



# Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,  
312 West Whitewater St., Whitewater, WI 53190  
\*In Person and Virtual

**Monday, April 08, 2024 - 6:00 PM**

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.  
Citizen participation is welcome during topic discussion periods.

**Plan and Architectural Review Commission**  
Apr 8, 2024, 6:00 – 8:30 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/319861005>

You can also dial in using your phone.

Access Code: 319-861-005

United States: [+1 \(312\) 757-3121](tel:+13127573121)

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

## AGENDA

### CALL TO ORDER AND ROLL CALL

### APPROVAL OF MINUTES

- [1.](#) Approval of Minutes for March 8, 2024

### HEARING OF CITIZEN COMMENTS

*No formal Plan Commission action will be taken during this meeting although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Commission discusses that particular item.*

### SITE PLAN REVIEWS

- [2.](#) Conceptual Plan Review of a possible multi-family development to be located on vacant land Tax Parcel # WPB 00044 for Chris Slater.
- [3.](#) Site Plan Review and possible approval of Addition and Renovations for the Irvin L. Young Library located at 431 W Center Street Tax Parcel #'s /OT 00196 and /OT 00197.

**PUBLIC HEARINGS**

- 4. Discussion and possible approval of a Certified Survey Map (CSM) for Land Division creating two new lots for Tax Parcel # /HAS 00067 located at 218 Elkhorn Road for Knudson-East Troy, LLC.
- 5. Discussion and possible approval of a Conditional Use Permit for a proposed Dog Daycare Facility located on a vacant lot on Bluff Road Tax Parcel Id # /A 353600002 for Daniel and Janiel Kistle d/b/a The Royal Hounds of Whitewater.
- 6. Discussion and possible approval of a Conditional Use Permit for a new Wireless Telecommunication Facility and Free Standing Tower to be located at 312 Elkhorn Road, Tax Parcel # /A919 00003 for LCC Telecom Services.

**FUTURE AGENDA ITEMS**

**NEXT MEETING DATE MAY 13, 2024.**

**ADJOURNMENT**

**Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to:**

c/o Neighborhood Services  
312 W. Whitewater Street  
Whitewater, WI 53190  
or Idostie@whitewater-wi.gov





## Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,  
312 West Whitewater St., Whitewater, WI 53190  
\*In Person and Virtual

**Monday, March 11, 2024 - 6:00 PM**

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.  
Citizen participation is welcome during topic discussion periods.

Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

### MINUTES

**CALL TO ORDER AT 6:00 P.M.**

**ROLL CALL**

PRESENT:

Councilmember Brienne Brown  
Board Member Andrew Crone  
Chairperson Tom Miller  
Board Member Bruce Parker  
Board Member Brian Schanen  
Board Member Michael Smith

ABSENT:

Councilmember Neil Hicks  
Board Member Carol McCormick  
Board Member John Beerman  
Board Member Jeffery Weigel  
Board Member Sherry Stanek

STAFF

Taylor Zeinert, Interim Economic Director  
Allison Schwark, Planner and Zoning Administrator  
Jonathan McDonnell, City Attorney  
Llana Dostie, Neighborhood Services Administrative Assistant

**APPROVAL OF FEBRUARY MINUTES**

- 1. Minutes for February 12, 2024.

Motion made by Schanen to approve minutes for February 12, 2024 meeting. Motion was with a second by Miller.

Ayes: Crone, Miller, Parker, Schanen, Smith, Brown this motion passed unanimously

**HEARING OF CITIZEN COMMENTS**

Citizen Daniel Kisttle stood up to make a comment he was at the wrong meeting date.

- 2. Discussion and possible approval of a Conditional Use Permit for a second wall sign and an 18 foot pylon sign for Aldi's located at 1380 W Main Street, Parcel # /A513300001.

Planner provide a summary of the request. Aldi is requesting two all signs which is one sign over the ordinance and one pylon sign.

John Doyle representative for Aldi's signs stated the summary provided by planner was correct. Pylon would be set back 45 feet from road.

