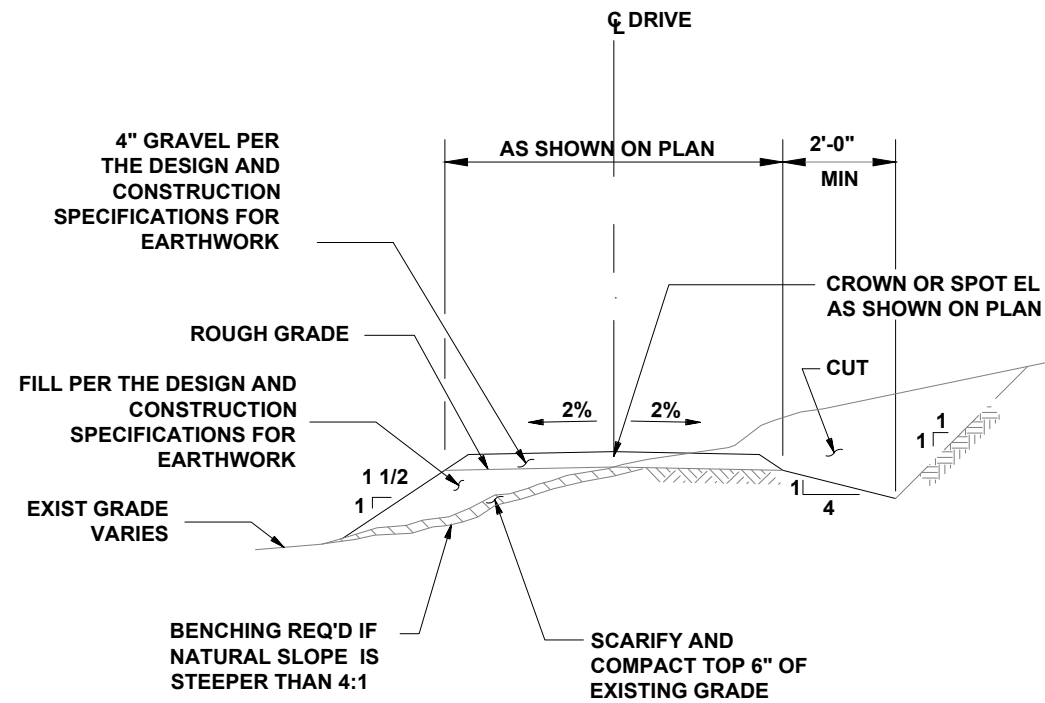


BECHTEL SC:	ROHN PN:	MTS PN:
WB40001		WB-K110-B
WB40002		WB-T12-3

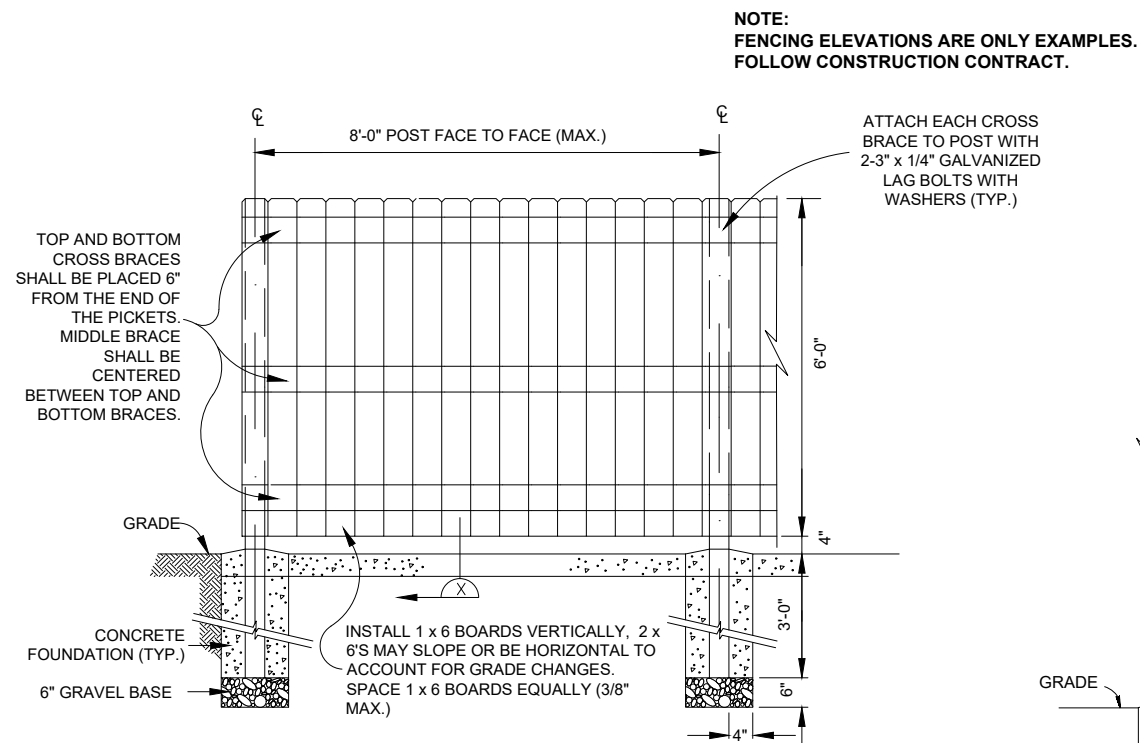
NOTES:

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.

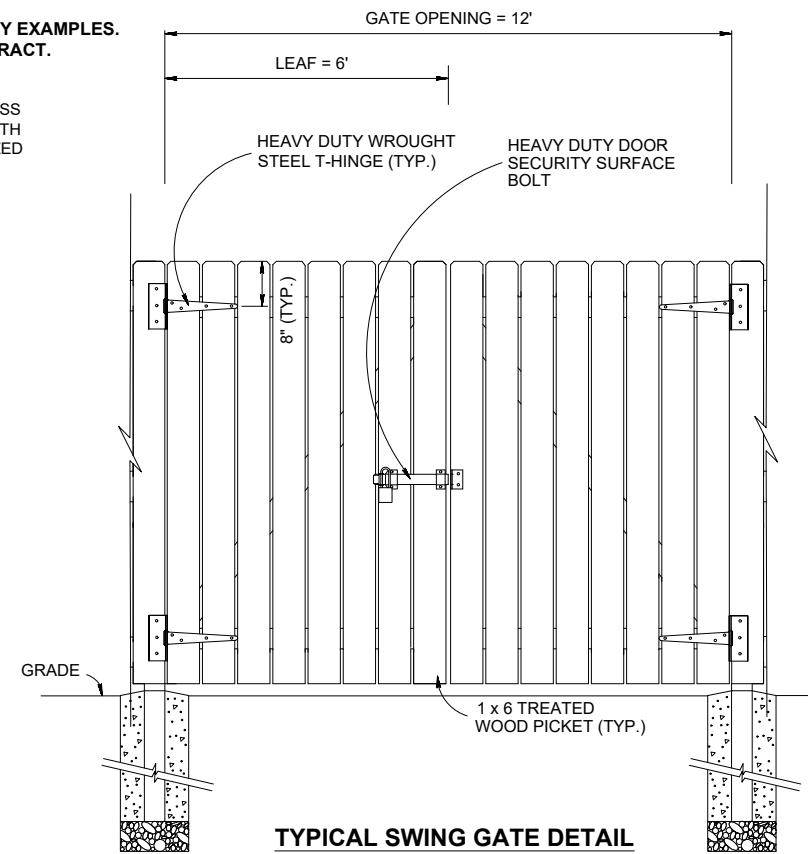
TYPICAL ICE BRIDGE DETAIL
NOT TO SCALE



TYPICAL GRAVEL DRIVE
NOT TO SCALE



TYPICAL FENCE ELEVATION DETAIL
NOT TO SCALE



TYPICAL SWING GATE DETAIL
NOT TO SCALE



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

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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

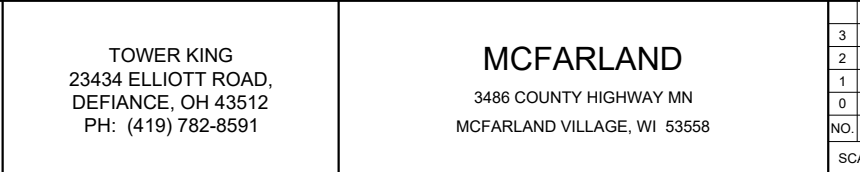
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

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	



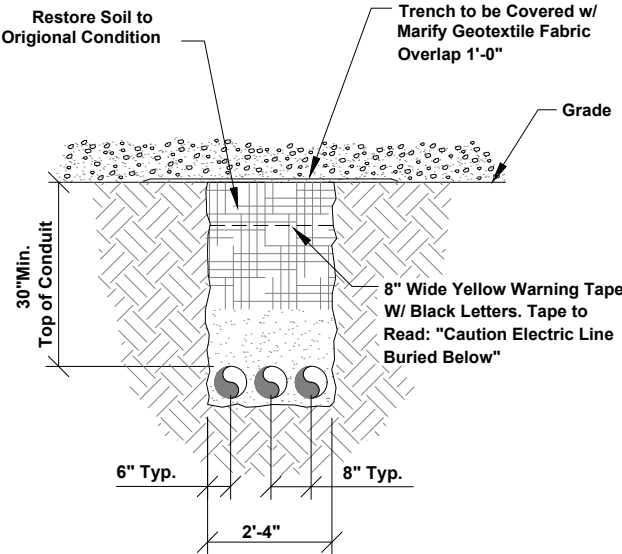
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ELECTRICAL INSTALLATION NOTES

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.

ELECTRICAL INSTALLATION NOTES (cont.)

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



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-1

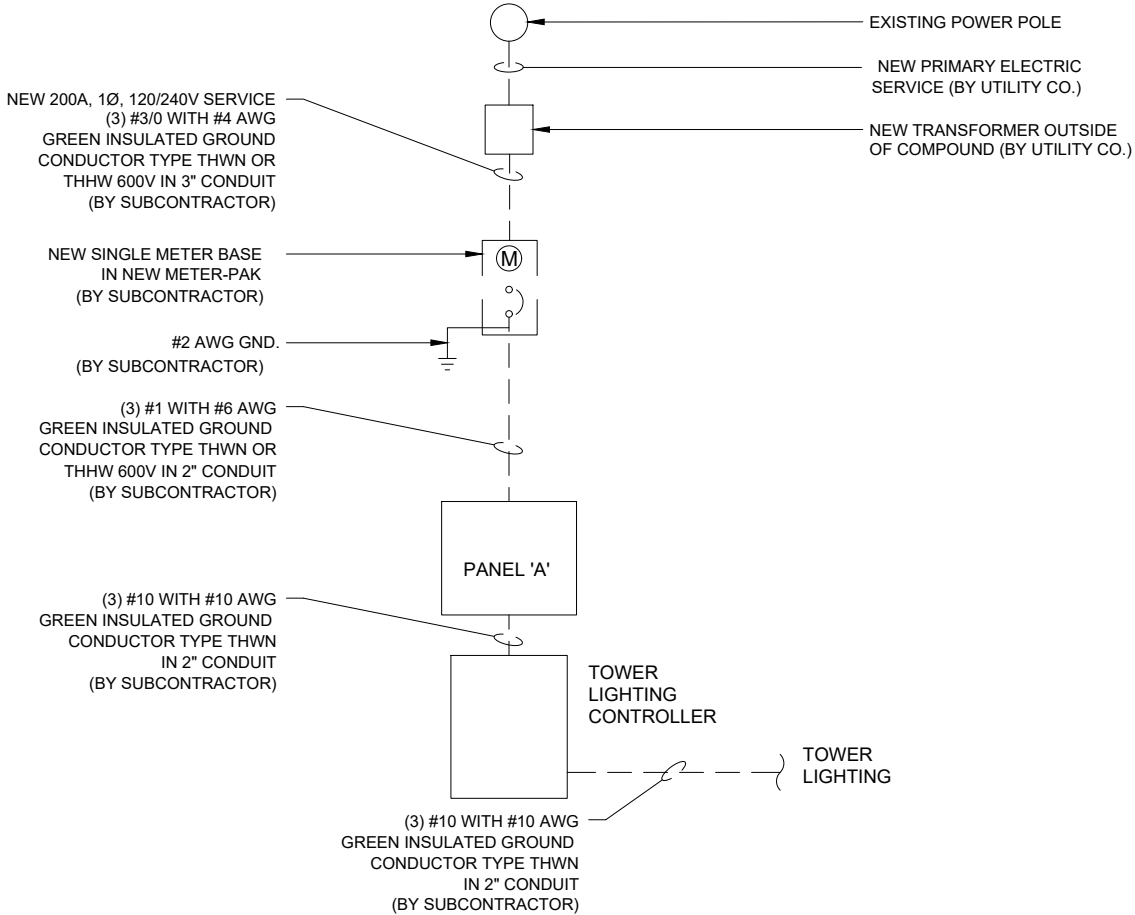
ELECTRICAL NOTES & DETAILS

DRAWING NUMBER

22359001

ELECTRICAL NOTES:

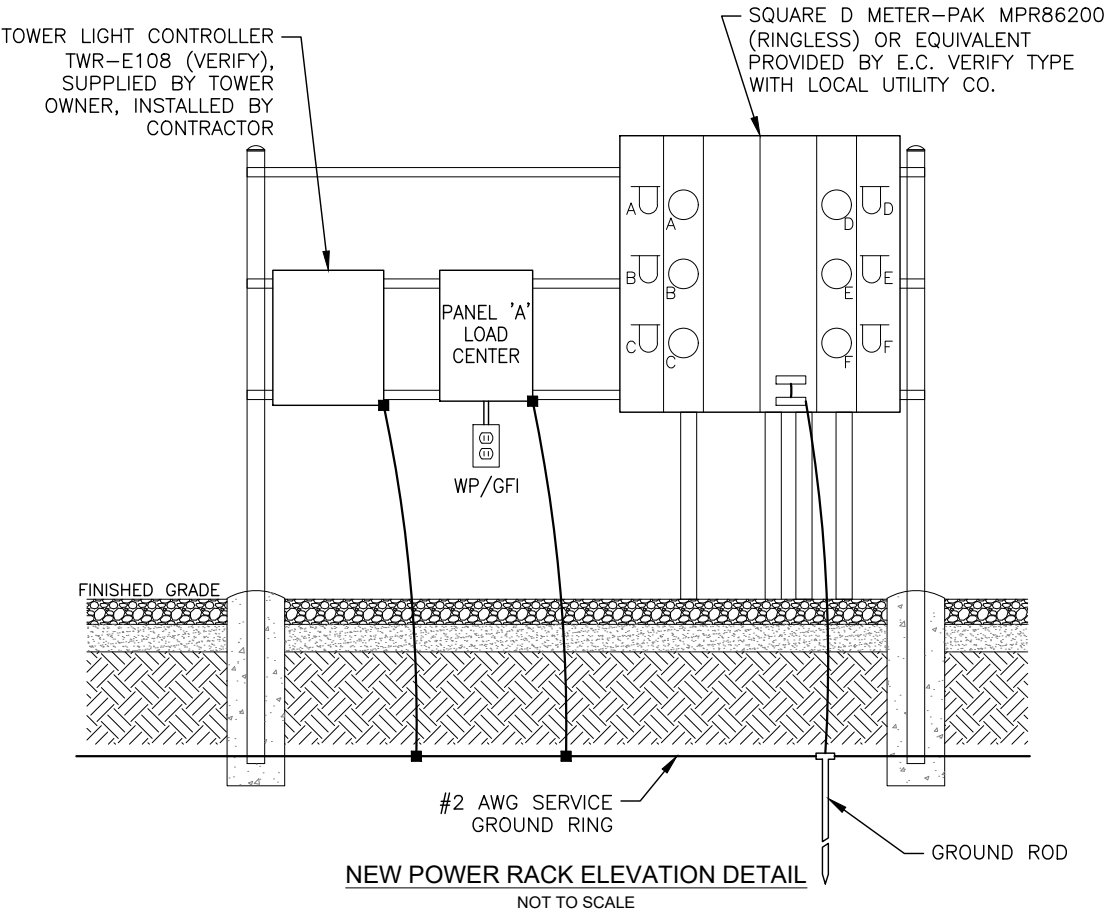
1. SUBCONTRACTOR SHALL PROVIDE 200AMP, SINGLE PHASE, 120/240 VAC, 60HZ SERVICE FOR SITE.
2. SUBCONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION. POWER AND TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS.
3. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT 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.



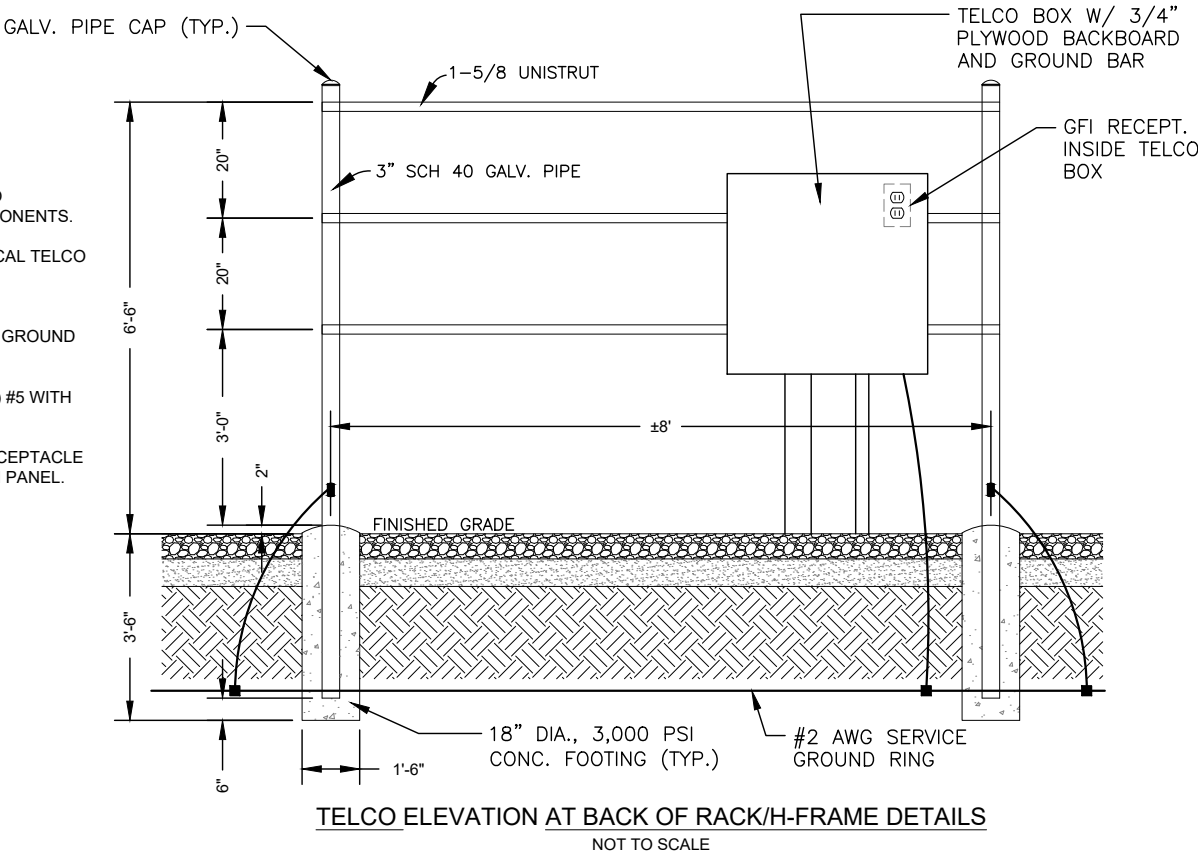
NOTES:

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

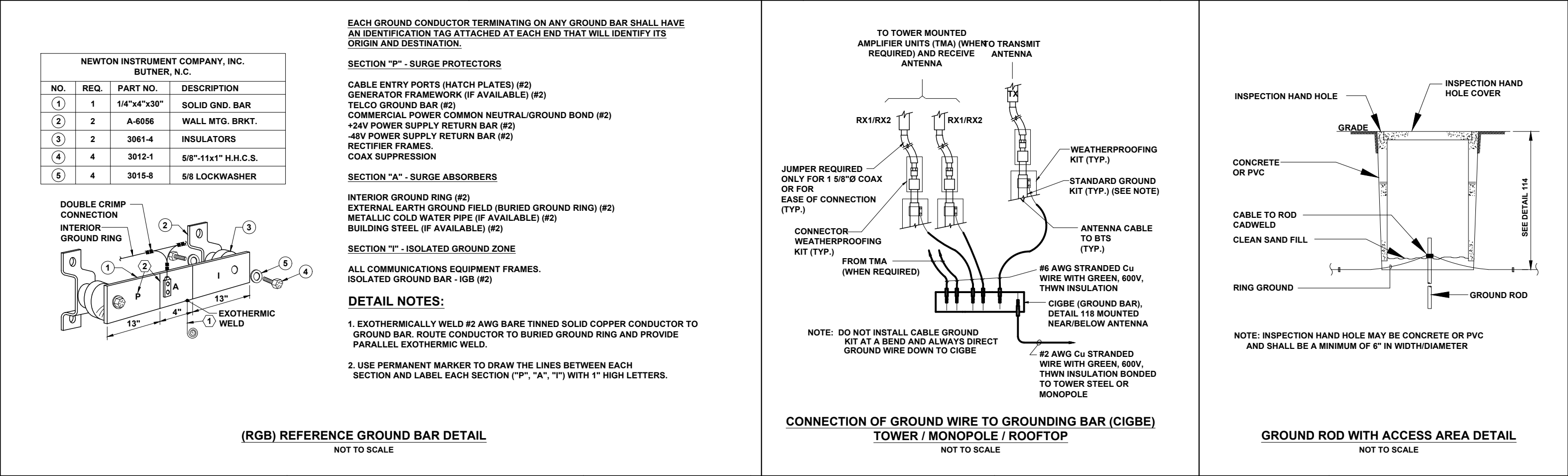
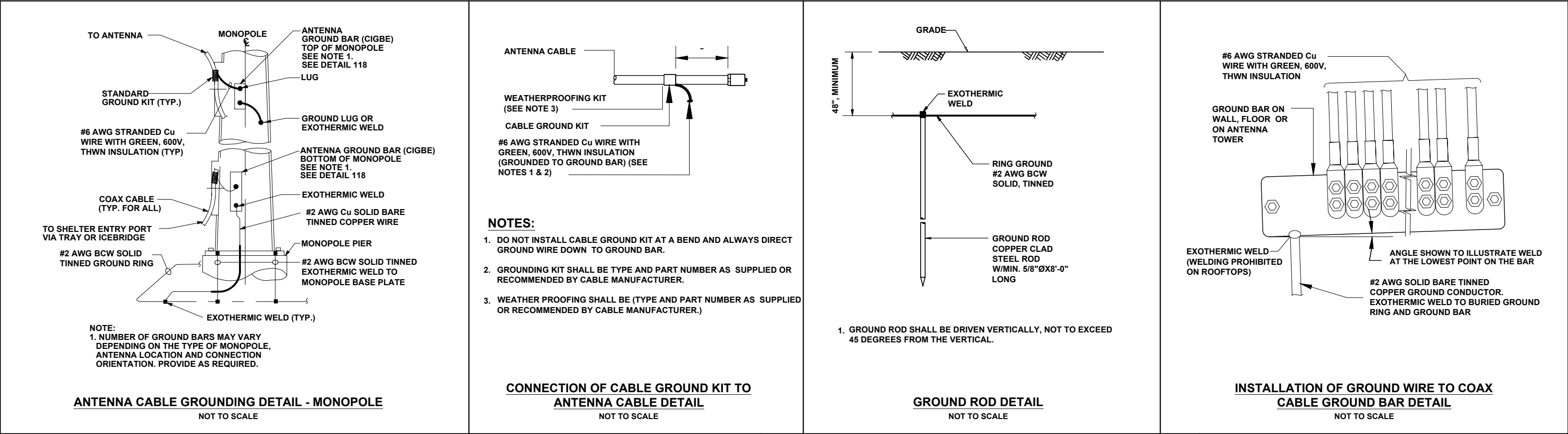
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2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM
1	09/07/22	REVD TOWER-RAD CENTER HEIGHT	TLR	MM	MM
0	08/17/22	ISSUED FOR REVIEW	TLR	MM	MM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		

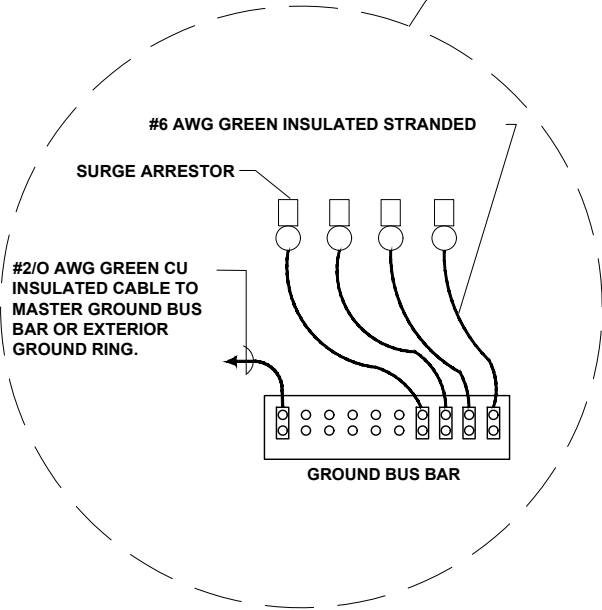
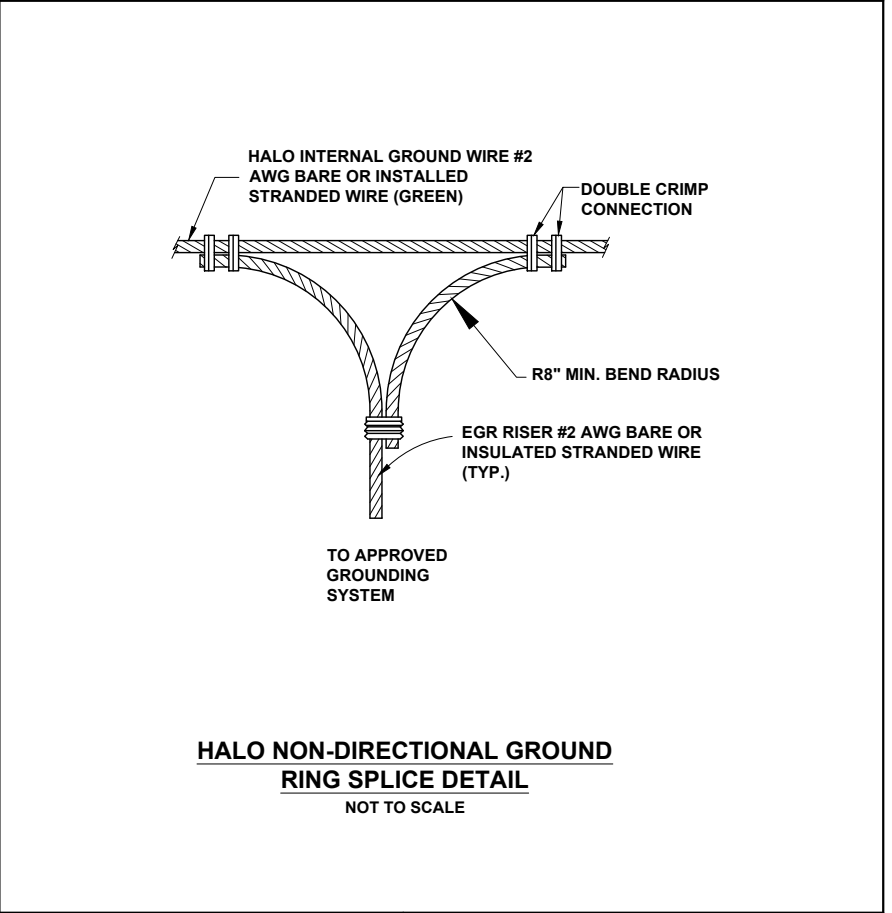
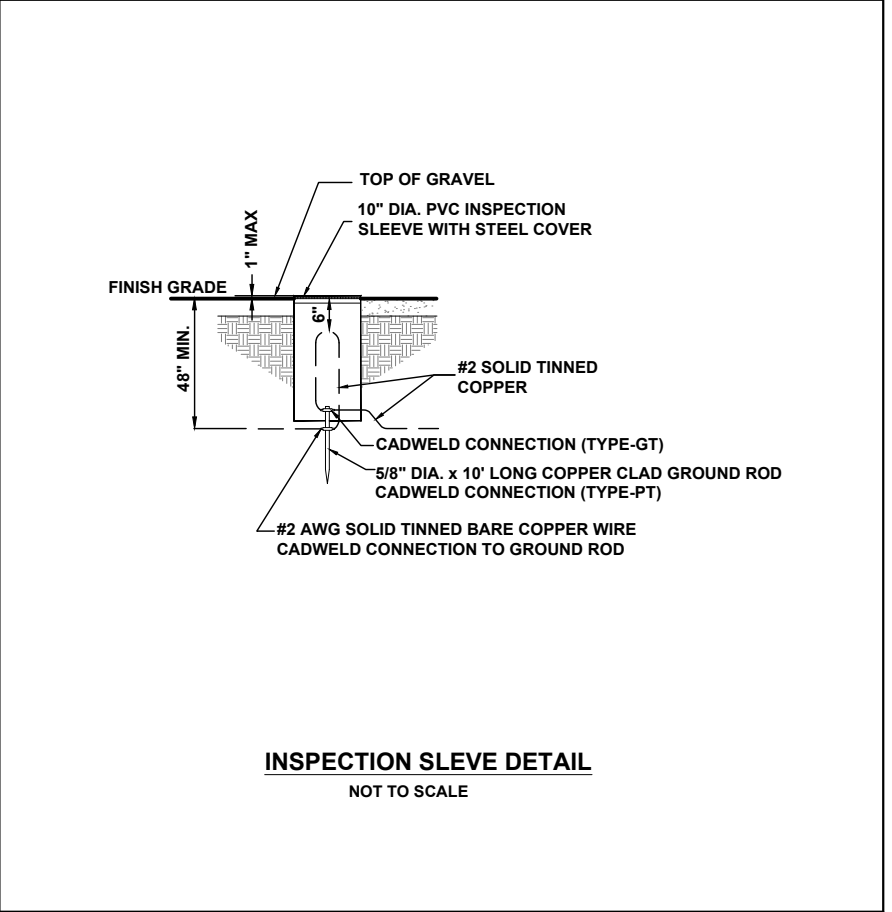
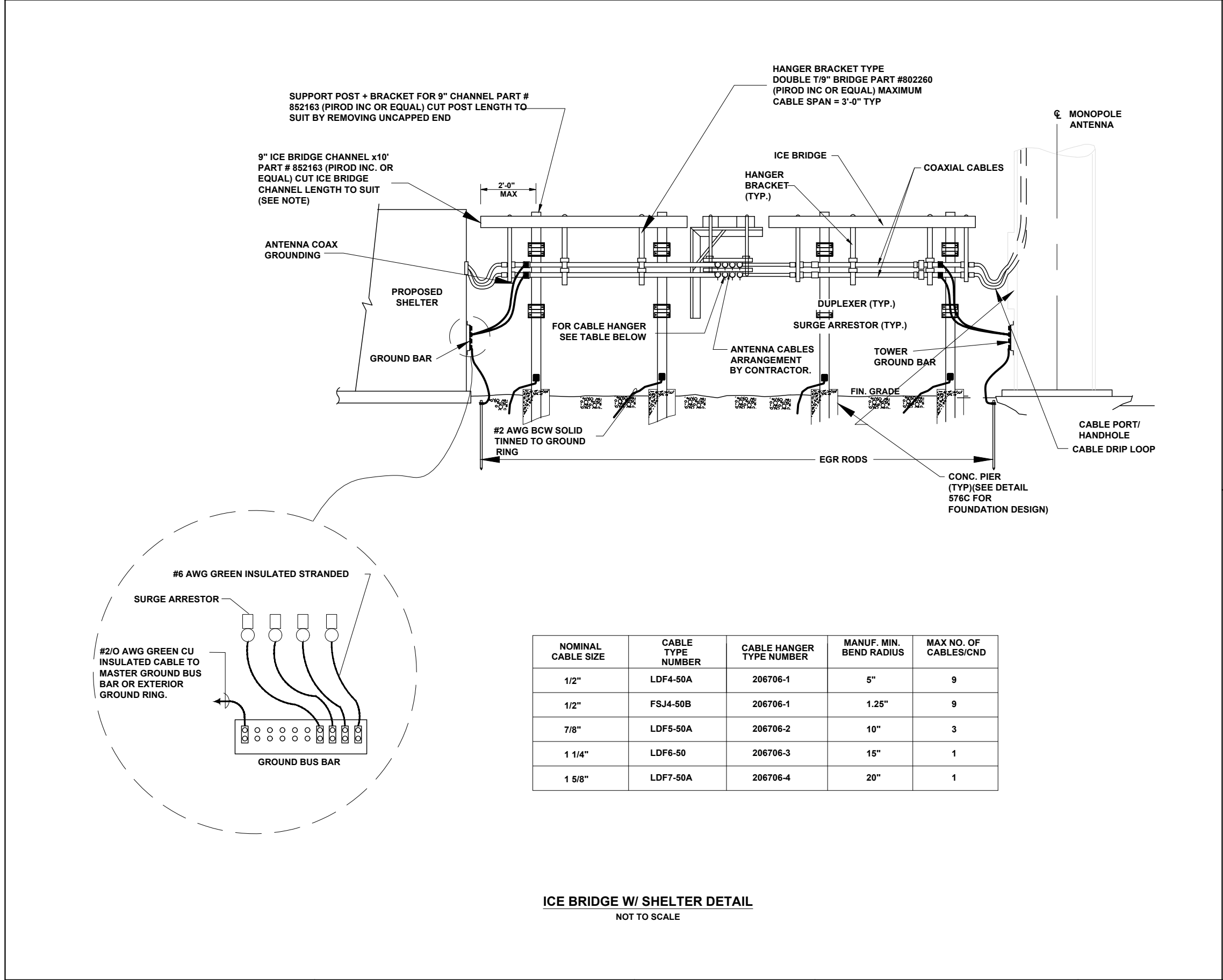
SHEET E-2

SINGLE LINE DIAGRAM & DETAILS

DRAWING NUMBER

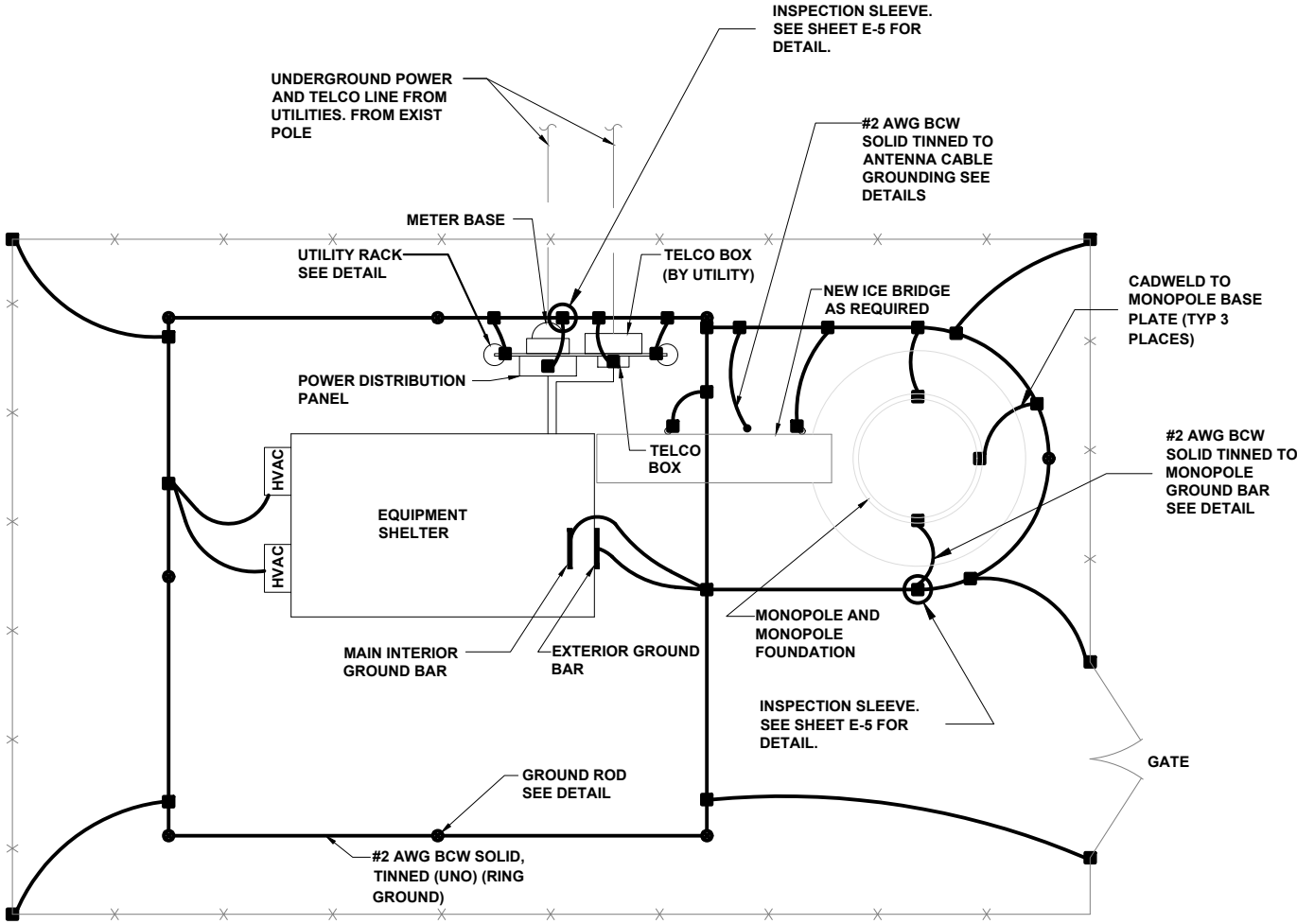
22359001





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



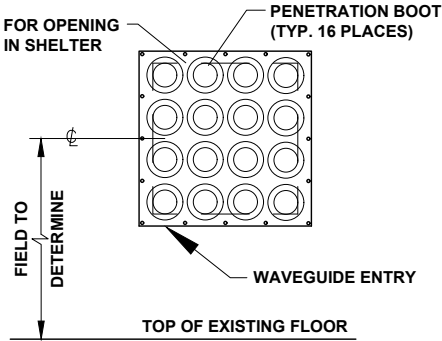
NOTE:
THIS GROUNDING PLAN IS TYPICAL. SEE
SHEET S-2 FOR ACTUAL EQUIPMENT
LAYOUT.

TYPICAL MONOPOLE SITE GROUNDING PLAN

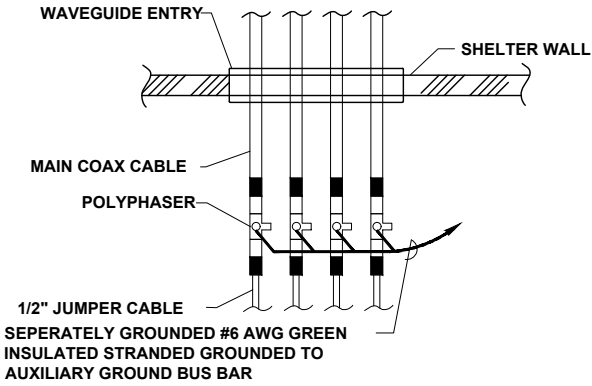
NOT TO SCALE

GROUNDING NOTES

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK TO BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR & EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. INSTALL GROUND RODS FOR THE NEW GROUND RING. SEPARATION BETWEEN GROUND RODS SHOULD NOT BE LESS THAN THE LENGTH OF THE RODS NOR BE MORE THAN ONE AND ONE-HALF TIMES THE LENGTH OF THE RODS. CONNECT THE NEW RING TO EXISTING GROUND RING IN AT LEAST TWO SEPARATE PLACES.



