

Tuesday, March 21, 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 February 20, 2023 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public hearing regarding a Certified Survey Map requested by Mike Larson for the purpose of a lot division at 4607 Yahara Drive for planned construction of two new single-family homes.
- b. Public hearing regarding Ordinance 2023-03, An Ordinance Amending the Village of McFarland Comprehensive Plan to Adopt and Incorporate the 2023 East Side Plan.

5. BUSINESS.

- a. Discussion and possible action on 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. Discussion and possible action regarding a Conditional Use Permit requested by Iglesia Pentecostal Jehova Rafa, Inc. to occupy the existing premises at 4700 McFarland Court as a church. Property zoned C-H Commercial Highway.
- c. Discussion and possible action on a Site Design Review application requested by the Village of McFarland for park improvements at 4806 McDaniel Lane, McDaniel Park.
- d. Discussion and possible action to submit a letter of opposition to the Dane County Zoning & Land Regulation Committee, and Town of Dunn Town Board, regarding a proposed cell tower at 3486 CTH MN in the Town of Dunn, Dane County, WI.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, April 18, 2023 at 7:00 PM
- b. Tuesday, April 18, 2023 at 7:30 PM, joint meeting with CDA following regular meeting.

7. ADJOURNMENT.

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

Plan Commission Minutes February 20, 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 January 11, 2023 joint Community Development Authority and Plan Commission meeting.

Clow moved to approve the minutes of January 11, 2023, joint Community Development Authority and Plan Commission meeting. Brassington seconded the motion. Motion carried 7-0.

- b. Motion to approve the minutes of the January 17, 2023 Plan Commission meeting.

Clow moved to approve the minutes of the January 17, 2023, Plan Commission minutes. Brassington seconded the motion. Motion carried 7-0.

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.

Clow opened the public hearing at 7:07 PM. Thao provided summary on the agenda item, highlighting the intended use, the temporary status of the request, parking and storage on the property. Thao stated in the summary that this temporary conditional use will not conflict with the previously approved conditional uses by the Plan Commission. Gabriel Wieser, 1626 Oak Street, La Crosse, WI, Representative of Kwik Trip, was present to answer any additional questions.

John Wagman, Attorney with Weld Riley Firm located at 500 3rd St, Wausau, WI, representing Innovative Wisconsin Enterprises, LLC, the property adjacent to the south of 4015 Terminal Drive. Wagman stated that Kwik Trip and the adjacent property have a property line dispute. Bremer is aware of the conversation and commented for Wagman to reach out separately to share information. Wagman confirmed request.

Clow closed public hearing at 7:18 P.M.

- 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.

Clow opened the public hearing for this item at 7:19 P.M. Bremer provided background summary of the agenda item, highlighting the property layout among the three suites, the applicant's intended use of those spaces, and seating layout. Bremer commented on the applicant's Present Design and Future Design sketch, with concerns over the number of off-street parking stalls shown while later reiterating that this was not intended as a site design review and the conditional use request does not include expansion of the existing parking lot. Bremer referenced Exhibit B, C, and D as notes and maps of measurements taken by staff. Bremer stated there were additional letters of concerns and opposition to the applicant's request as provided in the packet.

The Commission discussed the concerns and potential conditions of approval within the staff summary and past actions. The applicant, Geovani Villalongo, 412 N Main St, Edgerton, WI was accompanied by Tawling Alvarez, a member of the church. The commission asked the applicant on their current church size, yearly growth rate, the use of shuttle services, and parking at their current address.

Clow opened the hearing item for public comment. Chris Yarolimek, W4917 Wolf Ridge Court, La Crosse, representing Venture Fields (4215 Terminal Drive). Yarolimek expressed concerns about the activity of existing properties and safety of pedestrian and truck-drivers traffic along Terminal Drive. Patrick Vandenburg, 1517 Summerset Drive #84, Racine, WI, Realtor representing David Harried (Seller). Vandenburg referenced current churches within the Village and speed limits of the adjacent roads, voicing his support for the application.

Clow closed the public hearing on this item at 8:07 P.M. The Commission asked the applicant if they had any concern of parking impacting their expansion in the Village. The applicant responded yes and have considered alternatives to parking. The Commission asked staff about the safety concerns and egress of the building. Bremer referred to the Fire Chief's letter on a sprinkler system in the packet and Staff's review of the space layout according to the building's site plan.

Clow motioned to recess at 8:15 P.M. Brassington seconded the motion. The Commission returned from recess at 8:19 P.M.

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.

Bremer provided the summary of the agenda item, highlighting the potential impact of the proposed cell tower on existing and future development in the Village. These concerns were written in the letter of opposition regarding to the proposed cell tower as included in the packet. Bremer noted there were twelve items of concern for the proposed cell tower. The Commission discussed that the letter of concern was appropriate and no changes were requested. Bremer will submit the letter to Town of Dunn and Dane County planning staff for consideration at future meetings where the application is discussed.

- b. Discussion regarding updating the Terminal and Triangle District Plan and creating a new Downtown Master Plan.

Bremer provided summary of the agenda items, showcasing the potential expansion of each plan's boundaries as well as rationale for their respective locations. The Commission concurred with the proposed updates.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, March 21, 2023 at 7:00 PM.

7. ADJOURNMENT.

Brassington motioned to adjourn, Conrad seconded the motion. Motion carried 7-0. Meeting adjourned at 8:41 PM.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 21, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing regarding a Certified Survey Map requested by Mike Larson for the purpose of a lot division at 4607 Yahara Drive for planned construction of two new single-family homes.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Mike Larson, property owner, is requesting approval of a Certified Survey Map (CSM) to divide 4607 Yahara Drive, parcel 061003330128, into two lots. The owner intends to raze the existing single family home on the property and build two single family homes, one per lot, each with separate sewer and water laterals. The application includes a copy of the CSM and a site plan that illustrates the maximum building envelopes of each lot following the bulk standards for R-1B Single Family Residence within Sec. 62-70 of the Village Code of Ordinance. The request does not include a rezone to the property.

EXISTING PROPERTY CONDITIONS

The property is 0.48 acres and zoned R-1B Single Family Residence. The property includes a single family home and a detached garage located partially on the right-of-way. The property's south lot line is within the 1% Annual Change Flood Hazard zone, extending about 12' from the shoreline. Adjacent to the west is a vacant corner lot zoned R-1B. Adjacent to the east is 4613 Yahara Drive, a single-family home zoned R-1B. Adjacent to the north is 4604, 4610, and 4616 Yahara Drive, all include single family homes, and all zoned R-1 Single Family. There is an existing sanitary sewer main within the rear yard. Given the age of the property, staff is not aware of any existing easement for the watermain.

STAFF COMMENTS

Staff have communicated with the applicant that the existing garage is to be razed as a condition of approval as it is partially in the public right-of-way. A note should be added to the CSM to indicate "Garage to be Removed", similar to the removal note for the existing house. Staff also recommends a note be added to the CSM requiring the minimum unprotected building foundation opening elevation to be at least two feet above the Base Flood Elevation.

OTHER DEPARTMENT STAFF COMMENTS

The Village Engineer has requested a 15-foot wide public easement for the existing sanitary sewer which is shown on the proposed CSM. There are four existing trees within the right-of-way that may be impacted by the proposed construction project based on the final driveway layout for the homes.



Removal of these trees will need to be approved by the Village Forester, per Sec. 59-29(c). The Village Forester has indicated acceptance of the removal of these trees and a desire to replace them with a minimum of two new trees. The cost of removing any trees within the right-of-way will be at the expense of the owner, including proper stump removal. Any public trees removed should be replaced following the provisions of Sec. 59-25. There were no other comments or concerns received from the Village Public Works Director, Fire Chief, and Police Chief.

PUBLIC COMMENTS

The Department did not receive any written comments or concerns prior to the publication of this packet.

FINANCIAL/BUDGET IMPACT:

The applicant will incur all costs associated with this request, including related impact fees.

Staff notes that the existing single family home can count as a credit toward applicable parkland impact fees, park improvement impact fees, and library impact fees. Since the existing house straddles proposed Lots 1 and 2 of the CSM, Staff suggests that each lot be charged one-half of the applicable impact fees at the time of building permit submittal rather than determining which lot gets the full credit and which lot pays the full impact fees. For 2023, these fees are as follows:

- Park-Land Impact Fee In Lieu of Dedication, $\$4,485.64 \times 1 \text{ net new SF DU} = \$4,485.64 / 2 = \$2,242.82$ each for Lot 1 & 2.
- Park Improvement Impact Fee, $\$2,525.15 \times 1 \text{ net new SF DU} = \$2,525.15 / 2 = \$1,262.58$ each for Lot 1 & 2.
- Library Impact Fee, $\$710.00 \times 1 \text{ net new SF DU} = \$710.00 / 2 = \$355.00$ each for Lot 1 & 2.
- Water Impact Fee, \$650.00 each for Lot 1 & 2. Note, per the Public Works Department, the existing water meter was removed and curb stop shut off when a leak was found at the property. The old meter was completely destroyed due to the leak; therefore, the existing home is not eligible for a credit under Sec. 8-463(d)(3). Both new homes will need to pay the water impact fee.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017. The Future Land Use Map 6 identifies the property as Single Family Residential. The property's use is unchanged and remains consistent with the zoning for single-family residents in the area. Neither the Comprehensive Plan, nor the Village's Outdoor Recreation Plan, identify the parcels for future park land dedication; therefore, Staff recommends charging a park-land impact fee in lieu of parkland dedication.

ORDINANCE REFERENCE:

Chapter 8, Article X - Impact Fees

Chapter 56 - Subdivisions

Sec. 59-25 - Planting of trees and Shrubs

Sec. 59-29 - Removal of Trees and Stumps

Sec. 62-70 - Bulk Standards - Residential Districts



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only. Action on this item will be considered at the Plan Commission's April 18, 2023 meeting.

ATTACHMENTS:

1. 4607 Yahara Drive - Larson CSM - 2.2.2023
2. McFarland Comprehensive Plan_Map 6_Future Land Use
3. 4607 Yahara Drive Terrace Trees



Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner	Mike Larson	Applicant's Agent	Williamson Surveying and Associates LLC
		Name	Neil Bortz
Address	4319 Twin Valley Rd. #4 Middleton, WI 53562	Address	104A West Main Street, Waunakee, WI 53597
Email	mlarson@mgl-properties.com	Email	neil@williamsonsurveying.com
Phone #	608-381-0102	Phone #	608-255-5705
Fax #		Fax #	

Parcel No(s). 154/0610-033-3012-8

Type of Proposal – Please check boxes below that apply

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

SEE ATTACHMENT

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:

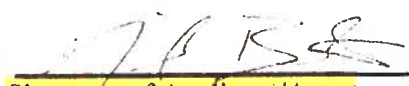
December 6 (2023)	January 17
January 10	February 21
February 7	March 21
March 7	April 18
April 4	May 16
May 9	June 20
June 6	July 18
July 5	August 15
August 8	September 19
September 5	October 17
October 10	November 21
November 7	December 19 (Pending)
December 5	January 16, 2024 (Pending)

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


 Signature of Applicant/Agent

2-2-2023
 Date

LETTER OF INTENT

Address: 4607 Yahara Drive, McFarland, WI 53558

Legal Description: Outlot 74, Assessor's Plat of the Village of McFarland, recorded in the Dane County Register of Deeds Office in Volume 14 of Plats, Pages 16 through 27, as Document No. 824385. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin which is located at 4607

Zoning: R-1B Single Family Residence

Description of proposal: Mike Larson is looking to remove the existing house on Outlot 74 and do a 2 Lot Certified Survey Map. Currently all the lots on the south side of Yahara Drive are platted at 50 feet except for Outlot 74, which is 130 feet. The two new lots will still meet the R-1B Single Family Residence Bulk Standards.

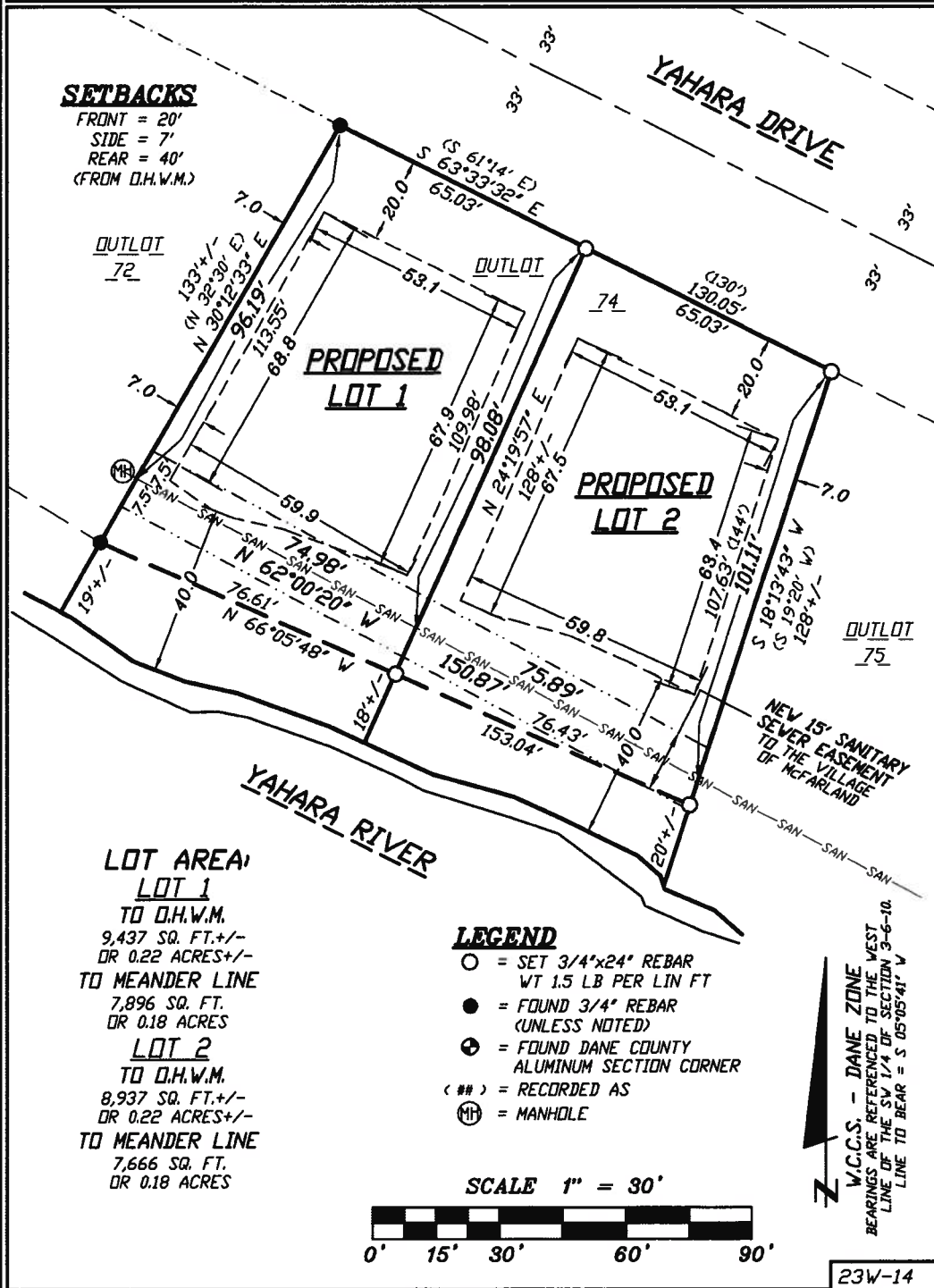


SITE PLAN

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Outlot 74, Assessor's Plat of the Village of McFarland. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin.





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Outlot 74, Assessor's Plat of the Village of McFarland. Located in part of the
Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of
McFarland, Dane County, Wisconsin.

VILLAGE OF MCFARLAND APPROVAL

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

Cassandra Suettinger
Village Clerk

REGISTER OF DEEDS:

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

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

23W-14



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Outlot 74, Assessor's Plat of the Village of McFarland. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the Village of McFarland, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being Outlot 74, Assessor's Plat of the Village of McFarland, recorded in the Dane County Register of Deeds Office in Volume 14 of Plats, Pages 16 through 27, as Document No. 824385. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin.

Total Area: 18,374 sq. ft. +/- or 0.42 acres +/-

Date _____

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Noa T. Prieve S-2499
Professional Land Surveyor

NOTES CONTINUED:

2.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

3.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

4.) THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.

OWNERS' CERTIFICATE:

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

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

Mike Larson

STATE OF WISCONSIN
DANE COUNTY

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

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 3 of 4

SURVEYORS SEAL

23W-14



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Outlot 74, Assessor's Plat of the Village of McFarland. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin.

NOTES:

1.) SEE SHEET 2 FOR ALL NOTES.

PREPARED FOR:

MIKE LARSON
4319 TWIN VALLEY RD. #4
MIDDLETON, WI 53562

LOT AREA:

LOT 1

TO D.H.W.M.
9,437 SQ. FT. +/-
OR 0.22 ACRES +/-
TO MEANDER LINE
7,896 SQ. FT.
OR 0.18 ACRES

LOT 2

TO D.H.W.M.
8,937 SQ. FT. +/-
OR 0.22 ACRES +/-
TO MEANDER LINE
7,666 SQ. FT.
OR 0.18 ACRES

WEST 1/4 CORNER
SECTION 3-6-10

SOUTHWEST CORNER
SECTION 3-6-10

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
(UNLESS NOTED)
- ⊙ = FOUND DANE COUNTY
ALUMINUM SECTION CORNER
- (##) = RECORDED AS
- Ⓜ = MANHOLE

SCALE 1" = 40'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW 1/4 OF SECTION 3-6-10.
LINE TO BEAR = S 05°05'41" W

SURVEYORS SEAL

23W-14

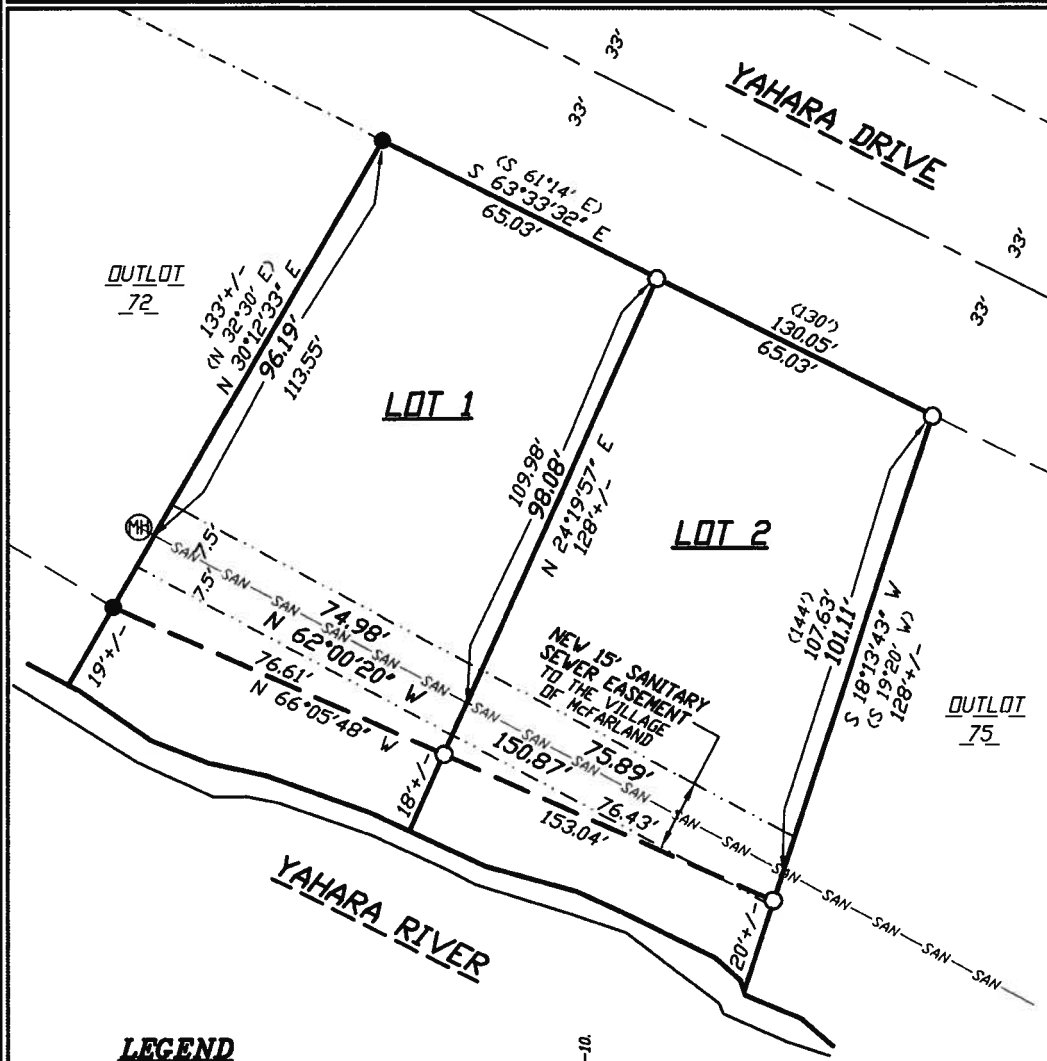


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Outlot 74, Assessor's Plat of the Village of McFarland. Located in part of the Northwest 1/4 of the Southwest 1/4 of Section 3, T6N, R10E, Village of McFarland, Dane County, Wisconsin.



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
(UNLESS NOTED)
- ⊕ = FOUND DANE COUNTY
ALUMINUM SECTION CORNER
- (##) = RECORDED AS
- Ⓜ = MANHOLE

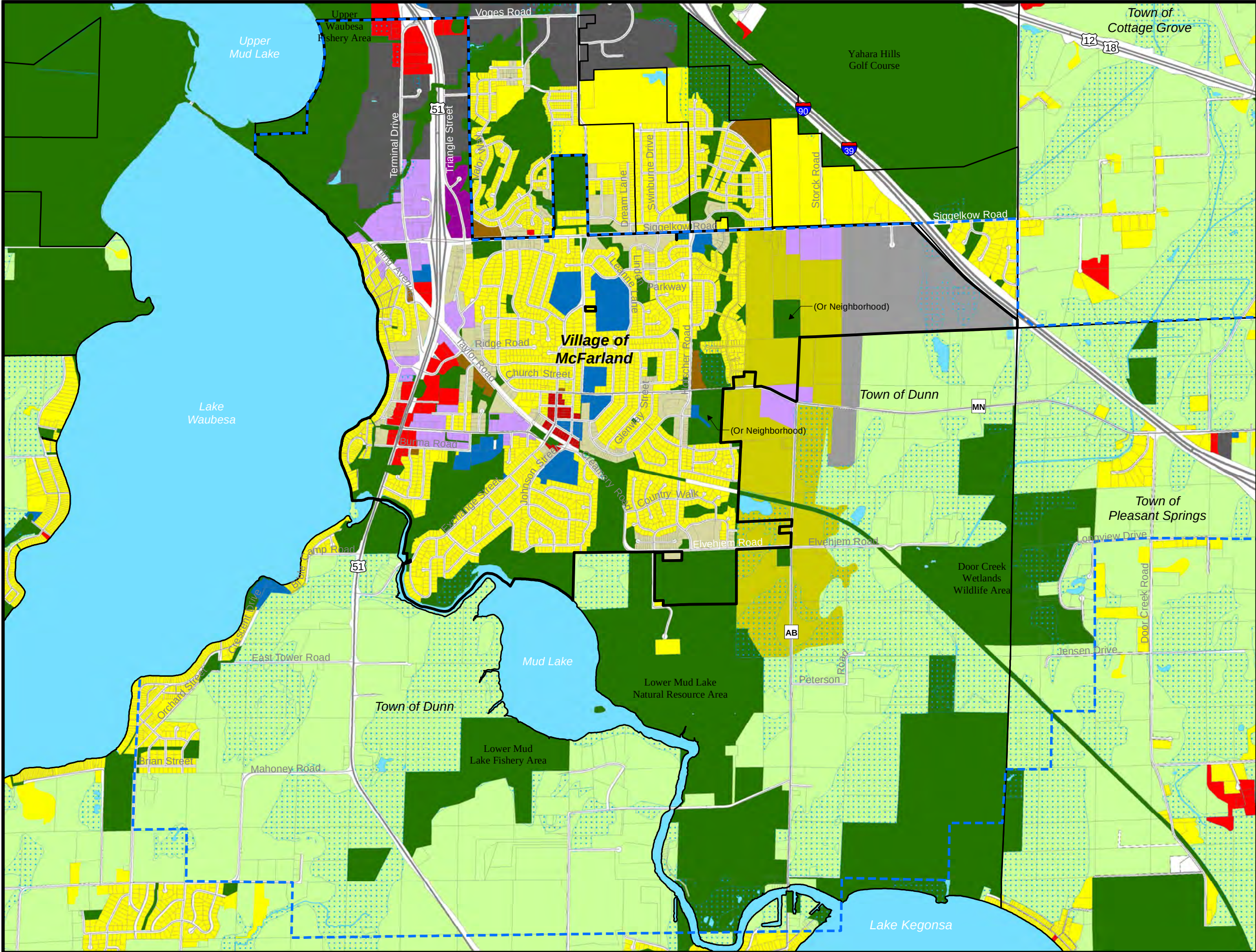
SCALE 1" = 30'



Sheet 2 of 4

SURVEYORS SEAL

23W-14



MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

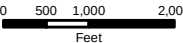
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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





McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 21, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing regarding Ordinance 2023-03, An Ordinance Amending the Village of McFarland Comprehensive Plan to Adopt and Incorporate the 2023 East Side Plan.

PREVIOUS ACTION:

February 28, 2022 Village Board approval of the project contract.

February 21, 2022 Plan Commission recommendation of the project contract.

November 8, 2021 Village Board approval to issue project Request for Proposals.

November 3, 2021 CDA recommendation regarding project Request for Proposals.

October 18, 2021 Plan Commission recommendation regarding project Request for Proposals.

ISSUE SUMMARY:

Staff from the Village's planning consultant, MSA Professional Services, will provide a presentation regarding the draft 2023 East Side Plan prior to receiving public comments as part of the public hearing. A copy of the public hearing draft document (Exhibit A of Ordinance 2023-03) can be found on the [project website](#). The document includes the following chapters:

- Chapter 1: Introduction & Public Input
- Chapter 2: Vision, Policies & Implementation
- Chapter 3: Existing Conditions
- Chapter 4: master Plan & Scenario Planning
- Chapter 5: Business Park Development Plan
- Appendix A: Public Input Summaries
- Appendix B: Maps

This project also included completion of a Village-wide Housing Needs Assessment and Economic Strategic Plan. These draft documents are referenced throughout the East Side plan and are also available for review on the [project website](#). The analysis within these plans served to guide the creation of the 2023 East Side Plan. The 2023 East Side Plan will replace the 2008 East Side Neighborhood Growth Area Plan. The East Side Plan is a component, or subarea plan, of the Village's 2017 Comprehensive Plan. Thus, the Village is adopting the 2023 East Side Plan as an amendment to the 2017 Comprehensive Plan, including updating Map 6 Future Land Use. The 2023 East Side Plan provides general and detailed recommendations regarding the character of future development on the Village's east side including the location, type, density, and intensity of a variety of land uses including residential, commercial, industrial,



parks, trails, and open spaces. The recommendations within the East Side Plan are used to guide short and long-term investments in future growth and preservation areas of the Village and are used to assist in the review and approval of development requests, subdivision reviews, and zoning amendments within the boundaries of the plan. Since 2008, there have been a number of new subdivisions on the Village's east side (e.g. Juniper Ridge, Prairie Place, Park View Estates) which have recently reached effective build-out. Completion of these developments, coupled with general changes in local and regional market demand, and recent annexations of land to the Village have prompted the Village to consider taking a fresh look at the strategies and recommendations of the 2008 East Side Plan.

This project began in February of 2022 and has included several opportunities for public involvement in the development of the plan, including multiple community surveys (780+ responses), staff meetings with landowners, stakeholder interviews and focus group meetings with real estate and development professionals, public information meetings (July 14, July 28, and November 29, 2022), and numerous Community Development Authority and Plan Commission meetings to build the draft plan. Information regarding the project was featured in articles in the Outlook newsletter (May 2022, September 2022, and February 2023) which were mailed to 5,800+ households in the McFarland zip code, numerous Lookout articles, social media posts, press releases, and Thistle articles. The Department engaged the McFarland School District, McFarland Chamber of Commerce, McFarland Food Pantry and Library to assist in providing information about the project surveys. The process included the development of a project website for hosting draft documents, meeting presentations and videos, and opportunities for individuals to sign-up to receive periodic project announcement emails.

Notification regarding the public hearing was provided as a Class 1 notice in the Thistle at least 30 days prior to the public hearing and the Department sent a copy of the notice to property owners within the planning area, the clerks of the surrounding communities, Dane County, and the Capital Area Regional Planning Commission. Prior to the publication of this packet, the Department didn't receive any written correspondence for Plan Commission consideration as part of the public hearing.

FINANCIAL/BUDGET IMPACT:

Funding for this project was provided through borrowed funds through the Village's Capital Fund.

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda is presented for discussion only. The Plan Commission will consider a recommendation regarding Ordinance 2023-03 at its joint meeting with the Community Development Authority on April 18, 2023.

ATTACHMENTS:

1. 3.21.23 - Ord. 2023-03 Comp Plan Amendment
2. 2023-03 Comp Plan Amendment 2023 East Side Plan Adoption



Please publish in the
McFarland Thistle on
February 16, 2023

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday March 21, 2023 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Ordinance 2023-03: An Ordinance Adopting an Amendment to the Village of McFarland Comprehensive Plan to adopt and incorporate the 2023 East Side Plan as a component of the Comprehensive Plan, including amendment of the Comprehensive Plan Future Land Use Map.

Information regarding this request is available for review online at www.mcfarland.wi.us/eastsideplan or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

ZOOM INFORMATION

Due to the COVID-19 Pandemic, the Village recommends all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/81726729769> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 817 2672 9769

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date. For additional information regarding this ordinance contact Andrew Bremer, Community & Economic Development Director at community.development@mcfarland.wi.us or 608-838-3154.

ORDINANCE 2023-03

AN ORDINANCE AMENDING THE VILLAGE OF MCFARLAND COMPREHENSIVE PLAN TO ADOPT AND INCORPORATE THE 2023 EAST SIDE PLAN

Purpose: To amend the Village's Comprehensive Plan, including modifying the Future Land Use Map, to incorporate the 2023 East Side Plan as a component of the Comprehensive Plan.

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 1 Notice

WHEREAS, on March 10, 2008 the Village Board adopted the Village of McFarland East Side Neighborhood Growth Area Plan; and

WHEREAS, the Village Board adopted the Village of McFarland Comprehensive Plan on August 28, 2017, by Ordinance 2017-19, pursuant to Wis. Stats. 66.1001(4)(c); and

WHEREAS, the Comprehensive Plan incorporates by reference the policies, maps and recommendations of the 2008 East Side Neighborhood Growth Area Plan; and

WHEREAS, the Village Board has determined that an update to the 2008 East Side Neighborhood Growth Area Plan, and 2017 Comprehensive Plan as amended, is necessary in order to facilitate planned and orderly development of the Village's east side; and

WHEREAS, Wis. Stats. §§62.23(2) and (3), as made applicable to the Village pursuant to Wis. Stats. §61.35, authorizes the McFarland Plan Commission to prepare and recommend comprehensive plan amendments to the Village of McFarland Comprehensive Plan; and

WHEREAS, the process to develop the 2023 East Side Plan included opportunities to foster public participation in every stage of the preparation of the plan including, but not limited to, multiple community surveys, stakeholder interviews, landowner meetings, focus group meetings, public information meetings, Community Development Authority and Plan Commission meetings; and,

WHEREAS, the Plan Commission held a public hearing on the proposed changes on March 21, 2023, preceded by a Class One Notice, in compliance with the requirements of Wis. Stats. §66.1001(4)(d); and

WHEREAS, the Village of McFarland Plan Commission and Community Development Authority reviewed and adopted a joint resolution approving the 2023 East Side Plan on April 18, 2023, and the Plan Commission and Community Development Authority jointly recommends that the

Village Board adopt and incorporate the 2023 East Side Plan as an amendment to the Village of McFarland Comprehensive Plan; and,

WHEREAS, the proposed 2023 East Side Plan, and related Comprehensive Plan amendment, is in the public interest of the Village of McFarland;

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

1. The 2023 East Side Plan, attached hereto as Exhibit A, is adopted as an amendment to the Village of McFarland Comprehensive Plan, pursuant to Wis. Stats. §66.1001(4)(c), completely replacing the 2008 East Side Neighborhood Growth Area Plan.
2. The Future Land Use Map 6 for the Comprehensive Plan shall be modified to reflect this amendment.
3. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 25th day of April, 2023.

APPROVED:

Carolyn A. Clow
Village President

ATTEST:

Cassandra Suettinger, Deputy Administrator/Clerk

ORDINANCE 2023 –03	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt –	Jerke -
Brassington –	Nelson –
Clow –	Wreh –
Flaherty -	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 21, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on 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.

February 20, 2023 - Plan Commission held a public hearing for the temporary conditional use permit for temporary vehicle maintenance at 4015 Terminal Drive.

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 Commercial Highway 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 in 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:

Motion, and second, to approve a temporary Conditional Use Permit requested by Kwik Trip for temporary vehicle fleet maintenance at 4015 Terminal Drive with the following conditions of approval:

1. On-site washing of fleet equipment is limited to the area within the existing wash bay.
2. This temporary Conditional Use Permit shall terminate with the construction of the new



Kwik Trip convenience store on the property, or by December 31, 2024, whichever comes first.

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

VILLAGE OF McFarland

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.

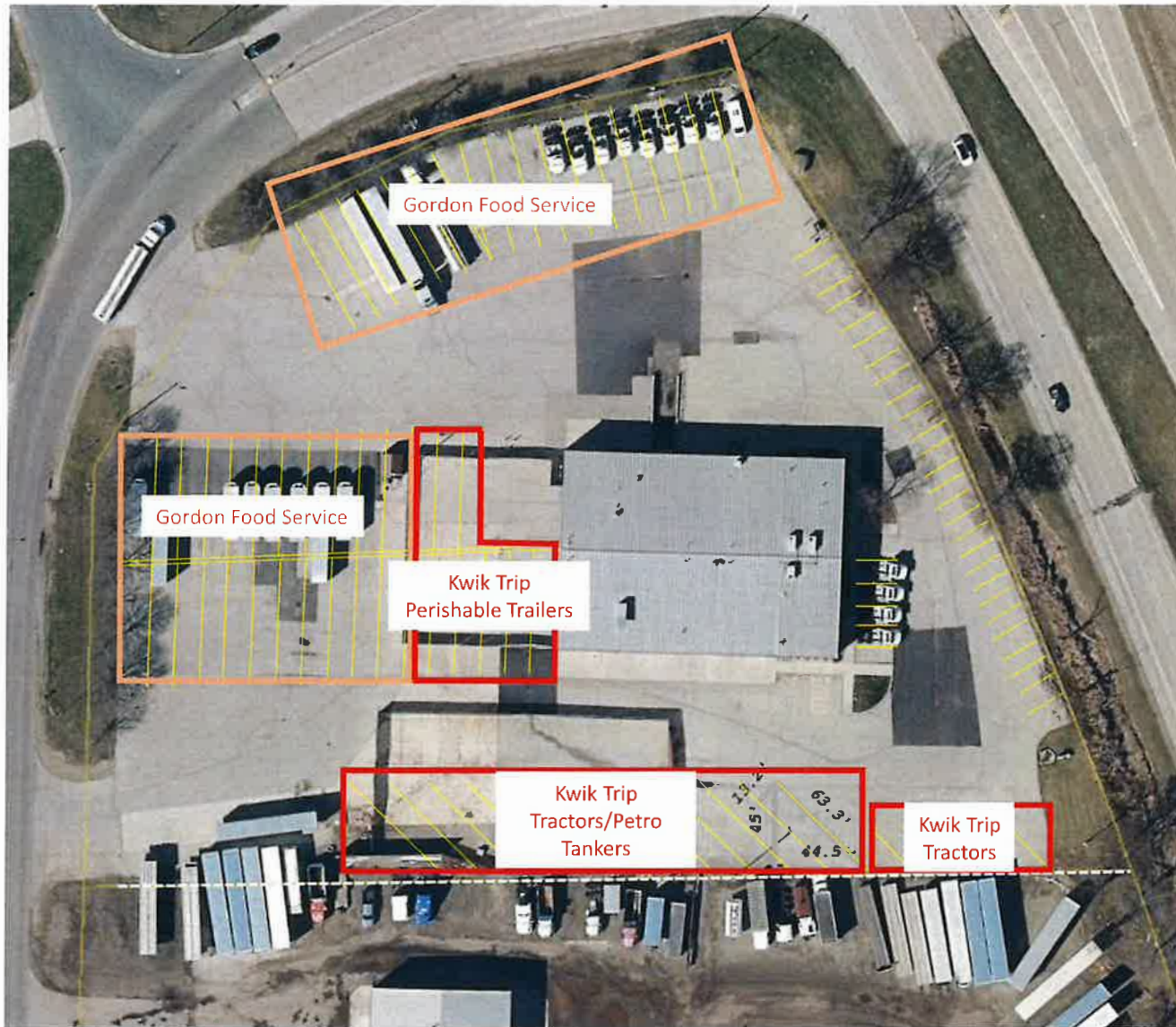
H – The fleet maintenance performed on Kwik Trip tractors and trailers will not violate any applicable regulations in the McFarland Municipal Code or any other applicable law. Our fleet and maintenance operation are known to be above industry standards in the safety and compliance category. Our fleet

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.

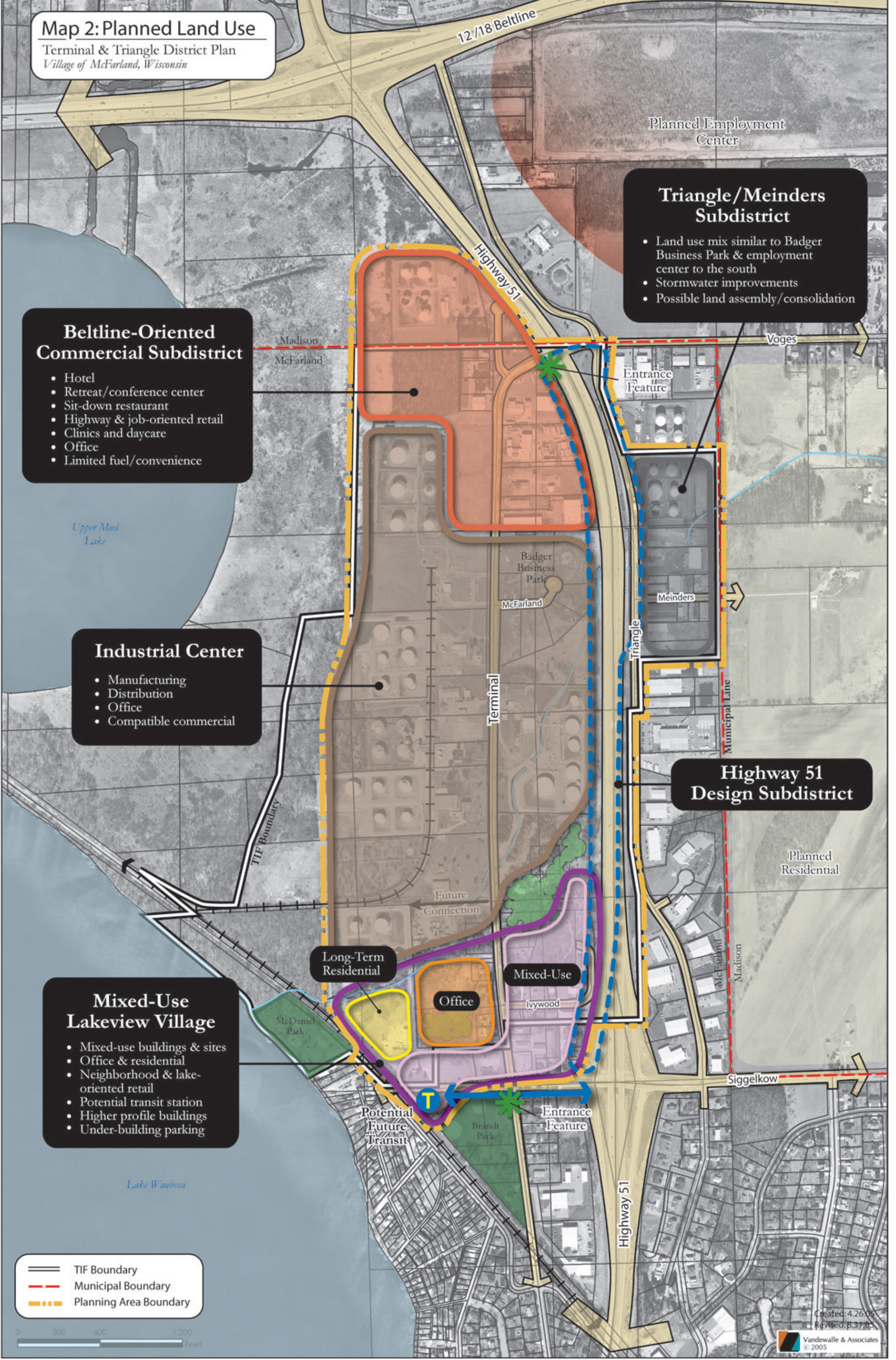
J – see answers below

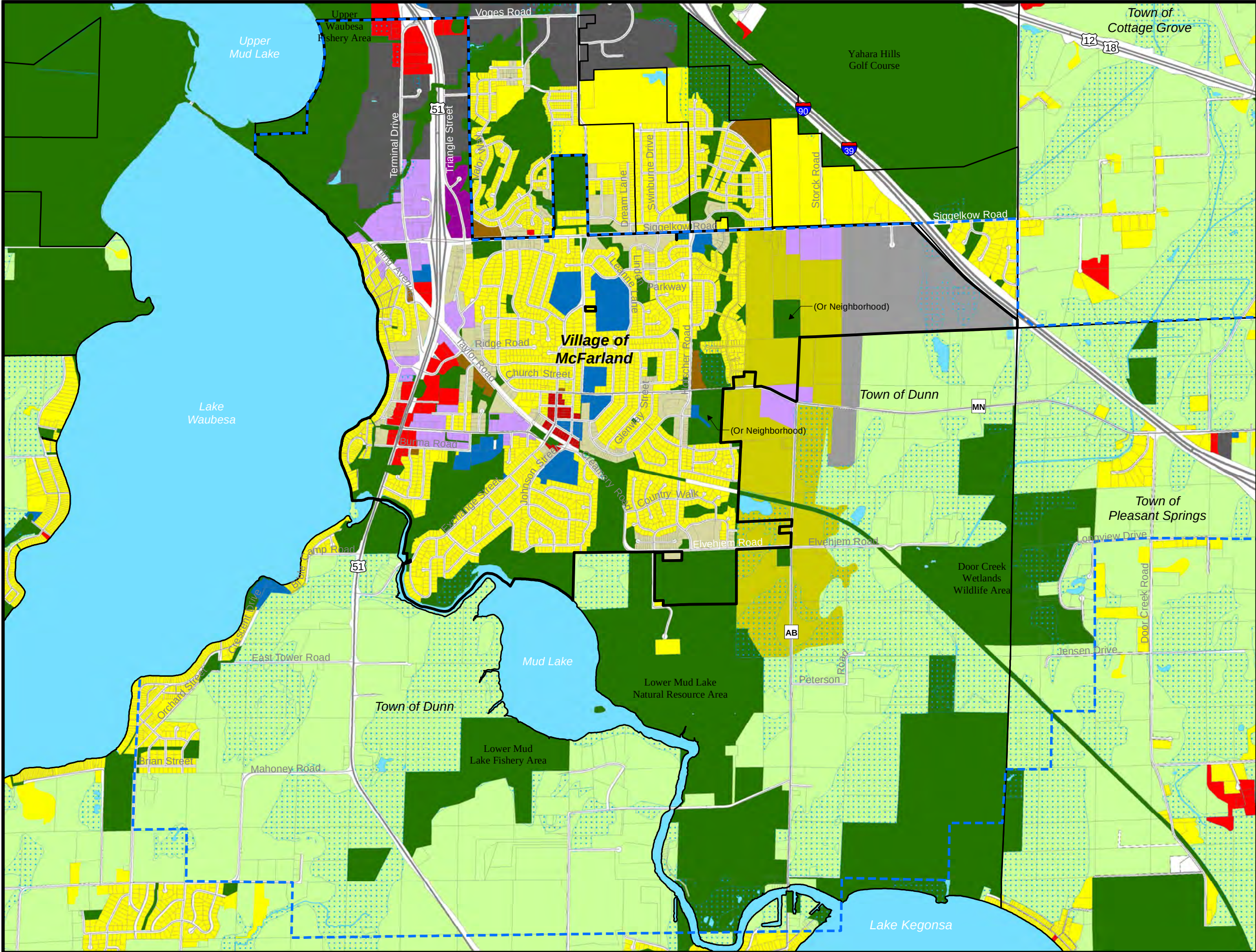
1. For the maintenance of safe and healthful conditions, Kwik Trip is committed to the safety of our customers, employees, and the public. This operation will have cameras and a lighted lot. The lot will be well organized and defined between fleet vehicles in use and fleet equipment that is being maintained. 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





MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

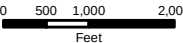
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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



VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 21, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action regarding a Conditional Use Permit requested by 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.

