VILLAGE OF WINDSOR
RESOLUTION 2019-120

APPROVAL OF A
CONDITIONAL USE PERMIT FOR PROPERTY
LOCATED AT 6472 PORTAGE ROAD,
VILLAGE OF WINDSOR

WHEREAS, Central States Tower IV, LLC (the "Petitioner") has requested approval of a Conditional Use Permit for the construction of a telecommunication tower and associated equipment at 6472 Portage Road (the "Subject Property"); and

WHEREAS, the Village Director of Planning / Zoning Administrator has reviewed the Petitioner's request and prepared a Staff Report dated November 1, 2019 (the "Staff Report") recommending approval, subject to certain conditions specified in the Staff Report; and

WHERAS, the Village of Windsor Plan Commission held a public hearing regarding the request on October 10, 2019; and

WHEREAS, the Plan Commission recommended approval of the Conditional Use Permit request in Plan Commission Resolution 2019-19; and

WHEREAS, following review of information presented at the Plan Commission meeting, public hearing, and the Staff Report, the Village Board approves the Conditional Use Permit, subject to the conditions specified in the Staff Report and as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor as follows:

The Village of Windsor Board **Approves** the Conditional Use Permit request for Central States Tower IV, LLC located 6472 Portage Road, DeForest, WI 53532, subject to the following conditions:

1. The Conditional Use Permit is limited to 6472 Portage Road, DeForest, WI 53532 (Taxkey Numbers 0910-342-9500-5, 0910-343-8000-1, and 0910-344-8520-1).
2. The Conditional Use Permit is limited to the construction of the following on the subject property as depicted on the Civil Plan:
    a. 75' x 75' square fenced compound with entry gate;
    b. 155' high monopole telecommunication tower;
    c. 20' x 36' rectangular pad for Verizon Wireless telecommunication equipment; and
    d. Provision of access and utility easements and necessary for the above.
3. The Conditional Use Permit shall allow up to three (3) additional Class 2 collocates per Wis. Stats. §66.0404. The Petitioner shall obtain the appropriate permits form the Village of Windsor per Wis. Stats. §66.0404.
4. The Petitioner shall allow representatives from the Village of Windsor (or designee) to inspect the subject property following a 24-hour notice for the purposes of determining compliance with the Conditional Use Permit.

5. The Petitioner shall address any and all comments of the DeForest Windsor Fire & EMS to the satisfaction of the Director of Planning | Zoning Administrator and DeForest Windsor Fire & EMS.
6. The Petitioner shall address any and all comments of the Building Inspector (or designee) to the satisfaction of the Director of Planning | Zoning Administrator and Building Inspector (or designee).
7. The Petitioner shall obtain the appropriate permits from the Village of Windsor.
8. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Conditional Use Permit request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
9. The Village of Windsor Board's approval of the Conditional Use Permit request expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) day expiration, one time, up to an additional one hundred-twenty (120) days. If the Petitioner has not complied with all of the conditions prior to expiration, then a new application and new fees must be submitted and a complete review will be necessary.
10. Other Conditions.
    a. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the Dane County, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
    b. The conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Windsor as being in compliance with all pertinent ordinances.
    c. Should the conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the Village of Windsor, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village of Windsor, pursuant to the enforcement provisions of this conditional use.
    d. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as

specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

e. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use permit may be amended with the prior approval of the Village of Windsor if the Village of Windsor finds the plan amendment to be minor and consistent with the conditional use. Any change in any plan that the Village of Windsor feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.

f. Should any paragraph or phrase of this conditional use be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.

g. If any aspect of this conditional use or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Village of Windsor.

11. Evidence and Findings. The Village Board finds the conditions set forth herein are reasonable; to the extent practicable, measurable; related to the purpose of the Village of Windsor Code of Ordinances; and based on the facts and information set forth in the Staff Report and Petitioner Application, which have been reviewed and are incorporated herein by reference.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on November 07, 2019, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR

Robert E. Wipperfurth

Robert E. Wipperfurth, Village President

Attested by:

Christine Capstran

Christine Capstran, Village Clerk

INCORPORATED BY REFERENCE:
Staff Report
Petitioner Application
Plan Commission Resolution 2019-19

V1

Windsor

Growing Forward

To:	Village of Windsor Board
Cc:	Robert Wipperfurth, Tina Butteris, Christine Capstran, William Cole, Jerry Groth
From:	Amy Anderson Schweppe, Jamie Rybarczyk
Rpt Date:	November 1, 2019
Mtg Date:	November 7, 2019
Submtl Date:	September 3, 2019
Aprvl Date:	December 2, 2019
Re:	Central States Tower IV, LLC - Conditional Use Permit Request

BACKGROUND:

Petitioner: Central States Tower IV, LLC

Property Owner: William & Pamela Cooper

Location / Address: 6472 Portage Road, DeForest, WI 53532

Taxkey Number: 0910-342-9500-5, 0910-343-8000-1, and 0910-344-8520-1

Area: 17.10ac, 7.90ac, and 23.50ac (48.50ac)

Existing Zoning: A-3, Agriculture District

Proposed Zoning: N/A

Future Land Use: Token Creek Conservation Residential

REQUEST:

The Petitioner requests approval of a Conditional Use Permit for construction of telecommunication tower and associated equipment on the subject property.

Per Secs. 52-27, 52-56, and 52-58 of the Village of Windsor Code of Ordinances; and Wis. Stats. §66.0404, a Class 1 collation requires approval of a Conditional Use Permit.

See Exhibit A for additional information regarding the Petitioner's request.

OVERVIEW:

The Petitioner proposes to construct within a 100' x 100' leased area:

- 75' x 75' square fenced compound with entry gate;
- 155' high monopole telecommunication tower;
- 20' x 36' rectangular pad for Verizon Wireless telecommunication equipment; and
- Access and utility easements.

The 100' x 100' leased area can accommodate up to four (4) collocations, Verizon Wireless is the first collocate. Within the 100' x 100' leased area will be a 75' x 75' fenced compound securing the 155' high monopole telecommunication tower and equipment. The fence will be a total of 7' high; a 6' high chain link fence with 1' high barbed wire. The telecommunication equipment will be located in cabinets fixed to multi-meter utility racks.

VILLAGE STAFF COMMENTS:

The Planning, Zoning and Development Department provides the Village Board with the following **planning, zoning and development** comment(s):

1. *Village of Windsor Code of Ordinances: Chapter 52 Zoning Districts*

   The Conditional Use Permit request complies with the requirements for a telecommunication tower per Secs. 52-27, 52-56, and 52-28 of the Village of Windsor Code of Ordinances.

2. *Wis. Stats. §66.0404: Mobile Tower Siting Regulations*

   The Conditional Use Permit request complies with the requirements for a Class 1 collation per Wis. Stats. §66.0404.

3. Per Sec. 52-101(5)(d), the Conditional Use Permit request shall be evaluated by the Village Staff and their report to the Village Plan Commission and Village Board shall include responses to the following questions:

   a. How is the proposed conditional use (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the Village of Windsor Comprehensive Plan, this [chapter], and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

      - *Response: The general use of the subject properties is, and will be, agricultural. The P**etitioner's request** is for a telecommunications tower and does not change the present land use for the property or the future land use for the property.*

   b. How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Windsor Comprehensive Plan, this [chapter], and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

      - *Response: The general use of the subject properties is, and will be, agricultural. **The Petitioner's request is for a telecommunications tower and does not change** the present land use for the property or the future land use for the property.*

   c. Does the proposed conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters effecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of this [chapter], the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official

notice by the Village or other governmental agency having jurisdiction to guide growth and development?

- *Response: The subject properties will be maintained. The telecommunications tower will be located away from existing neighborhoods; therefore, presenting no substantial or undue adverse impact effecting the public health, safety or general welfare.*

d. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

- *Response: The general use of the subject properties is, and will be, agricultural.*

e. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

- *N/A*

f. Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in subsections (1) through (5) of this section), after taking into consideration any proposal by the petitioner and any requirements recommended by the petitioner to ameliorate such impacts?

- *Response: The telecommunications tower does not present any adverse impacts.*

The Building Inspection Department provides the Village Board with the following **building inspection** comment(s):

1. The Petitioner shall submit a Structural Analysis to the Building Inspector for review and approval.

The DeForest Windsor Fire & EMS District provides the Village Board with the following **fire and emergency services** comment(s):

1. The DeForest Windsor Fire & EMS District had no comments regarding the Conditional Use Permit request.

VILLAGE PLAN COMMISSION RECOMMENDATION:

On October 10, 2019 the Village Plan Commission recommended to the Village Board Approval of the Conditional Use Permit request for Central States Tower IV, LLC located at 6472 Portage Road, DeForest, WI 53532 by Plan Commission Resolution 2019-19.

Exhibit B provides the unofficial meeting minutes for the Village Plan Commission regarding the Petitioner's request.

VILLAGE STAFF RECOMMENDATION:

Depending on confirmation by the Village of Windsor Board of the above described comments, the Village of Windsor Board may take the following action:

The Village of Windsor Board **Approves** the Conditional Use Permit request for Central States Tower IV, LLC located 6472 Portage Road, DeForest, WI 53532, subject to the following conditions:

1. The Conditional Use Permit is limited to 6472 Portage Road, DeForest, WI 53532 (Taxkey Numbers 0910-342-9500-5, 0910-343-8000-1, and 0910-344-8520-1).
2. The Conditional Use Permit is limited to the construction of the following on the subject property as depicted on the Civil Plan:
    a. 75' x 75' square fenced compound with entry gate;
    b. 155' high monopole telecommunication tower;
    c. 20' x 36' rectangular pad for Verizon Wireless telecommunication equipment; and
    d. Provision of access and utility easements and necessary for the above.
3. The Conditional Use Permit shall allow up to three (3) additional Class 2 collocates per Wis. Stats. §66.0404. The Petitioner shall obtain the appropriate permits form the Village of Windsor per Wis. Stats. §66.0404.
4. The Petitioner shall allow representatives from the Village of Windsor (or designee) to inspect the subject property following a 24-hour notice for the purposes of determining compliance with the Conditional Use Permit.
5. The Petitioner shall address any and all comments of the DeForest Windsor Fire & EMS to the satisfaction of the Director of Planning | Zoning Administrator and DeForest Windsor Fire & EMS.
6. The Petitioner shall address any and all comments of the Building Inspector (or designee) to the satisfaction of the Director of Planning | Zoning Administrator and Building Inspector (or designee).
7. The Petitioner shall obtain the appropriate permits from the Village of Windsor.
8. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Conditional Use Permit request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
9. The Village of Windsor Board's approval of the Conditional Use Permit request expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) day expiration, one time, up to an additional one hundred-twenty (120) days. If the Petitioner has not complied with all of the conditions prior to expiration, then a new application and new fees must be submitted and a complete review will be necessary.
10. Other Conditions.
    a. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or

private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the Dane County, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.

b. The conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Windsor as being in compliance with all pertinent ordinances.

c. Should the conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the Village of Windsor, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village of Windsor, pursuant to the enforcement provisions of this conditional use.

d. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

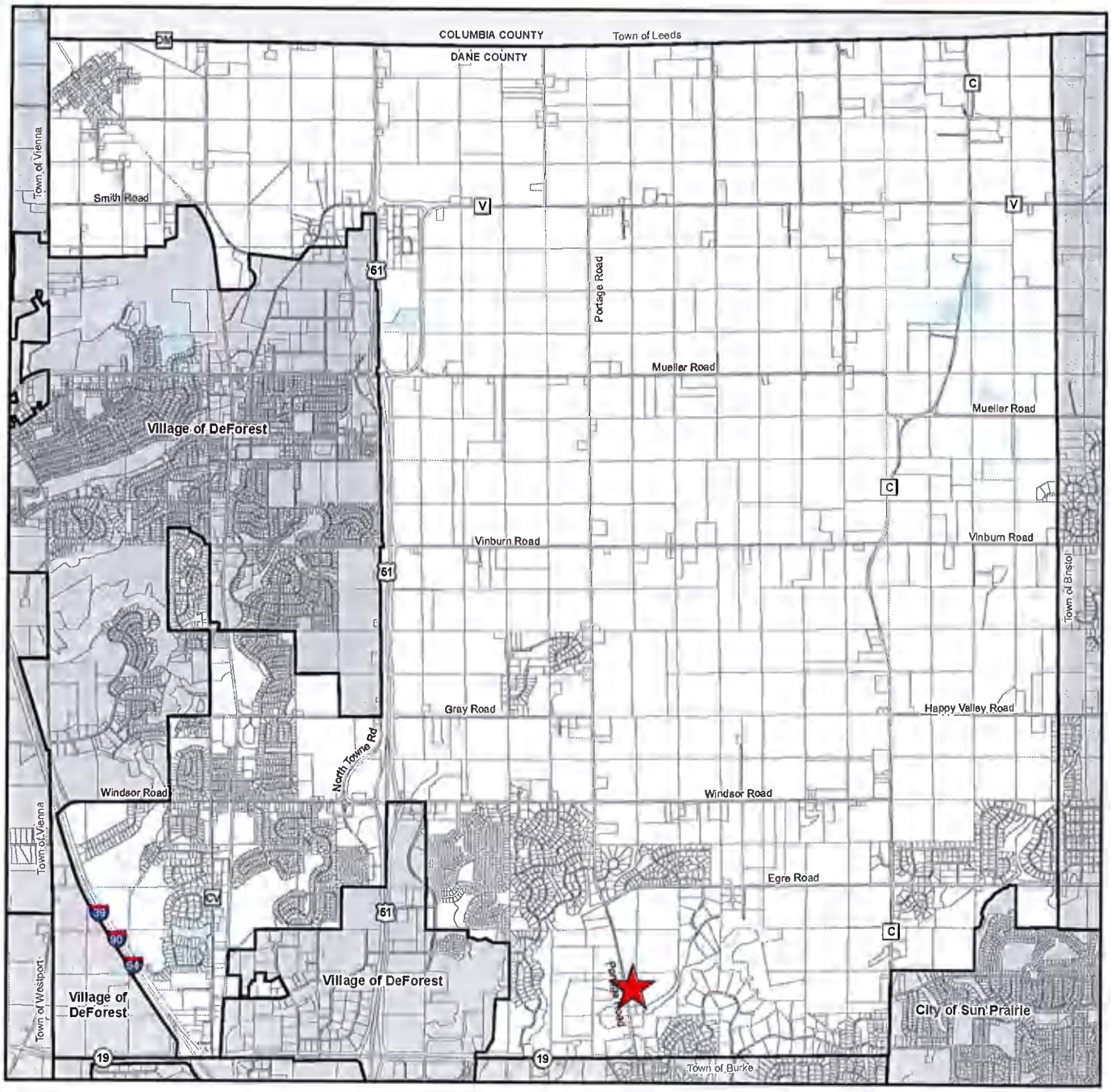
e. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use permit may be amended with the prior approval of the Village of Windsor if the Village of Windsor finds the plan amendment to be minor and consistent with the conditional use. Any change in any plan that the Village of Windsor feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.

f. Should any paragraph or phrase of this conditional use be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.

g. If any aspect of this conditional use or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Village of Windsor.

11. Evidence and Findings. The Village Board finds the conditions set forth herein are reasonable; to the extent practicable, measurable; related to the purpose of the Village of Windsor Code of Ordinances; and based on the facts and information set forth in the Staff Report and Petitioner Application, which have been reviewed and are incorporated herein by reference.

LOCATION MAP:



EXHIBITS:

A. Petitioner Application

B. Unofficial Plan Commission Meeting Minutes from October 10, 2019

Windsor

Growing Forward

Development Review Application

Acknowledgement of Understanding

The Petitioner, Property Owner, and Agent have reviewed and understand the Village of Windsor Code of Ordinances as it relates to the Development Review Application, Supplemental Information, and Technical Specifications required for the Development Review Request.

The Petitioner, Property Owner, and Agent understand that an Administrative Fee and Escrow Fee will be charged for review of the Development Review Request by the Village staff and professional consultants, and payment must be submitted with the Development Review Request.

Property Information	
Location / Address:	6472 Portage Road, DeForest ~~Road~~, WI, 53532
Taxkey Number:	196 0910-344-8520-1 ; 196-0910-343-8000-1
Area:	

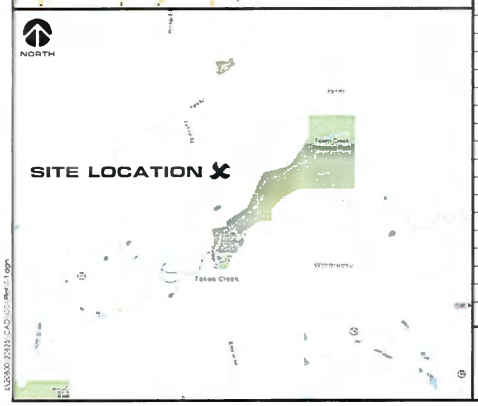
Petitioner	
Name:	Central States Tower IV, LLC c/o Bryan Donley w/ Insite
Address:	323 South Hale St, Suite 100
City, State, Zip Code:	Wheaton, IL 60187
Phone:	(219) 395-6609 Residence / Business / (Cell)
Email:	donley@insite-inc.com
Signature:	

Property Owner	
Name:	William and Pamela Cooper
Address:	6472 Portage Road
City, State, Zip Code:	De Forest & WI 53532
Phone:	(608) 628-0566 Residence / Business / (Cell)
Email:	pamela.j.cooper@gmail.com
Signature:	

Agent	
Name:	Insite RE Inc
Address:	1 S 660 Midwest Road
City, State, Zip Code:	Oakbrook Terrace, IL 60181
Phone:	(219) 395-6609. Residence / Business / (Cell)
Email:	donley@insite-inc.com
Signature:	

WYNBROOKE [498202]
DeFOREST, WISCONSIN
155' MONOPOLE TOWER

SITE LOCATION MAPS



SHEET INDEX

NO:	SHEET TITLE
CENTRAL STATES TOWERS IV CONSTRUCTION SECTION	
T-1	TITLE SHEET
C-1	SITE PLAN
C-2	COMPOUND PLAN
C-3	FENCE DETAILS
C-4	CONSTRUCTION DETAILS
C-5	GRADING PLAN
A-1	TOWER ELEVATION
E-1	UTILITY PLAN
E-2	UTILITY RACK DETAILS
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS
SP-1	SPECIFICATIONS
SP-2	SPECIFICATIONS
P-1	SITE PHOTOS
VERIZON WIRELESS CONSTRUCTION SECTION	
1-3	SURVEY *
VZW C-1	SITE PLAN
VZW C-2	COMPOUND PLAN
VZW C-3	ENLARGED COMPOUND PLAN
VZW S-1	EQUIPMENT DETAILS
VZW S-2	EQUIPMENT DETAILS
VZW S-3	FOUNDATION DETAILS
VZW S-4	EQUIPMENT ELEVATIONS
VZW A-1	TOWER ELEVATION
VZW A-2	ANTENNA CONFIGURATION
VZW A-3	ANTENNA CONFIGURATION
VZW A-4	ICE BRIDGE DETAILS
VZW A-5	ANTENNA/EQUIP. MOUNTING
VZW E-1	UTILITY PLAN
VZW E-2	UTILITY DETAILS
VZW E-3	GENERATOR DETAILS
VZW E-4	GENERATOR DETAILS
VZW G-1	GROUNDING PLAN
VZW G-2	GROUNDING DETAILS
VZW G-3	GROUNDING DETAILS

* COMPLETED BY OTHERS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

DIRECTORY

CLIENT:
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP
d/b/a VERIZON WIRELESS
1515 E. WOODFIELD ROAD
10TH FLOOR
SCHAUMBURG, IL 60173
REAL ESTATE MANAGER: MELISSA FLORIO
PHONE: 815.701.6613

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: PAUL MOLITOR
PHONE: 608.644.1449

SITE ACQUISITION:
INSITE, INC.
15660 MIDWEST ROAD, SUITE 140
OAKBROOK TERRACE, IL 60181
CONTACT: BRYAN DONLEY
PHONE: 219.395.6609

SURVEYOR:
MERIDIAN SURVEYING, LLC.
N9637 FRIENDSHIP DRIVE
KAUKAUNA, WI 54130
CONTACT: CRAIG KEACH
PHONE: 920.993.0881

PROJECT INFO

SITE LOCATION (E911 TBD):
6472 PORTAGE ROAD
DeFOREST, WI 53532

PROPERTY OWNER:
WILLIAM AND PAMELA COOPER
6472 PORTAGE RD.
DeFOREST, WI 53532

TOWER OWNER:
CENTRAL STATES TOWERS IV, LLC
323 S. HALL STREET, SUITE 100
WHEATON, IL 60187
CONTACT: YURI DOBROWOLSKY
PHONE: 847.226.5532
SITE NAME: WYNBROOKE
SITE #: WI-03-1451

1A INFORMATION (NAD 1983/2011)
-TOWER BASE-
LAT: 43°-12'-06.47"
LONG: 89°-17'-37.69"
GROUND ELEVATION (NAVD 88): 902.6'

PLSS INFORMATION:
A PART OF THE NE1/4 OF THE SW1/4,
AND THE NW1/4 OF THE SE1/4,
SECTION 34, T.9N, R.10E,
TOWN OF WINDSOR,
DANE COUNTY
WISCONSIN

TAX PARCEL NUMBER:
196/0910-344-8520-1 (LEASE)
196/0910-343-8000-1 (EASEMENT)

ZONED:
A2

SCOPE OF WORK

PROJECT DESCRIPTION:

PROJECT TYPE:	155' MONOPOLE
EQUIPMENT:	8'-0" x 9'-4" CONCRETE EQUIP. PAD
GENERATOR:	EXTERIOR DIESEL GENERATOR

RF DESCRIPTION (VERIFY WITH ECR):

PRO. ANTENNA C/L:	150' ABOVE T.O.C.
ANTENNAS:	(6) PANEL ANTENNAS
CABLES:	(1) PRO. HYBRID LINE
EQUIPMENT:	(1) PRO. SURGE PROTECTOR
	(9) PRO. REMOTE RADIO UNITS

NOTE:

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

UTILITY INFO

ELECTRIC PROVIDER: NAME: TBD
CONTACT:
PHONE:

FIBER OPTIC PROVIDER: NAME: TBD
CONTACT:
PHONE:

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGER'S HOTLINE

TOLL FREE
1-800-242-8511
FAX A LOCATE 1-800-338-3860

WI STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ENGINEER SEAL:

PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

Signature: _____

Date: _____

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

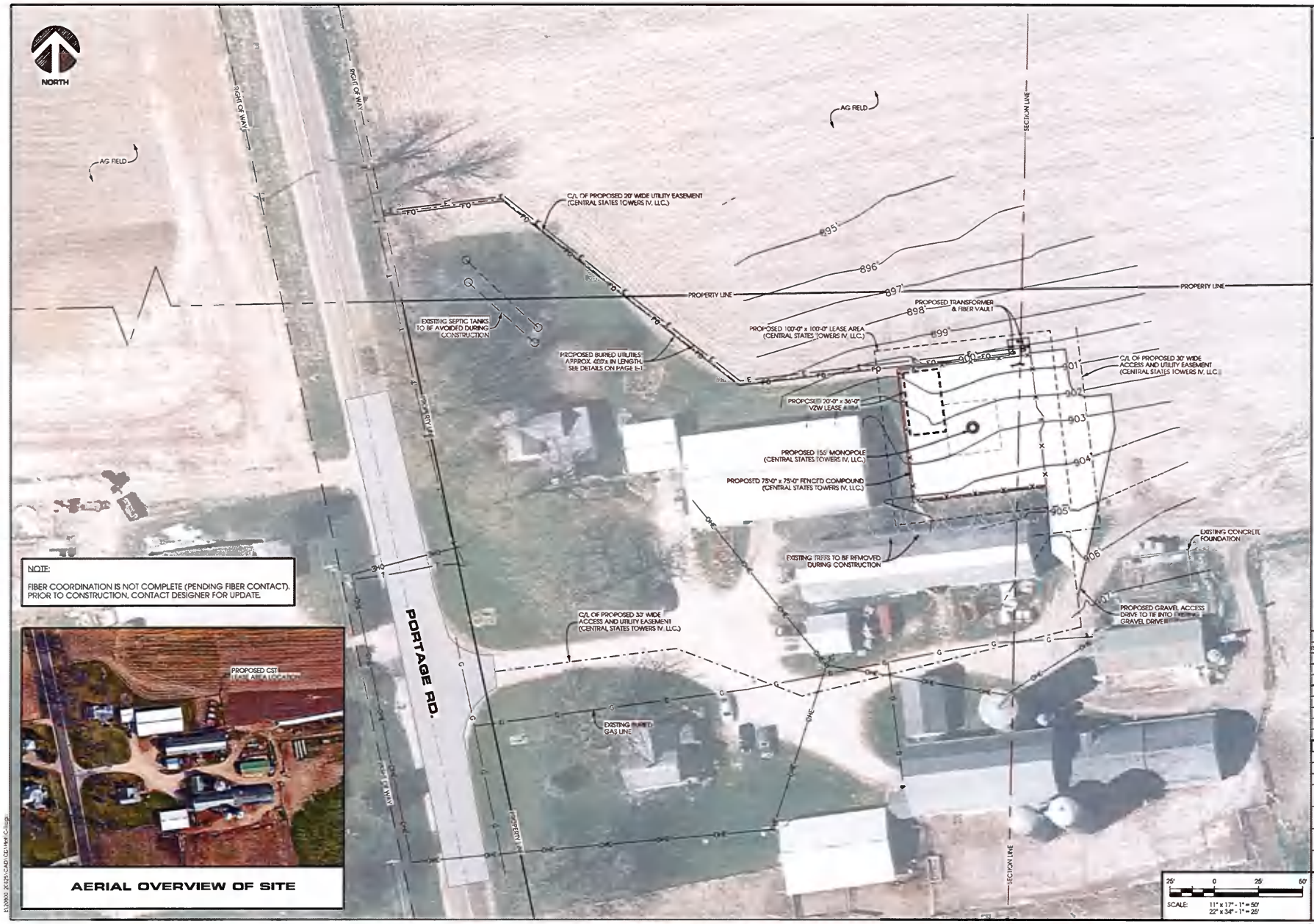
TITLE SHEET
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 3/12/2019
PROJECT #: 70825
FILE NAME: T-1.dgn
SHEET NUMBER: T-1

© EDGE CONSULTING ENGINEERS, INC.



Edge Consulting Engineers, Inc.
634 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SITE PLAN
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

PROJECT #: 20826

FILE NAME: C-1.dgn

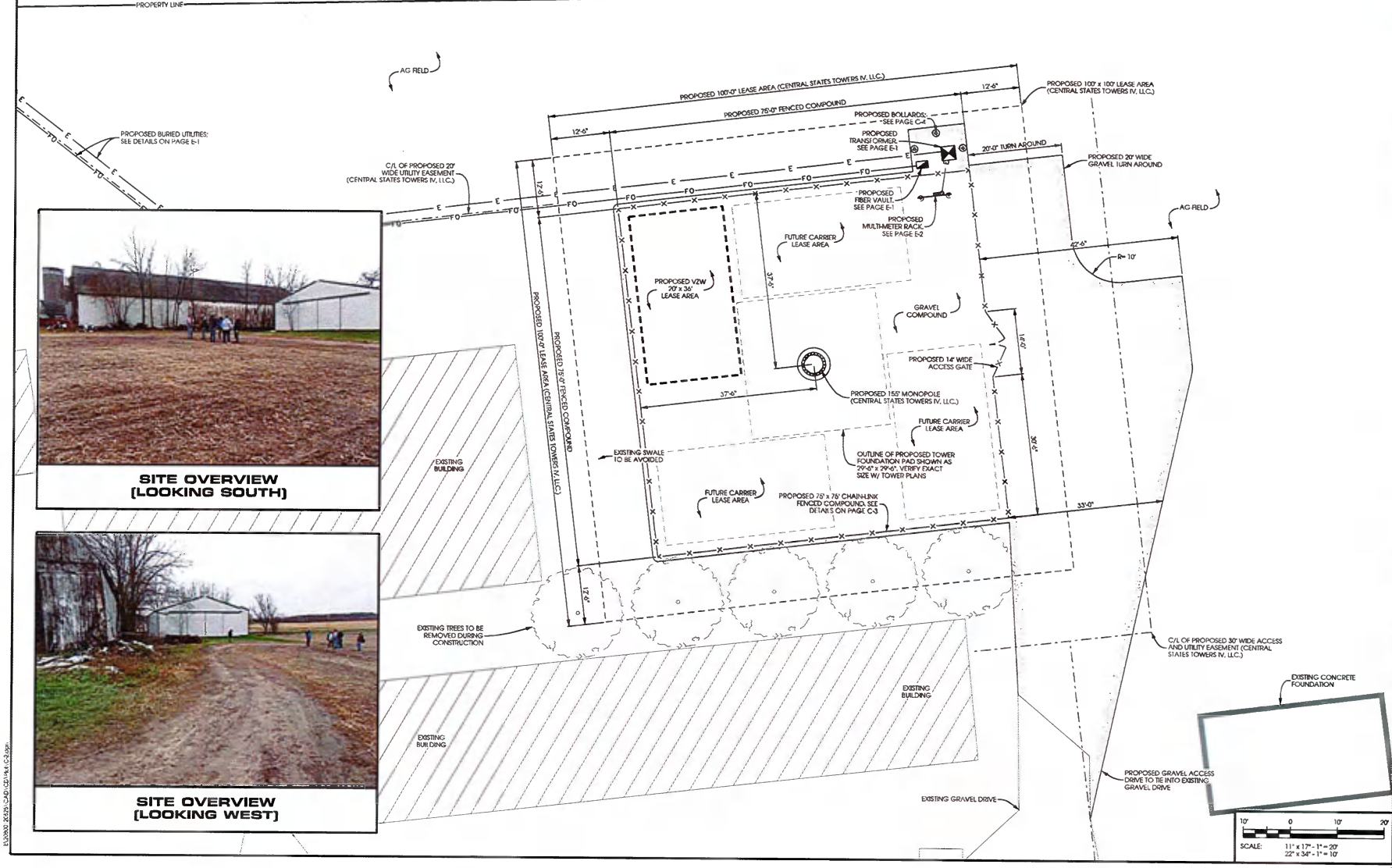
SHEET NUMBER: C-1

© EDGE CONSULTING ENGINEERS, INC.

NORTH

NOTE:

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.



SITE OVERVIEW (LOOKING SOUTH)

SITE OVERVIEW (LOOKING WEST)

10' 0 10' 20'

SCALE: 11" x 17" - 1" = 20'
22" x 34" - 1" = 10'

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

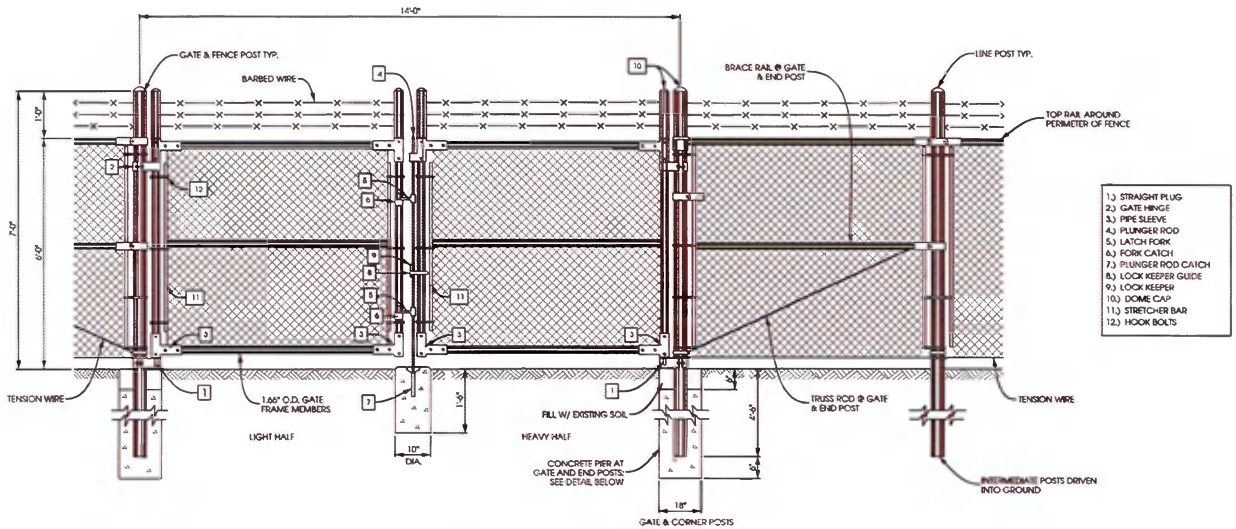
COMPOUND PLAN
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	BNS
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
CHECKED BY: PCM	
PLOT DATE: 3/12/2019	
PROJECT #: 20825	
FILE NAME: C-2.dgn	
SHEET NUMBER: C-2	

© EDGE CONSULTING ENGINEERS, INC.