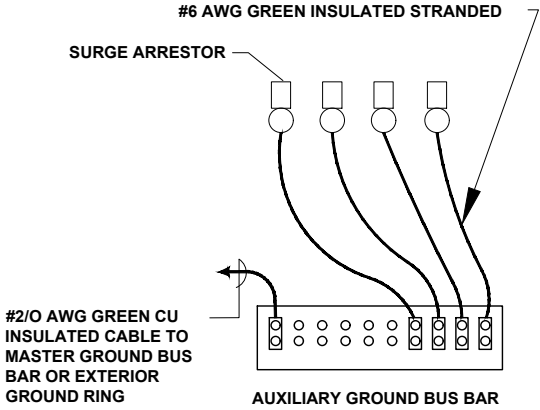
ELEVATION



PLAN

POLYPHASER GROUNDING INSIDE SHELTER

NOT TO SCALE



3	09/29/22	REVD ZONING PER CLIENT	TLR	MM	MM
2	09/15/22	REV'D 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
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SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		

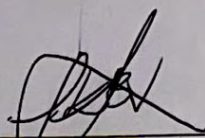
Sworn Statement of INGA BRAUNEIS
in Support of New Tower Construction Pursuant to Wis. Stat. §66.0404

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

- Page 105 of 178

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)

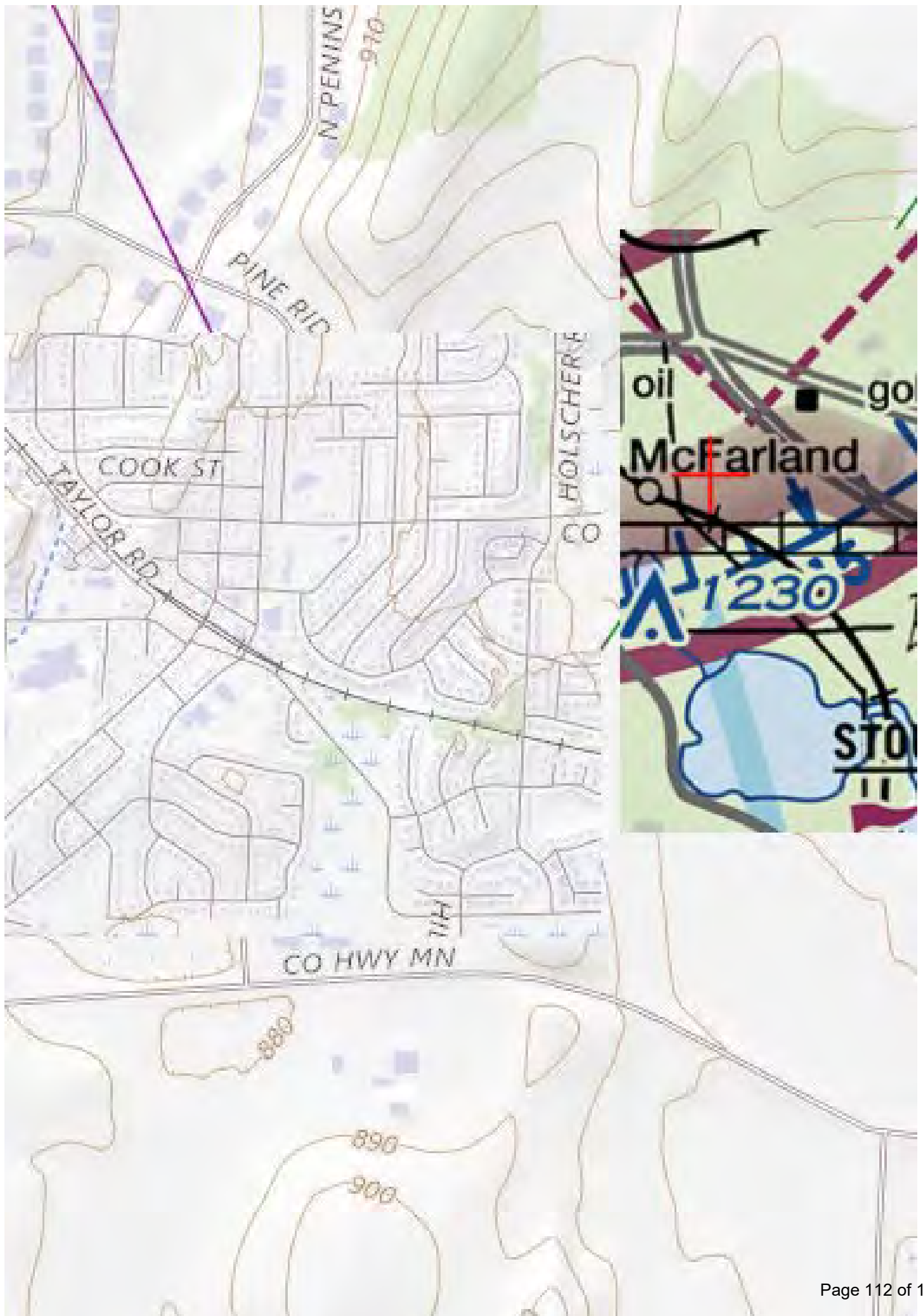
Frequency Data

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}

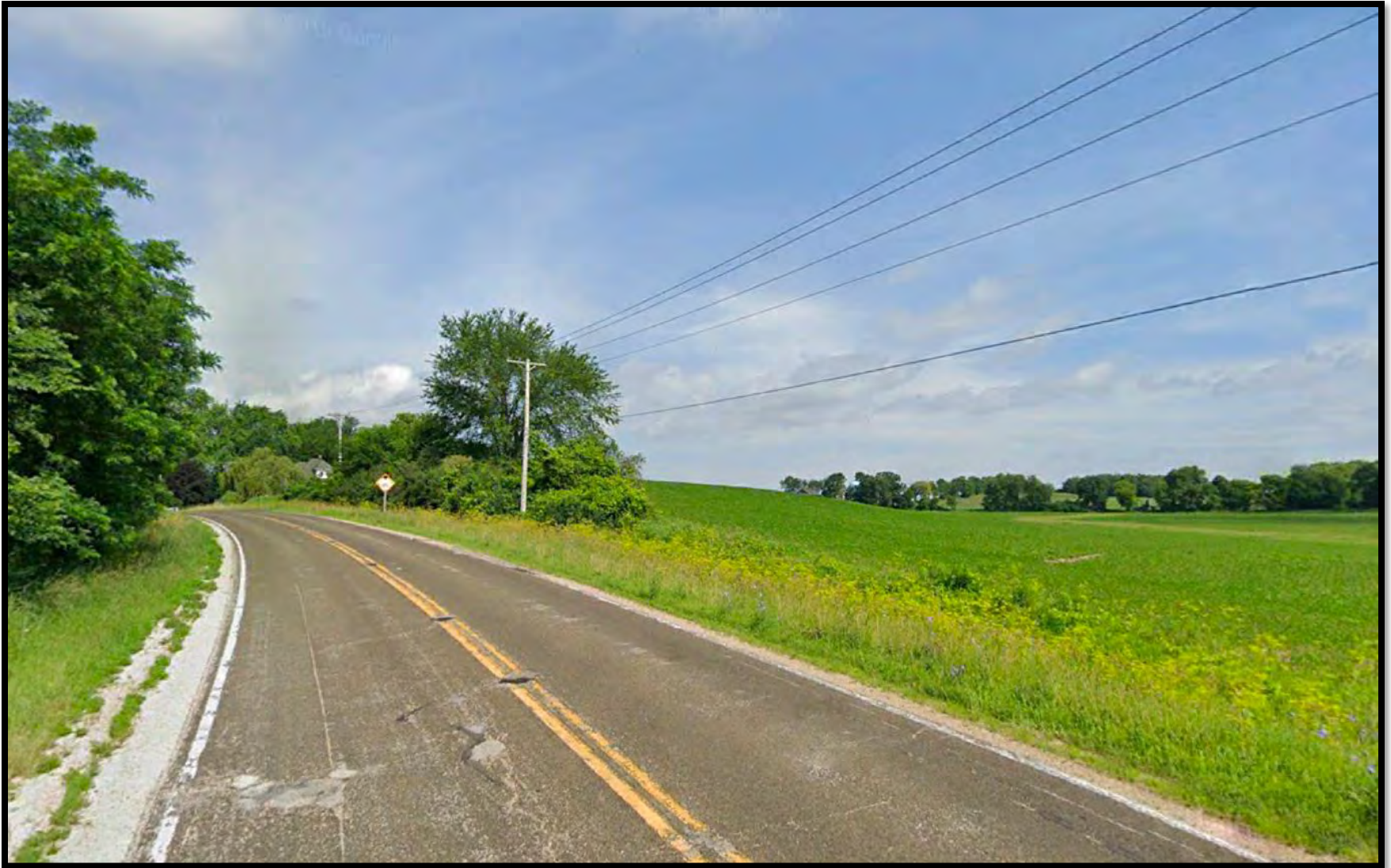


Photo Location East – {After}

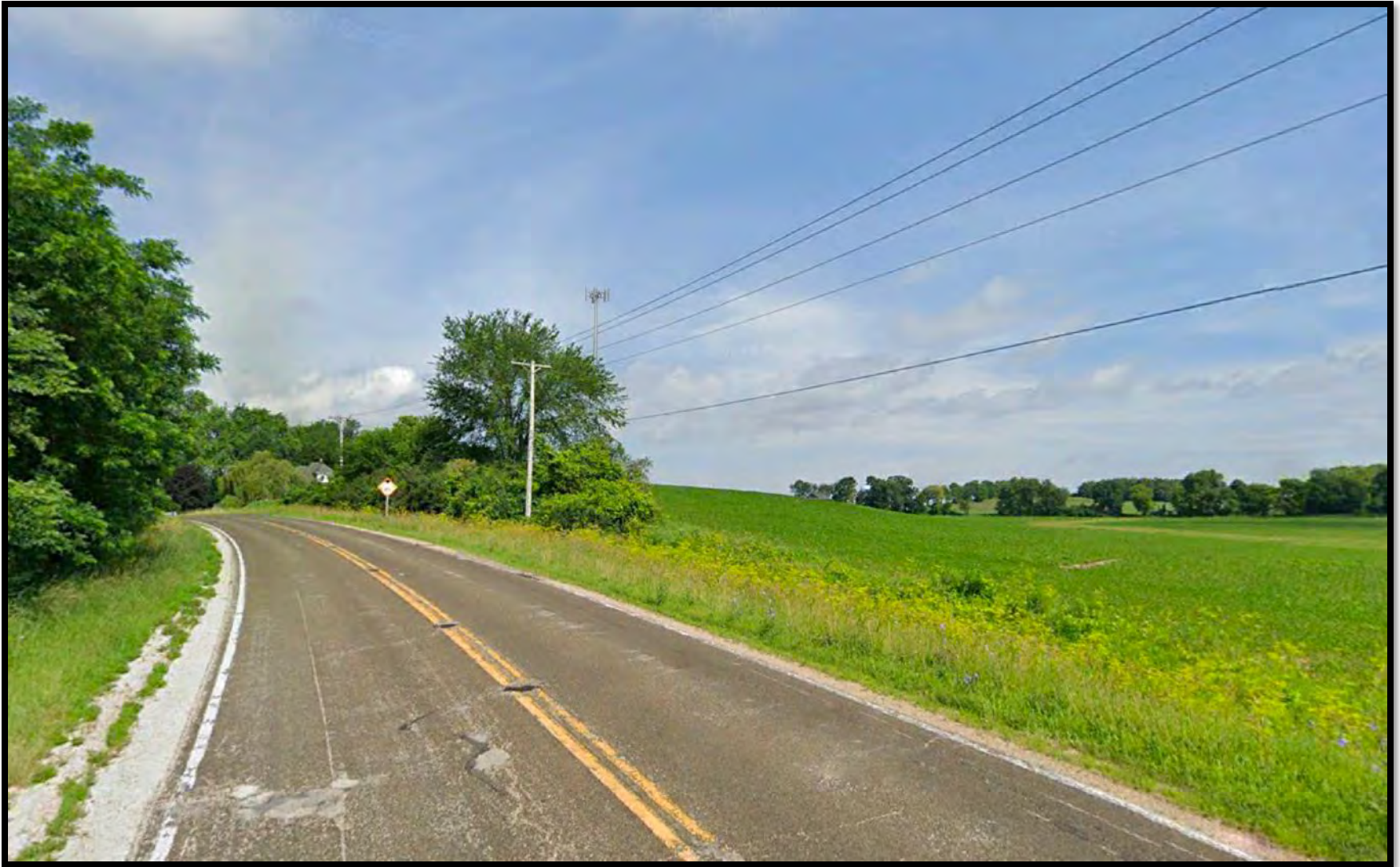


Photo Location North {Before}



Photo Location North {After}



Photo Location Directly West – {Before}



Photo Location Directly West – {After}



Photo Location South – {Before}

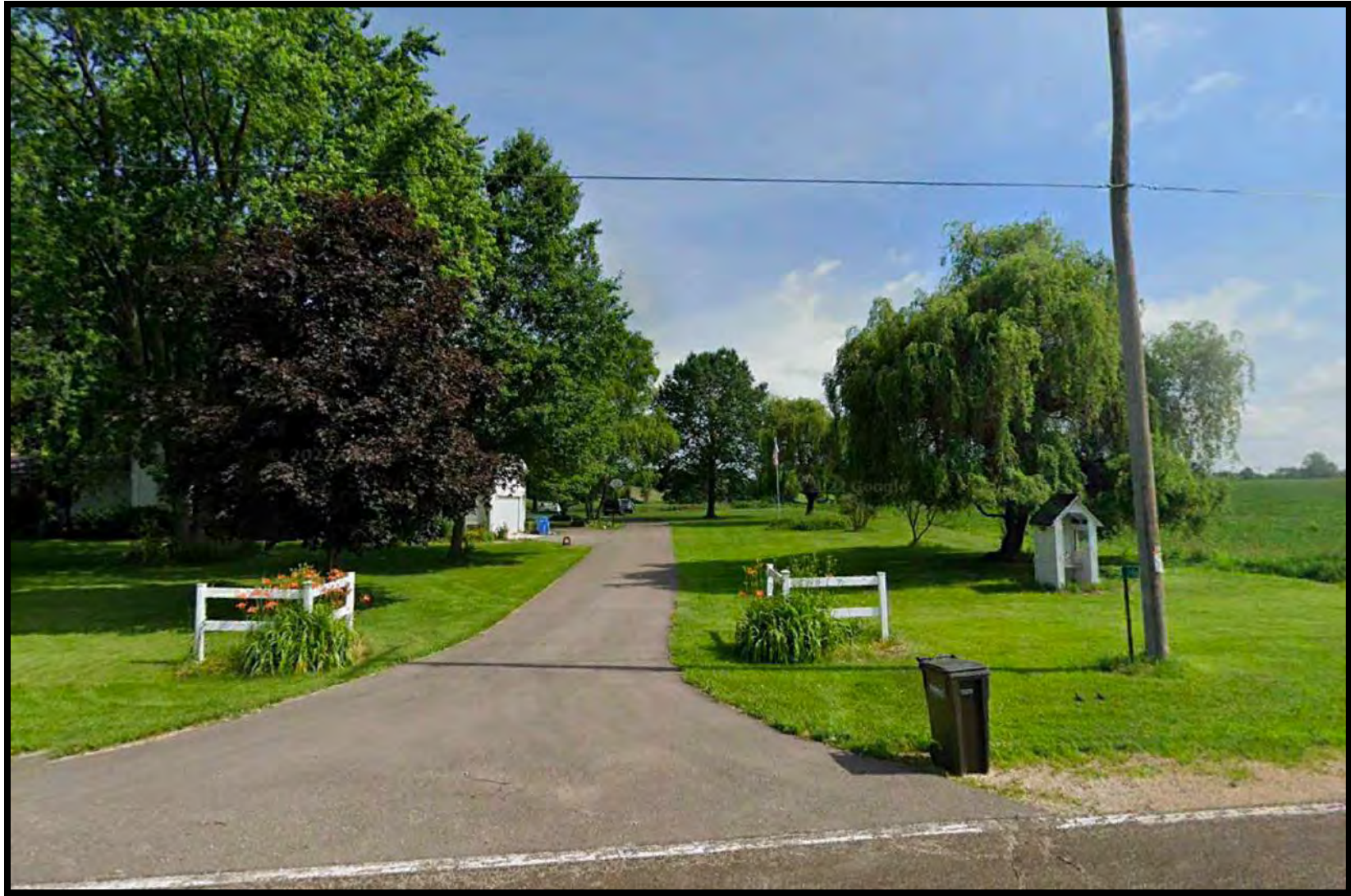


Photo Location South – {After}



EXHIBIT E

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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
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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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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.

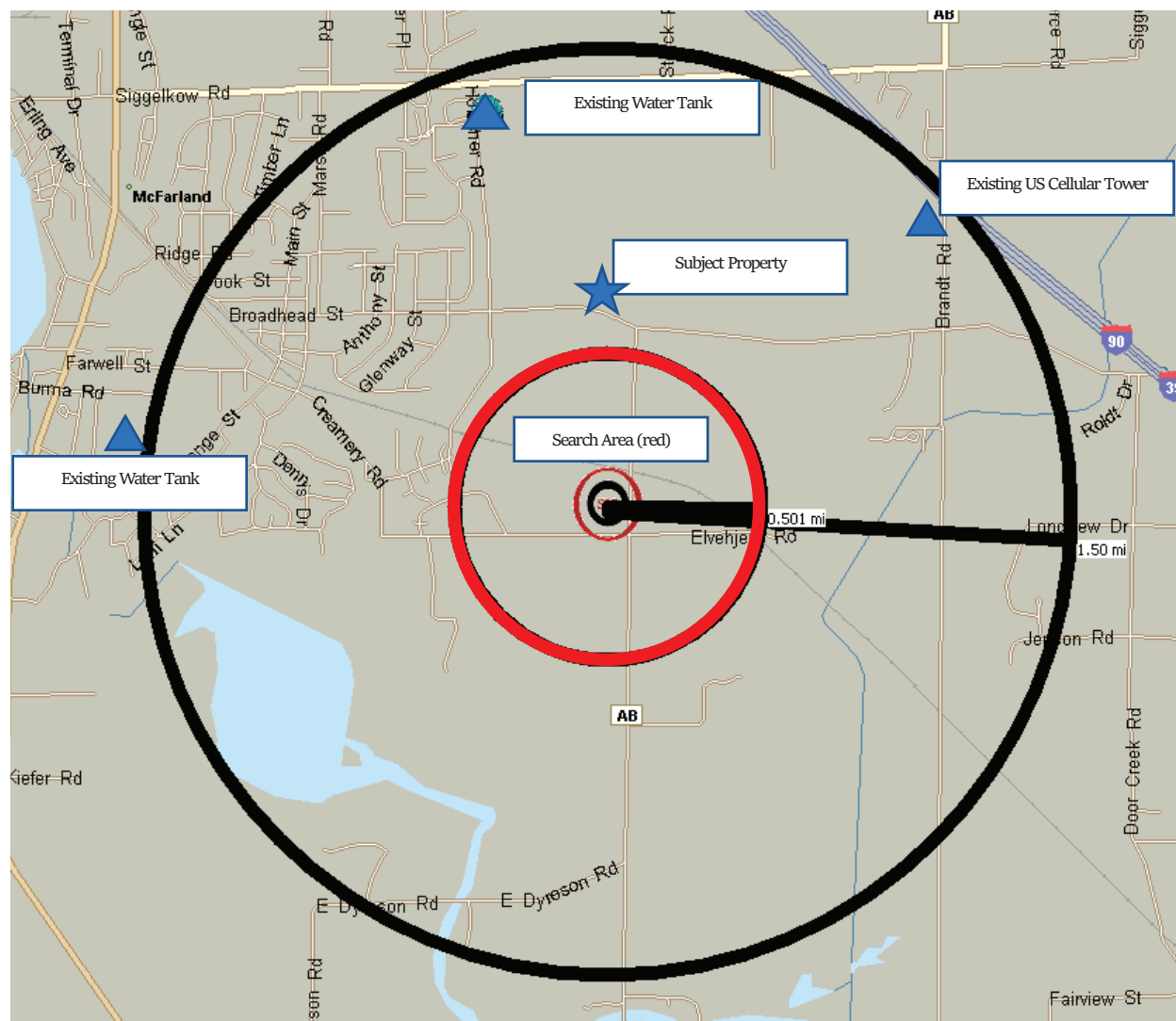
If any additional information is required, please contact myself or our primary site acquisition vendor, Derek McGrew of CelluSite, LLC (derek@cellusite.net).