February 20, 2023 - The Plan Commission held a Public Hearing for this item

ISSUE SUMMARY:

UPDATE FOLLOWING FEBRUARY 20TH PUBLIC HEARING

Staff met with the applicant to discuss the feedback received at the February 20th public hearing and the draft conditions of approval. The applicant raised concerns about the prior draft condition of approval related to the recommended maximum limit of 200 seats in the church service area as they occasionally (estimated 3-5 times per year) may have temporary events that would draw an estimated 150-300 people, according to the applicant. There are no proposed changes to the applicant's submitted "regular" service area seating of 170 people. The recommended condition of approval has been revised to clarify that the maximum 200 seat limit is for regular services based on the off-street parking requirements of the Village to provide 1 stall per 10 seats given the existing 20 off-street parking stalls. Other draft conditions of approval from the February 20th meeting have been further modified, including removing several items that are already required under Village ordinances that can be provided as a reminder within a post meeting letter to the applicant. The applicant also indicated that they may provide their members with parking stickers, or similar identifiers, for their vehicle windshields in the event there are any concerns about improper parking, adjacent property owners or Village staff would know that the owner is within the church and available to address the concern.

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 for church members. 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, for a total of 20 stalls. 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. The change in ownership will require the fitness gym to relocate. 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. Any future desire by the applicant to expand 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 striped parking stalls and 1 ADA stall, for a total of 20 off-street parking stalls. There are 9 designated striped parking spaces and 1 ADA stall located in the front of the building facing McFarland Court; 3 parallel parking spaces along the east-facing side of the building, and 7 designated striped parking spaces in the rear, adjacent to the north lot line. The Applicant's submittal includes a sketch of their parking plan labeled, "Present Design" indicating 36 parking stalls on the property by stripping the existing pavement areas to add more stalls. Staff's inspection of the property showed this was not feasible under Village requirements for parking lot design (see next bullet). The Applicant also provided a sketch of a "Future Design" indicating 53 parking stalls on the property, noting at this time the Applicant has not submitted a Site Design Review permit application requesting approval to construct these improvements. However, Staff's inspection of the concept raises additional concerns regarding the ability to meet applicable regulations for the Future Design (see below). Staff prepared Exhibit B showing the approximate measurements for the proposed parking stalls contemplated in the applicant's Future Design and Present Design sketches. While the existing parking lot meets the needs of the proposed assembly seating area under Sec. 62-172(j), Staff notes that the Church likely will not be able to lease either suite 4710 or 4720 to another business as the collective off-street parking needs could not be met with the current parking lot design under existing off-street parking requirements. 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, which does seem likely given the hours of operation of the existing business and proposed church service times. Assuming at least 20-25 on-street stalls are available during service, would bring the amount of off and on-street parking available to a ratio of 1 parking space per 4-5 seats.

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, but likely not to the degree shown on the applicant's Present or Future Design sketches. 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 future. In the end, the likely inability to add many 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. Staff recommends the following conditions of approval:

1. Church members and guests shall not use off-street parking lots of adjacent properties without first obtaining the property owner's permission.
2. The maximum number of seats within the church service area shall not exceed 200, exclusive of limited temporary events, unless this conditional use permit is amended or additional off-street parking is approved for the property to meet the Zoning Code



requirements for off-street parking stalls per seats for houses of worship.

3. The Church shall provide an outdoor parking attendant during church services to ensure church member and guest 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. *(condition suggested by applicant)*

Other draft conditions of approval discussed at the February 20, 2023 public hearing that are already requirements under the Municipal Code of Ordinances could be provided as a reminder to the applicant as part of a post meeting letter of approval:

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. Any expansion of the off-street parking lot requires approval from the Village to ensure compliance with the Village's Zoning Code.

In addition, the following remaining draft conditions of approval discussed at the February 20, 2023 public hearing could simply be future strategies the Church could consider if parking becomes an issue:

1. Adjusting hours of services.
2. Providing more than one service per day.
3. Providing shuttle services or riding sharing services to the church.

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.

PUBLIC COMMENTS

The packet includes two letters 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:

Motion, and second, to approve a Conditional Use Permit requested by Iglesia Pentecostal Jehova Rafa, Inc. to occupy the existing premises at 4700 McFarland Court as a church with the following conditions of approval:

1. Church members and guests shall not use off-street parking lots of adjacent properties without first obtaining the property owner's permission.
2. The maximum number of seats within the church service area shall not exceed 200, exclusive of limited temporary events, unless this conditional use permit is amended or additional off-street parking is approved for the property to meet the Zoning Code requirements for off-street parking stalls per seats for houses of worship.
3. The Church shall provide an outdoor parking attendant during church services to ensure church member and guest 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.

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
12. 4700 McFarland Court - Flint Hills Ltr - 2.16.23

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
Address 2838 S 15 th St Milwaukee, WI 53215	Name Geovani Villalongo / Pastor
Email Jehovahafamadison@gmail.com	Address 412 N Main St Edgerton, WI 53534
Phone # 608-622-4143	Email Jehovahafamadison@gmail.com
Fax #	Phone # 316-771-1714
Fax #	Fax #

Parcel No(s). _____ **Type of Proposal – Please check boxes below that apply**

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

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

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

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

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

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

Village of McFarland Plan Commission 2022 Schedule

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

***Submittal Deadline Noon on:**

For Scheduled 2022 Meeting date of:

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

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

Acknowledgements:

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

X

Signature of Applicant/Agent

Date

11/29/22

VILLAGE OF McFarland

Community & Economic Development

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

Conditional Uses

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

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

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

Sec. 62-111, Conditional Use Standards

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

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

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

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

Answers to Sec. 62-111, Conditional Use Standards

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

Our services are:

Sunday- 5:00 pm

Monday- 7:00 pm

Thursday- 7:00 pm

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

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

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

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

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

e. Adequate measures are going to be provided if needed

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

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

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

To our knowledge there are no zoning violations

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

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

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

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

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

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

j.

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

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

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

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

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

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

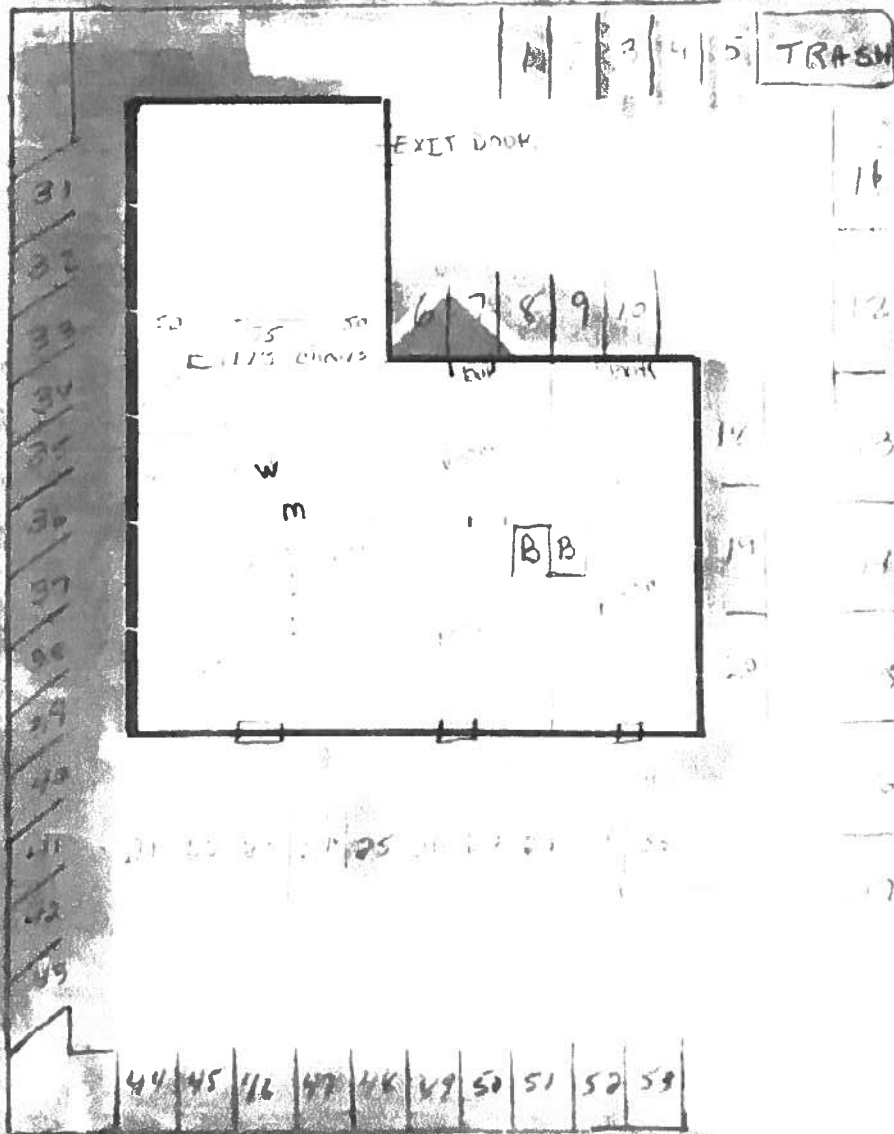
7- N/A The site is not shoreland

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

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



FUTURE DESIGN



PRESENT DESIGN

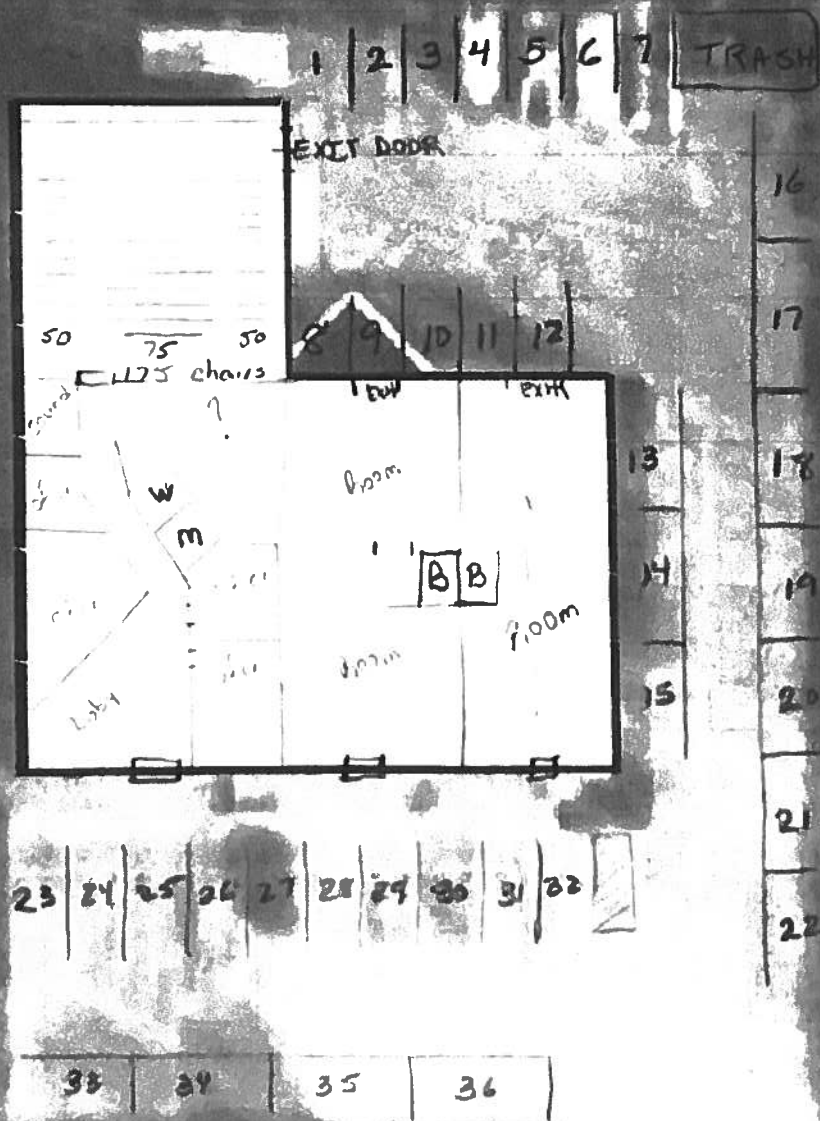


EXHIBIT A - 01.06.2023 (provided by applicant)

Proposed layout for seating (170 total)



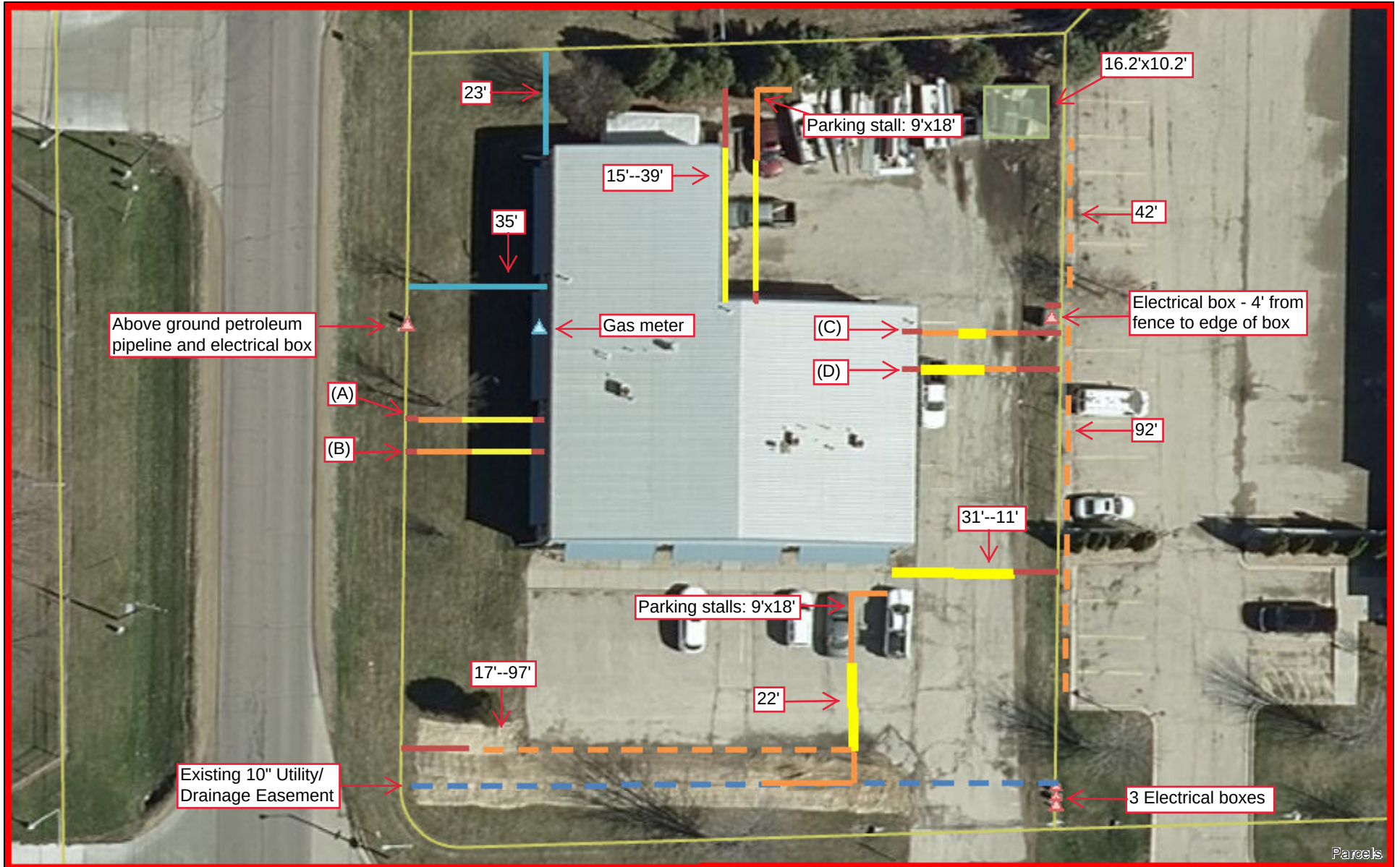
Church Chair 18.5" wide seating [PCHT185-113]

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

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



4700 McFarland Court Measurements



February 14, 2023

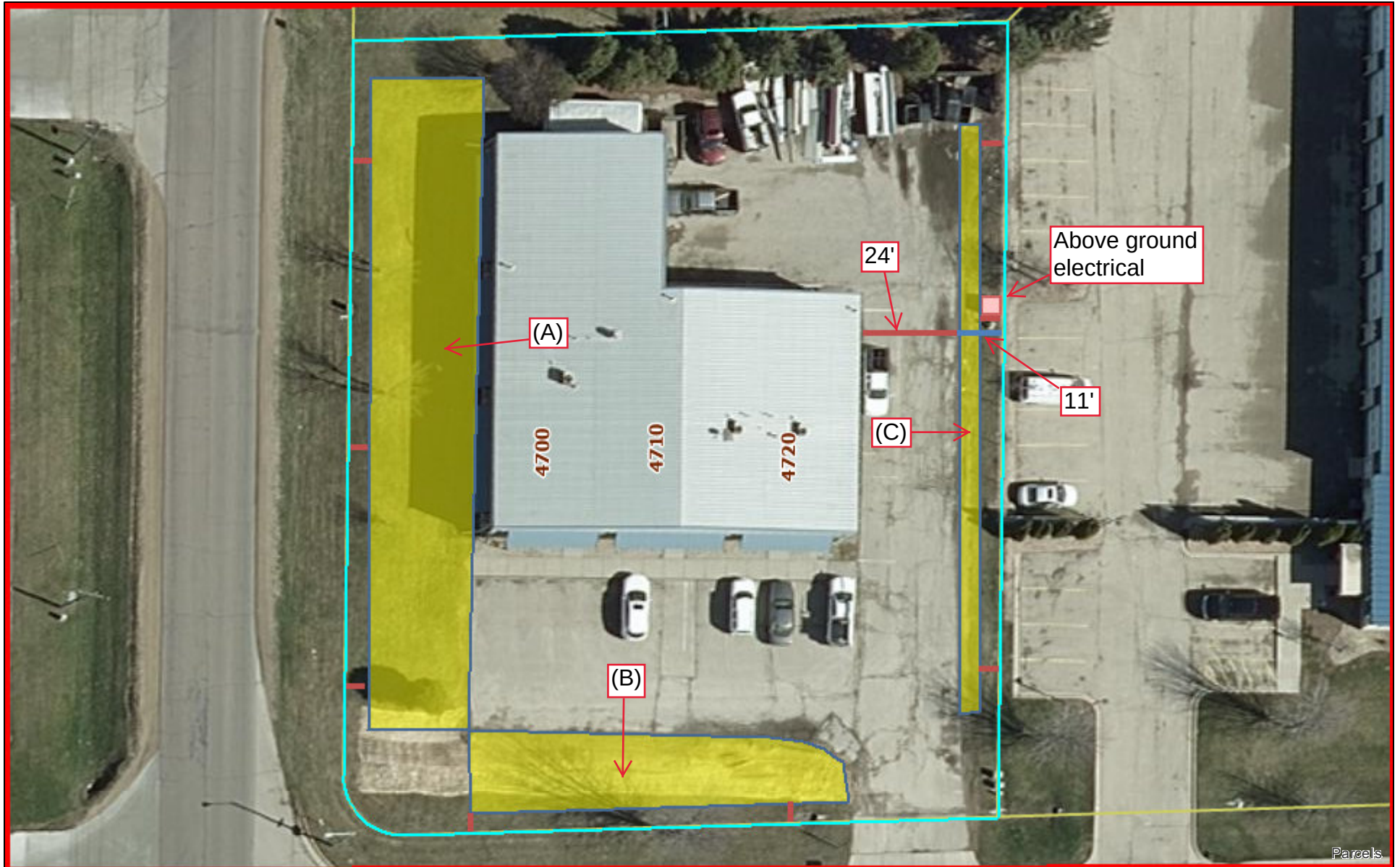
- Setback
- Parking stall space
- Aisle
- - - Present/Future Design Parking Space
- - - Existing Utility
- Measurement Recorded

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



McFarland Court On-Street Parking Map



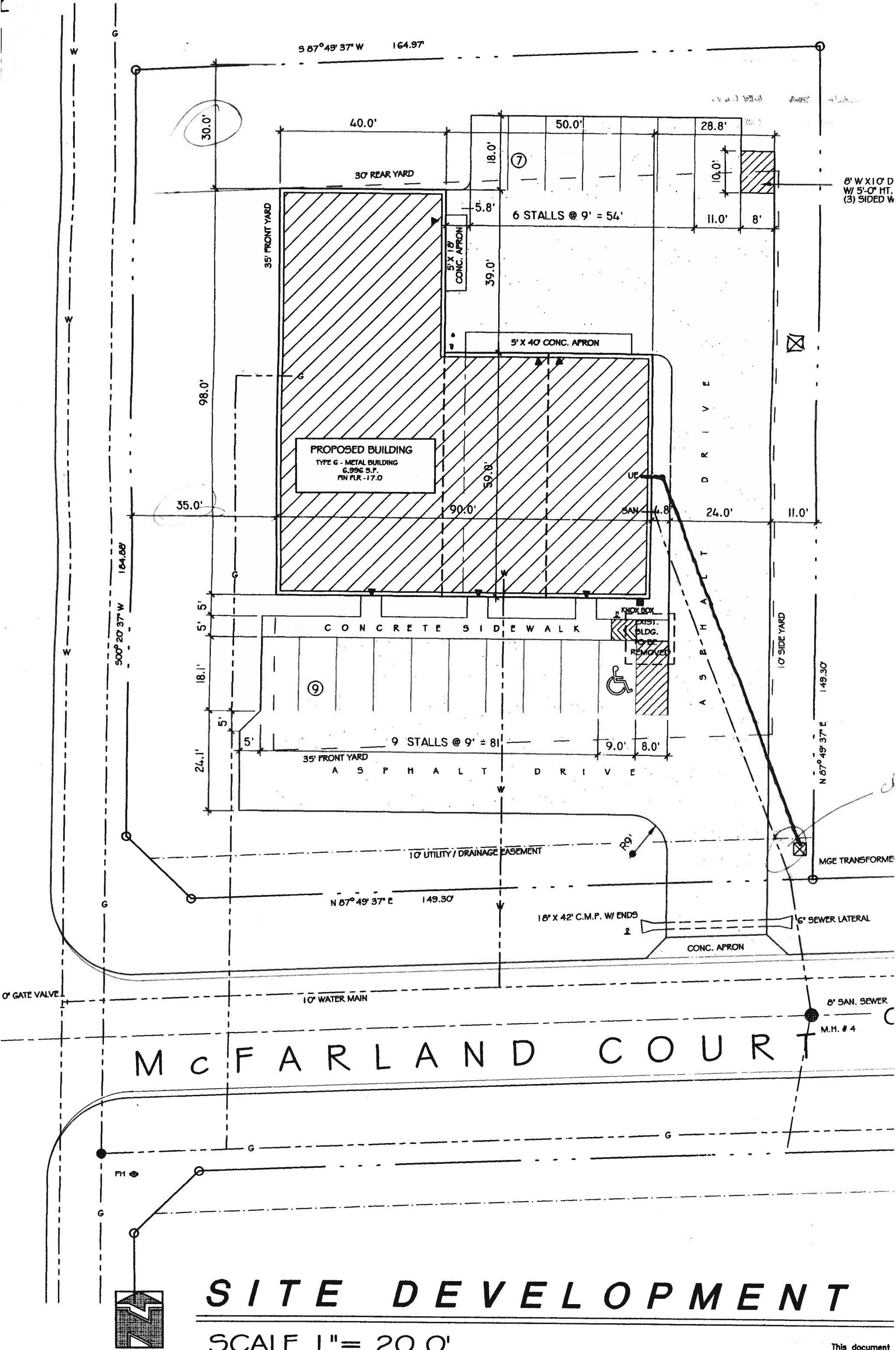
January 12, 2023

- | | |
|--------------------|--------------------|
| (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



S I T E D E V E L O P M E N T

SCALE 1" = 20.0'

February 13, 2023

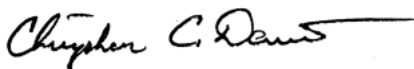
Re: Conditional Use Permit Review for 4700 McFarland Court

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.

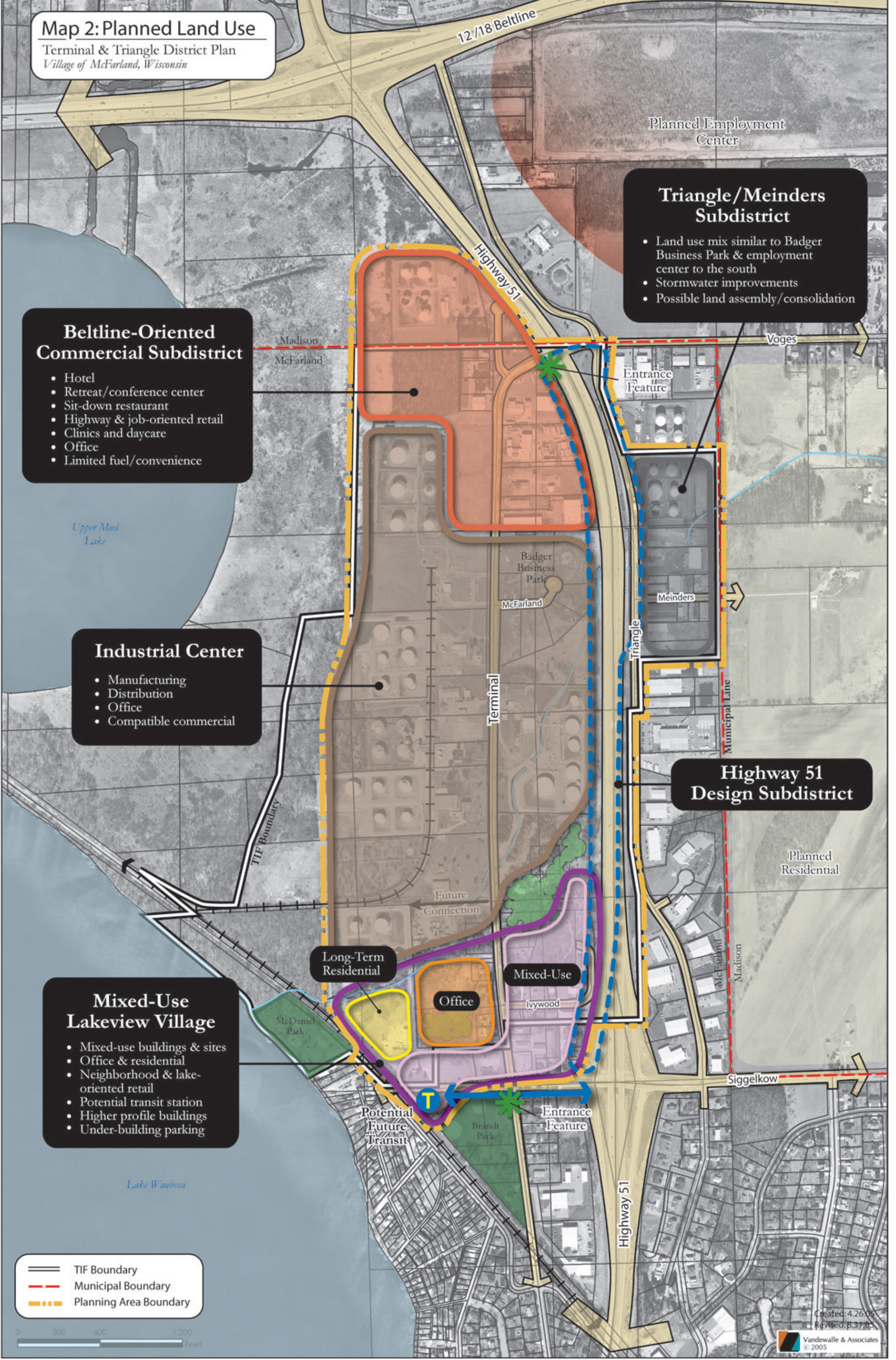
Sincerely,



Christopher C. Dennis, EFO
Fire & Rescue Chief

Map 2: Planned Land Use

Terminal & Triangle District Plan
Village of McFarland, Wisconsin



Planned Employment Center

Triangle/Meinders Subdistrict

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

Beltline-Oriented Commercial Subdistrict

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

Industrial Center

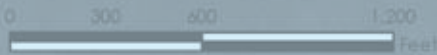
- Manufacturing
- Distribution
- Office
- Compatible commercial

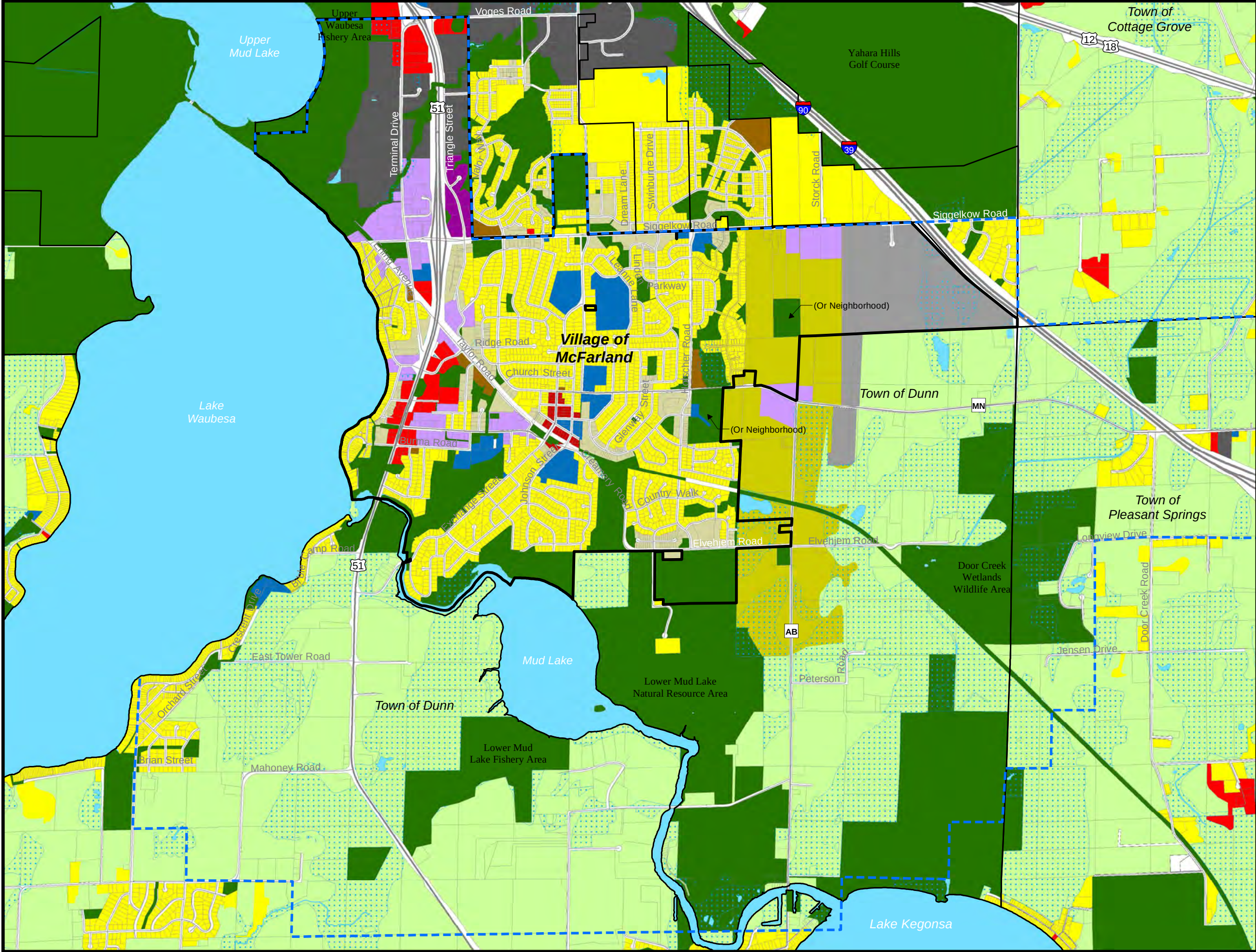
Highway 51 Design Subdistrict

Mixed-Use Lakeview Village

- 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





MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

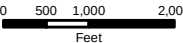
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor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

--- Village of McFarland Extraterritorial Jurisdiction Boundary

⬢ Village of McFarland Limits (8/18)

⬢ Other Municipal Limits (2018)

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



Date: May 2019

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



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.

February 16, 2023

Village of McFarland Plan Commission
5915 Milwaukee Street
McFarland, WI 53558-0110

Dear Village of McFarland Plan Commission:

Thank you for the opportunity to share our thoughts on the proposed conditional use permit application from Iglesia Pentecostal Jehova Rafa, Inc. to occupy the existing premises at 4700 McFarland Court as a church, near Flint Hills Resources (FHR) fuel terminal. The FHR McFarland terminal stores and distributes several types of gasolines as well as diesel fuel that come to the terminal through underground pipelines. These products are distributed to customers throughout central and southern Wisconsin via tanker trucks. The FHR McFarland terminal and three additional FHR fuels terminals throughout the state provide nearly half of all transportation fuels used in Wisconsin.

At our operating sites, safety is always our top priority, and we offer these comments in relation to this proposed conditional use permit consistent with that commitment. Specifically, we have identified three areas in which to comment: 1.) understanding of routine terminal operations and risks, 2.) general safety and security including vehicle/pedestrian traffic and 3.) emergency response.

1. It is important for the owner of this property to be aware of the existing operations in the area, including neighboring properties that are zoned for heavy industrial use. The Flint Hills Resources McFarland terminal is a working fuels terminal open to our customers 24-hours-a-day, 7-days-a-week. This terminal sees an average of 75 to 100 tanker trucks per day accessing the terminal from Terminal Drive. The terminal needs to be lighted 24-hours-a-day, and our operations and maintenance team must perform routine activities that may include the very rare, yet possible noise and odor, all of course within our permits, associated with normal operations of a terminal. We prepare for and drill on emergency operations regularly, those exercises may include alarms, lighting and emergency related activities that close neighbors may notice. We would appreciate the opportunity to provide safety information to the owners of this facility.
2. Since the proposed plan for this property will include church services and with a congregation of 100-130 people, there will likely be an increase in vehicle traffic and pedestrians along Terminal Drive which causes concern. We would ask that the Village consider additional measures to address safe traffic flow and parking.
3. In the event of an emergency at the terminal, there are scenarios where the terminal and even nearby residence may need to evacuate. As with any such emergency, the fire department and emergency services would be key to addressing and activating an evacuation plan for the neighbors around the terminal, including those who may be participating in a church service.

Again, thank you for the opportunity to share our comments regarding the proposed conditional use permit.

Sincerely,

Tim Solberg
Terminal Manager, McFarland Terminal

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 21, 2023

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Site Design Review application requested by the Village of McFarland for park improvements at 4806 McDaniel Lane, McDaniel Park.

PREVIOUS ACTION:

February 24, 2022 - Former Parks, Recreation and Natural Resources Committee reviewed a presentation on this project at this scheduled meeting.

October 4, 2022 - Parks and Recreation Committee recommended approval to Village Board for the McDaniel Park water accesses and quality improvements.

October 10, 2022 - Sustainability & Natural Resources Committee recommended approval to the Village Board for the McDaniel Park water access and quality improvements.

October 25, 2022 - Village Board approves of McDaniel Park water access and quality improvements

November 1, 2022 - Parks & Recreation Committee recommended approval to the Village Board regarding Town and County's proposal for design and bidding services for McDaniel Park site improvements.

November 14, 2022 - Sustainability & Natural Resources Committee recommended approval to the Village Board regarding Town and County's proposal for design and bidding services for McDaniel Park site improvements .

February 7, 2023 - Parks & Recreation Committee recommended approval to the Village Board regarding Town and Country's design as presented and authorized the project for bid.

February 13, 2023 - Sustainability & Natural Resources Committee recommended approval to the Village Board regarding Town and Country's design as presented and authorize the project for bid.

February 14, 2023 - Village Board recommended approval of project design and authorized project for bid.

March 13, 2023 - Sustainability & Natural Resources Committee recommended approval to the Village Board regarding awarding contract bid to R & T Voegeli Excavating, LLC

March 14, 2023 - Village Board approved the bid for the project.

ISSUE SUMMARY:

The Village of McFarland is seeking approval of a site design review application to add a 12'x12' prefabricated utility building to McDaniel Park and associated beach and swimming improvements. The purpose of the utility building is to house a water pump and filtration system as part of a larger collaboration with Dane County to improve the existing beach at McDaniel Park for swimming in Lake Waubesa. The design plans include an enclosed



swimming beach area with a maximum depth of about 2'. The pump and filtration systems will be enclosed within a prefabricated 12'x12' utility building located off an existing pathway to the beach.

The systems include one supply line within the enclosed beach area and two discharge lines back to the lake. The pathway which extends from the nearby park shelter also serves to support staff maintenance activities at the proposed utility building. The proposed design plans remove the existing gravel beach and add approximately 5,500 SF of new sand to the beach area. The completion of the park improvements is scheduled for June 2023.

EXISTING PROPERTY

The property is 4.3 acres and is currently zoned CO Conservancy. Features and amenities of the park include 59 off-street parking stalls, three park shelters (two with restrooms), a children's playground, a sand volleyball court, onsite boat/canoe storage, a pier, a bike path and bike repair station, a bike sharing station (BCycle), and available tables and seating. The northern part of the park contains one end point of the Lower Yahara River Trail, an interconnected multi-use trail within Dane County.

Adjacent to the north are Village-owned conservancy areas. Along the northeast corner of the property, extending to the southwest corner, are railroad tracks. Beyond the railroad is 4516 Siggelkow Road, a petroleum manufacturer zoned M-IC Manufactured Intensive Commercial.

Adjacent to the south are two residential properties (4912 & 4914 McDaniel Lane) both zoned R-1B Single Family Residence. Beyond the two residential properties is 4412 Siggelkow Road, the Green Lantern Restaurant, zoned C-G General Commercial. There is available on-street parking along McDaniel Lane.

DANE COUNTY AND VILLAGE RESPONSIBILITIES

The proposed park improvements are in partnership with Dane County as lake and water access is regulated by the County. The following responsibilities between the Village and Dane County are described below.

Dane County:

- Permitting - A 3-6 month process with an application submittal in January 2023.
- Pump/Filter - The design and build of the pump/filter systems will ensure the water within the barrier are screened and cleared of debris and harmful materials.
- Barrier - The County to purchase and set up the booms with a curtain to shield the designated swimming area from debris and other harmful things. An annual review and replacement of the barrier by the County is needed.
- Agreement - Maintenance of the beach, mechanical, and other elements to the swimming area as needed. The County to provide funds and support for these elements, but the Village to determine operational commitments as they are additional responsibilities for current staff.

Village:

- Structure - The mechanical pump and filtration systems are to be contained within the proposed utility building. The Village Engineer to review the structure for installation



and the ability of Public Works staff for proper maintenance activities. The Village will also create an area for discharge from the structure back to the lake.

- Underground piping - Installation, design, and location of intake/discharge of piping.
- Beach Improvement - Village to replace existing gravel material on the beach with sand.
- Agreement - Village to consider one-time capital expenditure costs and recurring costs of the proposed park improvements.

SEC. 62-310(e). - SITE DESIGN STANDARDS

Sec. 62-310 requires any new construction or exterior improvement to real property for which application for a building permit may be required to obtain a site design review permit from the Plan Commission. In reviewing plans for development, the Plan Commission shall determine that the following standards are met:

- Grading. The proposed design does minimal activity in changing the existing grading of the property.
- Landscaping. Sec. 62-72 does not require any minimum landscaping points for developments within the CO District. No additional landscaping is proposed.
- Building Relationships. The proposed utility building is approximately 60' away from the existing park shelter, 20' from the beach area, and 40' away from the edge of the water. The proposed utility building is outside the 100-year floodplain area (1%) but within the 500-year floodplain area (0.2%). The preference to be closer to the water provides efficiency in water filtration intake and return. The proposed utility building is also the structure furthest south, having minimal impact on park activities and open space.
- Lighting. No additional lighting is being proposed with the park improvements. In addition, the proposed plan's mechanical building does not include any exterior lighting fixtures.
- Utility service. An underground electrical supply wire will connect the proposed utility building with the park shelter in the center. The utility building does not require heating or plumbing.
- Building Design. The selection of wood colored finish for the proposed utility building matches the aesthetic of the surrounding trees, while the stone panel texture to the building's base adds to its overall appearance. The building does not stand out significantly among the other existing structures in the park nor does it look out of place.

STAFF COMMENTS

No comments or concerns were received from the Village Police Chief, Fire Chief, Public Works Director, and Village Engineer.

PUBLIC COMMENTS

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

FINANCIAL/BUDGET IMPACT:



The cost projections for the project are included in the CIP at \$250,000 for the Village. Dane County's contribution includes costs between \$75,000-\$100,000 for their responsible items. The Village's funds will be through annual borrowing. The total project expenses comes to \$200,000. This total includes the bid amount by R & T Voegeli Excavating, LLC in the amount of \$154,896.00, \$25,000 for engineering, and \$20,000 for contingency. An additional \$104 for rounding. Due to the surplus, the anticipated borrowing for 2023 will be lowered by \$50,000 to align with the project's expected cost.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017. The property is identified as a Public Lands, Recreation, and Environmental Corridor. The property is owned and maintained by the Village of McFarland, offering to its users open space, lake water access and recreational uses.

McDaniel Park Master Plan, 2017. The master plan identifies maintaining and enhancing the existing beach.

Outdoor Recreation and Open Space Plan, 2019-2023. Page 28 of the plan includes a general recommendation to improve swimming facilities within the Village.

Strategic Plan, 2022-2023. This project supports Goal G, *Support the development of active and passive park amenities that appeal to all age groups and abilities* and Action i, *Partner with Dane County to convert beach within McDaniel Park to sand and add water barriers with filtration.*

ORDINANCE REFERENCE:

Sec. 62-310. - Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, and second, to approve the site design review application requested by the Village of McFarland for park improvements at 4806 McDaniel Lane, McDaniel Park, as submitted.

ATTACHMENTS:

1. 4806 McDaniel Lane_Beach Site Design Review_02072023
2. Master Plan Concept from McDaniel Park Master Plan, 2017



Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner	Village of McFarland	Applicant's Agent	Town and Country Engineering
	Attn: Matt Schuenke, Administrator	Name	Tim Stieve, Village Engineer
Address	5915 Milwaukee Street (PO Box 110), McFarland, WI 53558	Address	6264 Nesbitt Road, Madison WI 53719
Email	matt.schuenke@mcfarland.wi.us	Email	tstieve@tcengineers.net
Phone #	(608) 838-3153	Phone #	(608) 273-3350
Fax #	(608) 838-3619	Fax #	(608) 273-3350

Parcel No(s). 154/0710-331-6466-1

Type of Proposal – Please check boxes below that apply

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits
(covers costs for outside consultants; e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

The Village is planning to improve the beach on Lake Waubesa within McDaniel Park. This project includes the upgrading of the existing beach to sand while also installing a new water filtration system. The new system creates a barrier in the water to keep natural contamination out while a pump extracts water from within the barrier to be filtered. The pump is to be located within a structure to be constructed on site along with the installation of appropriate stormwater management improvements. This is located on Assessor's Plat 4 B G Lot 26 ALG w/ Access Easement in D667/277 & 278 & 5099865. The current use of the land is for a municipal park that is owned and operated by the Village within the Conservancy (CO) District.