Planner did mention that the comprehensive plan recommends the monument sign not a pylon. City felt that the pylon was a good fit. Approval was recommended.

Parker as about the set back of the east property line.

Doyle didn't have the east lot line on the drawing it is in the area of 15 to 18 ft.

Schanen about the visual triangle. Planner confirmed that it would not create any vision triangle issues.

Crone asked about other pylon signs in the area.

Motion made by Brown to approve Conditional Use Permit with Planners recommendation with a second from Schanen.

Ayes: Crone, Miller, Parker, Schanen, Smith, Brown this motion passed unanimously.

**FUTURE AGENDA ITEMS**

**NEXT MEETING DATE IS APRIL 8, 2024.**

**ADJOURNMENT AT 6:13 P.M.**

Motion made by Parker with a second from Schanen.

Ayes: Crone, Miller, Parker, Schanen, Smith and Brown this motion passed unanimously.

**Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to:**

c/o Neighborhood Services 312 W. Whitewater Street  
Whitewater, WI 53190  
or [ldostie@whitewater-wi.gov](mailto:ldostie@whitewater-wi.gov)



Neighborhood Services Department  
 Planning, Zoning, Code Enforcement, GIS  
 and Building Inspections

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
 Telephone: (262) 473-0540

March 28, 2024

RE: Memorandum  
 Moraine View Parkway Conceptual Review

The applicant is requesting a concept review of a multi-unit, multi-family development within the City of Whitewater. The development would be comprised of 8, 16-unit buildings on a 10.175-acre parcel.

The parcel more precisely identified as /WPB 00044 is currently zoned R-3 Multi-family Residential.

Based upon the requirements of our R-3 Ordinance, Multi-family over 4 units is permitted by Conditional Use.

During a preliminary review, the concept plan as submitted is in full compliance with all applicable requirements of the zoning district in which it is located in including:

19.21.060 - Yard requirements.

A. Front, thirty feet first floor.

B. Side, fifteen feet; corner lots twenty-five feet.

C. Rear, thirty feet.

D. Shore, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46, and in addition may require DNR approval.

19.21.080 - Building height.

Maximum building height in the R-3 district is forty-five feet. The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit.

The developer shall apply for a Conditional Use Permit and Site Plan Review for full and final approval of the multi-family residential project.

It is staff recommendation that the entire project be approved through one conditional use permit, even if the property is built out in phases, versus one conditional use permit for each building.

Additionally, staff recommends the developer work with the City on a development agreement, which shall encompass conditions of phasing.

Regards,

Allison Schwark  
 Municipal Code Enforcement  
 Zoning Administrator  
 262-249-6701  
[mcodeenforcement@gmail.com](mailto:mcodeenforcement@gmail.com)

# CONCEPTUAL SITE PLAN

Item 2.