Sincerely,

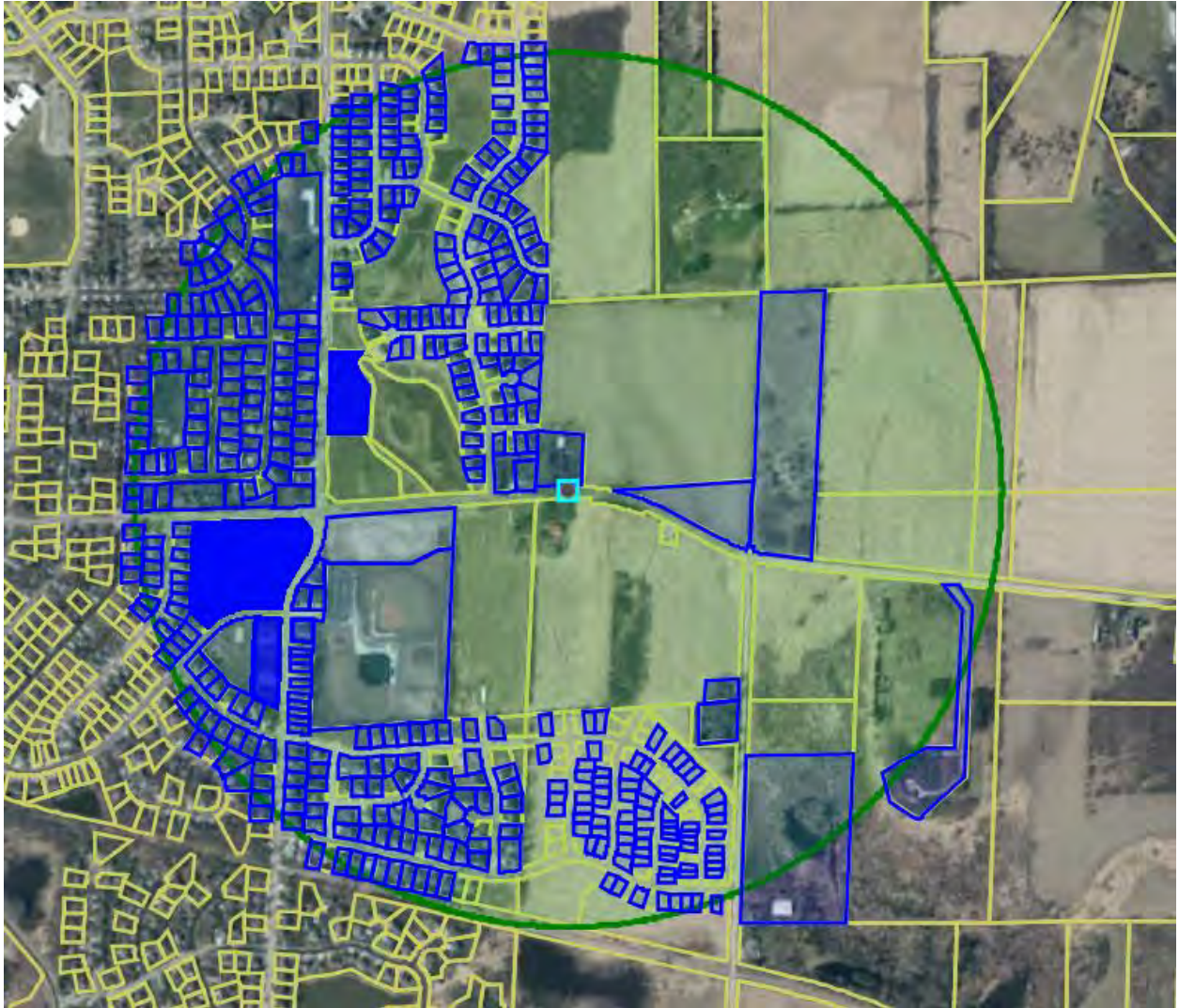
DISH Wireless LLC

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

EXHIBIT F



½ Mile Radius – Residence Map



SKAAR SCATTERED ACRES INC				2453 W STAR RD		COTTAGE GROVE, WI 53527
THOMAS M ANDERSON	JOHN H CORRELL			3393 COUNTY HIGHWAY MN		MCFARLAND, WI 53558
THOMAS M ANDERSON	JOHN H CORRELL			3393 COUNTY HIGHWAY MN		MCFARLAND, WI 53558
WESLEY J LICHT	JANE C LICHT			2964 COUNTY HIGHWAY AB		MCFARLAND, WI 53558
BRANDY J ALDERMAN				6109 MEADOWSWEET TRL		MCFARLAND, WI 53558
STEVEN L RIECKS	PRISCILLA M RIECKS			6138 MEADOWSWEET TRL		MCFARLAND, WI 53558
JENNIFER ANN MITCHELL	DANIEL WAYNE BROWN			6128 MEADOWSWEET TRL		MCFARLAND, WI 53558
CRAIG A VANHOUTEN	NICHOLE D VANHOUTEN			6118 MEADOWSWEET TRL		MCFARLAND, WI 53558
STEVEN JAMES CONNER	CHRISTINA LYNN PANAGIS			6108 MEADOWSWEET TRL		MCFARLAND, WI 53558
GERALD E MULLEN	CAROL M MULLEN			6115 WHITE DAISY CT		MCFARLAND, WI 53558
SCOTT SCHULZ	CHRISTY SCHULZ			6125 WHITE DAISY CT		MCFARLAND, WI 53558
WBC VALENZA REV LIVING TR				6143 WHITE DAISY CT		MCFARLAND, WI 53558
ERIC J NIEBUHR	LYNDSEY M NIEBUHR			6138 PACIFIC CRST		MCFARLAND, WI 53558
DANIEL HUGHES SCHENKAT	MARGARET ELIZABETH SCHENKAT			6150 SHOOTING STAR TRL		MCFARLAND, WI 53558
JOSHUA D OLSON	REBEKAH A OLSON			6312 MORNING DOVE DR		MCFARLAND, WI 53558
TRAVIS RODERICK ELLIS	NICOLE TAYLOR HEILIGER			6120 SHOOTING STAR TRL		MCFARLAND, WI 53558
JOHN VALENZUELA	KIMBERLY VALENZUELA			6110 SHOOTING STAR TRL		MCFARLAND, WI 53558
KEVIN SINGER	ERIN SINGER			6100 SHOOTING STAR CT		MCFARLAND, WI 53558
JEFFREY EILBES	ANGELA EILBES			APT 2 4711 SIGGELKOW RD		MCFARLAND, WI 53558
LYLE MORRIS	LAURIE MORRIS			6070 SHOOTING STAR CT		MCFARLAND, WI 53558
ANTHONY PLOURDE	JAMIE MILLER PLOURDE			6021 SHOOTING STAR CT		MCFARLAND, WI 53558
JOSEPH GANSKE	LAURA ANN GANSKE			6031 SHOOTING STAR CT		MCFARLAND, WI 53558
HEIDI M KLOSTER				6041 SHOOTING STAR CT		MCFARLAND, WI 53558
LACEY KUMAR				6051 SHOOTING STAR CT		MCFARLAND, WI 53558
SADOFF REV TR, STACEY ELIZABETH				5600 N PENINSULA WAY		MCFARLAND, WI 53558
Current Owner	Current Owner			5624 N PENINSULA WAY		MCFARLAND, WI 53558
JOSHUA C KAMPMEIER	MELISSA M KAMPMEIER			5656 N PENINSULA WAY		MCFARLAND, WI 53558
MCFARLAND, VILLAGE OF				PO BOX 110		MCFARLAND, WI 53558
MCFARLAND, VILLAGE OF				PO BOX 110		MCFARLAND, WI 53558
HEIDI K HEFFRON-CLARK				5501 PRAIRIE PLACE DR		MCFARLAND, WI 53558
EMILY ELIZABETH WIESMAN				5505 PRAIRIE PLACE DR		MCFARLAND, WI 53558
MICHAEL C BENNETT				5516 PRAIRIE PLACE DR		MCFARLAND, WI 53558
EMER FAMILY TR				5517 PRAIRIE PLACE DR		MCFARLAND, WI 53558
KEANNA L NEAL				5518 PRAIRIE PLACE DR		MCFARLAND, WI 53558
JILL A HALVERSON				5523 PRAIRIE PLACE DR		MCFARLAND, WI 53558
SUSAN K SKUTLEY				5524 PRAIRIE PLACE DR		MCFARLAND, WI 53558
JENNY REBECCA WELLS				5526 PRAIRIE PLACE DR		MCFARLAND, WI 53558
KEVIN J CASSIDY	CHELSEA T CASSIDY			5527 PRAIRIE PLACE DR		MCFARLAND, WI 53558
KYLE KOCH				5529 PRAIRIE PLACE DR		MCFARLAND, WI 53558
DANIEL W BURKE	RENEE A BURKE			5533 PRAIRIE PLACE DR		MCFARLAND, WI 53558
CHRISTIAN E GROBE	GRACE A HENNEN			5534 PRAIRIE PLACE DR		MCFARLAND, WI 53558
SAMUEL CLAYTON FAUST	CHEYENNE LOUISE FAUST			5536 PRAIRIE PLACE DR		MCFARLAND, WI 53558
JACK PROPSON				5538 PRAIRIE PLACE DR		MCFARLAND, WI 53558
VENNEVOLL INC				400 N MORRIS ST		STOUGHTON, WI 53589
ARIF M KHAN	SADIA ARIF			3486 COUNTY HIGHWAY MN		MCFARLAND, WI 53558
DEREK J MARKS	KRISTINE MARKS			3502 COUNTY HIGHWAY MN		MCFARLAND, WI 53558
CLAIR UTTER	JACQUELINE UTTER			3495 COUNTY HIGHWAY MN		MCFARLAND, WI 53558
MCFARLAND SCHOOL DISTRICT				5101 FARWELL ST		MCFARLAND, WI 53558
Current Owner				5915 MILWAUKEE ST		MCFARLAND, WI 53558
ANR PIPELINE COMPANY				UNIT S1743B 1001 LOUISIANA ST		HOUSTON, TX 77002
CLAIR UTTER	JACQUELINE UTTER			3495 COUNTY HIGHWAY MN		MCFARLAND, WI 53558
PHYLLIS K GRANT				3037 COUNTY HIGHWAY AB		MCFARLAND, WI 53558
Current Owner	Current Owner			5504 HOLSCHER RD		MCFARLAND, WI 53558
DENISE TERRIAN				420 CONCORD DR		OREGON, WI 53575
ANNE F JANELSINS	KARLIS S JANELSINS			5510 HOLSCHER RD		MCFARLAND, WI 53558
CHRIS ST CLAIR	MEGHAN ST CLAIR			5602 HOLSCHER RD		MCFARLAND, WI 53558

DIETZEL LIVING TR, GERALD & SUSAN			5605 CHESTNUT LN		MCFARLAND, WI 53558
Current Owner		Current Owner	5608 HOLSCHER RD		MCFARLAND, WI 53597
RUTH ANN WHITEHORSE-BURNS			5607 CHESTNUT LN		MCFARLAND, WI 53558
DIETZEL LIVING TR, GERALD & SUSAN			5605 CHESTNUT LN		MCFARLAND, WI 53558
Current Owner		Current Owner	5603 CHESTNUT LN		MCFARLAND, WI 53558
MARTIN F CROAK		LINDA J CROAK	5601 CHESTNUT LN		MCFARLAND, WI 53558
KOEHLER IRREV TR, CHARLES P			5511 CHESTNUT LN		MCFARLAND, WI 53558
PATRICK CHAMBERS		RACHEL CHAMBERS	5503 CHESTNUT LN		MCFARLAND, WI 53558
RACHEL CHAMBERS		PATRICK CHAMBERS	5503 CHESTNUT LN		MCFARLAND, WI 53558
MARSHALL CHARLESWORTH		LINDSEY CHARLESWORTH	5606 CHESTNUT LN		MC FARLAND, WI 53558
MICHAEL J FLAHERTY		DIANE E NORMAN	5604 CHESTNUT LN		MCFARLAND, WI 53558
PARPART REV TR, MICHAEL J			5510 CHESTNUT LN		MCFARLAND, WI 53558
ALAN PERSINGER		JACLYN PERSINGER	5508 CHESTNUT LN		MCFARLAND, WI 53558
Current Owner		Current Owner	5506 CHESTNUT LN		MCFARLAND, WI 53558
LEWIS REV LIVING TR, PAULETTE R			5714 CURTIS ST		MCFARLAND, WI 53558
MARY ANN SMITH			5802 CURTIS ST		MCFARLAND, WI 53558
JULIE A HOEGE			5804 CURTIS ST		MCFARLAND, WI 53558
Current Owner		Current Owner	5806 CURTIS ST		MCFARLAND, WI 53558
Current Owner			5505 CARDINAL DR		MCFARLAND, WI 53558
SHARON A EGGLESTON			5509 CARDINAL DR		MCFARLAND, WI 53558
Current Owner			5511 CARDINAL DR		MCFARLAND, WI 53558
BRENNA PATTERSON			5603 CARDINAL DR		MCFARLAND, WI 53558
Current Owner		Current Owner	5811 SAUK LN		MCFARLAND, WI 53558
ANGELA L BAZAN			5713 SAUK LN		MCFARLAND, WI 53558
Current Owner		Current Owner	UNIT #1 5709 SAUK LN		MCFARLAND, WI 53558
Current Owner		Current Owner	5604 CARDINAL DR		MCFARLAND, WI 53558
SINN & LEUNG REV TR, RICHARD & SUI LAN			376 SUMMERFIELD DR		MILPITAS, CA 95035
MICHAEL WIENKE		TAMARA J BAUHS	5510 CARDINAL DR		MCFARLAND, WI 53558
Current Owner		Current Owner	5508 CARDINAL DR		MCFARLAND, WI 53558
WILLIAM R BLEY		LANE B BECKER-BLEY	5805 CURTIS ST		MCFARLAND, WI 53558
DEMETRIUS A SALINAS		ANGELA L SCOTT	5803 CURTIS ST		MCFARLAND, WI 53558
TIMOTHY J BAUER		LAURA J BAUER	5715 CURTIS ST		MCFARLAND, WI 53558
Current Owner		Current Owner	5713 CURTIS ST		MCFARLAND, WI 53558
RACHEL JONES		MICHAEL H JONES	5509 GLENWAY ST		MCFARLAND, WI 53558
DEBRA DORIS BUNBURY			5603 GLENWAY ST		MCFARLAND, WI 53558
JACK G BRANDT		CINDY R BRANDT	5605 GLENWAY ST		MCFARLAND, WI 53558
JOHN R OBST		BARBARA L OBST	5810 BROADHEAD ST		MCFARLAND, WI 53558
MCFARLAND LUTHERAN CEMETERY ASSOC			NOT PROVIDED		NOT PROVIDED, WI 99999
GLENN HECKARD		MARY HECKARD	5854 HOLSCHER RD		MCFARLAND, WI 53558
MELANIE A BOEHNNEN			5866 HOLSCHER RD		MCFARLAND, WI 53558
BENJAMIN M ARPKE		ALISSA J ARPKE	5878 HOLSCHER RD		MCFARLAND, WI 53558
SUSAN M DONDLINGER			5884 HOLSCHER RD		MCFARLAND, WI 53558
THOMAS H SALO		MARY J SALO	5806 HOLSCHER RD		MCFARLAND, WI 53558
MARY ANN PICONE			5812 HOLSCHER RD		MCFARLAND, WI 53558
WILLIAMS LIVING TR, EMMA L			5818 HOLSCHER RD		MCFARLAND, WI 53558
Current Owner			5836 HOLSCHER RD		MCFARLAND, WI 53558
STEVEN E ROGERS			5842 HOLSCHER RD		MCFARLAND, WI 53558
NATHAN R GAST		JOAN E GAST	5706 RUNNING DEER TRL		MCFALAND, WI 53558
LARRY J WICKERSHAM		HEATHER K WICKERSHAM	5702 RUNNING DEER TRL		MCFARLAND, WI 53558
JEFFREY M REINHOLTZ		ANDREA M REINHOLTZ	5701 RUNNING DEER TRL		MCFARLAND, WI 53558
YUSHAN ZHAO			5705 RUNNING DEER TRL		MCFARLAND, WI 53558
Current Owner		Current Owner	5707 RUNNING DEER TRL		MCFARLAND, WI 53558
STEVEN A RIESE		KAREN A RIESE	5711 RUNNING DEER TRL		MCFARLAND, WI 53558
ROBERT T POPE		PEGGY J POPE	5715 RUNNING DEER TRL		MCFARLAND, WI 53558
HOLZMANN LIVING TR			5803 RUNNING DEER TRL		MCFARLAND, WI 53558
Current Owner			5920 OSBORN DR		MCFARLAND, WI 53558

WILLIAM CANTY		JENNIFER CANTY		5916 PRAIRIE WOOD DR	MCFARLAND, WI 53558
KEVIN D MILLER		KATHERINE C MILLER		5964 PRAIRIE WOOD DR	MCFARLAND, WI 53558
LARRY D RAESE		MARYANNE M RAESE		5976 PRAIRIE WOOD DR	MCFARLAND, WI 53558
VINCIL VARGHESE				5891 HOLSCHER RD	MCFARLAND, WI 53558
BABCOCK IRREV TR				5879 HOLSCHER RD	MCFARLAND, WI 53558
JEFFREY R NELSON				402 VIEW RD	MONTFORT, WI 53569
ROBERT CARDARELLA				3419 NW 17TH LN	CAPE CORAL, FL 33993
DAVID J ERICKSON		PAULA J ERICKSON		5843 HOLSCHER RD	MCFARLAND, WI 53558
STEVEN K PERTZBORN		ANASTASIA M OLESAK		5825 HOLSCHER RD	MCFARLAND, WI 53558
PAUL T SPELLMAN		ARDITH J SPELLMAN		5831 HOLSCHER RD	MCFARLAND, WI 53558
MCFARLAND, VILLAGE OF				PO BOX 110	MCFARLAND, WI 53558
CLYDE J CARPENTER		BEBA B CARPENTER		6001 OSBORN DR	MCFARLAND, WI 53558
KENNETH W STEBBINS		KAREN A STEBBINS		6007 OSBORN DR	MCFARLAND, WI 53558
TIMOTHY J MROWIEC				6013 OSBORN DR	MCFARLAND, WI 53558
MASON LIVING TR				6019 OSBORN DR	MCFARLAND, WI 53588
THOMAS B GANNON				2860 COUNTY HIGHWAY AB	MCFARLAND, WI 53558
KATHLEEN A RUBY				6002 OSBORN DR	MCFARLAND, WI 53558
DONALD E WETZEL		JEANNE O WETZEL		5771 HOLSCHER RD	MCFARLAND, WI 53558
CAROL BECK				5700 PRAIRIE STONE DR	MCFARLAND, WI 53558
GORDON S MOORE		YVONNE MOORE		5704 PRAIRIE STONE DR	MCFARLAND, WI 53558
COX LIVING TR				5708 PRAIRIE STONE DR	MCFARLAND, WI 53558
LARRY ALLEN		BEVERLY ALLEN		5913 GRANITE WAY	MCFARLAND, WI 53558
NELSON LIVING TR, RONALD A & GAIL B				5929 GRANITE WAY	MCFARLAND, WI 53558
GULMIRE REV SURVIVOR'S TR, TERRANCE L				5945 GRANITE WAY	MCFARLAND, WI 53558
ROBERT W LOVELACE				400 TOMPKINS DR	MADISON, WI 53716
FRANKLIN REV LIVING TR, SANDRA S				5721 PRAIRIE STONE DR	MCFARLAND, WI 53558
SCHALLER LIVING TR, RON & MONICA				5716 PRAIRIE STONE DR	MCFARLAND, WI 53558
CARSON REV TR, JOAN M				5720 PRAIRIE STONE DR	MCFARLAND, WI 53558
MCNAMEE REV TR, JOSEPH & SANDRA				UNIT #17 5724 PRAIRIE STONE DR	MCFARLAND, WI 53558
JOSEPH C VAN FOSSEN		KIMBERLY A VAN FOSSEN		5728 PRAIRIE STONE DR	MCFARLAND, WI 53558
CAROLLO LIVING TR, ENRICO & WENDY				5748 PRAIRIE STONE DR	MCFARLAND, WI 53558
KRISTIN HIBBS		DALE HIBBS		5756 PRAIRIE STONE DR	MCFARLAND, WI 53558
Current Owner		Current Owner		5753 PRAIRIE STONE DR	MCFARLAND, WI 53558
RICHARD R BECKER		JUDITH A BECKER		5757 PRAIRIE STONE DR	MCFARLAND, WI 53558
GEORGE D MANNING		DIANE J MANNING		5771 PRAIRIE STONE DR	MCFARLAND, WI 53558
LAMPS JT REV LIVING TR, GARY M & ANNE L				5775 PRAIRIE STONE DR	MCFARLAND, WI 53558
DONNA AMACHER				5764 PRAIRIE STONE DR	MCFARLAND, WI 53558
Current Owner		Current Owner		5768 PRAIRIE STONE DR	MCFARLAND, WI 53558
MARLENE F RICHARD				5772 PRAIRIE STONE DR	MCFARLAND, WI 53558
CASEY C DUFFEY		CHERYL M DUFFEY		5993 GRANITE WAY	MCFARLAND, WI 53558
JOHN R GREDE		CAROLYN J GREDE		5985 GRANITE WAY	MCFARLAND, WI 53558
JANE M GRINVALSKY				5969 GRANITE WAY	MCFARLAND, WI 53558
LARRY CLAYTON HUGHES		MARTHA J HUGHES		5943 HOLSCHER RD	MCFARLAND, WI 53558
THOMAS SORNSON		KRISTIN SORNSON		5911 HOLSCHER RD	MCFARLAND, WI 53558
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
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VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575

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INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
MEGHAN SLUGA		BENJAMIN HAUCH		5942 VINTAGE BIRCH WAY	MCFARLAND, WI 53558
KAY E HETLAND				5948 VINTAGE BIRCH WAY	MCFARLAND, WI 53558
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
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INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
Current Owner		Current Owner		5943 VINTAGE BIRCH WAY	MCFARLAND, WI 53558
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
DOUGLAS J NOFSINGER		DARCIA NOFSINGER		6554 PRAIRIE WOOD DR	MCFARLAND, WI 53558
JUSTIN CURRIER ROTHSCHILD				6548 PRAIRIE WOOD DR	MCFARLAND, WI 53558
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
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INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
SCOTT G WESTPHAL		MELINDA M WESTPHAL		5932 WIOUWASH WAY	MCFARLAND, WI 53558
RYAN F SMITH		AMBER K SMITH		5948 WIOUWASH WAY	MCFARLAND, WI 53558
JAMES STURM		NICOLE STURM		5917 PENINSULA WAY	MCFARLAND, WI 53558
MATTHEW R HAWLEY		LEAH N HERRO		4813 DREAM LN	MCFARLAND, WI 53718
CHRISTOPHER D LEADHOLM		MEGAN M LEADHOLM		6172 PRAIRIE WOOD DR	MCFARLAND, WI 53558
DETERMAN TR, DANIEL & KRISTIN				6148 PRAIRIE WOOD DR	MCFARLAND, WI 53558
W DAVID HARRIS		MIRIAM HARRIS		6124 PRAIRIE WOOD DR	MCFARLAND, WI 53558
Current Owner		Current Owner		6084 PRAIRIE WOOD DR	MCFARLAND, WI 53558
JACOB A SCHKIRKIE				6076 PRAIRIE WOOD DR	MCFARLAND, WI 53558
Current Owner		Current Owner		6052 PRAIRIE WOOD DR	MCFARLAND, WI 53558
Current Owner				5915 MILWAUKEE ST	MCFARLAND, WI 53558
Current Owner				5915 MILWAUKEE ST	MCFARLAND, WI 53558
Current Owner				STE 2 4720 FARWELL ST	MCFARLAND, WI 53558