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 
Signature of Applicant/Agent

2/7/2023
Date

Site and Design Plans

Check List

Date received: 2/7/2023

Subject property address: 4806 McDaniel Lane
McFarland, WI 53558

Landowner's name: Village of McFarland

Landowner's address: 5915 Milwaukee Street
McFarland, WI 53558

Landowner's phone/fax: 608-838-3153

Landowner's email: Matt.Schuenke@mcfarland.wi.us

Agent's name:	_____
Agent's address:	_____ _____
Agent's phone/fax:	_____
Agent's email:	_____

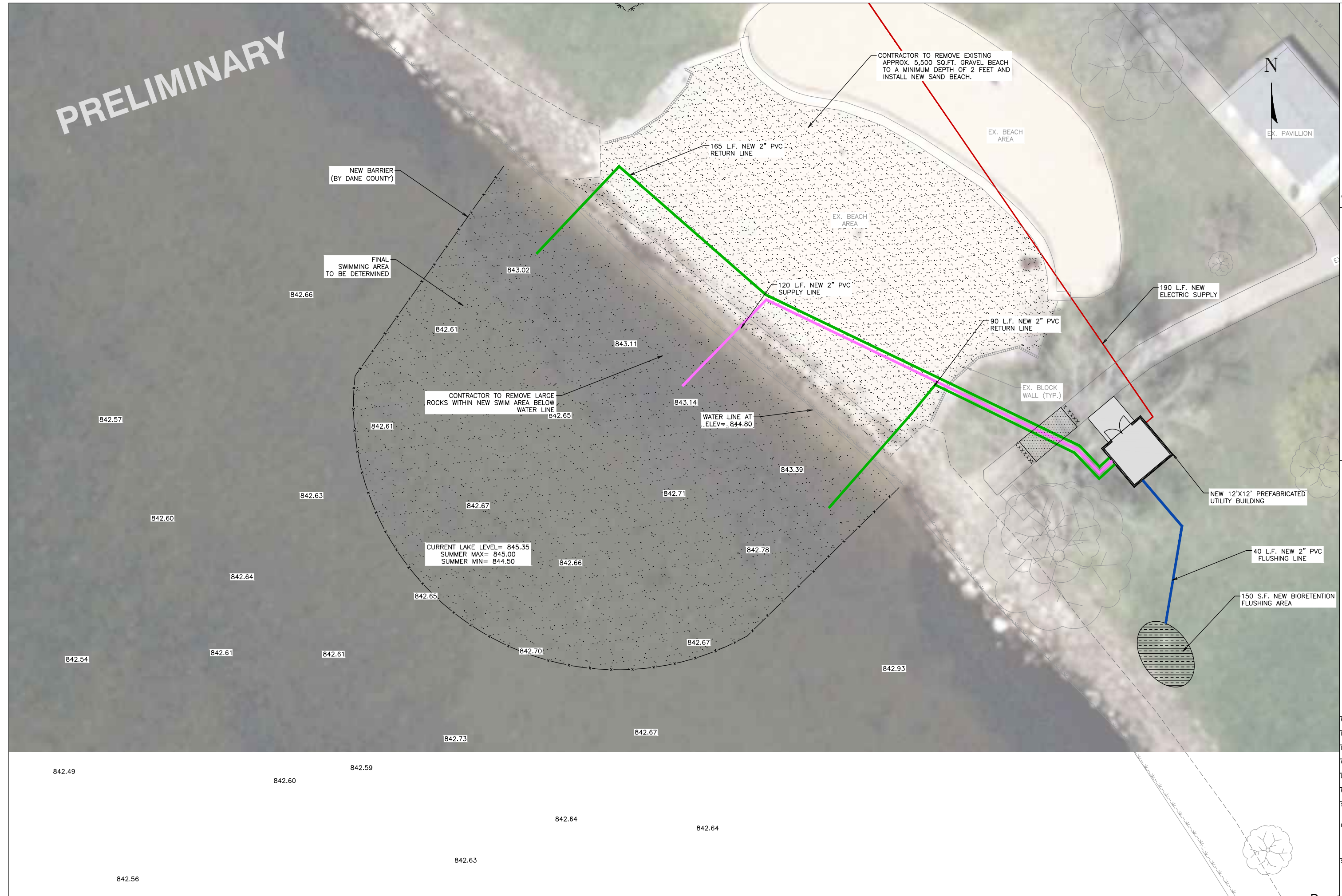
- X A. Title Block that indicates name and address of the current property owner.
- X B. Name and signature of the designer.
- X C. Date of original plan and latest date of revised plan.
- X D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- X E. Existing zoning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

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

General Comments: _____

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

PRELIMINARY



TOWN & COUNTRY
ENGINEERING, INC.
5225 Verona Rd. Bldg. 3, P.O. Box 44451
Madison, WI 53744-4451
(608) 273-3350 (Fax) 273-3391

MCDANIEL PARK
BEACH FILTRATION SYSTEM

MCDANIEL PARK IMPROVEMENTS
Village of McFarland, Wisconsin

PROJECT NO.:
MCDANIEL PARK
BEACH FILTRATION
2.DWG
DRAWN BY:
T.J.S.
CHECKED BY:
B.R.B.
DATE:
1-31-23
REVISIONS:
SCALE:
0 5 10
SHEET:
1

Village of McFarland
McDaniel Park Beach
Filtration System

Property Data
Lot Area= 189,268sf
Building Area= 144sf
Paved Area= 60sf
Total Impervious Area= 204sf
Building Height= 12'
Existing Zoning= Conservancy
Proposed Zoning= Conservancy
Parking Stalls- N/A

Legal Description
ASSESSOR'S PLAT 4 B G LOT 26 ALG
W/ACCESS ESMT IN D667/277&278 &
5099865

PROPOSED 12'X12' NEW UTILITY
BUILDING

EXISTING PROPERTY LINES
(TYP.), NO CHANGES PROPOSED

Legend

- Streets
- Tax Parcels
- Water
- Municipal_Boundaries 2022

ColorOrtho6Inch2022WEB
RGB

- Red: Red
- Green: Green
- Blue: Blue

0 20 40 80
Feet

tc TOWN & COUNTRY
ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

Town & Country Engineering, Inc. makes no representation regarding the accuracy or completeness of this map and its underlying data. Any use or reuse of this map will be at your own risk and without liability or legal exposure to Town & Country Engineering, Inc. Not to be used for utility marking for purposes of Digger's Hotline.
Date: 2/7/2023
Path: J:\J0845\McFarland\MC-204-M9 2023 McDaniel Park Beach Improvements\Admin\McFarland Plan Commission\Plan Commission Exhibit.aprx



Spec Formliners, Inc.

Impressive on Concrete

Pattern Number: **1502**

Ashlar Stone

Rock Sizes - 2-1/2" to 9"

1-1/4" depth, 3/8" to 1-1/4" mortar joint

GENERAL INFORMATION

ATTACHMENT TO FORMWORK – Liners are attached to the form using TEK screws through the face of the liner spaced 12" C-C. Optional form mounting T-nuts embedded through the plywood backing is available for Elastospec panels.

FORM RELEASE – Apply with low flow, wide angle, flat spray nozzle and wipe with a cloth to insure a complete even coat to the entire form liner surface. Do not over apply form release agent. Protect treated form liners from precipitation, dust, and debris. Do not apply to reinforcing steel. For best results, use SPEC Release, aVOC compliant form release approved for all form liner materials.

TECHNICAL SUPPORT – Contact Spec Formliners, Inc. 888 429-9550



Ends and sides are texture matched.

Panels can rotate, allowing random pattern layout.

ThermoSpec™ SINGLE OR MULTI-USE PLASTIC

Property	HIPS	ABS
Tensile D638	3700	5300
IFlexural D7905	-	9300
Hardness D786	-	105
Material Weights - lbs/ft²		
0.070 MIL	0.110 MIL	0.150 MIL
0.393	0.621	0.843

ElastoSpec Lite™ Semi-Elastomeric MULTI-USE MATERIAL

Property	ASTM	Rating
Shore D	D2240	65
Tensile	D412	3000 psi
Elongation	D412	300%
Tear Strength	D2370	23 MPa
Material Weights - lbs/ft²		
Varies by Pattern		

ElastoSpec™ 100% Solid Urethane BONDED TO 3/4" PLYWOOD

Property	ASTM	Rating
Shore A	D2240	50-55
Tensile	D638	800 psi
Elongation	D638	600%
Tear Strength	D624	200 pli
Material Weights - lbs/ft²		
Varies by Pattern		

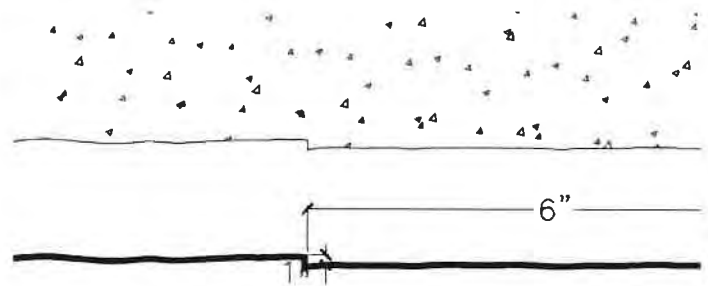
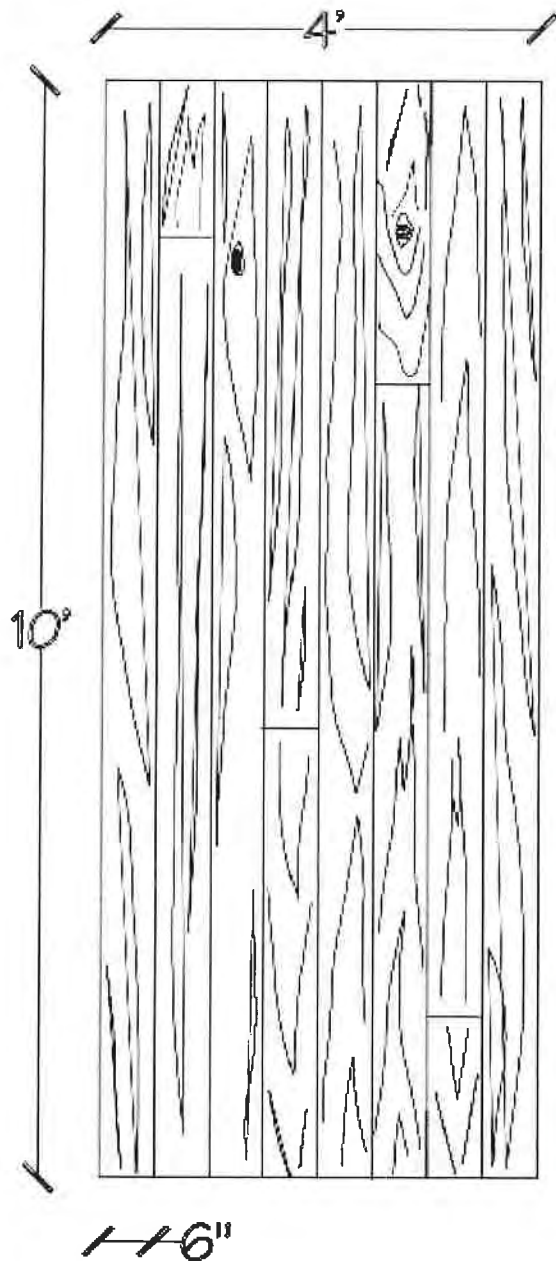
Call for ThermoSpec™ Standard Panel Sizes on this pattern. Custom Sizes and Art Panels available
ElastoSpec™ Customized Panel Sizes and Art Panels

Spec Formliners, Inc. 530 East Dyer Road, Santa Ana, CA 92707
www.specformliners.com - Phone: 714 429-9500 - FAX: 714 429-1460



6" Cedar

Thermoform Plastic Formliner



Quality. Service. Innovation.



NO PETS
IN BEACH AREA

NO LIFEGUARD
ON DUTY

BEACH
CONTAINERS





MAP 1



MCDANIEL PARK

MCFARLAND, WISCONSIN

Revised : 7.25.17

Scale : 1"= 60'

MASTER PLAN

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 21, 2023

SECTION:

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action to submit a letter of opposition to the Dane County Zoning & Land Regulation Committee, and Town of Dunn Town Board, regarding a proposed cell tower at 3486 CTH MN in the Town of Dunn, Dane County, WI.

PREVIOUS ACTION:

January 17, 2013 - Discussion of this item was held by the Plan Commission

February 20, 2023 - Discussion of the Community & Economic Development Director's letter of opposition was held by the Plan Commission.

ISSUE SUMMARY:

Update from the February 20th Plan Commission Meeting

Following discussion at the February 20th Plan Commission meeting, Staff submitted a letter of opposition to Dane County and the Town of Dunn, as provided in the packet. The following is a summary of additional activities that have occurred since the February 20th meeting:

- February 28th, Dane County Zoning & Land Regulation Committee Public Hearing.
Staff attended the public hearing to speak against the proposal. In addition, President Clow and two Village residents adjacent to the property spoke against the proposal. Due to public opposition to the proposal, the ZLR postponed action on the request. Prior to the public hearing, the applicant provided County staff with additional documentation including:
 - Property Value Study from Waukesha, WI
 - Property Value Study from Greendale, WI
 - Map of other properties in their search ring and table of comments
 - Updated Site Plan, dated February 20, 2023

The ZLR Committee also took action to recommend approval of County Ordinance OA-57 that would amend portions of the County's cell tower ordinance to require communication towers 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 setback requirement shall be measured from the lot lines of other adjacent and nonadjacent parcels for which single-family residential use is permitted. The Town of Dunn voted in favor of OA-57 at a prior Town Board meeting. The County Board is expected to consider approval of ordinance OA-57 at their March 16, 2023 meeting.



- March 13, Town of Dunn Town Board Meeting. Staff attended the Town Board meeting. Prior to the meeting, the applicant's attorney, Husch Blackwell, provided a letter to the Town dated March 9, 2023 in response to the letter submitted by Village Staff to the Town and County. In addition, the County's cell tower review consultant (CityScape) provided an updated letter dated March 10, 2023 indicating that a predicted coverage at 140 feet of antenna height, as compared to 160 feet, results in a small, almost imperceptible amount of coverage loss and coverage at a height of 120 feet, as compared to 160 feet, results in a noticeable and significant amount of coverage loss. The Town Board postponed action to allow for both the applicant and the Village to weigh in on a 140 foot tower.
- March 14, Dane County Zoning & Land Regulation Committee Meeting. Earlier on the afternoon of the 14th, the applicant and County staff agreed to an extension of the mandatory 90-day review period to allow time for the Town Board to consider action on the application. The ZLR Committee is anticipated to take action on the proposal at their March 28th meeting. As part of the meeting packet, County staff updated their prior staff report.

Copies of the above mentioned documents and letters are provided within the packet along with an updated proposed letter of opposition for consideration by the Plan Commission for submittal to the Town of Dunn Town Board and Dane County Zoning & Land Regulation Committee.

Background

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
2017 Comprehensive Plan
2023 East Side Plan (Draft)

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. 3486 CTH MN_DC Petition 2583_VOM Opposition Ltr_03.21.23
2. CUP 2583 County Staff Update
3. CUP 2583 - CityScape Supplemental Memo_03.10.23 (analysis of lower tower height)
4. 2023-03-09 Ltr. to Town of Dunn re CUP 2583 (DISH-Iron Mountain Tower CTH MN)
5. CUP 2583 - Applicant Property Value Study - McFarland - Greendale (recvd 021723)
6. CUP 2583 - Applicant Property Value Study - McFarland Waukesha (recvd 021723)
7. Binder of Emails
8. CUP 2583 DISH Site Plan Ground (recvd 022123)
9. CUP 2583 - Applicant McFarland Property Map (recvd 021723)
10. CUP 2583 - Applicant McFarland Property Map List (recvd 021723)
11. V. McFarland Plan Commission Letter_3486 CTH MN_02.20.23
12. CUP 2583 Full Application
13. Town of Dunn CUP Response 020623
14. 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: McFarland Plan Commission
c/o Andrew Bremer, AICP, Community & Economic Development Director

Date: March 21, 2023

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

The following letter was reviewed by the McFarland Plan Commission at their March 21st, 2023 meeting and contains comments and justification in continued support of denial of Conditional Use Permit (CUP) Petition #2583, for a proposed 174' monopole communication tower located at 3486 CTH MN. 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.

1. Setbacks, Tower Height, and Meadowsweet Trail Extension. 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*.

In a letter dated March 9th, 2023 to the Town Board for the Town of Dunn, the Applicant's attorney states their Applicant will move the communication tower 14 feet to the southwest of its current location but this is the most the applicants are able to move the tower and remain in compliance with applicable environmental and FAA standards. The letter does not provide any specific information regarding what applicable environmental and FAA standards would prevent a greater setback distance, nor has the County's consultant CityScape verified this claim. The Village remains committed that the proposed setback distance should equal or exceed the height of the proposed tower. This is the distance required under the Village's Zoning Code for cell towers in residential areas, this is a residential area. Furthermore, the Dane County Zoning & Land Regulation Committee has voted to recommend the County Board approve OA-57 which would require *communication towers 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*. On January 24, 2023, the Town Board for the Town of Dunn voted in favor of County Board adoption of OA-57. If the Town Board and ZLR Committee have affirmed the provisions of OA-57 promote planned and orderly land use development of cell towers on or adjacent to a parcel of land upon which single-family residential use is permitted, then the Village respectfully requests application of this standard, the same standard as the Village, to this property.

The March 9th letter further states that even if the property were subject to the Village's zoning authority, the zoning code sections cited by the Village could not be enforced against the use as they are preempted by Wis. Stat. 66.0404(2)(g). However, Wis. Stat. 66.0404(4e) (a-d) provides:

- a) Notwithstanding sub. [\(4\) \(r\)](#), and subject to the provisions of this subsection, a political subdivision may enact an ordinance imposing setback requirements related to the placement of a mobile service support structure that applies to new construction or the substantial modification of facilities and support structures, as described in sub. [\(2\)](#).
- b) A setback requirement may apply only to a mobile service support structure that is constructed on or adjacent to a parcel of land that is subject to a zoning ordinance that permits single-family residential use on that parcel. A setback requirement does not apply to an existing or new utility pole, or wireless support structure in a right-of-way that supports a small wireless facility, if the pole or facility meets the height limitations in s. [66.0414 \(2\) \(e\) 2.](#) and [3.](#)
- c) The setback requirement under par. [\(b\)](#) for a mobile service support structure on a parcel shall be measured from the lot lines of other adjacent and nonadjacent parcels for which single-family residential use is a permitted use under a zoning ordinance.
- d) A setback requirement must be based on the height of the proposed mobile service support structure, and the setback requirement may not be a distance that is greater than the height of the proposed structure.

Wis. Stat. 66.0404(4e) provides the specific consideration of the ordinance amendment contained in OA-57. In addition, Sec. 10.101(7)(d)2.b.vii of the County's Zoning Ordinances provides that the town board and zoning committee may, at their discretion, impose any other conditions as necessary to meet the standards for approval described in s. 10.101(7)(d)1 including....requirements for screening, berms, or minimum setbacks as necessary to minimize disturbance to neighboring properties.

The analysis in CityScape's March 10th, 2023 letter indicates:

- The predicted coverage at 140 feet of antenna height as compared to 160 feet results in a small, almost imperceptible, amount of coverage loss. This antenna height would require a tower of a minimum of 145 feet, not including a lightning rod.
- The predicted coverage at the 120-foot antenna height as compared to 160 feet results in a noticeable and significant amount of coverage loss. This antenna height would require a tower of a minimum of 125 feet, not including a lightning rod.

The CityScape report does not provide an analysis of the predicted coverage at 130 feet.

The Applicant has not affirmed whether they are now proposing to construct a 145-foot tower. If so, then the Village supports reducing the required minimum setbacks from the property line from 174' to equal the maximum height of a shorter tower in accordance with the standards applied to proposed cell towers in residential districts within the Village and the requirements of OA-57.

Meadowsweat Trail is designed to extend further east and is shown in the Village's existing 2008 East Side Neighborhood Plan (Concept Development Plan), 2017 Comprehensive Plan Transportation and Community Facilities Map, and draft 2023 East Side Plan (scheduled for adoption and replacement of the 2008 East Side Plan by the Village Board on April 25, 2023). Each of these plans clearly identifies the subject and surrounding properties for existing and future residential uses. Each of these documents are available for review on the [Village's Community & Economic Development website](#). Given these facts, a tower and any accessory structures in this location should be designed and setback as required under Village ordinances and OA-57.

2. Property Values. 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 Village supports the conclusions reached by County planning staff in their revised summary report for the March 14th ZLR meeting regarding the two property value "studies" provided by the Applicant.

3. Aesthetics. 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 Applicant's updated site plan dated February 20th, 2023 does not address any of the concerns raised in the Village's previous letter dated February 21, 2023. Furthermore, Sheet A-1 identifies many of the proposed improvements as "existing" features. The Applicant's March 9th letter indicates that they are amendable to discussing monopole color, fence materials, and implementation of a landscaping plan for the base of the communications tower. The Village does not support approval of the conditional use permit absent a clear site plan and application addressing the concerns raised in the Village's prior letter of opposition, for review and consideration by the Village, Town of Dunn and Dane County.

4. Alternative Sites. The Applicant's March 9th letter makes a number of incorrect statements related to the subject of alternative sites and prior Village communications. To be clear, in August of 2021 Village staff received one email from Craig and Derek McGrew regarding our interest in

leasing park space in the Village's Orchard Park. We declined. The Village's communication concern is that once the Applicant identified the proposed property location, they made no effort to discuss the proposal with Village staff, the Plan Commission, and adjacent property owners before developing and submitting an application to the Town and County. Given the context of the property location, that is tremendously short-sighted. Furthermore, as evident by the email the Applicant provided from Kris Krentz, President/CEO of Skaalen Retirement Services, dated February 10, 2022, the Applicant was aware that the adjacent property owner had concerns that a potential cell tower would be an impediment to Skaalen's future development of their property. Declining a request to lease one's own property for a proposed cell tower is not the equivalent of knowing that a cell tower would be proposed on the subject property, and more importantly, is not a substitute for thoughtfully engaging the Village and surrounding property owners in any design considerations for a tower on the property. It is disingenuous for the Applicant to state *"we have approached this project thoughtfully, with an emphasis on blending the needs of the local citizenry with the goals of the Applicants."* Clearly that is not the case.

Given the context of this particular location/application, and all of the concerns raised in this letter, and the Village's previous letter dated February 21st, 2023, we respectfully request denial of this application.

This letter was reviewed and voted ____ in favor and ____ against, for submittal to the Dane County Zoning & Land Regulation Committee, and Town of Dunn Town Board, at the McFarland Plan Commission's March 21, 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.

Staff Report



Zoning and Land Regulation Committee

Public Hearing: **February 28, 2023**

CUP 02583

Zoning Amendment Requested:

TO CUP: 174' Monopole Communication Tower

Town/Section:

DUNN, Section 2

Size: **2 Acres**

Survey Required.

Applicant

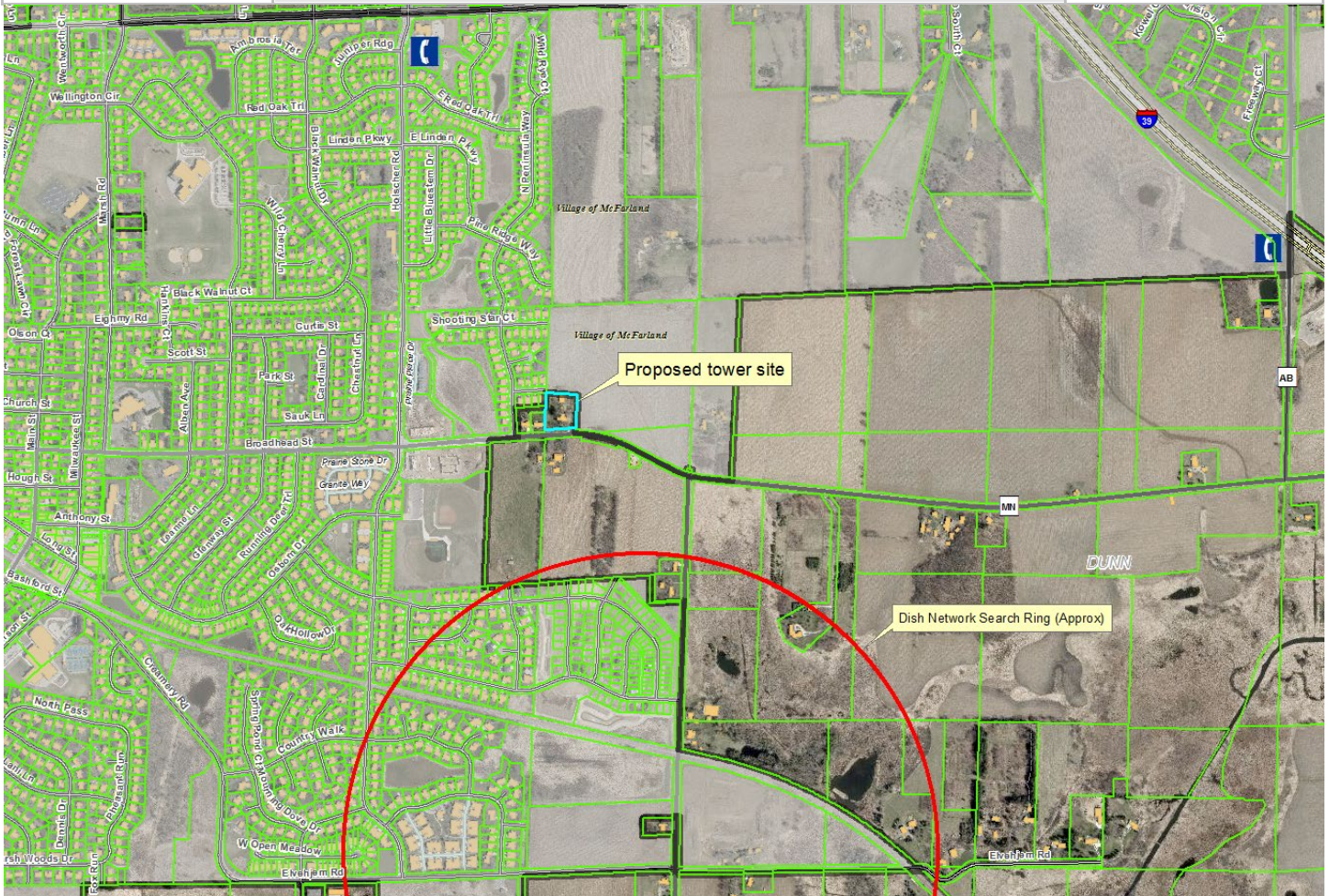
**ARIF M KHAN &
SADIA ARIF**

Reason for the request:

174' Monopole Communication Tower

Address:

**3486 COUNTY ROAD
MN**



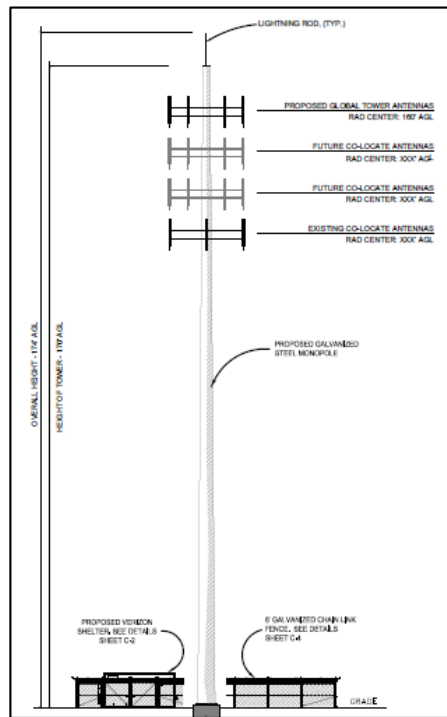
DESCRIPTION: Dish Wireless and Iron Mountain Towers (“TowerKing”) are requesting approval of a Conditional Use Permit (CUP) for a 170’ monopole style communication tower (174’ with lightning rod) that will allow Dish to provide its cellular service to the surrounding area. Applicants have negotiated a lease agreement for a 60’x60’ (3,600 sqft) area in the northeasterly corner of the property of the 2 acre RR-2 zoned parcel owned by Arif Kahn and Sadia Arif at 3486 County Highway MN in section 2 of the town of Dunn.

Applicants provided a sworn statement by an engineer for Dish indicating that the new tower is needed at the proposed location because there are no existing towers or other collocation options within their identified search ring. The tower would be owned and operated by TowerKing, with Dish as the anchor tenant at 160’ on the tower. The tower would include up to 3 additional collocation spots for other providers to potentially utilize.

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

Action on tower CUPs must be completed within a state-imposed 90-day timeframe – in this case by Monday, March 20, 2023 – unless extended by mutual agreement of the applicant and county.

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



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

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

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

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

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

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

General Standards for Approval of a Conditional Use Permit

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use;

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
7. That the conditional use is consistent with the adopted town and county comprehensive plans.
8. If the conditional use is located in a Farmland Preservation Zoning district, the town board and zoning committee must also make the findings described in s. 10.220(1).

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

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

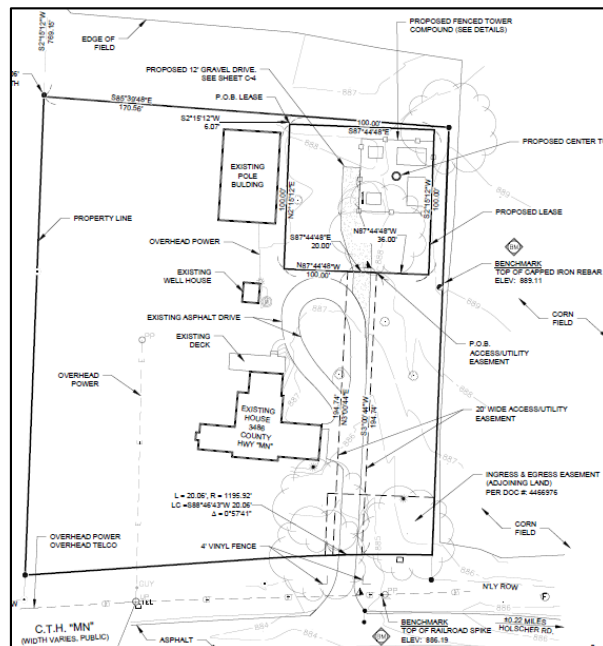
Dane County's ordinance has robust application requirements for communication tower proposals. In addition to providing a detailed statement of intent, site and operations plans, and responses demonstrating how the proposal satisfies the standards for approval of a CUP, applicants must provide technical documentation verifying the need for the tower at the requested height and location. This technical information is provided directly to, reviewed and fact checked by the 3rd party engineering firm, CityScape Consultants.

The application also includes [photo simulations](#) to help decision makers and other interested parties assess the potential aesthetic impact of the proposed tower. Please note that the "before" and "after" annotations on the photosimulations are incorrect. The full [application packet](#) is available on the county's legistar website.

RELEVANT FACTS & INFORMATION

Location, size, existing use and characteristics of subject property: The subject property is a 2.0 acre parcel located at 3486 County Highway MN in section 2 of the town of Dunn. The property abuts the village of McFarland on 3 sides and adjoins the Prairie Place residential subdivision to the northwest. Existing use of the property is residential, including the owner's residence and a large accessory building. The tower is proposed in the northeastern corner of the property within a 100'x100' lease area, and smaller 50'x50' fenced compound. The subject property and surrounding topography is relatively flat and the lease area is at an approximate elevation of 888 feet above mean sea level. The center of the tower would be setback from the rear and easterly property boundary approximately 35'.

Current zoning and applicable district regulations: The property is zoned RR-2 (Rural Residential, 2-4 acres). Communication towers are listed as a conditional use in this district. Conditional uses are subject to the General standards for approval under s. [10.101\(7\)\(d\)](#), along with any prescribed standards specific to the particular use under s. 10.103 - in this case, section [10.103\(9\)](#). The ordinance doesn't currently specify setbacks for towers, though an amendment is currently in process that would do so. The tower is proposed to be approximately 35' from the rear and easterly property boundary. The rear yard setback for a primary residence in the RR-2 district is a minimum of 50' (no less than 10' for side yard). For accessory buildings, the minimum rear and side yard setback is 10' for buildings not housing livestock. The height of residential buildings is limited to 35'.

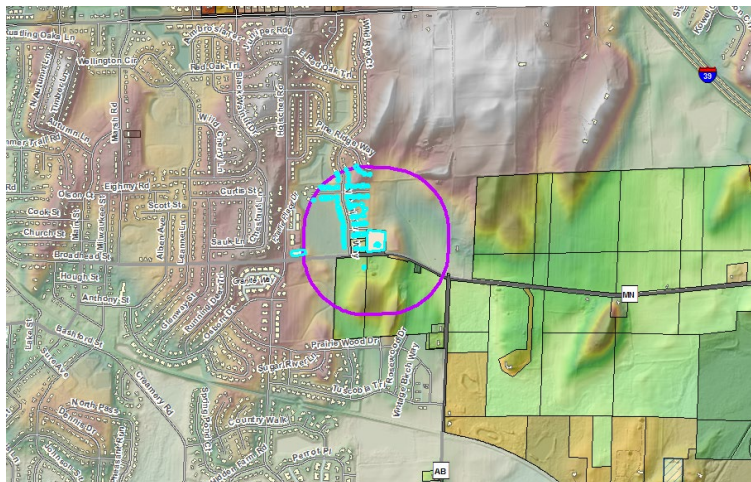


Surrounding land uses / neighborhood: Surrounding land uses include agriculture / open space, and residential. There are 63 residences, including the owner of the subject property, located within 1,000' of the proposed site. 59 of the 63 residences are in the village of McFarland.

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

There are two existing communication towers located within approximately 1.5 miles of the subject property. The applicant has reviewed these sites for possible collocation and deemed them infeasible.

Utilities, access, drainage, and other necessary site improvements: The applicant proposes a 50' x 50' fenced compound around the tower site. Access would be via the existing driveway servicing the residence at 3486 County Highway MN. No structural development, signage, or onsite waste disposal is proposed.



Residences within 1,000' of tower site

Applicable additional standards: In addition to the noted county code standards and requirements, other state and federal regulations apply to siting of communication towers.

TOWN / COUNTY PLAN: The property is within a designated agricultural transition area in the Town of Dunn and Dane County Comprehensive Plans. This planning designation applies to areas east of the village of McFarland's planned future growth area, and reflects the [inter-governmental agreement \(IGA\)](#) between the town and village. Under the town's plan, land uses in the area should remain agricultural / low density until such time as they may transition into the city for future development.

It's worth noting that the county plan comprehensive plan incorporates the municipal plans of cities and villages as required under [state statutes](#). The village of [McFarland comprehensive plan](#) designates the surrounding area as "Neighborhood".

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

At CityScape's request, the applicant provided summary confirmation from a Dish network engineer that collocation was not an option on either of two nearby existing mobile service support facilities – a village of McFarland water tower to the NW, and a US Cellular tower to the East. CityScape's review confirms that collocation on the existing structures is not a viable option.

CityScape's report acknowledges that Dish has demonstrated a need for a mobile service support facility in the vicinity of the proposed tower site. However, the report does not provide conclusive findings and indicates that additional information is needed to validate the requested height:

"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." ([Page 3](#))

"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." ([Page 4](#))

STAFF ANALYSIS

Dish and its subsidiaries are obligated to provide certain minimum levels of service within the geographic areas covered by their FCC licenses. As indicated in the applicant's submittal, this site is being proposed because there is no existing tower in the area where Dish Wireless needs a facility to meet its network objectives within the McFarland area.

Common Tower Related Issues. There are a number of issues that are commonly associated with the siting, operation, and maintenance of communication towers. Below is a brief synopsis of these issues in the context of the tower proposed under CUP #2583.

Air navigation. The potential for impacts to air navigation, including nearby private airports, is a concern handled through the FAA. The applicant has provided a copy of the FAA's "determination of no hazard to air navigation" for this site.

Fall-down and ice-fall. Catastrophic tower collapse as well as ice fall from towers can be a concern for towers located in developed areas or near occupied buildings. The tower would be located approximately 160' from the property owner's residence and approximately 80' from an accessory building on the property. The next closest neighboring residential building is approximately 255' to the west of the tower. While ice fall is a possibility with all towers, the likelihood of damage is relatively low given the rural location and prevailing winds coming from the west.

The applicant has provided an [engineering certification](#) indicating an anticipated fall down radius of 35' or less in the event of wind events in excess of the design standard. The fall radius is the exact distance the tower is proposed from the rear and easterly property boundaries. Concerns have been expressed by residents in the past about potential for catastrophic fall down in the event of a tornado. It's unclear if the design specifications and assumptions underlying the engineering certification would hold in the event of a tornadic event similar to what occurred in August of 2005, including the F3 "Stoughton" tornado which produced wind speeds exceeding 150 mph. Currently, the adjoining property to the north and east is vacant agricultural land.



Photo Location Directly West - ~~(Before)~~

An [amendment](#) to the county zoning ordinance is currently in process that would establish a setback equal to or greater than the height of a tower if the proposed tower is on or adjoining land where single family residences are a permitted use. Notwithstanding the statutory provision that prohibits such a setback if an applicant provides an engineering certification regarding the fall radius of a tower, a greater setback could be required if deemed necessary by the town board and/or ZLR Committee to find the proposal satisfies one or more of the [standards for approval of a CUP](#).

Visual aesthetics. Aesthetics is a highly subjective issue and one of the most significant points of contention often associated with new communication tower requests, particularly those that would involve nighttime lighting. The tower would not be lighted. There are 63 residences within 1,000 feet of the tower site, and 14 within 500' of the site (including the owners' residence). Given the lack of topography and comparatively small site (2 acre lot), the tower will undoubtedly be visible from the surrounding area.

The applicant has submitted [photo simulations](#) that illustrate the potential visual impact from a few locations surrounding the property. As noted above, it is apparent that the annotation accompanying the photosimulations is inaccurate, though in the view of staff this does not substantially impact their utility.

As noted during the ZLR public hearing, the applicant did not provide a photosimulation from Meadowsweet Trail where the closest residences are located. The photo at right shows the subject property from the end of Meadowsweet Trail.



View of subject property from end of Meadowsweet Trail.

Under applicable state law, aesthetics cannot be the *sole* determining factor in denying a new tower proposal. In its review, CityScape noted that the applicant should address the likely aesthetic impact to neighboring residents by demonstrating if a tower of lower height could achieve substantially the same levels of service.

Electromagnetic radiation. The issue of electromagnetic radiofrequency (RF) emissions is commonly raised in response to communication tower proposals. In accordance with the county's application requirements, Dish has provided a letter confirming that the facility will be in compliance with the RF energy human exposure guidelines and FCC rules regarding interference to other communications services.

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

As noted above, the property is in a designated agricultural transition area and future expansion area for the village of McFarland. Town / county planning goals, objectives, and policies emphasize the preservation of farmland and rural character as the area transitions away from agricultural use.

The town plan addresses conditional uses in several ways, including [lists of conditional uses](#) in each zoning district that may, depending on the circumstances, potentially be deemed to be consistent with town policies. The plan lists communication towers as potentially appropriate in the RR-2 district.

The town plan includes the following provision specifically addressing towers:

With regard to preserving the rural atmosphere and viewsheds:
"Any new development will be located such that it does not disturb scenic views or impact the Town's rural character. To the extent possible, encourage new communication towers and wind energy systems to locate in areas that minimize viewshed impacts." (Note that there are no town-designated viewshed protection areas near the site.)

There are additional references to towers and siting of towers in the Appendix of the town plan, but no relevant or applicable policies. More broadly, the town plan includes a [list of factors](#) to be considered for any conditional use permit:

The Town will review conditional uses in each district to determine if all provisions of the Land Use Plan and the Future Land Use Map are addressed and met including, but not limited to consideration of the following factors:

- a. *Consistency with the Town Comprehensive Plan.*
- b. *Whether the use is complementary with adjoining properties.*
- c. *Compatibility with existing or permitted use on adjacent lands.*
- d. *Impacts of noise, dust, lights, odor, contamination, parking, traffic, and other changes related to the use on public safety and rural character of the Town.*
- e. *The productivity of the lands involved.*
- f. *The location of the proposed use so as to reduce to a minimum the amount of productive agricultural land converted.*
- g. *The need for public services created by the proposed use.*
- h. *The availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable burden.*
- i. *The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural resources.*

Telecommunications

Policies and Programs

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

[Dane County Comprehensive Plan Telecommunications Policies](#)

The county comprehensive plan also includes a number of policies regarding new communication towers, though some of these were rendered inapplicable by state statute 66.0404 enacted in 2013 (see above).

Determining if the proposed conditional use is consistent with the adopted town and county comprehensive plans requires consideration of not just the town plan, but the village of McFarland plan, which is also part of the county's comprehensive plan. The village of McFarland plan future land use map designates the property as "Neighborhood".

The village plan provides the following summary for that designation:

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Neighborhood	A carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family and townhouse residential, multiple family residential, institutional, and recreational land uses. All served by public sanitary sewer and water systems.	R-1 Residence District R-2 Single- and Two-Family Residence R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development (Village may also wish to establish a "neighborhood" zoning district)	1. Unless the developer is following the Village's East Side Neighborhood Growth Area Plan, require preparation of detailed neighborhood plans in advance of development applications in planned Neighborhood areas. Neighborhood development plans specify the arrangement of different land uses, environmentally sensitive areas, roadways, parks and trails, and other major infrastructure investments. 2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single-family housing in the community. The Village policy is that at least 65% of new housing units in the planned Neighborhood area as a whole should be single family residences. 3. Promote neighborhoods that instill a sense of community with their design – including gathering places, parks, open spaces, pedestrian and bicycle access, schools, and churches. 4. Refer also to policies applicable to Single Family Residential, Two Family and Townhouse Residential, Multiple Family Residential, and other future land use categories that comprise each Neighborhood area.

Staff's understanding is that the village plan commission will be considering the proposal and will provide a written position on it following their meeting scheduled for February 20.

STAFF UPDATE: The petition was postponed at the February 28th ZLR Public Hearing due to no town action, public opposition, and to provide time for the applicant to provide additional information to the county's 3rd party RF engineering consultant. Given the single family residences in close proximity to the tower site, CityScape recommended that the applicant provide an analysis to validate the need for the requested height of the tower and show whether or not a lower tower height would accomplish Dish's coverage objectives.

CONCERNS AT ZLR PUBLIC HEARING:

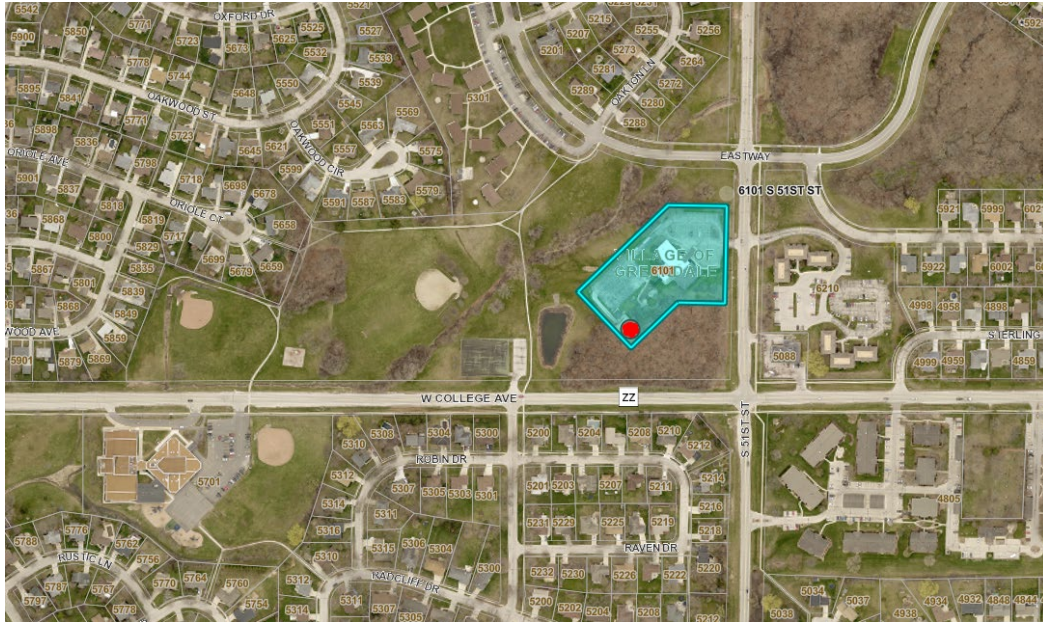
There were several registrants who spoke in opposition, including the Village President, Carolyn Clow, and Community and Economic Development Director, Andrew Bremer. The village provided a [written letter of opposition](#) detailing concerns with the proposal, countering information the applicant submitted regarding property value impacts, arguing the proposal fails to satisfy various purposes of the county's tower ordinance and standards for approval of a Conditional Use Permit, and is inconsistent with the village's comprehensive plan, which is a component of the Dane County comprehensive plan. Neighboring residents expressed concerns about negative impacts to the uses, enjoyment, and values of their properties, as well as health and safety concerns.

Edward Wreh noted that the photo simulations provided by the applicant failed to show the tower from Meadowsweet Trail, even though the properties along Meadowsweet Trail will be most impacted by the proposal. Kris Krentz, president/CEO of Skaalen Retirement Services, which owns the adjoining property, indicated that the proposal would negatively impact plans underway for a senior housing development on the property. Mr. Krentz expressed safety concerns about the potential for ice-fall from the tower given the close proximity to the property line and the planned future extension of Meadowsweet Trail and associated pedestrian sidewalks. Steve Riecks expressed health and concerns over RF emissions from the tower, noting his discomfort over the many conflicting studies on the issue.