498202_20825\CAD\CD1\Rev1\C-2.dgn



A VEHICLE GATE

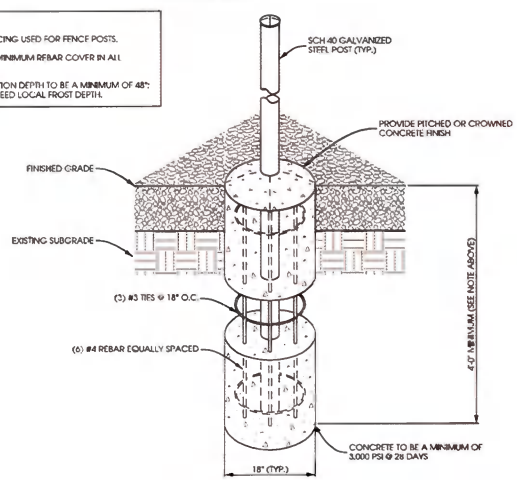
SCALE : NTS

NOTES:

PIER REINFORCING USED FOR FENCE POSTS.

MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.

PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.



B FENCE PIER FOUNDATION DETAIL

SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

FENCING NOTES
(IF DIFFERENT SPECIFICATION THAN PAGES (SP-1 AND SP-2) THESE NOTES WILL SUPERCEDE)

ALL FENCING USED BY THE GC MUST MEET OR EXCEED THE FOLLOWING:

HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. 9 GAUGE 2 INCH OR SMALLER MESH.

ALL POSTS AND BRACING MUST BE SCHEDULE 40

AROUND THE COMPOUND PERIMETER, THE GC SHALL INSTALL A COMMERCIAL-GRADE GALVANIZED 7' HIGH CHAIN LINK FENCE WITH A TOP RAIL THREE STRANDS OF BARBED WIRE FACING OUT AT THE TOP, AND A CONTINUOUS STRETCH WIRE AT THE BOTTOM. THE GC SHALL REFER TO SITE PLAN FOR DIMENSIONS.

ON COLLOCATIONS THE NEW FENCING MUST MATCH EXISTING FENCING.

THE GC SHALL PROVIDE 14' WIDE ENTRANCE (REFER TO DRAWINGS FOR SITE SPECIFIC DETAILS). THE GC SHALL BOND GATE TO FENCE WITH FLEXIBLE BOND STRAPS. THE TOP RAIL OF THE FENCE WILL BE ELECTRICALLY BONDED AT ALL CORNERS (4) AND AT ALL JOINTS BY THE GC.

THE FENCE IS TO BE CADWELDED BY THE GC TO THE TOWER GROUND RING.

** IN ADDITION TO ALL OTHER NECESSARY SAFETY AND CUSTOMARY PRECAUTIONS, THE GC IS OBLIGATED TO TAKE: THE GC SHALL INSTALL ORANGE TEMPORARY FENCING AROUND THE PERIMETER, WHICH IS OF SUFFICIENT HEIGHT AND STRUCTURAL INTEGRITY TO PREVENT ACCESS TO THE SITE WHEN THE GC IS NOT PRESENT AT THE PROJECT SITE.

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

FENCE DETAILS
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INR
SITE SKETCH REV.2 - 11/28/2018	JBM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

PROJECT #: 20825

FILE NAME: C-3.dwg

SHEET NUMBER: C-3

© EDGE CONSULTING ENGINEERS, INC.

NOTES:

REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED AT A DEPTH OF MORE THAN 12", CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.

SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR AND VERIFIED BY PROOF-ROLL OR GEOTECHNICAL RECOMMENDATIONS.

CONSULT GRADING PLAN OR SITE PLAN FOR FINAL SITE GRADES.

RESTORATION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRAVEL ACCESS DRIVE REPAIR AND RESTORATION FOLLOWING CONSTRUCTION COMPLETION. ANY DISTURBED OR DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION UPON COMPLETION OF WORK.

GRAVEL DRIVE REQUIREMENTS:

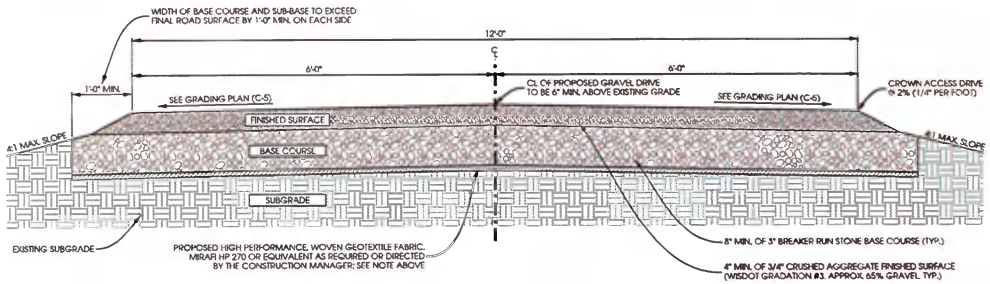
THICKNESS OF GRAVEL ACCESS DRIVE BASE COURSE TO BE DETERMINED BASED ON THE EXISTING SOIL BEARING CAPACITY (PER UFC DESIGN RECOMMENDATIONS):

BEARING CAPACITY	REQ'D AGGREGATE THICKNESS
1000 PSF	16" MIN.
1500 PSF	12" MIN.
≥ 2000 PSF	8" MIN. (SEE DETAIL)

IF POOR OR WET SOILS ARE PRESENT BELOW BASE COURSE, CONTRACTOR TO INSTALL 6" MIN. WELL-GRADED GRAVEL/SAND SUB-BASE TO FACILITATE ADEQUATE DRAINAGE AND STABILITY.

FOR ACCESS DRIVE SLOPES GREATER THAN 10%, CONTRACTOR TO USE MIRAFI HP 270 OR EQUIVALENT GEOTEXTILE FABRIC.

CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED SOIL CONDITIONS.



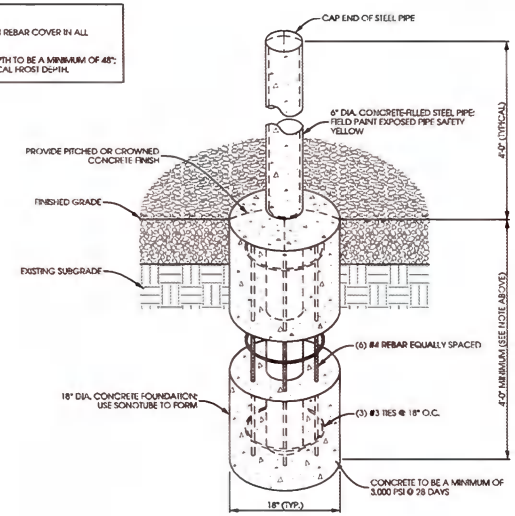
A **GRAVEL DRIVE CROSS SECTION**

SCALE: NTS

NOTES:

MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.

PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.



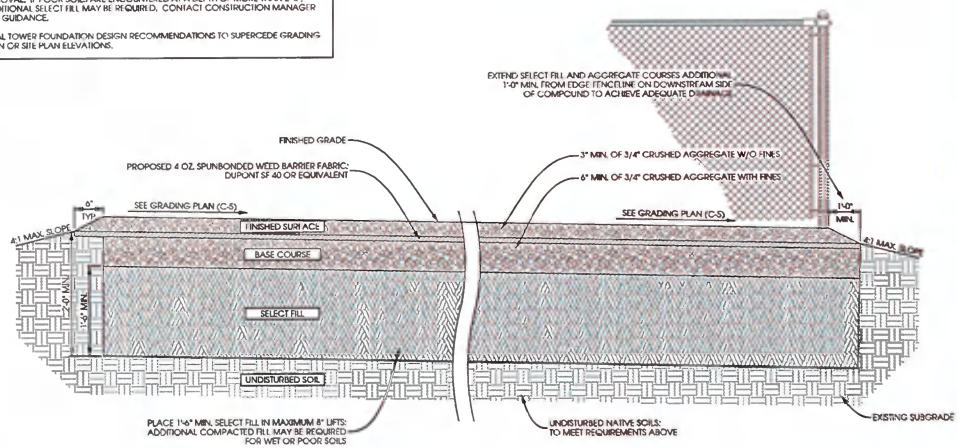
B **PIPE BOLLARD DETAIL**

SCALE: NTS

NOTES:

REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS WITHIN COMPOUND AREA. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED AT A DEPTH OF MORE THAN 2'-0", ADDITIONAL SELECT FILL MAY BE REQUIRED. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.

FINAL TOWER FOUNDATION DESIGN RECOMMENDATIONS TO SUPERCEDE GRADING PLAN OR SITE PLAN ELEVATIONS.



C **COMPOUND CROSS SECTION**

SCALE: NTS

THIS SPACE INTENTIONALLY LEFT BLANK

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

CONSTRUCTION DETAILS

WYNBROOKE [498202]

DeFOREST, WISCONSIN

SHEET TITLE

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

PROJECT #: 20825

FILE NAME: C-4.dgn

SHEET NUMBER: C-4

© EDGE CONSULTING ENGINEERS, INC.

GRADING & EROSION CONTROL NOTES

1. IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES. EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THEN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING. EXCAVATION SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.
2. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO ENGINEER PRIOR TO STARTING OF WORK.
3. FINISHED SITE TO BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
4. NO PROPOSED EARTHWORK SHALL HAVE A GREATER SLOPE THAN 3:1.
5. DRIVEWAY GRADE WITHIN 25 FEET OF PUBLIC ROAD ACCESS POINT SHALL HAVE A MAX VERTICAL GRADE OF 10% (10:1).
6. ALL DISTURBED GRASS/TURF AREAS SHALL BE RESTORED WITH TOPSOIL, SEED AND EROSION MAT. TOPSOIL TO BE 6-INCHES THICK (MIN). PERMANENT SEED TO BE WisDOT NO. 40 MIX. EROSION MAT TO BE WisDOT CLASS 1, TYPE B. PERMANENT SEEDING TO BE COMPLETED AS SOON AS POSSIBLE AFTER FINE GRADING OF THE TOPSOIL SLOPES, AND SHALL BE WITHIN ONE OF THE FOLLOWING TIMEFRAMES:
   a) NOVEMBER 15th AND THE FIRST SNOW FALL
   b) SPRING THAW AND SEPTEMBER 15th.

   NO PERMANENT SEEDING SHALL BE COMPLETED BETWEEN SEPTEMBER 16th AND NOVEMBER 14th DUE TO RISK OF FROST KILL. EROSION CONTROL MEASURES TO BE MAINTAINED UNTIL FINAL SITE RESTORATION.
7. FINISHED GRADE SLOPES GREATER THAN 6% AND GRASS SURFACES WITHIN 6-FEET OF ANY PAVED OR GRAVEL SURFACE REQUIRE EROSION MAT (WisDOT CLASS 1, TYPE B).
8. WATER AND MAINTAIN RESTORED AREAS FOR 2 WEEKS (MIN) OR WHEN GRASS IS OVER 3-INCHES IN HEIGHT. COMPLETE TURF GROWTH IN ALL AREAS IS REQUIRED PRIOR TO FINAL ACCEPTANCE.
9. CONTRACTOR TO PERFORM MAINTENANCE AND INSPECTION OF EROSION CONTROL DEVICES AND EXPOSED GRADE THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL CONTINUE MAINTENANCE AND INSPECTION UNTIL FULL VEGETATION ESTABLISHMENT AND/OR PROJECT ACCEPTANCE. CONTRACTOR SHALL MAINTAIN A WRITTEN RECORD OF WEEKLY EROSION CONTROL INSPECTIONS, AND INSPECTIONS PERFORMED AFTER A 0.5-INCH RAIN EVENT OR GREATER.

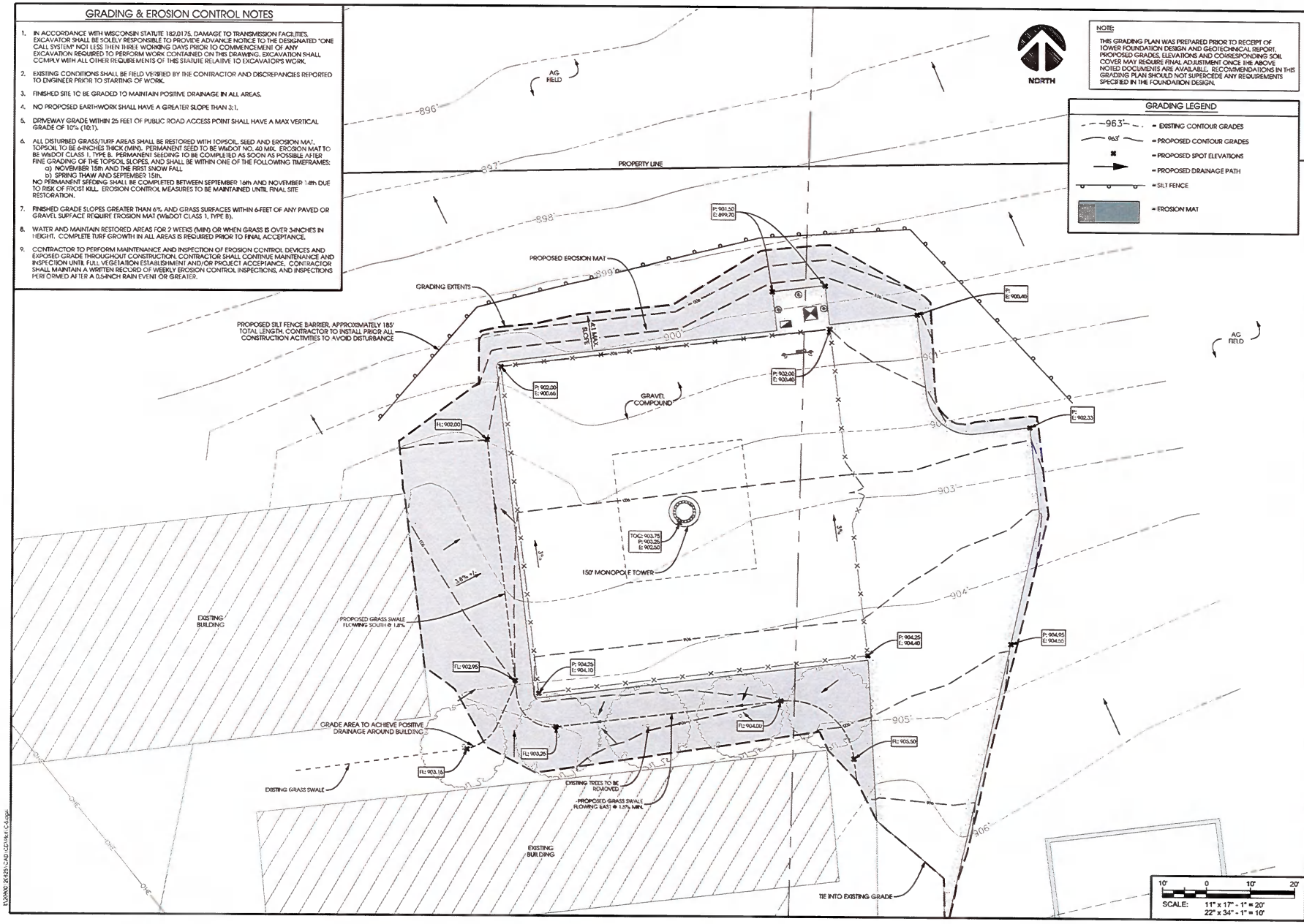
NORTH

NOTE:

THIS GRADING PLAN WAS PREPARED PRIOR TO RECEIPT OF TOWER FOUNDATION DESIGN AND GEOTECHNICAL REPORT. PROPOSED GRADES, ELEVATIONS AND CORRESPONDING SOIL COVER MAY REQUIRE FINAL ADJUSTMENT ONCE THE ABOVE NOTED DOCUMENTS ARE AVAILABLE. RECOMMENDATIONS IN THIS GRADING PLAN SHOULD NOT SUPERCEDE ANY REQUIREMENTS SPECIFIED IN THE FOUNDATION DESIGN.

GRADING LEGEND

- 963' — EXISTING CONTOUR GRADES
- 963' — PROPOSED CONTOUR GRADES
- PROPOSED SPOT ELEVATIONS
- PROPOSED DRAINAGE PATH
- SILT FENCE
- EROSION MAT



Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

GRADING PLAN
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2016	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 3/12/2019
PROJECT #: 20825
FILE NAME: C-5.dwgn

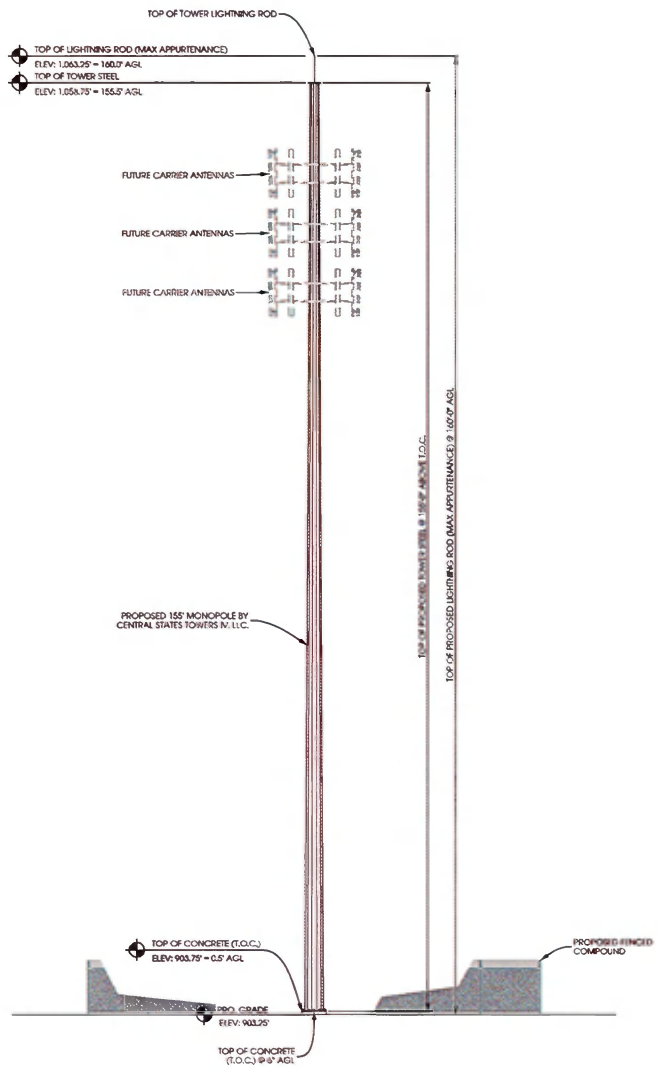
SHEET NUMBER: C-5

© EDGE CONSULTING ENGINEERS, INC.

E:\20825\ 20825\CAD\CD1\Rev1\C-5.dwgn

NOTE:

TOWER MANUFACTURER TO INSTALL PORTS AT LESSEE ANTENNA CL. VERIFY FINAL PORT HEIGHT, SIZE AND ORIENTATION WITH TOWER PLANS.



A **TOWER PROFILE (WEST ELEVATION)**

SCALE: 11" x 17" - 1" = 10'-0"
22" x 34" - 1" = 5'-0"

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

TOWER ELEVATION
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE

PRELIMINARY DWGS:	INIT.
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

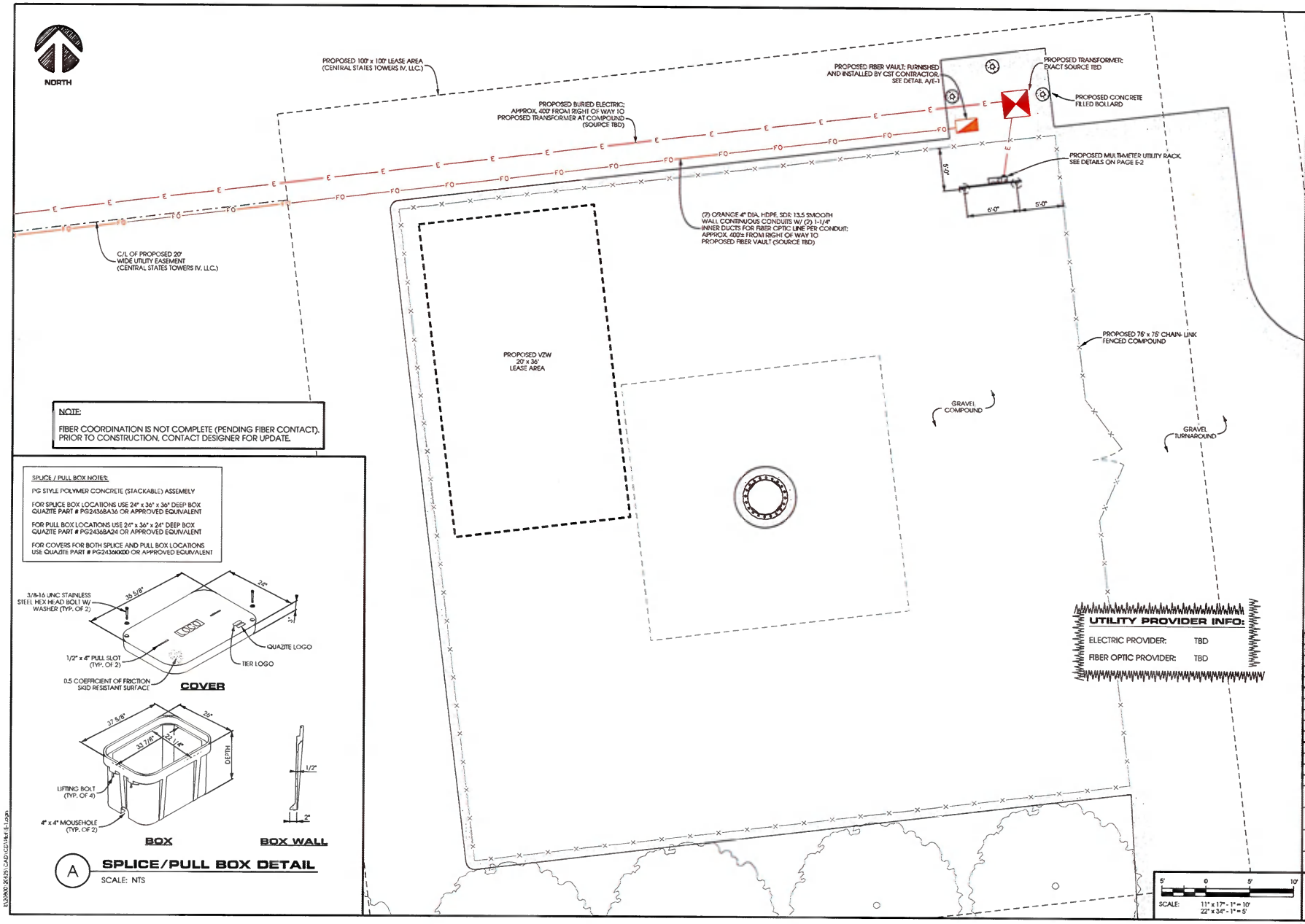
PROJECT #: 20825

FILE NAME: A-1.dgn

SHEET NUMBER: **A-1**

© EDGE CONSULTING ENGINEERS, INC.

I:\2020\20825\CAD\CD\1\A-1.dgn



NOTE:

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

SPLICE / PULL BOX NOTES:

PG STYLE POLYMER CONCRETE (STACKABLE) ASSEMBLY

FOR SPLICE BOX LOCATIONS USE 24" x 36" x 36" DEEP BOX QUAZITE PART # PG2436BA36 OR APPROVED EQUIVALENT

FOR PULL BOX LOCATIONS USE 24" x 36" x 24" DEEP BOX QUAZITE PART # PG2436BA24 OR APPROVED EQUIVALENT

FOR COVERS FOR BOTH SPLICE AND PULL BOX LOCATIONS USE QUAZITE PART # PG2436A00 OR APPROVED EQUIVALENT

A SPLICE/PULL BOX DETAIL

SCALE: NTS

UTILITY PROVIDER INFO:

ELECTRIC PROVIDER: TBD

FIBER OPTIC PROVIDER: TBD

Edge Consulting Engineers, Inc.
624 Warner Street
Prairie du Sac, WI 53578
608.644.1649 voice
608.644.1549 fax
www.edgeconsult.com

UTILITY PLAN
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

PROJECT #: 20825

FILE NAME: E-1.dgn

SHEET NUMBER: E-1

© EDGE CONSULTING ENGINEERS, INC.

NOTE:

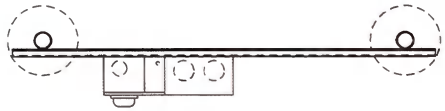
- AT MULTI GANGED METER INSTALLATIONS ROUTE A 3/0 GREEN THWN STRANDED COPPER CONDUCTOR FROM THE NG CONNECTION POINT TO JUST ABOVE THE EARTH SURFACE. THIS CONDUCTOR SHALL BE ROUTED THROUGH PVC ABOVE FINISHED GRADE TO AVOID THEFT AND BARE UPON ENTRY INTO EARTH & BONDED TO AN APPROVED DRIVEN GROUND ROD.

CABINET MOUNT NOTE:

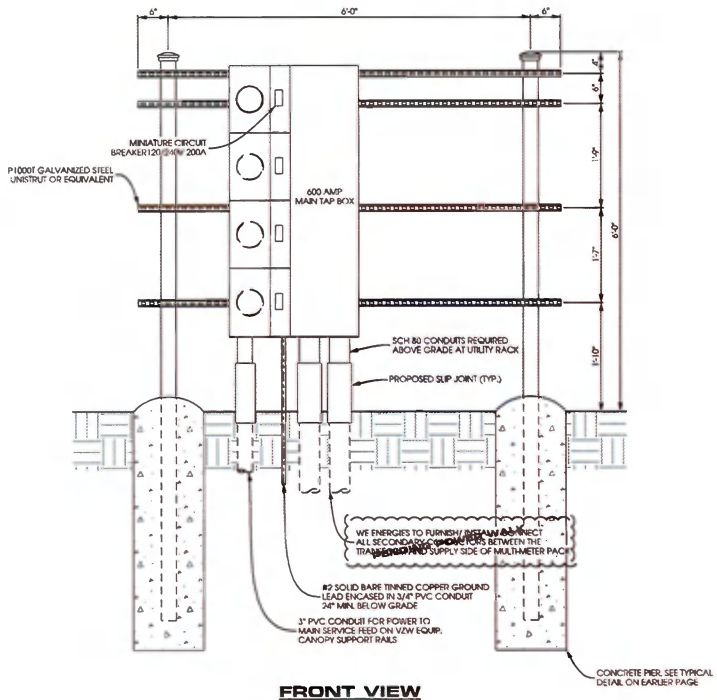
- ATTACH CABINETS W/ SPRING LOADED WASHERS TO UNISTRUTS

UTILITY RACK LAYOUT HAS BEEN REVIEWED BY ELECTRIC PROVIDER. ALL VARIATIONS FROM UTILITY RACK DETAIL HAS BEEN APPROVED BY (ADD NAME) (ADD NAME) POWER COMPANY)

PENDING FIELD WALK



PLAN VIEW



FRONT VIEW

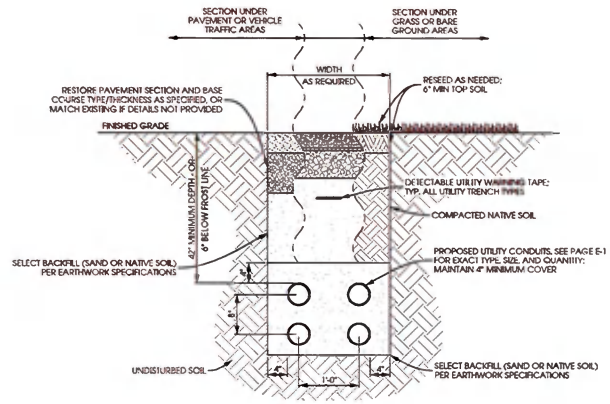
A **MULTI-METER UTILITY RACK**

SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

NOTES:

UTILITY CONDUITS TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GROUND LEVEL OR 6" BELOW THE FROST LINE.

CONDUIT TYPE, SIZE, AND QUANTITY SHOWN ON PAGE E-1.



B **UTILITY TRENCH DETAIL**

SCALE: NTS

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1649 voice
608.644.1549 fax
www.edgeconsult.com

SHEET TITLE:

METER AND TELCO RACK
WYNBROOKE [498202]
DeFOREST, WISCONSIN

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2016	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

PROJECT #: 20825

FILE NAME: E-2.dgn

SHEET NUMBER: **E-2**

© EDGE CONSULTING ENGINEERS, INC.

LEGEND

- INSPECTION WELL
- 5/8" DIA. x 10'-0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MAX SEPARATION)
- EXOTHERMIC CONNECTION (CADWELD OR EQUIVALENT)
- MECHANICAL CONNECTION (BURNDY OR EQUIVALENT)
- GROUND LEAD
- 18" X 18" X .032" THK COPPER PLATE (10' MAX SEPARATION)

KEYED GROUNDING NOTES:

1. TOWER GROUND RING, #2 SOLID BARE-TINNED COPPER GROUND LEAD MIN. 4'-0" BURY (TYP.)OR 6" BELOW FROST WHICH EVER IS GREATER. GROUND RODS SPACED @ 8' O.C.
2. 5/8" DIAMETER x 10'-0" LONG COPPER CLAD GROUND ROD WITH EXOTHERMIC CONNECTION, 8' SPACING, TYP.
3. INSPECTION WELL (TYP.); SEE PAGE G-2 FOR DETAIL
4. (4) GROUND LEADS FROM TOWER STEEL TO GROUND RING (USE GROUNDING TABS WHEN AVAILABLE)
5. GATE GROUND LEAD, #2 SOLID BARE TINNED COPPER GROUND LEADS TO GATE POST, & BRAIDED STRAP CONNECTION FROM POST TO GATE
6. GROUND ELECTRIC METER TO (2) INDEPENDENT GROUND RODS, SPACED 10' O.C. WITH #2 SOLID BARE TINNED COPPER
7. GROUND MULTI-METER CABINETS
8. PERIPHERAL GROUND RING SHOULD BE INSTALLED 1' TO 2' INSIDE THE FENCED LINE; THE TOWER GROUND RING SHOULD BE INSTALLED A MINIMUM OF 2' OFF ANY STRUCTURE
9. FENCE CORNER GROUND LEAD, #2 SOLID BARE TINNED COPPER, CADWELD CONNECTION. GROUND FENCE POSTS WITHIN 6-FEET OF EQUIPMENT SKID AND 25-FEET OF TOWER
10. FIBER OPTIC HAND HOLE
11. 4" x 1/2" x 1/4" GROUND BAR INSIDE HAND HOLE; CONTRACTOR TO DRIVE 10' GROUND ROD & CLAMP TO GROUND BAR

GROUNDING NOTE:

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE COMPLETION OF THE GEOTECHNICAL REPORT AND RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITION, SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.