Current Owner		Current Owner		6050 SUGAR RIVER LN		MCFARLAND, WI 53558
MATTHEW L BARNEY		KATHRYN M BARNEY		6033 SUGAR RIVER LN		MCFARLAND, WI 53558
Current Owner				6043 SUGAR RIVER LN		MCFARLAND, WI 53558
Current Owner		Current Owner		6063 SUGAR RIVER LN		MCFARLAND, WI 53558
MICHAEL KENNETH BRANDT		HILARY K BRANDT		6057 PRAIRIE WOOD DR		MCFARLAND, WI 53558
JAMI M NOYES		LAURA A NOYES		6165 PRAIRIE WOOD DR		MCFARLAND, WI 53558
O'LEARY LIVING TR				5922 PENINSULA WAY		MCFARLAND, WI 53558
Current Owner		Current Owner		6102 COPPER FALLS CT		MCFARLAND, WI 53558
MARK W HERRMAN		SARA J HERRMAN		5970 PENINSULA WAY		MCFARLAND, WI 53558
JEFF KLUGE		KRISTIN KLUGE		6190 TUSCOBIA TRL		MCFARLAND, WI 53558
KEVIN D BURKE		ALIXANDRA J BURKE		6142 TUSCOBIA TRL		MCFARLAND, WI 53558
TIMOTHY P KING		SARA M KING		6098 TUSCOBIA TRL		MCFARLAND, WI 53558
DONALD J SOPPE		SUSANNE M SOPPE		6060 TUSCOBIA TRL		MCFARLAND, WI 53558
Current Owner		Current Owner		6220 PRAIRIE WOOD DR		MCFARLAND, WI 53558
Current Owner				PO BOX 110		MCFARLAND, WI 53558
Current Owner				2923 CAMP LEONARD RD		MCFARLAND, WI 53558
NANCY J UTTERBACK				3029 COUNTY HIGHWAY AB		MCFARLAND, WI 53558
NANCY J UTTERBACK				3029 COUNTY HIGHWAY AB		MCFARLAND, WI 53558
MITCHELL LIVING TR, WILLIAM & JOAN				5412 CHESTNUT LN		MCFARLAND, WI 53558
YOUNG LIVING TR, THOMAS & JOHANNA				5408 CHESTNUT LN		MCFARLAND, WI 53558
RONALD J SWEENEY		MELINDA A SCHOEPP-SWEENEY		5809 BLACK WALNUT DR		MCFARLAND, WI 53558
JOSEPH J MARKING		MARIA A MOLEPSKE		5803 BLACK WALNUT DR		MCFARLAND, WI 53558
BRYAN BAXTER				5801 BLACK WALNUT DR		MCFARLAND, WI 53558
MARK R BENGRY		GEORGIANA R LOWE		5713 BLACK WALNUT DR		MCFARLAND, WI 53558
ALEX J OLSON		ERICA K TIMMERS		5802 BLACK WALNUT DR		MCFARLAND, WI 53558
Current Owner		Current Owner		5317 BLACK WALNUT DR		MCFARLAND, WI 53558
MARK SCHWARTZ		LINDA SCHWARTZ		5808 BLACK WALNUT DR		MCFARLAND, WI 53558
Current Owner				5314 BLACK WALNUT DR		MCFARLAND, WI 53558
RIES LIVING TR, THOMAS G & PATTY F				5904 SMITH RIDGE RD		MCFARLAND, WI 53558
BERG LIVING TR				5910 SMITH RIDGE RD		MCFARLAND, WI 53558
MARIA JAVEED		MUHAMMAD ASIF		5909 SMITH RIDGE RD		MCFARLAND, WI 53558
DANIEL L BRODOWSKY		KRISTIN A BRODOWSKY		5907 SMITH RIDGE RD		MCFARLAND, WI 53558
ERIC B HEMP		MICHELLE M HEMP		5905 SMITH RIDGE RD		MCFARLAND, WI 53558
LOUISE ANN PALMER-LUESSMAN				5901 SMITH RIDGE RD		MCFARLAND, WI 53558
Current Owner				5807 SMITH RIDGE RD		MCFARLAND, WI 53558
THOMAS J KLEMENT		KATHRYN S KLEMENT		5315 BLACK WALNUT DR		MCFARLAND, WI 53558
LANCE P HUDGENS		ERIN E HUDGENS		5319 BLACK WALNUT DR		MCFARLAND, WI 53558
WEN QI LIU		RU ZHENG		5321 BLACK WALNUT DR		MCFARLAND, WI 53558
JOSEPH V D'AMATO		DIANE L D'AMATO		5805 ASPEN CT		MCFARLAND, WI 53558
DUGAN LIVING TR, PATRICK & CHARLENE				5803 ASPEN CT		MCFARLAND, WI 53558
CRAIG S SMITH		PATRICIA A VANDEWALL		2734 TOWER RD		MCFARLAND, WI 53558
ALYSSA J WILSON		BRETT M WILSON		5265 N PENINSULA WAY		MCFARLAND, WI 53558
JULIEN EDMOND ADRIEN LAVANC		REBECCA NICOLE CALLAN		5245 N PENINSULA WAY		MCFARLAND, WI 53558
ANTHONY JAMES HENNES		EMILY RAE HENNES		5314 N PENINSULA WAY		MCFARLAND, WI 53558
BLAKE GINDLING		EMILY GINDLING		5326 PENINSULA WAY		MCFARLAND, WI 53558
NICHOLAS SCHIAVO		REBECCA SCHIAVO		6038 E LINDEN PKWY		MCFARLAND, WI 53558
ALISON MURWIN		AUSTIN SABERS		6032 E LINDEN PKWY		MCFARLAND, WI 53558
Current Owner				5531 HOLSCHER RD		MCFARLAND, WI 53558
Current Owner				5521 HOLSCHER RD		MCFARLAND, WI 53558
JOEY J PRIEVE		JESSICA LYN PRIEVE		5511 HOLSCHER RD		MCFARLAND, WI 53590
Current Owner		Current Owner		6003 LITTLE BLUESTEM DR		MCFARLAND, WI 53558
STEPHEN J BRISTOW		SANDRA L BRISTOW		6027 LITTLE BLUESTEM DR		MCFARLAND, WI 53558
JAMES J QUAST		DEBRA SALEY		6039 LITTLE BLUESTEM DR		MCFARLAND, WI 53558
GEORGE BEDNAR		LINDA BEDNAR		6051 LITTLE BLUESTEM DR		MCFARLAND, WI 53558
Current Owner		Current Owner		6063 LITTLE BLUESTEM DR		MCFARLAND, WI 53558
AARON J SUMINSKI				6075 PINE RIDGE WAY		MCFARLAND, WI 53558

ROBERT BLUST		LINDA BLUST		5510 N PENINSULA WAY	MCFARLAND, WI 53558
GALEN W HEYNE		REBECCA WACHOWIAK		5540 N PENINSULA WAY	MCFARLAND, WI 53558
JAMESON REV TR, KATHRYN A				6121 PINE RIDGE WAY	MCFARLAND, WI 53558
JONATHAN E CRANE		LISA E CRANE		6131 PINE RIDGE WAY	MCFARLAND, WI 53558
SEAN M HART		BRIDGET HART		6181 PINE RIDGE WAY	MCFARLAND, WI 53558
PAUL M WELLENTIN		EMILY FRANCES WELLENTIN		6191 PINE RIDGE WAY	MCFARLAND, WI 53558
DOUG FISCHER		CHRISTINA FISCHER		6182 PINE RIDGE WAY	MCFARLAND, WI 53558
BRYCE D BECKER		TARA N BECKER		6162 PINE RIDGE WAY	MCFARLAND, WI 53558
Current Owner				6142 PINE RIDGE WAY	MCFARLAND, WI 53558
JAMES R THOMPSON		TRACY M THOMPSON		6132 PINE RIDGE WAY	MCFARLAND, WI 53558
DAVID E NOYCE		KIMBERLY A NOYCE		6122 PINE RIDGE WAY	MCFARLAND STATE BANK, WI 5
O'BRIEN LIVING TR				5477 N PENINSULA WAY	MCFARLAND, WI 53558
CHRISTOPHER MCKEE		EMILY M MCKEE		5437 N PENINSULA WAY	MCFARLAND, WI 53558
KEVIN PAMPUCH		JENNIFER PAMPUCH		5383 N PENINSULA WAY	MCFARLAND, WI 53558
STEPHANIE REED				5353 N PENINSULA WAY	MCFARLAND, WI 53558
NDERIM ISUFI		NEJDET ISUFI		5343 N PENINSULA WAY	MCFARLAND, WI 53558
SCOTT TAUFERNER		JAMIE L TAUFERNER		5333 N PENINSULA WAY	MCFARLAND, WI 53558
Current Owner		Current Owner		5362 N PENINSULA WAY	MCFARLAND, WI 53558
AMANPRIT DHANOA		SATINDER DHANOA		5374 N PENINSULA WAY	MCFARLAND, WI 53558
BRIAN J RAPP		CHERYL L WEISS		5498 N PENINSULA WAY	MCFARLAND, WI 53558
SCOTT T MUELLER		ELIZABETH A MUELLER		6080 E LINDEN PKWY	MCFARLAND, WI 53558
WILCKE TR, DAVID W & JULIE L				6068 E LINDEN PKWY	MCFARLAND, WI 53538
NICK S YACKOVICH		AMY B JAMESON YACKOVICH		6056 E LINDEN PKWY	MCFARLAND, WI 53558
MITCHELL D GARNETT		KELLY M GARNETT		5370 LITTLE BLUESTEM DR	MCFARLAND, WI 53558
ROBERT W KENDALL		LINDA M KENDALL		5384 LITTLE BLUESTEM DR	MCFARLAND, WI 53558
JOHN KRAMPER		ALLISON KRAMPER		5430 LITTLE BLUESTEM DR	MCFARLAND, WI 53558
ERIK ANDREW MASSEY		KELLI MARIE MASSEY		6038 LITTLE BLUESTEM DR	MCFARLAND, WI 53558
Current Owner		Current Owner		6026 LITTLE BLUESTEM DR	MCFARLAND, WI 53558
ELIZABETH R JANOWSKI				6014 LITTLE BLUESTEM DR	MCFARLAND, WI 53558
MICHAEL J EMRICK		JULIE M EMRICK		6002 LITTLE BLUESTEM DR	MCFARLAND, WI 53558
MICHAEL J EMRICK		JULIE M EMRICK		6002 LITTLE BLUESTEM DR	MCFARLAND, WI 53558
MATTHEW R MARTINI		CHRISTINA M MARTINI		5459 HOLSCHER RD	MCFARLAND, WI 53558
MEGAN N GROVER		TAYLOR E GROVER		5403 HOLSCHER RD	MCFARLAND, WI 53558
TYLER J MAROTZ				5371 HOLSCHER RD	MCFARLAND, WI 53558
CURTIS CALNIN		REBECCA CALNIN		5357 HOLSCHER RD	MCFARLAND, WI 53558
RACHEL DOMASK				5343 HOLSCHER RD	MCFARLAND, WI 53558
WILLIE L BENJAMIN				5329 HOLSCHER RD	MCFARLAND, WI 53558
Current Owner		Current Owner		6069 E LINDEN PKWY	MCFARLAND, WI 53558
Current Owner				6081 E LINDEN PKWY	MCFARLAND, WI 53558
NICHOLAS A BROWN		MEGAN SONNTAG BROWN		6098 PINE RIDGE WAY	MCFARLAND, WI 53558
DANIEL R SCHMIDT				6074 PINE RIDGE WAY	MCFARLAND, WI 53558
BOJAN DABETIC		KATHRYN J DABETIC		5385 LITTLE BLUESTEM DR	MCFARLAND, WI 53558
MARK R GILLETTE		NICOLE L MOSCINSKI		5315 LITTLE BLUESTEM DR	MCFARLAND, WI 53538
MCFARLAND, VILLAGE OF				PO BOX 110	MCFARLAND, WI 53558
KENNETH M BOYD		RENEE L BOYD		3457 SIGGELKOW RD	MCFARLAND, WI 53558
JOSEPH W MCFARLAND		MCFARLAND TR		51789 LARK RD	WISCONSIN DELLS, WI 53965
SKAAR SCATTERED ACRES INC				2453 W STAR RD	COTTAGE GROVE, WI 53527
SKAALEN RETIREMENT SERVICES INC				400 N MORRIS ST	STOUGHTON, WI 53589
SKAAR SCATTERED ACRES INC				2453 W STAR RD	COTTAGE GROVE, WI 53527
CLAIR UTTER		JACQUELINE UTTER		3495 COUNTY HIGHWAY MN	MCFARLAND, WI 53558
SKAAR SCATTERED ACRES INC				2453 W STAR RD	COTTAGE GROVE, WI 53527
CLAIR UTTER		JACQUELINE UTTER		3495 COUNTY HIGHWAY MN	MCFARLAND, WI 53558
ERIC G MCMILLAN		DAWNA L MCMILLAN		6119 MEADOWSWEET TRL	MCFARLAND, WI 53558
PATRICK MORRISON		SHANNON MORRISON		UNIT #302 4606 SIGGELKOW RD	MCFARLAND, WI 53558
EDWARD JR WREH		KYANNA KILEY		5653 MERINO CT	FITCHBURG, WI 53711
ALAN J NORTHOUSE		HAILEY A NORTHOUSE		6105 WHITE DAISY CT	MCFARLAND, WI 53558

CLARK BRETTTHAUER				6124 WHITE DAISY CT		MCFARLAND, WI 53558
JEFFERY R KRAMER		AMY KRAMER		6114 WHITE DAISY CT		MCFARLAND, WI 53558
NICHOLAS MICHAEL MOON		ERIN NICOLE MOON		5625 N PENINSULA WAY		MCFARLAND, WI 53558
Current Owner		Current Owner		5615 N PENINSULA WAY		MCFARLAND, WI 53558
ZACHARY WILLIAM KOCH		KALLIE JO KOCH		6101 SHOOTING STAR TRL		MCFARLAND, WI 53558
JACOB NOYES		ALISON NOYES		6111 SHOOTING STAR TRL		MCFARLAND, WI 53558
Current Owner		Current Owner		6121 SHOOTING STAR TRL		MCFARLAND, WI 53558
ANDREW FELT		NICOLE BICE		6131 SHOOTING STAR TRL		MCFARLAND, WI 53558
BRADLEY P ROSE		JILL M ROSE		6141 SHOOTING STAR TRL		MCFARLAND, WI 53558
NATHAN MARTIN DANIELSON		CAMILLE G DANIELSON		6140 SHOOTING STAR CT		MCFARLAND, WI 53558
MICHAEL L SHUMWAY		CASSONDRA A SHUMWAY		6090 SHOOTING STAR CT		MCFARLAND, WI 53558
STEEL REV LIVING TR, BRADY J & CHRISTINA M				6060 SHOOTING STAR CT		MCFARLAND, WI 53558
TRENT O MEICHER		KATHRYN L MEICHER		6050 SHOOTING STAR CT		MCFARLAND, WI 53558
ERIK KNOWLES		LINDSAY KNOWLES		6040 SHOOTING STAR CT		MCFARLAND, WI 53558
BRIAN L HALE		DARLA M HALE		6030 SHOOTING STAR CT		MCFARLAND, WI 53558
TRENT J HOPPMAN		ALEXYS HOPPMAN		6020 SHOOTING STAR CT		MCFARLAND, WI 53558
MICHAEL DOMBROWSKI		EMILY DOMBROWSKI		4545 CATALINA PKWY		MCFARLAND, WI 53558
Current Owner		Current Owner		6061 SHOOTING STAR CT		MCFARLAND, WI 53558
ZACHARY J BARTON		ALLISON A BARTON		6071 SHOOTING STAR CT		MCFARLAND, WI 53558
Current Owner		Current Owner		5608 N PENINSULA WAY		MCFARLAND, WI 53558
JEFFREY M MCMANAMY		ERIN L SUNDELL		5616 N PENINSULA WAY		MCFARLAND, WI 53558
ARCAND LIVING TR				5632 N PENINSULA WAY		MCFARLAND, WI 53558
LYLE WEBER		DAWN WEBER		5640 N PENINSULA WAY		MCFARLAND, WI 53558
JAMES A WOLLACK		JODI E WOLLACK		5648 N PENINSULA WAY		MCFARLAND, WI 53558
ANNE M MILLEN				5664 N PENINSULA WAY		MCFARLAND, WI 53558
MATTHEW J MARVER		AMY L MARVER		5672 N PENINSULA WAY		MCFARLAND, WI 53558
MATTHEW J BOTTORFF		REBECCA G BOTTORFF		5680 N PENINSULA WAY		MCFARLAND, WI 53558
SAMANTHA CHERNEY				5688 N PENINSULA WAY		MCFARLAND, WI 53558
WATERFORD APARTMENTS LLC				STE 200 230 OHIO ST		OSHKOSH, WI 54902
MCFARLAND, VILLAGE OF				PO BOX 110		MCFARLAND, WI 53558
MCFARLAND, VILLAGE OF				PO BOX 110		MCFARLAND, WI 53558
MCFARLAND, VILLAGE OF				PO BOX 110		MCFARLAND, WI 53558
MCFARLAND, VILLAGE OF				PO BOX 110		MCFARLAND, WI 53558
JOSEPH J NELSON				5503 PRAIRIE PLACE DR		MCFARLAND, WI 53558
ZACHARY LAMBE		LAURA LAMBE		5507 PRAIRIE PLACE DR		MCFARLAND, WI 53558
CATALINA HESHUSIUS				5509 PRAIRIE PLACE DR		MCFARLAND, WI 53558
NICHOLAS P MCCORMICK				5511 PRAIRIE PLACE DR		MCFARLAND, WI 53558
ANDREA M SCHMIDT				5513 PRAIRIE PLACE DR		MCFARLAND, WI 53558
JARED J REUTER				5515 PRAIRIE PLACE DR		MCFARLAND, WI 53558
APRIL SUMINSKI				5519 PRAIRIE PLACE DR		MCFARLAND, WI 53558
KEENEN DEER				5520 PRAIRIE PLACE DR		MCFARLAND, WI 53558
NICHOLAS GRASSO				5521 PRAIRIE PLACE DR		MCFARLAND, WI 53558
Current Owner				5522 PRAIRIE PLACE DR		MCFARLAND, WI 53558
ALEXANDER KARIUS				5525 PRAIRIE PLACE DR		MCFARLAND, WI 53558
ERIC BAGLEY				5528 PRAIRIE PLACE DR		MCFARLAND, WI 53558
HEATHER A BLACKMORE				5530 PRAIRIE PLACE DR		MCFARLAND, WI 53558
MICHAEL ANTHONY REMEC		DENISE ERIN REMEC		5531 PRAIRIE PLACE DR		MCFARLAND, WI 53558
BERKLEY K SPENCER				5532 PRAIRIE PLACE DR		MCFARLAND, WI 53558
ANDREA ANN PRILL ISENBARGER		SARAH KAY GOECKS		5535 PRAIRIE PLACE DR		MCFARLAND, WI 53558
THOMAS W BAILEY		LORETTA T BAILEY		3510 COUNTY HIGHWAY MN		MCFARLAND, WI 53558
VENNEVOLL INC				400 N MORRIS ST		STOUGHTON, WI 53589
AMERICAN TRANSMISSION COMPANY LLC				PO BOX 47		WAUKESHA, WI 53187
RAYMOND B GRANEY		ANA M GRANEY		5502 HOLSCHER RD		MCFARLAND, WI 53558
DENISE TERRIAN				420 CONCORD DR		OREGON, WI 53575
JANELSINS REV LIVING TR, KARLIS & AMY				5509 CHESTNUT LN		MCFARLAND, WI 53558
CHRISTOPHER M ST CLAIR		ISABELL ST CLAIR		5602 HOLSCHER RD		MCFARLAND, WI 53558