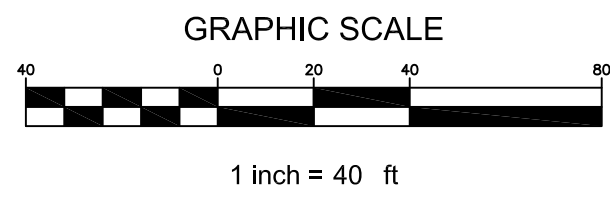
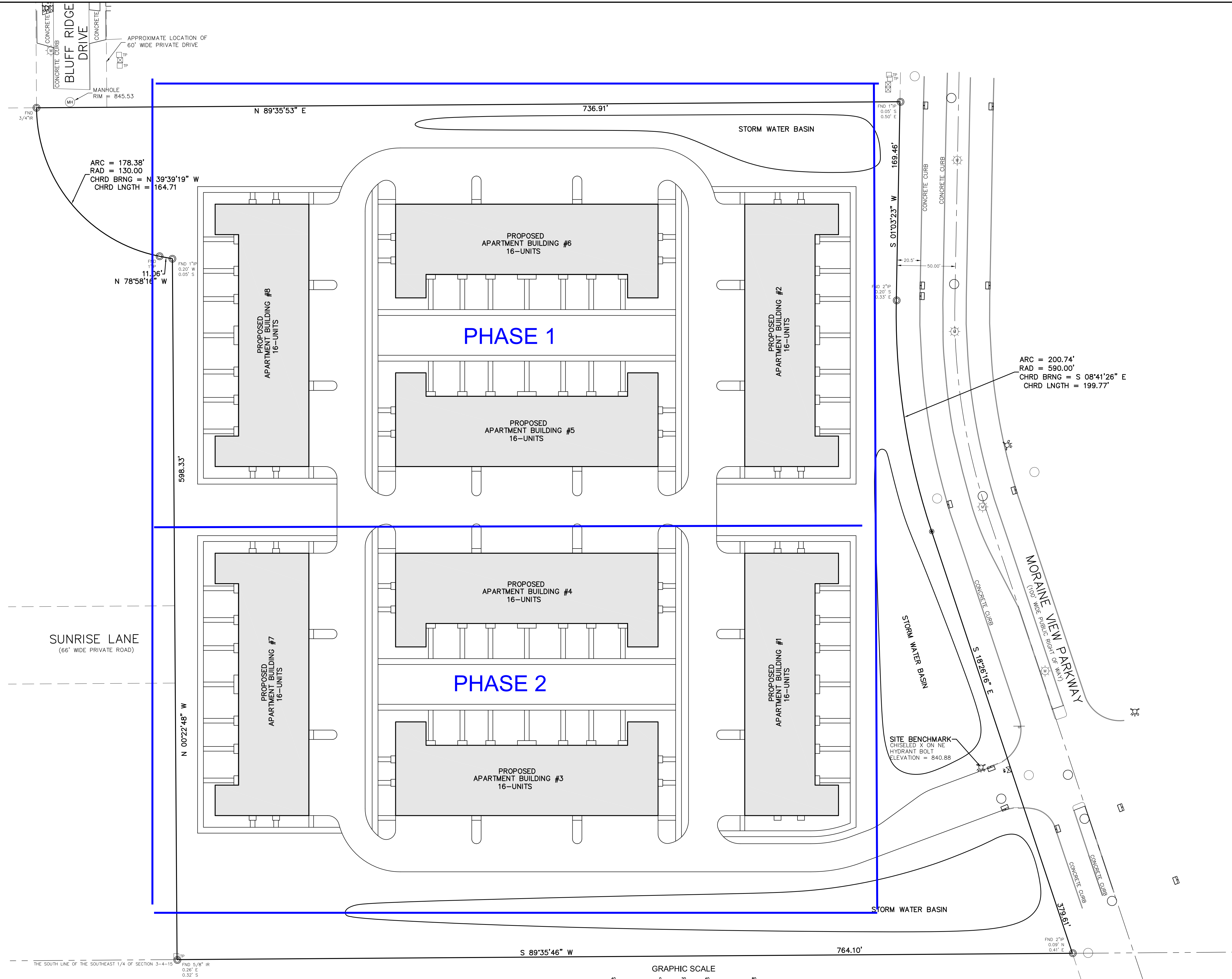
**CJ**  
engineering  
civil design and consulting  
9205 W. Center Street  
Suite 214  
Milwaukee, WI 53222  
PH. (414) 443-1312  
www.cj-engineering.com



## WHITEWATER MULTI-FAMILY DEVELOPMENT MORaine View Parkway    WhiteWater, Wisconsin

CJE NO.: 2364R0  
JANUARY 26, 2024

### SITE PLAN    C1.0



THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 3-4-15  
FND 5/8" IR 0.26' E 0.32' S