GROUNDING ELECTRODE SYSTEM NOTES:

1. CONNECTIONS:
   ALL CONNECTIONS SHALL BE EXOTHERMICALLY CONNECTED UNLESS NOTED OTHERWISE. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S GUIDELINES & RECOMMENDATIONS.
2. ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION.
3. FENCE/GATE:
   GROUND FENCE POSTS WITHIN 6-FEET OF ENCLOSURE AND 25-FEET OF TOWER. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
4. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   A. ONE (1) COPY TO THE OWNER REPRESENTATIVE
   B. ONE (1) COPY TO THE ENGINEER
   C. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

NOTE:

- THE GROUNDING SHALL BE TESTED PRIOR TO FINAL BACKFILLING. DOCUMENTATION OF 5 OHM OR LESS RESISTANCE TO BE PROVIDED TO PROJECT MANAGER.

- ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE. PVC SHALL BE MIN. 16" INTO EARTH & EXTEND MIN. 6" ABOVE GROUND.

-INSTALL 18" X 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE.

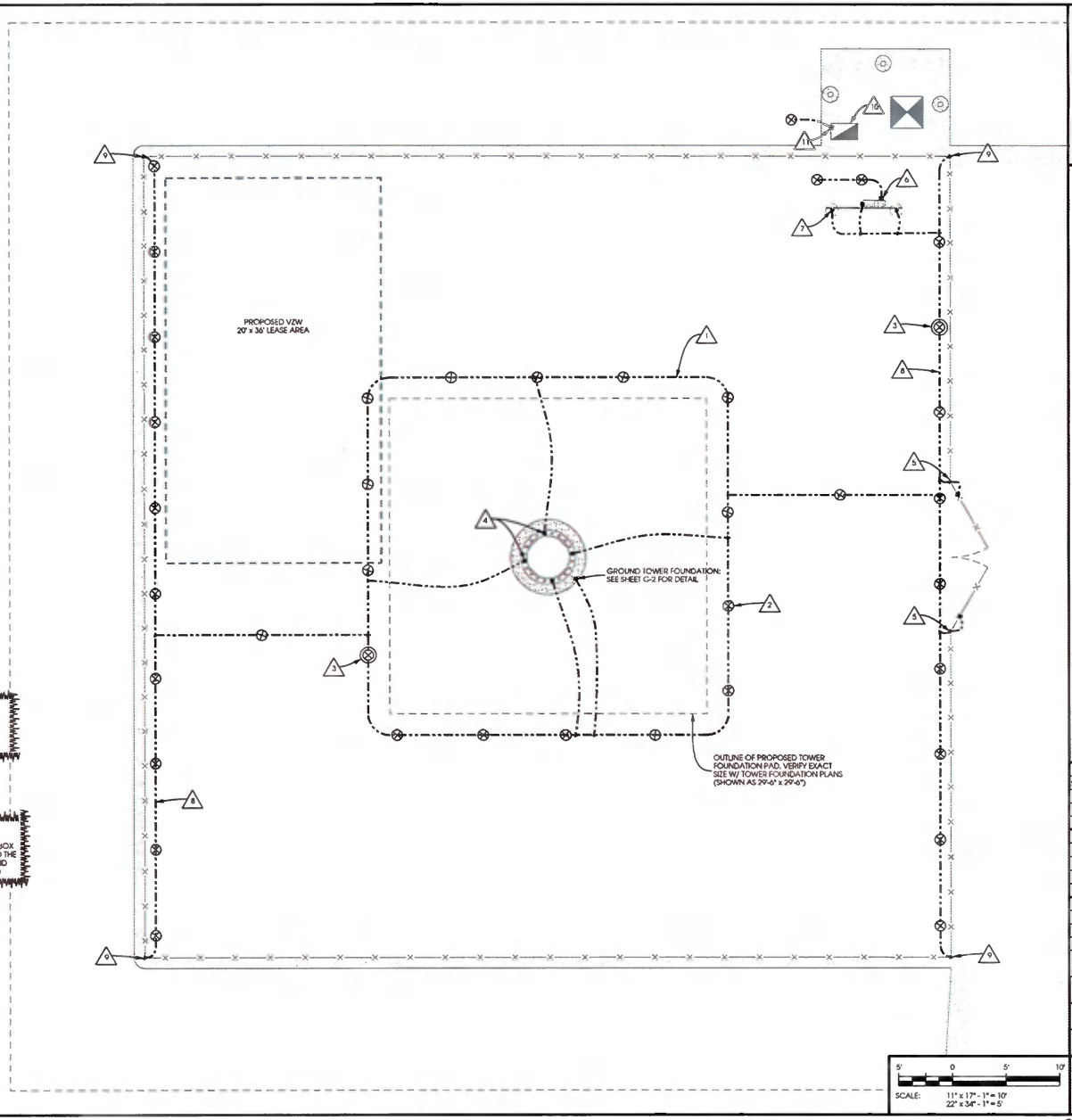
NORTH

NOTE:

- TOP OF EACH GROUND ROD SHALL EXTEND NO MORE THAN 6" ABOVE BOTTOM OF TRENCH

NOTE:

ANY CONDUCTIVE UTILITY JUNCTION BOX OR ENCLOSURE SHALL BE BONDED TO THE EARTH GROUND SYSTEM W/ A #2 SOLID BARE TINNED COPPER GROUND LEAD



SCALE: 5' 0 5' 10'
11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1589 fax
www.edgeconsult.com

GROUNDING PLAN
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 3/12/2019
PROJECT #: 20825
FILE NAME: G-1.dgn

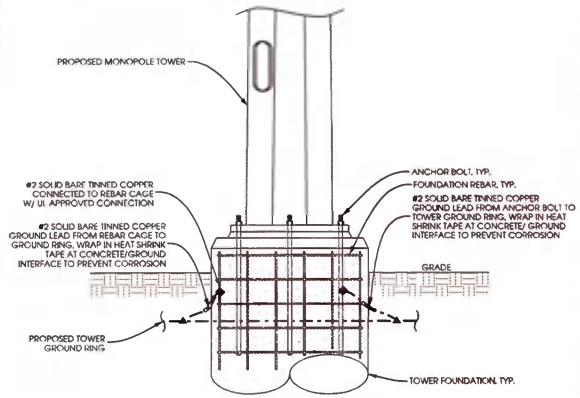
SHEET NUMBER: G-1

© EDGE CONSULTING ENGINEERS, INC.

H:\20825\20825-CAD\CD\T&E\G-1.dgn

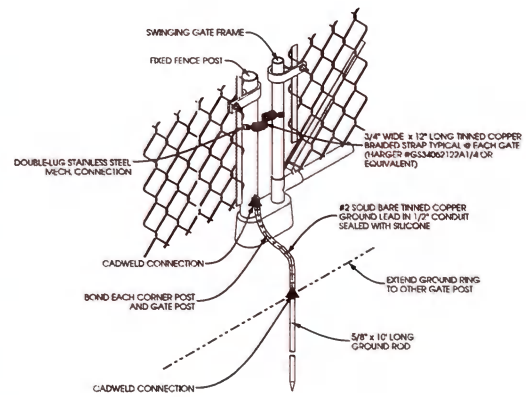
NOTES:

- FOUNDATION GROUNDING PER NEC 250.52(3)(A)
- FOUNDATION GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" OF CONCRETE.
- REBAR GROUNDING SHALL BE MADE TO A MIN. 20' CONTINUOUS REBAR, IF POSSIBLE.



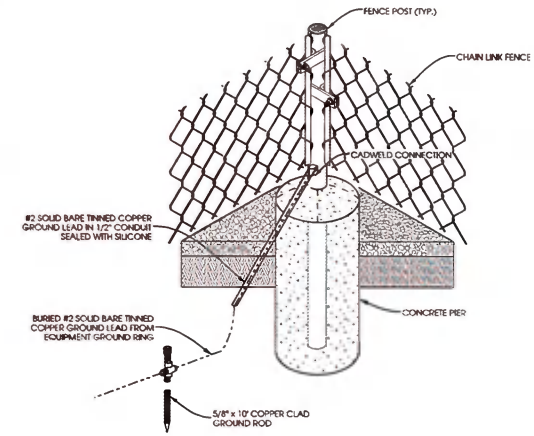
A TOWER FOUNDATION GROUNDING

SCALE: NTS



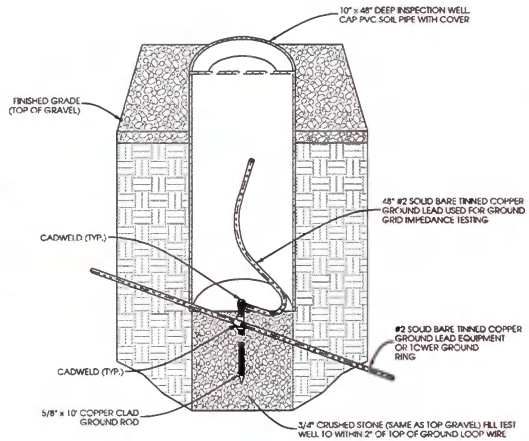
B GATE GROUNDING DETAIL

SCALE: NTS



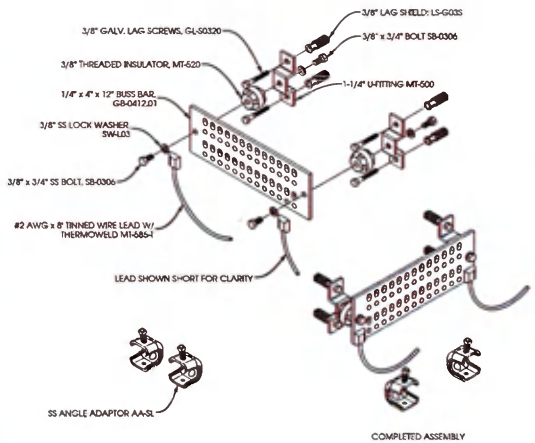
C FENCE POST GROUNDING DETAIL

SCALE: NTS



D INSPECTION WELL DETAIL

SCALE: NTS

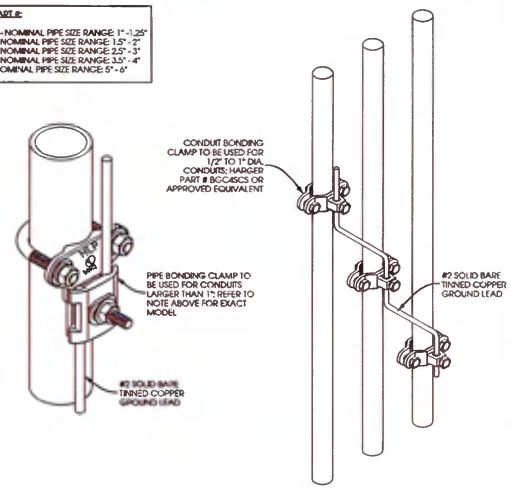


E GROUND AND BUSS BAR DETAIL

SCALE: NTS

HARGER PART #:

CPC1/1.25 - NOMINAL PIPE SIZE RANGE: 1" - 1.25"
CPC1.5/2 - NOMINAL PIPE SIZE RANGE: 1.5" - 2"
CPC2.5/3 - NOMINAL PIPE SIZE RANGE: 2.5" - 3"
CPC3.5/4 - NOMINAL PIPE SIZE RANGE: 3.5" - 4"
CPC5/6 - NOMINAL PIPE SIZE RANGE: 5" - 6"



F CONDUIT GROUNDING

SCALE: NTS

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1549 voice
608.644.1549 fax
www.edgeconsult.com

GROUNDING DETAILS

WYNBROOKE [498202]

DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INI:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

PROJECT #: 20825

FILE NAME: G-2.dgn

SHEET NUMBER: G-2

© EDGE CONSULTING ENGINEERS, INC.

LOCATION: 20825-CAD\CD\Wyn G-2.dgn

GENERAL

THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE INTERRELATED WHEN PERFORMING THE WORK. EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES. INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES, AND SIMILAR RELEASES.

B. SUBMIT RECORD DRAWINGS, DAMAGE, OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.

C. COMPLETE FINAL CLEANUP REQUIREMENTS, INCLUDING TOUCH-UP PAINTING. TOUCH-UP AND OTHERWISE REPAIR AND RESTORED MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING/PROJECT CLOSEOUT

1. COMPLETE THE FOLLOWING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATE OF COMPLETION:

A. CLEAN THE PROJECT SITE YARD AND GROUNDS IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT. AREAS OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED TO A SMOOTH, EVEN-TEXTURED SURFACE.

B. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM THE SITE.

C. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT BUILDING.

D. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.

E. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT BUILDING, MANHOLES AND SIMILAR SPACES.

F. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.

G. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY BE REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NO PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.

H. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.

I. DUST OFF ALL EQUIPMENT, INCLUDING BATTERY PACKS, WITHIN EQUIPMENT BUILDING.

J. GENERAL CONTRACTOR TO CLEAN AND APPLY STATIC-FREE WAX TO THE FLOORS ONCE FINAL SHELTER EQUIPMENT AND ACCESSORIES ARE COMPLETED.

2. REMOVAL OF PROTECTION

REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

1. WORK INCLUDED - SEE SITE PLAN

2. DESCRIPTIONS

ACCESS DRIVE WITH TURN-AROUND AREA, LEASE AREA, AND, IF APPLICABLE, UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL-DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

3. QUALITY ASSURANCE

A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).

B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (AS NEEDED).

C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.

4. SEQUENCING

A. CONFIRM SURVEY STAKES AND SET ELEVATIONS STAKES PRIOR TO ANY CONSTRUCTION.

B. COMPLETELY GRUB THE ACCESS DRIVE WITH TURN-AROUND, UNDERGROUND UTILITY EASEMENTS (IF APPLICABLE), AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATERIAL.

C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.

D. BRING THE LEASE AREA AND ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.

E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS SUCH THAT THE STERILIZER ONLY COMES IN CONTACT WITH PROPOSED GRAVEL SURFACES

F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AND ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION. WATER TO ENSURE GROWTH.

G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY THE PROJECT MANAGER.

H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.

5. SUBMITTALS

A. BEFORE CONSTRUCTION
IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO (2) COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD. REFER TO PLANS FOR LANDSCAPING REQUIREMENTS.

G. PLACE FILL OR STONE IN SIX (6) INCH MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.

B. AFTER CONSTRUCTION

1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZER.

2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER.

3. LANDSCAPING WARRANTY STATEMENT.

6. WARRANTY

A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.

B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FOM DATE OF FINAL INSPECTION.

C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS PRIOR TO FINAL INSPECTION.

D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION.

PART 2 - PRODUCTS

1. MATERIALS

A. SOIL STERILIZER SHALL BE AN EPA REGISTERED, PRE-EMERGENCE LIQUID:

TOTAL KILL
PRODUCT 910
EPA 10292-7

PHASAR CORPORATION
P.O. BOX 5123
DEARBORN, MI 48128
313.563.8000

AMBUSH HERBICIDE
EPA REGISTERED

FRAMAR INDUSTRIAL PRODUCTS
1435 MORRIS AVENUE
UNION, NJ 07083
800.526.4924

B. ROAD AND SITE MATERIALS SHALL CONFORM TO DOT SPECIFICATIONS (UNLESS OTHERWISE NOTED). ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.

C. SOIL STABILIZED FABRIC SHALL BE MIRAFI - 500X.

PART 3 - EXECUTION

1. INSPECTIONS

LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY THE LOCAL JURISDICTION.

2. PREPARATION

A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE WITH TURN-AROUND, AND UNDERGROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.

B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW GRADE.

C. UNLESS OTHERWISE INSTRUCTED BY LEASEE, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.

D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.

E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH A STABILIZED MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.

F. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS REMOVE SOFT SPOTS, PLACE SELECT FILL AND COMPACT TO 95% MODIFIED PROCTOR.

3. INSTALLATION

A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE WITH TURN-AROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPOILS RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES OR INDICATED SLOPES.

B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.

C. BRING THE ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.

D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.

E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE NOTED.

F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.

H. THE TOP SURFACE COURSE SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE SITE FENCE UNLESS OTHERWISE NOTED, AND SHALL COVER THE AREA AS INDICATED.

I. NO SLOPES ARE TO BE GREATER THAN 3:1.

J. APPLY RIP-RAP TO THE SIDES OF DITCHES AND DRAINAGE SWALES WHERE INDICATED ON THE DRAWINGS.

K. RIP-RAP ENTIRE DITCH FOR SIX (6) FEET IN ALL DIRECTIONS AT CULVERT OPENINGS. (WHEN APPLICABLE)

L. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIP-RAPPED.

M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.

N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT AN ANGLE NO GREATER THAN 60° OFF THE DITCH LINE. RIP-RAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX (6) FEET ABOVE THE CULVERT ENTRANCE.

O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.

P. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.

Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

4. FIELD QUALITY CONTROL

COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.

5. PROTECTION

A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.

B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" x 2" x 4'-0" WOODEN STAKES EXTENDING TWO-FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.

C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - CHAIN LINK FENCING AND GATE(S)

PART 1 - GENERAL

1. WORK INCLUDED

SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S).

2. QUALITY ASSURANCE

ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN TWELVE (12) OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE 'E' ZINC. EIGHTEEN (18) OUNCES PER SQUARE FOOT.

3. SEQUENCING

IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.

4. SUBMITTALS

A. MANUFACTURER'S DESCRIPTIVE LITERATURE.

B. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

1. FENCE MATERIAL

A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.

B. FABRIC SHALL BE 9 GAUGE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.

C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE (5) INCH CENTERS.

D. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE PER ASTM-F1083 AND OF THE FOLLOWING ACTUAL OUTER DIAMETERS:

LINE: 2.375" O.D. SCHEDULE 40

CORNER: 2.875" O.D. SCHEDULE 40 (FOR FENCE FABRIC HEIGHT OF 6' OR LESS)
3.5" O.D. SCHEDULE 40 (FOR FENCE FABRIC HEIGHT OF 8' OR LESS)

GATE: 4" O.D. SCHEDULE 40

E. GATE POSTS SHALL BE EXTENDED TWELVE (12) INCHES, INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.

F. ALL TOP AND BRACE RAILS SHALL BE 1.66" O.D. SCHEDULE - 40 MECHANICAL- SERVICE PIPE.

G. GATE FRAMES AND BRACES SHALL BE 1.9" O.D. SCHEDULE 40 MECHANICAL-SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.

H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.

I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409 180-DEGREE ATTACHMENT.

J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH. SEE DETAIL(S).

K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.

L. PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.

M. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.

N. A 9 GAUGE ALUMINUM TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.

O. A SIX (6) INCH BY 1/2 INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS. (WHEN APPLICABLE)

P. STRETCHER BARS SHALL BE 3/16 INCH BY 3/4 INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.

Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8 INCH TRUSS ROD WITH TURNBUCKLES.

R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.

S. OTHER HARDWARE INCLUDES, BUT MAY NOT BE LIMITED TO, TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.

T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.

U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.

V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

W. WHERE THE USE OF CONCERTINA HAS BEEN SPECIFIED, 24-INCH DIAMETERS COIL, BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL GBP TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX (6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.

PART 3 - EXECUTION

1. INSPECTION

TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.

2. INSTALLATION

A. FOUNDATIONS SHALL HAVE A MINIMUM SIX (6) INCH CONCRETE COVER UNDER POST.

B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB WITHIN ONE QUARTER (1/4) INCH.

C. FABRIC SHALL BE TENSIONED PER MANUFACTURER'S RECOMMENDATIONS TO PRESENT A NEAT APPEARANCE.

D. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.

E. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.

F. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO (2) FOOT INTERVALS.

G. A MAXIMUM GAP OF ONE (1) INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.

H. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.

I. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.

J. GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.

K. CONCRETE TO BE A MINIMUM OF 3,000 PSI AT 28 DAYS, CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.

3. PROTECTION

UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

APPLICABLE STANDARDS:

ASTM-A53 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.

ASTM-A123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.

ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.

ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.

ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC

ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.

ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP, STRUCTURAL QUALITY.

ASTM-A535 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE. FEDERAL SPECIFICATION RR-F-191- FENCING, WIRE AND POST METAL AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES.

ASTM-F1083 SPECIFICATION FOR PIPE, STEEL HOT-DIPPED ZINC-COATED (GALVANIZED) WELDED FOR FENCE STRUCTURES.

DIVISION 3: CONCRETE

SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS

PART 1 - GENERAL

1. WORK INCLUDED

FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.

2. INSPECTIONS

A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.

B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.

C. THE LESSEE CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

3. QUALITY ASSURANCE

A. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.

B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.

C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.

D. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED PRIOR TO CONCRETE INSTALLATION.

4. SUBMITTALS

SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

1. REINFORCEMENT MATERIALS

A. REINFORCEMENT STEEL: ASTM A615, 60 KSI YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.

B. WELDED STEEL WIRE FABRIC: ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.

C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS, SIZED AND SHAPED TO SUPPORT REINFORCING.

D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.

2. CONCRETE MATERIALS

A. CEMENT: ASTM C150, PORTLAND TYPE

B. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ONE (1) INCH SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.

C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.

D. AIR ENTRAINING ADMIXTURE: ASTM C260.

E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.

F. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICISING AGENTS.

3. CONCRETE MIX

A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.

B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.

C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:

1. COMPRESSIVE STRENGTH: 3000 PSI AT 28 DAYS.
(MIN. OR AS SPECIFIED IN STRUCTURAL DRAWINGS)

2. SLUMP: 4 INCHES

3. AIR ENTRAINMENT: 6%

PART 3 - EXECUTION

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS

A. THE CONTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.

B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.

C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.

D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.

2. REINFORCEMENT PLACEMENT

A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.

B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.

C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SPECIFICATIONS
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 3/12/2019
PROJECT #: 20825
FILE NAME: SP-1.dgn
SHEET NUMBER: SP-1

© EDGE CONSULTING ENGINEERS, INC.

P:\20800\20825\CAD\CD\14x17\SP-1.dgn

D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE (3) INCHES UNLESS OTHERWISE NOTED.

E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE (3) INCHES NOR BE LESS THAN TWO (2) INCHES.

3. PLACING CONCRETE

A. VIBRATE ALL CONCRETE.

B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY.

4. CURING

A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.

B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.

5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.

6. FIELD QUALITY CONTROL

A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY FIFTEEN (15) CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM , C-31 AND C-39.

B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.

C. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.

7. DEFECTIVE CONCRETE

MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF G.C. AS DIRECTED BY ARCHITECT/ENGINEER.

DIVISION 5: METALS

SECTION 05000 - METALS

PART 1 - GENERAL

1. SECTION INCLUDES

STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUTING UNDER BASE PLATES.

2. SUBMITTALS

SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS.

3. QUALITY ASSURANCE

A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 - PRODUCTS

1. MATERIALS:

A. STRUCTURAL STEEL MEMBERS:	ASTM A572, GRADE 50
B. STRUCTURAL TUBING:	ASTM A500, GRADE B
C. PIPE:	ASTM A53, TYPE E OR S, GRADE B
D. BOLTS, NUTS, AND WASHERS:	ASTM A325
E. ANCHOR BOLTS:	ASTM A307
F. WELDING MATERIALS:	AWS D.1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
G. GROUT:	NONSHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICISING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
H. SHOP AND TOUCHUP PRIMER:	SSPC 16, TYPE 1, RED OXIDE

I. TOUCHUP PRIMER FOR GALV. SURFACES: ZINC RICH TYPE

2. FABRICATION: CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.

3. FINISH

A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.

B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

1. EXAMINATION AND PREPARATION

VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.

2. ERECTION:

A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.

B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.

C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.

D. AFTER ERECTION, TOUCHUP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCHUP PRIMERS AS SPECIFIED UNDER SECTION 05000 - METALS, PART 2 - PRODUCTS, H & I, SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.

3. FIELD QUALITY CONTROL

FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16: ELECTRICAL

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT/ENGINEER LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.

2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.

3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC., THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).

4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.

5. ALL CONDUIT SHALL HAVE A PULL CORD.

6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.

7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.

8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.

9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.

10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WP-8 LIFT COVERPLATES.

SECTION 16400 - SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.

2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.

3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS, MANUFACTURED BY MILBANK

4. CONDUIT

A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.

C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.

D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY THE STATE "ONE-CALL" SYSTEM AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO DIGGING OR AS REQUIRED BY LOCATOR.

5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. ALL COSTS TO BE PAID BY THE CONTRACTOR.

6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE 1/4-INCH). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS. NOT ADHESIVE.

7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FULL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE, OBTAINED BY THE CONTRACTOR. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

8. GROUNDING ELECTRODE SYSTEM

A. PREPARATION

1. SURFACE PREPARATION ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A AGENT APPLIED PRIOR TO INSTALLATION.

2. GROUND BAR PREPARATION ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NONOXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.

3. SLEEVES ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED, SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.

B. GROUND BARS

1. ALL GROUND BARS SHALL BE 1/4-INCH THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE
   A. BOLTHEAD
   B. 2-HOLE LUG
   C. TINNED COPPER BUSS BAR
   D. STAR WASHER
   E. NUT

C. EXTERNAL CONNECTIONS

1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEES, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.

2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACWG AND GROUND ROD) MECHANICAL CONNECTORS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS.

D. GROUND RODS ALL GROUND RODS SHALL BE 5/8-INCH DIAMETER x 10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.

E. GROUND CONDUCTORS

ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

F. LUGS

1. LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BUTTS SERIES #548 OR EQUIVALENT
   BENDING.

A.	500 MCM DLO	548608E
B.	262 MCM DLO	548728E
C.	4/0 DLO	548628E
D.	4/0 THWN AND BARE	548668E
E.	2/0 THWN	548628E
F.	#2 THHN	540078E
G.	#6 DLO	542058E

2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE RADIUS TO INSIDE EDGE

NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

G. GROUND RING

1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND THE EQUIPMENT SHELTER OR PLATFORM/SKID SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT (8) INCHES.

2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.

H. FENCE/GATE

GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON THE DRAWINGS. GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

9. I.E.E.E. FALL POTENTIAL TESTS

A. FOR RAW LAND SITE

1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER® TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250250-2, OR EQUIVALENT)

2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:

B. EQUIPMENT PAD

1. FIRST TEST - SHALL BE WITH FOUR (4) GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR (4) GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR (4) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.

2. SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

1. FIRST TEST - SHALL BE WITH THREE (3) GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER/PLATFORM/SKID PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE (3) GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.

2. SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.

2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 - POLES, POSTS, AND STANDARDS

1. GENERAL

A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.

B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.

C. GROUNDING

GROUND TOWERS WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO LEGS (IF PRESENT). TWO (2) GROUNDING LEADS PER TOWER. NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE TOWER STEEL.

SECTION: 16745 - TELECOMMUNICATIONS WIRING COMPONENTS (COAXIAL ANTENNA CABLE)

1. GENERAL

A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.

B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS.

C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS:

A. COAXIAL CABLE:

1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. ILLUMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
2. ALL COAX RUNS SHALL BE 1-5/8" UNLESS OTHERWISE INDICATED.

3. ANTENNA AND COAXIAL CABLE GROUNDING

A. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS).

4. COAXIAL CABLE IDENTIFICATION

A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, MARK CABLE:

1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).

2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT OR BEFORE TERMINATION ON EXTERIOR SITES.

5. TESTING

IF REQUESTED BY CONSTRUCTION MANAGER, LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR SHALL PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR SHALL PROVIDE LESSEE WITH A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SPECIFICATIONS
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT.
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

PROJECT #: 20826

FILE NAME: SP-2.dgn

SHEET NUMBER: SP-2

© EDGE CONSULTING ENGINEERS, INC.

EDGE 20826 CAD 2019 SP-2.dgn

PROPOSED ACCESS DRIVE

LOOKING SOUTHWEST FROM EAST OF PROPOSED COMPOUND LOCATION

SITE OVERVIEW

LOOKING WEST FROM EAST SIDE OF PROPOSED COMPOUND LOCATION

SITE OVERVIEW

LOOKING WEST FROM EAST SIDE OF PROPOSED COMPOUND LOCATION

APPROX. PROPOSED COMPOUND LOCATION

LOOKING SOUTH FROM NORTH SIDE OF PROPOSED COMPOUND LOCATION

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SITE PHOTOS
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT.
SITE SKETCH REV.2 - 11/28/2016	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

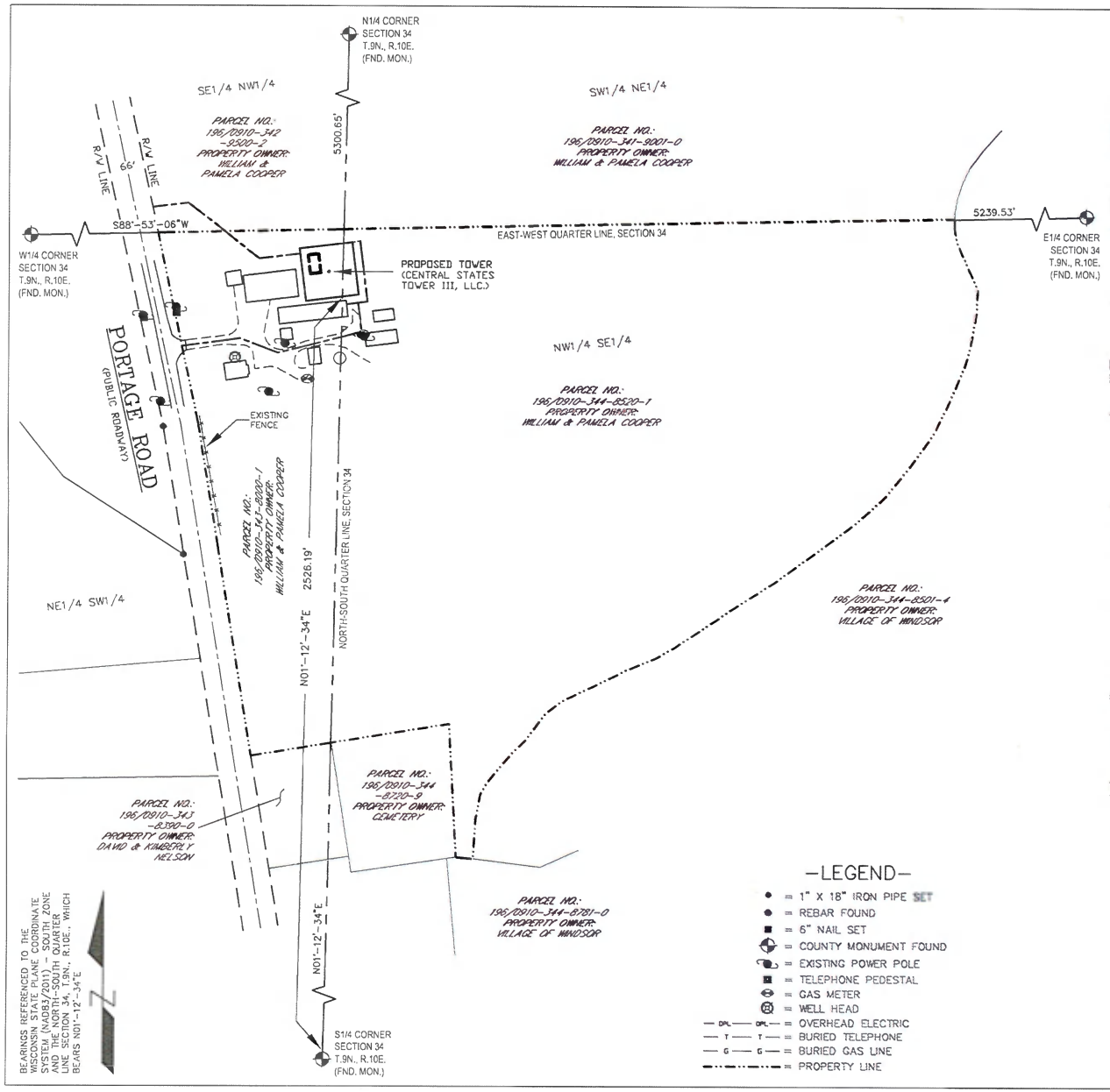
PLOT DATE: 3/12/2019

PROJECT #: 20825

FILE NAME: P-1

SHEET NUMBER: **P-1**

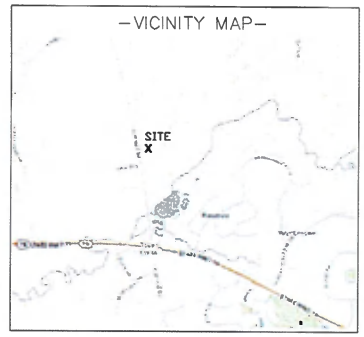
© EDGE CONSULTING ENGINEERS, INC.