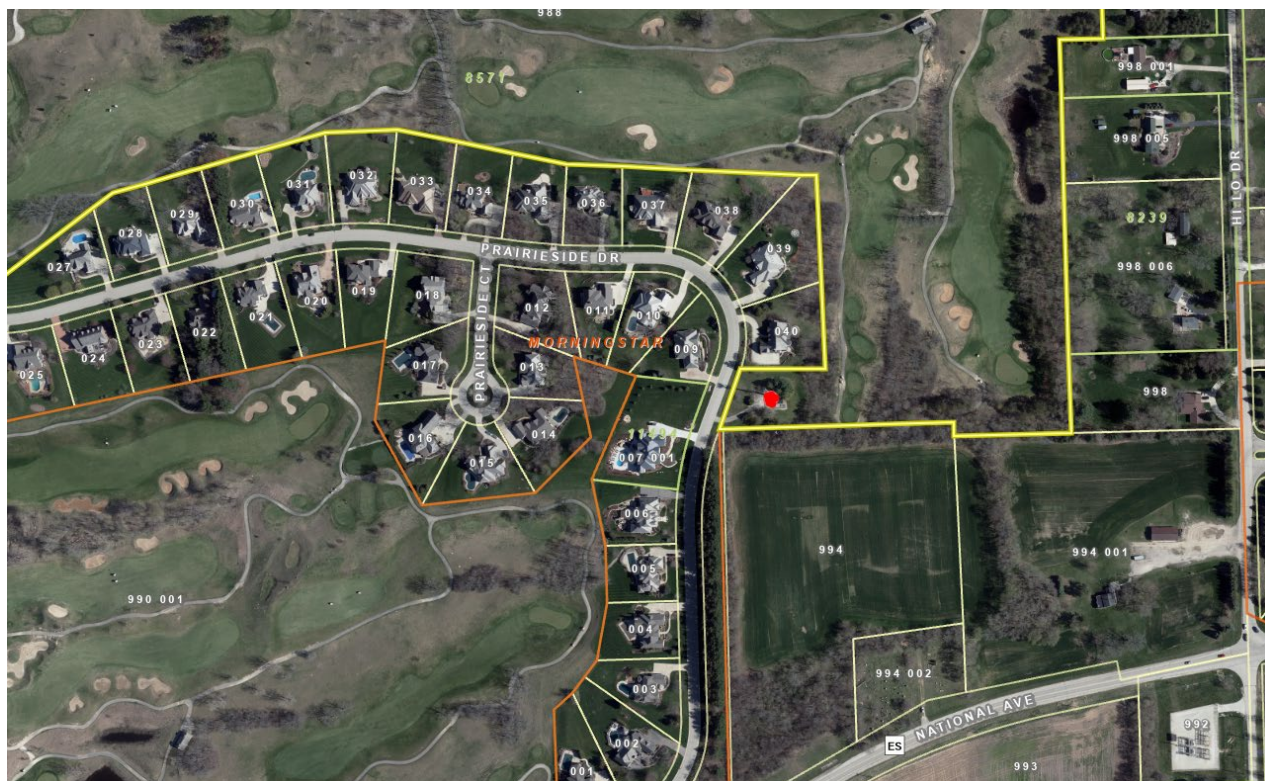
Village president Carolyn Clow noted her disappointment that the applicant did not meet with the neighbors or the village plan commission regarding the proposal, despite the applicant's stated intent to provide services to village residents and the clear impact to adjacent village residents and future development plans. Written submittals can be reviewed on the county's [legistar file for CUP 2583](#), and the recording of testimony offered during the public hearing can be accessed [here](#).

PROPERTY VALUES:

The applicant provided two property value “studies” purporting to demonstrate that siting a communication tower in close proximity to residential development does not negatively impact property values. [The first of the submittals](#) centers on a tower built in Greendale, WI in 2018. No address for the tower was provided, nor were any details provided regarding the tower design, height, or the specific circumstances of the site and surrounding neighborhood. Staff researched the addresses provided in the documentation and found that the tower in question is a ~100’ tall monopole located at [6101 S. 51st St, Greendale](#), on a 3 acre property owned by St Stephen the Martyr Lutheran Church. The 3 acre church property is surrounded by 22 acres of Village of Greendale-owned parkland (“College Park”). The closest residential property is approximately 340’ away across County Highway ZZ (“W. College Avenue”), and the tower location is shielded from view of the residential area by a ~2 acre grove of mature trees. The image below depicts the tower location referenced in the applicant’s submittal (red dot = tower location).



The [second document](#) looks at a tower in Waukesha on what is now the Moningstar Golfer's Club immediately south of a residential property at [W256S7670 Prairieside Dr](#). Again, the submittal provides no detail about the tower other than that it was built prior to subsequent residential development. Staff was unable to determine the height of the tower referenced in the submittal, though it's estimated to be approximately 150' in height. While the information demonstrates that residential development occurred near a pre-existing tower, it does not constitute verifiable evidence that communication towers built in close proximity to residential development have no impact on property values. The image below shows the tower location referenced in the applicant's submittal (red dot = tower location).



In both documents provided by the applicant, the information references property value assessments by the respective municipalities for properties in proximity to the towers and falls short of substantial evidence showing towers have no impact on property values for a number of reasons. In the case of the Waukesha example, the tower predated the surrounding development and the information provided did not analyze or control for the myriad factors that make up a property's value, such as size/age/condition of the home, size of the parcel, locational and other comparative amenities – such as the fact that the development abuts a golf course. A more useful analysis for the Waukesha example would have been to compare the market value of neighboring lots sold prior to their development, but this information was not provided.

In the Greendale example, the primary land use of the 3 acre host property is institutional (church) which is surrounded by a large 22 acre publicly owned open space property. In addition, the tower is only 100' tall, concealed by trees, and located across a street from the closest residential development.

By contrast, the proposal under CUP 2583 is on a 2 acre residential property surrounded on 3 sides by a different municipality whose plans call for expansion of development on the immediately surrounding property. The village's future transportation map calls for extension of Meadowsweet Trail to the east along the northerly boundary of the subject property. This is evident not only from the village's plans, but also from the layout of Meadowsweet Trail and associated curb/gutter/sidewalk and public sewer. Meadowsweet currently dead-ends at the property line with the boundary with the currently undeveloped Venevoll/Skaalen parcel. The existing and planned pattern of development is at a comparatively high density (<1/4 acre lots).

The 174' tower is proposed to be 35' from the rear and easterly side lot line and there are no topographic or other features that would serve to conceal the tower from the neighboring development. The scale of the facility is out of character and incompatible with the existing and planned pattern of development.

The village of McFarland in its written opposition noted several studies purporting to document that towers have a negative impact on neighboring residential properties. Staff did not review those studies in detail, but can confirm that they contained detailed information about the methodologies used to arrive at their findings as well as citations to other studies. The applicant's information not only contained no such documentation about the methods used to arrive at the stated claims, but failed to even provide basic information about the location, design, and characteristics of the tower sites and surrounding neighborhoods.

CITYSCAPE RF ENGINEERING UPDATE

CityScape provided a supplemental report regarding evaluation of possible lower tower heights based on RF information provided by Dish Wireless. The findings of the report indicate that a height of 140' would yield virtually the same coverage as 160' (Dish's proposed height on the tower).

UPDATE ON TOWER SETBACK REQUIREMENTS UNDER OA 57

At the February 28th ZLR Committee meeting, proposed ordinance amendment 57 regarding setbacks for communication towers was recommended for approval to the county board. The recommended amendment will be on the March 16 county board agenda. As noted earlier in this report, while the ordinance change has not taken effect, staff believes this does not preclude the imposition of greater setbacks than currently specified in the code if deemed necessary by the zoning committee to find that the proposal meets one or more standards for approval of a conditional use permit.

STAFF RECOMMENDATION

Staff have asked the applicant to agree to an extension of the 90 day timeframe for action so as to provide sufficient time for the town and all interested parties to review the proposal, along with additional/updated information that's been submitted since the February 28th public hearing. Pending the applicant's response to this request, staff recommends postponement. If the applicant does not agree to extend the timeframe for action, staff will provide a supplemental memo with detailed recommendations for the committee's consideration at the March 14th meeting.

TOWN ACTION: The town is holding a special meeting on Monday, March 13 to consider the proposal.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com), or Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com.

Dane County, Wisconsin

Supplemental Letter

New Monopole Tower

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

March 10, 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, is submitting to you our supplemental report regarding our evaluation of additional information requested by CityScape and submitted by the Applicant for a new 170-foot wireless telecommunications *monopole* tower and associated antenna elements and ground equipment compound at 3486 County Road MN in the Town of Dunn, to be operated by DISH for its personal wireless network.

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.

As indicated on the Applicant's photosimulations, the tower would be highly visible from the recently constructed residential subdivision in the Village of Richmond, adjacent to the subject property which is in the Town of Dunn. 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 recommendation to do so.

The local authority has certain rights in regard to height, location, type and appearance of a proposed wireless antenna supporting structure as long as the local ordinance and application requirements do not conflict with federal or state statutes. It is apparent to CityScape that there is sufficient evidence of need for a DISH wireless facility in this area; however, the compatibility of the facility with the existing environs must also be considered, and it the right of the County to evaluate the height of the proposed structure relative to the proximity to the existing residences.

This report is to supplement our application review report dated February 3, 2023.

In order for CityScape to make conclusive findings regarding the requested height of the proposed tower at the proposed site, CityScape asked that the Applicant provide additional propagation maps with alternative lower antenna heights of 140 feet and 120 feet above ground. The requested antenna height is 160 feet on a 170-foot monopole. The Applicant requested that CityScape treat the additional material as confidential, and on February 20, 2023, CityScape received the documents from the Applicant. This was followed up by questions from CityScape regarding the material.

Upon receipt and review of the additional propagation maps, CityScape has the following observations:

- The predicted coverage at 140 feet of antenna height as compared to 160 feet results in a small, almost imperceptible, amount of coverage loss. This antenna height would require a tower of a minimum of 145 feet, not including a lightning rod.
- The predicted coverage at the 120-foot antenna height as compared to 160 feet results in a noticeable and significant amount of coverage loss. This antenna height would require a tower of a minimum of 125 feet, not including a lightning rod.
- The Applicant included predicted subscriber loss percentages for 140 feet and 120 feet with 160 feet as the baseline. Due to the confidentiality agreement with the Applicant, CityScape cannot reveal these numbers; however, we ascertain that these percentage losses align fairly well with our observations of the propagation maps.

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, Inc.

HUSCH BLACKWELL

James C. Remington
Senior Counsel

511 North Broadway, Suite 1100
Milwaukee, WI 53202
Direct: 414.978.5527
Fax: 414.223.5000
Jake.Remington@huschblackwell.com

March 9, 2023

VIA E-MAIL

Town Board, Town of Dunn
c/o Cathy Hasslinger, Clerk & Treasurer/Business Manager
Town of Dunn
4156 County Road B,
McFarland, WI 53558
E-Mail: chasslinger@townofdunnwi.gov

Re: CUP 2583 (DISH/Iron Mountain Tower 3486 CTH MN)

Dear Ms. Hasslinger:

We have received the Village of McFarland Community Development Director's February 20, 2023 memorandum objecting to the above-referenced application. This letter addresses the conclusions in the Village's memorandum, as well as other objections to the proposed communications tower.

The Village presents a seemingly robust, although repetitive, letter opposing the proposed communications tower before the Town, citing several Town, Village, and County ordinances it purports have not been met by the Applicants. However, the Village's objections can be succinctly distilled to objections based on safety (setbacks), property values, and aesthetics. The Applicants have addressed all three of these concerns. There is no basis to disapprove the communications tower.

1. Safety (Setbacks).

The Village mistakenly concludes the communications tower will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Specifically, the Village contends normal and orderly development and improvement will be impeded by the proposed tower's setback in relation to *conceptual* plats and *theoretical* residential development which *may* occur in the future.

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In the spirit of cooperation and to mitigate the Village's concerns, the Applicants will move the communications tower 14 feet to the southwest of its current location, increasing the distance between the fall zone of 35 feet from any conceptual residences or sidewalk. This is the most the Applicants are able to move the tower and remain in compliance with applicable environmental and FAA standards.

The Village contends, based on a hypothetical annexation of the Property (which would subject the use to the Village's Zoning Code), that the communications tower *could possibly* become a non-conforming use and structure *at some undefined point in the future*. Specifically, the Village contends the communications tower would fail to meet setbacks (requiring 100 percent of the height of the tower plus ten feet¹) and would exceed the height allowed (150 feet) for towers accommodating five or less users.

The Village's position is not supported by substantial evidence and ignores the preemptive effect of Wisconsin's mobile siting law, Wis. Stat. § 66.0404 ("Wisconsin's Tower Siting Statute"). First, it is purely speculative for McFarland to claim that the Property will be annexed into the Village. It is also speculative for McFarland to presume that the Property will be further subdivided for residential development. Even if the Property were subject to the Village's zoning authority, the zoning code sections cited by the Village could not be enforced against the use as they are preempted by Wisconsin's Tower Siting Statute.

The communications tower meets the State mandated setback in Wisconsin's Tower Siting Statute, which provides at Wis. Stat. § 66.0404(2)(g):

[i]f an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.

The Applicants have provided an engineering certification showing that the communications tower is designed to collapse within 35 feet, an area smaller than the Village's (or County's) ordinance provide. Most importantly, the setback proposed by the Applicants complies with Wisconsin law.

¹ The County's Zoning and Land Regulation Committee recently recommended approval of an amendment to the Dane County Code of Ordinances, establishing setbacks for communications towers adjacent to single-family residential uses of a distance of equal to or greater than the proposed height of the tower.

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Finally, the Village's ordinance which states that "towers designed to accommodate five or less users shall not exceed 150 feet in height" is also contrary to Wisconsin's Tower Siting Statute. Specifically, the ordinance conflicts with Wis. Stat. § 66.0404(4)(L), which provides that a political subdivision may not disapprove an application based solely on the height of a communications tower, and Wis. Stat. § 66.0404(4)(u), which states that a political subdivision may not limit the height of a communications tower to under 200 feet.

The Village's argument that the communications tower impedes orderly development is purely speculative and based upon conjecture. The Village fails to articulate how the communications tower contradicts orderly development. Attached to this letter is a depiction of a subdivision developed around a Village-owned water tank. It would seem obvious that if a Village-owned water tank – a structure of height which also houses mobile service facilities – does not impede orderly residential development, the communications tower (although not owned by the Village) would also have no detrimental effect on orderly development. Applicants question how the additional Village concerns of safety, setback, ice hazards, and other criticisms of the proposed communications tower do not apply to similarly placing the Village-owned water tank.

The Village's representations of future redevelopment of the Property are factually unsupported speculation. The owner of the Property has never contacted the Village about a desire to have the Village annex the Property or propose its redevelopment. The Village concedes at page two of its memorandum that any extension or potential development of Meadowstreet Trail is conceptual, and we would urge the Town not to judge the pending application on speculative future redevelopment. But even if Meadowstreet Trail is extended in the future, no evidence suggests that placement of the proposed tower would somehow impede orderly development. The proposed tower would not be located to prohibit the conceptual development of Meadowstreet Trail.

2. Property Values.

The Village contends the Applicants did not provide substantial evidence that the communications tower will not have a detrimental impact on the market value of neighboring properties. In doing so, the Village provides reports from Georgia, Michigan, and Alabama. None of the reports are from Wisconsin and the provided reports range from three to seven years old. They are simply internet findings which are typically not accepted as evidence in a Conditional Use Permit process. Also, the reports are silent in several regards, including whether they consider outside factors, such as the economy.

By contrast, the Applicants have provided evidence from Wisconsin which shows no evidence of reduced property values due to proximity of communications tower placement. Applicants' evidence also demonstrates no diminution in property values as a result of the

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construction of new single family residential development with values much greater than those near the proposed facility. Also, the Applicants contacted 38 municipalities within the County and no assessors indicated there has been any property at any point which has had a reduction in property values due to the development or existence of a communications tower.

It is also noteworthy that the Village has presented no evidence it has ever adjusted assessed property values because of proximity of a communications tower (or Village water towers) to a particular property. If the Village appraiser gave credibility to such an argument, the Village would have advanced examples where its officials have found water towers and communications facilities have a negative impact on property values.

3. Aesthetics.

Next, the Village contends that Applicants failed to address the visual impact caused by the tower to nearby residents and how such impact will be mitigated. But the Applicants have taken steps to address the visual impact of the tower – selecting a tower color that is most harmonious with the surrounding area and agreeing to screen the ground equipment with wood or vinyl fencing – and are willing to discuss additional design revisions to the color of the tower, visual screening, and landscaping. A more visually appealing tower design – a monopole as opposed to a lattice structure – is already being proposed, and the parties (including Dane County) agree that additional concealment options are neither reasonable nor available. The Applicants continue to work with the County’s third-party engineering consultant, CityScape, to examine whether a lower tower height is possible to meet DISH’s coverage needs.

While Applicants are amenable to discussing monopole color, fence materials, and implementation of a landscape plan for the base of the communications tower, we would note that the attached Village-owned water tank has no fence, nor does it appear the Village engaged a landscape architect or implemented a landscape plan for its Village-owned water tower which abuts a newer residential development.

4. Alternative Sites.

The Village claims the Applicants did not make repeated contacts with the Village during their site selection due diligence. This is inaccurate. As the Village acknowledges, the Applicants contacted the Village, but the Village declined to engage in discussions relative to tower placement on Village property. It is unreasonable for the Village to expect the Applicants to make subsequent/repeated contacts with the Village to explore tower siting applications. And further, the Wisconsin Tower Siting Statute prohibits governing bodies from requiring towers be situated on government-owned properties.

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While alternate tower locations might have reduced the Village's locational objections, those alternate locations did not have a willing property owner as illustrated in the documentation Applicants have supplied to the Town. One such property owner unwilling to accommodate the communications tower was the Village, which declined to lease space for the communications tower at Orchard Hill Park because of a now existing disc golf course. That golf course spans over a small percentage of the Orchard Hill Park property. There are over 25 acres of vacant property not encumbered by the golf course, which could have accommodated the communications tower. The Village does not have to lease its land, but the Village's refusal to lease space in Orchard Hill Park was a factor in choosing the current site location.

In addition to Village owned sites, the Applicants took additional steps to explore alternate tower locations. The Applicants have provided a report illustrating all the properties contacted – 60 in total. Many properties identified on the map were contacted multiple times over a ten-year period, including several owned by the Village. In that regard, the Village has been aware of the need for a communications tower in the area for some time and was acutely aware of the application before the Town and County for at least six months. During that time, no one from the Village has contacted the Applicants to discuss alternative sites.

The Village only recently suggested, indirectly through Town and County Staff, alternative sites, such as the baseball fields to the southwest of the Property. However, no additional suggestions were presented when the Applicants responded noting how location of the communications tower on the baseball fields would place it near more existing residential properties. And the Village certainly did not suggest any alternate sites when it declined to lease space in Orchard Hill Park.

Relatedly, the Village contends the Applicants did not contact Kris Krentz, owner of the 33-acre parcel to the northeast of the Property, and President and CEO of Skaalen Retirement Services. Mr. Krentz also stated at the Zoning and Land Regulation Committee meeting held on February 28th that he was not contacted about leasing space on his property. However, Mr. Krentz was contacted by an agent for the Applicants and, by email dated February 10, 2022, he declined to entertain leasing space on the property.² Further, given the coverage deficit within the immediate area identified by the County's third-party engineering consultant, CityScape, it is disingenuous for the Village or any neighboring property owner to assert that there is no need for the services which would be afforded by the proposed communications tower.

On the other hand, the Town has expressed to the Applicants the need for improved wireless internet service. The Applicants have advised, and will again note, that DISH will offer wireless hotspots to meet the stated need. Indeed, the Town's residents' complaints regarding their inability to utilize mobile hotspots is a function of the lack of reliable coverage in the area.

² A copy of the February 10, 2022 email from Mr. Krentz is attached to this letter.

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The communications tower owner, TowerKing, is also willing to allow the local internet service providers (ISPs) five years of free space on the tower to broaden and enhance the service they provide to residents. The only means of providing high quality wireless internet is to provide the infrastructure to transmit the signal. The Village has suggested no alternative locations, nor does the Applicant believe there are any possible alternative locations with a willing landowner.

The Applicants respectfully request that the Town forward CUP 2583 to the County with a favorable recommendation. The communications tower meets all the Town and County's ordinances and benefits the community. At a minimum, the issues raised by the Village are matters for the County, not the Town. The Town should continue to view the communications tower from the standpoint of what is best for its residents and digital infrastructure needs.

Respectfully,

HUSCH BLACKWELL LLP

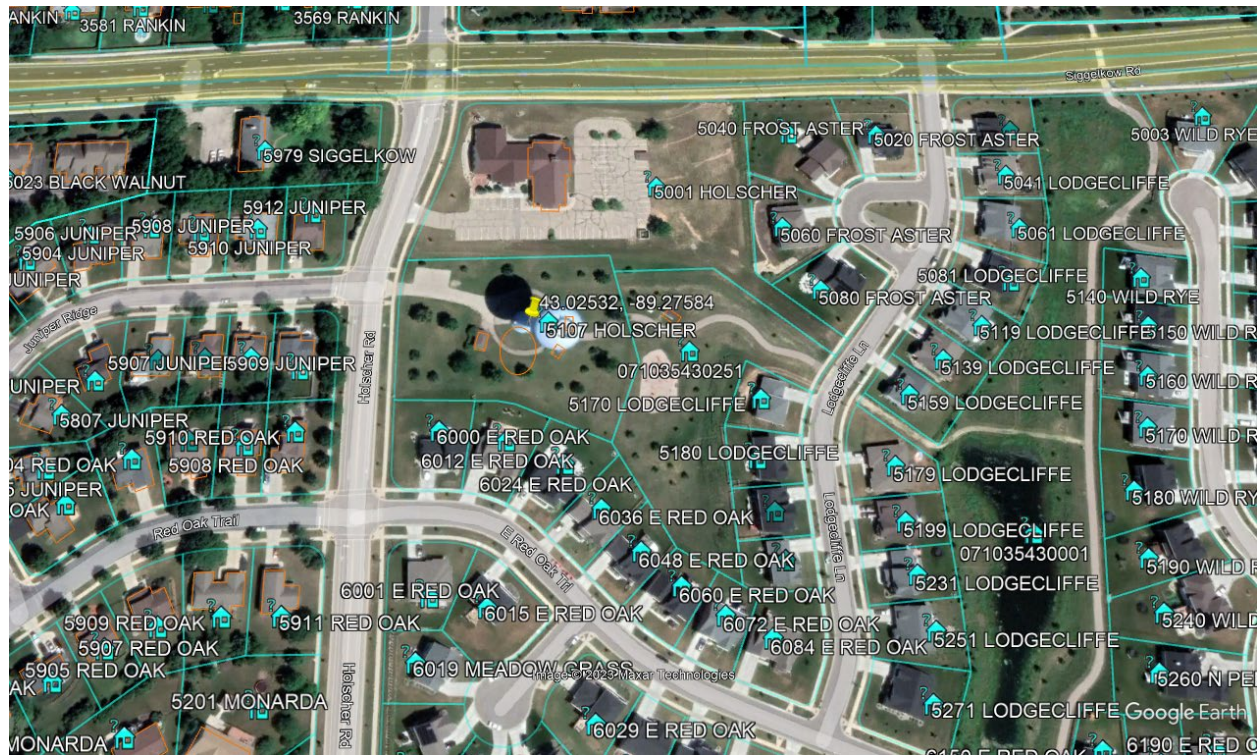
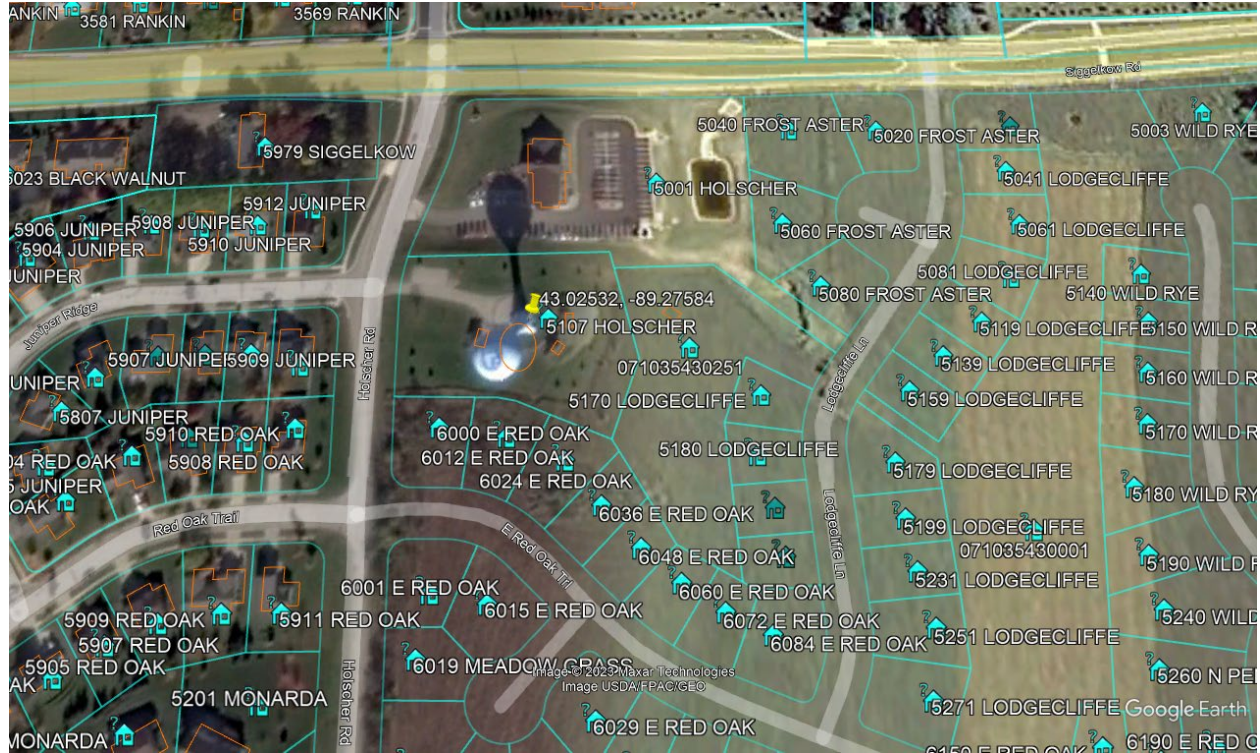


James C. Remington

Attachments

cc: Rodney W. Carter, Husch Blackwell LLP (via email)
Derek McGrew, Cellusite, LLC (via email)
Grant Phillips, Iron Mountain Towers, LLC (via email)
Majid Allan, Dane County Planning and Development (via email)

Village of McFarland Water Tank (Holscher Rd.)



From: Kris Krentz <KKrentz@skaalen.com>
Sent: Thursday, February 10, 2022 8:05 AM
To: craig@cellusite.net
Subject: Cell Tower Opportunity

Hi Craig,

My name is Kris Krentz and I am the President/CEO at Skaalen Retirement Services, the organization that controls the property at the intersection of CR MN and AB. I am in receipt of your letter explaining the opportunity to lease space for a cell phone tower. I am not interested in the opportunity, as it would be an impediment to our future development of the site.

Thanks for making me aware of the opportunity.

Kris

Kris Krentz
President/CEO
Skaalen Retirement Services - www.skaalen.com
400 North Morris Street
Stoughton, WI 53589
(608) 316-7964 Direct Line
(608) 873-5748 Fax



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Property Value Study – Greendale, Wisconsin

Findings:

Included below is assessed value report for the nearest six residential homes in a predominantly residential area within approximately 300-400 feet from a communications tower constructed July 18, 2018. None of the six have had any decrease in the assessed value at any time before, during or after the communication tower installation.

In order to create a baseline for comparable homes, below that, is a report of six other properties ½ mile away in the same subdivision which show the same increase in value in 2018 and no other increase or decrease in value otherwise. For this reason, it is apparent that the construction of this cell tower has had no effect at all on the property values evidencing that in Wisconsin suburbs there is no reason to believe that a property would be effected in any way due to the construction of a new communications tower.

Homes Near Communication Tower

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110006000	131 - VILLAGE OF GREENDALE	5210 RAVEN DR	PHILIP G & NANCY VOLZ 5210 RAVEN DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					
Assessment Summary					
Estimated Fair Market Value: 245000			Assessment Ratio: 0.8888		Legal Acres: 0.329
2020 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.329	66200	151500	217700
ALL CLASSES		0.329	66200	151500	217700
2019 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.329	66200	151500	217700
ALL CLASSES		0.329	66200	151500	217700
2018 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.329	66200	151500	217700
ALL CLASSES		0.329	66200	151500	217700
2017 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.329	63700	125700	189400
ALL CLASSES		0.329	63700	125700	189400
2016 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.329	63700	124700	188400
ALL CLASSES		0.329	63700	124700	188400

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110004000	131 - VILLAGE OF GREENDALE	5206 RAVEN DR	RICHARD & PEGGY LEA BARRINGTON 5206 RAVEN DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					
Assessment Summary					
Estimated Fair Market Value: 236600			Assessment Ratio: 0.8888		Legal Acres: 0.226
2020 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.226	65100	145200	210300
ALL CLASSES		0.226	65100	145200	210300
2019 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.226	65100	145200	210300
ALL CLASSES		0.226	65100	145200	210300
2018 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.226	65100	145200	210300
ALL CLASSES		0.226	65100	145200	210300
2017 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.226	62600	120700	183300
ALL CLASSES		0.226	62600	120700	183300
2016 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.226	62600	120700	183300
ALL CLASSES		0.226	62600	120700	183300

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110003000	131 - VILLAGE OF GREENDALE	5204 RAVEN DR	STEVEN A HANKES 5204 RAVEN DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					
Assessment Summary					
Estimated Fair Market Value: 258800			Assessment Ratio: 0.8888	Legal Acres: 0.226	
2020 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.226	65100	165000	230100
ALL CLASSES		0.226	65100	165000	230100
2019 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.226	65100	165000	230100
ALL CLASSES		0.226	65100	165000	230100
2018 valuations					
Class		Acres	Land	Improvements	Total
G1 - RESIDENTIAL		0.226	65100	165000	230100
ALL CLASSES		0.226	65100	165000	230100

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	144200	206800
ALL CLASSES	0.226	62600	144200	206800

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	144200	206800
ALL CLASSES	0.226	62600	144200	206800

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110002000	131 - VILLAGE OF GREENDALE	5202 RAVEN DR	CINCINNATI INDEMNITY CO. P.O. BOX 1368 WAUKESHA WI 53187
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed Delinquent Current					

Assessment Summary			
Estimated Fair Market Value: 245800		Assessment Ratio: 0.8888	Legal Acres: 0.226

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	153400	218500
ALL CLASSES	0.226	65100	153400	218500

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	153400	218500
ALL CLASSES	0.226	65100	153400	218500

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	153400	218500
ALL CLASSES	0.226	65100	153400	218500

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	132500	195100
ALL CLASSES	0.226	62600	132500	195100

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	132500	195100
ALL CLASSES	0.226	62600	132500	195100

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110001000	131 - VILLAGE OF GREENDALE	5200 RAVEN DR	IRVIN S & MARY L BROWNING 5200 RAVEN DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					
Assessment Summary					
Estimated Fair Market Value: 226100 Assessment Ratio: 0.8888 Legal Acres: 0.240					
2020 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.240	65200	135700	200900	
ALL CLASSES	0.240	65200	135700	200900	
2019 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.240	65200	135700	200900	
ALL CLASSES	0.240	65200	135700	200900	
2018 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.240	65200	135700	200900	
ALL CLASSES	0.240	65200	135700	200900	
2017 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.240	62700	108300	171000	
ALL CLASSES	0.240	62700	108300	171000	
2016 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.240	62700	108300	171000	
ALL CLASSES	0.240	62700	108300	171000	

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110005000	131 - VILLAGE OF GREENDALE	5208 RAVEN DR	JACQUELINE J NIEMYJSKI JASON S NIEMYJSKI 5208 RAVEN DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					
Assessment Summary					
Estimated Fair Market Value: 232400 Assessment Ratio: 0.8888 Legal Acres: 0.226					
2020 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.226	65100	141500	206600	
ALL CLASSES	0.226	65100	141500	206600	
2019 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.226	65100	141500	206600	
ALL CLASSES	0.226	65100	141500	206600	
2018 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.226	65100	141500	206600	
ALL CLASSES	0.226	65100	141500	206600	

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	115200	177800
ALL CLASSES	0.226	62600	115200	177800

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	115200	177800
ALL CLASSES	0.226	62600	115200	177800

Homes not near communications tower

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110224000	131 - VILLAGE OF GREENDALE	5859 RIVERSIDE DR	CHAD MEUNIER 5859 RIVERSIDE DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Assessment Summary		
Estimated Fair Market Value: 287700	Assessment Ratio: 0.8888	Legal Acres: 0.296

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
ALL CLASSES	0.296	69200	186500	255700

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
ALL CLASSES	0.296	69200	186500	255700

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
ALL CLASSES	0.296	69200	186500	255700

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	66500	174700	241200
ALL CLASSES	0.296	66500	174700	241200

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	66500	174700	241200
ALL CLASSES	0.296	66500	174700	241200

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110223000	131 - VILLAGE OF GREENDALE	5855 RIVERSIDE DR	STEVEN P & SANDRA J HERRENBRUCK TRUST 5855 RIVERSIDE DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					
Assessment Summary					
Estimated Fair Market Value: 281000 Assessment Ratio: 0.8888 Legal Acres: 0.311					
2020 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.311	69300	180400	249700	
ALL CLASSES	0.311	69300	180400	249700	

2019 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.311	69300	180400	249700	
ALL CLASSES	0.311	69300	180400	249700	
2018 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.311	69300	180400	249700	
ALL CLASSES	0.311	69300	180400	249700	

2017 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.311	66600	165900	232500	
ALL CLASSES	0.311	66600	165900	232500	
2016 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.311	66600	165900	232500	
ALL CLASSES	0.311	66600	165900	232500	

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110222000	131 - VILLAGE OF GREENDALE	5851 RIVERSIDE DR	GEORGE M & MARGARET VRANES 5851 RIVERSIDE DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					
Assessment Summary					
Estimated Fair Market Value: 275600 Assessment Ratio: 0.8888 Legal Acres: 0.355					
2020 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.355	69700	175300	245000	
ALL CLASSES	0.355	69700	175300	245000	
2019 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.355	69700	175300	245000	
ALL CLASSES	0.355	69700	175300	245000	
2018 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.355	69700	175300	245000	
ALL CLASSES	0.355	69700	175300	245000	

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	67000	150100	217100
ALL CLASSES	0.355	67000	150100	217100

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	67000	150100	217100
ALL CLASSES	0.355	67000	150100	217100

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110221000	131 - VILLAGE OF GREENDALE	5850 RIVERSIDE DR	WALTER R MARKS MARY J MARKS 5850 RIVERSIDE DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Assessment Summary		
Estimated Fair Market Value: 259300	Assessment Ratio: 0.8888	Legal Acres: 0.355

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	160800	230500
ALL CLASSES	0.355	69700	160800	230500

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	160800	230500
ALL CLASSES	0.355	69700	160800	230500

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	160800	230500
ALL CLASSES	0.355	69700	160800	230500

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	67000	152100	219100
ALL CLASSES	0.355	67000	152100	219100

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	67000	152100	219100
ALL CLASSES	0.355	67000	152100	219100

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110220000	131 - VILLAGE OF GREENDALE	5844 RIVERSIDE DR	GEORGE J & CLAUDIA C PORTER 5844 RIVERSIDE DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Assessment Summary		
Estimated Fair Market Value: 237700	Assessment Ratio: 0.8888	Legal Acres: 0.311

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	69300	141900	211200
ALL CLASSES	0.311	69300	141900	211200

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	69300	141900	211200
ALL CLASSES	0.311	69300	141900	211200

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	69300	141900	211200
ALL CLASSES	0.311	69300	141900	211200

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	66600	115400	182000
ALL CLASSES	0.311	66600	115400	182000

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	66600	115400	182000
ALL CLASSES	0.311	66600	115400	182000

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110224000	131 - VILLAGE OF GREENDALE	5859 RIVERSIDE DR	CHAD MEUNIER 5859 RIVERSIDE DR GREENDALE WI 53129
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Assessment Summary		
Estimated Fair Market Value: 287700	Assessment Ratio: 0.8888	Legal Acres: 0.296

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
ALL CLASSES	0.296	69200	186500	255700

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
ALL CLASSES	0.296	69200	186500	255700

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
ALL CLASSES	0.296	69200	186500	255700

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	66500	174700	241200
ALL CLASSES	0.296	66500	174700	241200

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	66500	174700	241200
ALL CLASSES	0.296	66500	174700	241200

Report created by Derek B McGrew 12/05/2022

Property Value Study – Waukesha, Wisconsin

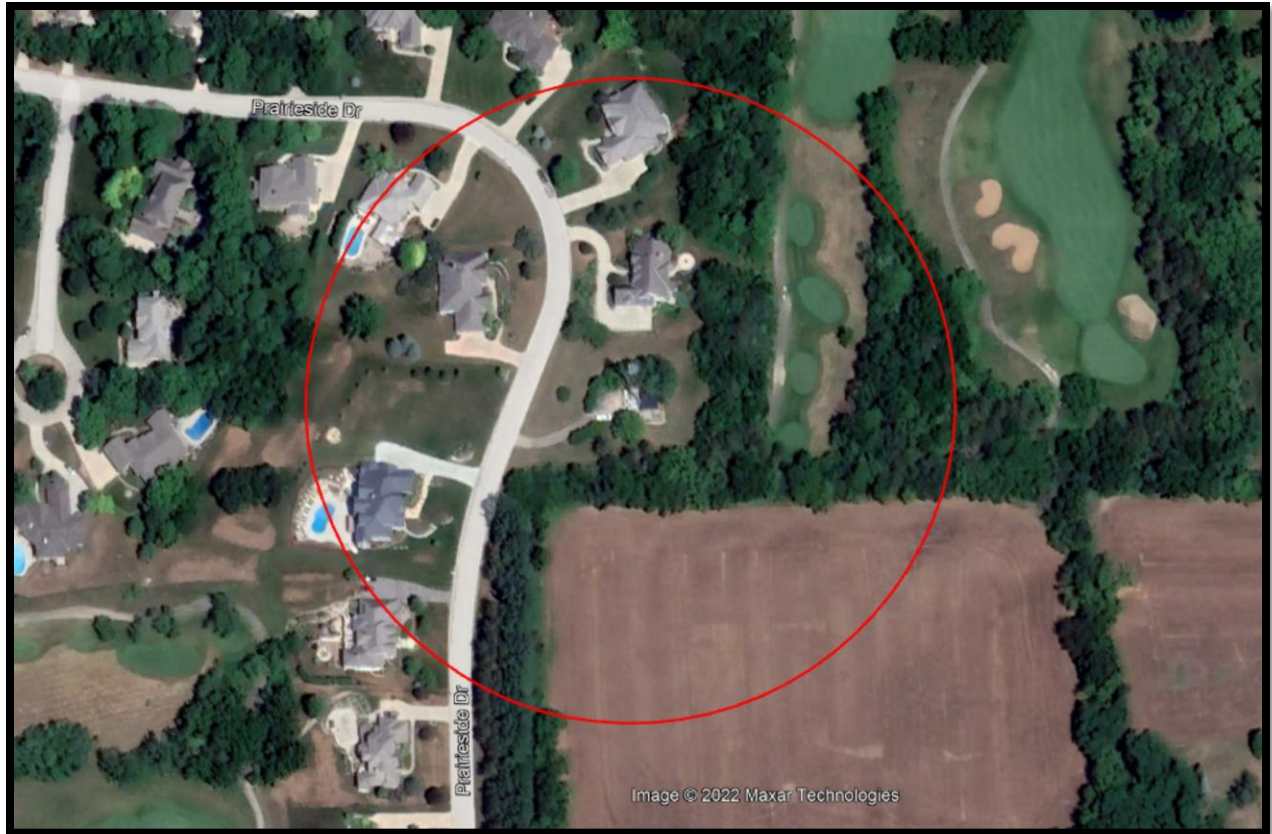
Similarly to the proposed tower in the Town of Dunn, Wisconsin, this report evidences an existing monopole tower constructed prior to new residential development and the resulting values of the homes next to, nearby and across the street from the existing tower. The first aerial below is from the year 2000, and the tower's shadow can clearly be seen. The second aerial shows the subdivision and golf course which was developed over the following years and the values of the homes are below. Both images include a circle of 400' around the communications tower.

Note: The last home built in this area is the one directly across the street from the tower constructed in 2017-2018, currently assessed @ \$1.3 Million.

Following the aerial images are the current assessed values of the homes within 400' and also the estimated value according to Zillow.com and the recent sales prices if applicable. We recognize that Zillow is only an estimate of what these homes may be valued, however, this value gives a reasonable understanding of the estimated value. It should also be noted that these properties have greatly increased in value over recent years.

This report supports the fact that residential homes and affluent subdivisions are developed near existing communication towers without any negative effect.





Homes Near Communication Tower

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS	
CHAD C GIRARD NATALIE S CIANO W257S7695 PRAIRIESIDE DR WAUKESHA, WI 53189		W257S7695 PRAIRIESIDE DR WAUKESHA, WI 53189	
Click Here to Provide Updated Mailing Address			
LEGAL DESCRIPTION			
LOT 1 CSM #11494 VOL 114/221 REC AS DOC #4237185 BEING LOT 7 & 8 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E			
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS	
Assessment Year:	2022	DEED	DOC 3844302
Assessment Status:	ACTIVE	TRANSFER ON DEATH	DOC 4103939
Assessment Attributes:	NONE	DEED	DOC 4241447
Deeded Acres:	1.230	Additional Documents	
ASSESSMENT INFORMATION			
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners Property Assessment Appeal Guide Board of Review Calendar Property Assessment Appeal Guide	
Board of Review Date:	9/15/2022		
PROPERTY VALUES			
Property Class	Acres	Land	Improvement
RESIDENTIAL	1.231	\$166,300.00	\$1,186,600.00
		Total	
		\$1,352,900.00	

Zillow Value \$1,680,000

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS	
AYYAN ARSHAD USAMA ARSHAD KHAN W256S7670 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 Click Here to Provide Updated Mailing Address		W256S7670 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 	
LEGAL DESCRIPTION			
LOT 40 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E ::			
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS	
Assessment Year:	2022	DEED	DOC 4507452
Assessment Status:	ACTIVE		
Assessment Attributes:	NONE		
Deeded Acres:			
ASSESSMENT INFORMATION			
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide	
Board of Review Date:	9/15/2022		
PROPERTY VALUES			
Property Class	Acres	Land	Improvement
RESIDENTIAL	0.875	\$134,000.00	\$723,000.00
Total:	0.875	\$134,000.00	\$857,000.00

Zillow Value \$ 964,000.00

Sold 9/3/2020 for \$769,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS	
MICHAEL WENGREN W256S7650 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 Click Here to Provide Updated Mailing Address		W256S7650 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 	
LEGAL DESCRIPTION			
LOT 39 MORNINGSTAR & UNDIV INTEREST IN OUTLOT 1 PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E			
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS	
Assessment Year:	2022	DEED	DOC 4389545
Assessment Status:	ACTIVE		
Assessment Attributes:	NONE		
Deeded Acres:			
ASSESSMENT INFORMATION			
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide	
Board of Review Date:	9/15/2022		
PROPERTY VALUES			
Property Class	Acres	Land	Improvement
RESIDENTIAL	1.191	\$134,000.00	\$750,300.00
Total:	1.191	\$134,000.00	\$884,300.00

Zillow Value \$1,172,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS	
MARCUS J NEITZKE KELLY L NEITZKE S76W25735 PRAIRIESIDE DR WAUKESHA, WI 53189-6903		S76W25735 PRAIRIESIDE DR WAUKESHA, WI 53189-6903	
Click Here to Provide Updated Mailing Address			
LEGAL DESCRIPTION			
LOT 10 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E			
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS	
Assessment Year:	2022	DEED	DOC 4526608
Assessment Status:	ACTIVE		
Assessment Attributes:	NONE		
Deeded Acres:	0.000		
ASSESSMENT INFORMATION			
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide	
Board of Review Date:	9/15/2022		
PROPERTY VALUES			
Property Class	Acres	Land	Improvement
RESIDENTIAL	0.754	\$134,000.00	\$585,000.00
Total:	0.754	\$134,000.00	\$585,000.00
			\$719,000.00

Zillow Value \$878,000.00

Sold 11/30/2020 for \$750,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS	
BRUCE RZENTKOWSKI CAROL RZENTKOWSKI W257S7675 PRAIRIESIDE DR WAUKESHA, WI 53189-6904		W257S7675 PRAIRIESIDE DR WAUKESHA, WI 53189-6904	
Click Here to Provide Updated Mailing Address			
LEGAL DESCRIPTION			
LOT 9 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E 0.690 AC DOC# 2561095			
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS	
Assessment Year:	2022		
Assessment Status:	ACTIVE		
Assessment Attributes:	NONE		
Deeded Acres:			
ASSESSMENT INFORMATION			
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide	
Board of Review Date:	9/15/2022		
PROPERTY VALUES			
Property Class	Acres	Land	Improvement
RESIDENTIAL	0.690	\$134,000.00	\$649,100.00
Total:	0.690	\$134,000.00	\$649,100.00
			\$783,100.00

Zillow Value \$957,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS		
DENNIS KLUMB LIVING TRUST W257S7715 PRAIRIESIDE DR WAUKESHA, WI 53189-6905		W257S7715 PRAIRIESIDE DR WAUKESHA, WI 53189-6905		
Click Here to Provide Updated Mailing Address 				
LEGAL DESCRIPTION				
LOT 6 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E :: DOC# 4129212 LC				
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS		
Assessment Year:	2022	LAND CONTRACT	DOC 4129212	
Assessment Status:	ACTIVE			
Assessment Attributes:	NONE			
Deeded Acres:				
ASSESSMENT INFORMATION				
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide		
Board of Review Date:	9/15/2022			
PROPERTY VALUES				
Property Class	Acres	Land	Improvement	Total
RESIDENTIAL	0.689	\$134,000.00	\$694,000.00	\$828,000.00
Total:	0.689	\$134,000.00	\$694,000.00	\$828,000.00

Zillow Value \$1,250,000.00



Derek McGrew

From: Clerk@townofburke.com
Sent: Monday, December 5, 2022 4:20 PM
To: 'Derek McGrew'
Subject: RE: Property Value - Cell Tower

We are unaware of any effect that any cell tower has had on Town property.