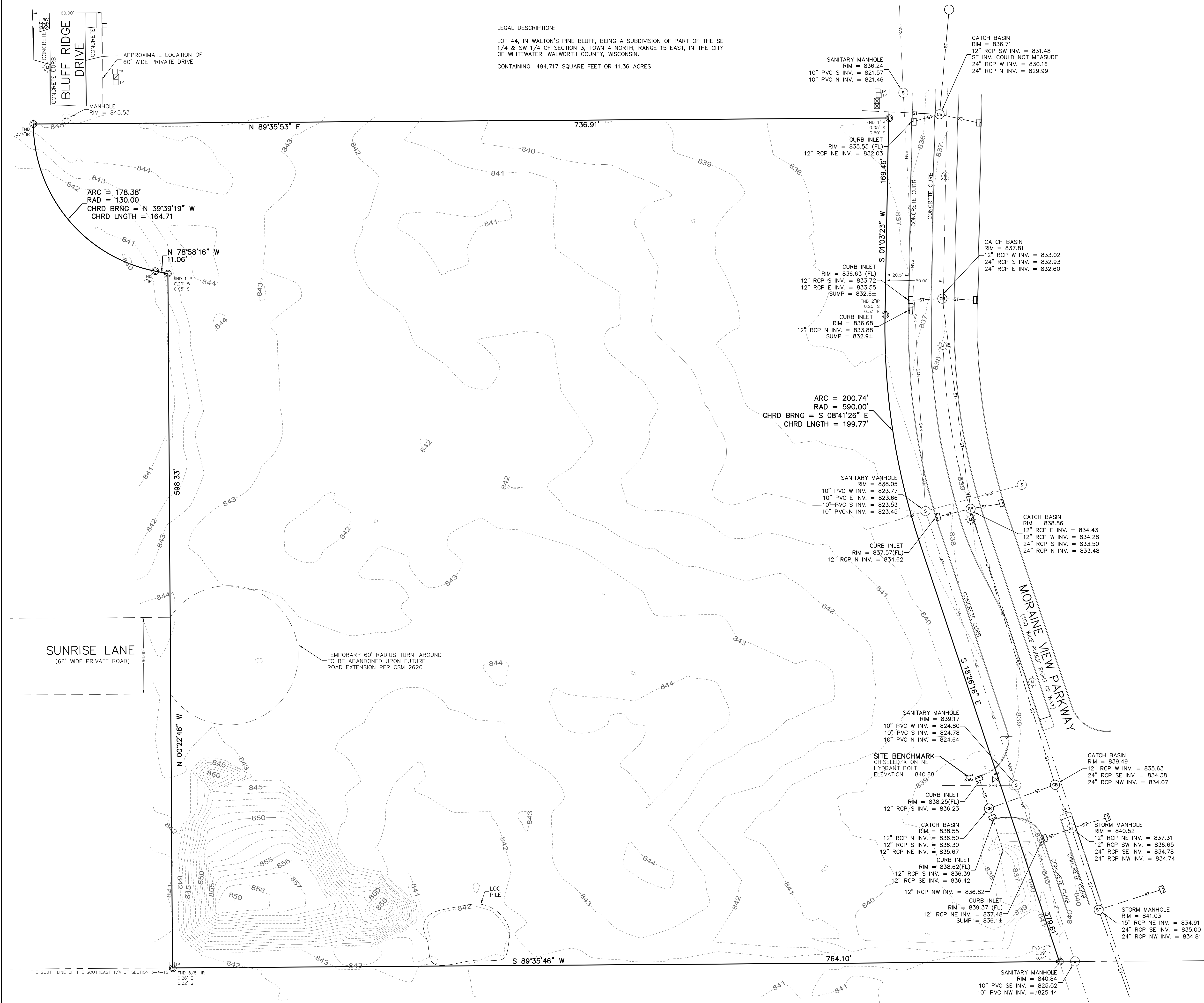
SITE BENCHMARK  
CHISELED X ON NE  
HYDRANT BOLT  
ELEVATION = 840.88

MANHOLE RIM = 845.53  
APPROXIMATE LOCATION OF 60' WIDE PRIVATE DRIVE

**CJ engineering**  
civil design and consulting  
9205 W. Center Street  
Suite 214  
Milwaukee, WI 53222  
PH: (414) 443-1312  
www.cj-engineering.com