—LEGEND—

- ● = 1" X 18" IRON PIPE SET
- ● = REBAR FOUND
- ■ = 6" NAIL SET
- = COUNTY MONUMENT FOUND
- = EXISTING POWER POLE
- = TELEPHONE PEDESTAL
- = GAS METER
- = WELL HEAD
- — DPL — DPL — = OVERHEAD ELECTRIC
- — T — T — = BURIED TELEPHONE
- — G — G — = BURIED GAS LINE
- = PROPERTY LINE

—VICINITY MAP—



PROPOSED TOWER BASE

(CENTRAL STATES TOWER III, LLC.)

LATITUDE: 43°-12'-06.47"
LONGITUDE: 89°-17'-37.69"
(Per North American Datum of 83/2011)
Ground Elevation: 902.6'
(Per North American Vertical Datum of 1988)

SURVEY NOTES:

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-DIGGERS HOTLINE TICKET NO. 20190802259.

-PRIVATE UTILITIES MARKED ON 2-25-2019.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

FEMA NOTE:
-ACCORDING TO FEDERAL EMERGENCY AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55025C0258H, DATED SEPTEMBER 17 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

WETLAND NOTE:
-THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

GRAPHIC SCALE
1 inch = 200 ft.
0 100 200 400

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2019.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

SURVEYED FOR:
Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1529 fax
www.edgeconsult.com

SURVEYED FOR:
verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
WYNBROOKE

SITE NUMBER:
498202

SITE ADDRESS:
6472 PORTAGE RD.
DEFOREST, WI 53532

PROPERTY OWNER:
WILLIAM & PAMELA COOPER
6472 PORTAGE RD.
DEFOREST, WI 53532

PARCEL NO.: 196/0910-344-8520-1
(LEASE) 196/0910-343-8000-1 (EASE.)

ZONED: A-2

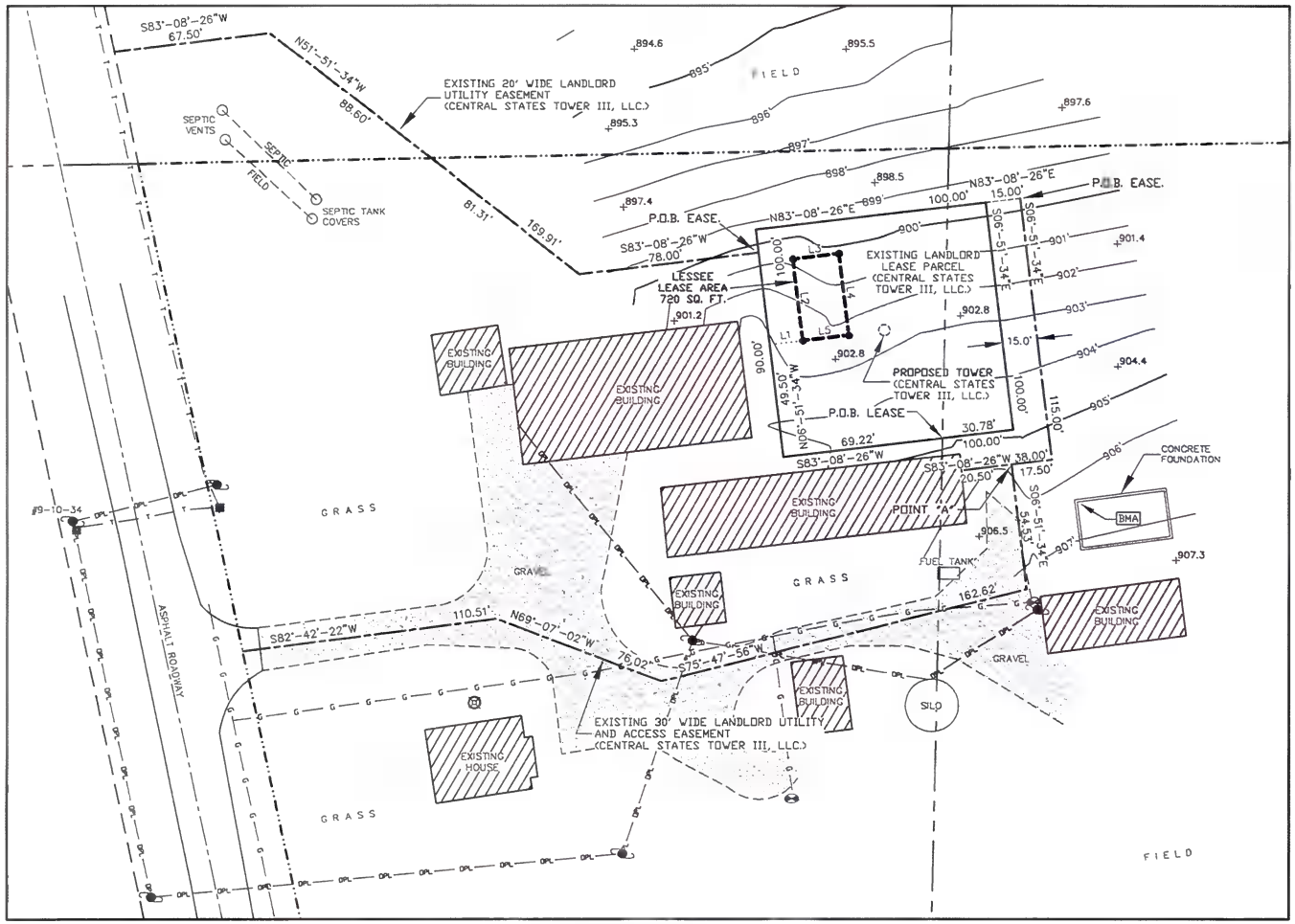
DEED REFERENCE: DOCUMENT NO. 5394210

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS

BEING A PART OF THE NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4, SECTION 34, T.9N., R.10E., TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	3/10/19	Added Lease and Easement	JD
1	2/26/19	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 2-25-19
CHECKED BY: S.C.D.	FIELD BOOK: M-53, PG.4
JOB NO.: 10760	SHEET 1 OF 3



CALL DIGGERS HOTLINE TOLL FREE
1(800)242-8511
OPERATES 24 HOURS A DAY 365 DAYS A YEAR

WARNING
CALL BEFORE YOU DIG
48 HOURS BEFORE YOU DIG

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - SOUTH ZONE AND THE NORTH-SOUTH QUARTER LINE SECTION 34, T.9N., R.10E., WHICH BEARS N01°-12'-34"E

N

LINE TABLE		
Line #	Direction	Length
L1	N83°08'26"E	14.50'
L2	N06°51'34"W	36.00'
L3	N83°08'26"E	20.00'
L4	S06°51'34"E	36.00'
L5	S83°08'26"W	20.00'

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = REBAR FOUND
- = 6" NAIL SET
- = COUNTY MONUMENT FOUND
- = EXISTING POWER POLE
- = TELEPHONE PEDESTAL
- = GAS METER
- = WELL HEAD
- = OVERHEAD ELECTRIC
- = BURIED TELEPHONE
- = BURIED GAS LINE
- = PROPERTY LINE

GRAPHIC SCALE
1 inch = 50 ft.
0 25 50 100

BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
SET CHISELED SQUARE ON NORTHWEST CORNER OF CONCRETE FOUNDATION
ELEVATION: 908.63'

SURVEYOR'S CERTIFICATE
I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2019.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

SURVEYED FOR:
Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1529 fax
www.edgeconsult.com

SURVEYED FOR:
verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
WYNBROOKE

SITE NUMBER:
498202

SITE ADDRESS:
6472 PORTAGE RD.
DEFOREST, WI 53532

PROPERTY OWNER:
WILLIAM & PAMELA COOPER
6472 PORTAGE RD.
DEFOREST, WI 53532

PARCEL NO.: 196/0910-344-8520-1
(LEASE) 196/0910-343-8000-1 (EASE.)

ZONED: A-2

DEED REFERENCE: DOCUMENT NO. 5394210

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS

BEING A PART OF THE NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4, SECTION 34, T.9N., R.10E., TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	3/10/19	Added Lease and Easement	JD
1	2/26/19	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 2-25-19
CHECKED BY: S.C.D.	FIELD BOOK: M-53, PG.4
JOB NO.: 10760	SHEET 2 OF 3

LESSEE'S LEASE AREA

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN CONTAINING 720 SQUARE FEET (0.017 ACRES) OF LAND AN BEING DESCRIBED BY:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N01°-12'-34" E 2526.19 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 34; THENCE S83°-08'-26"W 69.22 FEET; THENCE N06°-51'-34"W 49.50 FEET; THENCE N83°-08'-26"E 14.50 FEET TO THE POINT OF BEGINNING; THENCE N06°-51'-34"W 36.00 FEET; THENCE N83°-08'-26"E 20.00 FEET; THENCE S06°-51'-34"E 36.00 FEET; THENCE S83°-08'-26"W 20.00 FEET TO THE POINT OF BEGINNING ,BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEASE PARCEL (CENTRAL STATES TOWER)

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN CONTAINING 10,000 SQUARE FEET (0.230 ACRES) OF LAND AN BEING DESCRIBED BY:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N01°-12'-34" E 2526.19 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING; THENCE S83°-08'-26"W 69.22 FEET; THENCE N06°-51'-34"W 100.00 FEET; THENCE N83°-08'-26"E 100.00 FEET; THENCE S06°-51'-34"E 100.00 FEET; THENCE S83°-08'-26"W 30.78 FEET TO THE POINT OF BEGINNING; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

30' WIDE ACCESS & UTILITY EASEMENT (CENTRAL STATES TOWER)

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN CONTAINING 16,685 SQUARE FEET (0.383 ACRES) OF LAND AND BEING FIFTEEN (15) FEET EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N01°-12'-34" E 2526.19 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 34; THENCE S83°-08'-26"W 100.00 FEET; THENCE N06°-51'-34"W 100.00 FEET; THENCE N83°-08'-26" E 115.00 FEET TO THE POINT OF BEGINNING; THENCE S06°-51'-34" E 115.00 FEET; THENCE S83°-08'-26" W 17.50 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A"; THENCE S06°-51'-34" E 54.53 FEET; THENCE S75°-47'-56" W 162.62 FEET; THENCE N69°-07'-02" W 76.02 FEET; THENCE S82°-42'-22" W 110.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PORTAGE ROAD AND THE POINT OF TERMINATION ALSO, BEGINNING AT SAID POINT "A"; THENCE S83°-08'-26" W 20.50 FEET TO THE POINT OF TERMINATION. THE SIDE LOT LINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO TERMINATE ON THE EASTERLY RIGHT OF WAY LINE OF PORTAGE ROAD.

20' WIDE UTILITY EASEMENT (CENTRAL STATES TOWER)

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN CONTAINING 6,308 SQUARE FEET (0.145 ACRES) OF LAND AND BEING TEN (10) FEET EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N01°-12'-34" E 2526.19 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 34; THENCE S83°-08'-26"W 69.22 FEET; THENCE N06°-51'-34"W 90.00 FEET TO THE POINT OF BEGINNING; THENCE S83°-08'-26"W 78.00 FEET; THENCE N51°-51'-34"W 169.91 FEET; THENCE S83°-08'-26"W 67.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PORTAGE ROAD AND THE POINT OF TERMINATION. THE SIDE LOT LINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO TERMINATE ON THE EASTERLY RIGHT OF WAY LINE OF PORTAGE ROAD.

PARENT PARCEL

PARCEL A:

THE WEST 1/2 OF THE NORTHEAST 1/4; ALL THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING EAST AND SOUTH OF THE CENTERLINE OF HIGHWAYS; ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF THE CENTERLINE OF THE HIGHWAY AND NORTH OF THE NORTHERLY LINE OF THE SCHOOL PROPERTY (NOW WINDSOR JT. 1); ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST AND NORTH OF THE CENTERLINE OF TOKEN CREEK, EXCEPT THE SCHOOL, CHURCH AND CEMETERY PROPERTY, ALL THE ABOVE LAND BEING IN SECTION 34, TOWNSHIP 9 NORTH, RANGE 10 EAST, IN THE VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

TITLE REPORT REVIEW

TITLE REPORT: US TITLE SOLUTIONS

COMMITMENT NO. 62497-WI1901-5030

EFFECTIVE DATE: JANUARY 21, 2019

FEE SIMPLE TITLE VESTED IN: WILLIAM M. COOPER AND PAMELA I. COOPER, HUSBAND AND WIFE

NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE PARCEL AND ANY EASEMENTS PERTINENT THEREUNTO. WHERE SPECIFIC ENCUMBRANCES AFFECT THE LEASE PARCEL AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS SUCH.

SCHEDULE B

(1-5) THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES.

(6) COVENANT DEPARTMENT OF NATURAL RESOURCES WISCONSIN FUND PRIVATE SEWAGE SYSTEM REHABILITATION BETWEEN MAURICE E. COOPER AND GERALDINE F. COOPER AND DANE COUNTY PUBLIC HEALTH DEPARTMENT DATED AS OF 8/25/1982 RECORDED 8/25/1982 IN INSTRUMENT NO. 1749913. **THIS IS NOT A SURVEY RELATED ITEM.**

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1529 fax
www.edgeconsult.com

SURVEYED FOR:

verizon

1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
WYNBROOKE

SITE NUMBER:
498202

SITE ADDRESS:
6472 PORTAGE RD.
DEFOREST, WI 53532

PROPERTY OWNER:
WILLIAM & PAMELA COOPER
6472 PORTAGE RD.
DEFOREST, WI 53532

PARCEL NO.: 196/0910-344-8520-1
(LEASE) 196/0910-343-8000-1 (EASE.)

ZONED: A-2

DEED REFERENCE: DOCUMENT NO. 5394210

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS

BEING A PART OF THE NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4, SECTION 34, T.9N., R.10E., TOWN OF WINDSOR, DANE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	3/10/19	Added Lease and Easement	JD
1	2/26/19	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 2-25-19
CHECKED BY: S.C.D.	FIELD BOOK: M-53, PG.4
JOB NO.: 10760	SHEET 3 OF 3

NOTE:

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1549 voice
608.644.1549 fax
www.edgeconsult.com

SITE PLAN
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

PROJECT #: 20825

FILE NAME: VZW C-1.dgn

SHEET NUMBER: **VZW C-1**

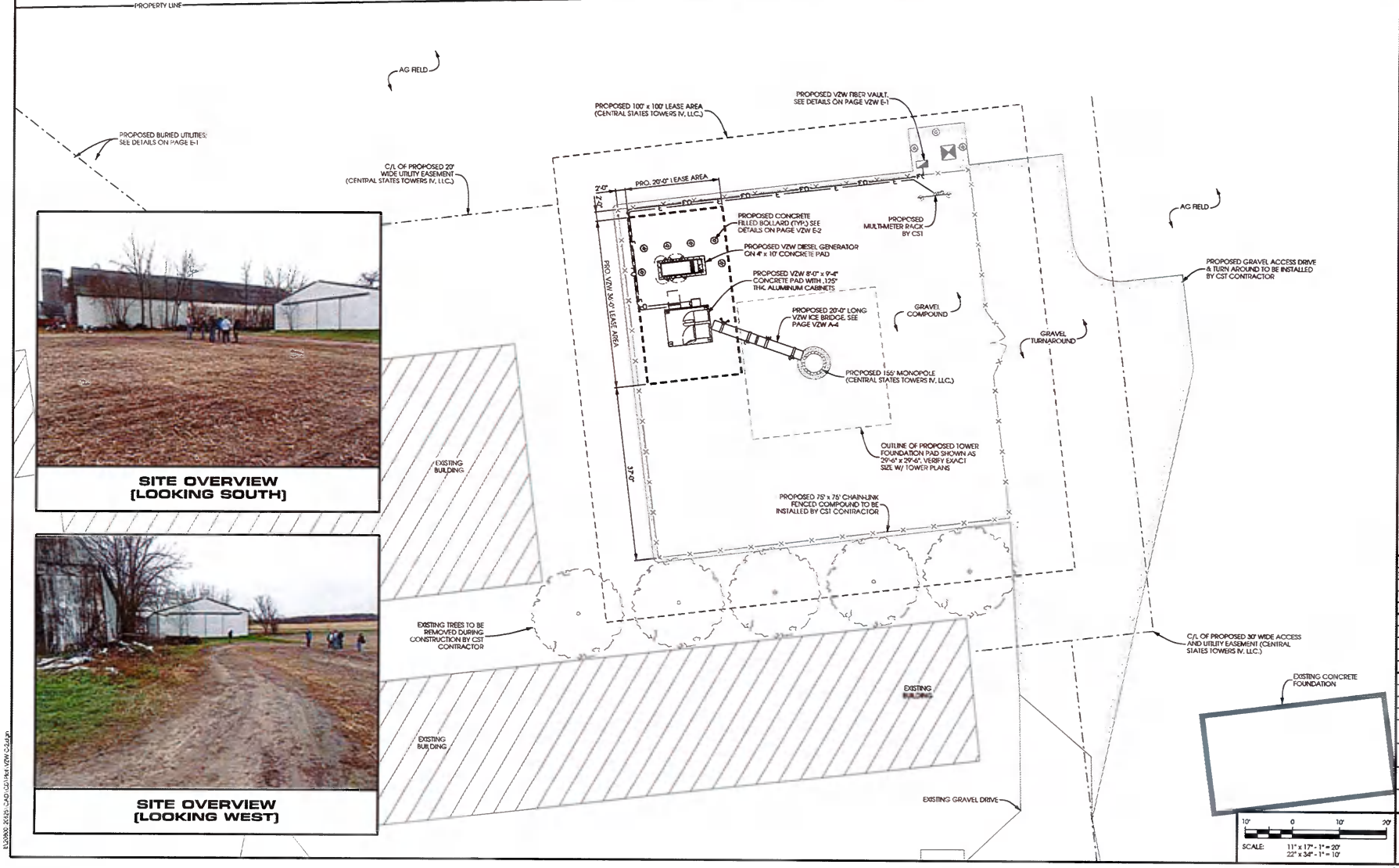
© EDGE CONSULTING ENGINEERS, INC.

L:\20820-20829\-CAD\CD\498 VZW C-1.dgn

NORTH

NOTE:

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.



SCALE: 11" x 17" - 1" = 20' 22" x 34" - 1" = 10'

Edge Consulting Engineers, Inc.
624 Warner Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

COMPOUND PLAN
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT.
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV

STAMPED PERMIT DWGS:

STAMPED FINAL DWGS:

CHECKED BY: PCM

PLOT DATE: 3/12/2019

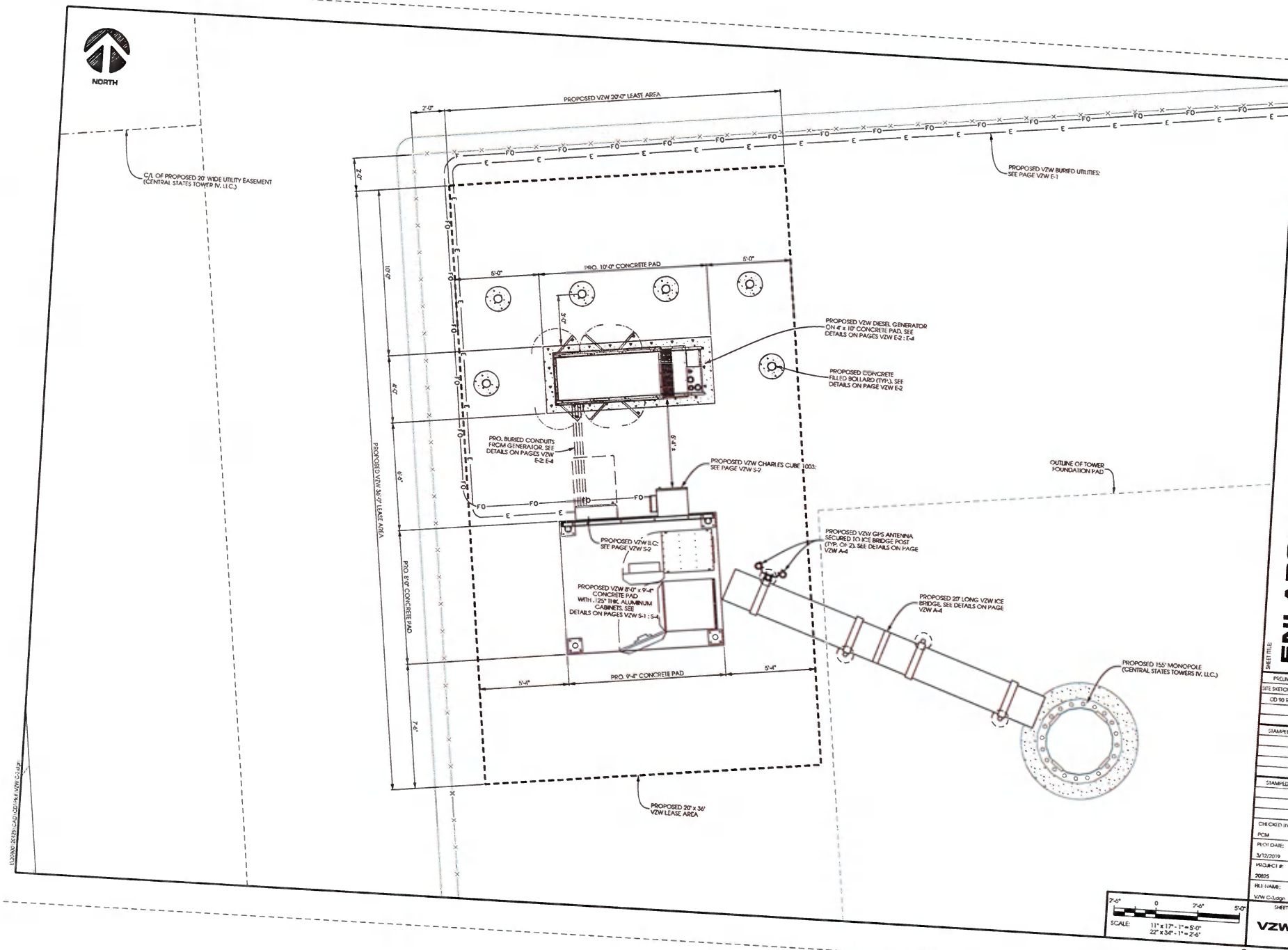
PROJECT #: 20825

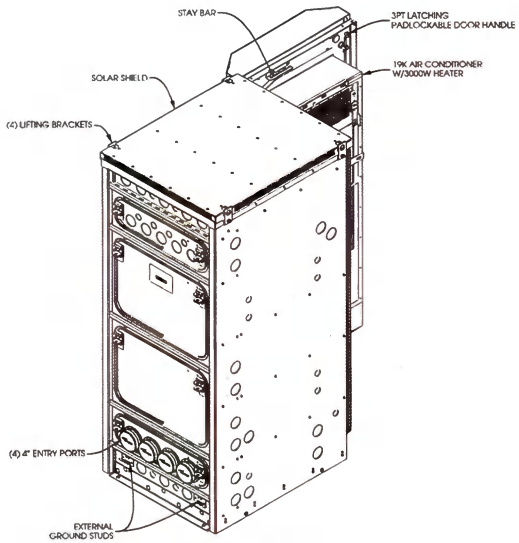
FILE NAME: VZW C-2.dgn

SHEET NUMBER: VZW C-2

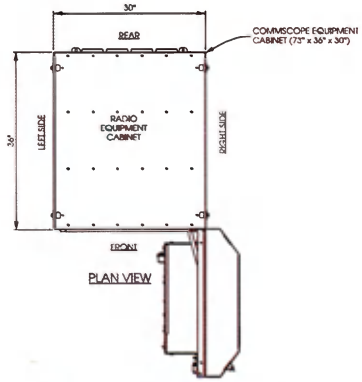
© EDGE CONSULTING ENGINEERS, INC.

E:\20825\20825-CAD\CD\Tech\VZW C-2.dgn


NORTH
C/L OF PROPOSED 20' WIDE UTILITY EASEMENT (CENTRAL STATES TOWER IV, LLC.)
PROPOSED VZW 20'-0" LEASE AREA
2'-0"
PROPOSED VZW BURIED UTILITIES: SEE PAGE VZW E-1
PRO. 10'-0" CONCRETE PAD
5'-0"
5'-0"
PROPOSED VZW DIESEL GENERATOR ON 4' x 10' CONCRETE PAD. SEE DETAILS ON PAGES VZW E-2 : E-4
PROPOSED CONCRETE FILLED BOLLARD (TYP.). SEE DETAILS ON PAGE VZW E-2
PRO. BURIED CONDUITS FROM GENERATOR. SEE DETAILS ON PAGES VZW E-2 E-4
PROPOSED VZW CHARLES CUBE 1003: SEE PAGE VZW S-2
OUTLINE OF TOWER FOUNDATION PAD
PROPOSED VZW B.C. SEE PAGE VZW S-2
PROPOSED VZW GPS ANTENNA SECURED TO ICE BRIDGE POST (TYP. OF 2). SEE DETAILS ON PAGE VZW A-4
PROPOSED VZW 8'-0" x 9'-4" CONCRETE PAD WITH .125" THK. ALUMINUM CABINETS. SEE DETAILS ON PAGES VZW S-1 : S-4
PROPOSED 27' LONG VZW ICE BRIDGE. SEE DETAILS ON PAGE VZW A-4
PROPOSED 155' MONOPOLE (CENTRAL STATES TOWERS IV, LLC.)
PROPOSED VZW 36'-0" LEASE AREA
PRO. 8'-0" CONCRETE PAD
PRO. 9'-4" CONCRETE PAD
5'-4"
5'-4"
PROPOSED 20' x 36' VZW LEASE AREA
7'-6"
0
7'-6"
5'-0"
SCALE: 11" x 17" - 1" = 5'-0"
22" x 34" - 1" = 2'-6"
Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com
SHEET TITLE:
ENLARGED COMPOUND PLAN
WYNBROOKE [498202]
DeFOREST, WISCONSIN
PRELIMINARY DWGS: INIT.
SITE SKETCH REV.2 - 11/28/2018 JSM
CD 90 REV.1 - 3/12/2019 CV
STAMPED PERMIT DWGS:
STAMPED FINAL DWGS:
CHECKED BY: PCM
PLOT DATE: 3/12/2019
PROJECT #: 20825
FILE NAME: VZW C-Logo
SHEET NUMBER: VZW C-3
© EDGE CONSULTING ENGINEERS, INC.

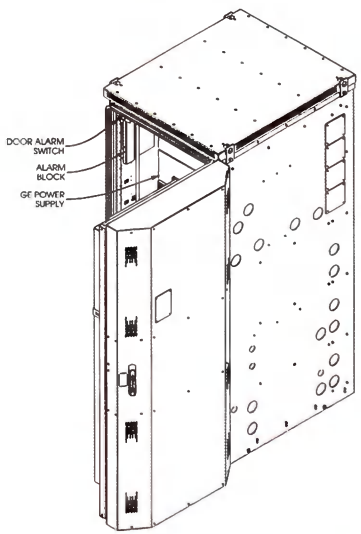


REAR ISOMETRIC VIEW

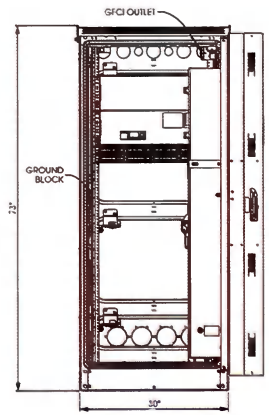


PLAN VIEW

CATEGORY	
DIMENSIONS AND WEIGHT	72 H X 30 W X 36 D 650 LBS AS SHIPPED
23" AND 19" EQUIPMENT RACK SPACE	70" (40RU) SPACING
COLOR	GRAY
MATERIAL	.125" WELDED ALUMINUM
MAXIMUM HEAT DISSIPATION	2900W
19000 BTU AIR CONDITIONER WITH 3000W HEATER	PENTAIR #T531428G15DP
ELECTRICAL OUTLET	ONE GFCI OUTLET
[illegible] POWER SYSTEM WITH CONTROLLER	GE INFINITY SL NES482A23-AC5-PS-DC2E
BONDING AND GROUNDING	2GA OUTSIDE ENCLOSURE
CABLE ENTRANCE	REAR
OPERATING TEMP. RANGE, INSIDE ENCLOSURE	50F/10C -79F/26C
OPERATING TEMP. RANGE, OUTSIDE ENCLOSURE	-10F/-40C -131F/55C



FRONT ISOMETRIC VIEW



FRONT ELEVATION VIEW

A COMMSCOPE RBA72-30

SCALE: NTS

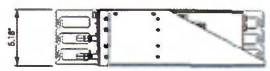
DC SURGE PROTECTOR:

RAYCAP PART # RCMDC-4520-RM-48

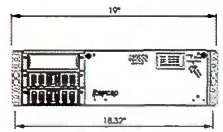
RACK MOUNTED DISTRIBUTION SURGE PROTECTION FOR 12 RRH DC CIRCUITS

DIMENSIONS: 5.18" x 18.32" x 15.80" (H x W x D)

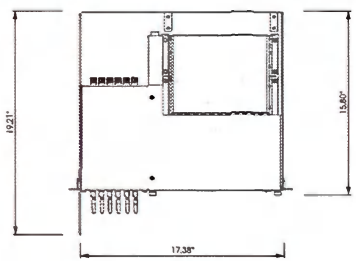
WEIGHT: 22.10 LBS



SIDE VIEW



FRONT VIEW



PLAN VIEW

B RACK MOUNTED SURGE PROTECTOR

SCALE: NTS

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1495 fax
www.edgeconsult.com

EQUIPMENT DETAILS

WYNBROOKE (498202)

DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2016	JBM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

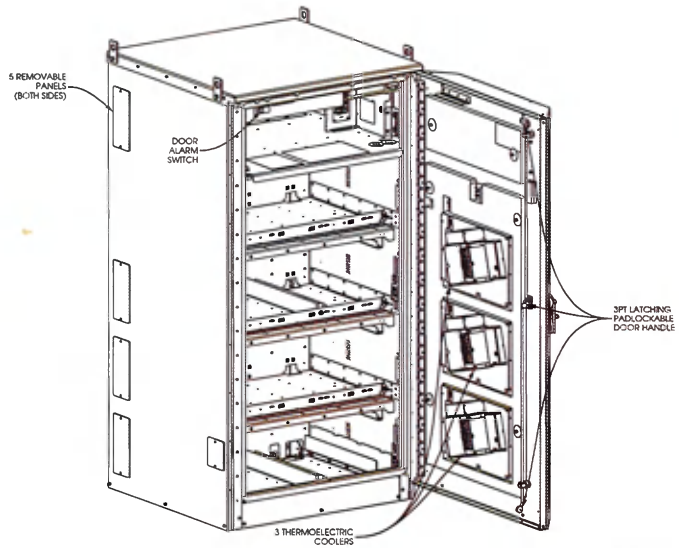
PLOT DATE: 3/12/2019

PROJECT #: 70825

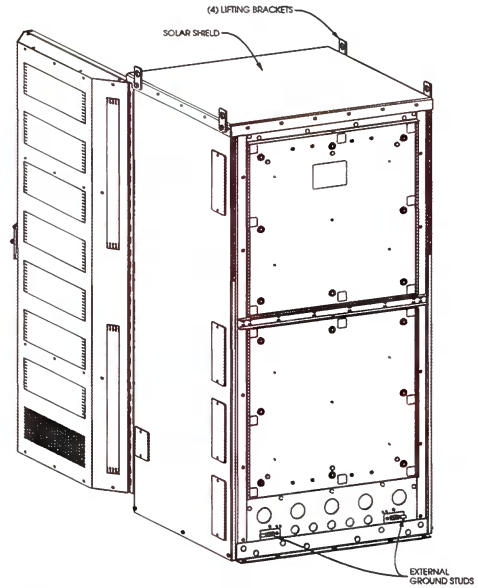
FILE NAME: VZW S-1.dgn

SHEET NUMBER: VZW S-1

© EDGE CONSULTING ENGINEERS, INC.