PJ

PJ Lentz, CMC, WCMC
Administrator Clerk Treasurer
5365 Reiner Rd
Madison WI 53718
Town of Burke, Dane Cty
Population 3,264
Phone: 608-825-8420

From: Derek McGrew <derek@cellusite.net>
Sent: Monday, December 5, 2022 3:01 PM
To: clerk@townofburke.com
Subject: Property Value - Cell Tower

Hello,

I am doing a report related to cell towers and their effect on property values in Dane County, WI. Can you please provide to me a list of properties whereby the value of the property was increased or decreased due to the existence of a cell tower? Or, worst case scenario, state that you are unaware of any effect that any cell tower has had on any property?

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

From: Carissa Lyle <clerk@townofchristiana.com>
Sent: Tuesday, December 6, 2022 10:19 AM
To: Derek McGrew
Subject: RE: Property Value - Cell Tower

Hi Derek,

Unfortunately, I am not aware of any affect that any cell tower has had on any property values. Best of luck in your report.

All the best,

Carissa Lyle
Clerk-Treasurer
Town of Christiana, Dane Co. Wisconsin
773 Koshkonong Road
Cambridge, WI 53523
Office-608.423.3816
Cell-608.509.6223

From: Derek McGrew <derek@cellusite.net>
Sent: Monday, December 5, 2022 3:02 PM
To: Carissa Lyle <clerk@townofchristiana.com>
Subject: Property Value - Cell Tower

Hello,

I am doing a report related to cell towers and their effect on property values in Dane County, WI. Can you please provide to me a list of properties whereby the value of the property was increased or decreased due to the existence of a cell tower? Or, worst case scenario, state that you are unaware of any effect that any cell tower has had on any property?

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

From: Bobbi Zauner <bobbi@cross-plains.wi.us>
Sent: Thursday, December 8, 2022 9:39 AM
To: Derek McGrew
Subject: RE: Property Value - Cell Tower

I am not aware of any changes in property value to adjacent or surrounding properties.

Bobbi Zauner, CPA
Finance Director/Clerk

Village of Cross Plains
2417 Brewery Rd.
Cross Plains, WI 53528
608-798-3241 x106

Alert to Cross Plains Elected Officials and Members of Village Committees, Boards, Commission and Task Forces: In order to comply with the Open Meetings Act requirements, please limit any reply to only the sender of this electronic communication.

From: Derek McGrew <derek@cellusite.net>
Sent: Monday, December 5, 2022 3:45 PM
To: Bobbi Zauner <bobbi@cross-plains.wi.us>
Subject: RE: Property Value - Cell Tower

Thank you for the quick response Bobbi - just so you understand, I'm asking about property values of adjacent or surrounding properties and if their assessed value increased or decreased due to the existence of that tower you referred to.

Appreciate it!

Derek B. McGrew
VP / CelluSite, LLC
103 Wilshire Court
Noblesville, IN 46062
317-507-4541
derek@cellusite.net
www.cellusite.net

From: Bobbi Zauner <bobbi@cross-plains.wi.us>
Sent: Monday, December 5, 2022 4:34 PM
To: Derek McGrew <derek@cellusite.net>
Subject: RE: Property Value - Cell Tower

Our only cell tower in the Village that I am aware of is on the property owned by the Fire District, which has an assessed value of \$0.

Bobbi Zauner, CPA
Finance Director/Clerk

Village of Cross Plains

2417 Brewery Rd.
Cross Plains, WI 53528
608-798-3241 x106

Alert to Cross Plains Elected Officials and Members of Village Committees, Boards, Commission and Task Forces: In order to comply with the Open Meetings Act requirements, please limit any reply to only the sender of this electronic communication.

From: Derek McGrew <derek@cellusite.net>
Sent: Monday, December 5, 2022 3:21 PM
To: Bobbi Zauner <bobbi@cross-plains.wi.us>
Subject: Property Value - Cell Tower

Hello,

I am doing a report related to cell towers and their effect on property values in Dane County, WI. Can you please provide to me a list of properties whereby the value of the property was increased or decreased due to the existence of a cell tower? Or, worst case scenario, state that you are unaware of any effect that any cell tower has had on any property?

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

From: Jana Nolden <townofdanetreasurer@gmail.com>
Sent: Monday, December 5, 2022 6:47 PM
To: Derek McGrew
Subject: Re: Property Value - Cell Tower

I'm unaware of any effects of cell towers on property values.

On Dec 5, 2022, at 3:03 PM, Derek McGrew <derek@cellusite.net> wrote:

Hello,

I am doing a report related to cell towers and their effect on property values in Dane County, WI. Can you please provide to me a list of properties whereby the value of the property was increased or decreased due to the existence of a cell tower? Or, worst case scenario, state that you are unaware of any effect that any cell tower has had on any property?

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

From: montrosetreasurer@chorus.net
Sent: Wednesday, December 7, 2022 2:47 PM
To: 'Derek McGrew'
Subject: RE: Property Value - Cell Tower

Hello-

After discussing this matter with the board members last night we have not noticed a significant change (increased/decreased) in property values in coloration with the three cell towers that are currently in our township. Although the values have increased slightly due to assessment. This is probably not the answer that you were looking for, but this is the best that I can do for you.

Thanks,

Melissa Salisbury

Melissa Salisbury
Town of Montrose
Treasurer

Phone: 608-424-3848
Email: montrosetreasurer@chorus.net
1341 Diane Ave
Belleville WI 53508

From: Derek McGrew <derek@cellusite.net>
Sent: Monday, December 5, 2022 3:06 PM
To: montrosetreasurer@chorus.net
Subject: RE: Property Value - Cell Tower

Hello,

I am doing a report related to cell towers and their effect on property values in Dane County, WI. Can you please provide to me a list of properties whereby the value of the property was increased or decreased due to the existence of a cell tower? Or, worst case scenario, state that you are unaware of any effect that any cell tower has had on any property?

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

From: Town of Pleasant Springs <clerktreasurer@pleasantsprings.org>
Sent: Tuesday, December 6, 2022 4:42 PM
To: Derek McGrew
Subject: Re: Property Value - Cell Tower

Hi,

I am unaware of any properties containing a cell tower where it has affected property values.

Thank you,

Sincerely,

***Maria "Pili" Hougan, WCMC, Member of the WMCA
Wisconsin Certified Municipal Clerk/Treasurer - Office Manager, Town of Pleasant Springs
(608)873-3063 fax (608)877-9444
Est. Population 3,235***

On Mon, Dec 5, 2022 at 3:07 PM Derek McGrew <derek@cellusite.net> wrote:

Hello,

I am doing a report related to cell towers and their effect on property values in Dane County, WI. Can you please provide to me a list of properties whereby the value of the property was increased or decreased due to the existence of a cell tower? Or, worst case scenario, state that you are unaware of any effect that any cell tower has had on any property?

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

From: Town Hall <townhall@town.springfield.wi.us>
Sent: Monday, December 5, 2022 4:14 PM
To: 'Derek McGrew'; townhall@town.springfield.wi.us
Subject: RE: Property Value - Cell Tower

The Town does not maintain any such listing. We have two cell towers that were established in the 1990s or thereabouts, with minimal housing near their site at the time of construction.

Díanah Fayas

Clerk-Treasurer



6157 CTH P, Dane, WI 53529

(608) 849-7887

www.town.springfield.wi.us

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From: Derek McGrew <derek@cellusite.net>
Sent: Monday, December 5, 2022 3:10 PM
To: townhall@town.springfield.wi.us
Subject: Property Value - Cell Tower

Hello,

I am doing a report related to cell towers and their effect on property values in Dane County, WI. Can you please provide to me a list of properties whereby the value of the property was increased or decreased due to the existence of a cell tower? Or, worst case scenario, state that you are unaware of any effect that any cell tower has had on any property?

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

From: Kay Weisensel <treasurer@townofsunprairie.info>
Sent: Tuesday, December 6, 2022 9:26 AM
To: 'Derek McGrew'
Subject: RE: Property Value - Cell Tower

Good Morning,

I am unaware of any effect that any cell tower has had on any property in the Town of Sun Prairie.

Thanks,

Kay Weisensel, Treasurer

Town of Sun Prairie
5556 Twin Lane Rd.
Marshall, WI 53559
(608) 837-6688
Fax: (608) 825-4864
www.townofsunprairie.com
treasurer@townofsunprairie.info

From: Derek McGrew <derek@cellusite.net>
Sent: Monday, December 5, 2022 3:11 PM
To: treasurer@townofsunprairie.info
Subject: Property Value - Cell Tower

Hello,

I am doing a report related to cell towers and their effect on property values in Dane County, WI. Can you please provide to me a list of properties whereby the value of the property was increased or decreased due to the existence of a cell tower? Or, worst case scenario, state that you are unaware of any effect that any cell tower has had on any property?

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

From: Dean Grosskopf <dgrosskopf@townofwestport.org>
Sent: Thursday, December 8, 2022 11:51 AM
To: Derek McGrew
Subject: RE: Property Value - Cell Tower

Indeed, I am unaware of any effect that any cell tower has had on any property, but that is not to say that it couldn't.

Dean A. Grosskopf

Administrator/Clerk-Treasurer
Town of Westport (Dane County, WI)
5387 Mary Lake Rd.
Waunakee, WI 53597
608-849-4372

All e-mail sent to the Town of Westport (Population 4,102) is subject to the Wisconsin open records law.

IF THIS MESSAGE IS TO THE ENTIRE MEMBERSHIP OF A GOVERNMENTAL BODY, *you are advised* that this email should be treated as a one-way communication and that responses "to all" should be avoided because those responses could create a "walking quorum" of the body in violation of the open meetings law (Office of the Wisconsin Attorney General Letter of 3/19/2010).

From: Derek McGrew <derek@cellusite.net>
Sent: Monday, December 5, 2022 3:18 PM
To: Dean Grosskopf <dgrosskopf@townofwestport.org>
Subject: Property Value - Cell Tower

Hello,

I am doing a report related to cell towers and their effect on property values in Dane County, WI. Can you please provide to me a list of properties whereby the value of the property was increased or decreased due to the existence of a cell tower? Or, worst case scenario, state that you are unaware of any effect that any cell tower has had on any property?

Appreciate it!

Derek B. McGrew
VP / CelluSite, LLC
103 Wilshire Court
Noblesville, IN 46062
317-507-4541
derek@cellusite.net
www.cellusite.net



DISH Wireless, LLC. SITE ID:

MWMKE00177A

DISH Wireless, LLC. SITE ADDRESS:

3486 COUNTY HIGHWAY MN
MCFARLAND VILLAGE, MN 53558

WISCONSIN CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS 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 THESE CODES:

CODE TYPE	CODE
BUILDING	WISCONSIN CBC/2015 IBC W/ WI AMENDMENTS
MECHANICAL	WISCONSIN CBC/2015 IMC W/ WI AMENDMENTS
ELECTRICAL	WISCONSIN ELECTRICAL CODE/2017 NEC W/ WI AMENDMENTS

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL AND ENLARGED SITE PLAN
A-2	ELEVATION, ANTENNA LAYOUT AND SCHEDULE
A-3	EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
GN-1	LEGEND AND ABBREVIATIONS
GN-2	RF SIGNAGE
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES
GN-5	GENERAL NOTES

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:
TOWER SCOPE OF WORK:

- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (2) PROPOSED MICROWAVE DISH ANTENNAS AND (2) RADIOS
- INSTALL (1) PROPOSED ANTENNA PLATFORM
- INSTALL (6) PROPOSED RRU's (2 PER SECTOR)
- INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
- INSTALL (1) PROPOSED HYBRID CABLE (LENGTH: 195'-0")
- INSTALL (2) MW POWER, (2) MW FIBER AND (2) MW CAT 5 CABLES (LENGTH: 195'-0")
- INSTALL PROPOSED JUMPERS

GROUND SCOPE OF WORK:

- INSTALL (1) PROPOSED METAL PLATFORM
- INSTALL (1) PROPOSED ICE BRIDGE
- INSTALL (1) PROPOSED PPC CABINET
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED TELCO-FIBER BOX
- INSTALL (1) PROPOSED GPS UNIT
- INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)

SITE PHOTO



UNDERGROUND SERVICE ALERT - DIGGERS HOTLINE
UTILITY NOTIFICATION CENTER OF WISCONSIN
(800) 242-8511
WWW.DIGGERSHOTLINE.COM



CALL 3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

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

TOWER TYPE: MONOPOLE

TOWER CO SITE ID: TBD

TOWER APP NUMBER: TBD

COUNTY: FIELD 16

LATITUDE (NAD 83): 43° 01' 01.0" N
43.016944°

LONGITUDE (NAD 83): 89° 16' 15.4" W
-89.270944°

ZONING JURISDICTION: DANE COUNTY

ZONING DISTRICT: RURAL RESIDENTIAL

PARCEL NUMBER: 06-100-218-2450

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: II-B

POWER COMPANY: TBD

TELEPHONE COMPANY: TBD

PROJECT DIRECTORY

APPLICANT: DISH Wireless, LLC.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER OWNER: TOWERKING

SITE DESIGNER: FULLERTON ENGINEERING
1100 E WOODFIELD RD., STE 500
SCHAUMBURG, IL 60173
(847) 908-8400

SITE ACQUISITION: MEGHAN LANIGAN

CONSTRUCTION MANAGER: ANDREW HILGERSON

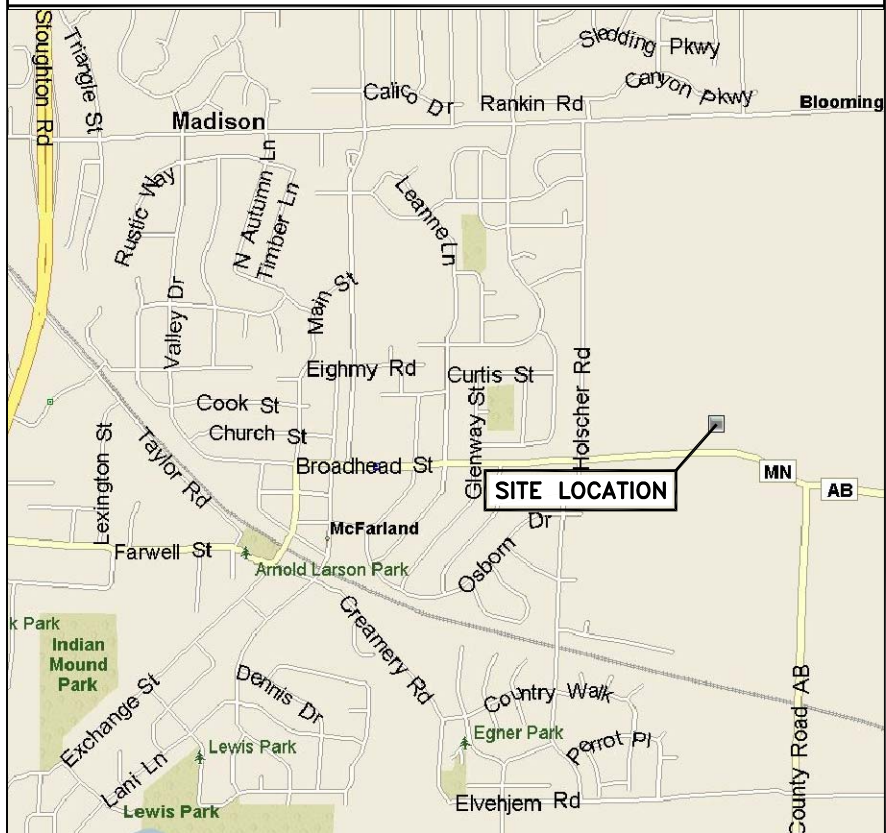
RF ENGINEER: CESAR SOSA

DIRECTIONS

DIRECTIONS FROM DANE COUNTY REGIONAL AIRPORT:

TURN LEFT (SOUTH-EAST) ONTO ANDERSON ST.
TURN RIGHT (SOUTH) ONTO US-51 [N STOUGHTON RD].
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 LOCAL ROAD(S), ARRIVE AT SITE.

VICINITY MAP



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# 3620-11
www.FullertonEngineering.com

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DRAWN BY: CHECKED BY: APPROVED BY:

LA DZ DS

RFDS REV #: 1

PRELIMINARY DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	2/20/23	ISSUED FOR REVIEW

A&E PROJECT NUMBER
2021.0030.0148

DISH WIRELESS, LLC.
PROJECT INFORMATION

MWMKE00177A
3486 COUNTY HIGHWAY MN
MCFARLAND VILLAGE, MN 53558

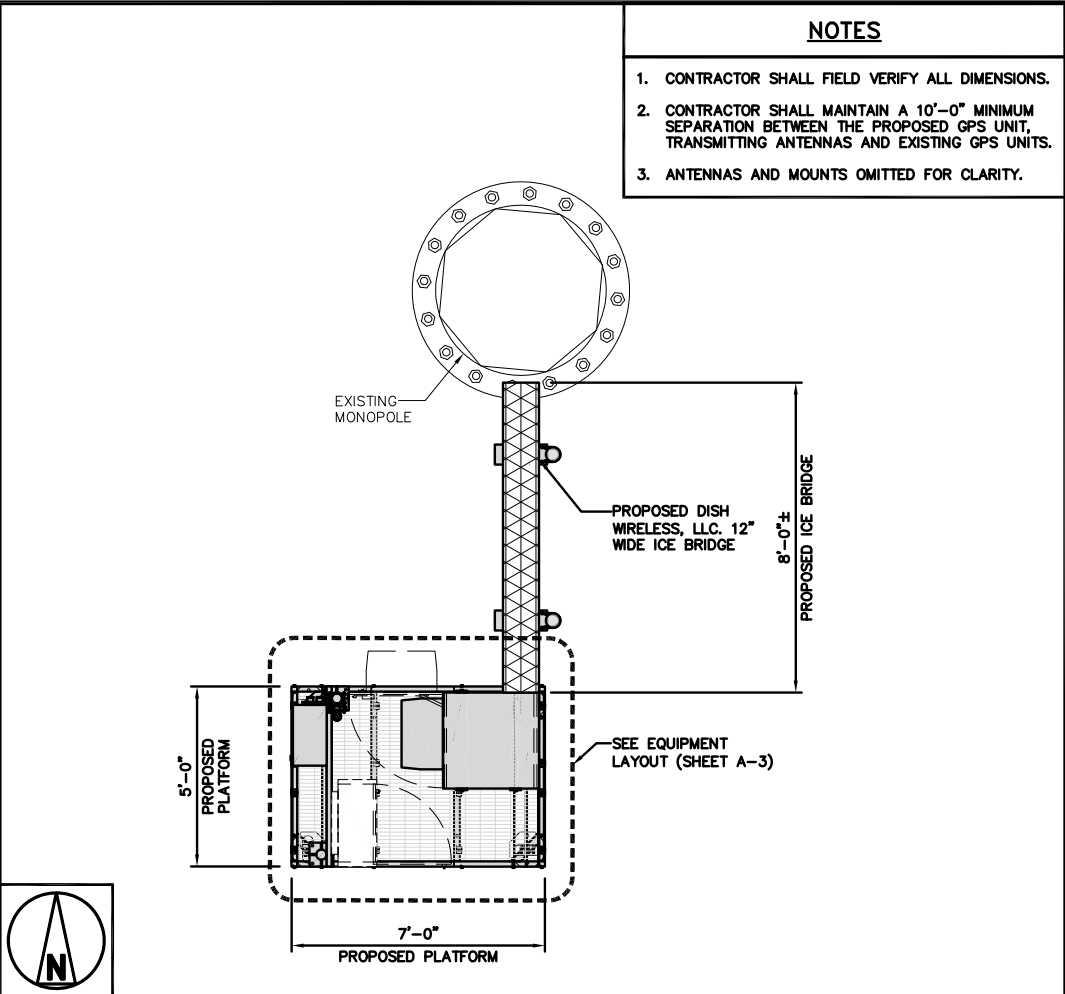
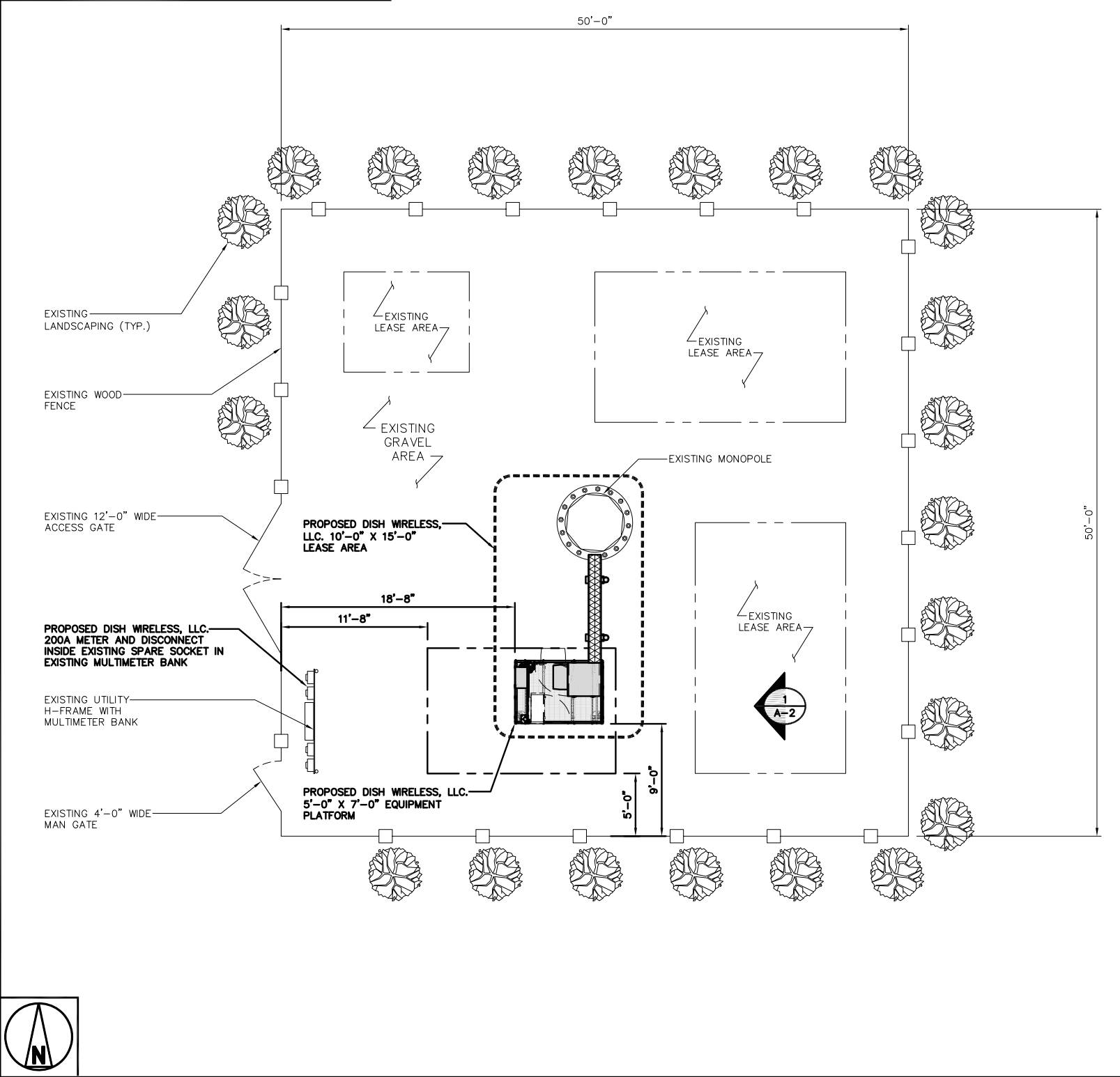
SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

3. TOWER AND COMPOUND ARE LABELED AS "EXISTING" BUT HAVE NOT BEEN CONSTRUCTED AT THE TIME OF ISSUANCE OF THIS CONSTRUCTION DRAWING SET. SITE CONDITIONS ARE SHOWN BASED ON PLANS FOR THE SITE PREPARED BY OTHERS. THE TOWER AND COMPOUND WILL BE CONSTRUCTED PRIOR TO THE INSTALLATION OF THE DISH WIRELESS EQUIPMENT AND IT IS ASSUMED SITE CONDITIONS WILL MATCH WHAT IS SHOWN IN THESE CONSTRUCTION DRAWINGS. IF CONDITIONS DIFFER AT TIME OF INSTALLATION OF DISH EQUIPMENT, CONTRACTOR SHALL NOTIFY A DISH WIRELESS REPRESENTATIVE AND THE ENGINEER FOR ADDITIONAL ANALYSIS AND DESIGN.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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RFDS REV #: 1

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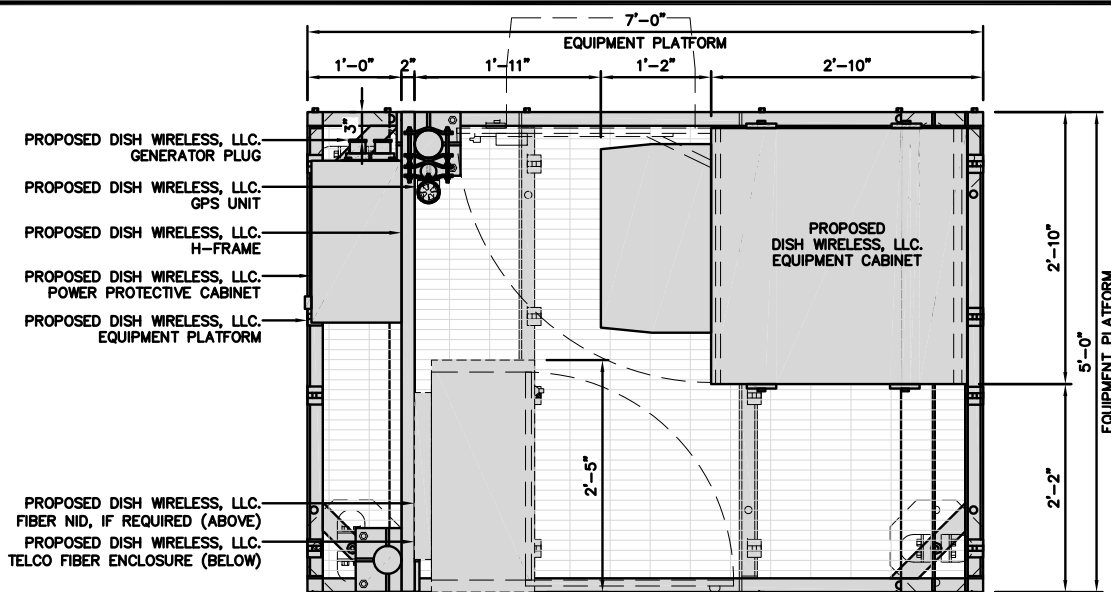
DISH WIRELESS, LLC.
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MCFARLAND VILLAGE, MN 53558

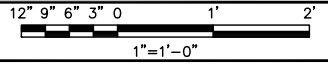
SHEET TITLE
OVERALL AND ENLARGED
SITE PLAN

SHEET NUMBER

A-1

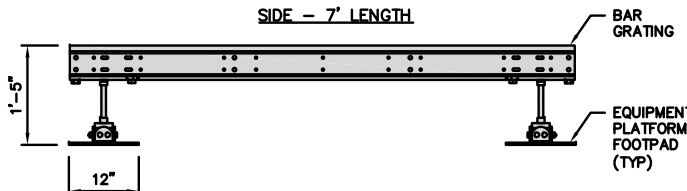
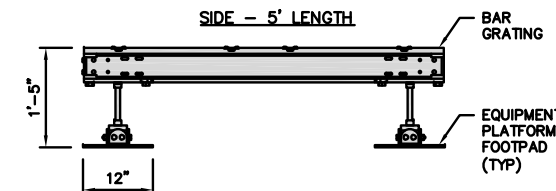
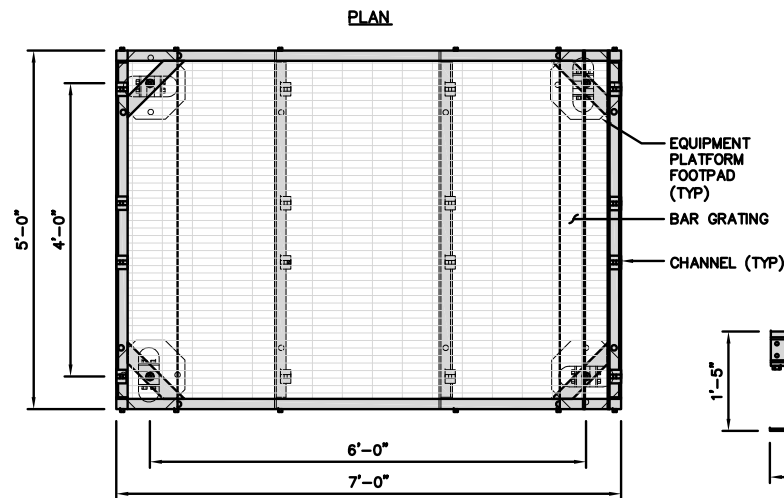


PLATFORM EQUIPMENT PLAN



1

COMMSCOPE MTC4045LP 5X7 PLATFORM	
DIMENSIONS (HxWxD)	16"x84"x60"
TOTAL WEIGHT	423 LBS

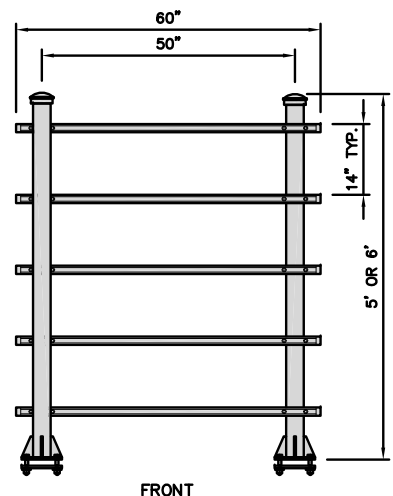
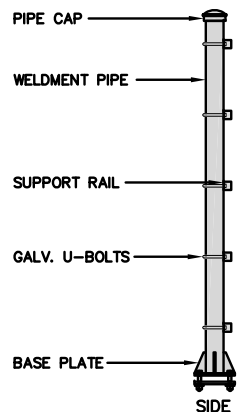


PLATFORM DETAIL

NO SCALE

2

COMMSCOPE MTC4045HFLD H-FRAME	
UNISTRUT/SUPPORT RAILS QTY	5
WEIGHT	59.74 lbs



NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT

H-FRAME DETAIL

NO SCALE

3

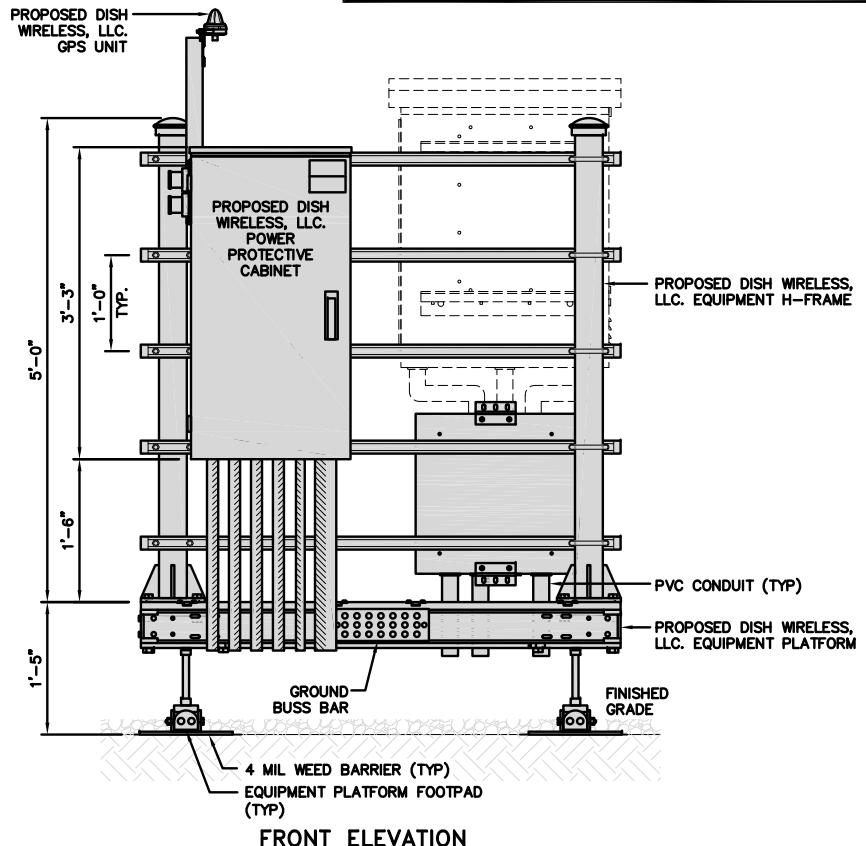
NOT USED

NO SCALE

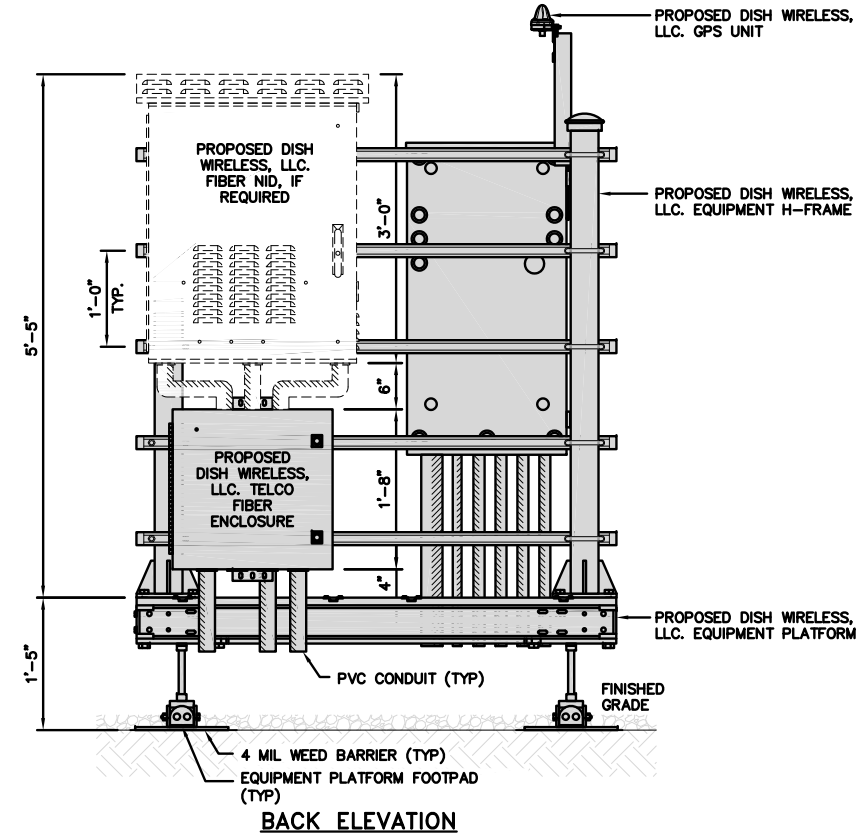
4

NOTES

1. CONTRACTOR TO BURY PLATFORM FEET WITH A MINIMUM OF 2" OF FILL PER EXISTING SITE SURFACE.
2. WEED BARRIER FABRIC TO BE ADDED AT DISCRETION OF DISH WIRELESS, LLC. CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION. ONE SHEET 8'x8' INSTALLED UNDER ALL FOUR FEET OF THE PLATFORM (4 MIL BLACK PLASTIC).
3. EQUIPMENT CABINET OMITTED FOR CLARITY.

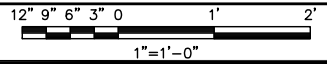


FRONT ELEVATION



BACK ELEVATION

H-FRAME EQUIPMENT ELEVATION



5



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RFDS REV #: 1

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DOCUMENTS

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A&E PROJECT NUMBER
2021.0030.0148

DISH WIRELESS, LLC.
PROJECT INFORMATION

MWMKE00177A
3486 COUNTY HIGHWAY MN
MCFARLAND VILLAGE, MN 53558

SHEET TITLE
EQUIPMENT PLATFORM AND
H-FRAME DETAILS

SHEET NUMBER
A-3

CHARLES INDUSTRY HEX CUBE-PM639155N4

DIMENSIONS (HxWxD):	74"x32"x32"
POWER PLANT:	-48VDC ABB/600W
TOTAL WEIGHT	1067.14 LBS

PLAN

SIDE

BACK

SIDE

FRONT

CABINET DETAIL

NO SCALE

1

RAYCAP PPC RDIAC-2465-P-240-MTS

ENCLOSURE DIMENSIONS (HxWxD):	39"x22.855"x12.593
WEIGHT:	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G

TOP

BACK

SIDE

FRONT

SIDE

POWER PROTECTION CABINET (PPC) DETAIL

NO SCALE

2

SQUARE D SAFETY SWITCHES D224NRB

ENCLOSURE DIM (HxWxD)	29.25"x19.00"x8.50"
ENCLOSURE TYPE	NEMA 3R RAINPROOF
UL LISTED	FILE E-2875

SIDE

TOP

FRONT

SAFETY SWITCH DETAIL (IF REQUIRED)

NO SCALE

3

NOT USED

NO SCALE

4

CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE

ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4

FRONT

SIDE

BACK

FRONT

FIBER TELCO ENCLOSURE DETAIL

NO SCALE

6

COMMSCOPE WB-K110-B WAVEGUIDE BRIDGE KIT

DIMENSIONS (HxL)	160"x10'
WEIGHT/ VOLUME	325.0 LBS
CABLE RUN (QTY)	12

INCLUDED PRODUCTS:

WB-T12-3 TRAPEZE KIT, 3 RUNGS

WB-LB12-3 SUPPORT BRACKET

MF-130 DIRECT BURIAL PIPE COLUMN, 13'-4"

TRAPEZE KIT (WB-T12-3)

SUPPORT BRACKET (WB-LB12-3)

TRAPEZE KIT (WB-T12-3)

3.5" DIA GALV SCH 40 PIPE (SPACED 9'-0" MAX) (MF-130)

PLAN

FRONT

SIDE

ICE BRIDGE DETAIL

NO SCALE

7

FINISH SLOPE TO DRAIN

A-A

A-A

PROPOSED 3.5" DIA. SCH 40 PIPE GALVANIZED

PROPOSED 1'-6" DIA. CONCRETE PIER (TYP)

CONCRETE PIER

3" DIA SCH 40 PIPE

18" DIA DRILLED PIER FOUNDATION

A-A SECTION

TYPICAL ICE BRIDGE CONCRETE PIER DETAIL

NO SCALE

8

PROPOSED ICE BRIDGE

PROPOSED HYBRID CABLE

PROPOSED CABLE CLAMP @ 3'-0" O.C.