TERRENCE E MEYER		LINDA M MEYER		17 LACRESCENTA CIR		MADISON, WI 53716
JOHN STEPHEN MILLER		LUCY J WALL		5610 HOLSCHER RD		MCFARLAND, WI 53558
CHARLES A HAEFFNER		SUSAN J HAEFFNER		5613 CHESTNUT LN		MCFARLAND, WI 53558
BRIAN D RODECK		RENEE L RODECK		5611 CHESTNUT LN		MCFARLAND, WI 53558
PAUL FANKHAUSER		SHARON FANKHAUSER		5609 CHESTNUT LN		MCFARLAND, WI 53558
JANELSINS REV LIVING TR, KARLIS & AMY				5509 CHESTNUT LN		MCFARLAND, WI 53558
MICHAEL ANTHONY BUHALOG		DIANE J BUHALOG		5507 CHESTNUT LN		MCFARLAND, WI 53558
KENNEDY TR, PATRICK A				5505 CHESTNUT LN		MCFARLAND, WI 53558
JOHN C STOCKS		CONSTANCE L HUTCHISON		5608 CHESTNUT LN		MCFARLAND, WI 53558
JUDITH R CRICHTON				5602 CHESTNUT LN		MCFARLAND, WI 53558
DOUGLAS B FENDRY		MARY M FENDRY		5504 CHESTNUT LN		MCFARLAND, WI 53558
CHRISTOPHER YANNA		JOANNA YANNA		5902 CURTIS ST		MCFARLAND, WI 53558
Current Owner				5904 CURTIS ST		MCFARLAND, WI 53558
MCFARLAND, VILLAGE OF				5915 MILWAUKEE ST		MCFARLAND, WI 53558
MCFARLAND, VILLAGE OF				5915 MILWAUKEE ST		MCFARLAND, WI 53558
RICKY L EDGERTON		DANIELLE L EDGERTON		5712 CURTIS ST		MCFARLAND, WI 53558
NANCY J WEHINGER				5808 CURTIS ST		MCFARLAND, WI 53558
JOHN D KOEPEL		TERESA A KOEPEL		5507 CARDINAL DR		MCFARLAND, WI 53558
HARLAN LLC				5002 IRONWOOD DR		MADISON, WI 53716
CHARLEY THOMAS MATHES SHILL		AMANDA E SHILLING		5605 CARDINAL DR		MCFARLAND, WI 53558
Current Owner		Current Owner		5607 CARDINAL LN		MCFARLAND, WI 53558
Current Owner				PO BOX 74		OREGON, WI 53575
TARA LEIGH PENA				UNIT 2 5711 SAUK LN		MCFARLAND, WI 53558
MARIE A SIEBERT				5710 SAUK LN		MCFARLAND, WI 53558
DAVID W SIEBERT		JULIE M SIEBERT		5712 SAUK LN		MCFARLAND, WI 53558
Current Owner		Current Owner		2432 COUNTY HIGHWAY AB		MCFARLAND, WI 53558
Current Owner		Current Owner		2432 COUNTY HIGHWAY AB		MCFARLAND, WI 53558
BARBARA J WIDEN				5606 CARDINAL DR		MCFARLAND, WI 53558
MARSHALL SCHLICHTING				5602 CARDINAL DR		MCFARLAND, WI 53558
DEAN CARLSON				2592 CEDAR LN		OXFORD, NC 27565
CYPHER LIVING TR				5512 CARDINAL DR		MCFARLAND, WI 53558
Current Owner				5511 GLENWAY ST		MCFARLAND, WI 53558
NATHAN N WEYENBERG		CAITLIN WEYENBERG		5513 GLENWAY ST		MCFARLAND, WI 53558
MCFARLAND, VILLAGE OF				MILWAUKEE ST		MCFARLAND, WI 53558
JOHN M GRADEL		COURTNEY M GRADEL		5848 HOLSCHER RD		MCFARLAND, WI 53558
JTG LEGACY LLC				PO BOX 2		MCFARLAND, WI 53558
SCHULER LIVING TR, CAROL D				5872 HOLSCHER RD		MCFARLAND, WI 53558
JACK LUEDTKE		BROOKE LUEDTKE		5890 HOLSCHER RD		MCFARLAND, WI 53558
ROBERT L ANDERSON				5800 HOLSCHER RD		MCFARLAND, WI 53558
GARGANO REV LIVING TR, KATHLEEN R				4606 VERONA RD		MADISON, WI 53711
KATHLEEN A EVERT		JILL C JAMBURA		5830 HOLSCHER RD		MCFARLAND, WI 53558
RONALD L ALLEN		COLLEEN J ALLEN		5704 RUNNING DEER TRL		MCFARLAND, WI 53558
Current Owner		Current Owner		5703 RUNNING DEER TRL		MCFARLAND, WI 53558
JOHN F UJKE		KIM M UJKE		5709 RUNNING DEER TRL		MCFARLAND, WI 53558
LIVE THE GOLDEN RULE REV LIVING TR				5801 RUNNING DEER TRL		MCFARLAND, WI 53558
GOLDEN SNITCH TR				5930 OSBORN DR		MCFARLAND, WI 53558
DAVID L SCHULTZ		ELIZABETH A SCHULTZ		5904 PRAIRIE WOOD DR		MCFARLAND, WI 53558
SKYLER R RUSCH		JENNIFER A RUSCH		5928 PRAIRIE WOOD DR		MCFARLAND, WI 53558
Current Owner		Current Owner		5940 PRAIRIE WOOD DR		MCFARLAND, WI 53558
HANSON LIVING TR				5952 PRAIRIE WOOD DR		MCFARLAND, WI 53558
MCFARLAND, VILLAGE OF				PO BOX 110		MCFARLAND, WI 53558
CHRISTIAN THOMAS PLATA		AUDRA CLAIRE COHEN-PLATA		5885 HOLSCHER RD		MCFARLAND, WI 53558
LUANNE M LAUFENBERG				5873 HOLSCHER RD		MCFARLAND, WI 53558
KIMBERLY RABAS				5849 HOLSCHER RD		MCFARLAND, WI 53558
HARIED LIVING TR				5855 HOLSCHER RD		MCFARLAND, WI 53558
TONI K HUTTER				5867 HOLSCHER RD		MCFARLAND, WI 53558

THOMAS B GANNON				2860 COUNTY HIGHWAY AB	MCFARLAND, WI 53558
MICHAEL A CHRISTIAN		MARTHA A CHRISTIAN		6000 OSBORN DR	MCFARLAND, WI 53558
KEVIN J WEIS				5761 HOLSCHER RD	MCFARLAND, WI 53558
REWEY IRREV TR, DICK L & ELIZABETH A				5712 PRAIRIE STONE DR	MCFARLAND, WI 53558
DEDERICH REV LIVING TR, CRAIG & VALERIE				5905 GRANITE WAY	MCFARLAND, WI 53558
WILLIAM L COGGER		DAWN R COGGER		5921 GRANITE WAY	MCFARLAND, WI 53558
Current Owner				5937 GRANITE WAY	MCFARLAND, WI 53558
ISABELL ST CLAIR		STEPHEN SHARKEY		5961 GRANITE WAY	MCFARLAND, WI 53558
SLATTERY TR, RICHARD & LORI				5725 PRAIRIE STONE DR	MCFARLAND, WI 53558
MCCARTHY FAMILY TR				5732 PRAIRIE STONE DR	MCFARLAND, WI 53558
PETER D FOY		KAREN J FOY		5736 PRAIRIE STONE DR	MCFARLAND, WI 53558
SATTERLEE LIVING TR, LARRY J & LA DON F				5752 PRAIRIE STONE DR	MCFARLAND, WI 53558
STEVEN L LANDPHIER		LAURNA J LANDPHIER		5760 PRAIRIE STONE DR	MCFARLAND, WI 53558
CAROL NIELSEN		ROBERT NIELSEN		5761 PRAIRIE STONE DR	MCFARLAND, WI 53558
JAMES C MCKAY				5767 PRAIRIE STONE DR	MCFARLAND, WI 53558
THEODORE E CRABB		BARBARA B CRABB		449 WILD INDIGO LN	MADISON, WI 53717
ENTWISTLE SURVIVORS TR, SUSAN D				PO BOX 187	MCFARLAND, WI 53558
BEVERLY J KUCKER				5784 PRAIRIE STONE DR	MCFARLAND, WI 53558
JAMES S ALT		BARBARA E ALT		5788 PRAIRIE STONE DR	MCFARLAND, WI 53558
CRUMBAUGH LIVING TR, CAROL JEAN				5792 PRAIRIE STONE DR	MCFARLAND, WI 53558
GEORGIA D REGNER				5977 GRANITE WAY	MCFARLAND, WI 53558
Current Owner		Current Owner		5987 PRAIRIE WOOD DR	MCFARLAND, WI 53558
DAVID WENDT		TANA WENDT		5975 PRAIRIE WOOD DR	MCFARLAND, WI 53558
WALKER IRREV TR				5927 HOLSCHER RD	MCFARLAND, WI 53558
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
DALE J NELSON		AMY S NELSON		6312 TUSCOBIA TRL	MCFARLAND, WI 53558
MILES STOFFEL		MEGAN STOFFEL		6306 TUSCOBIA TRL	MCFARLAND, WI 53558
GREGORY B BAUGH		DANA L BAUGH		6300 TUSCOBIA TRL	MCFARLAND, WI 53558
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
INVESTMENT 468 LLC				842 FOX RUN CT	OREGON, WI 53575
CHARLES CHUNG				5930 VINTAGE BIRCH WAY	MCFARLAND, WI 53558
VH ROSEWOOD FIELDS LLC				6801 SOUTH TOWNE DR	MADISON, WI 53713

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.

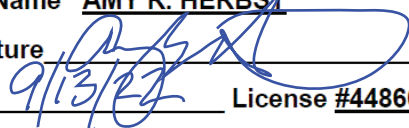
Sincerely,

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.

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

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

RE: CUP Town of Dunn - Petition 2583

Mr. Kollenbroich:

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

1. Access from Highway MN.

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

2. The Proposed Location.

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

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

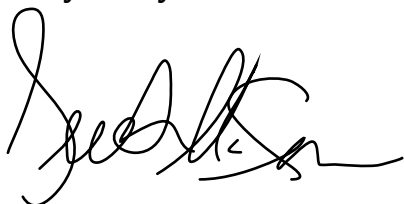
¹ The County's third-party engineering consultant, CityScape, concluded the Applicant has demonstrated "a need ... for a new antenna support structure in the vicinity of the proposed site to fill a gap in DISH Wireless's service coverage" and "has demonstrated due diligence in investigating collocation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

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

3. Citation to the Town's Comprehensive Plan.

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

Thank you for your time and consideration,



Derek McGrew
Agent / Towerking and DISH Network
317-507-4541
derek@cellusite.net

Dane County, Wisconsin

Wireless Communications Site Review New Monopole Tower



2423 S. Orange Avenue, #317
Orlando, FL 32806
Tel: 877.438.2851 Fax: 877.220.4593

February 6, 2023

Dane County Zoning & Land Regulation Committee (ZLR)
c/o Dane County Planning & Development
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

APPLICANT/PROVIDER: CelluSite LLC, Agent for Iron Mountain Towers LLC dba TowerKing and DISH Wireless LLC

SITE NAME: "McFarland"

ADDRESS: 3486 County Road MN, Town of Dunn, WI

LATITUDE: 43°-01'-01.0" N LONGITUDE: 089°-16'-15.4" W

STRUCTURE PROPOSED: 170-foot Monopole Tower (plus 4-foot lightning rod)

Dear ZLR Committee Members,

At your request, on behalf of Dane County ("County"), CityScape Consultants, Inc. ("CityScape"), in its capacity as telecommunications consultant for the County, has considered the merits of the above-referenced application submitted by CelluSite LLC on behalf of TowerKing and DISH Wireless (collectively "Applicant"), to construct a new wireless telecommunications *monopole* tower and associated antenna elements and ground equipment compound at 3486 County Road MN in the Town of Dunn, *see Figure 1*.

This application for a new wireless communications facility is proposed to bring DISH mobile personal wireless service to an area in southeastern Dane County, specifically the Village of McFarland and outlying areas, and along a portion of Interstate Highway 90/39. The Applicant's application documents indicate that the tower will accommodate additional equipment by other wireless carriers.

DISH is a bona fide *personal wireless service provider*, meeting the FCC's definition of such, and thus is afforded the protections of the federal Telecommunications Act of 1996, in that:

*"The regulation of the placement, construction, and modification of personal wireless service facilities by any State of local government or instrumentality thereof— (I) shall not unreasonably discriminate among providers of functionally equivalent services; and (II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services."*¹

The Applicant is requesting to construct a one hundred and seventy (170) foot *monopole* tower, 174 feet including lightning rod, on a property that is zoned RR-2 (Rural Residential, 2 to 4 Acres) which requires a Conditional Use Permit. The County Ordinance limits the height of such a structure to one hundred and ninety five (195) feet. Thus, a height variance is not required, and neither aviation

¹ 47 U.S. Code §332(c)(7)(B)(i)

lighting nor marking are required by the Federal Aviation Administration.² According to the Applicant's elevation sketch of the tower, see *Figure 2*, DISH's antennas would be at an elevation of one hundred and sixty (160) feet above ground. Up to three future collocations can be accommodated on the proposed tower at approximately 150, 140, and 130 feet (the minimum is three total users, including the primary per County Code).

The proposal will be evaluated from the following perspectives:

- Whether the proposed facility, as specified, is justified due to technological reasons and is essential for the Applicant to provide its telecommunications service; and,
- Whether the proposed facility will follow the requirements of Federal Law, Wisconsin State Law, the Dane County Ordinance and all other pertinent rules and regulations.

The Applicant has submitted a photosimulation report showing the tower as built, as required per County Code. As indicated on the photos, the tower would be highly visible from the recently constructed residential subdivision adjacent to the subject property. The nearest residential building is approximately 255 feet from the site of the proposed monopole. The Applicant has not addressed this visual impact to the residential area despite CityScape's recommendations to do so as part of the application.

New Site Justification and Coverage

In order for the wireless communications facility to be justified, the need, location and height must be addressed by the Applicant. The application is for construction of a new one hundred seventy (170) foot (174 feet to top of lightning rod) *monopole* tower, see *Figure 2*. The local authority has certain rights in regard to the height, location, type and appearance of the support structure (for example, the structure could be a *concealed* monopole rather than a non-concealed monopole) as well as the ability to assure the proposed facility is following FCC safety specifications and local building codes. It is apparent to CityScape that there is sufficient evidence of need for a DISH wireless facility in this area. However, compatibility of the facility with the existing environs must also be considered, and it is the right of the County to evaluate the height of the proposed structure relative to its proximity to the existing residences.

The Applicant provided a notarized sworn statement from an RF network engineer from DISH Wireless offering justification for construction of a new wireless communication facility. The Applicant supplemented the sworn statement with propagation/coverage maps, provided only to CityScape on a confidential basis at Applicant's request, which shows the DISH service coverage both before and after activation of the proposed facility. The affidavit by the Dish RF engineer states the following:

- No existing antenna structures are within the search ring that would support collocation. There are two existing towers within 1.5 miles of the center of the search

² The FAA reviewed the proposed construction and issued a Determination of No Hazard to Air Navigation on Nov 15, 2022 (Aeronautical Study No. 2022-AGL-19183-OE).

ring but it is not feasible to collocate on either one primarily because the maximum available antenna mounting heights on both towers are too low to provide adequate service coverage. In addition, one of the towers, the US Cellular tower located 1.19 miles east of the proposed site³, “is not viable because using that tower...would create a gap in coverage in [the Village of] McFarland which would require an additional tower to provide adequate service.” CityScape has determined these assessments to be accurate. See additional discussion below.

- “The minimum height needed for this site is One Hundred Sixty Feet (160’) antenna centerline [above ground level]”. While CityScape can confirm DISH’s need for a facility in the area based on the service coverage gap observed in the propagation maps, we cannot validate that the requested height is justified at this site. Being that the site is very near a single-family residential development and a 170-foot tower constructed at the proposed site will have a substantial visual impact, the Applicant should justify the proposed height and demonstrate why a tower of lesser height would not achieve substantially the same coverage as 170 feet of height. See below for CityScape’s recommendation regarding the requested height.

The Applicant also provided a site search ring map, *see Figure 3*, which also shows known tall structures within 1.5 miles of the center of the search ring. This information is critical in determining if the proposed location and height are justified. While collocation on an existing structure is preferred over new construction, currently the Applicant states this is not an option. By searching both public and private communication tower databases, CityScape has verified Applicant’s statements that the only existing tall structures within 1.5 miles of the search ring center are the US Cellular tower on the west side of County Road AB just southwest of Interstate 90/39 and a water tower on Holscher Road one block south of Siggelkow Road, *see Figure 4*.

Both these towers are more than 0.8 mile outside the search ring. It is not unusual for a mobile provider to select a site outside the RF engineer’s search ring; circumstances such as lack of availability of land inside the search ring or need of adjustments due to terrain variability can cause a provider to investigate sites outside the ring. In fact, the subject proposed site is almost a quarter-mile outside the DISH search ring; however, consideration of an existing tower site for collocation 0.8 miles or more from the search ring could test the flexibility of any wireless provider. As mentioned previously, collocation on the US Cellular tower is likely to leave a service gap in the Village of McFarland due to the distance of the tower further east and the fact that the highest available mounting height on that tower is 115 feet above ground, as stated in the RF affidavit.

The water tower, owned by the Village of McFarland, is currently the site of many communications carriers’ antennas, and it is apparent that the antenna mount on the top of the tank cannot accommodate additional antennas. The RF engineer’s affidavit states that additional antennas could only be installed on the neck of the tower, below the tank, at 60 feet above ground, although to CityScape’s knowledge this has not been independently verified⁴. However, the

³ There is another water tower (shown in Figures 3 and 4) 1.50 miles west of the proposed site, however, it was not considered for collocation because the location is just outside the 1.50-mile radius circle from the search ring center.

⁴ It may be practicable to mount new antennas on the side of the tank (where the width of the tank is greatest), approximately 90 feet above ground; however, even with the additional 30 feet, CityScape does not believe this site is suitable for reasons stated in this report.

overarching factor associated with the possible collocation on the water tower is that it may be too close to a DISH facility located at the intersection of State Highway 18 and Interstate 90/39, as there is likely to be unnecessary and possibly destructive duplication of coverage to the north and loss of coverage to the south.

The subject property abuts a single-family residential area to the west, and the Applicant has not addressed the visual impact caused by the tower to nearby residences and how the impact will be mitigated. CityScape understands that concealment tower design may not be regarded as a solution to the visual impact. For these reasons, and as previously noted, based on information provided thus far, CityScape cannot validate the justification for the requested tower height at the subject site.

The Applicant appears to have met the preponderance of evidence threshold for technically justifying new construction in the vicinity of the proposed site. While the height of the proposed tower at the proposed site may be appropriate solely from a technical standpoint, it is unclear that a lower height would not achieve practically the same level of service.

CityScape recommends that the Applicant produce additional propagation maps with alternative lower antenna heights of 140 feet and 120 feet, in the same format as the maps already provided to CityScape, except **a scale of miles on each map** should be included. As before, these requested maps can be sent confidentially to CityScape for examination.

Tower Setbacks

The Applicant has provided a letter, signed by a Wisconsin-registered professional engineer, stating that the tower will be designed to fall within a radius of thirty five feet (35') in the event that the wind speed is beyond the capacity for the tower to remain standing. This setback just meets the distance from the tower to the property line as seen in Figure 6.

Ground Equipment

The Applicant proposes to construct a fifty foot by fifty foot (50' X 50') fenced compound within a larger one hundred foot by one hundred foot (100' x 100') lease area, *see Figure 7*. The 50' x 50' compound will encompass the tower and Applicant's equipment and allow space for at least three future additional wireless providers. It should be noted that for future requests to collocate on this tower under Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 ("the Act") and the FCC rules implementing that Act, such requests are eligible for administrative approval if they meet certain requirements, among them if they do not entail excavation or deployment more than 30 feet beyond the *current boundaries of the leased property surrounding the tower and any access or utility easements currently related to the site*.

The application is ambiguous as to the major characteristics of the ground compound and the Applicant's planned equipment in the compound. For example, in Figure 2, the fence is depicted as a metal chain-link type while Sheet C-4 of the Construction Drawings depicts a treated wood picket fence, although the depiction is referred to as "typical". Also, as seen in Figure 2, an equipment building is shown that is labeled as a "proposed Verizon shelter". This is likely a typographical error and the building is actually meant to be for DISH's use. Details of a shelter appear in Sheet C-2 of the

Construction Drawings, but again the depiction is accompanied by the word “typical.”

Also note that, as seen in Figure 2, the height of the shelter exceeds the height of the proposed fence. It may be the preference of the County, in the interest of visual screening, for the height of the fence to equal or exceed the height of the shelter or specify outdoor equipment enclosures instead of a building.

Visual Screening

The County does have the right under its Ordinance to require, unless shown to be unreasonable, visual screening or landscaping that it deems necessary to minimize the visual impact of the ground compound. As shown in Figure 7, the Applicant proposes planting arborvitaes around the compound fence.

CityScape’s Recommendations

It is the opinion of the undersigned that a need has been demonstrated for a new antenna support structure in the vicinity of the proposed site to fill a gap in DISH Wireless’s service coverage. Furthermore, the Applicant has demonstrated due diligence in investigating collocation possibilities

In order for CityScape to make conclusive findings regarding the requested height of the proposed tower at the proposed site, CityScape recommends that the applicant provide additional propagation maps with alternative lower antenna heights of 140 feet and 120 feet. These maps should be provided in the same format as the maps already provided to CityScape, except **a scale of miles on each map** should be included. These additional maps can be sent confidentially to CityScape for examination.

Upon receipt and review of the additional propagation maps, CityScape will provide an update of this report.

I certify that, to the best of my knowledge, all the information included herein is accurate at the time of this report. CityScape only works for public entities and has unbiased opinions. All recommendations are based on technical merits without prejudice per prevailing laws and codes.

Respectfully submitted,



B. Benjamin Evans
Senior Project Engineer
CityScape Consultants

Dane County, WI
TowerKing/DISH Wireless / Town of Dunn
February 1, 2023
Page 6



A handwritten signature in dark ink, appearing to read "Susan Rabold". The signature is fluid and cursive, with the first name "Susan" and last name "Rabold" clearly distinguishable.