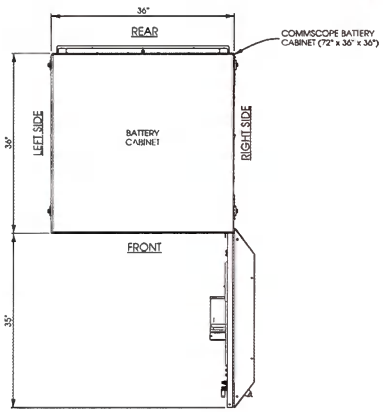


FRONT ISOMETRIC VIEW

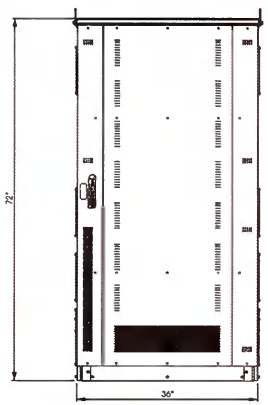


REAR ISOMETRIC VIEW

COMMSCOPE RBA72-36	
DIMENSIONS & WEIGHT	72 H X 36 W X 36 D 765 LBS AS SHIPPED 3900 LBS W/ BATTERIES
COLOR	GRAY
MATERIAL	.125 WELDED ALUMINUM
ELECTRICAL OUTLET	ONE GFCI OUTLET



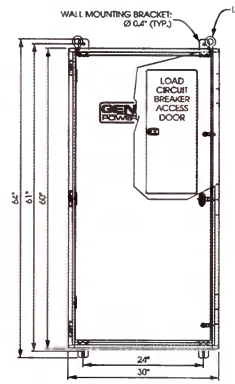
PLAN VIEW



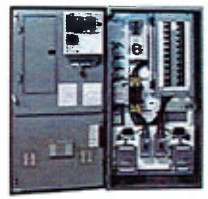
FRONT ELEVATION VIEW

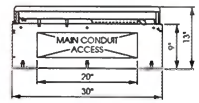
A COMMSCOPE RBA72-36

SCALE: NTS



FRONT VIEW





BOTTOM VIEW

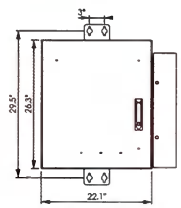
ILC RATED AMPS	VOLTAGE	PHASE	ENCLOSURE HEIGHT	ENCLOSURE WIDTH	ENCLOSURE DEPTH	WEIGHT (LBS)
200	120/240	1	60"	30"	10"	350
200	120/208	3	60"	30"	10"	350

B INTEGRATED LOAD CENTER

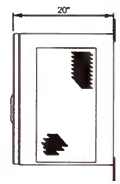
SCALE: NTS

RIBED ENCLOSURE
CHARLES UNIVERSAL BROADBAND ENCLOSURES (CUBE) PART # RL1003

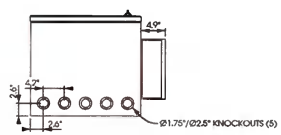
*ACCESSORIES:
POLE MOUNT KIT, PART # 97-CABPMTKIT
H-FRAME HARDWARE KIT, PART # 97-001971-A
SLIDE OUT TRAY, PART # 97-001990-A
10" PLINTH KIT; PART # 97-002127-A



FRONT VIEW



SIDE VIEW



BOTTOM VIEW

C CHARLES UNIVERSAL ENCLOSURE

SCALE: NTS

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

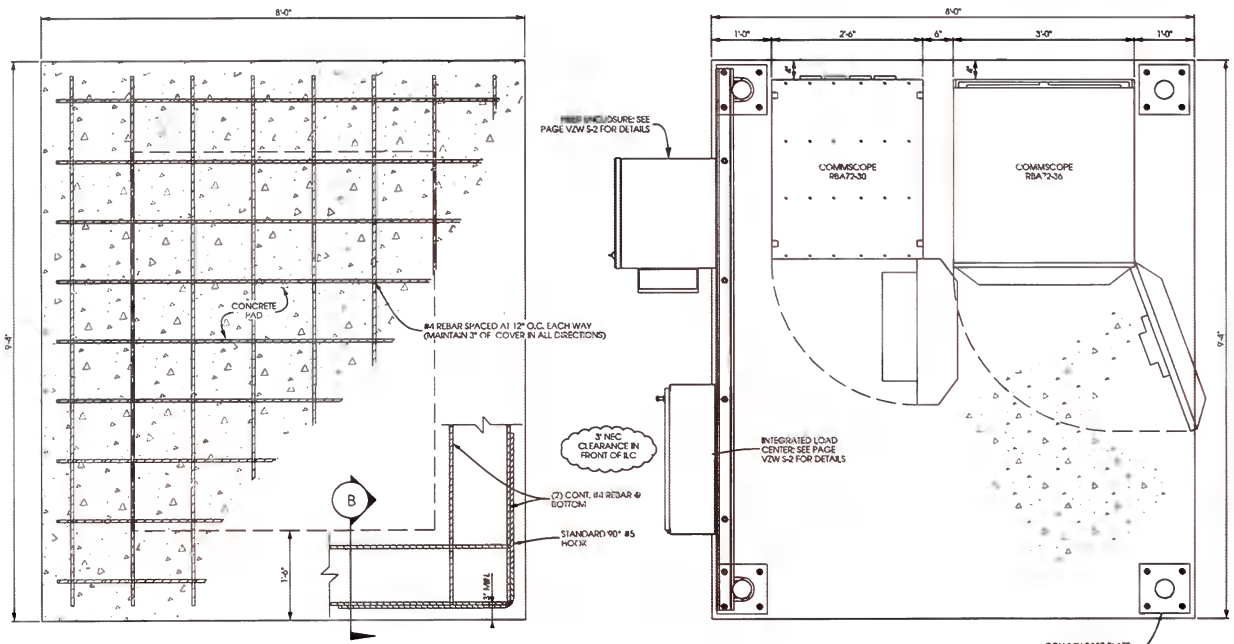
EQUIPMENT DETAILS
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

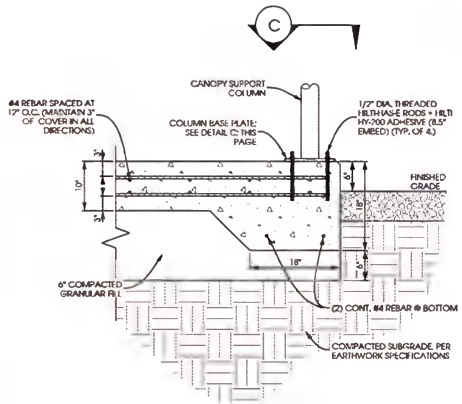
CHECKED BY: PCM
PLOT DATE: 3/12/2019
PROJECT #: 20825
FILE NAME: VZW S-2.dgn
SHEET NUMBER: VZW S-2

© EDGE CONSULTING ENGINEERS, INC.

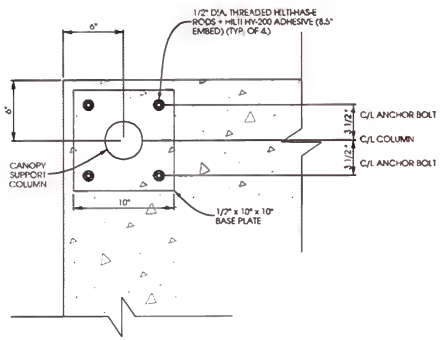


A **EQUIPMENT PAD PLAN**
SCALE: NTS

NOTE:
3" MINIMUM CONCRETE COVER OVER BAR AND WIRE



B **THICKENED SLAB FOUNDATION**
SCALE: NTS



C **COLUMN BASE PLATE DETAILS**
SCALE: NTS

THIS SPACE INTENTIONALLY LEFT BLANK

CONCRETE AND REINFORCING NOTES:

1.) ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS.

2.) ALL EXPOSED CONCRETE SURFACES EXPOSED TO VIEW SHALL HAVE A SURFACE FINISH SF-2.0 IN ACCORDANCE WITH ACI 301.

3.) ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A 28-DAY COMPRESSIVE STRENGTH (f'c) OF 3,000 PSI. EXPOSED EXTERIOR CONCRETE TO BE AIR ENTRAINED WITH 6% AIR CONTENT. CONTRACTOR TO PERFORM CONCRETE SLUMP TEST (4" MAX SLUMP). NO WATER TO BE ADDED AFTER SLUMP HAS BEEN MEASURED.

4.) ALL CONCRETE REINFORCING SHALL BE ASTM A615 GRADE 60 AND PLACED IN ACCORDANCE WITH ACI STANDARDS W/ 3" MIN COVERAGE IF CAST AGAINST EARTH AND 2" MIN COVERAGE OTHERWISE.

5.) REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH FOUNDATION TO A DEPTH OF AT LEAST 2'-0" BELOW FOUNDATION.

6.) DESIGN BASED ON GEOTECHNICAL REPORT BY ??????????????? ??????, DATED ??/??/??. CONTRACTOR TO REVIEW & FOLLOW RECOMMENDATIONS CONTAINED IN GEOTECHNICAL REPORT.

7.) SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE.

8.) CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT ALL FOUNDATIONS.

9.) FOUNDATION DESIGN BASED ON INFORMATION PROVIDED BY FIBREBOND DATED 10/6/16. DESIGN LOADS ARE IN ACCORDANCE WITH FIBREBOND DESIGN WITH THE EXCEPTION THAT THE SEISMIC LOAD IS REDUCED. THE FOUNDATION DESIGN IS DESIGNED FOR A SPECTRAL RESPONSE COEFFICIENT (SDS) = 0.35 AND SEISMIC IMPORTANCE FACTOR (IE) = 1.00 WHICH CORRESPONDS A REDUCED SPECTRAL RESPONSE COEFFICIENT (CS) = 0.113. THE PROVIDED SEISMIC LOADS WERE MULTIPLIED BY 0.263, THE RATIO OF THE NEW CS TO ORIGINAL CS. THIS SEISMIC [illegible] CORRESPONDS WITH APPROXIMATELY THE NORTHERN END OF FAYETTE COUNTY. CONTRACTOR TO VERIFY EXACT PLATFORM/SKID SIZE AND TYPE.

UPDATE WHEN GEOTECH IS COMPLETE

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1549 voice
608.644.1549 fax
www.edgeconsult.com

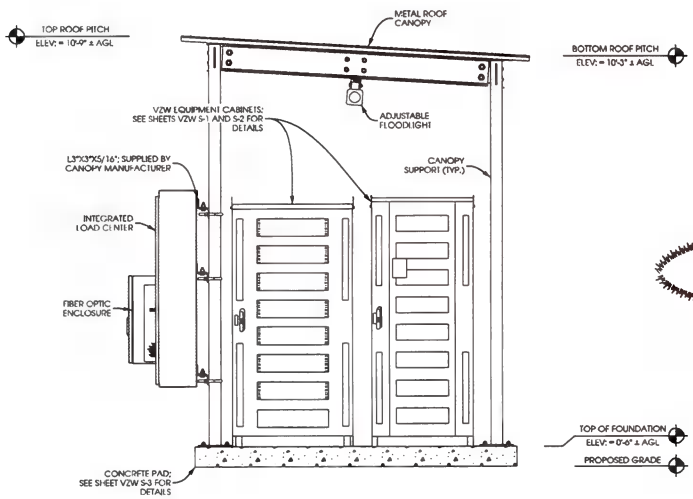
FOUNDATION DETAILS
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT.
SITE SKETCH REV.2 - 11/28/2016	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 3/12/2019
PROJECT #: 70805
FILE NAME: VZW S-3.dgn
SHEET NUMBER: **VZW S-3**

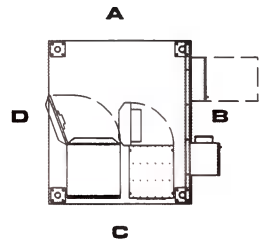
© EDGE CONSULTING ENGINEERS, INC.

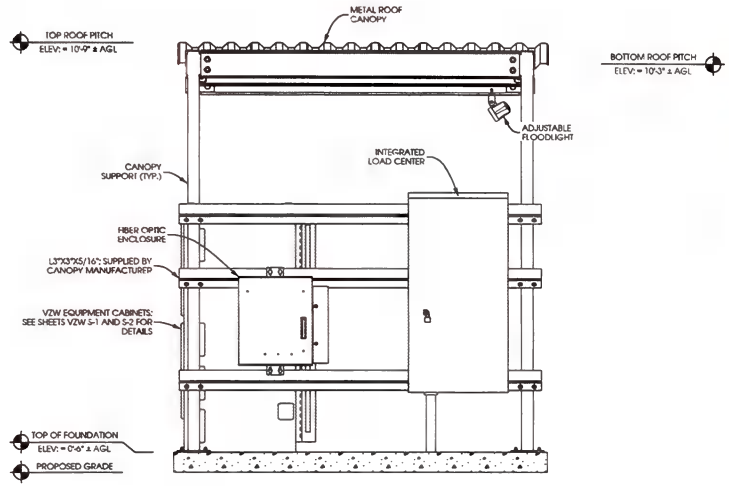


ELEVATION A

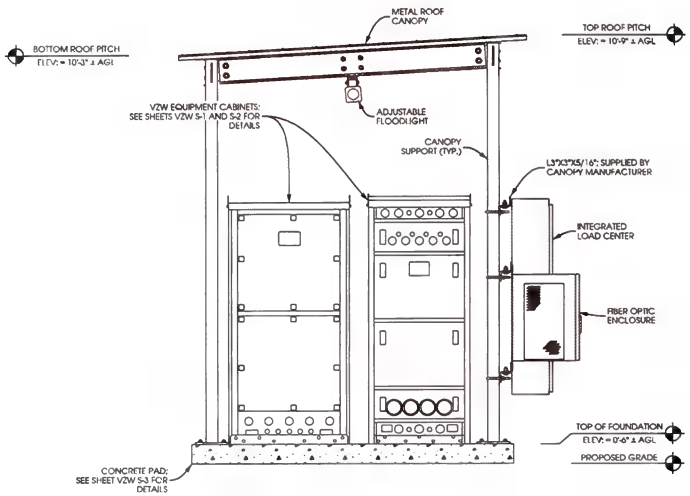
CANOPY NOTE:

ELEVATIONS PROVIDED FOR CONVENIENCE. CANOPY PROVIDED AS KIT BY SABRE. MODEL # LISTED AT BOTTOM OF PAGE. VERIZON WIRELESS CONTRACTOR IS TO SUPPLY CANOPY

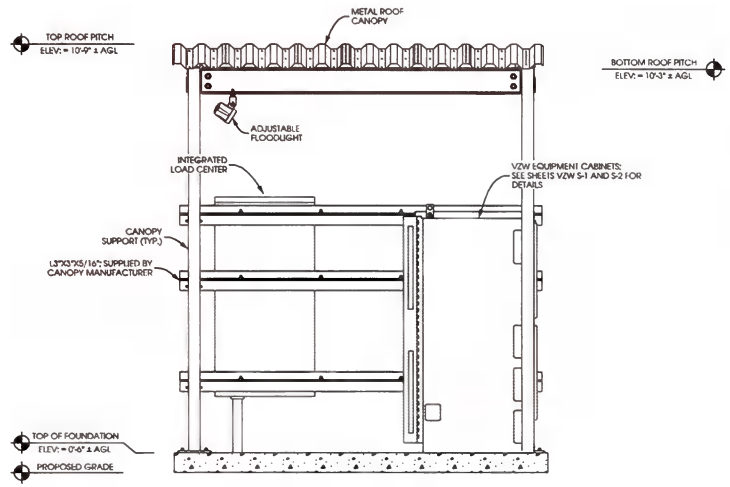




ELEVATION B



ELEVATION C



ELEVATION D

(A) **EQUIPMENT CANOPY ELEVATIONS**

SCALE: 11" x 17" - 1/3" = 1'-0"
22" x 34" - 2/3" = 1'-0"

SABRE DRAWING #: Z30199033

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 Office
608.644.1483 Fax
www.edgeconsult.com

EQUIPMENT ELEVATIONS
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 3/12/2019
PROJECT #: 20825
FILE NAME: VZW S-Elevs
SHEET NUMBER: **VZW S-4**

© EDGE CONSULTING ENGINEERS, INC.

RF EMISSIONS REPORT REQUIRED

☐ YES ☐ NO

Date: _____

HYBRID CABLE INFO	
QUANTITY	1
LENGTH FROM GROUND SURGE PROTECTOR TO TOWER	30'±
LENGTH FROM T.O.C. TO TOWER SURGE PROTECTOR C/L	150'±
TOTAL HYBRID CABLE LENGTH	180'±

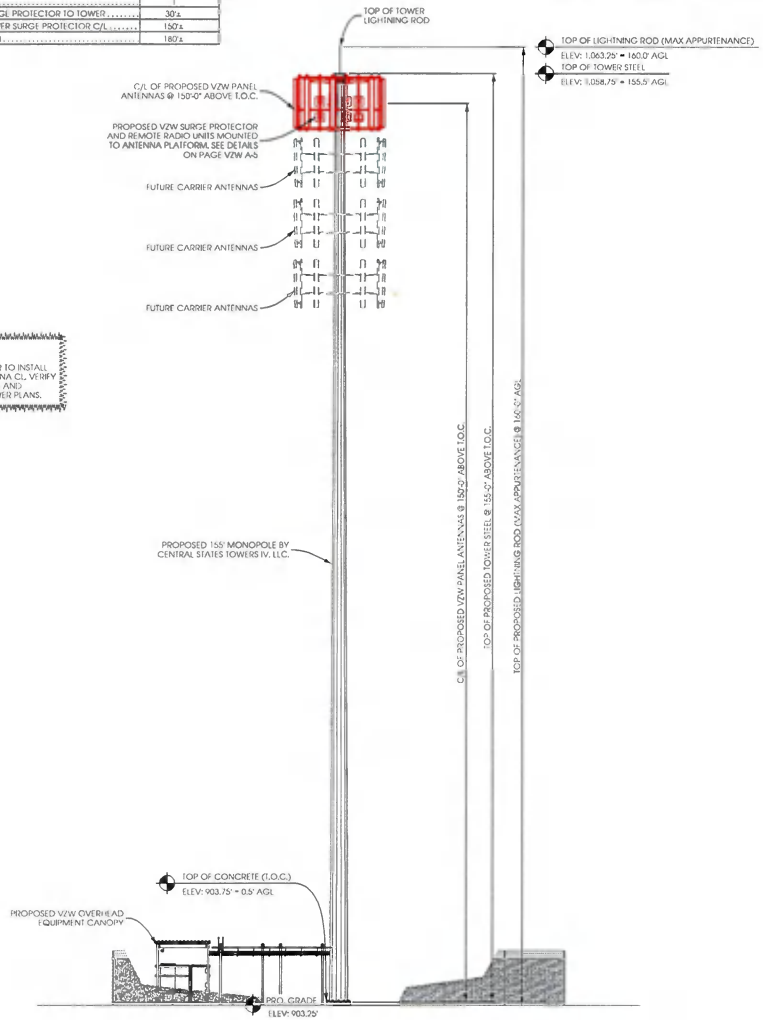
NOTES:

1.) CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER & FINAL RF DESIGN.

2.) HYBRID CABLE LENGTH NOT TO EXCEED 367'.

3.) HYBRID JUMPER CABLE LENGTH NOT TO EXCEED 30'.

4.) IF CABLING LENGTH EXCEEDS MAXIMUM ALLOWED CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.



A TOWER PROFILE (WEST ELEVATION)

SCALE: 11" x 17" - 1" = 10'-0"
22" x 34" - 1" = 5'-0"

LEGEND:

- PROPOSED PANEL ANTENNA
- PROPOSED DISTRIBUTION SURGE PROTECTOR
- PROPOSED RRU 4449 REMOTE RADIO UNIT
- PROPOSED RRU 8843 REMOTE RADIO UNIT

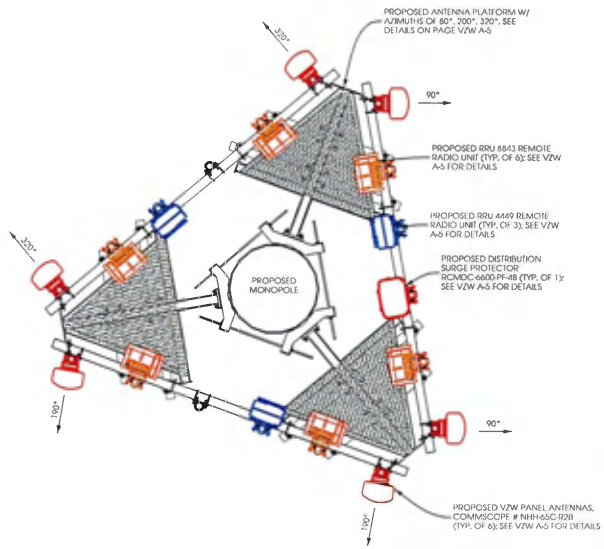
NOTES:

1.) ALL ANTENNA AZIMUTHS REFERENCED FROM TRUE NORTH.

2.) SEE PAGE A-5 FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.

NOTE:
ANTENNA PLATFORM TOP RAILING NOT SHOWN FOR CLARITY.

NORTH



B ANTENNA & EQUIPMENT ORIENTATION

SCALE: NTS

Edge Consulting Engineers, Inc.
625 Water Street
Prairie du Sac, WI 53578
608.643.1669 voice
608.644.1549 fax
www.edgeconsult.com

TOWER ELEVATION
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CJV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

PROJECT #: 20825

FILE NAME: VZW A-1.dgn

SHEET NUMBER: **VZW A-1**

© EDGE CONSULTING ENGINEERS, INC.

WEST > Upper Midwest > Illinois/Wisconsin > Wisconsin > WYNBROOKE - A
- Jennings, Christian - christian.jennings@verizonwireless.com - 03/11/2019 10:16:40

Project Detail		Location Information	
Site Type	MACRO	Sterra Site ID#	
Carrier Aggregation	true	Site Name	WYNBROOKE - A
MPT Id	527577	Sterra SR#	
eCIP-0	false	E-NodeB ID#	209728
Project Name	MANUAL Initial Build ENTRY - 2471719	PSL C#	498202
RFDS Project ID	1379237	Switch Name	
Project ID	2471719	Tower Owner	
Site Traker Project ID	P-531162	Tower Type	Monopole
RFDS Project Scope	Macro capacity new build site	Street Address	6472 Portage Road
		City	DeForest
		State	WI
		Zip Code	53532
		County	Dane
		Latitude	43.20184 / 43° 12' 6.62" N
		Longitude	-89.29204 / 89° 17' 31.34" W

Antenna Summary

Added Antennas														
700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	QTY
YES				YES	YES	COMMSCOPE	NHH 65C R2B	150	154	190(02),90(01),320(03)	true	true	PHYSICAL	6
Removed Antennas														
700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	QTY
Retained Antennas														
700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	QTY

Added: 6	Removed: 0	Retained: 0

NOTES:
RF DESIGN AND DETAIL ON THIS PAGE PROVIDED BY VERIZON AND ARE INCLUDED FOR CONVENIENCE. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON. IF SIGNIFICANT CHANGES OR DISCREPENCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

Equipment Summary

Added Non Antennas													
Equipment Type	700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Location	Make	Model	Cable Length	Cable Size	Inst. Type	Quantity
Hybrid Cable	YES				YES	YES	Tower	Hybrid	High Capacity Cable	200	2.0	PHYSICAL	1
OVP Box	YES				YES	YES	Tower	Raycap	6600			PHYSICAL	1
Coaxial Cables	YES				YES	YES	Tower	Coax	Jumper	20	0.5	PHYSICAL	36
RRU					YES	YES	Tower	Ericsson	8843			PHYSICAL	6
RRU	YES						Tower	Ericsson	4449			PHYSICAL	3
OVP Box	YES				YES	YES	Shelter	Raycap	6600			PHYSICAL	1
Removed Non Antennas													
Equipment Type	700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Location	Make	Model	Cable Length	Cable Size	Inst. Type	Quantity
Retained Non Antennas													
Equipment Type	700 LTE	850 CDMA	850 LTE	1900 CDMA	1900 LTE	2100 LTE	Location	Make	Model	Cable Length	Cable Size	Inst. Type	Quantity

NOTES:
RF DESIGN AND DETAIL ON THIS PAGE PROVIDED BY VERIZON AND ARE INCLUDED FOR CONVENIENCE. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON. IF SIGNIFICANT CHANGES OR DISCREPENCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

Services

700 MHZ LTE

	Current Version	Proposed Version: 0002		
		01	02	03
Sector		90	190	320
Azimuth		209728	209728	209728
Cell/ENode B ID		NHH-65C-R2B_PORT 1 45_01DT_0750 (346389)	NHH-65C-R2B_PORT 1 45_01DT_0750 (346389)	NHH-65C-R2B_PORT 1 45_01DT_0750 (346389)
Antenna Model		COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Make		150	150	150
Centerline(Ft)		0	0	0
Mechanical DT(Deg.)		1	1	1
Electrical DT		154	154	154
Tip Height				
TMA make				
TMA model		Ericsson	Ericsson	Ericsson
RRU make		4449	4449	4449
RRU model		4,4	4,4	4,4
# of Tx, Rx Lines				
Position				

2100 MHZ LTE

	Current Version	Proposed Version: 0002		
		01	02	03
Sector		90	190	320
Azimuth		209728	209728	209728
Cell/ENode B ID		NHH-65C-R2B_PORT 3 45_01DT_2155 (346389)	NHH-65C-R2B_PORT 3 45_01DT_2155 (346389)	NHH-65C-R2B_PORT 3 45_01DT_2155 (346389)
Antenna Model		COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Make		150	150	150
Centerline(Ft)		0	0	0
Mechanical DT(Deg.)		1	1	1
Electrical DT		154	154	154
Tip Height				
TMA make				
TMA model		Ericsson	Ericsson	Ericsson
RRU make		2x8843	2x8843	2x8843
RRU model		4,4	4,4	4,4
# of Tx, Rx Lines				
Position				

850 MHZ LTE

	Current Version	Proposed Version: 0002		
		01	02	03
Sector		90	190	320
Azimuth		209728	209728	209728
Cell/ENode B ID		NHH-65C-R2B_PORT 3 45_01DT_1900 (346389)	NHH-65C-R2B_PORT 3 45_01DT_1900 (346389)	NHH-65C-R2B_PORT 3 45_01DT_1900 (346389)
Antenna Model		COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Make		150	150	150
Centerline(Ft)		0	0	0
Mechanical DT(Deg.)		1	1	1
Electrical DT		154	154	154
Tip Height				
TMA make				
TMA model		Ericsson	Ericsson	Ericsson
RRU make		2x8843	2x8843	2x8843
RRU model		4,4	4,4	4,4
# of Tx, Rx Lines				
Position				

AWS

	Current Version	Proposed Version: 0002		
		01	02	03
Sector		90	190	320
Azimuth		209728	209728	209728
Cell/ENode B ID		NHH-65C-R2B_PORT 3 45_01DT_2100 (346389)	NHH-65C-R2B_PORT 3 45_01DT_2100 (346389)	NHH-65C-R2B_PORT 3 45_01DT_2100 (346389)
Antenna Model		COMMSCOPE	COMMSCOPE	COMMSCOPE
Antenna Make		150	150	150
Centerline(Ft)		0	0	0
Mechanical DT(Deg.)		1	1	1
Electrical DT		154	154	154
Tip Height				
TMA make				
TMA model		Ericsson	Ericsson	Ericsson
RRU make		2x8843	2x8843	2x8843
RRU model		4,4	4,4	4,4
# of Tx, Rx Lines				
Position				

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1589 fax
www.edgeconsult.com

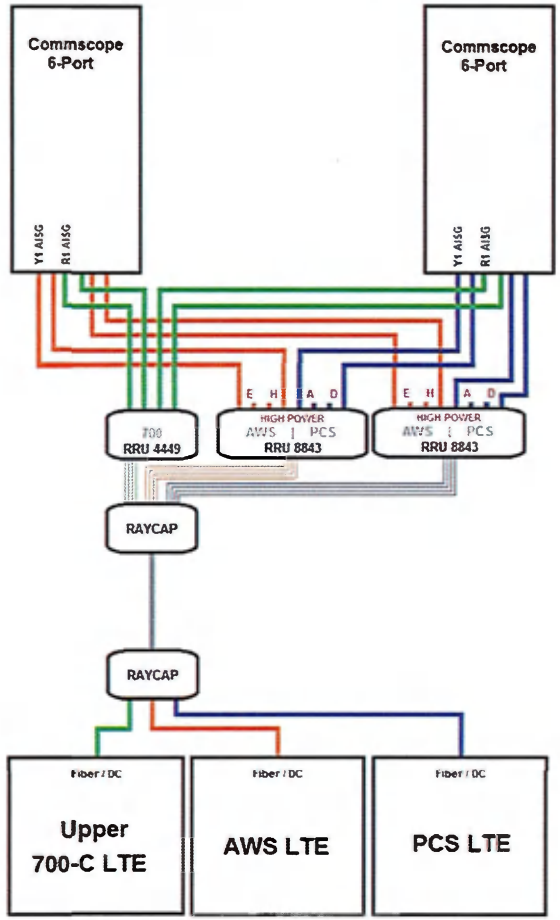
SHEET TITLE:
ANTENNA CONFIGURATION
WYNBROOKE (498202)
DeFOREST, WISCONSIN

PRELIMINARY DWGS:	INIT
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
CHECKED BY: PCM	
PLOT DATE: 3/12/2019	
PROJECT #: 20825	
FILE NAME: VZW A-2.dgn	
SHEET NUMBER: VZW A-2	

© EDGE CONSULTING ENGINEERS, INC.

NOTES:

RF DESIGN AND DETAIL ON THIS PAGE PROVIDED BY VZW AND ARE INCLUDED FOR CONVENIENCE. FINAL RF DESIGN TO BE VERIFIED WITH LESSEE. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.