EXISTING ENTRY PORT

EXISTING MONOPOLE

NO SCALE

9



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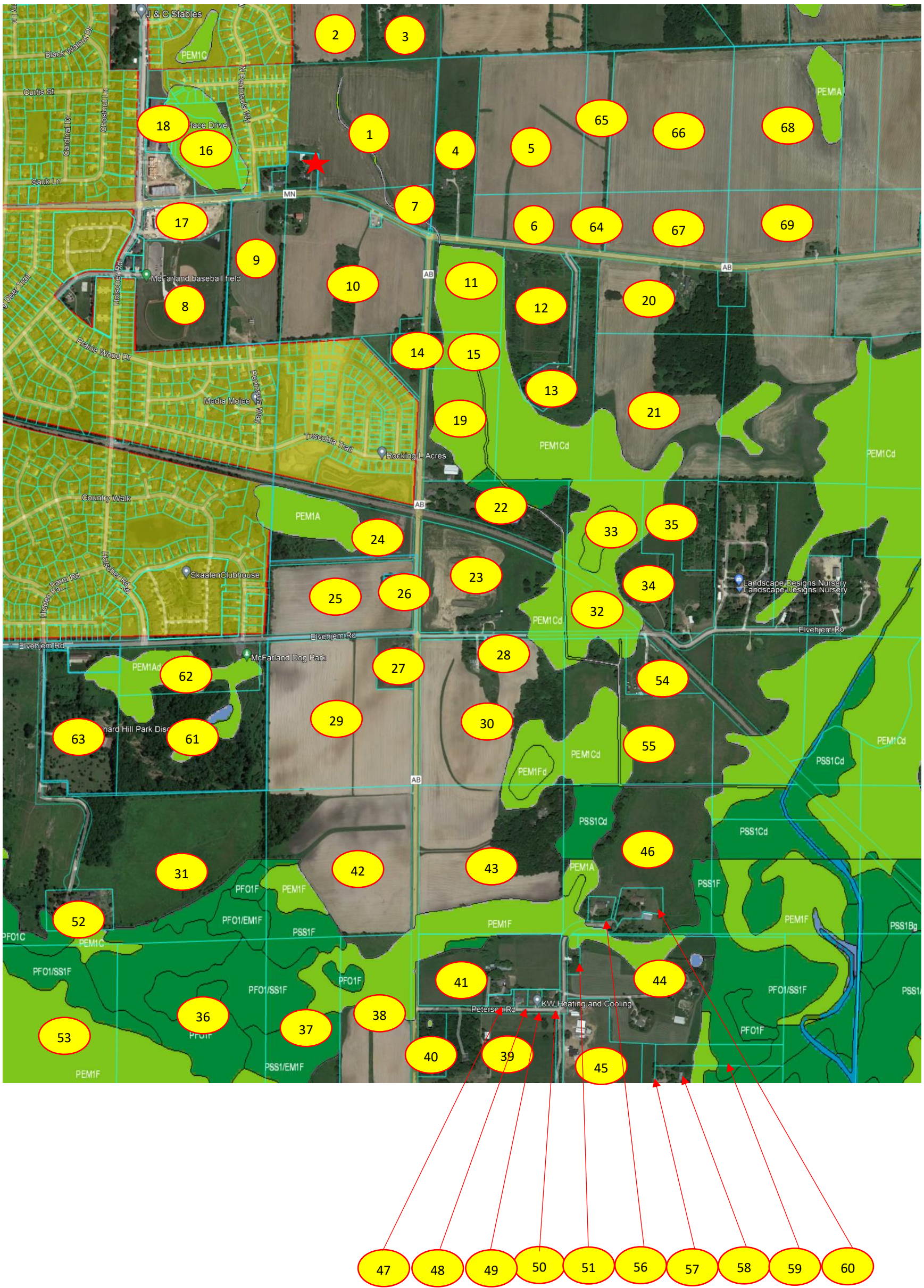
DISH WIRELESS, LLC.
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MWMKE00177A
3486 COUNTY HIGHWAY MN
MCFARLAND VILLAGE, MN 53558

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-4

McFarland Property Map



McFarland Area Properties		
Property Number	Owner	Reason for non-viability
1	Vennevoll	Owner not interested in leasing space for communications tower
2	Nelson	Adjacent to many existing residential homes (28) and too far North
3	Hope Rod and Gun Club	Owner not interested in leasing space for communications tower
4	Skaalen	Owner not interested in leasing space for communications tower
5	Skaar	Owner not interested in leasing space for communications tower
6	Skaar	Owner not interested in leasing space for communications tower
7	Vennevoll	Owner not interested in leasing space for communications tower
8	McFarland Schools	Adjacent to many existing residential homes (26) + future
9	Utter	Owner not interested due to future residential development
10	Utter	Owner not interested due to future residential development
11	Utter	Property is all wetland
12	Anderson	Owner not interested in leasing space for communications tower
13	Anderson	Owner not interested in leasing space for communications tower
14	Utterback	Residential Property - No interest in leasing space for communications tower
15	Utter	Property is all wetland
16	McFarland Village	Property is all wetland
17	McFarland Village	Owner not interested in leasing space for communications tower
18	Many	No space, adjacent to many residential properties, also wetlands
19	Licht	Owner not interested in leasing space for communications tower, wetlands
20	Jacob	Owner not interested in leasing space for communications tower
21	Jacob	Owner not interested in leasing space for communications tower, wetlands
22	Swenson	Owner not interested in leasing space for communications tower, wetlands
23	Elvehjem	Owner not interested in leasing space for communications tower, wetlands

24	Hwy AB LLC	Owner not interested in leasing space for communications tower, wetlands
25	Sperle	Owner not interested in leasing space for communications tower
26	Laeser	Property too small - residential property
27	Kirch	Owner not interested in leasing space for communications tower, wetlands
28	Evans	Owner not interested in leasing space for communications tower
29	Sperle	Owner not interested in leasing space for communications tower
30	Sperle	Owner not interested in leasing space for communications tower
31	Dane County	Owner not interested in leasing space for communications tower
32	Elvehjem	Owner not interested in leasing space for communications tower, wetlands
33	Symons	Owner not interested in leasing space for communications tower
34	3502 Dyreson Road	Owner not interested in leasing space for communications tower
35	Gaul	Owner not interested in leasing space for communications tower
36	State of Wisconsin DNR	Owner not interested in leasing space for communications tower
37	Dane County	Owner not interested in leasing space for communications tower
38	Kleinhans	Owner not interested in leasing space for communications tower
39	Sterken	Owner not interested in leasing space for communications tower
40	2714 County Hwy AB	Owner not interested in leasing space for communications tower
41	Linden	Owner not interested in leasing space for communications tower
42	Sperle	Owner not interested in leasing space for communications tower, wetlands
43	Gannon	Owner not interested in leasing space for communications tower, wetlands
44	Renvick	Owner not interested in leasing space for communications tower, wetlands
45	Reigert	Owner not interested in leasing space for communications tower
46	Norsettter	Owner not interested in leasing space for communications tower, wetlands
47	Bergeman	Existing rural residential development - too small
48	Ring	Existing rural residential development - too small

49	Schneider	Existing rural residential development - too small
50	Howard	Existing rural residential development - too small
51	3357 Peterson Road	Existing rural residential development - too small, wetlands
52	TR SGDMW	Owner not interested in leasing space for communications tower
53	State of Wisconsin DNR	Owner not interested in leasing space for communications tower, wetlands
54	Burns	Owner not interested in leasing space for communications tower
55	David	Owner not interested in leasing space for communications tower
56	Ebbert	Owner not interested in leasing space for communications tower
57	Riegert	Owner not interested in leasing space for communications tower
58	Riegert	Owner not interested in leasing space for communications tower, wetlands
59	Riegert	Owner not interested in leasing space for communications tower, wetlands
60	Norsettter	Owner not interested in leasing space for communications tower
61	McFarland Village	Owner not interested in leasing space for communications tower
62	McFarland Village	Owner not interested in leasing space for communications tower
63	McFarland Village	Owner not interested in leasing space for communications tower
64	Skaar	Owner not interested in leasing space for communications tower
65	Skaar	Owner not interested in leasing space for communications tower
66	Jacob	Owner not interested in leasing space for communications tower
67	Jacob	Owner not interested in leasing space for communications tower
68	Jacob	Owner not interested in leasing space for communications tower
69	Jacob	Owner not interested in leasing space for communications tower
70	Marks	Residential Property - too small
71	Bailey	Residential Property - too small



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

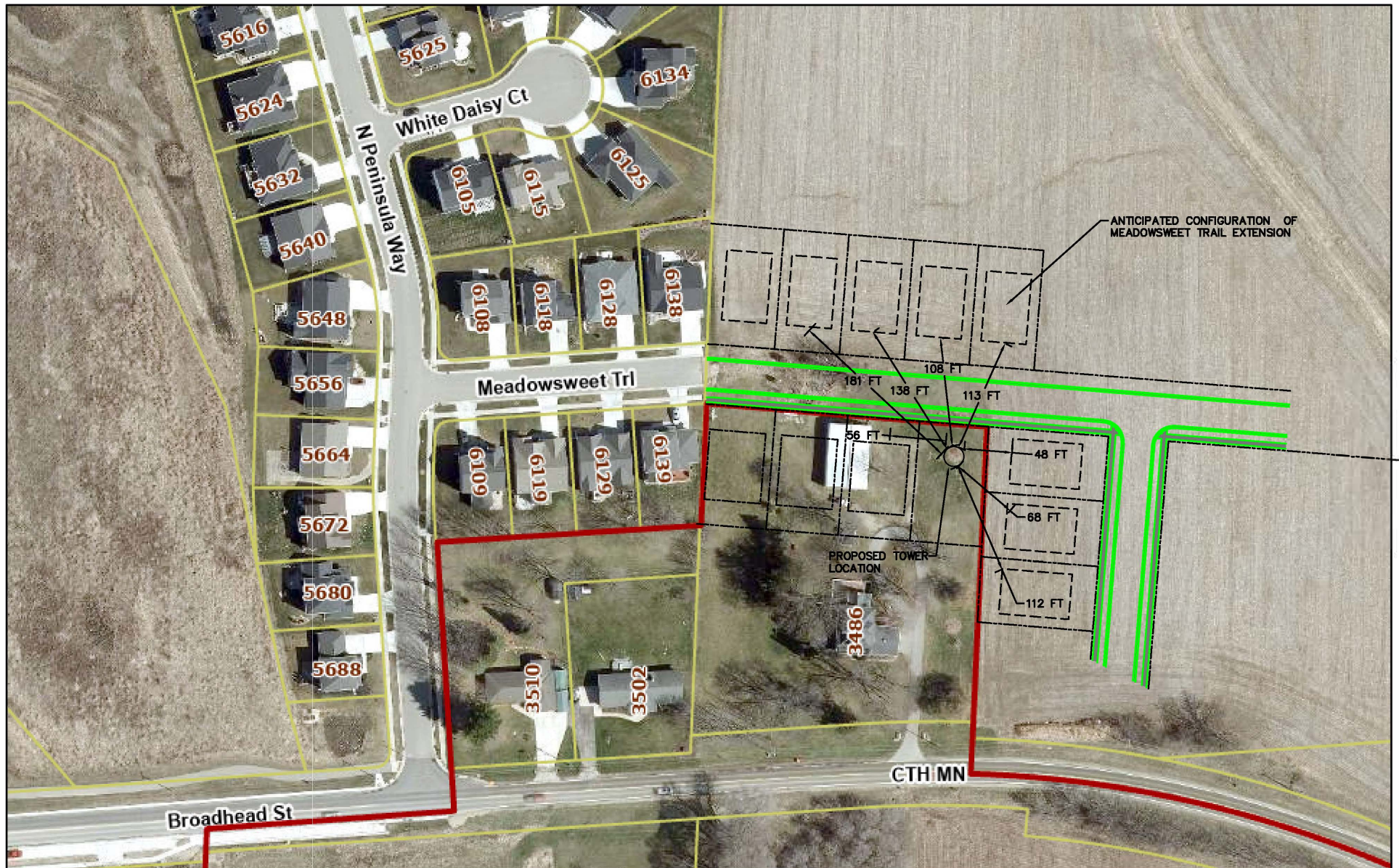
the Dane County Zoning Ordinance, Sec. 10.001(2)(b), is to *encourage planned and orderly land use development*. The proposed tower would also fail to meet the proposed setback requirements of Dane County's proposed ordinance 2022 OA-57, which if adopted, would require *"a communication tower on or adjacent 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.

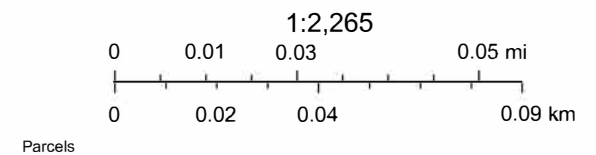
Village of McFarland, Conceptual Extension of Meadowsweet Trail



2/4/2023, 4:08:07 PM

Address Municipalities Town
 Village Parcels

Road Names



Dane County Conditional Use Permit Application

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

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

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

CUP DESCRIPTION
174' Monopole Communication Tower

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

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

Form Version 01.00.03



Legend

-  Wetland
-  Floodplain



0 75 150 300 Feet

CUP 02583
ARIF M KHAN & SADIA
ARIF



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

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

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

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

SITE INFORMATION

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

DESCRIPTION OF PROPOSED CONDITIONAL USE

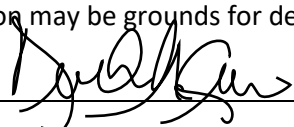
Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Communication Towers	Is this application being submitted to correct a violation? Yes ☐ No ☒
Provide a short but detailed description of the proposed conditional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

GENERAL APPLICATION REQUIREMENTS

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

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

Owner/Agent Signature: 

Date: 09/14/2022

STANDARDS FOR CONDITIONAL USE PERMITS

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

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

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

See Application Cover Letter.

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

See Application Cover Letter.

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

See Application Cover Letter.

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

See Application Cover Letter.

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

See Application Cover Letter.

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

See Application Cover Letter.

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

See Application Cover Letter.

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

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

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

See Application Cover Letter.

List the proposed days and hours of operation.

24/7

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

0

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

See Application Cover Letter.

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

None

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

None anticipated to be required. Land is completely flat.

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

None required

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

None required

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

See Application Cover Letter.

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

None

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

None

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

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

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

See Application Cover Letter.

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

See Application Cover Letter.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

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

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

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

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

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

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

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

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

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



December 6, 2022

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

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

Dear Mr. Allan:

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

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

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

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

WIRELESS SITING LAW

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

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

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

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

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

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

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

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

3. The location of the proposed mobile service facility.

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

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

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

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

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

³ Wis. Stat. § 66.0404(1)(L).

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

The Construction Drawings provide this information.

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

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

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

SETBACKS

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

ADDITIONAL DISCUSSION

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

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

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

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

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

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

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

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

DANE COUNTY COMMUNICATION TOWER ORDINANCE

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

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

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

TOWN OF DUNN COMMUNICATION TOWERS ORDINANCE

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

STANDARDS FOR CONDITIONAL USE PERMITS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

⁴ See attached Fall Zone Letter marked as Exhibit G.

⁵ Town of Dunn Comprehensive Plan at A-21.

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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)

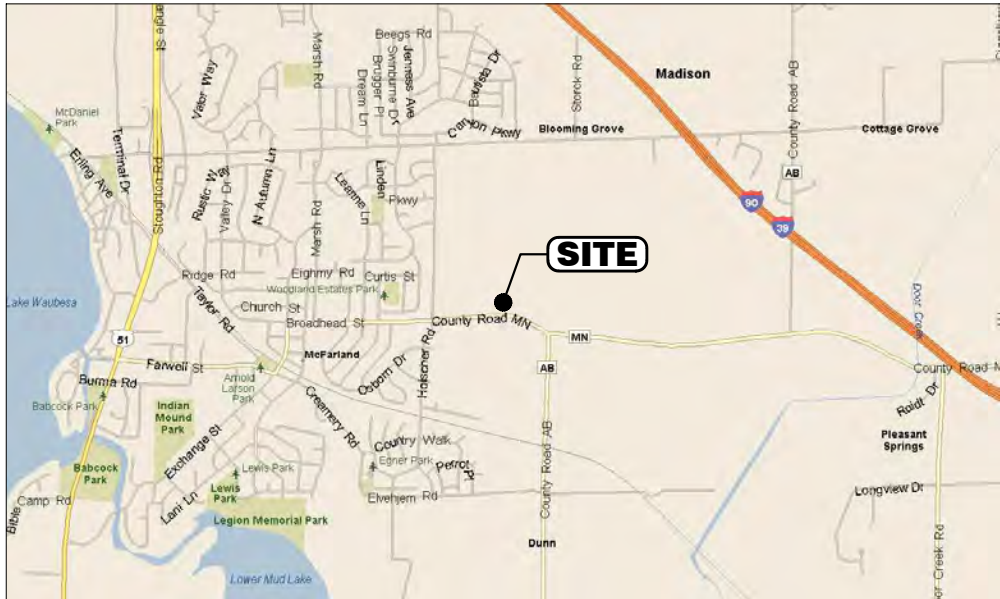
cc: Attorney Jake Remington, Husch Blackwell LLP (legal counsel for Applicants)

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  VICINITY MAP NOT TO SCALE		SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY TYPE OF CONSTRUCTION PROJECT TYPE: PROPOSED 170' MONOPOLE SITE ADDRESS: 3486 COUNTY HIGHWAY MN MCFARLAND VILLAGE, WI 53558 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. SQUARE FOOTAGE: PROPOSED LEASE AREA: 10,000 SQ. FT. PROPERTY OWNERS: KHAN M. & SADIA ARIF 3486 COUNTY HIGHWAY MN MCFARLAND VILLAGE, WI 53558 PARCEL NUMBER (TAX I.D.): 061002182450 OCCUPANT LOAD: UNOCCUPIED PARKING REQUIREMENTS: ADDITIONAL PARKING REQUIRED: NONE EXISTING PARKING MODIFICATIONS: NONE REQUIRED							
S-1	SURVEY PLAN										
S-2	ENLARGED SITE PLAN										
C-1	TOWER ELEVATION & DETAILS										
C-2	SHELTER ELEVATIONS										
C-3	FOUNDATION PLAN & DETAILS										
C-4	ICE BRIDGE & FENCE DETAILS										
C-5	GENERAL NOTES										
E-1	ELECTRICAL NOTES & DETAILS										
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)									
LANDTECH PROFESSIONAL SURVEYING & ENGINEERING AL, AR, AZ, CO, FL, GA, IL, IA, IN, KS, KY, MI, MN, MO, NE, NC, ND, NJ, NM, NY, OH, OK, PA, SC, SD, TN, TX, VA, WV, WI 231-943-0050 ph 231-943-0051 fax 877-520-LAND toll free www.landtechps.com www.towersurveyors.com 		TOWER KING 23434 ELLIOTT ROAD, DEFIANCE, OH 43512 PH: (419) 782-8591	MCFARLAND 3486 COUNTY HIGHWAY MN MCFARLAND VILLAGE, WI 53558	3	09/29/22	REVD ZONING PER CLIENT	TLR	MM	MM	SHEET T-1	
				2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM	TITLE SHEET	
				1	09/07/22	REVD TOWER-RAD CENTER HEIGHT	TLR	MM	MM		
				0	08/17/22	ISSUED FOR REVIEW	TLR	MM	MM	DRAWING NUMBER	
				NO.	DATE	REVISIONS	BY	CHK	APP'D	22359001	
				SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR				

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)

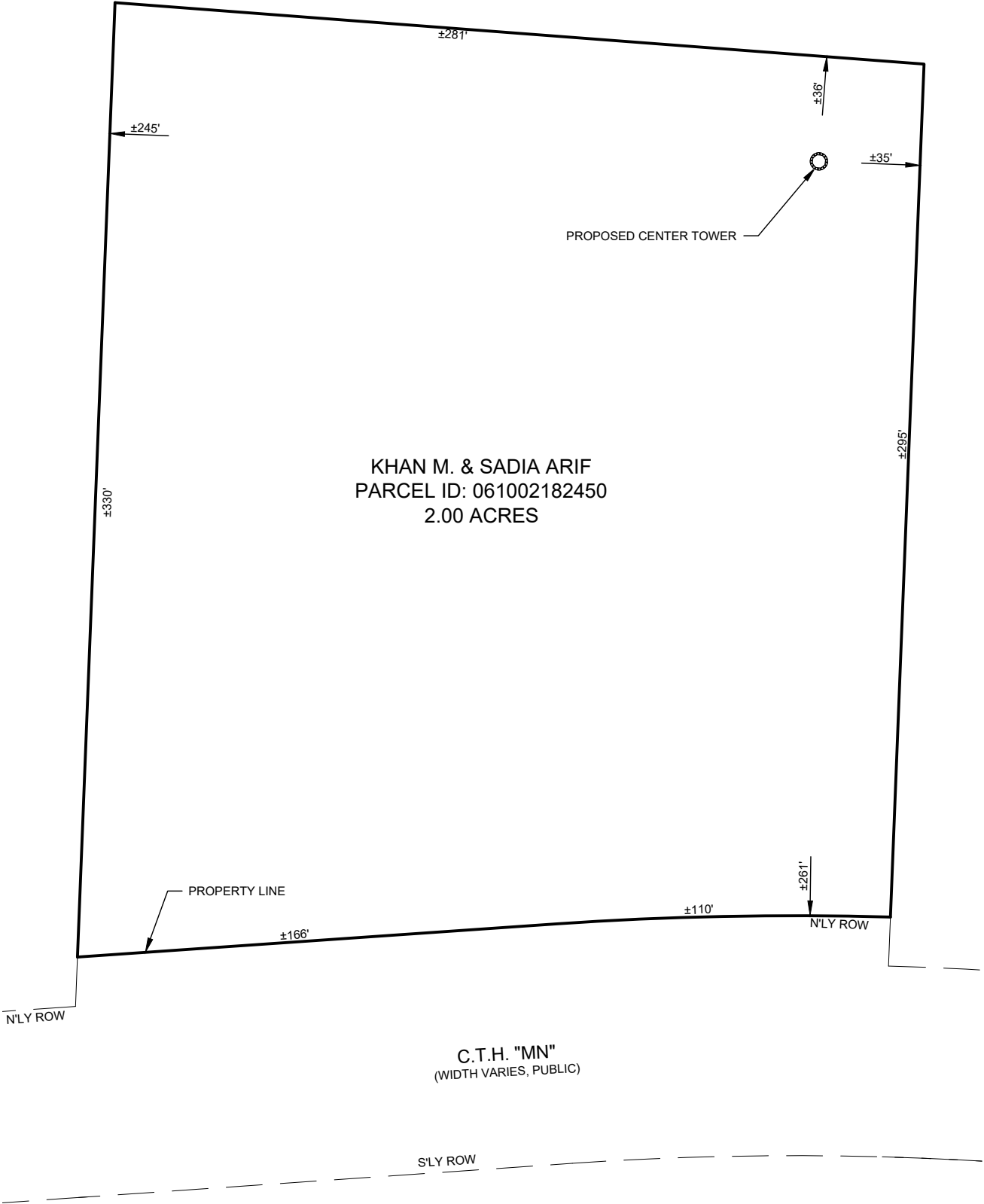
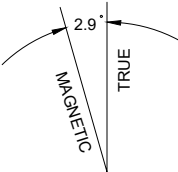
PART OF THE NE 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4, SECTION 2, TOWN 6 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN, DESCRIBES AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE N87°31'06"E (RECORDED EAST), 1300.93 FEET ALONG THE NORTH LINE OF THE NE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

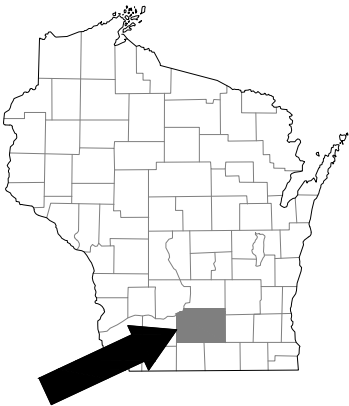
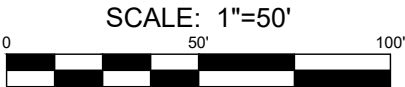
A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 10 EAST, DUNN TOWNSHIP, DANE COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 87°31'27" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1,341.03 FEET; THENCE SOUTH 02°15'12" WEST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

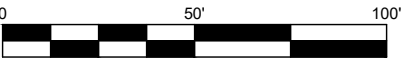
LEGEND

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

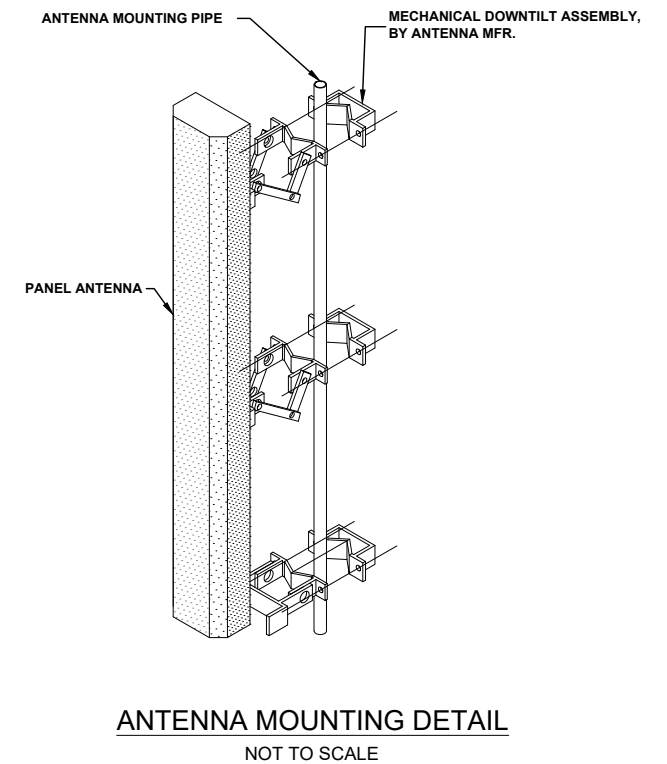
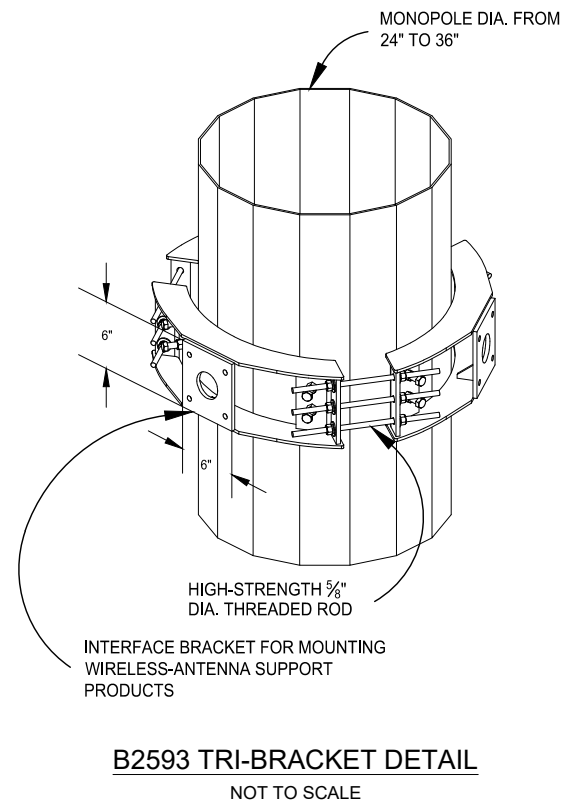
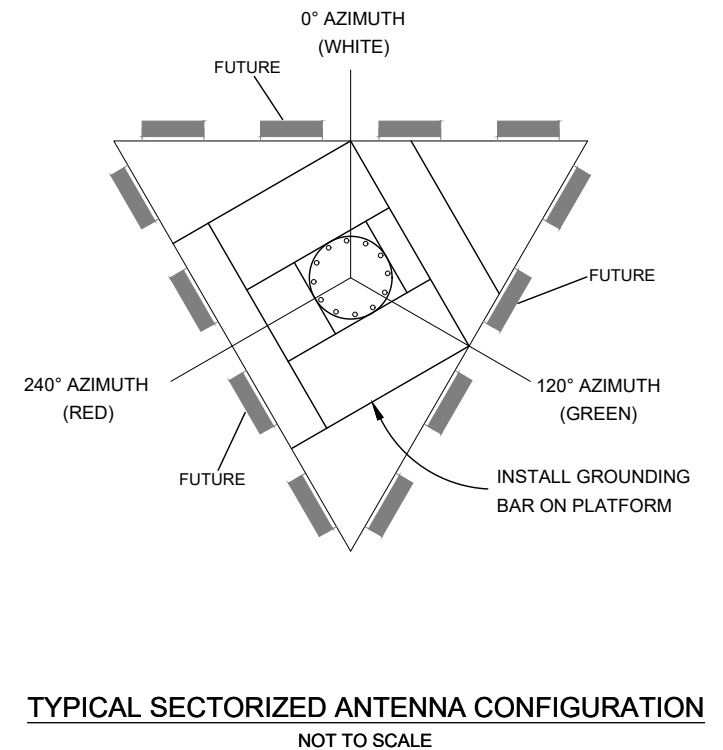
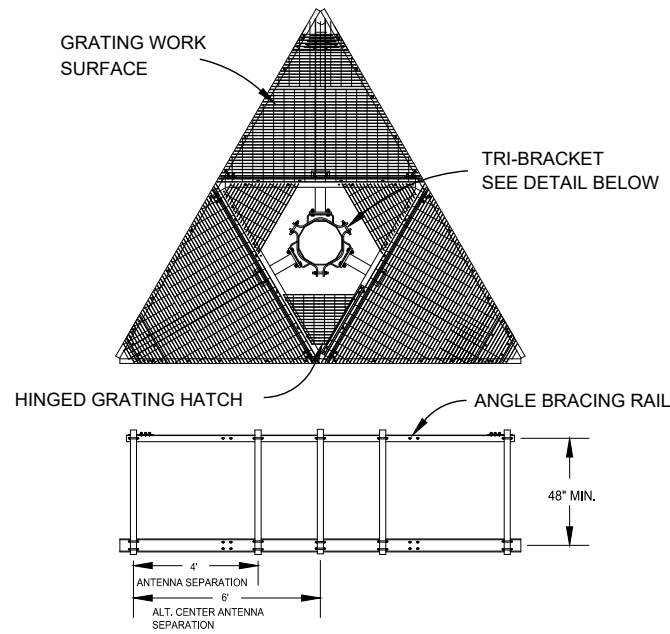
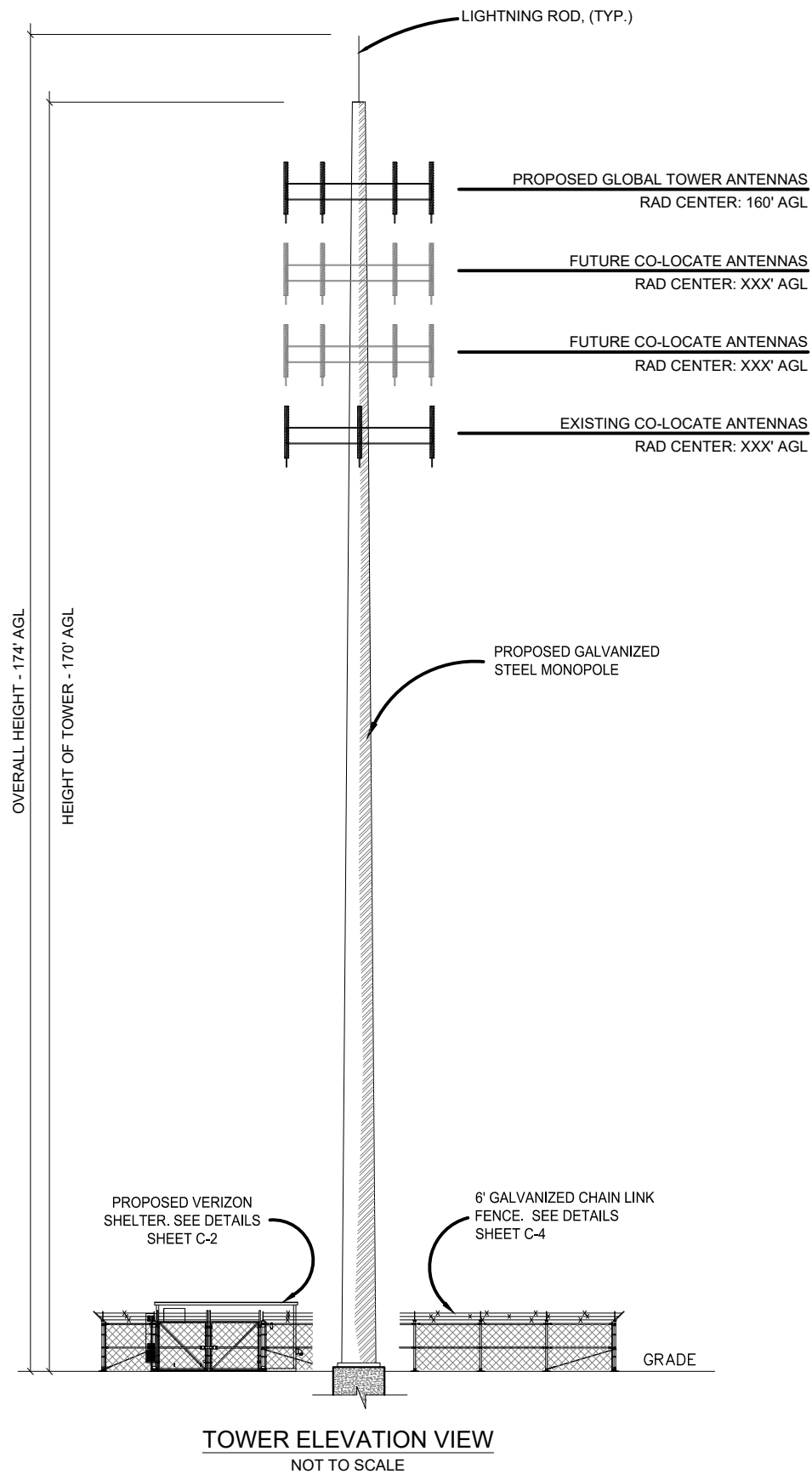
NO.	DATE	REVISIONS	BY	CHK	APP'D
3	09/29/22	REVD ZONING PER CLIENT	TLR	MM	MM
2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM
1	09/07/22	REVD TOWER-RAD CENTER HEIGHT	TLR	MM	MM
0	08/17/22	ISSUED FOR REVIEW	TLR	MM	MM
SCALE: AS SHOWN			DESIGNED BY: MM		DRAWN BY: TLR

SHEET S-1

SURVEY PLAN

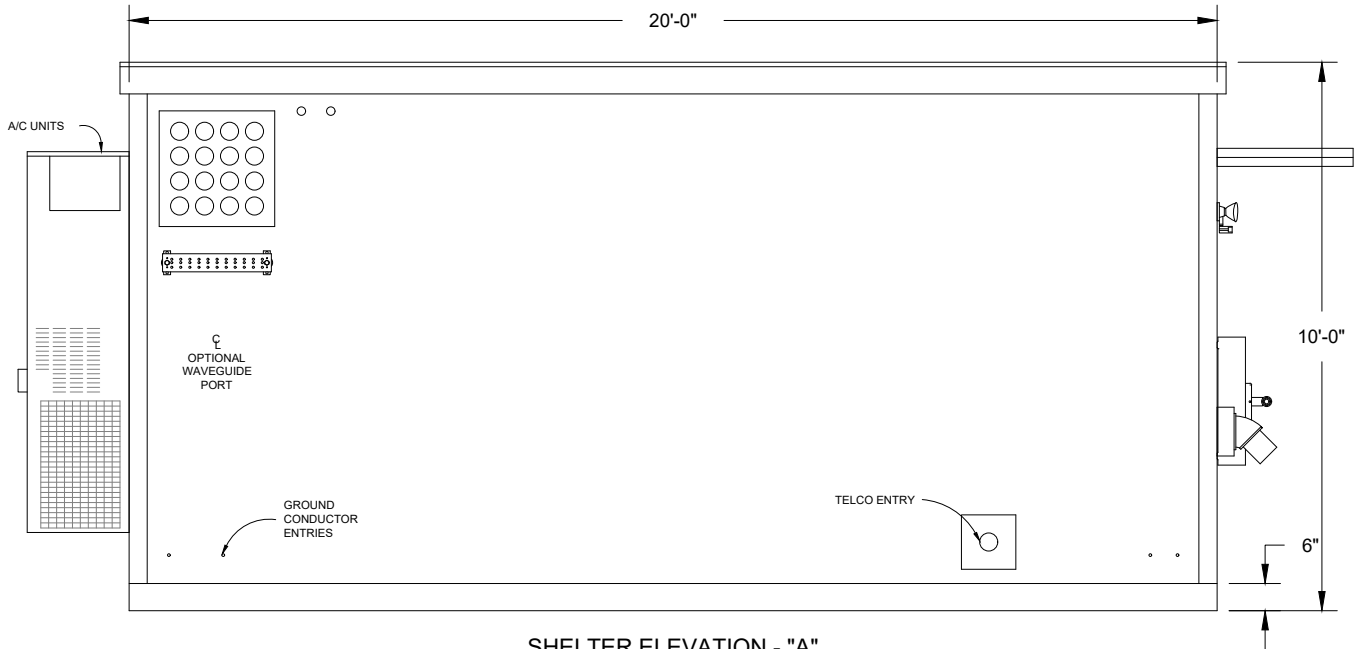
DRAWING NUMBER

22359001

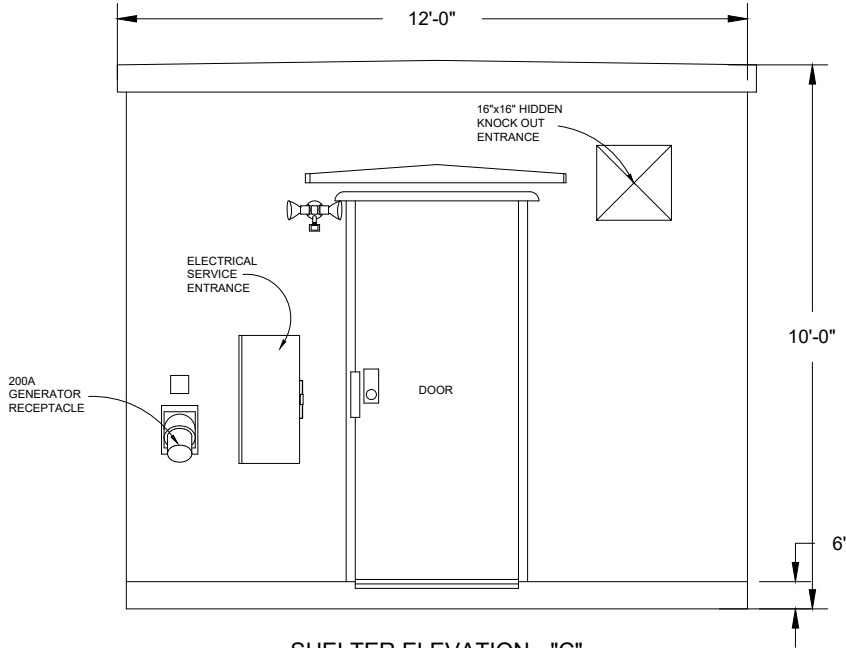
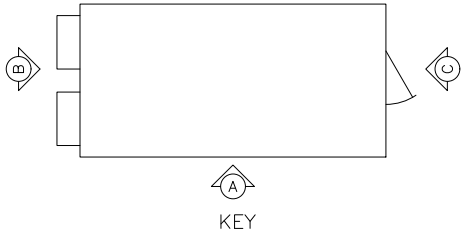


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2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM
1	09/07/22	REVD TOWER-RAD CENTER HEIGHT	TLR	MM	MM
0	08/17/22	ISSUED FOR REVIEW	TLR	MM	MM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		

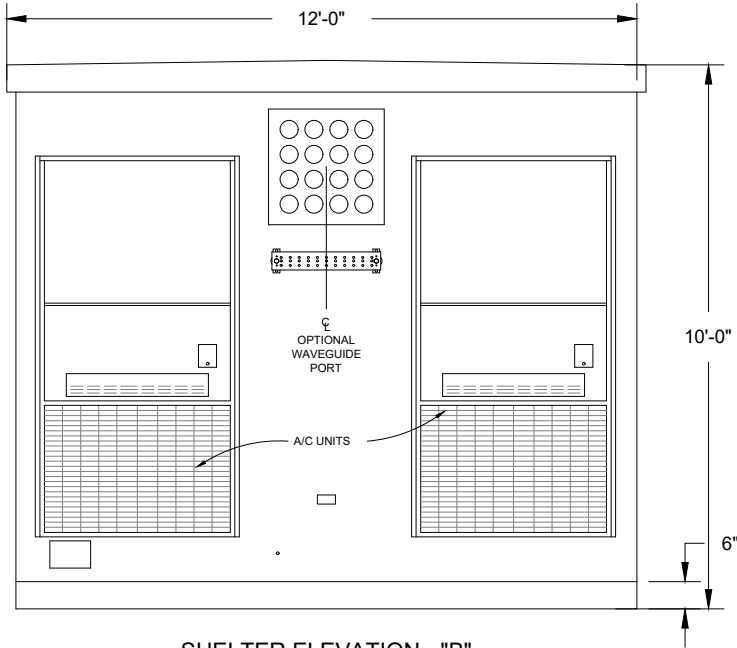
NOTE: SHELTER AND PLATFORM SHOWN ARE TYPICAL OF COMMUNICATION EQUIPMENT INSTALLATIONS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. INDIVIDUAL EQUIPMENT PROVIDED BY CARRIERS MAY VARY FROM THESE DRAWINGS. DESIGN OF SUCH EQUIPMENT INSTALLATIONS AND THEIR FOUNDATIONS ARE BY OTHERS.



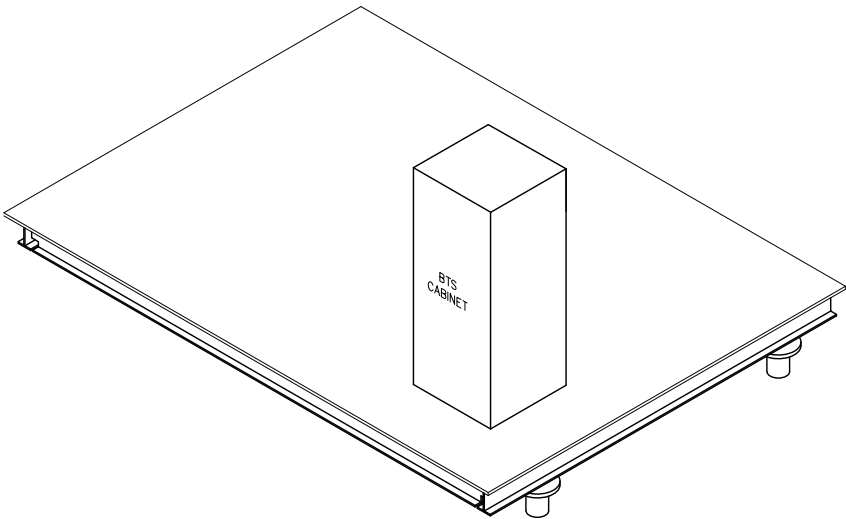
SHELTER ELEVATION - "A"
NOT TO SCALE



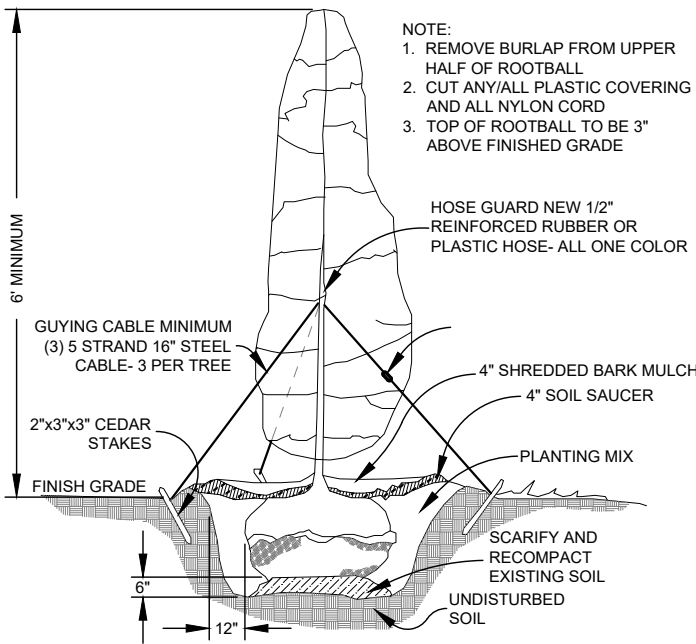
SHELTER ELEVATION - "C"
NOT TO SCALE



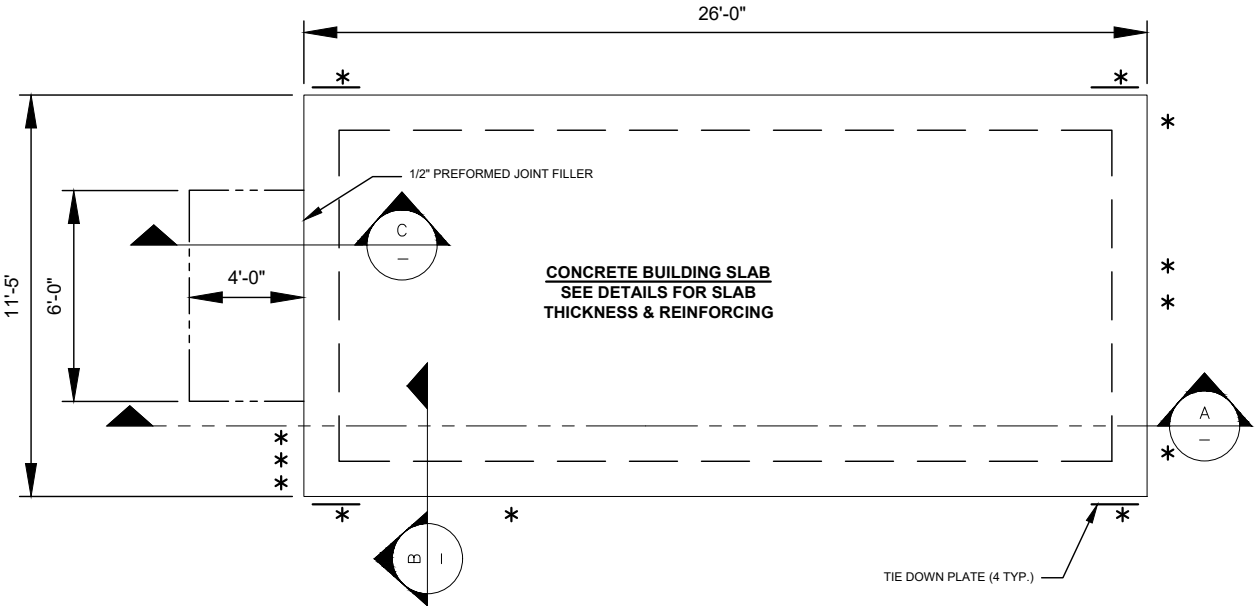
SHELTER ELEVATION - "B"
NOT TO SCALE



TYPICAL EQUIPMENT PLATFORM
NOT TO SCALE

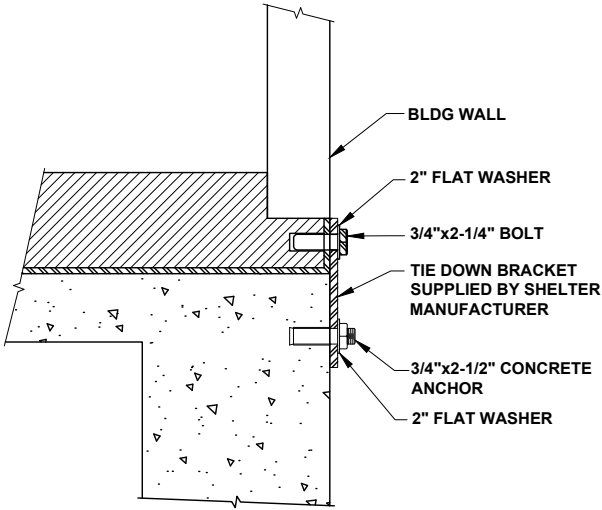


LANDSCAPING DETAIL
NOT TO SCALE



SHELTER FOUNDATION PLAN
NOT TO SCALE

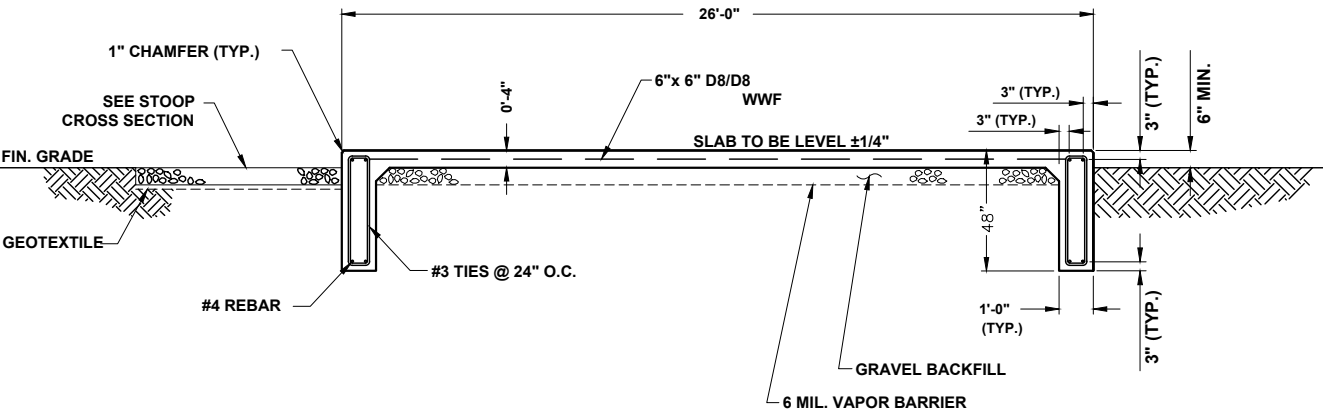
NOTE:
* #2 GROUND PIG TAIL LOCATIONS
SEE GROUNDING PLAN



BLDG/FND ATTACHMENT DETAIL B-B
NOT TO SCALE

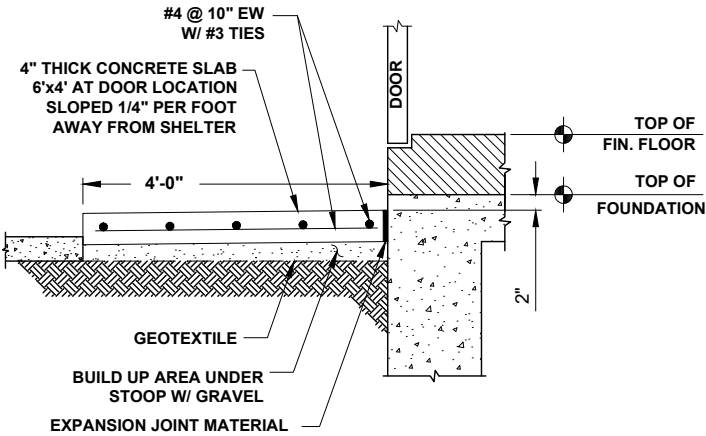
FOUNDATION GENERAL NOTES:

- 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

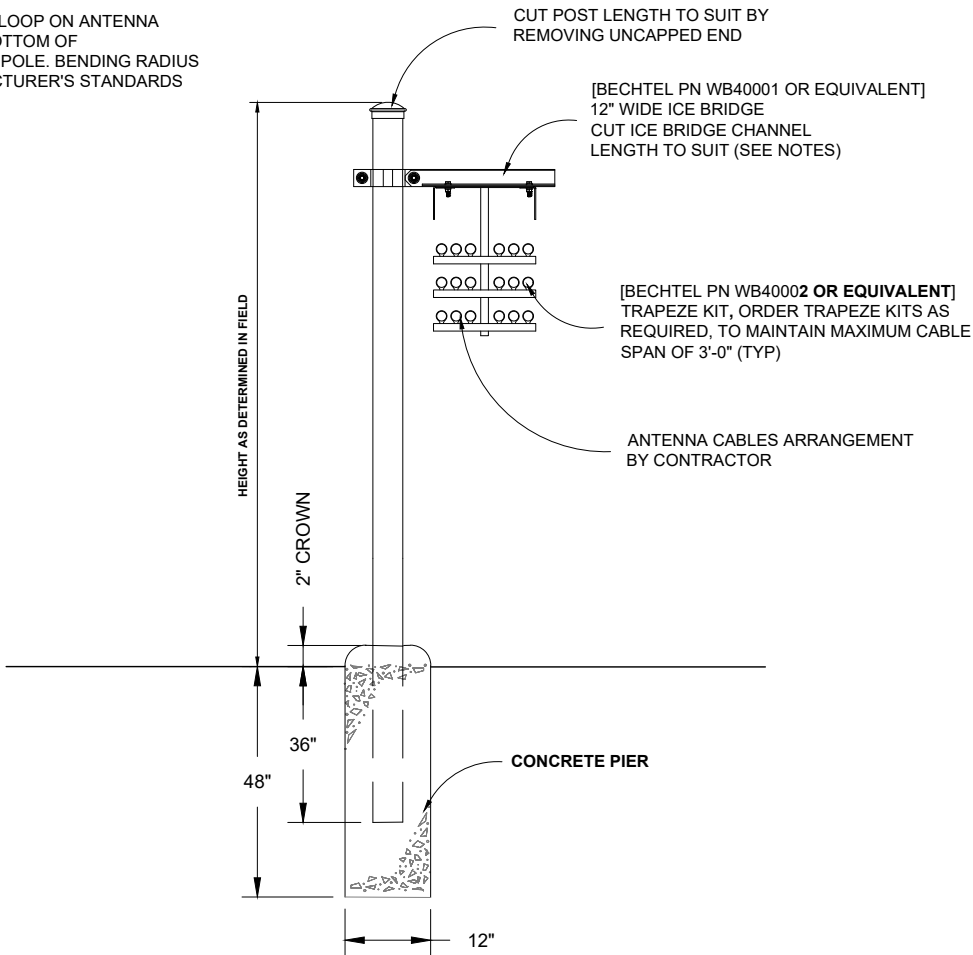
- NOTES:
- 1. CONCRETE FINISH TO BE CLASS A TOLERANCE.
 - 2. TEST FOR 3000 PSI AT 7, 14, & 28 DAYS PER POUR BY INDEPENDENT LAB.
 - 3. ALL CONCRETE TO BE SIX SACK MIX.
 - 4. PERFORM CONCRETE SLUMP TEST (4" MAX). NO WATER TO BE ADDED TO CONCRETE MIX AFTER 4" SLUMP HAS BEEN ESTABLISHED.