Susan Rabold
Project Manager
CityScape Consultants

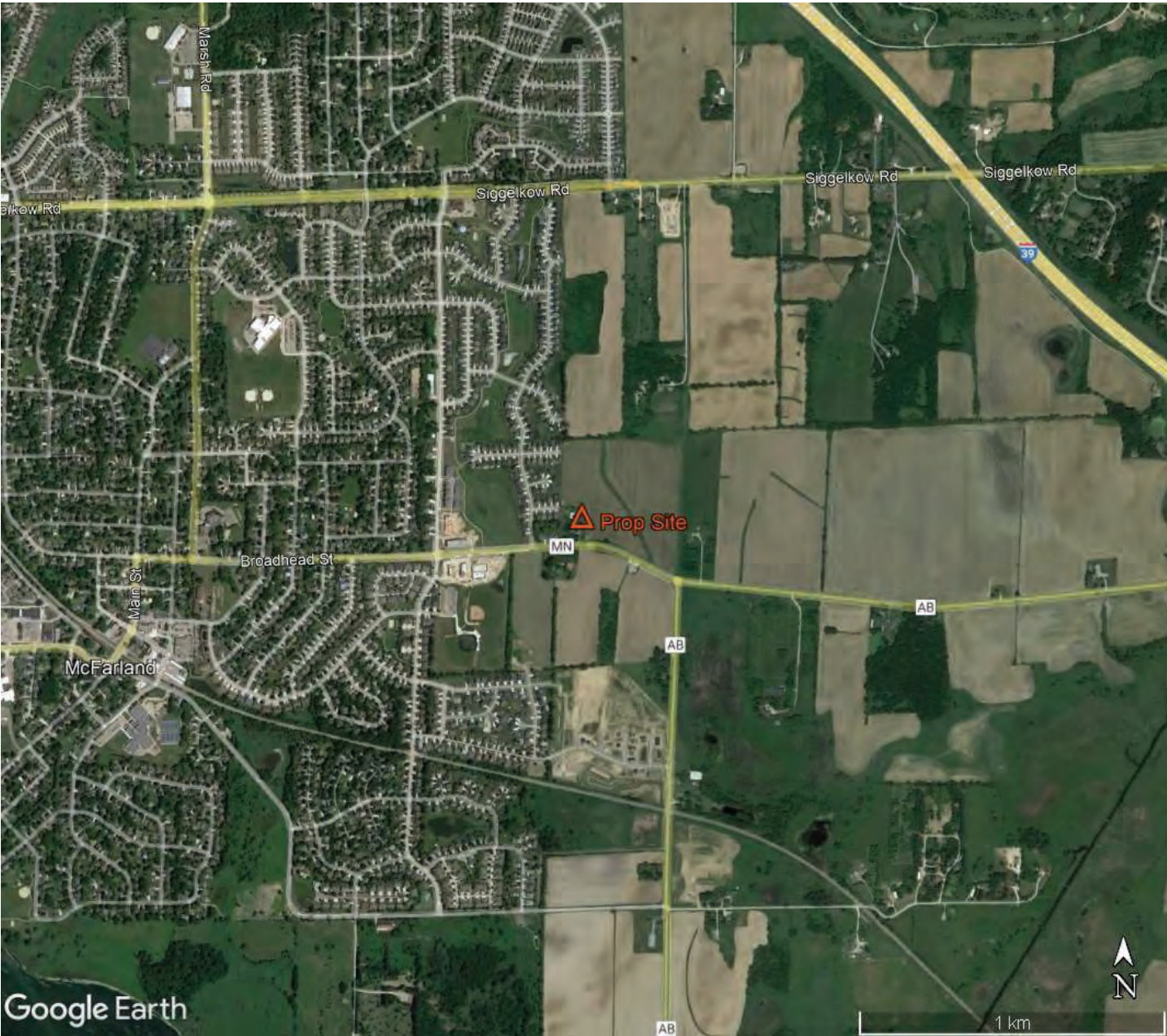


Figure 1 – Site Location Google Map

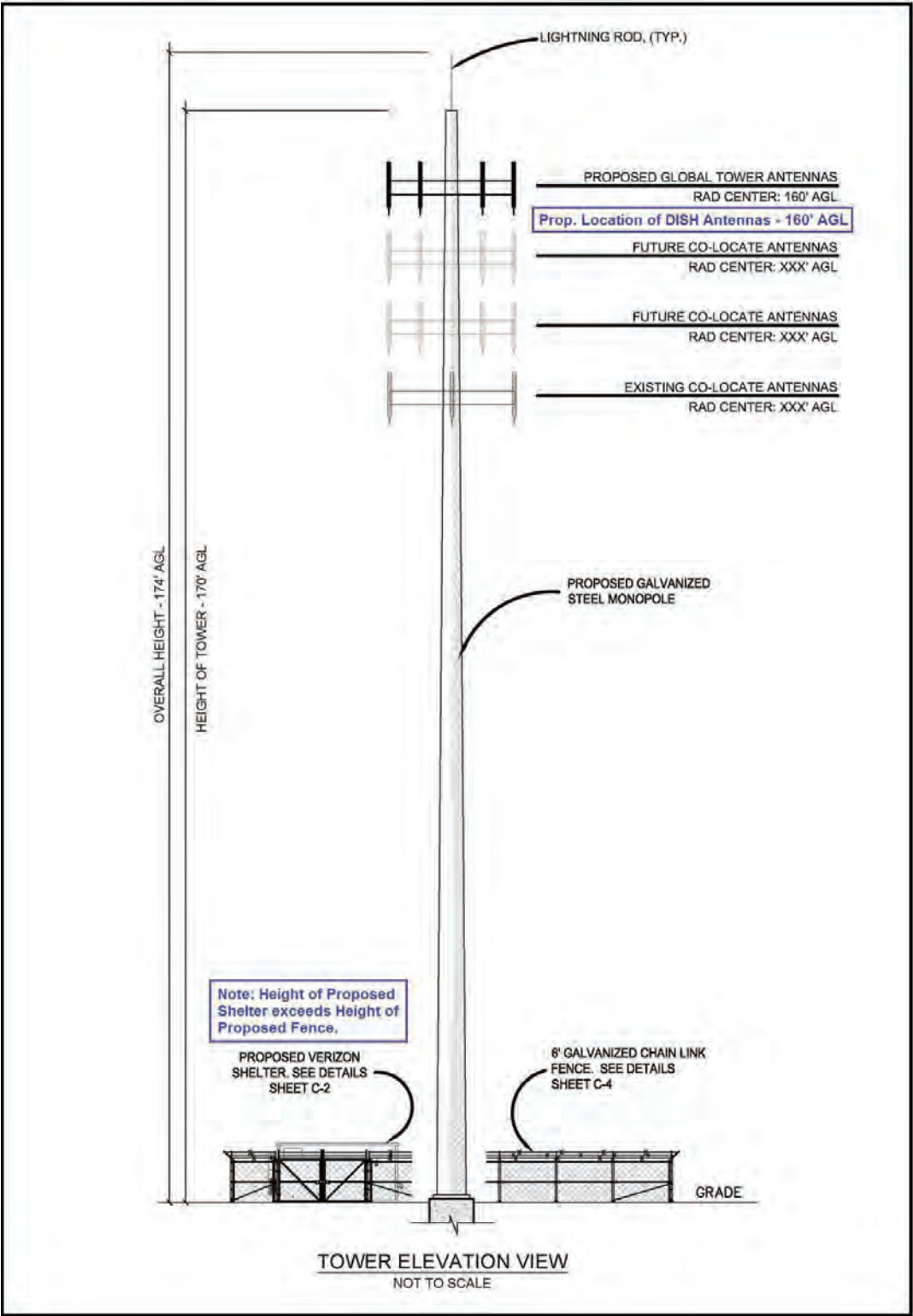
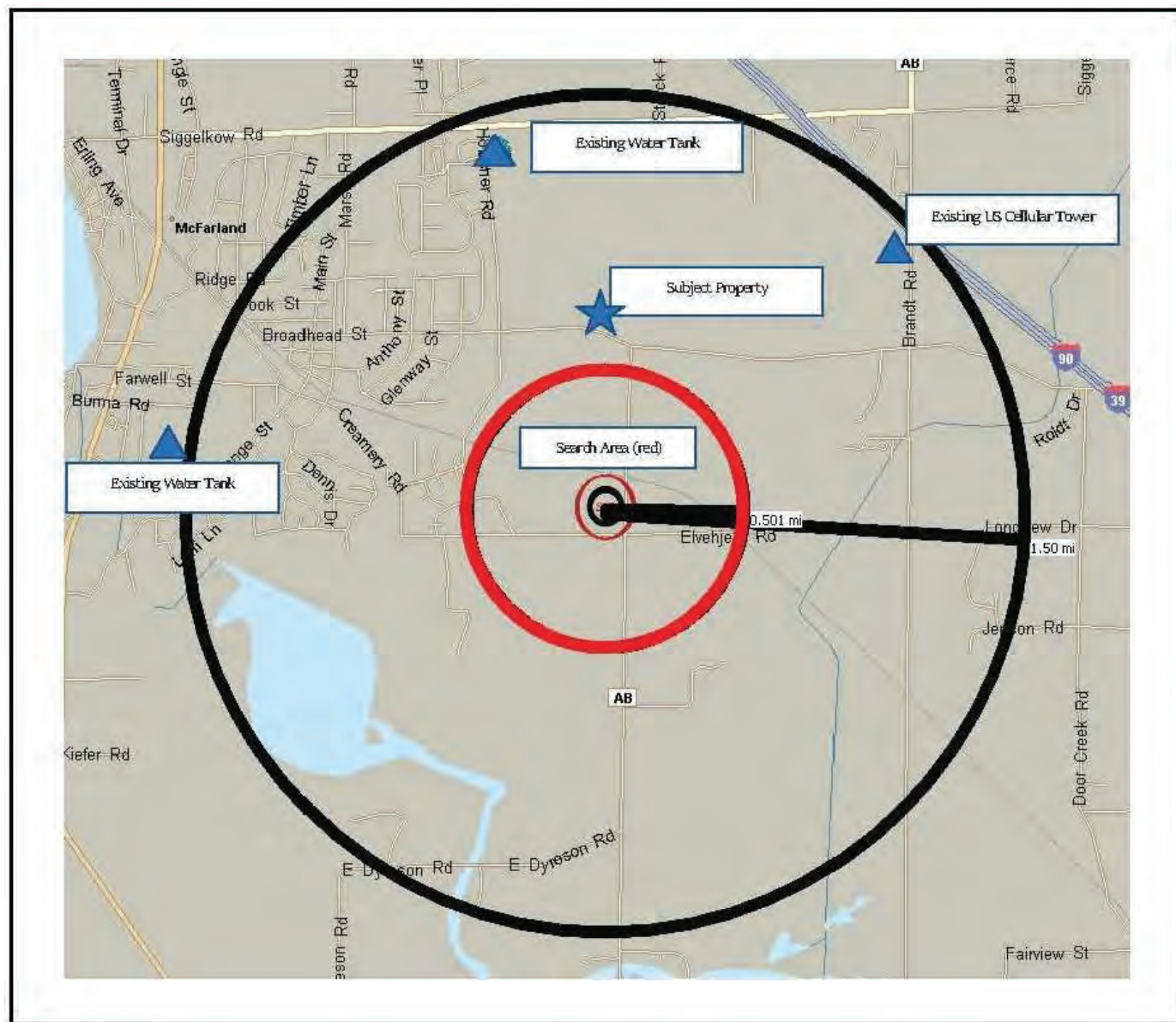
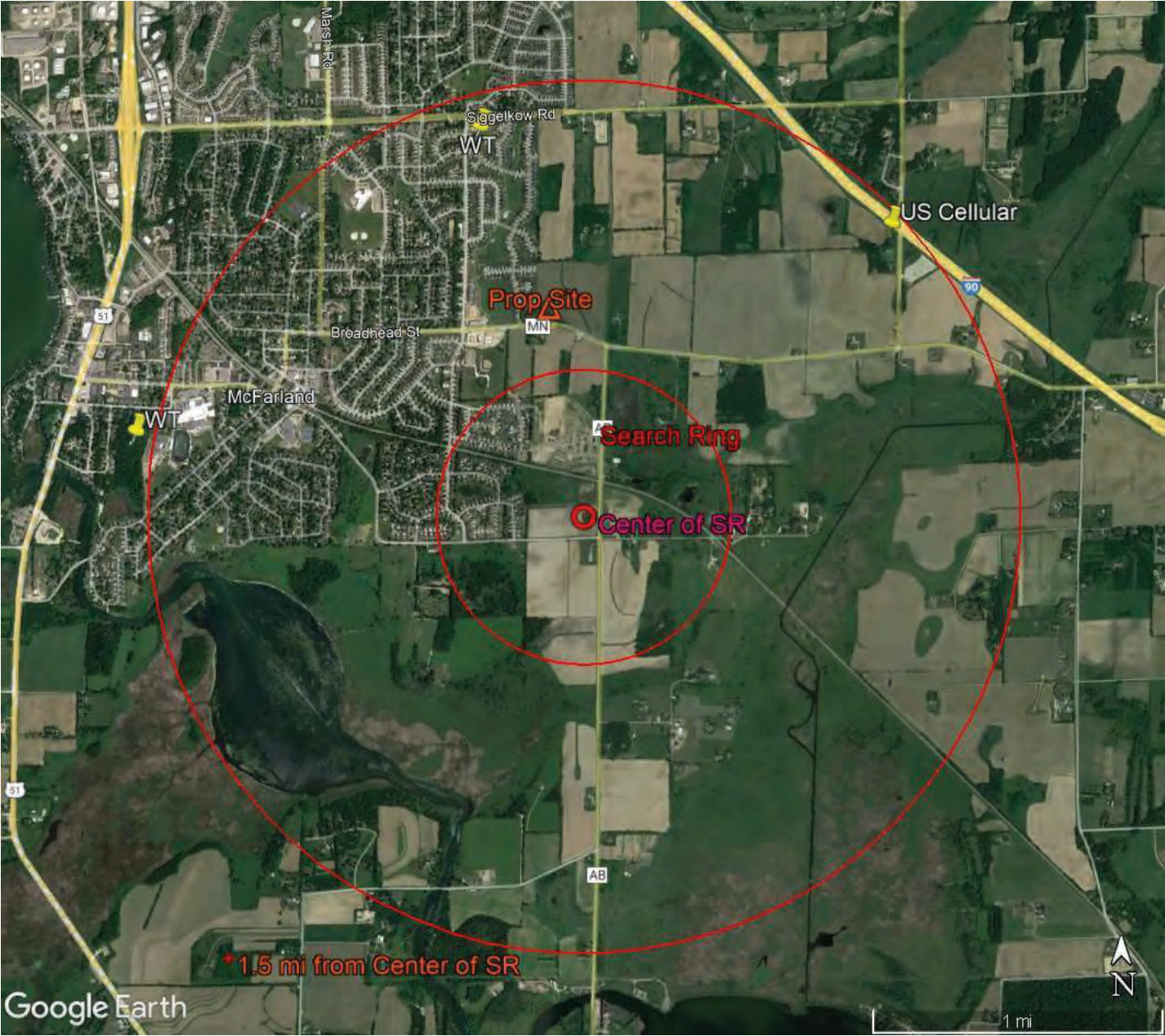


Figure 2 – Elevation Tower Sketch (with added notes by CityScape in Blue)





**Figure 4 – Google Map of Proposed Site, Search Ring
and Nearest Existing Antenna Structures**



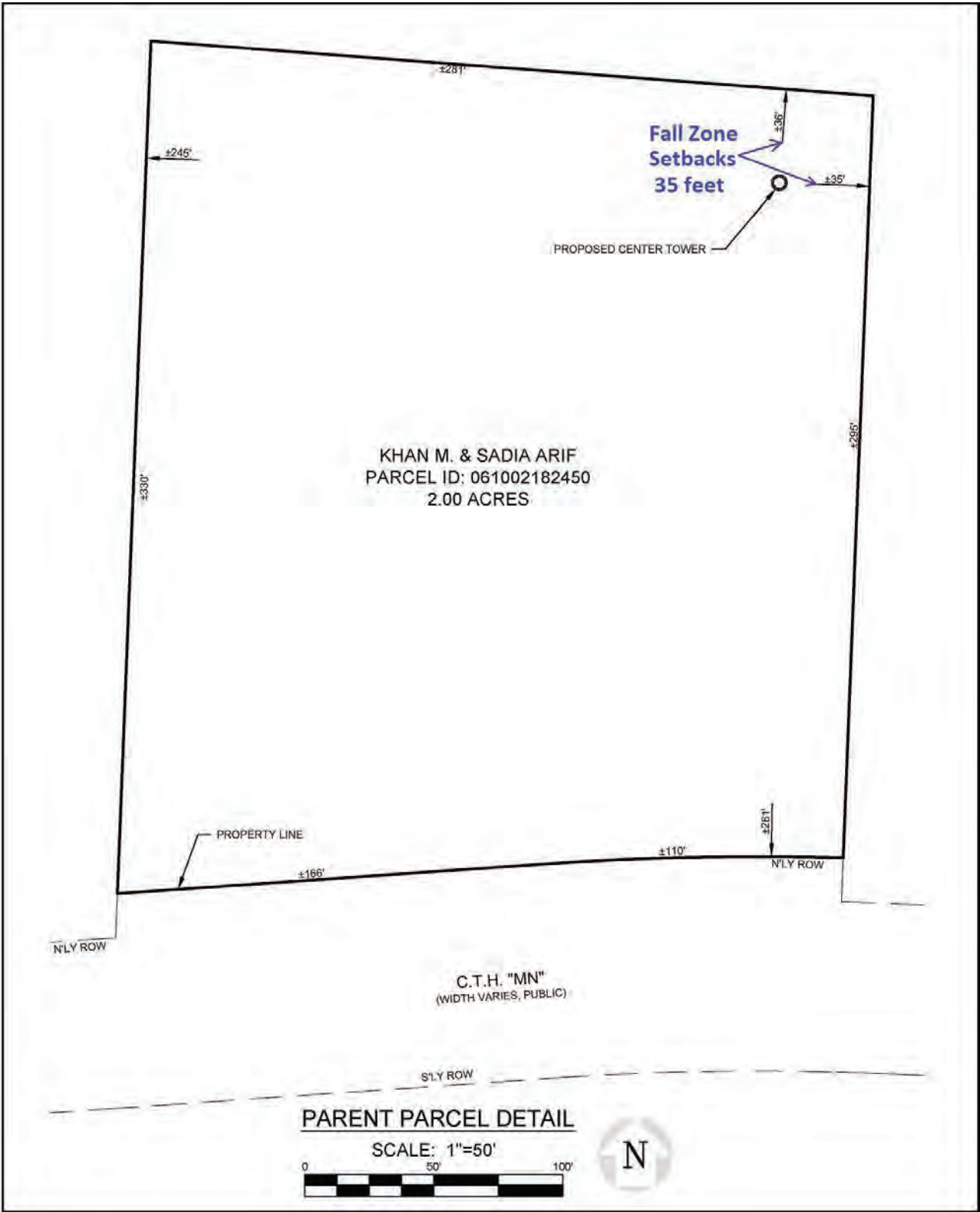


Figure 6 – Parcel Plan with Tower Property Line Setbacks (CityScape Comment in Blue)

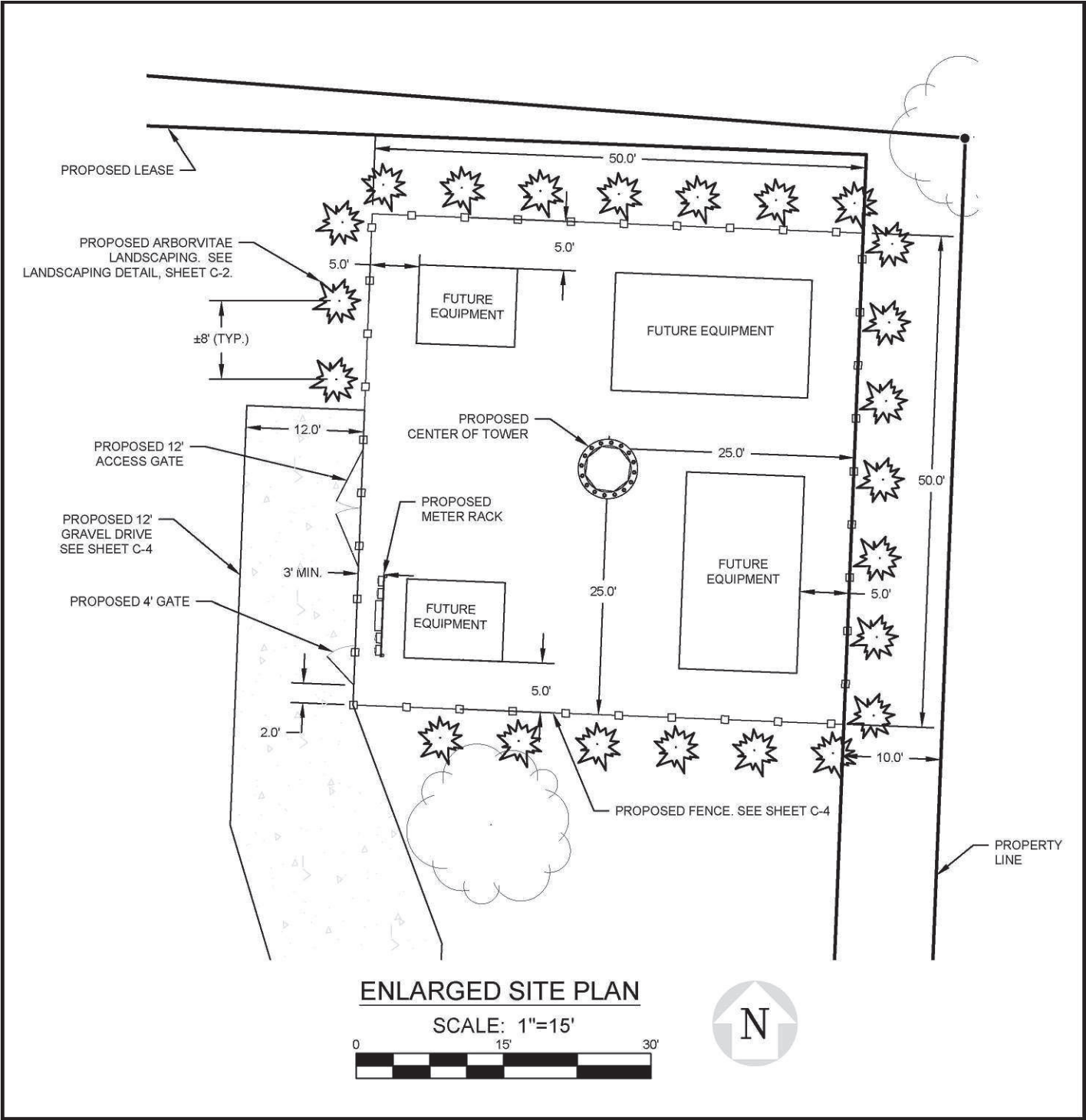


Figure 7 – Ground Compound Site Plan

McFarland
SUMMARY SHEET

MEETING DATE: Monday, February 20, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding updating the Terminal and Triangle District Plan and creating a new Downtown Master Plan.