Single Raycap Layout

POWER

3	G AWS RRU
2	B AWS RRU
1	A AWS RRU

6	G AWS/PCS-LTE/700 RRU(2)
5	B AWS/PCS-LTE/700 RRU(2)
4	A AWS/PCS-LTE/700 RRU(2)

FIBER

1	2	3	4	5	6
A AWS RRU	B AWS RRU	G AWS RRU	A AWS RRU(2)/A2	B AWS RRU(2)/A2	G AWS RRU(2)/A2
7	8	9	10	11	12
A PCS-LTE/700 RRU	B PCS-LTE/700 RRU	G PCS-LTE/700 RRU	A PCS-LTE/700 RRU(2)/A2	B PCS-LTE/700 RRU(2)/A2	G PCS-LTE/700 RRU(2)/A2

Edge Consulting Engineers, Inc.
624 Worse Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1589 fax
www.edgeconsult.com

ANTENNA CONFIGURATION

WYNBROOKE (498202)

DeFOREST, WISCONSIN

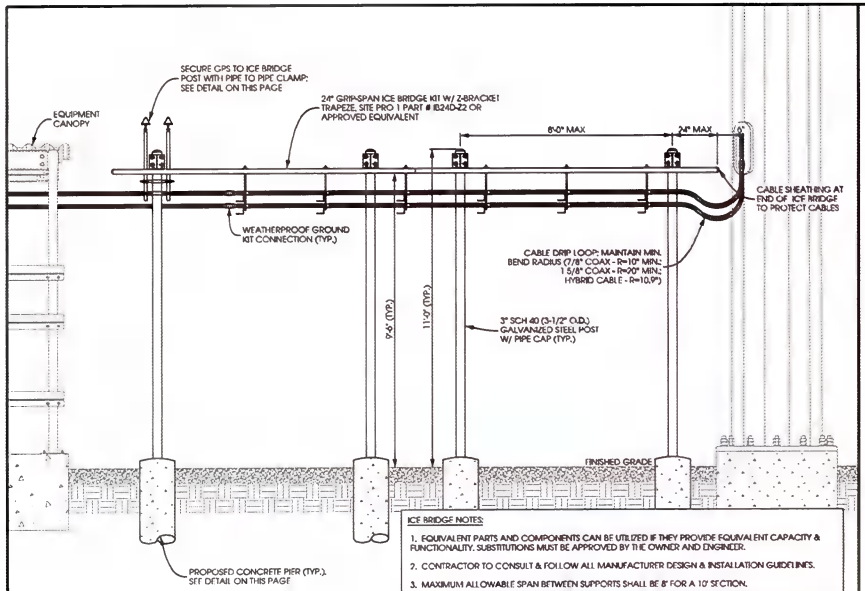
SHEET TITLE:

PRELIMINARY DWGS:	INIT.
SITE SKETCH REV.2 - 11/28/2016	JBM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY:
PCM
PLOT DATE:
3/12/2019
PROJECT #:
20825
FILE NAME:
VZW A-3.dgn
SHEET NUMBER:
VZW A-3

© EDGE CONSULTING ENGINEERS, INC.

P:\20825\ 20825-CAD\ CD\ FINAL\ VZW A-3.dgn

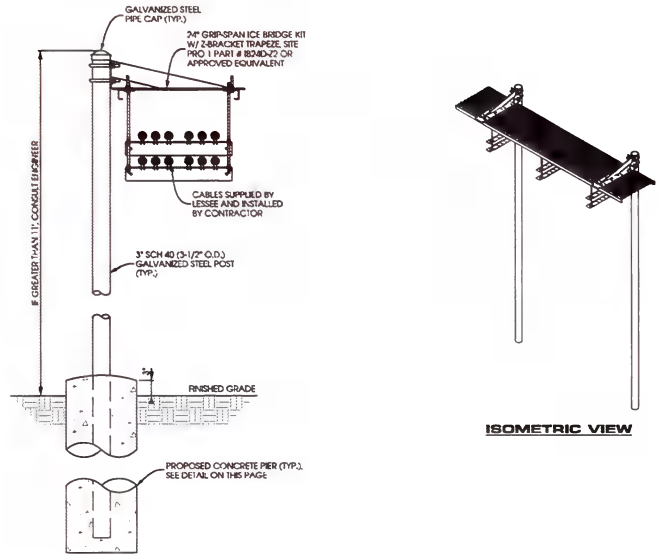


ICE BRIDGE NOTES:

1. EQUIVALENT PARTS AND COMPONENTS CAN BE UTILIZED IF THEY PROVIDE EQUIVALENT CAPACITY & FUNCTIONALITY. SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND ENGINEER.
2. CONTRACTOR TO CONSULT & FOLLOW ALL MANUFACTURER DESIGN & INSTALLATION GUIDELINES.
3. MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS SHALL BE 8' FOR A 10' SECTION.
4. FOLLOW MANUFACTURER'S RECOMMENDATIONS REGARDING SPLICES OR CANTILEVERS. HOWEVER, CHANNEL SHOULD TYPICALLY NOT CANTILEVER MORE THAN 2' BEYOND SUPPORT & SPLICING SHOULD OCCUR AT OR NEAR SUPPORT.
5. CUT ICE BRIDGE CHANNELS SHOULD HAVE ALL SHARP EDGES GROUND. IN ADDITION, A FIELD SPRAY GALVANIZING COMPOUND SHOULD BE APPLIED TO ALL EXPOSED METAL.

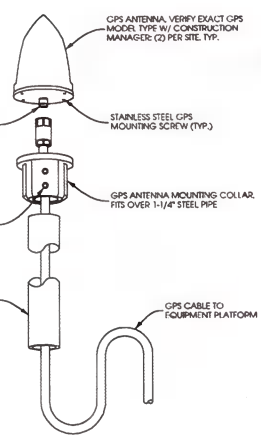
A TYP. ICE BRIDGE DETAIL

SCALE: NTS



B ICE BRIDGE DETAIL

SCALE: NTS

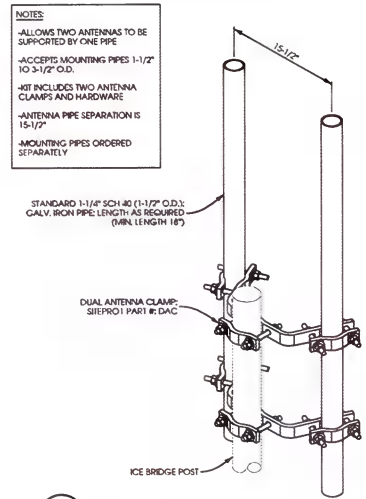


C GPS ANTENNA

SCALE: NTS

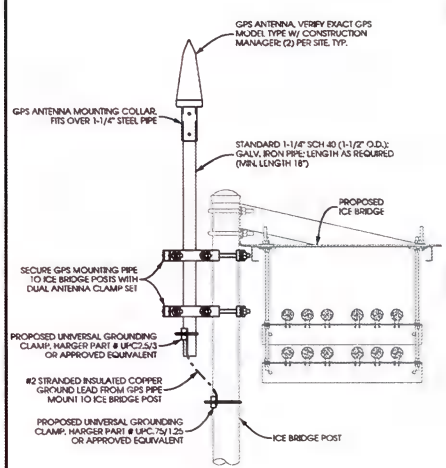
NOTES:

- ALLOWS TWO ANTENNAS TO BE SUPPORTED BY ONE PIPE
- ACCEPTS MOUNTING PIPES 1-1/2" TO 3-1/2" O.D.
- KIT INCLUDES TWO ANTENNA CLAMPS AND HARDWARE
- ANTENNA PIPE SEPARATION IS 15-1/2"
- MOUNTING PIPES ORDERED SEPARATELY



D GPS ANTENNA MOUNTING

SCALE: NTS



E GPS ICE BRIDGE POST MOUNT

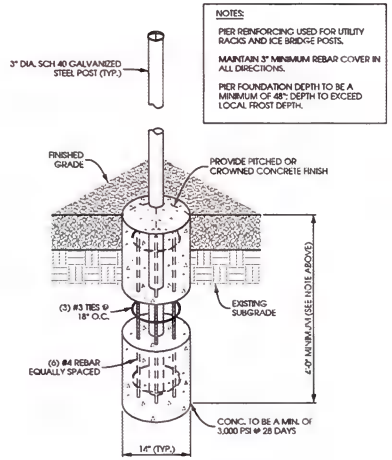
SCALE: NTS

NOTES:

PIER REINFORCING USED FOR UTILITY RACKS AND ICE BRIDGE POSTS.

MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.

PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.



F PIER FND. DETAIL

SCALE: NTS

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1589 fax
www.edgeconsult.com

ICE BRIDGE DETAILS
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2016	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

PROJECT #: 20825

FILE NAME: VZW A-4.dgn

SHEET NUMBER: **VZW A-4**

© EDGE CONSULTING ENGINEERS, INC.

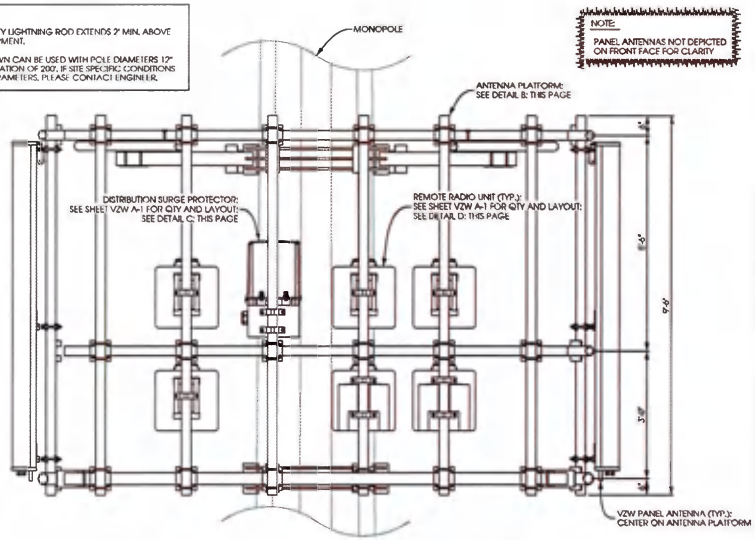
NOTES:

CONTRACTOR TO VERIFY LIGHTNING ROD EXTENDS 2' MIN. ABOVE ALL ANTENNAS & EQUIPMENT.

CAGE DESIGN AS SHOWN CAN BE USED WITH POLE DIAMETERS 12" TO 38" AND UP TO ELEVATION OF 200'. IF SITE SPECIFIC CONDITIONS ARE OUTSIDE THESE PARAMETERS, PLEASE CONTACT ENGINEER.

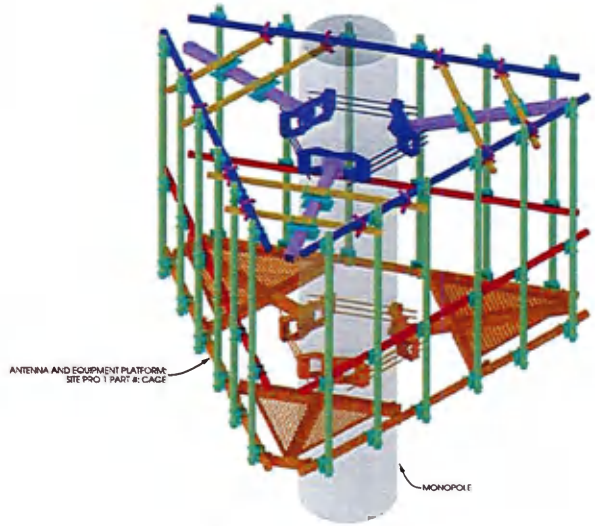
NOTE:

PANEL ANTENNAS NOT DEPICTED ON FRONT FACE FOR CLARITY



A **ANTENNA & EQUIPMENT MOUNTING**

SCALE: NTS



B **ANTENNA PLATFORM**

SCALE: NTS

DISTRIBUTION SURGE PROTECTOR:

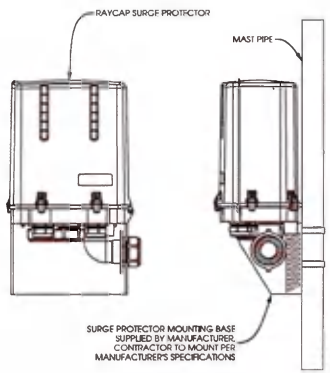
RAYCAP PART # RCMDC-6600-PF-48

DC SURGE PROTECTION FOR RRH/INTEGRATED ANTENNA RADIO HEAD

TOWER, BASE, ROOFTOP, & ROOFTOP DISTRIBUTION MODELS

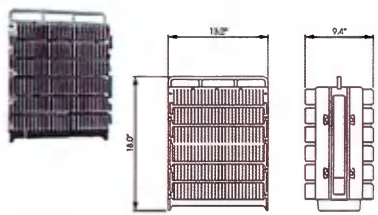
DIMENSIONS: 12.6" x 16.5" x 29.5" (D x W x H)

WEIGHT: 31.5 LBS (14.29 kg)



C **DISTRIBUTION SURGE PROTECTOR**

SCALE: NTS

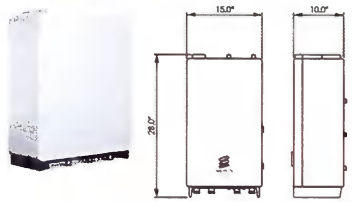


REMOTE RADIO UNIT :

ERICSSON PART # RRU4449

DIMENSIONS: 18.0" x 13.2" x 9.4" (H x W x D)

WEIGHT: 70 LBS



REMOTE RADIO UNIT :

ERICSSON PART # RRU8843

DIMENSIONS: 28.0" x 15.0" x 10.0" (H x W x D)

WEIGHT: 85 LBS

D **REMOTE RADIO UNITS**

SCALE: NTS

THIS SPACE INTENTIONALLY LEFT BLANK

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SHEET TITLE: **ANTENNA/EQUIP. MOUNTING**

WYNBROOKE [498202]

DeFOREST, WISCONSIN

PRELIMINARY DWGS:	INF
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

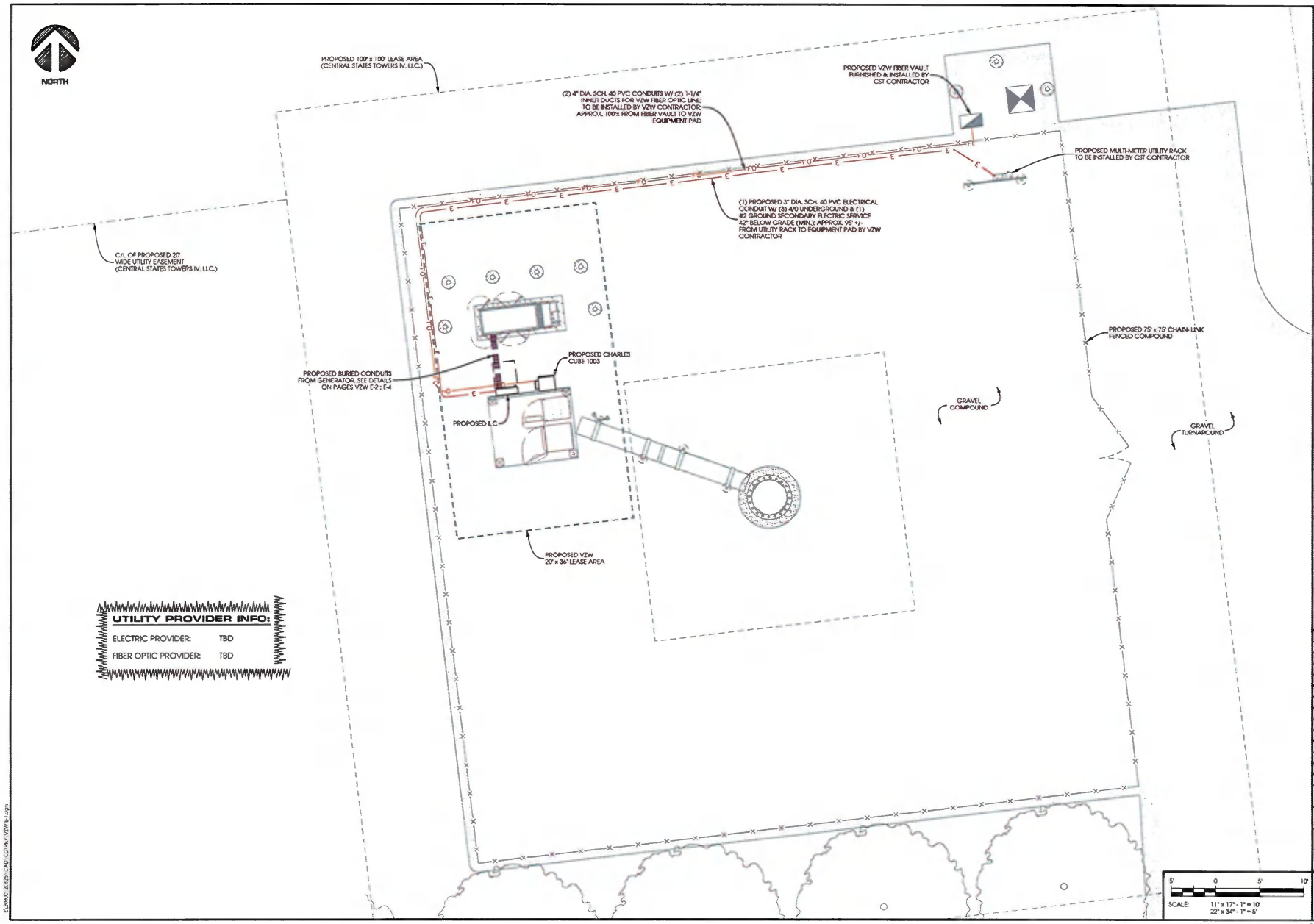
PLOT DATE: 3/12/2019

PROJECT #: 20825

FILE NAME: VZW A-5.dgn

SHEET NUMBER: **VZW A-5**

© EDGE CONSULTING ENGINEERS, INC.



Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

UTILITY PLAN
WYNBROOKE (498202)
DeFOREST, WISCONSIN

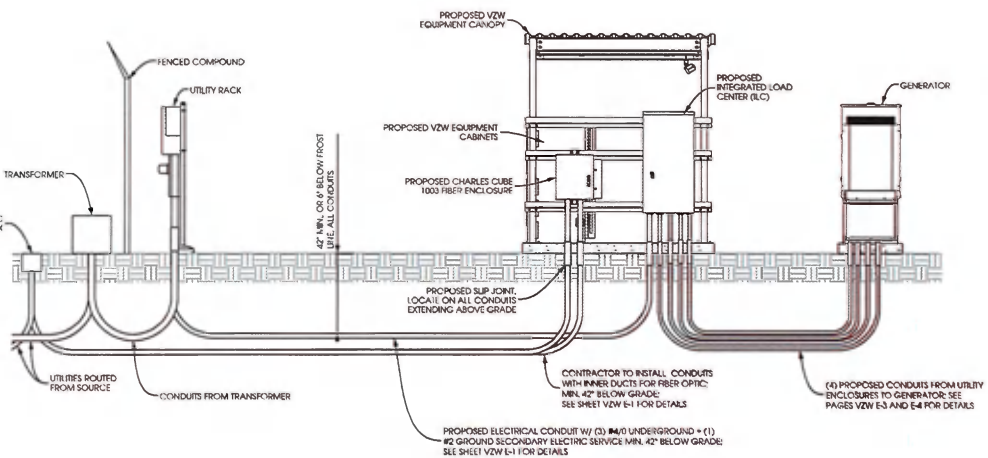
SHEET TITLE

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PGM
PLOT DATE: 3/12/2019
PROJECT #: 20825
FILE NAME: VZW E-1.dgn
SHEET NUMBER: VZW E-1

© EDGE CONSULTING ENGINEERS, INC.

G:\0000 20125 CAD 20125\VZW E-1.dgn



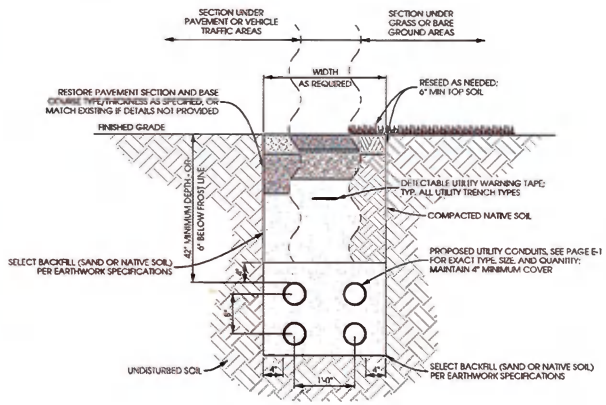
A ELECTRICAL RISER DETAIL (TYPICAL)

SCALE: NTS

NOTES:

UTILITY CONDUITS TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GROUND LEVEL OR 6" BELOW THE FROST LINE.

CONDUIT TYPE, SIZE, AND QUANTITY SHOWN ON PAGE E-1.



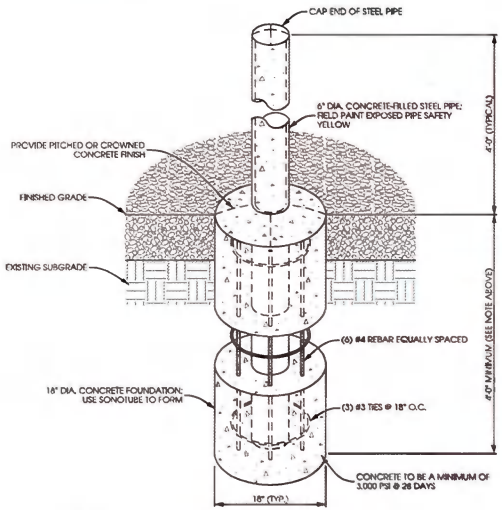
B UTILITY TRENCH DETAIL

SCALE: NTS

NOTES:

MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.

PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.



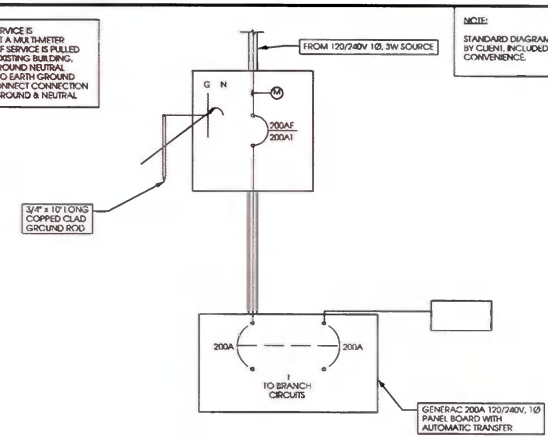
C PIPE BOLLARD DETAIL

SCALE: NTS

IF LESSEE SERVICE IS METERED AT A MULTI-METER GANG OR IF SERVICE IS PULLED FROM AN EXISTING BUILDING, DO NOT GROUND NEUTRAL TERMINAL TO EARTH GROUND AND DISCONNECT CONNECTION BETWEEN GROUND & NEUTRAL

NOTE:

STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE.



D ELECTRIC LINE DIAGRAM & NOTES

SCALE: NTS

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1483 fax
www.edgeconsult.com

UTILITY DETAILS
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT.
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

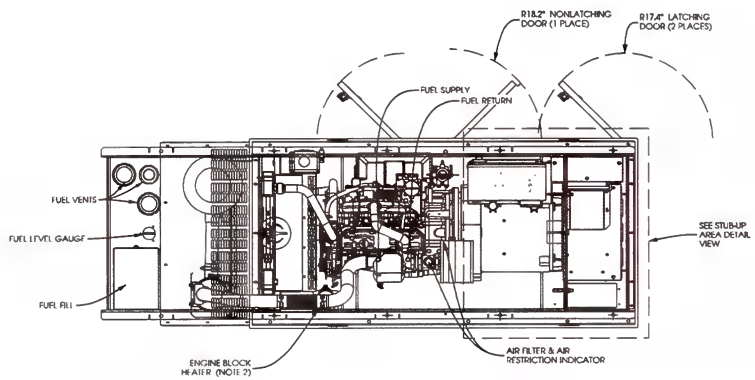
PROJECT #: 20825

FILE NAME: VZW E-2.dgn

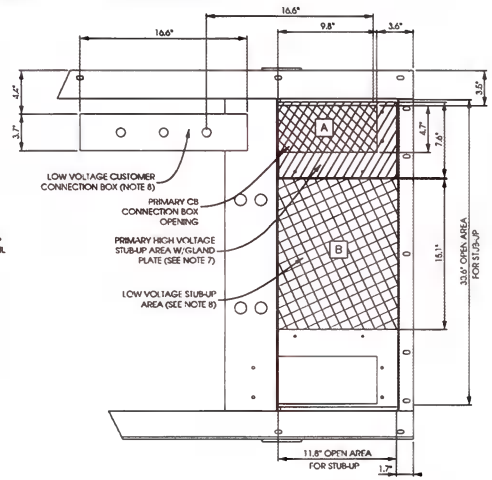
SHEET NUMBER: VZW E-2

© EDGE CONSULTING ENGINEERS, INC.

U:\20820-20829\CAD\CD-18-1 VZW E-2.dgn



TOP OR PLAN VIEW



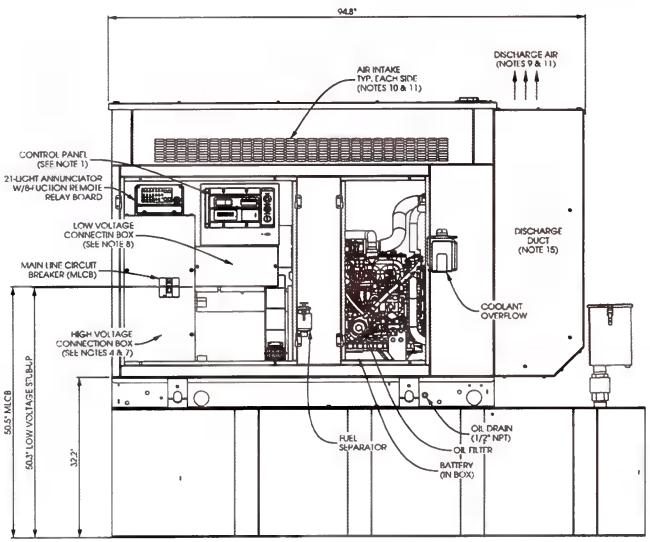
STUB-UP AREA DETAILED VIEW

NOTES:

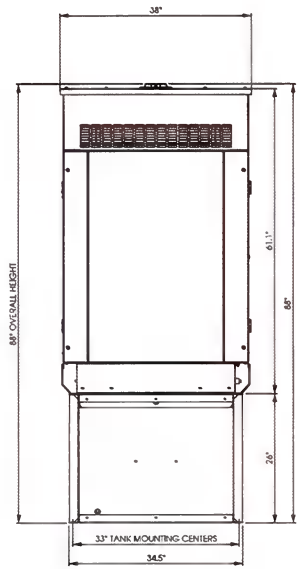
1. CONTROL PANEL INCLUDES BATTERY CHARGER WITH THREE PRONG CORD.
2. 1500W 120VAC ENGINE BLOCK HEATER WITH THREE PRONG CORD.
3. 12 VOLT NEGATIVE GROUND SYSTEM.
4. GENERATOR MUST BE GROUNDED.
5. CENTER OF GRAVITY AND WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS.
6. STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
7. HIGH VOLTAGE STUB-UP AREA INCLUDES THE AC LOAD LEAD CONNECTION TO THE MAIN LINE CIRCUIT BREAKER (MLCB), THE NEUTRAL CONNECTION, AND AUXILIARY 120/240V CONNECTION.
8. CONNECTION POINTS FOR CONTROL WIRES. BOTTOM OF LOW VOLTAGE CUSTOMER CONNECTION BOX HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS.
9. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
10. MUST ALLOW FREE FLOW OF INTAKE AIR. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
11. ENCLOSED SLTS - GENERATOR SLT MUST BE INSTALLED SUCH THAT DISCHARGE AIR IS NOT RECIRCULATED.
12. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
13. 190 GALLON USEABLE CAPACITY BASETANK IS INCLUDED WITH GENERATOR.
14. UNIT IS SHIPPED WITH FUEL SUPPLY AND RETURN LINES DISCONNECTED AND PLUGGED BETWEEN ENGINE AND FUEL TANK. THIS HAS BEEN DONE TO FACILITATE PRESSURE TESTING OF THE TANK IN THE FIELD. FOR INFORMATION REGARDING CONNECTING THE FUEL SUPPLY AND RETURN LINES PRIOR TO START UP, SEE THE FUEL TANK FIELD TESTING PROCEDURE (DE50182) SUPPLIED IN THE TANK LOOSE VENTS KIT, WHICH IS SHIPPED WITH THIS GENERATOR.
15. SEE DRAWING 0C3850 FOR DUCT REMOVAL. REMOVAL OF FRONT DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.

RECOMMENDED ELECTRICAL STUB-UPS (SEE DETAILED VIEW & TOP VIEW)

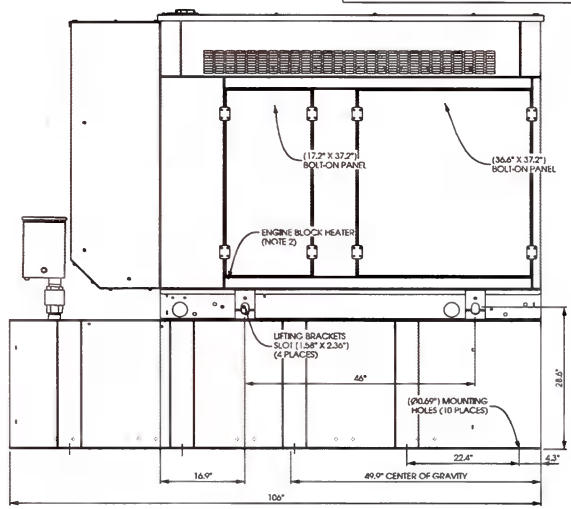
DESCRIPTION	INSIDE BASE
HIGH VOLTAGE STUB-UP AREA 1) AC LOAD LEAD CONDUIT APEA. 2) 120/240 VAC FROM UTILITY FOR OPTIONAL LOADS SUCH AS GFCI OUTLET, BLOCK HEATER, BATTERY CHARGER, AND OTHER 120/240 VAC OPTIONS. (GLAND PLATE INCLUDED)	A
LOW VOLTAGE STUB-UP AREA 1) TRANSFER SWITCH/COMMUNICATION CONDUITS. COMMUNICATIONS AND 2-WIRE START MUST NOT BE RUN IN CONDUIT WITH AC WIRING. (SEE NOTE 8)	B



RIGHT SIDE VIEW



REAR VIEW



LEFT SIDE VIEW

(A) GENERAC DIESEL GENERATOR MODEL SD030

SCALE: NTS

WEIGHT DATA (INCLUDES EMPTY FUEL TANK):

GENERATOR: 3,105 LBS

Edge Consulting Engineers, Inc.
624 West Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

GENERATOR DETAILS
WYNBROOKE [498202]
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT:
SITE SKETCH REV 2 - 11/28/2018	JBM
CD 90 REV. 1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PGM

PLOT DATE: 3/12/2019

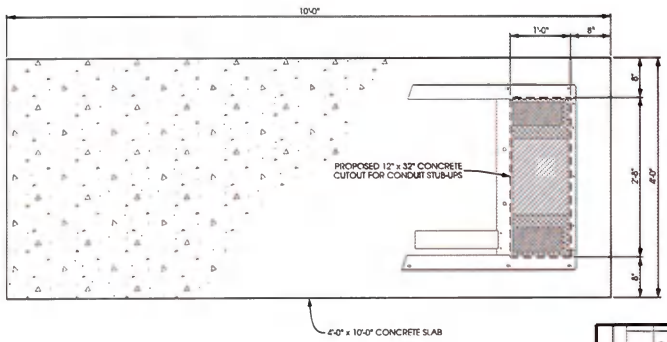
PROJECT #: 20825

FILE NAME: VZW E-Sign

SHEET NUMBER: VZW E-3

© EDGE CONSULTING ENGINEERS, INC.