STOOP DETAIL C-C
NOT TO SCALE

3	09/29/22	REVD ZONING PER CLIENT	TLR	MM	MM
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		

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

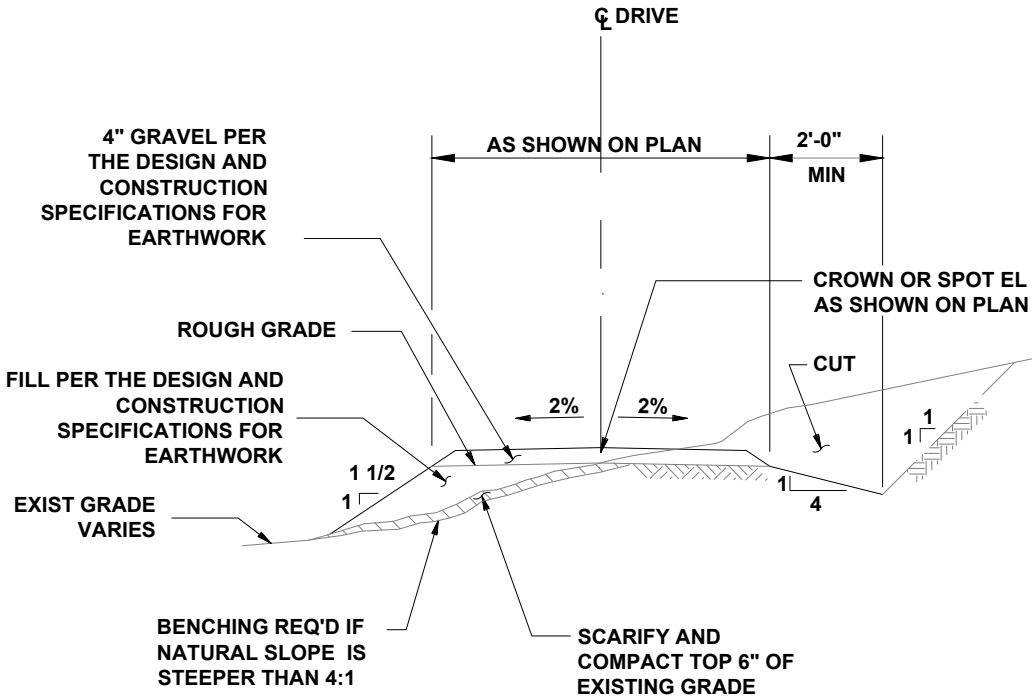


BECHTEL SC:	ROHN PN:	MTS PN:
WB40001		WB-K110-B
WB40002		WB-T12-3

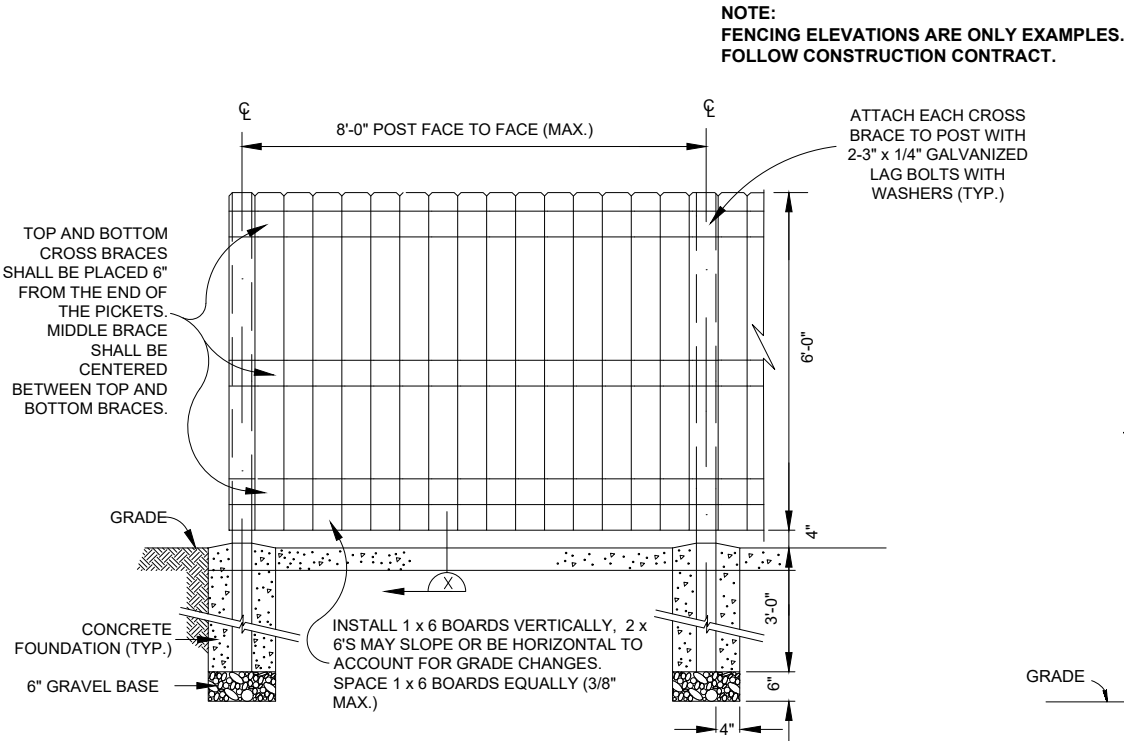
NOTES:

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 CANTILVER 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.

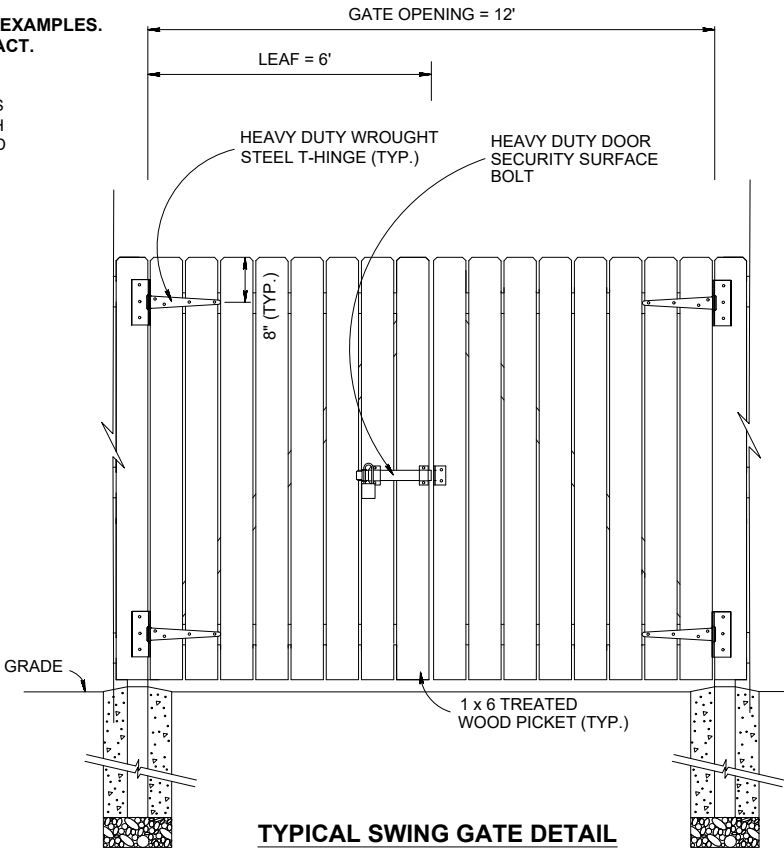
TYPICAL ICE BRIDGE DETAIL
NOT TO SCALE



TYPICAL GRAVEL DRIVE
NOT TO SCALE



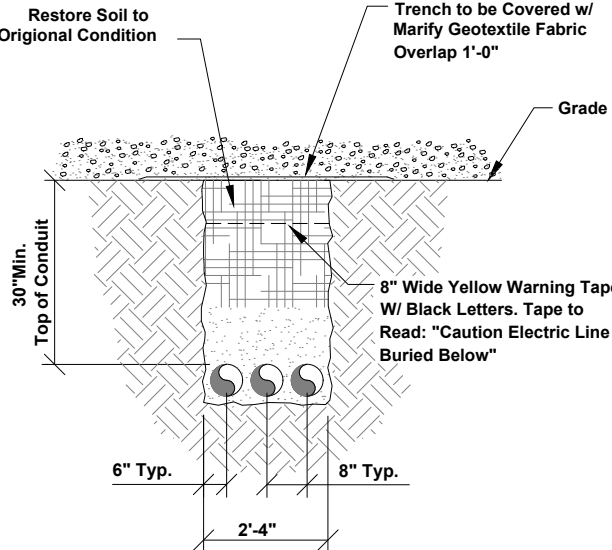
TYPICAL FENCE ELEVATION DETAIL
NOT TO SCALE



TYPICAL SWING GATE DETAIL
NOT TO SCALE

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.	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.	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 2. INTERNATIONAL MECHANICAL CODE 3. INTERNATIONAL RESIDENTIAL CODE 4.UNIFORM PLUMBING CODE 5. NATIONAL ELECTRICAL CODE 6. LOCAL BUILDING CODE 7. STATE BUILDING 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.
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.	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 RFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APLICABLE 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 UBCONTRACTOR'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.	ABBREVIATIONS AND SYMBOLS ABBREVIATIONS AGL ABOVE GRADE LEVEL BTS BASE TRANSCEIVER STATION (E) EXISTING MIN MINIMUM N.T.S. NOT TO SCALE REF REFERENCE RF RADIO FREQUENCY T.B.D. TO BE DETERMINED T.B.R. TO BE RESOLVED TYP TYPICAL REQ REQUIRED EGR EQUIPMENT GROUND RING 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 SYMBOLS S/G SOLID GROUND BUS BAR S/N SOLID NEUTRAL BUS BAR ⊖ ⊖ SUPPLEMENTAL GROUND CONDUCTOR ⋈ 2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER ⋈ SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER ⊗ CHEMICAL GROUND ROD ⊗ GROUND ROD ⏏ DISCONNECT SWITCH Ⓜ METER ■ CADWELD TYPE CONNECTION ● COMPRESSION TYPE CONNECTION --- --- --- GROUNDING WIRE

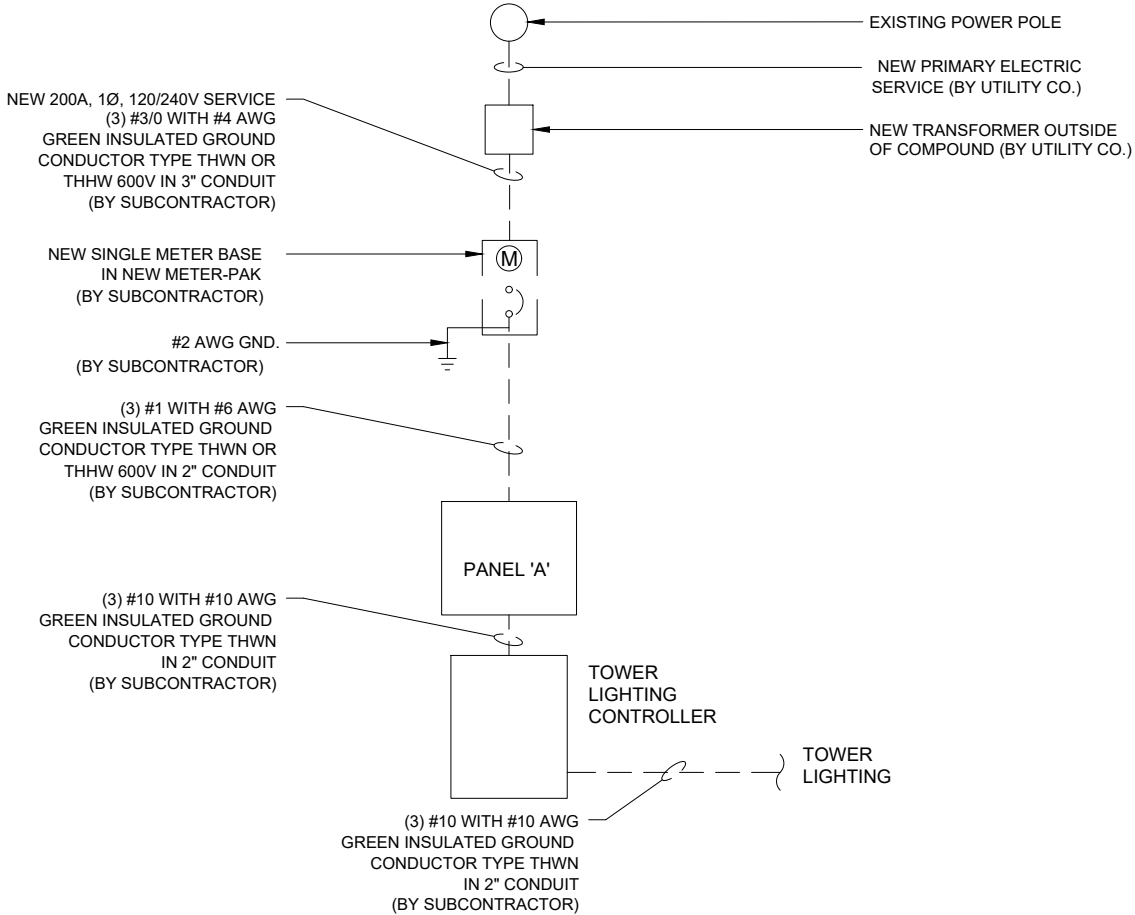
 LANDTECH PROFESSIONAL SURVEYING & ENGINEERING AL, AR, AZ, CO, FL, GA, IL, IA, IN, KS, KY, MI, MN, MO, NE, NC, ND, NJ, NM, NY, OH, OK, PA, SC, SD, TN, TX, VA, WV, WI 231-943-0050 ph 231-943-0051 fax 877-520-LAND toll free www.landtechps.com www.towersurveyors.com		TOWER KING 23434 ELLIOTT ROAD, DEFIANCE, OH 43512 PH: (419) 782-8591	MCFARLAND 3486 COUNTY HIGHWAY MN MCFARLAND VILLAGE, WI 53558																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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<u>ELECTRICAL INSTALLATION NOTES</u> 1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES. 2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED. 3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA. 4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA. 5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS. 6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA. 7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S). 8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. 9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. 10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED. 11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED. 12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED. 13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE). 14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC. 15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS. 16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS. 17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE. 18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC. 19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED. 20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE. 21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC. 22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.	<u>ELECTRICAL INSTALLATION NOTES (cont.)</u> 23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS 24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS. 25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS. 26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS. 27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.	
	 TYPICAL TRENCH DETAIL NOT TO SCALE	

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

ELECTRICAL NOTES:

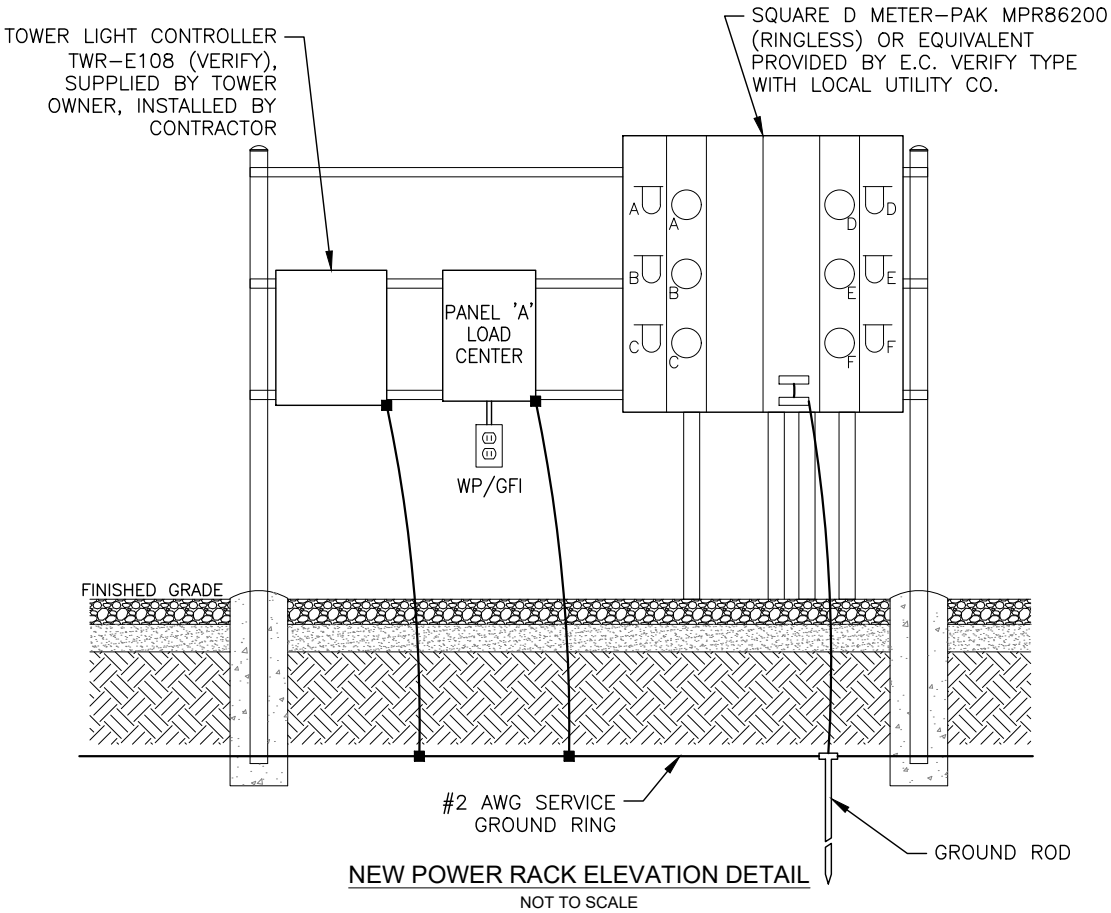
1. SUBCONTRACTOR SHALL PROVIDE 200AMP, SINGLE PHASE, 120/240 VAC, 60HZ SERVICE FOR SITE.
2. SUBCONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY BEFORE THE START OF CONSTRUCTION. POWER AND TELEPHONE CONDUIT SHALL BE PROVIDED AND INSTALLED PER UTILITY REQUIREMENTS.
3. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT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



100 AMP SINGLE LINE DIAGRAM
NOT TO SCALE

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

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

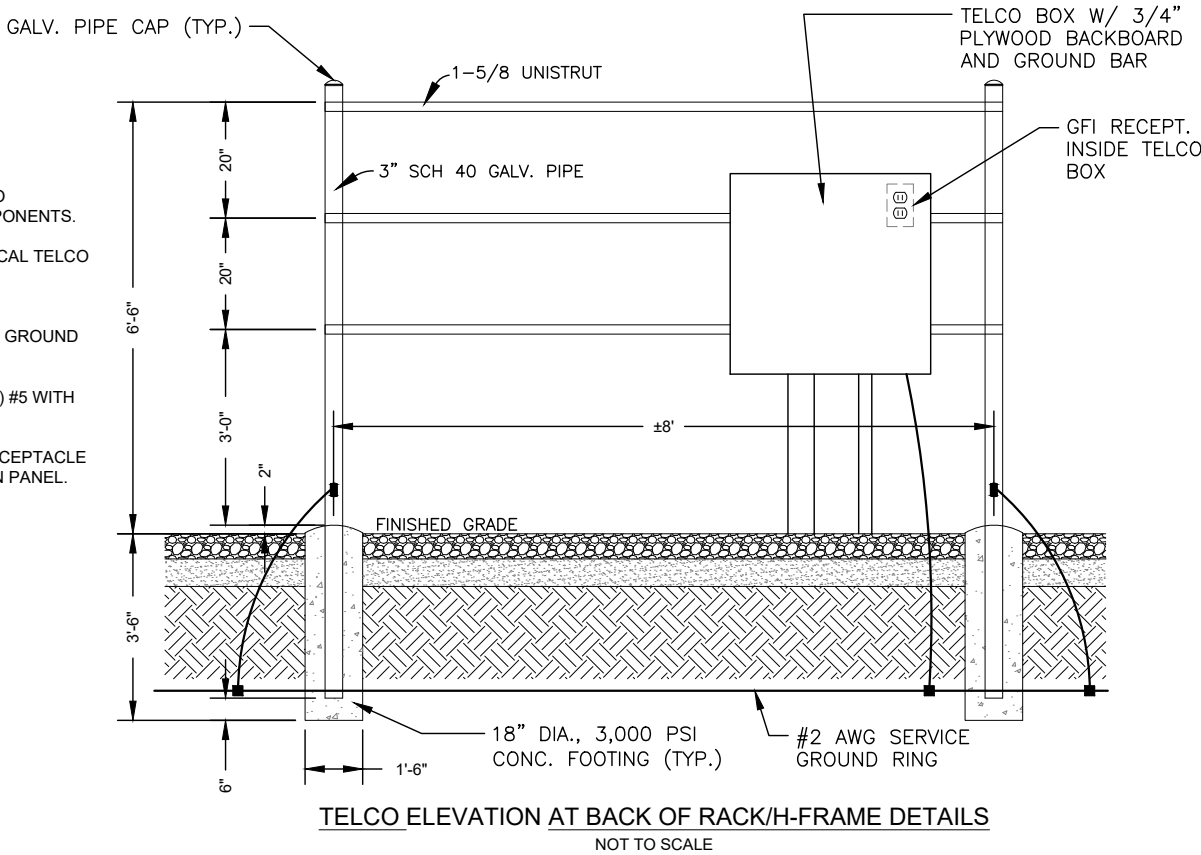


NOTES:

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

MATERIAL LIST:

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



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

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

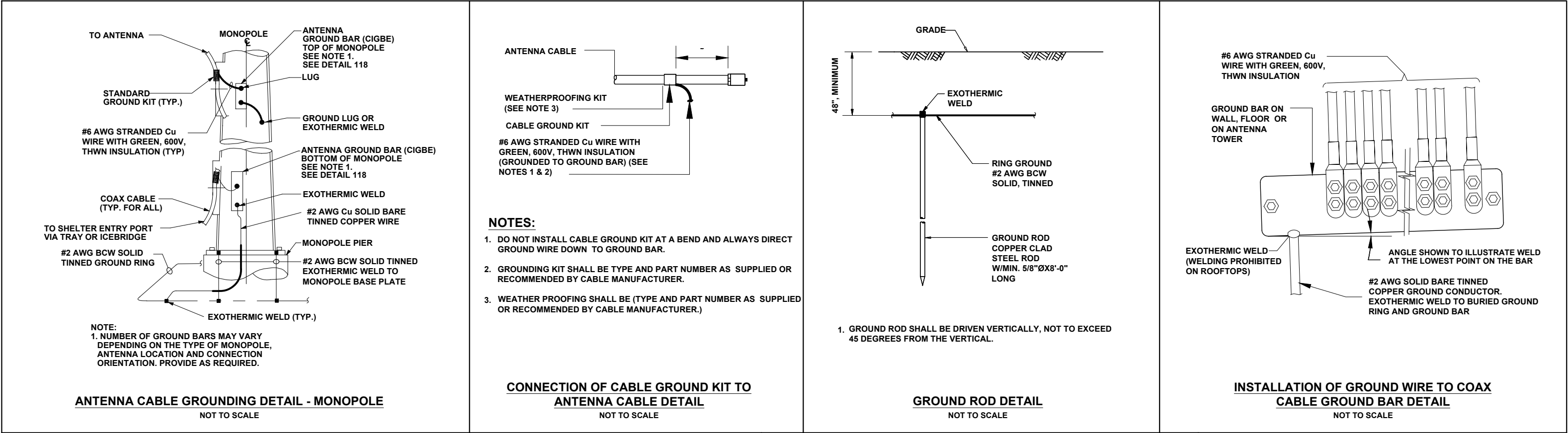
3	09/29/22	REVD ZONING PER CLIENT	TLR	MM	MM
2	09/15/22	REVD PER CLIENT-ARBORVITAE, FENCING	TLR	MM	MM
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0	08/17/22	ISSUED FOR REVIEW	TLR	MM	MM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: MM	DRAWN BY: TLR		

SHEET E-2

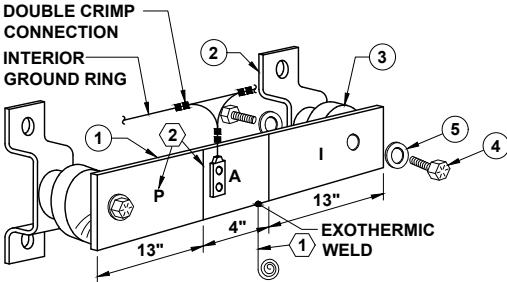
SINGLE LINE DIAGRAM & DETAILS

DRAWING NUMBER

22359001



NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C.			
NO.	REQ.	PART NO.	DESCRIPTION
①	1	1/4"x4"x30"	SOLID GND. BAR
②	2	A-6056	WALL MTG. BRKT.
③	2	3061-4	INSULATORS
④	4	3012-1	5/8"-11x1" H.H.C.S.
⑤	4	3015-8	5/8 LOCKWASHER



(RGB) REFERENCE GROUND BAR DETAIL
NOT TO SCALE

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" - SURGE PROTECTORS

CABLE ENTRY PORTS (HATCH PLATES) (#2)
GENERATOR FRAMEWORK (IF AVAILABLE) (#2)
TELCO GROUND BAR (#2)
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (#2)
+24V POWER SUPPLY RETURN BAR (#2)
-48V POWER SUPPLY RETURN BAR (#2)
RECTIFIER FRAMES.
COAX SUPPRESSION

SECTION "A" - SURGE ABSORBERS

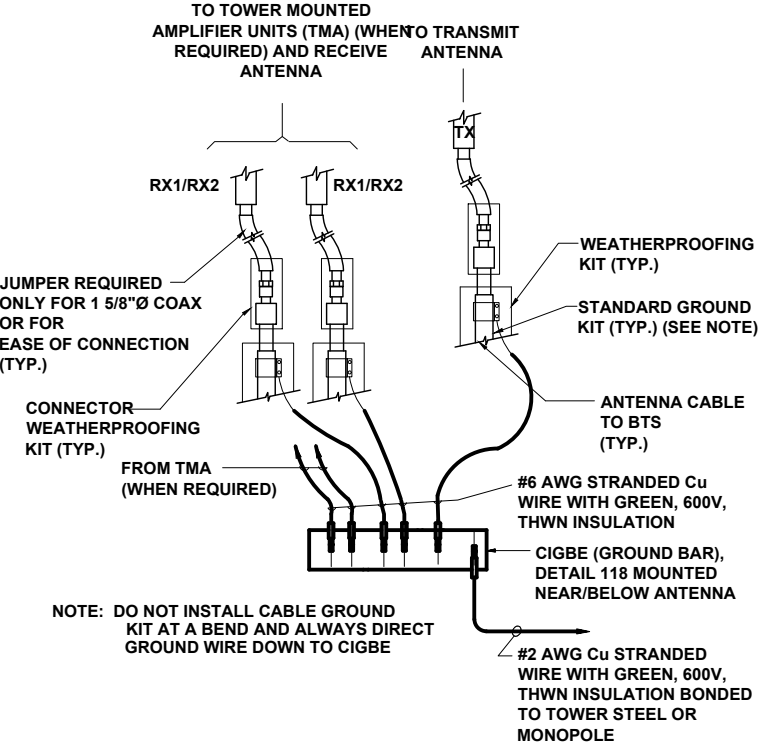
INTERIOR GROUND RING (#2)
EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2)
METALLIC COLD WATER PIPE (IF AVAILABLE) (#2)
BUILDING STEEL (IF AVAILABLE) (#2)

SECTION "I" - ISOLATED GROUND ZONE

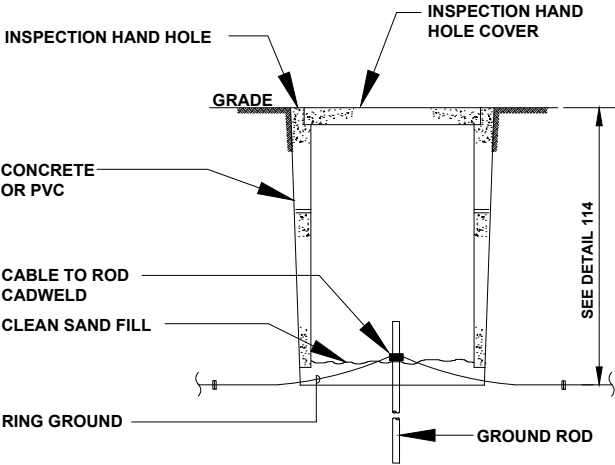
ALL COMMUNICATIONS EQUIPMENT FRAMES.
ISOLATED GROUND BAR - IGB (#2)

DETAIL NOTES:

- EXOTHERMICALLY WELD #2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "I") WITH 1" HIGH LETTERS.

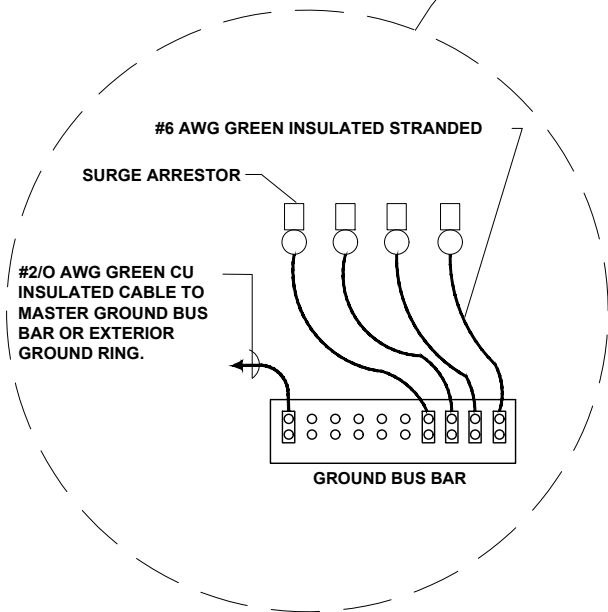
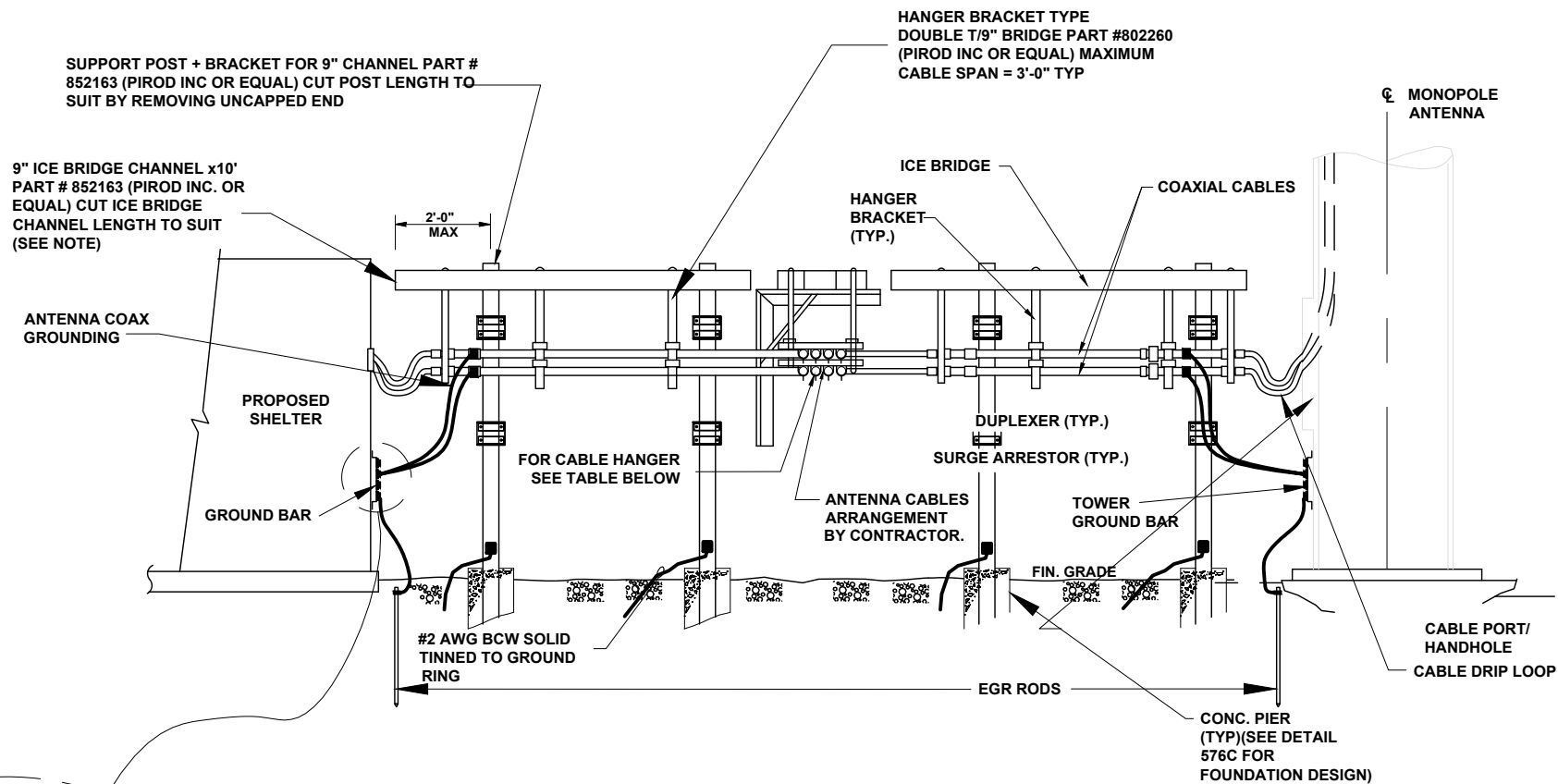


CONNECTION OF GROUND WIRE TO GROUNDING BAR (CIGBE)
TOWER / MONOPOLE / ROOFTOP
NOT TO SCALE



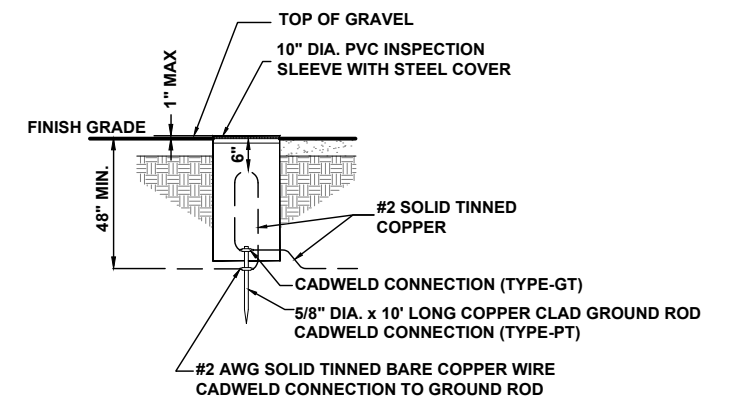
GROUND ROD WITH ACCESS AREA DETAIL
NOT TO SCALE

NOTE: INSPECTION HAND HOLE MAY BE CONCRETE OR PVC AND SHALL BE A MINIMUM OF 6" IN WIDTH/DIAMETER

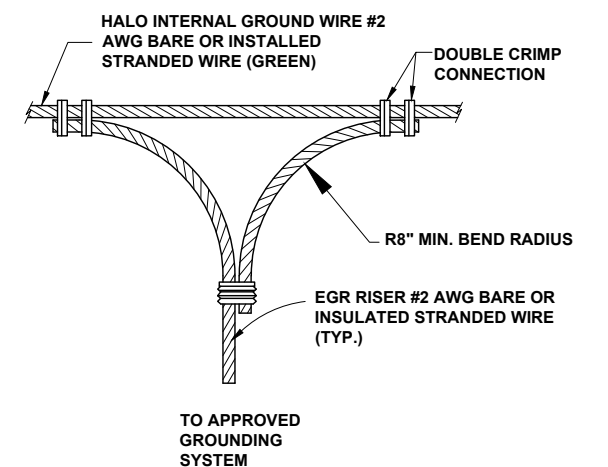


NOMINAL CABLE SIZE	CABLE TYPE NUMBER	CABLE HANGER TYPE NUMBER	MANUF. MIN. BEND RADIUS	MAX NO. OF CABLES/CND
1/2"	LDF4-50A	206706-1	5"	9
1/2"	FSJ4-50B	206706-1	1.25"	9
7/8"	LDF5-50A	206706-2	10"	3
1 1/4"	LDF6-50	206706-3	15"	1
1 5/8"	LDF7-50A	206706-4	20"	1

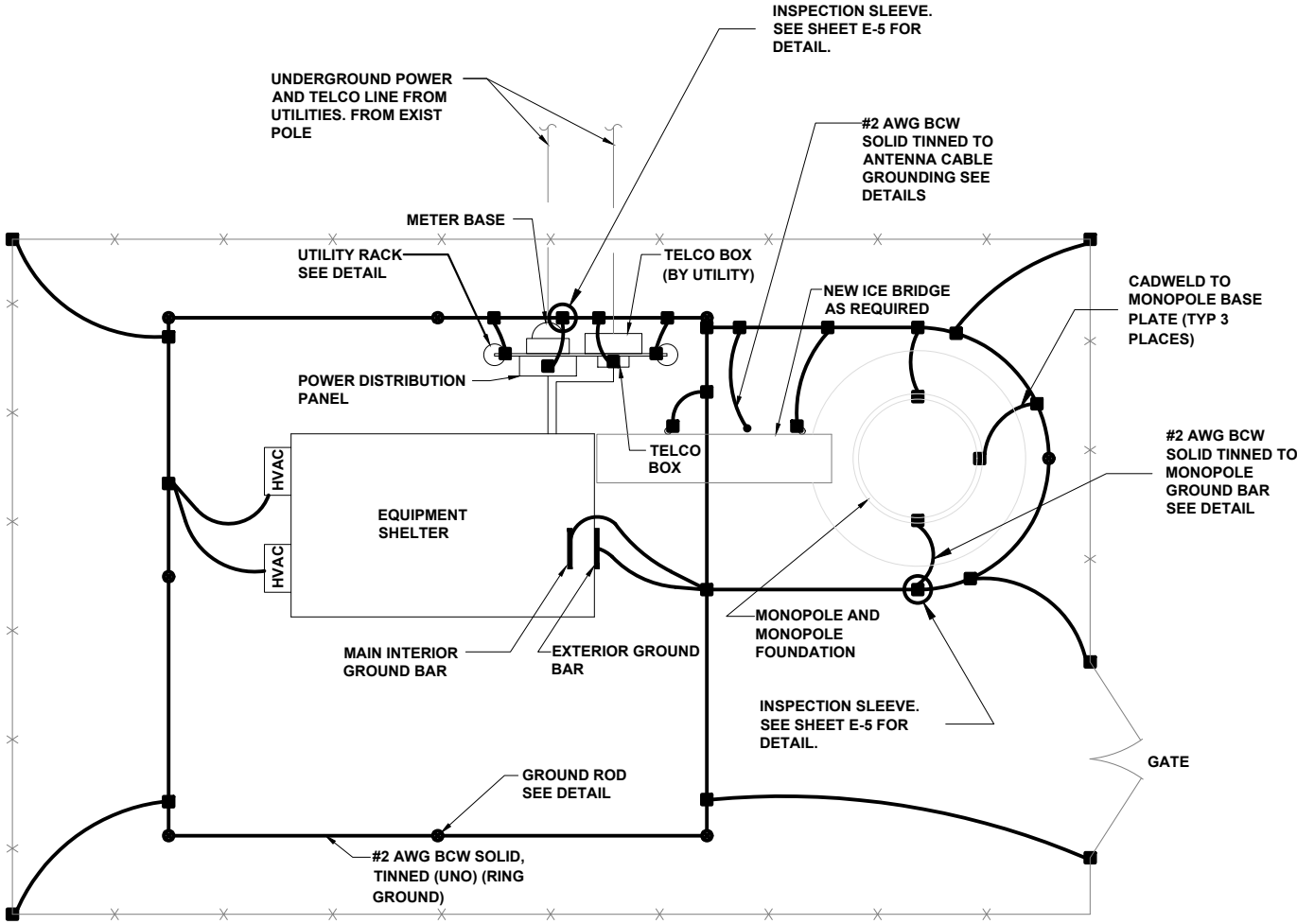
ICE BRIDGE W/ SHELTER DETAIL
NOT TO SCALE



INSPECTION SLEEVE DETAIL
NOT TO SCALE



HALO NON-DIRECTIONAL GROUND RING SPLICE DETAIL
NOT TO SCALE



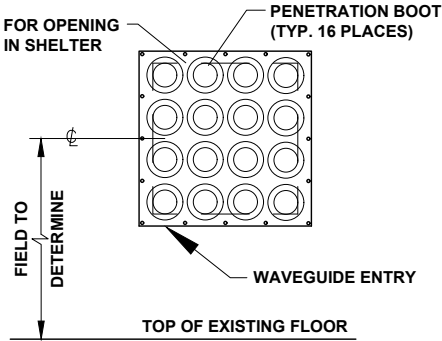
NOTE:
THIS GROUNDING PLAN IS TYPICAL. SEE
SHEET S-2 FOR ACTUAL EQUIPMENT
LAYOUT.