PREVIOUS ACTION:

ISSUE SUMMARY:

The Village's 2023 Capital Improvement Plan includes two new planning projects which will get started in 2023:

1. Terminal & Triangle District Plan/Redevelopment District No. 1/TID #3 Design Guidelines. The T&T plan was adopted in 2005 to guide new public and private investments in TIF District #3 (created in 2004). In 2010, the Village also adopted Redevelopment District No. 1 for the same planning area. In addition, the Village maintains a Design Guidelines Overlay District for TID #3 (Sec. 62-73). Last August the expenditure period for TID #3 expired. The Village is anticipated to create a new overlay TIF District within the Terminal/Triangle area. The new Terminal & Triangle District Plan will take a fresh look at the future land use vision for this area of the Village.
2. Village Center Master Plan/Redevelopment District No. 2/TID #4 Design Guidelines. The Downtown Master Plan was adopted in 1999. The Redevelopment District No. 2 plan was adopted in 2010 to guide reinvestment activities in TIF District #4 (created in 2008). The Village also maintains design guidelines within TID #4 but these have not been codified under the Zoning Code.

The purpose of this agenda item is to obtain preliminary feedback regarding the proposed planning boundaries of each study area and discussion of potential items to include in the RFP scope of services. Included in the packet are the study area maps for the documents referenced above. This planning project does not need to replicate the exact boundaries of the prior studies that will be replaced when the new plans are adopted. Prior to drafting the Request for Proposal, staff would like to obtain input on the desired planning boundary. While each project includes separate planning areas, and separate area specific plans/policies, the planning process/deliverables for both is likely to be very similar and require similar consultant skills and experience. For example:

- Public Engagement Plan
- Determine Final Study Area Boundaries



- Existing Conditions Analysis
- Property Blight Analysis
- Visions, Goals, Actions
- Land Use Master Plan including Conceptual Renderings/Site Plans
- Design Guidelines
- Implementation Plan

Estimated timeline for this project:

- February/March: Draft, recommend, approve RFP
- April/May: Proposal review and selection
- June/July: Project contracting and initiation
- March/April 2024: Project completion

FINANCIAL/BUDGET IMPACT:

Funding for this project will be provided as part of the Village's 2023 capital borrowing.

VILLAGE PLAN REFERENCE:

The following plans are relevant to this planning project and are available for review on the [Community & Economic Development website](#):

- Village Center Master Plan, 1999
- TIF District No. 3 Project Plan 2004, as amended 2007 and 2015
- Terminal & Triangle District Plan, 2005
- Redevelopment District No. 1, 2010
- TIF District No. 4 Project Plan, 2008, as amended 2015
- Redevelopment District No. 2, 2010

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

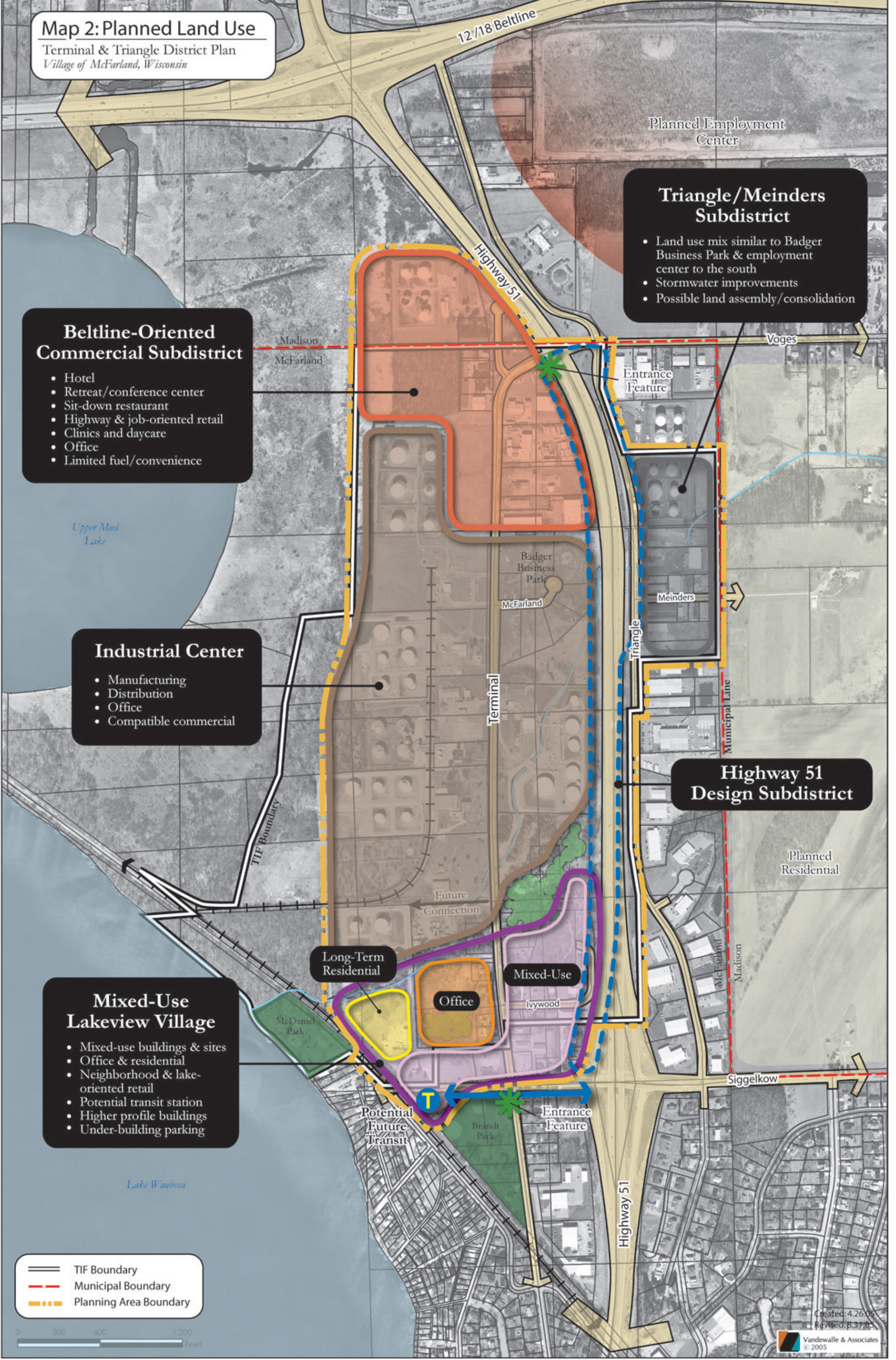
This item is presented for discussion only.

ATTACHMENTS:

1. Map_2_-_Planned_Land_Use_TTD Plan_2005
2. TID #3, Boundary Map_2007
3. Map 1 from Redevelopment District No. 1_01.06.2010
4. Study Area Map from Village_Center_Master_Plan_09.30.1999
5. TID #4, Boundary Map_2008
6. Map 1 from Redevelopment District No. 2_01.06.2010

Map 2: Planned Land Use

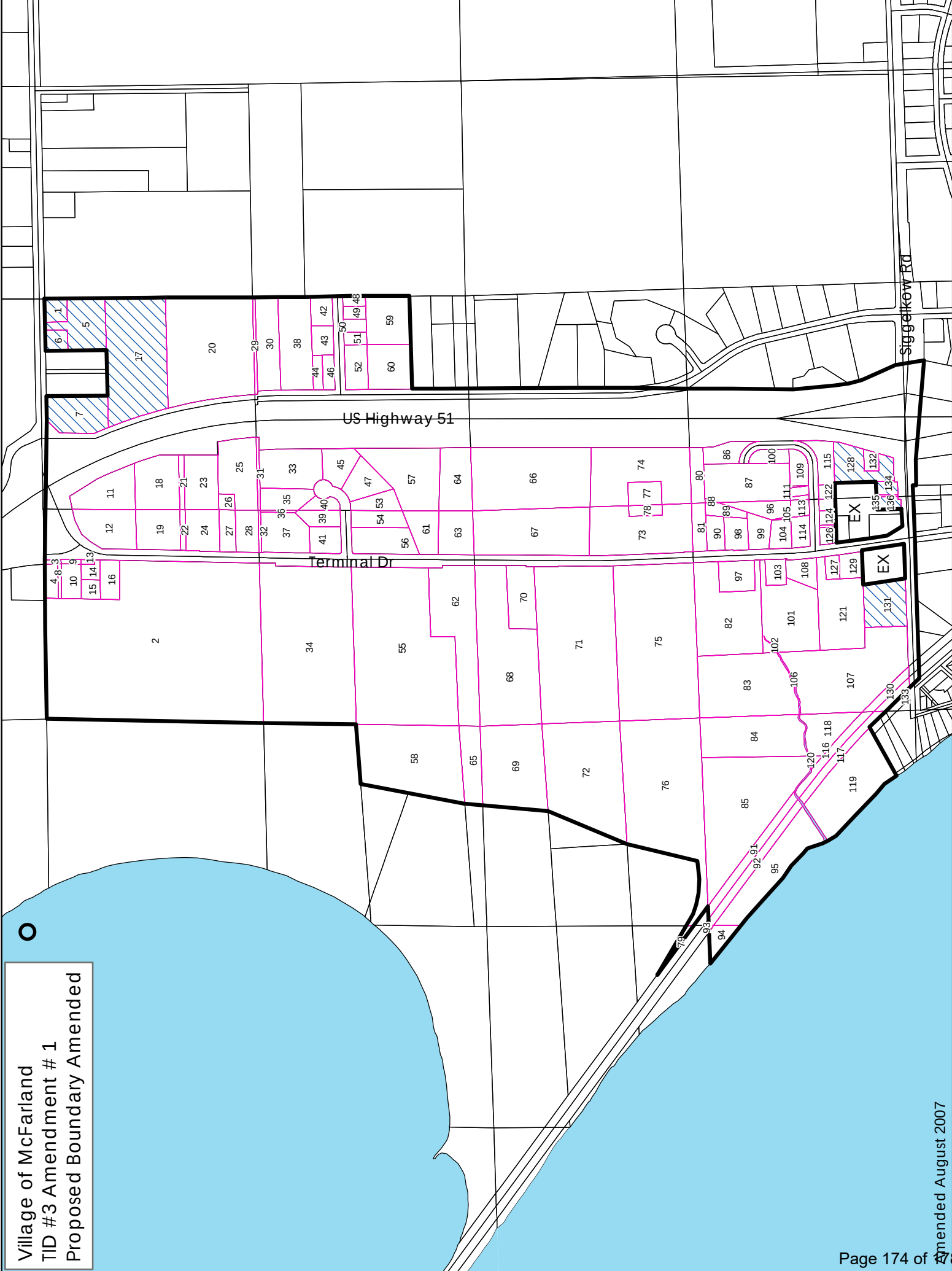
Terminal & Triangle District Plan
Village of McFarland, Wisconsin



Created: 4.26.05
Revised: 8.31.05

Vandewalle & Associates
© 2005

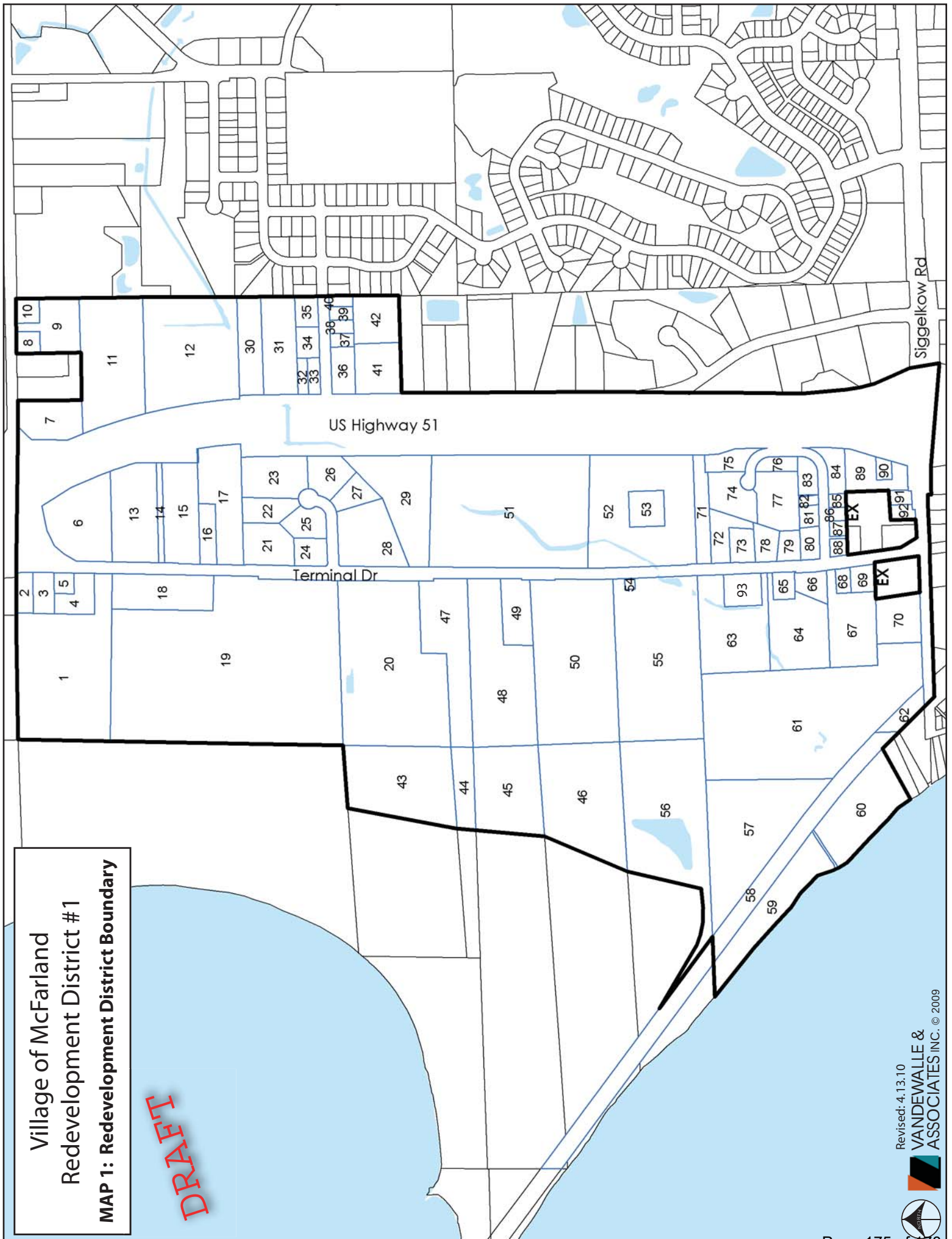
Village of McFarland
TID #3 Amendment # 1
Proposed Boundary Amended

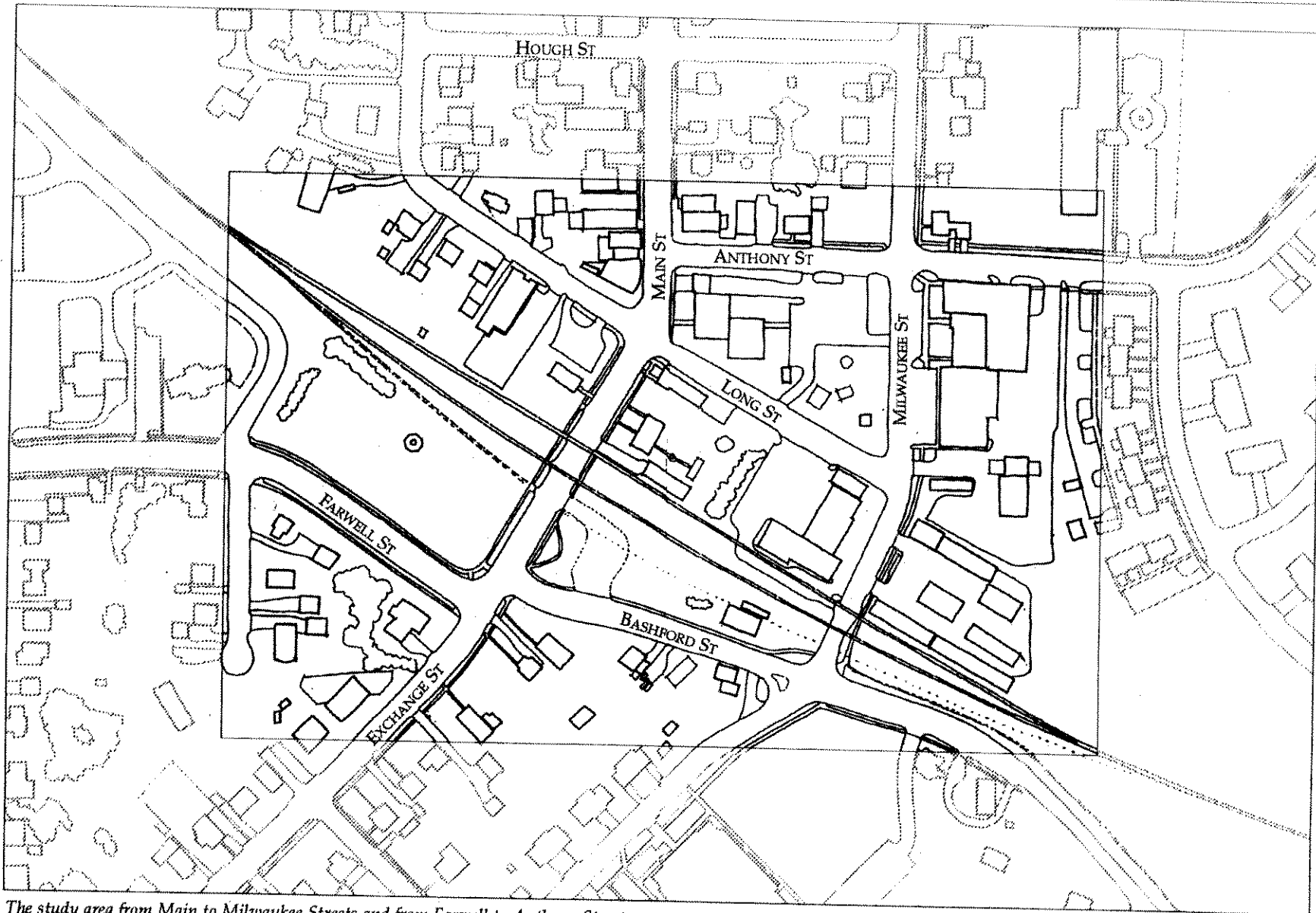


Village of McFarland Redevelopment District #1

MAP 1: Redevelopment District Boundary

DRAFT





The study area from Main to Milwaukee Streets and from Farwell to Anthony Streets.

VILLAGE OF McFARLAND

TID #4

MAP 1: PROPOSED BOUNDARY

MAP LEGEND

CREATED: 08.02.07

 PARCEL BOUNDARIES

 TID #4 PROPOSED BOUNDARY

11

12

20

10

24

22

Farwell Street

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Bashford Road

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Village of McFarland
 Redevelopment District #2
MAP 1: Redevelopment District Boundary

DRAFT