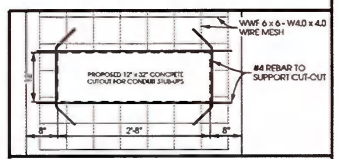
FLOWAC 20825-24D CD 19.4 VZW E-Sign



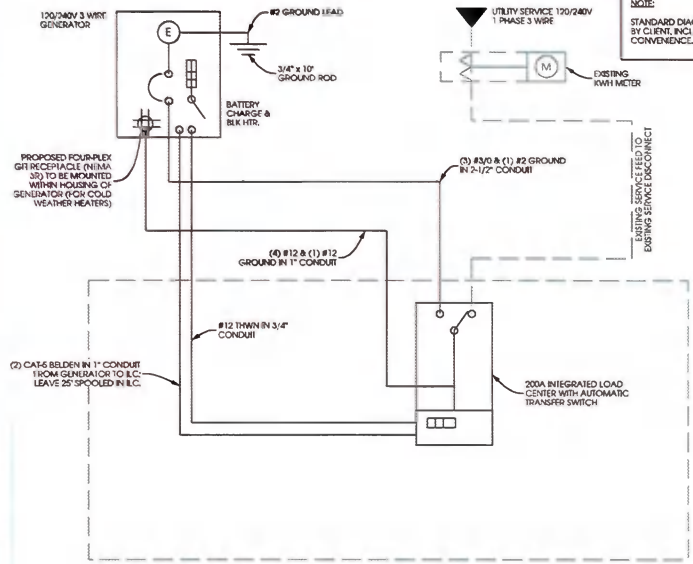
NOTE:
VERIFY EXACT CONDUIT STUB-UP LOCATIONS W/ GENSET SPECS

A TYPICAL GENERAC FOUNDATION LAYOUT

SCALE: NTS



STUB-UP REINFORCEMENT



NOTE:
STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE.

B GENERATOR SINGLE LINE DIAGRAM

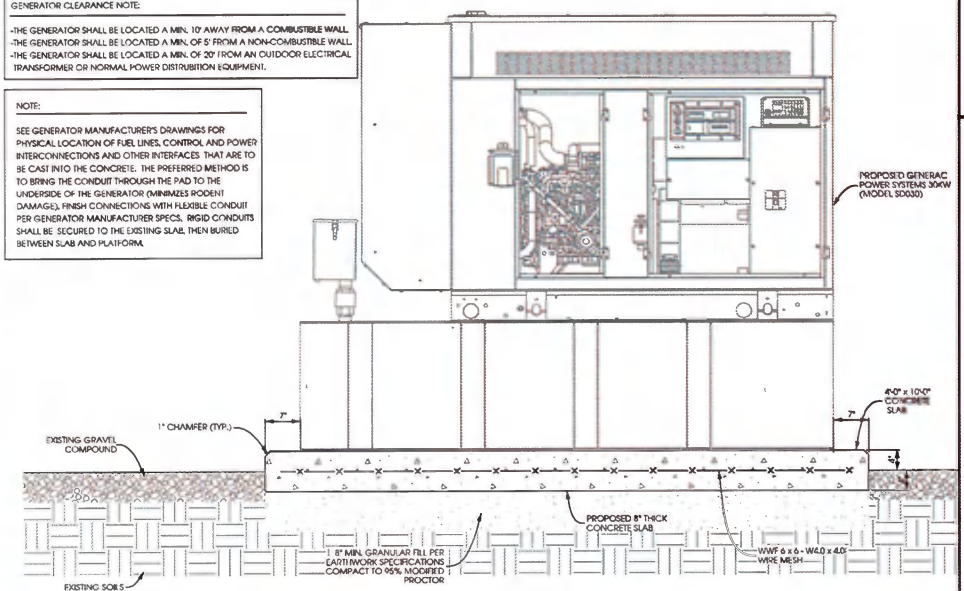
SCALE: NTS

GENERATOR CLEARANCE NOTE:

- THE GENERATOR SHALL BE LOCATED A MIN. 10' AWAY FROM A COMBUSTIBLE WALL
- THE GENERATOR SHALL BE LOCATED A MIN. OF 5' FROM A NON-COMBUSTIBLE WALL
- THE GENERATOR SHALL BE LOCATED A MIN. OF 20' FROM AN OUTDOOR ELECTRICAL TRANSFORMER OR NORMAL POWER DISTRIBUTION EQUIPMENT.

NOTE:

SEE GENERATOR MANUFACTURER'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO BE CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURER SPECS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND PLATFORM.



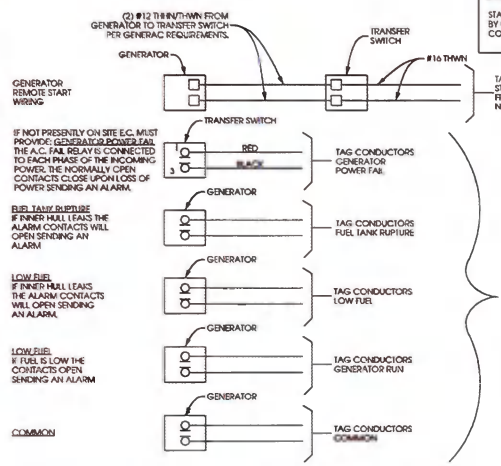
C GENERAC GENERATOR FOUNDATION DETAIL

SCALE: NTS

NOTES:

1. ELECTRICAL CONTRACTOR TO PULL (1) #16 AWG SOLID RED AND (1) #16 AWG SOLID BLACK FROM THE TRANSFER SWITCH TO ALARM WIRING BLOCK FOR REMOTE START.

2. ELECTRICAL CONTRACTOR TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED. TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE BUNDLED NEATLY USING TIES AND SUPPORTED AT 24" INTERVALS FOR NEAT INSTALLATION.



NOTE:
STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE.

D GENERATOR ALARM WIRING

SCALE: NTS

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1249 voice
608.644.1549 fax
www.edgeconsult.com

GENERATOR DETAILS
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT.
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 3/12/2019
PROJECT #: 20825
FILE NAME: VZW E-4.dgn
SHEET NUMBER: VZW E-4

© EDGE CONSULTING ENGINEERS, INC.

LEGEND

- INSPECTION WELL
- 5/8" DIA. x 10'-0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MAX SEPARATION)
- EXOTHERMIC CONNECTION (CADWELD OR EQUIVALENT)
- MECHANICAL CONNECTION (BURNDY OR EQUIVALENT)
- GROUND LEAD
- 18" X 18" X .032" THK COPPER PLATE (10' MAX SEPARATION)

KEYED GROUNDING NOTES:

1. EQUIPMENT GROUND RING, #2 SOLID BARE-TINNED COPPER GROUND LEAD MIN. 4'-6" BURY (TYP.) OR 6" BELOW FROST WHICH EVER IS GREATER. GROUND RODS SPACED @ 8' O.C.
2. MAINTAIN 2-FOOT CLEARANCE FROM ALL STRUCTURES
3. GROUND ICE BRIDGE POSTS WITH #2 SOLID BARE TINNED COPPER LEADS
4. 4" x 20" x 1/4" COPPER GROUND BAR FOR CABLE GROUND KITS, NON-ISOLATED WITH (2) #2 SOLID BARE TINNED COPPER GROUND LEADS TO GROUND RING
5. GROUND CABLES TO GROUND BAR AT ANTENNA ELEVATION. GROUND ANTENNA GROUND BAR TO TOWER STEEL
6. 5/8" DIAMETER x 10'-0" LONG COPPER CLAD GROUND ROD WITH EXOTHERMIC CONNECTION, 8' SPACING. TYP.
7. BOND EQUIPMENT GROUND RING TO THE TOWER GROUND RING WITH (2) #2 SOLID BARE TINNED COPPER GROUND LEADS. EXOTHERMIC CONNECTION
8. TOWER GROUND RING
9. FENCE CORNER GROUND LEAD, #2 SOLID BARE TINNED COPPER, CADWELD CONNECTION. GROUND FENCE POSTS WITHIN 6-FEET OF EQUIPMENT AND 25-FEET OF TOWER
10. GROUND ILC, ALARM JUNCTION BOX AND FIBER JUNCTION BOX
11. GROUND GENERATOR TO GROUND RING WITH #2 SOLID BARE TINNED COPPER LEADS
12. GROUND SUPPORT COLUMNS TO GROUND RING WITH #2 SOLID BARE TINNED COPPER LEADS
13. GROUND EQUIPMENT CABINETS TO GROUND RING WITH #2 SOLID BARE TINNED COPPER LEADS
14. MASTER GROUND BAR
15. INSPECTION WELL (TYP.); SEE PAGE VZW G-3 FOR DETAIL
16. GROUND GPS TO ICE BRIDGE POST: SEE PAGE VZW A-4 FOR DETAIL
17. GROUND FOR FOUNDATION REBAR: SEE PAGE VZW G-3

GROUNDING ELECTRODE SYSTEM NOTES:

1. CONNECTIONS:
   ALL CONNECTIONS SHALL BE EXOTHERMICALLY CONNECTED UNLESS NOTED OTHERWISE. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S GUIDELINES & RECOMMENDATIONS.
2. ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION.
3. FENCE/GATE:
   GROUND FENCE POSTS WITHIN 6-FEET OF ENCLOSURE AND 25-FEET OF TOWER. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
4. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   A. ONE (1) COPY TO THE OWNER REPRESENTATIVE
   B. ONE (1) COPY TO THE ENGINEER
   C. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

NOTE:

- THE GROUNDING SHALL BE TESTED PRIOR TO FINAL BACKFILLING. DOCUMENTATION OF 5 OHM OR LESS RESISTANCE TO BE PROVIDED TO PROJECT MANAGER.
- ALL NONINSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE. PVC SHALL BE MIN. 16" INTO EARTH & EXTEND MIN. 6" ABOVE GROUND.

-INSTALL 18" X 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE.

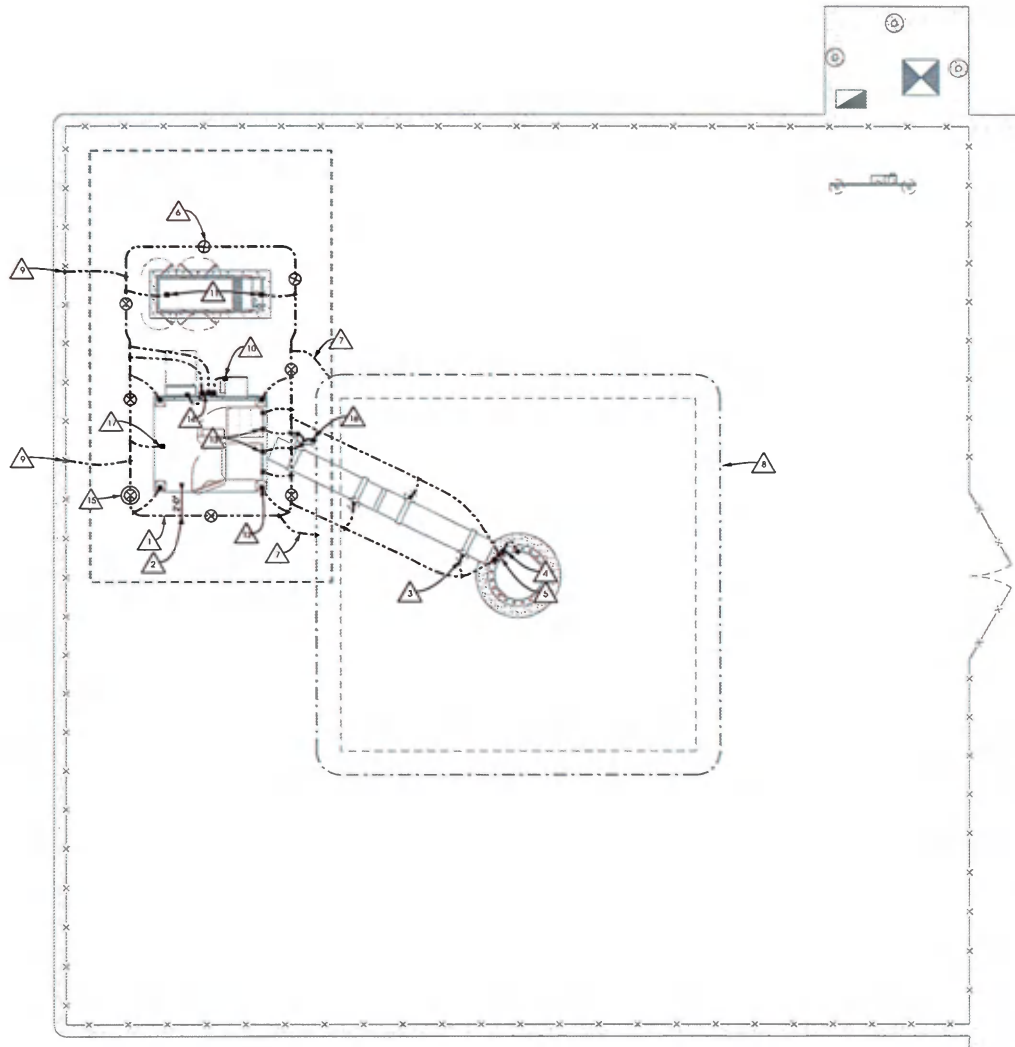
NORTH

NOTE:

- TOP OF EACH GROUND ROD SHALL EXTEND NO MORE THAN 6" ABOVE BOTTOM OF TRENCH

NOTE:

ANY CONDUCTIVE UTILITY JUNCTION BOX OR ENCLOSURE SHALL BE BONDED TO THE EARTH GROUND SYSTEM W/ A #2 SOLID BARE TINNED COPPER GROUND LEAD



GROUNDING NOTE:

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE COMPLETION OF THE GEOTECHNICAL REPORT AND RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITION, SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.

5' 0 5' 10'

SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1519 fax
www.edgeconsult.com

GROUNDING PLAN
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT.
SITE SKETCH REV.2 - 11/28/2016	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 3/12/2019

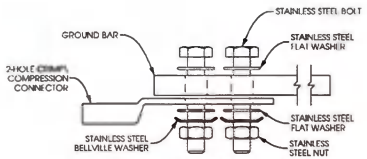
PROJECT #: 20825

FILE NAME: VZW G-1.dgn

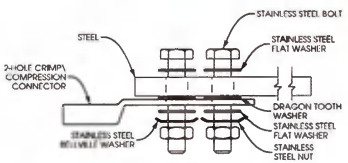
SHEET NUMBER: VZW G-1

© EDGE CONSULTING ENGINEERS, INC.

U:\20825 2425 - CADD\2425-VZW\VZW G-1.dgn



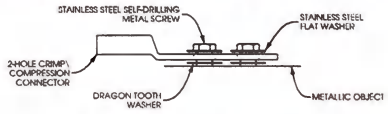
SINGLE CONNECTOR AT GROUND BARS



SINGLE CONNECTOR AT STEEL OBJECTS

NOTES

- ALL OUTDOOR HARDWARE (BOLTS, SCREWS, NUTS, WASHERS) SHALL BE 18-8 STAINLESS STEEL TYPE GRADE. INDOORS, GRADE 5 STEEL HARDWARE MAY BE USED.
- CHOOSE BOLT LENGTH TO ALLOW THE EXPOSURE OF AT LEAST TWO THREADS.
- BACK TO BACK LUG CONNECTIONS ARE AN ACCEPTABLE PRACTICE WHEN BONDED TO A GROUND BAR OR STEEL OBJECTS.
- AT CONNECTIONS MADE TO STEEL OR ANY OTHER DISSIMILAR METALS, A DRAGON TOOTH WASHER MEETING VZW PRACTICES SHALL BE USED BETWEEN THE CONNECTOR AND STEEL.
- IF NOT USING DRAGON TOOTH WASHERS, THOROUGHLY REMOVE A SECTION OF PAINT OR COATING APPROXIMATELY THE SAME SIZE AS CONNECTOR. REMOVE THE PAINT FROM SURFACE USING A DREMEL TYPE TOOL.
- USE AN APPROVED ANTI-OXIDATION COMPOUND ON ALL GROUNDING CONNECTIONS. A COPPER COSMOLINE GREASE BASED COMPOUND (NO OXIDE) SHALL BE USED ON ALL COPPER TO COPPER CONNECTIONS. A ZINC BASED (GREY COLORED) COMPOUND SHALL BE USED ON ALL COPPER TO STEEL CONNECTIONS.
- WHEN BONDING TO A METALLIC OBJECT WHERE ACCESS IS LIMITED TO ONLY ONE SURFACE, DRILLING & TAPPING OR SELF DRILLING SCREWS ARE THE PREFERRED AND ACCEPTABLE MEANS OF CONNECTION. SHEET METAL SCREWS SHALL NOT BE USED.



SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS

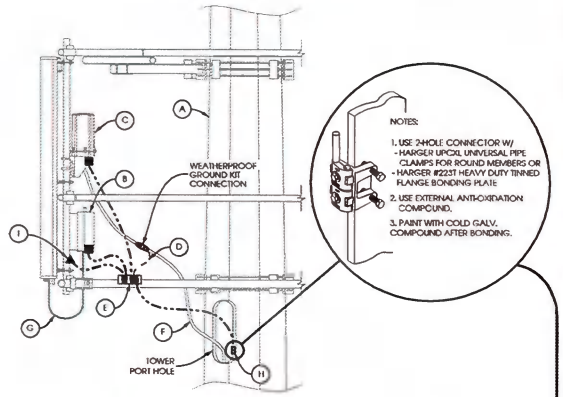
A LUG DETAIL

SCALE: NTS

KEYED GROUNDING NOTES:

- (A) MONOPOLE TOWER
- (B)
- (C) DISTRIBUTION SURGE PROTECTOR; GROUND WITH #2 STRANDED INSULATED GROUND LEAD
- (D) # 6 INSULATED TINNED COPPER CABLE GROUND KITS TO GROUND BAR; COMMSCOPE PART # UG12158-1584-T OR APPROVED EQUIVELANT
- (E) UPPER ANTENNA GROUND BAR; MOUNT GROUND BAR DIRECTLY TO TOWER STEEL
- (F) CABLE, MAINTAIN MINIMUM BEND RADIUS
- (G) JUMPER, MAINTAIN MINIMUM BEND RADIUS
- (H) CLAMP #2 STRANDED INSULATED COPPER GROUND LEAD TO TOWER STEEL W/ HARGERS HEAVY DUTY TINNED FLANGE BONDING PLANT(P/N# 223T), OR APPROVED EQUIVALENT
- (I) CADWELD #2 STRANDED INSULATED COPPER GROUND LEAD TO ANTENNA MAST PIPE

** ALL GROUND LEADS TO BE ROUTED IN A DOWNWARD FASHION.



B ANTENNA LEVEL GROUNDING DETAILS

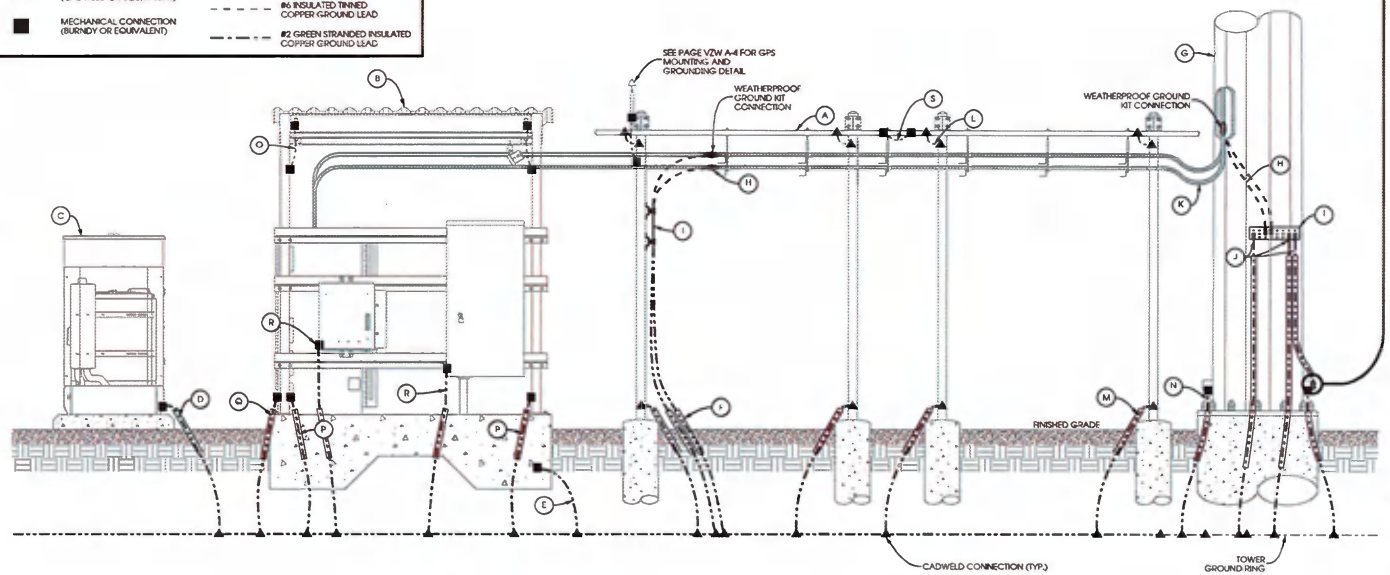
SCALE: NTS

KEYED GROUNDING NOTES:

- (A) ICE BRIDGE
- (B) EQUIPMENT CANOPY
- (C) BACKUP GENERATOR
- (D) (2) #2 SOLID BARE TINNED COPPER GROUND LEADS BETWEEN GENERATOR AND EQUIPMENT GROUND RING THROUGH SEALED 1/2" CONDUIT
- (E) GROUND FOR FOUNDATION REBAR; SEE PAGE VZW G-3 FOR DETAIL
- (F) 1/2" DIA. PVC CONDUIT; EXTEND PVC CONDUIT 24" BELOW GRADE AND FILL WITH SILICONE (TYP.)
- (G) MONOPOLE TOWER
- (H) # 6 INSULATED TINNED COPPER CABLE GROUND KITS TO GROUND BAR; COMMSCOPE PART # UG12158-1584-T OR APPROVED EQUIVELANT
- (I) 4" x 20" x 1/4" TINNED, INSULATED, NONISOLATED COPPER GROUND BAR FOR GROUND KITS
- (J) PROVIDE (2) #2 SOLID BARE TINNED COPPER GROUND LEADS FROM LOWER TOWER GROUND BAR TO TOWER GROUND RING; AND (1) #2 SOLID BARE TINNED COPPER GROUND LEAD FROM LOWER TOWER GROUND BAR TO TOWER STEEL; ALL LEADS TO BE ENCASED IN 1/2" SEALED CONDUIT
- (K) CABLES WITH DRIPLOOP INSTALLED BY ANTENNA CONTRACTOR; MAINTAIN MINIMUM BEND RADIUS
- (L) #2 SOLID BARE TINNED COPPER GROUND JUMPER BETWEEN ICE BRIDGE AND STEEL SUPPORT POST BY ANTENNA CONTRACTOR; ORIENT WITH HIGH SIDE TOWARDS TOWER
- (M) #2 SOLID BARE TINNED COPPER GROUND LEADS TO ICE BRIDGE POSTS IN 1/2" PVC CONDUIT
- (N) IF APPLICABLE; #2 SOLID BARE TINNED COPPER GROUND LEADS (4) FROM TOWER STEEL TO GROUND RING; USE GROUNDING TABS WHEN AVAILABLE
- (O) #2 TINNED COPPER GROUND LEAD BETWEEN EQUIPMENT CANOPY AND STEEL SUPPORT POST
- (P) #2 TINNED COPPER GROUND LEAD BETWEEN SUPPORT COLUMN AND EQUIPMENT GROUND RING THROUGH SEALED 1/2" CONDUIT
- (Q) EQUIPMENT CABINET GROUNDING; EXTEND (2) #2 SOLID BARE TINNED COPPER GROUND LEADS TO GROUND RING THROUGH SEALED 1/2" PVC CONDUITS
- (R) #2 TINNED COPPER GROUND LEAD BETWEEN UTILITY ENCLOSURES AND EQUIPMENT GROUND RING THROUGH SEALED 1/2" CONDUIT
- (S) #2 GREEN STRANDED INSULATED COPPER GROUND LEAD WITH 2-HOLE LUGS BETWEEN ICE BRIDGE SECTIONS

LEGEND

- ▲ EXOTHERMIC CONNECTION (CADWELD OR EQUIVALENT)
- ■ MECHANICAL CONNECTION (BURNDY OR EQUIVALENT)
- #2 SOLID BARE TINNED COPPER GROUND LEAD
- #6 INSULATED TINNED COPPER GROUND LEAD
- #2 GREEN STRANDED INSULATED COPPER GROUND LEAD



C GROUND LEVEL GROUNDING DETAILS

SCALE: NTS

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

GROUNDING DETAILS
WYNBROOKE [498202]
DeFOREST, WISCONSIN

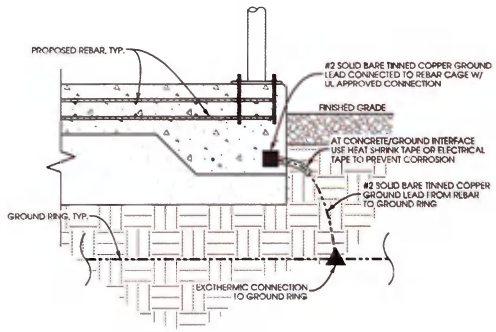
SHEET TITLE

PRELIMINARY DWGS:	INT:
SITE SKETCH REV.2 - 11/28/2016	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

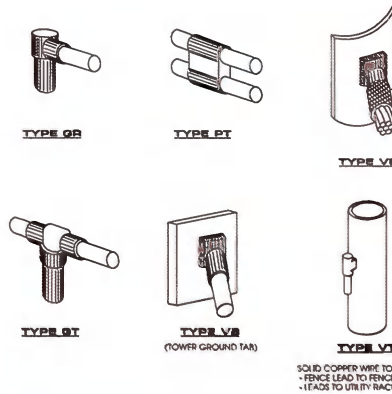
CHECKED BY: PGM
PLOT DATE: 3/12/2019
PROJECT #: 20825
FILE NAME: VZW G-2.dgn
SHEET NUMBER: VZW G-2

© EDGE CONSULTING ENGINEERS, INC.

NOTES:
- FOUNDATION GROUNDING PER NEC 250.52(3)(A)
- FOUNDATION GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" OF CONCRETE.
- REBAR GROUNDING SHALL BE MADE TO A MIN. 20' CONTINUOUS REBAR, IF POSSIBLE.



A FOUNDATION GROUNDING
SCALE: NTS

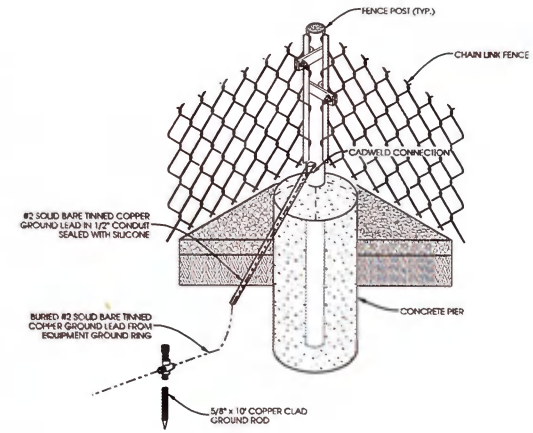


NOTE:

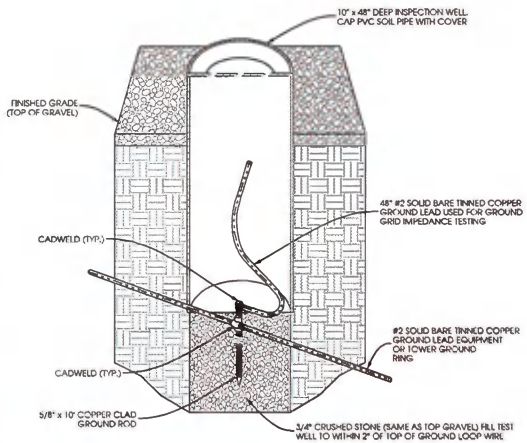
CADWELD "TYPES" SHOWN ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR OTHER POSSIBLE TYPES OF CADWELDS THAT CAN BE USED IN STANDARD OR SPECIALLY DESIGNED GROUNDING PLANS.

CONTRACTOR TO PROVIDE ALL REQUIRED CADWELD CONNECTIONS.

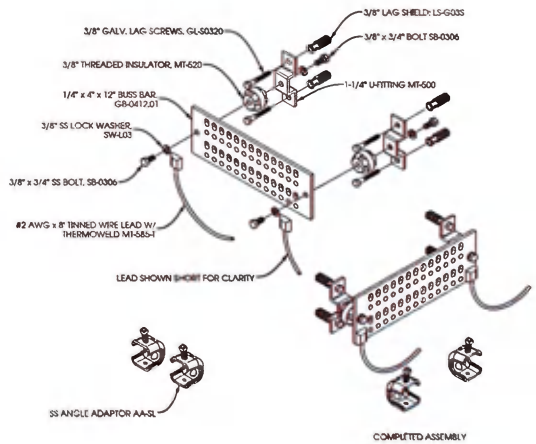
B CADWELD DETAILS
SCALE: NTS



C FENCE POST GROUNDING DETAIL
SCALE: NTS



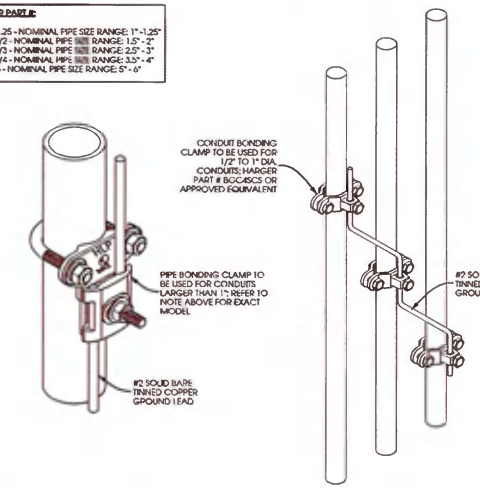
D INSPECTION WELL DETAIL
SCALE: NTS



E GROUND AND BUSS BAR DETAIL
SCALE: NTS

HARGER PART #:

CPC1/1.25 - NOMINAL PIPE SIZE RANGE: 1" -1.25"
CPC1.5/2 - NOMINAL PIPE SIZE RANGE: 1.5" - 2"
CPC2.5/3 - NOMINAL PIPE SIZE RANGE: 2.5" - 3"
CPC3.5/4 - NOMINAL PIPE SIZE RANGE: 3.5" - 4"
CPC5/6 - NOMINAL PIPE SIZE RANGE: 5" - 6"



F CONDUIT GROUNDING
SCALE: NTS

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.643.3529 Voice
608.643.5491 fax
www.edgeconsult.com

GROUNDING DETAILS
WYNBROOKE (498202)
DeFOREST, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INIT.
SITE SKETCH REV.2 - 11/28/2018	JSM
CD 90 REV.1 - 3/12/2019	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 3/12/2019
PROJECT #: 20825
FILE NAME: VZW G-3.dgn
SHEET NUMBER: VZW G-3

© EDGE CONSULTING ENGINEERS, INC.

EXPANS 2025 CAD\CD\VZW G-3.dgn

VILLAGE OF WINDSOR

PLAN COMMISSION MEETING

Minutes

October 10, 2019

1. CALL MEETING TO ORDER AND ROLL CALL.

Meeting convened by Chairperson Wipperfurth at 5:00 p.m. Commissioners present: Dave Gaustad (arrived at 5:02 p.m.), Jeff Heisig, Kay Hoffman, Tim Lange, Bill LeGore, Brad Mueller, and Bob Wipperfurth.

Others present: Director of Planning and Development Amy Anderson Schweppe, Village Deputy Administrator/Director of Economic Development Jamie Rybarczyk, Village Engineer Jerry Groth, and Village Attorney Bill Cole.

2. RECITATION OF THE PLEDGE OF ALLEGIANCE.

The flag pledge was led by Commissioner Heisig.

3. ANNOUNCEMENTS.

The Plan Commission had a full agenda, and Chairperson Wipperfurth asked that everyone be efficient.

4. APPEARANCES BEFORE THE PLAN COMMISSION.

None.