TYPICAL MONOPOLE SITE GROUNDING PLAN

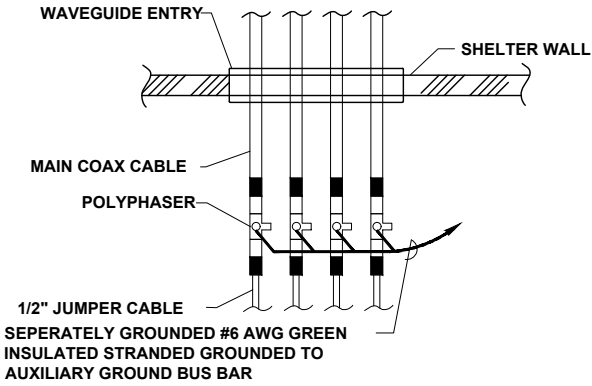
NOT TO SCALE

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.



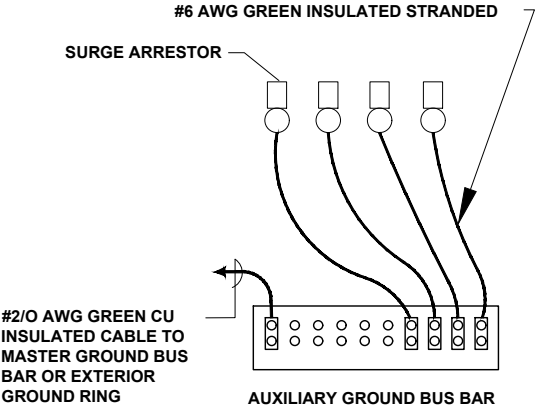
ELEVATION



PLAN

POLYPHASER GROUNDING INSIDE SHELTER

NOT TO SCALE



3	09/29/22	REVD ZONING PER CLIENT	TLR	MM	MM
2	09/15/22	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		

EXHIBIT B

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

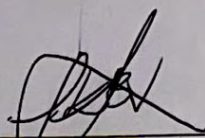
State of Wisconsin)
County of Dane) ss.

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

1. I am an adult resident of the State of Wisconsin and serve as a Radio Frequency Engineer at DISH Wireless, LLC ("DISH").
2. My job duties at DISH include design and optimization of new and existing wireless facilities to meet DISH's network needs. I have ongoing oversight duties related to DISH's mobile service support structures in the State of Wisconsin, including the proposed mobile service support structure being proposed by DISH and Iron Mountain Towers, LLC dba TowerKing at 3486 County Highway MN, McFarland, WI which bears Parcel ID # 028/0610-021-8245-0 (the "Proposed Communications Facility").
3. This sworn statement is made pursuant to Wis. Stat. §66.0404(2)(b)6.
4. DISH identified a genuine need for the Proposed Communications Facility, and thereafter, DISH's engineering department issued a "search ring" defining the precise geographic area where the Proposed Communications Facility was needed to address the identified need (the "Search Ring").
5. The Proposed Communications Facility is being proposed because collocation within the Search Ring is infeasible, as no existing structures of any kind are available for collocation.
6. Because no structures exist to support collocation within the Search Ring, we are requesting permission to construct the Proposed Communications Facility.
7. The minimum height needed for this site is One Hundred Sixty Feet (160') antenna centerline.

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

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


INGA BRAUNEIS

State of Wisconsin

)

) ss.

County of Dane

)

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

12/01/2022, by INGA BRAUNEIS

STEVEN ABRAHAM
Notary Public
State of Wisconsin


NOTARY PUBLIC FOR WI

My Commission Expires: 04/01/2026



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

Aeronautical Study No.
2022-AGL-19183-OE

EXHIBIT C

Issued Date: 11/15/2022

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signature Control No: 551792028-561447439

(DNE)

Natalie Schmalbeck

Technician

Attachment(s)

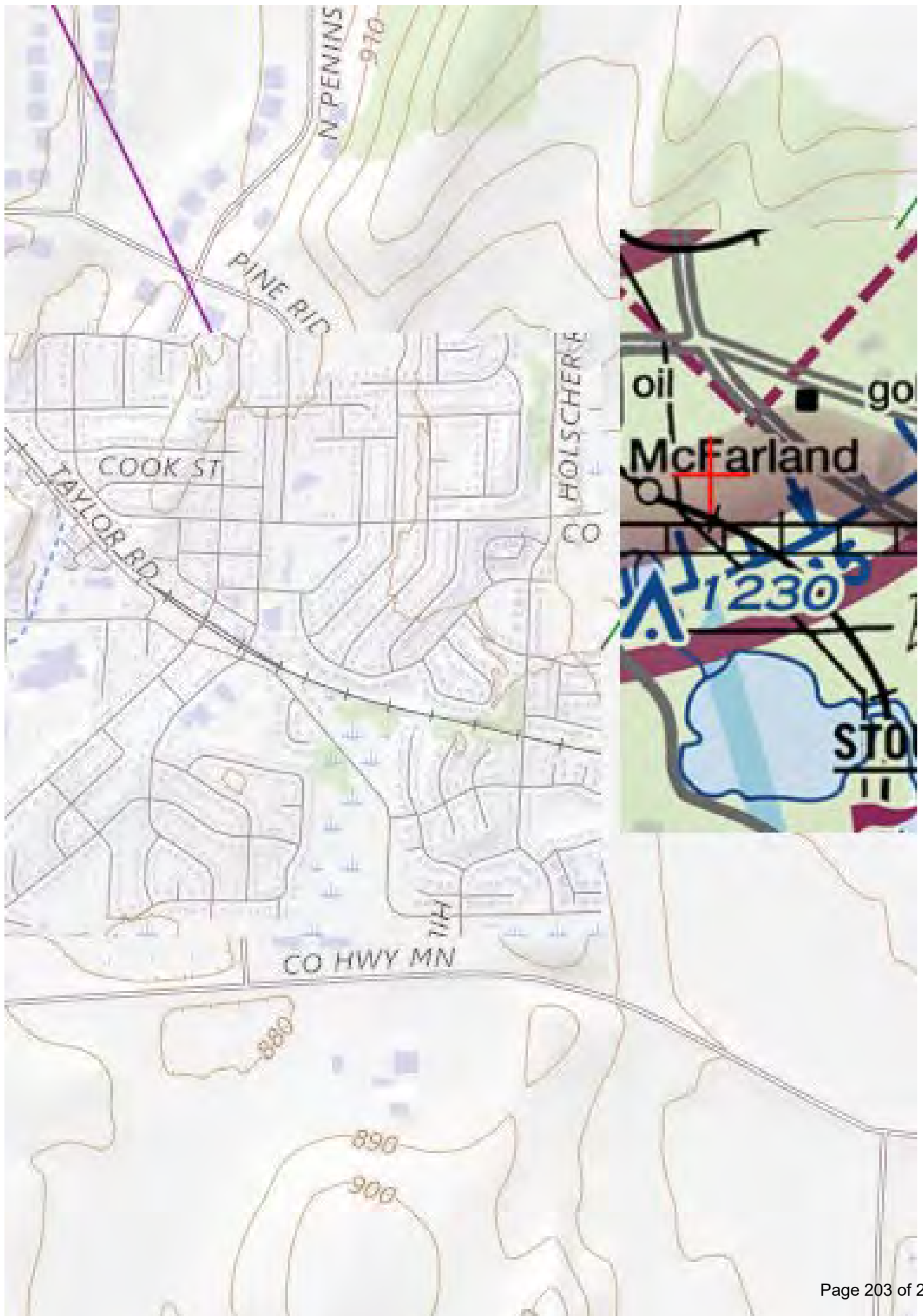
Frequency Data

Map(s)

cc: FCC

Frequency Data for ASN 2022-AGL-19183-OE

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



McFarland

Towerking Proposed Monopole Tower – Photo Location Map



Photo Location East – {Before}



Photo Location East – {After}



Photo Location North {Before}



Photo Location North {After}



Photo Location Directly West – {Before}



Photo Location Directly West – {After}



Photo Location South – {Before}

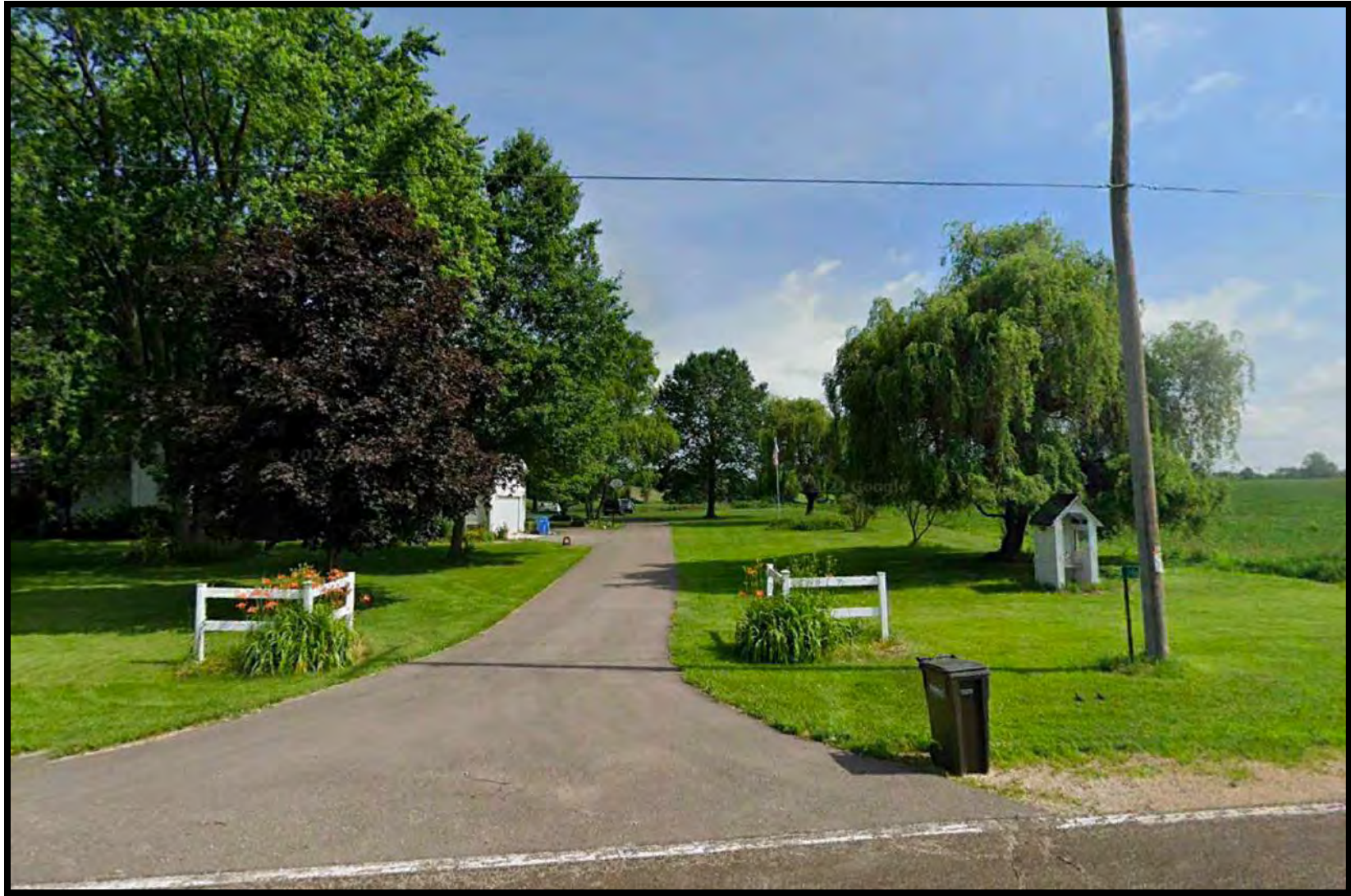


Photo Location South – {After}



EXHIBIT E

REFERENCE COPY

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Federal Communications Commission Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: GAMMA ACQUISITION L.L.C.

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

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

FCC Registration Number (FRN): 0021004817

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

Waivers/Conditions:

Conditions:

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

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

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430104

File Number:

Print Date:

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

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

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

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430104

File Number:

Print Date:

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

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

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

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

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

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430104

File Number:

Print Date:

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

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

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

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

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

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430104

File Number:

Print Date:

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

Licensee Name: GAMMA ACQUISITION L.L.C.

Call Sign: T060430104

File Number:

Print Date:

700 MHz Relicensed Area Information:

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

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: MANIFEST WIRELESS L.L.C.

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

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

FCC Registration Number (FRN): 0017173121

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

Waivers/Conditions:

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

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

Conditions:

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

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

Licensee Name: MANIFEST WIRELESS L.L.C.

Call Sign: WQJZ246

File Number:

Print Date:

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

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

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

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

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

Licensee Name: MANIFEST WIRELESS L.L.C.

Call Sign: WQJZ246

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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REFERENCE COPY

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Federal Communications Commission
Wireless Telecommunications Bureau
RADIO STATION AUTHORIZATION

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

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

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

FCC Registration Number (FRN): 0023125057

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

Waivers/Conditions:

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

Conditions:

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

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

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

Call Sign: WQTX303

File Number:

Print Date:

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

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

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

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

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

Call Sign: WQTX303

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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REFERENCE COPY

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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.

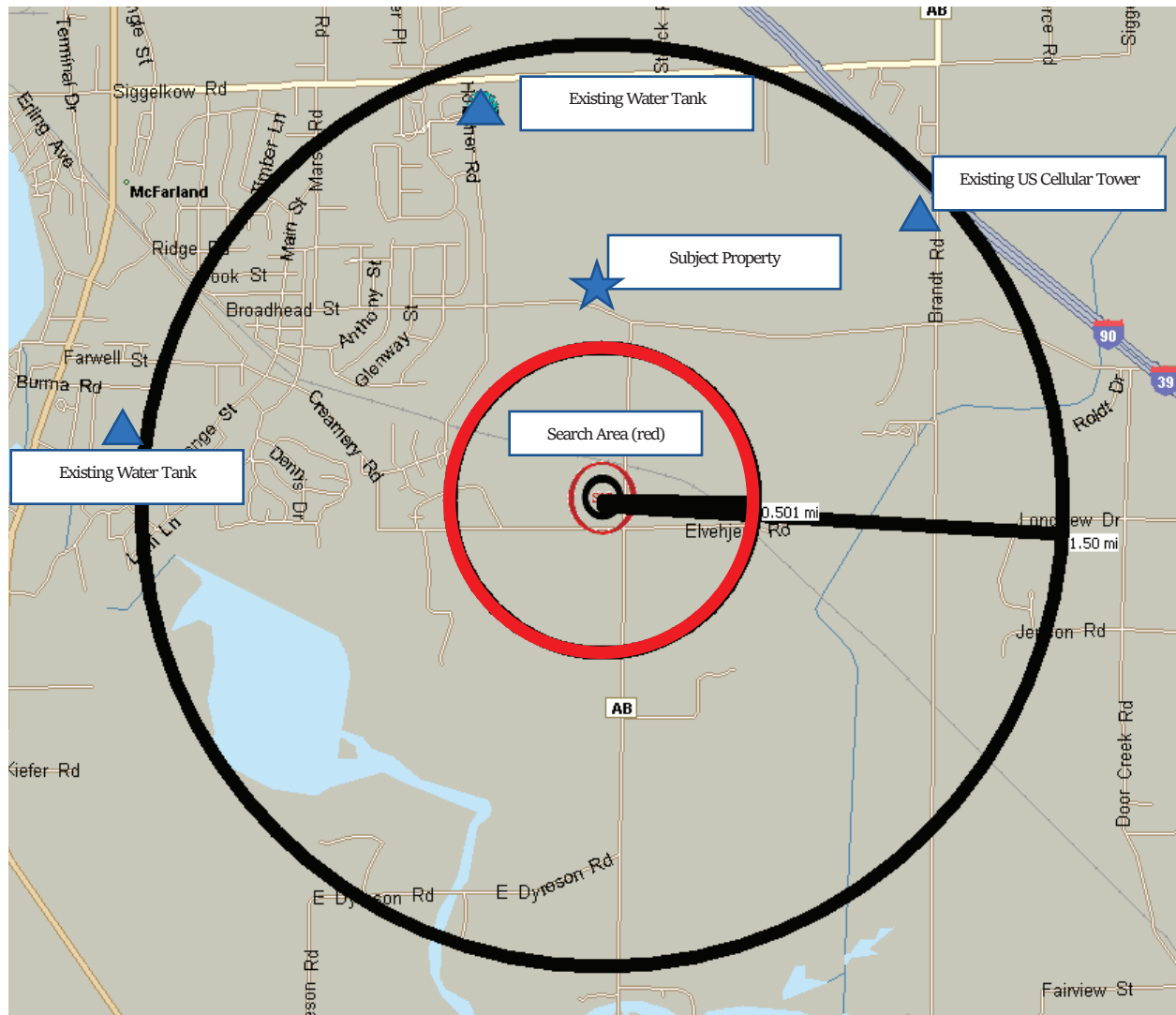
If any additional information is required, please contact myself or our primary site acquisition vendor, Derek McGrew of CelluSite, LLC (derek@cellusite.net).

Sincerely,

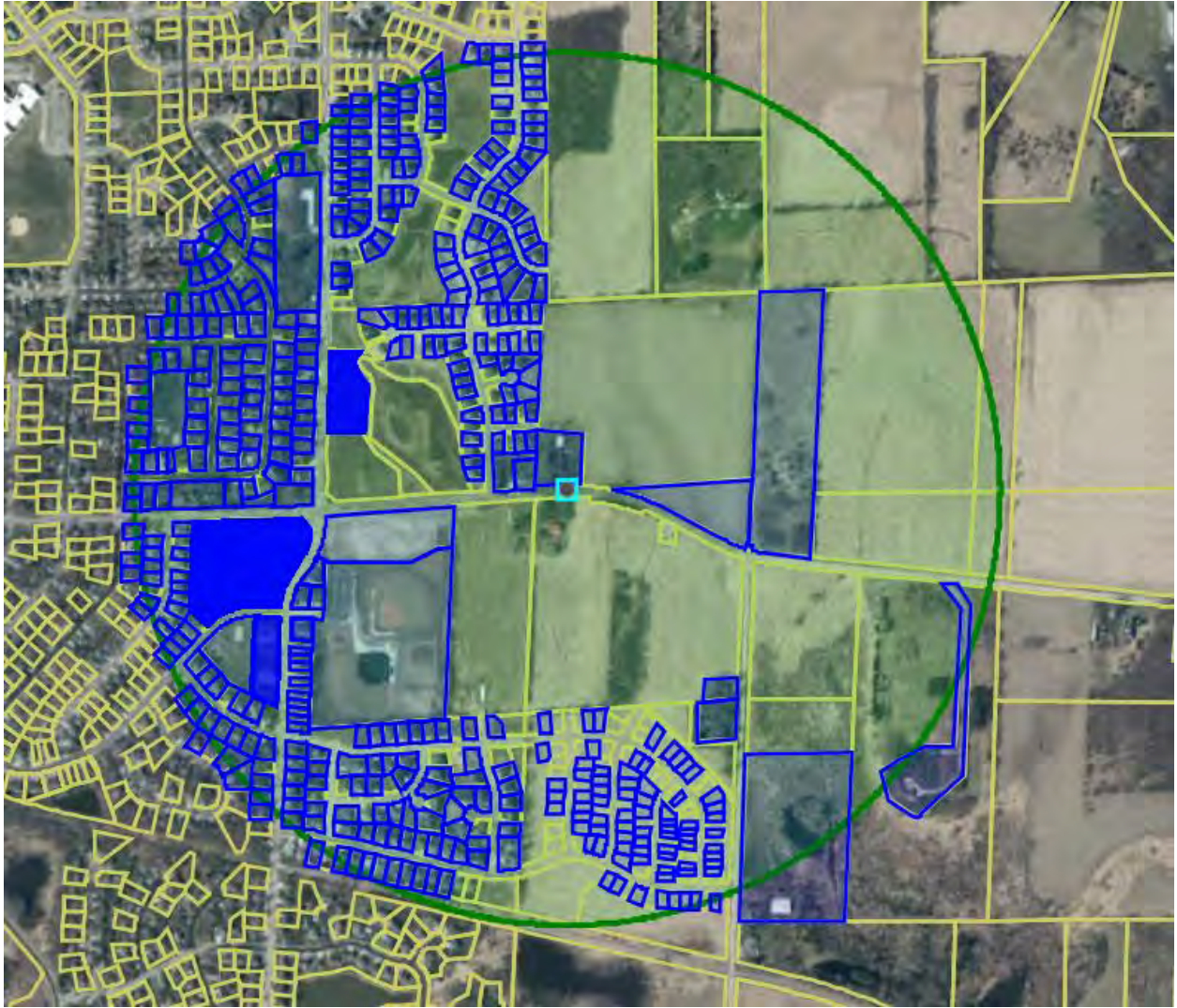
DISH Wireless LLC

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
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
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
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
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
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
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
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.

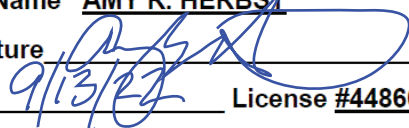
Sincerely,

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:

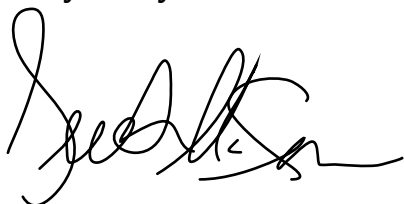
¹ The County's third-party engineering consultant, CityScape, concluded the Applicant has demonstrated "a need ... for a new antenna support structure in the vicinity of the proposed site to fill a gap in DISH Wireless's service coverage" and "has demonstrated due diligence in investigating collocation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

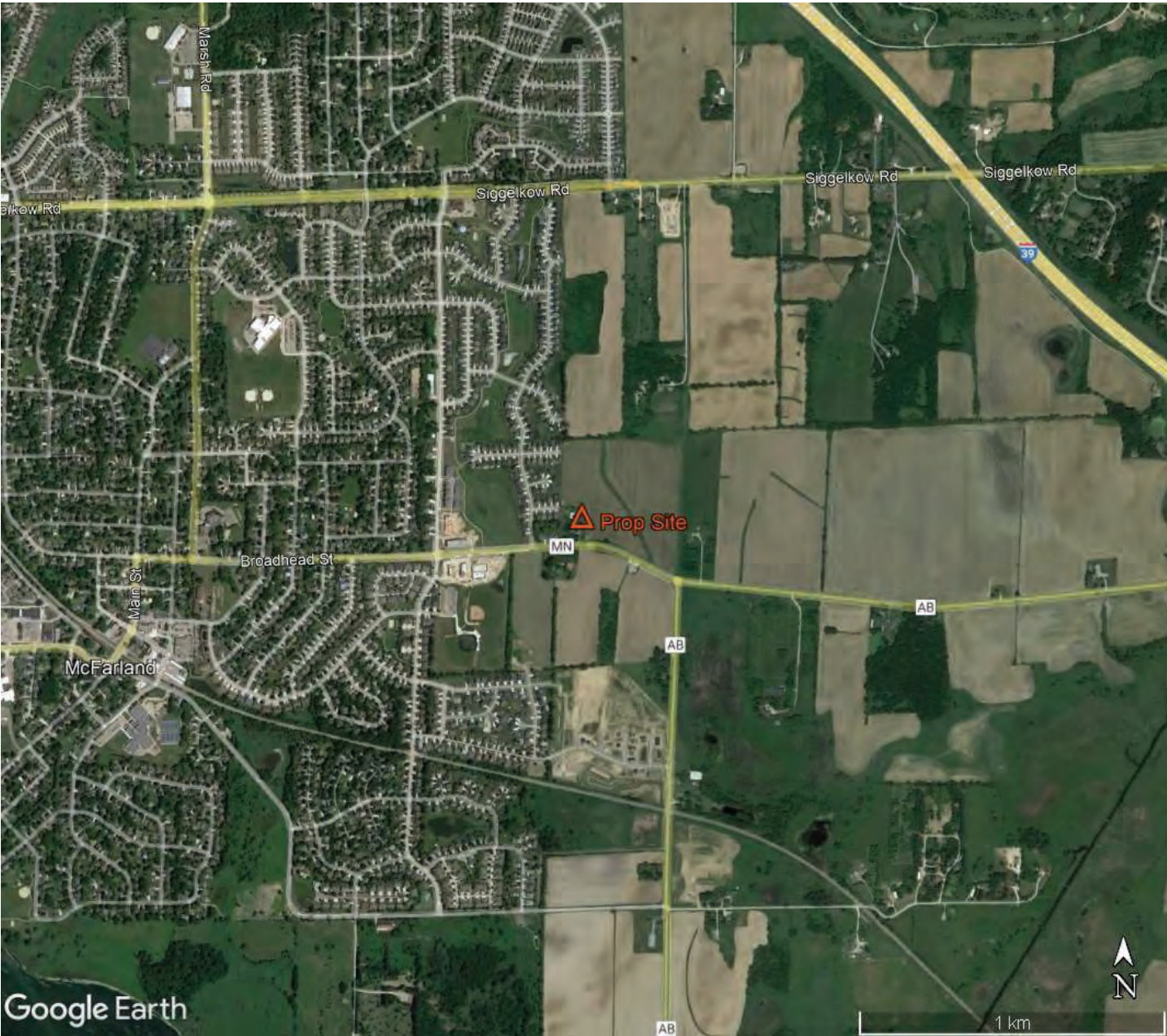


Figure 1 – Site Location Google Map

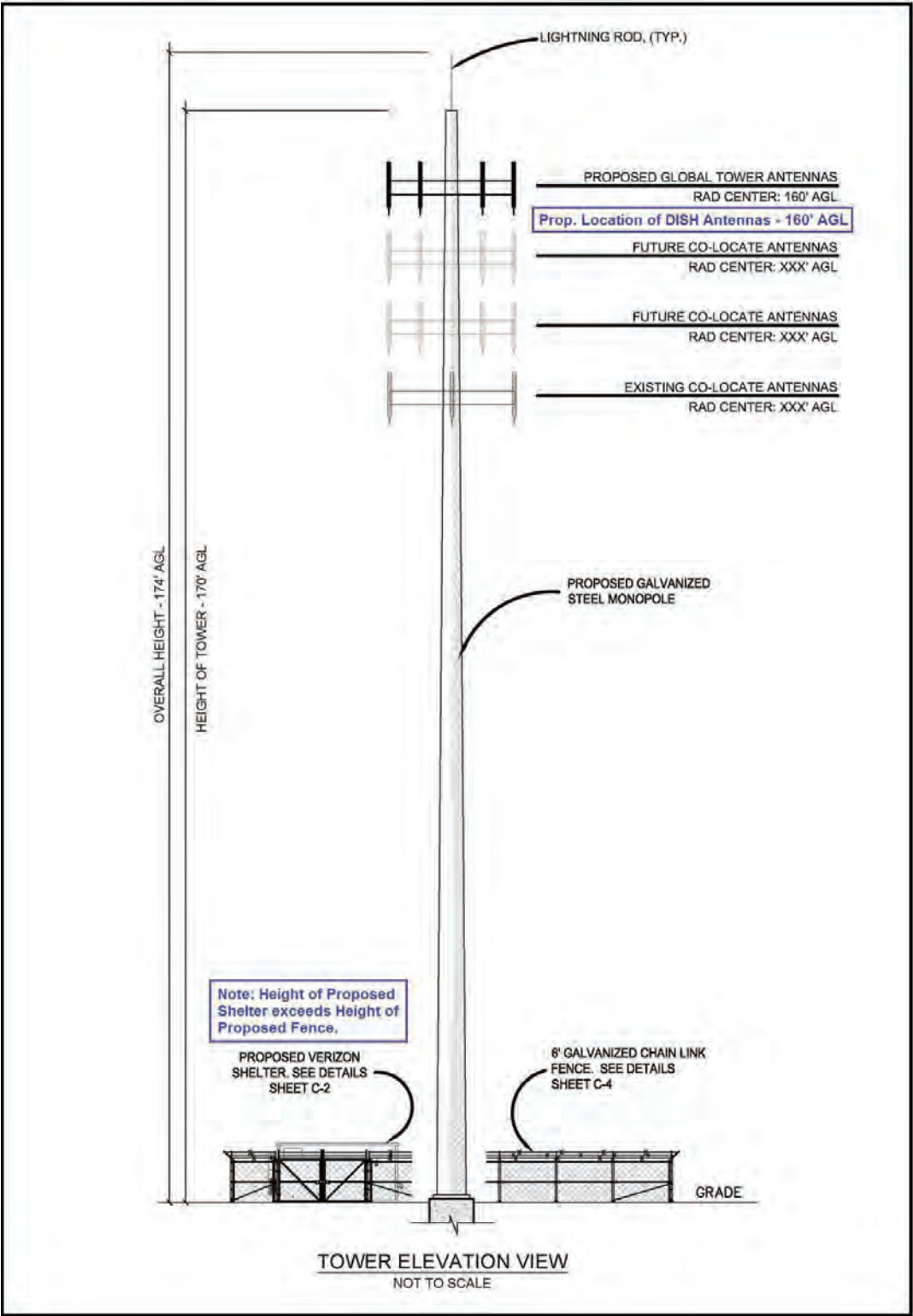
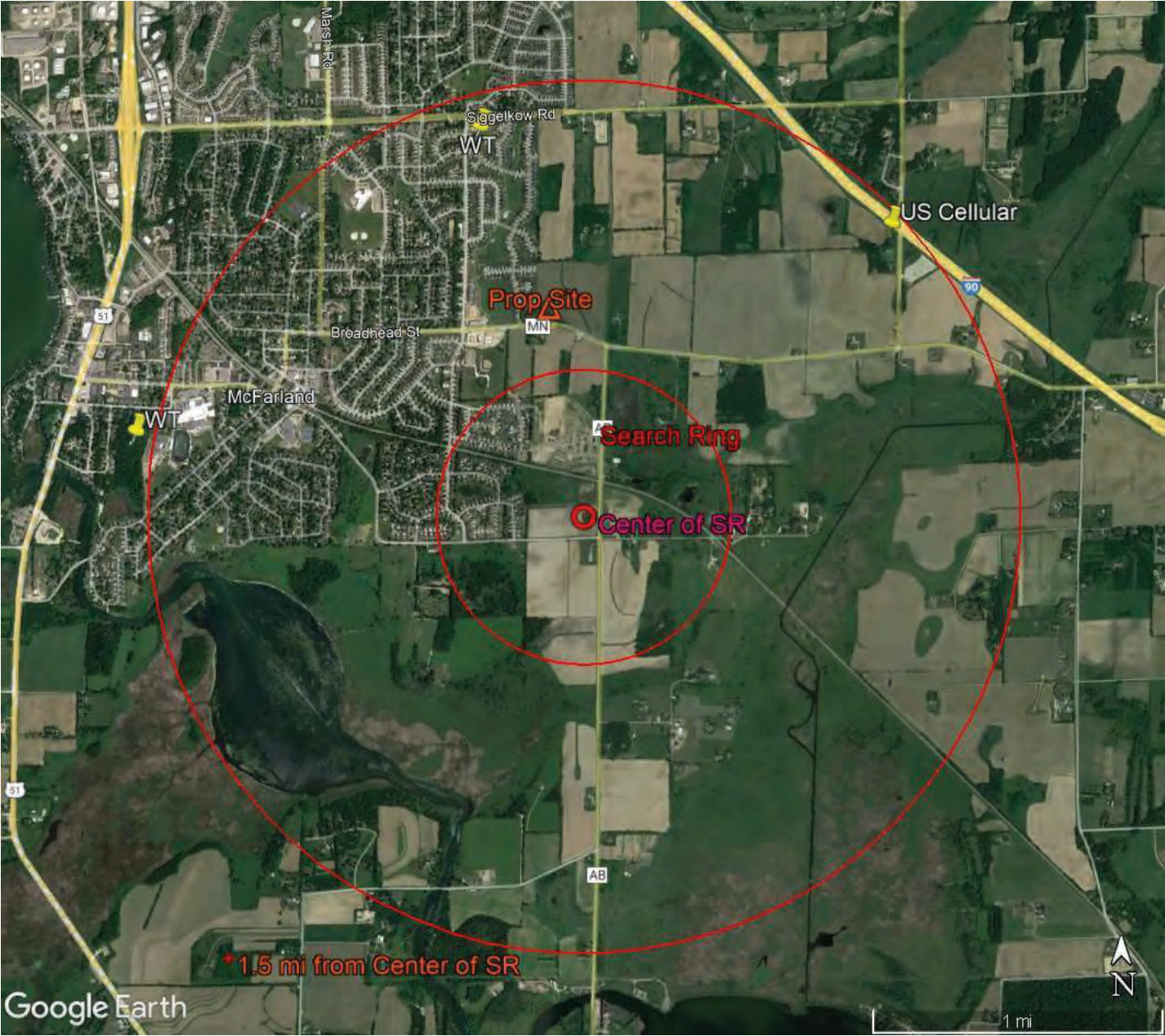


Figure 2 – Elevation Tower Sketch (with added notes by CityScape in Blue)



Figure 3 – Provided DISH Search Ring Map



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

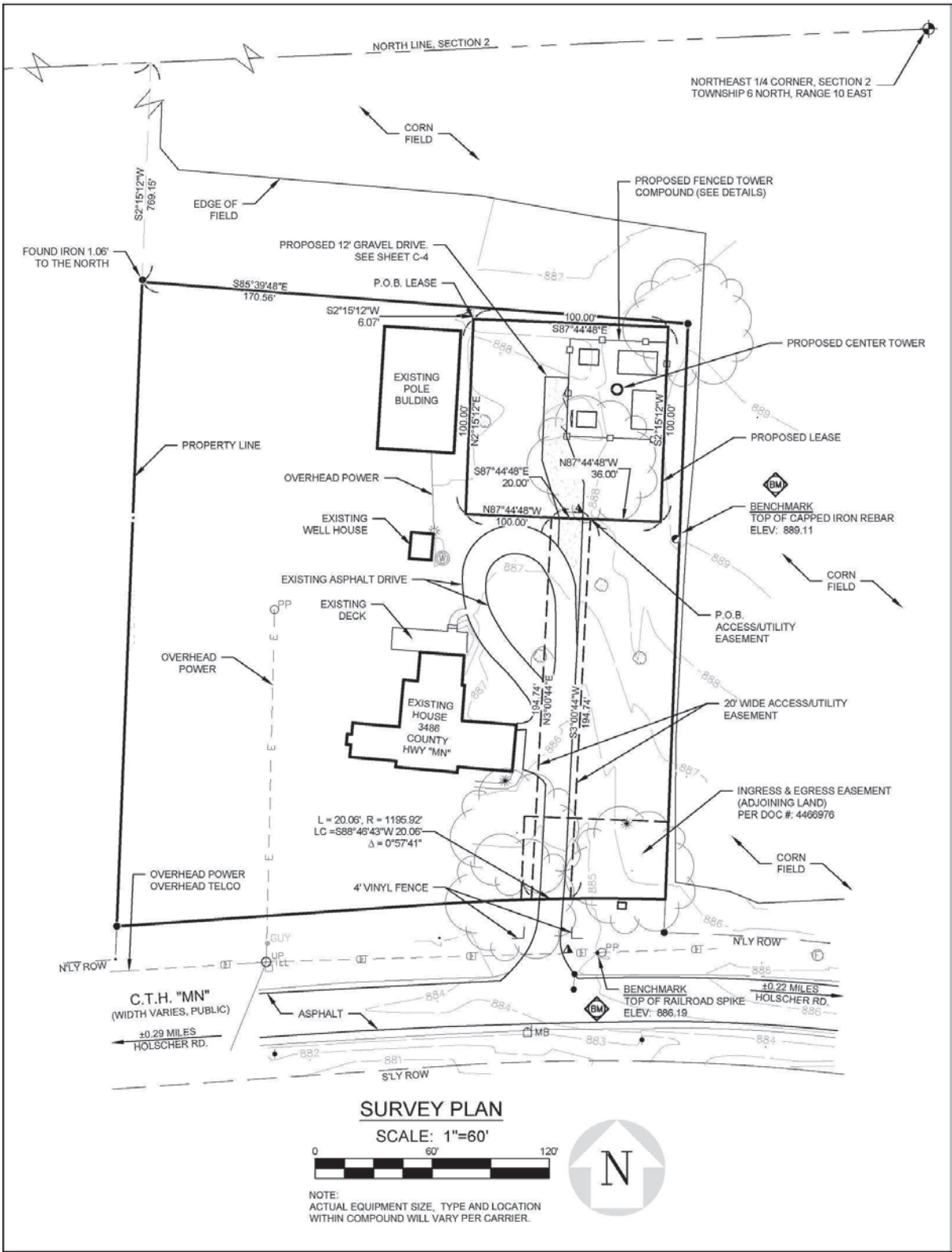


Figure 5 – Parcel Survey Plan with Leased Area

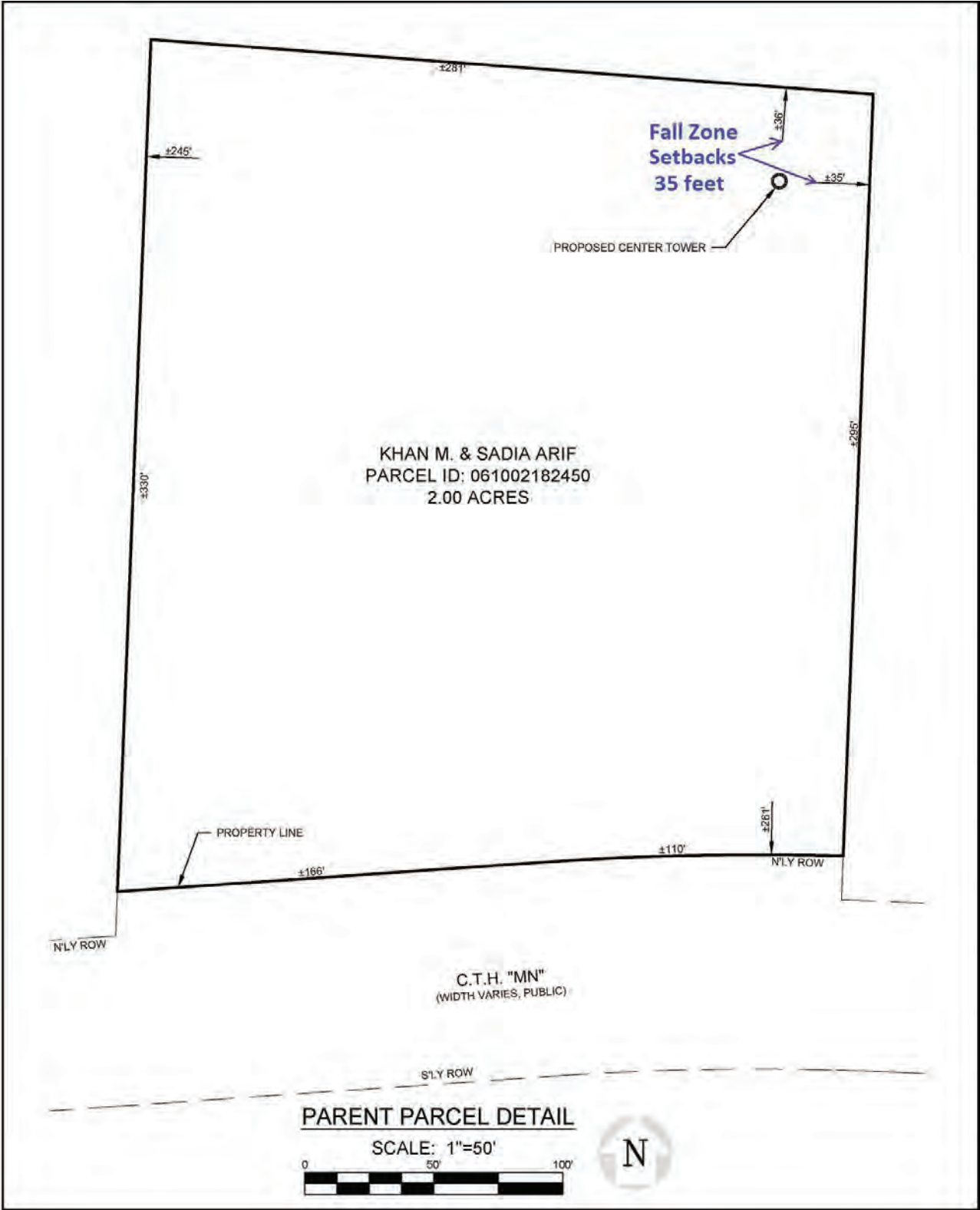


Figure 6 – Parcel Plan with Tower Property Line Setbacks (CityScape Comment in Blue)

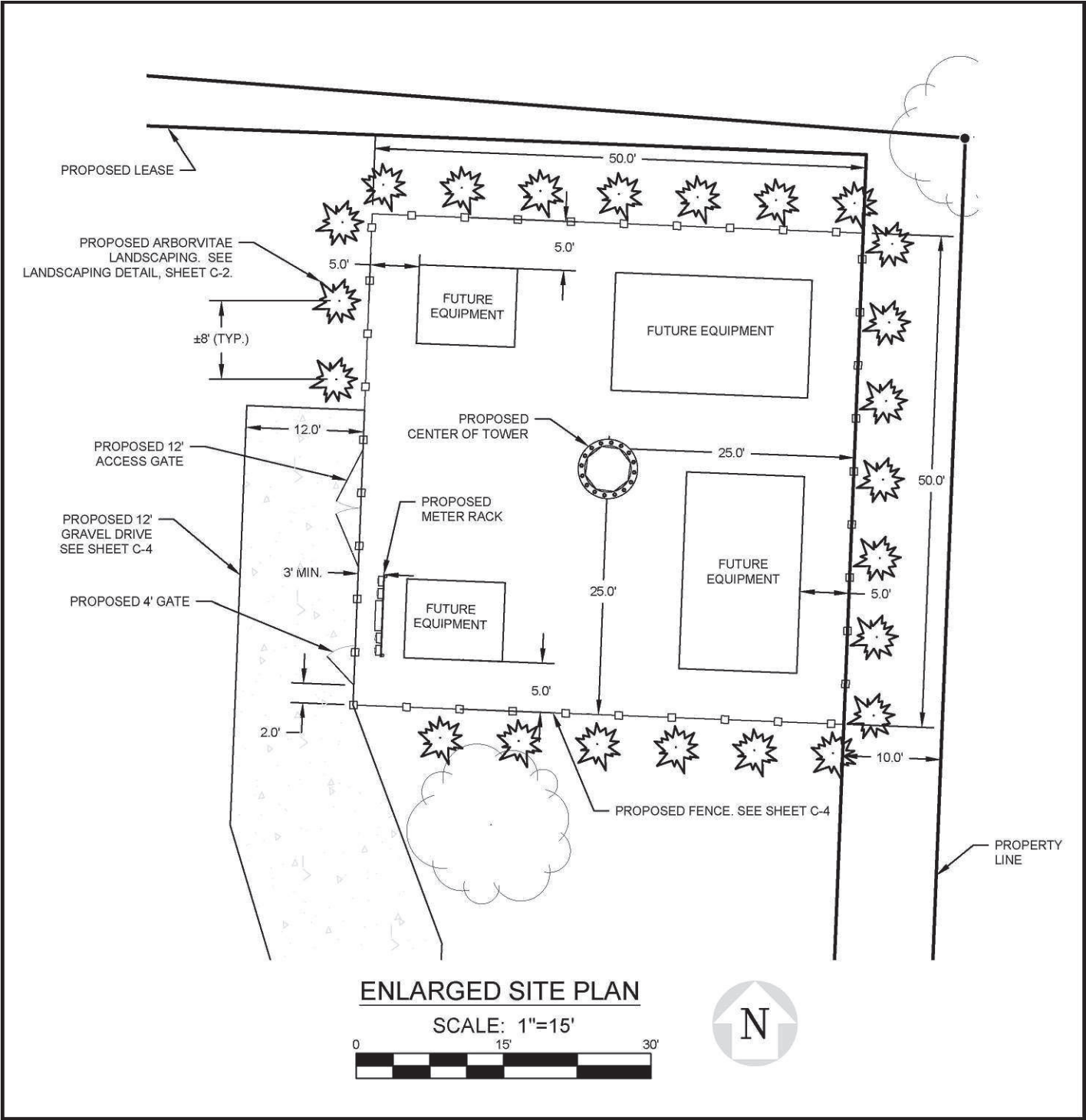


Figure 7 – Ground Compound Site Plan