5. MINUTES FROM SEPTEMBER 12, 2019.

A motion was made by Commissioner Heisig, seconded by Commissioner Hoffman, to approve the Minutes of September 12, 2019, as presented. Motion carried with a 6-0 vote.

6. PUBLIC HEARING.

a. William And David Lapp Request A Two Lot Certified Survey Map And Rezone Of The Newly Created Lot 1 From R-2 Residential Zoning District To The R-3 Residential Zoning District Located At 4651 And 4655 Maple Street, Morrisonville, In The Village Of Windsor.

DRAFT

Chairperson Wipperfurth opened the public hearing at 5:02 p.m.

Director of Planning and Zoning Anderson Schweppe provided a staff report indicating that petitioners request approval of a certified survey map and rezone to adjust the property line between 4651 Maple Street and 4655 Maple Street in Morrisonville. Lot 1 of the proposed CSM includes an existing, legal non-conforming principal structure on an existing, non-conforming lot. The area of Lot 1 will be decreased from 0.28 acres to 0.21 acres in size and Rezoned from R-2, Single Family Residential District to R-3, Single Family Residential District. The status of the existing, legal non-conforming structure will continue; however, the status of the existing, legal non-conforming lot will become conforming with the Rezone. Lot 2 of the proposed CSM includes an existing principal structure on a lot. The area of Lot 2 will be increased from 0.59 acres to 0.66 acres in size. Lot 2 will remain zoned R-2, Single-Family Residential District.

Regarding Chapter 38 of the Windsor Code of Ordinances, there were some minor comments. The rezone is consistent with the requirements of the R-3 Single-Family Residential District and the Village of Windsor Comprehensive Plan: 2035. DeForest Windsor Fire & EMS District have no objections. Windsor will waive the Fees In Lieu Of Parkland and Fees For Initial Improvement Of Parkland for Lots 1 and 2.

Petitioner Bill Lapp was present and had nothing additional to add. There were no comments from the audience or Plan Commission.

Chairperson Wipperfurth closed the public hearing at 5:05 p.m.

b. <u>The DeForest Area School District Requests A Four Lot Certified Survey Map, A Rezone Of The Newly Created Lots 1, 2 & 3 From A-3 Agriculture District To GI Government And Institutional District, A Conditional Use Permit For A New School And Site Plan Review Of A New School, All Located At The Northwest Corner Of Windsor Road And North Towne Road (Including Windsor Elementary School), In The Village Of Windsor</u>.

Chairperson Wipperfurth opened the public hearing at 5:06 p.m.

Director of Planning and Zoning Anderson Schweppe provided a staff report indicating that the petitioner requests approval of a Site Plan/Plan of Operation Review, Certified Survey Map, Rezone, and Conditional Use Permit for the DeForest Intermediary School on the subject property.

The DeForest Intermediary School is a 200,000 square foot, two-story building, that will accommodate 1,200 students for 4th, 5th and 6th grade. The DeForest Intermediary School will be accessed from North Towne Road. The north access is dedicated for school bus drop-off and parking. The site plan illustrates 12 school bus parking spaces located to the north of the building. The south access is dedicated to vehicular drop-off and parking. The site plan illustrates 126 vehicular parking spaces for staff, parents, and visitors located to the east of the building. The bus drop-off and parking and the vehicular drop-off and parking will be connected

DRAFT

by a vehicular cross-access drive. The vehicular cross-access drive will have a 26-foot wide security gate allowing cross-access circulation to only school and public safety personnel. The District Facilities Building is a 5,000 square feet, one-story building, located south of the DeForest Intermediary School. The District Facilities Building will be accessed from North Towne Road via the south access. The District Facilities Building will accommodate semi-truck loading and unloading. The Windsor Elementary School (Lot 1) and DeForest Intermediary School (Lot 2) will be connected by a vehicular cross-access drive. This vehicular cross-access drive will have a 30-foot wide security gate allowing cross-access circulation to only school and public safety personnel. The DeForest Intermediary School and District Facilities Building will be constructed of brick and metal panels intended to be architecturally harmonious with Windsor Elementary School.

The DeForest Intermediary School will be open from 6:00 a.m. to 11:30 p.m. Hours for school staff are generally 7:30 a.m. to 4:00 p.m. Hours for students are generally 8:00 a.m. to 3:30 p.m. The total number of school staff is approximately 95.

The Certified Survey Map illustrates four lots. Lot 1 includes the Windsor Elementary School. Lot 2 is the future site of the DeForest Intermediary School and District Facilities Building. Lots 3 and 4 are future developable sites. Lots 1, 2 and 3 will be rezoned from A-3, Agriculture District, to GI, Government and Institutional District. Lot 4 will remain zoned A-3, Agriculture District. A "school and educational facility" is permitted in the GI, Government and Institutional District as a Conditional Use. The Conditional Use Permit for the DeForest Intermediary School and District Facility Building will apply to Lot 2.

Per Sec. 52-22, an elementary or middle school is required to have two parking spaces per classroom and one parking space per four seats in an auditorium or gymnasium. The Intermediary School is required to have 108 parking spaces for the 54 classrooms and 90 parking spaces for the auditorium or gymnasium, for a total of 198 parking spaces. The site plan illustrates a total of 126 designated parking spaces and 80 non-designated (overflow) parking spaces.

The certified survey map, rezone, and conditional use permit are consistent with the Village of Windsor Comprehensive Plan: 2035. The Public Works Department provided comments which are addressed in the staff report.

The DeForest Windsor Fire & EMS provided comments.

Village Deputy Administrator/Director of Economic Development Rybarczyk went over the comments from the Fire & EMS prior to the Village Board meeting. The Fire Chief indicated he had to look at this further.

The School District employees had nothing additional to add.

Chairperson Wipperfurth stated there may be a discrepancy in parking stalls.

DRAFT

Chairperson Wipperfurth read an e-mail from Ronald Marks, 4307 Windsor Road, in which he indicated he opposed the application due to the increase in traffic and the effect it may have on the value of his property.

The Fire Chief indicated he would like to address additional traffic patterns out of the parking lot during drop-off and pick-up times which will become a problem. There is a traffic issue. He indicated North Towne Road is the issue.

Chairperson Wipperfurth indicated Windsor may have to look at flashing lights.

The Chief had no comment on the number of parking stalls.

Chairperson Wipperfurth closed the public hearing at 5:20 p.m.

Commissioner Hoffman asked how many parking stalls they were short.

Village Deputy Administrator/Director of Economic Development Rybarczyk responded they actually are not. He indicated the 126 designated stalls are all they need. The play lot can be used as overflow on the site for a total of 206 stalls. The parking lot by the Windsor Elementary School could also be used by opening up the gate.

Chairperson Wipperfurth asked how they would handle parking for grandparents' day.

District Superintendent Runez responded this will likely be infrequent. They could do one grade at a time. They have ways to control that.

Commissioner Hoffman asked about the pick-up pattern.

Parking was discussed.

Commissioner Lange asked if there was a bike path that connected the two schools.

The response was "yes."

Commissioner Mueller discussed his left-turn concerns. They will be a problem.

The response was to reduce the speed to 25 miles per hour.

Commissioner LeGore discussed the speed limit reduction. There could be signs indicating a school zone with children present. He suggested flashing lights or speed bumps.

Chairperson Wipperfurth responded that speed bumps are hard for snow plows.

Additional parking was discussed.

DRAFT

The urban service area application has to be approved as well.

Commissioner Hoffman suggested looking at stop signs when turning left from the north.

Commissioner Heisig discussed the south driveway.

Chairperson Wipperfurth asked Engineer Groth if he had ever seen signalization during certain time of the day – stop-and-go lights only used at certain times of the day.

He responded they would have to be flashing lights.

Commissioner LeGore asked whether there would be any additional area lights.

Commissioner Mueller had a question regarding pick-up of children and wrapping the sidewalk.

Chairperson Wipperfurth said the Plan Commission's options were to pass the Resolution as presented without any other conditions. His suggestion was to pass what was before the Plan Commission but for staff to work with the School District on some of the things discussed: street lighting, potential signalization, making sure that the pedestrian movement is correct, striping the back parking lot.

Village Deputy Administrator/Director of Economic Development Rybarczyk added to the approval the urban service area, which is not in the Resolution.

Chairperson Wipperfurth responded that the School District will put together the urban service area application which would be granted to the village of Windsor. It could take up to six months for approval.

c. Central States Tower IV, LLC Requests A Conditional Use Permit For A Cellular Tower Located At 6472 Portage Road, In The Village Of Windsor.

Chairperson Wipperfurth opened the public hearing at 5:50 p.m.

Director of Planning and Zoning Anderson Schweppe provided an overview indicating that petitioner requests approval of a conditional use permit for construction of a telecommunication tower and associated equipment on the subject property.

The petitioner proposes to construct within a 100' x 100' leased area:

- 75' x 75' square fenced compound with entry gate;
- 155' high monopole telecommunication tower;
- 20' x 36' rectangular pad for Verizon Wireless telecommunication equipment; and
- Access and utility easements.

DRAFT

The 100' x 100' leased area can accommodate up to four collocations. Verizon Wireless will be the first collocate. Within the 100' x 100' leased area will be a 75' x 75' fenced compound securing the 155' high monopole telecommunication tower and equipment. The fence will be a total of 7' high; a 6' high chain link fence with 1' high barbed wire. The telecommunication equipment will be located in cabinets fixed to multi-meter utility racks.

The conditional use permit request complies with Windsor's Code of Ordinances. It also complies with Windsor's requirements for a Class 1 collocation.

Bryan Donley of Oakbrook Terrace, Illinois, representing the petitioner, had no additional comments.

Susan Fredlund, 6435 Portage Road, asked, with so many open areas, why was it being located at this site.

Mr. Donley said Verizon would be approved for coverage somewhere in this area. This area was chosen to comply with state statutes. They need something in this general area and to have a willing landlord. This is the best option area.

Village Attorney Cole discussed siting of cell phone towers. As long as they meet the requirements, Windsor has very little authority to regulate them. Section 66.0404 ias the statute created by the state because municipalities were trying to keep them out.

Rose Lockman, 4302 Gray Road, had a question regarding the tower.

Chairperson Wipperfurth closed the public hearing at 6:00 p.m.

Commissioner LeGore asked whether there was anything Windsor would want to have access to.

Village Deputy Administrator/Director of Economic Development Rybarczyk responded Windsor used to have that right. Now it cannot do that because this is a private transaction.

Commissioner Mueller asked if there were any practices that the petitioner intended to incorporate to make it visually "go away"? Painting it gray or blue? He would like to see some consistency about how this is constructed – ways to make it a consistent color.

Mr. Donley responded the pole would be galvanized. The cabling would be white. This cabling will run inside the tower.

Village Attorney Cole stated that, under state statutes, Windsor has the inability regulate this.

Commissioner Mueller stated, in his personal opinion, he would like to see some consistency as far as colorization. He also asked how long the lease was.

Mr. Donley responded it was for an initial five years, with five-year renewals.

DRAFT

Commissioner Mueller asked if there was maintenance in place to not have a rusty tower.

Mr. Donley responded, "yes."

Commissioner Lange mentioned the tower on Gray Road and asked whether this could be used.

Mr. Donley responded it was a long way away.

Chairperson Wipperfurth closed the public hearing at 6:08 p.m.

d. Ordinance Amendment To Chapter 52, Section 52–22(8), Off Street Parking And Storage Of Vehicles And Trailers Of The Windsor Code Of Ordinances Regarding Restrictions For Off Street Parking In The Village Of Windsor.

e. Ordinance Amendment To Chapter 52, Section 52–22(4)(h), Off Street Parking And Storage Of Vehicles And Trailers Of The Windsor Code Of Ordinances Regarding Restrictions For Setbacks In The Village Of Windsor.

Chairperson Wipperfurth opened the public hearing at 6:10 p.m.

The above two items were discussed together.

Chairperson Wipperfurth provided background. The Village Board and Plan Commission addressed these issues a year and a half ago. An Ad Hoc Committee was created in March and met for six months. The Committee passed recommendations to go to the Village Board. Chairperson Wipperfurth did not want to start nitpicking this and opening it up again.

Village Deputy Administrator/Director of Economic Development Rybarczyk went over the Ordinance. Linda Parks, a member of the Ad Hoc Committee was present at the meeting.

Village Deputy Administrator/Director of Economic Development Rybarczyk indicated no one left happy at the last meeting, so it must have been a good compromise. This is a living, breathing document. If there are issues, it will be brought back to the Plan Commission or Village Board or possibly reconvene the Ad Hoc Committee.

Windsor's Ordinance now indicates that vehicles over 12,000 gross pounds are prohibited. It does not address quantity.

The Ordinance would apply to passenger motor vehicles, trailers, recreational vehicles, and commercial vehicles.

It would apply to lots one acre in size or less.

Definitions were created.

A passenger motor vehicle is a motorized vehicle with no more than two axles and used primarily for the transportation of persons.

DRAFT

A trailer is a non-motorized, open or enclosed structure built on a chassis and on wheels, designed to be towed by a passenger motor vehicle or commercial motor vehicle.

A recreational vehicle is a motorized vehicle or non-motorized structure with one of the following characteristics: (a) a motorized vehicle that is designed and/or used as a temporary dwelling for travel, recreation, vacation, or other temporary use; or (b) a non-motorized, folding or rigid structure, built on a chassis and on wheels, designed to be towed by a passenger motor vehicle, and used as a temporary dwelling for travel, recreation, vacation, or other temporary use; or (c) a non-motorized, folding or rigid structure, mounted on or within the bed of a pick-up truck, and used as a temporary dwelling for travel, recreation, vacation, or other temporary use.

A commercial motor vehicle is a motorized vehicle with one of the following characteristics: (a) a vehicle with a gross weight rating or gross combination weight rating of 10,001-lbs. or more, whichever is greater; or (b) a vehicle designed or used to transport more than eight passengers, including the driver, for compensation; or (c) a vehicle designed or used to transport more than fifteen passengers, including the driver, and is not used to transport passengers for compensation; or (d) a vehicle used in transporting material found by the Secretary of Transportation to be hazardous and transported in a quantity requiring placarding.

The Ordinance only pertains to vehicles outside of an enclosed structure.

The provisions of this subsection shall not apply to passenger motor vehicles, trailers, recreational vehicles, and commercial motor vehicles that are parked or stored within a fully enclosed building or structure, which complies with the requirements of the applicable zoning district.

The provisions of this subsection shall not supersede more restrictive standards as established by a Declaration of Covenants, Conditions, and Restrictions, or similar legal instrument, recorded with the Dane County Register of Deeds for a specific subdivision or development.

The provisions of this subsection shall not supersede more restrictive standards as established by the following sections: (a) Sec. 34-150 Storage and accumulation junk and debris; (b) Sec. 42-336 Roads; (c) Sec. 52-20(8) Earth-Disturbing Activities; (d) Sec. 52-22(4)(b) Surfacing (must be parked on a hard surface, *i.e.,* concrete, asphalt, or concrete pavers); and (e) Sec. 52-32 Vision Clearance Triangles.

There are general provisions.

All passenger motor vehicles, trailers, recreational vehicles, and commercial motor vehicles parked or stored on the subject premises shall be registered with the State of Wisconsin Department of Transportation to a person residing at the subject premises or operated by a person residing at the subject premises.

DRAFT

All passenger motor vehicles, trailers, recreational vehicles, and commercial motor vehicles shall display current vehicle registration tags as required by State law.

All parked or stored passenger motor vehicles, trailers, recreational vehicles, and commercial motor vehicles shall not be used for the storage of goods, materials, or equipment, other than those items considered to be part of the vehicle or essential for its immediate use.

Specific provisions included:

1. Passenger motor vehicles shall comply with the following:

    a. All passenger motor vehicles shall be completely parked or stored on a surface as described in Sec. 52-22(4)(b) of the Code of Ordinances.

2. Trailers shall comply with the following:

    a. The total number of trailers parked or stored on the subject premises shall not exceed two (2).

    b. All trailers, required by State law to have vehicle registration tags, shall be completely parked or stored on a surface as described in Sec. 52-22(4)(b) of the Code of Ordinances.

    c. All trailers, not required by State law to have vehicle registration tags, may be parked or stored on the side or rear yard lawns.

3. Recreational vehicles, shall comply with the following:

    a. The total number of recreational vehicles parked or stored on the subject premises shall not exceed one.

    b. The maximum length of recreational vehicles parked or stored on the subject premises shall not exceed twenty-four feet, as measured from bumper to bumper or trailer tongue to bumper.

        i. A recreational vehicle exceeding the maximum length may obtain an exemption from the provisions of this subsection if the recreational vehicle is registered with the State of Wisconsin Department of Transportation to a person residing at the subject property, and is registered with the Village prior to January 31, 2020.

        ii. A recreational vehicle, with exemption status, may be replaced with a newer classification or model, of equal to or lesser in total length, and maintain the exemption status.

DRAFT

c. Recreational vehicles exceeding the maximum length may be temporarily parked or stored on the subject premises, not to exceed a total of seven (consecutive days prior to and subsequent to an overnight trip or vacation with the recreational vehicle, for the purpose of maintenance, service, charging, loading and unloading.

d. Recreational vehicles are prohibited from use as dwellings, except for incidental overnight sleeping of visitors for periods not exceeding three consecutive nights and not more than twelve nights in any one calendar year. (This would be equivalent to four stays.)

e. All recreational vehicles shall be completely parked or stored on a surface as described in Sec. 52-22(4)(b) of the Code of Ordinances.

4. Commercial motor vehicles, shall comply with the following:

a. The total number of commercial motor vehicles parked or stored on the subject premises shall not exceed one (1).

b. All commercial motor vehicles with a gross vehicle weight rating or gross combination weight rating of 20,001-lbs. or more are prohibited.

c. All commercial motor vehicles shall be completely parked or stored on a surface as described in Sec. 52-22(4)(b) of the Code of Ordinances.

The Village Board may grant a special exemption from the provisions of this subsection upon application by the owner of the subject premises demonstrating such a special exemption will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this subsection will result in practical difficulty, so that the spirit of this subsection shall be observed, public safety and welfare secured, and substantial justice done.

Any special exemption granted herein shall be limited as follows:

1. It shall be granted only to the subject premises and not transferable to another premises.

2. It shall not run with the land and apply to any subsequent owner of the subject premises.

If one sells their property and moves to another area in the village, they will no longer have grandfather status.

DRAFT

The Fire Chief had a question regarding the seven days to load and unload a trailer. In theory someone could have their vehicle on their property all season. Active campers would not really be affected by this.

Joan Johnston, 6518 Chestnut Drive, was not clear if one had a relatively large mobile home in their driveway from April to November and then goes to Florida and it still runs but it looks terrible.

Chairperson Wipperfurth stated Windsor does not have a regulation on appearance. The Committee was not willing to take that up. Property owners will be transitioned out.

Linda Parks, 6838 Valient Drive, a member of the Ad Hoc Committee, stated this had been a difficult process. No one was particularly happy in the end. Overall, they came up with a workable solution.

Rose Lockman asked the Village Board members if they had driven around Windsor. Is this a problem?

Village Deputy Administrator/Director of Economic Development Rybarczyk responded that it depended on where you reside in Windsor. All subdivisions have restrictive covenants, but there are not homeowner associations to enforce them.

Commissioner Mueller noted that Windsor's current ordinance is virtually unenforceable.

Rose Lockman asked if there would be a ticket.

Village Deputy Administrator/Director of Economic Development Rybarczyk said this would be part of Windsor's zoning ordinances. There would be a ticket.

Chairperson Wipperfurth stated this was a compromise in the truest sense.

Luana Schneider, 6793 County Road C, said she attended all of the Ad Hoc meetings except one. It was a give-and-take. She complimented the Committee for how this was worked out. She did see a problem with having to register an RV prior to January 31. It should say on or before January 31.

Jim Johnston gave kudos to the Ad Hoc Committee.

Chairperson Wipperfurth closed the public hearing at 6:42 p.m.

Commissioner LeGore said this was a detailed process. The Committee was represented by a diverse group of people. It was a very good compromise result. He commended all who participated in the process.

DRAFT

Commissioner Mueller asked for clarification. The grandfathering does not carry with the house. When someone dies, what happens?

Village Attorney Cole responded that the vehicle is registered to a person.

What about a surviving spouse who could have a nonconforming vehicle on their property.

Commissioner Heisig asked if marital property would work into this.

Ownership would vest in the wife. It is separate from the regulation of the village.

Commissioner Mueller said this is going to happen. What about people sleeping in the homeowner's RV. Is that prohibited?

Village Deputy Administrator/Director of Economic Development Rybarczyk responded, "Yes."

The Fire Chief said from a fire standpoint it is illegal for anything more than a couple of nights.

Commissioner LeGore stated if someone owned an RV can grandma and grandpa stay in the RV for a couple of nights?

Chairperson Wipperfurth said the intent was not to allow visitors to come in and sleep in the RV.

Chairperson Wipperfurth indicated the Plan Commission can make recommendations to the Village Board.

Commissioner Lange thought this was a good step moving forward.

Commissioner Heisig disliked the classification of people -- two lots next door to each other and paying the same taxes. How many is Windsor talking about grandfathering in?

Chairperson Wipperfurth responded Windsor does not know the number. The Department of Transportation would not give this information.

Chairperson Wipperfurth stated, as far as creating different classifications of people, he did not want to do that.

Commissioner Heisig asked how many complaints had been received.

Village Deputy Administrator/Director of Economic Development Rybarczyk said, formally, Windsor has received less than ten. Now Windsor's process requires people to submit a complaint in writing, and they do not want people to know they squealed on them.

DRAFT

Commissioner Heisig said this was something that should be dealt with within the HOA. Regarding the three-day limit, someone comes and there is a medical emergency or death in the family. That could take five days.

Chairperson Wipperfurth stated this will be complaint-driven. If there is no complaint, Windsor probably will never know about it.

Commissioner Heisig thought this was a good step.

Chairperson Wipperfurth stated there were some Committee members who wanted the grandfather clause to have a sunset provision. It was decided to leave it as is.

Discussion followed regarding the grandfather clause.

There could be an exemption when a husband dies and he is the only one on the registration.

Chairperson Wipperfurth closed the public hearing at 7:05 p.m.

7. OLD BUSINESS.

None.

8. NEW BUSINESS.

8.a. William And David Lapp Request A Two Lot Certified Survey Map And Rezone Of The Newly Created Lot 1 From R-2 Residential Zoning District To The R-3 Residential Zoning District Located At 4651 And 4655 Maple Street, Morrisonville, In The Village Of Windsor.

A motion was made by Commissioner Gaustad, seconded by Commissioner Mueller, to approve Resolution 2019-17, Recommending Approval Of A Certified Survey Map And Rezone For Property Located At 4651 & 4655 Maple Street, Village Of Windsor. Motion carried with a 7-0 vote.

8.b. The Deforest Area School District Requests A Four Lot Certified Survey Map, A Rezone Of The Newly Created Lots 1, 2 & 3 From A-3 Agriculture District To GI Government And Institutional District, A Conditional Use Permit For A New School And Site Plan Review Of A New School, All Located At The Northwest Corner Of Windsor Road And North Towne Road (Including Windsor Elementary School), In The Village Of Windsor.

A motion was made by Chairperson Wipperfurth, seconded by Commissioner Hoffman, recommending approval of Resolution 2019-18, Recommending Approval Of A Site Plan/Plan Of Operation Review, Certified Survey Map, Rezone, And Conditional Use Permit For The

DRAFT

DeForest Intermediary School And District Facilities Building, Located At The Northwest Corner Of Windsor Road And North Towne Road, Village Of Windsor with the additional that staff work together with the School District on some of the items discussed earlier. Motion carried with a 7-0 vote.

8.c. Central States Tower IV, LLC Requests A Conditional Use Permit For A Cellular Tower Located At 6472 Portage Road, In The Village Of Windsor.

A motion was made by Commissioner Gaustad, seconded by Commissioner Hoffman, to approve Resolution 2019-19 Recommending Approval Of A Conditional Use Permit For Property Located At 6472 Portage Road, Village Of Windsor. Motion carried with a 6-1 vote, with Commissioner Lange voting "no."

8.d. Ordinance Amendment To Chapter 52, Section 52–22(8), Off Street Parking And Storage Of Vehicles And Trailers Of The Windsor Code Of Ordinances Regarding Restrictions For Off Street Parking In The Village Of Windsor.

A motion was made by Commissioner Hoffman, seconded by Commissioner LeGore, to approve Resolution 2019-20, Recommending Amendment To Selection 52-22 Of The Code Of Ordinances Regarding Off-Street Parking and Storage Of Vehicles And Trailers, including directing staff to look at the items discussed and take into consideration: surviving spouse, whether or not a visitor comes and owns and RV, and having registration or before January 31.

Motion carried with a 7-0 vote.

8.e. Ordinance Amendment To Chapter 52, Section 52–22(4)(h), Off Street Parking And Storage Of Vehicles And Trailers Of The Windsor Code Of Ordinances Regarding Restrictions For Setbacks In The Village Of Windsor.

A change is being made from a minimum of three feet to five feet from all property lines.

A motion was made by Commissioner Mueller, seconded by Commissioner Lange, to approve Ordinance 2019-21, Recommending Amendment To Section 52-22(4(h) Of The Code Of Ordinances Regarding Setbacks For Off-Street Parking And Loading. Motion carried with a 7-0 vote.

9. ADJOURNMENT.

At 7:10 p.m., a motion was made by Commissioner Mueller,, seconded by Commissioner Lange, to adjourn the Plan Commission meeting. Motion carried with a 7-0 vote.

Respectfully submitted,

Ellen G. Teed

Ellen G. Teed
Recording Secretary

DRAFT

9 5 0 9 7 4 8
Tx:9083133

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5550207
12/19/2019 12:02 PM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 5

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:
Amy Anderson Schweppe
Village of Windsor
4084 Mueller Road
DeForest, WI 53532

DRAFTED BY:
Amy Anderson Schweppe
Village of Windsor
4084 Mueller Road
DeForest, WI 53532

PARCEL IDENTIFICATION NUMBERS:
196/0910-342-9500-5
196/0910-345-8000-1
196/0910-344-8520-1

DEED RESTRICTION AND NOTICE OF TERMS AND CONDITIONS OF CONDITIONAL USE PERMIT

The undersigned ("the Owners"), constituting all of the owners of the below described real property located in the Village of Windsor, Dane County, Wisconsin ("the Property"), hereby declare the Property to be subject to the following restrictions:

Property: The West 1/2 of the Northeast 1/4; All that part of the East 1/2 of the Northwest 1/4 lying East and South of the centerline of highways; All that part of the Northeast 1/4 of the Southwest 1/4 lying East of the centerline of the highway and North of the Northerly line of the school property (now Windsor Jt. 1); All that part of the Northwest 1/4 of the Southeast 1/4 lying West and North of the centerline of Token Creek, EXCEPT the school, church and cemetery property, all the above land being in Section 34, Township 9 North, Range 10 East, in the Village of Windsor, Dane County, Wisconsin.

The Owners petitioned for and obtained a conditional use permit from the Village of Windsor to permit the uses stated therein. The terms and conditions of the conditional use permit imposed restrictions upon the use of the Property and are set forth in the attached Village Board resolution.

The restrictions set forth therein run with the land and are binding on and inure to the benefit of the heirs, personal representatives, successors and assigns; and shall only be modified or released with the prior written consent of the Village of Windsor and recording of same in the Dane County Register of Deeds office.

SIGNATURES ON THE FOLLOWING PAGE

William M. Cooper
William M. Cooper

12-12-19
Date

Pamela I. Cooper
Pamela I. Cooper

12-12-19
Date

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me this 12 day of December, 2019, the above-named individual(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

JACKY CARR
NOTARY
PUBLIC
STATE OF WISCONSIN

Jacky Carr
Notary Public, State of Wisconsin

Jacky Carr

My commission expires: 5/14/21

VILLAGE OF WINDSOR
RESOLUTION 2019-120

APPROVAL OF A
CONDITIONAL USE PERMIT FOR PROPERTY
LOCATED AT 6472 PORTAGE ROAD,
VILLAGE OF WINDSOR

WHEREAS, Central States Tower IV, LLC (the "Petitioner") has requested approval of a Conditional Use Permit for the construction of a telecommunication tower and associated equipment at 6472 Portage Road (the "Subject Property"); and

WHEREAS, the Village Director of Planning / Zoning Administrator has reviewed the Petitioner's request and prepared a Staff Report dated November 1, 2019 (the "Staff Report") recommending approval, subject to certain conditions specified in the Staff Report; and

WHERAS, the Village of Windsor Plan Commission held a public hearing regarding the request on October 10, 2019; and

WHEREAS, the Plan Commission recommended approval of the Conditional Use Permit request in Plan Commission Resolution 2019-19; and

WHEREAS, following review of information presented at the Plan Commission meeting, public hearing, and the Staff Report, the Village Board approves the Conditional Use Permit, subject to the conditions specified in the Staff Report and as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor as follows:

The Village of Windsor Board **Approves** the Conditional Use Permit request for Central States Tower IV, LLC located 6472 Portage Road, DeForest, WI 53532, subject to the following conditions:

1. The Conditional Use Permit is limited to 6472 Portage Road, DeForest, WI 53532 (Taxkey Numbers 0910-342-9500-5, 0910-343-8000-1, and 0910-344-8520-1).
2. The Conditional Use Permit is limited to the construction of the following on the subject property as depicted on the Civil Plan:
    a. 75' x 75' square fenced compound with entry gate;
    b. 155' high monopole telecommunication tower;
    c. 20' x 36' rectangular pad for Verizon Wireless telecommunication equipment; and
    d. Provision of access and utility easements and necessary for the above.
3. The Conditional Use Permit shall allow up to three (3) additional Class 2 collocates per Wis. Stats. §66.0404. The Petitioner shall obtain the appropriate permits form the Village of Windsor per Wis. Stats. §66.0404.
4. The Petitioner shall allow representatives from the Village of Windsor (or designee) to inspect the subject property following a 24-hour notice for the purposes of determining compliance with the Conditional Use Permit.

5. The Petitioner shall address any and all comments of the DeForest Windsor Fire & EMS to the satisfaction of the Director of Planning | Zoning Administrator and DeForest Windsor Fire & EMS.
6. The Petitioner shall address any and all comments of the Building Inspector (or designee) to the satisfaction of the Director of Planning | Zoning Administrator and Building Inspector (or designee).
7. The Petitioner shall obtain the appropriate permits from the Village of Windsor.
8. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Conditional Use Permit request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
9. The Village of Windsor Board's approval of the Conditional Use Permit request expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) day expiration, one time, up to an additional one hundred-twenty (120) days. If the Petitioner has not complied with all of the conditions prior to expiration, then a new application and new fees must be submitted and a complete review will be necessary.
10. Other Conditions.
    a. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the Dane County, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
    b. The conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Windsor as being in compliance with all pertinent ordinances.
    c. Should the conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the Village of Windsor, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village of Windsor, pursuant to the enforcement provisions of this conditional use.
    d. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as

specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

e. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use permit may be amended with the prior approval of the Village of Windsor if the Village of Windsor finds the plan amendment to be minor and consistent with the conditional use. Any change in any plan that the Village of Windsor feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.

f. Should any paragraph or phrase of this conditional use be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.

g. If any aspect of this conditional use or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Village of Windsor.

11. Evidence and Findings. The Village Board finds the conditions set forth herein are reasonable; to the extent practicable, measurable; related to the purpose of the Village of Windsor Code of Ordinances; and based on the facts and information set forth in the Staff Report and Petitioner Application, which have been reviewed and are incorporated herein by reference.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on November 07, 2019, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR

Robert E. Wipperfurth

Robert E. Wipperfurth, Village President

Attested by:

Christine Capstran

Christine Capstran, Village Clerk

INCORPORATED BY REFERENCE:
Staff Report
Petitioner Application
Plan Commission Resolution 2019-19

V1