**CSE**  
CAPITOL SURVEY ENTERPRISES  
220 REGENCY CT. STE. 210  
BROOKFIELD, WI 53045  
PH: (262) 786-6600  
FAX: (414) 786-6608  
www.CAPITOLSURVEY.COM

LEGAL DESCRIPTION:  
LOT 44, IN WALTON'S PINE BLUFF, BEING A SUBDIVISION OF PART OF THE SE 1/4 & SW 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.  
CONTAINING: 494,717 SQUARE FEET OR 11.36 ACRES

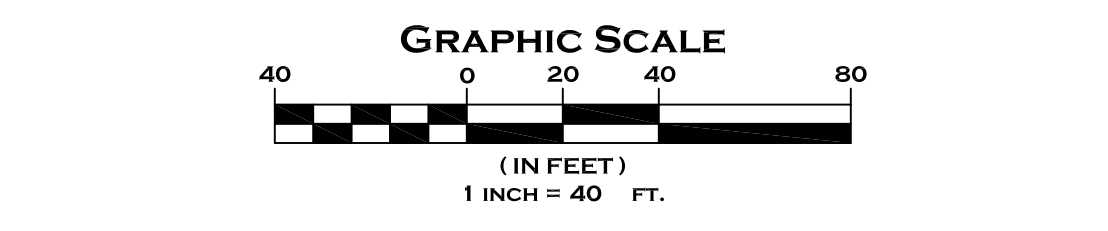


- NOTES
- SUBJECT PROPERTY ZONED: R-3, MULTI FAMILY RESIDENTIAL.
  - SETBACKS BASED ON THE CITY OF WHITEWATER ZONING CODE AND ARE AS FOLLOWS:  
YARD REQUIREMENTS:  
A. FRONT, THIRTY FEET FIRST FLOOR.  
B. SIDE, FIFTEEN FEET; CORNER LOTS TWENTY-FIVE FEET.  
C. REAR, THIRTY FEET.  
D. SHORE, SEVENTY-FIVE FEET. ALL SHORELAND SHALL BE IN COMPLIANCE WITH CHAPTER 19.46, AND IN ADDITION MAY REQUIRE DNR APPROVAL.
  - LEGAL DESCRIPTION BASED ON INFORMATION FROM WALWORTH COUNTY TAX RECORDS. LEGAL DESCRIPTION NOT PROVIDED BY CLIENT.
  - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
  - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55127C0029E, WITH A DATE OF IDENTIFICATION OF 9/3/2014, IN COMMUNITY NO. 550200, CITY OF WHITEWATER, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
  - PROJECT BENCHMARK - THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3-4-15, FOUND CONCRETE MONUMENT WITH BRASS CAP WITH AN ELEVATION OF 829.59.
  - SITE BENCHMARK - CHISELED CROSS ON NORTHEAST BOLT ON HYDRANT. AS SHOWN HEREON.
  - ELEVATIONS BASED ON INFORMATION FROM S.E.W.R.P.C. AND ARE AT NAVD OF 1988(12).
  - SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WALWORTH COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).

**LEGEND**

— SAN —	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER	⊠	HYDRANT
— ST —	STORM SEWER	⊠	ELECTRIC METER	⊠	WATER VALVE
— W —	WATER MAIN	⊠	ELECTRIC PEDESTAL	⊠	GAS VALVE
— G —	BURIED GAS LINE	⊠	ELECTRIC BOX AT GRADE	⊠	MANHOLE
— TEL —	BURIED TELEPHONE LINE	⊠	TELEPHONE BOX AT GRADE	⊠	TELEPHONE PEDESTAL
— E —	BURIED ELECTRIC LINE	⊠	TELEPHONE PEDESTAL	⊠	TV PEDESTAL
— FO —	BURIED FIBER OPTIC LINE	⊠	AIR CONDITIONER	⊠	CATCH BASIN
— CATV —	BURIED CABLE TELEVISION LINES	⊠	UTILITY POLE	⊠	CURB INLET
— COMB —	COMBINATION SEWER	⊠	WOOD SIGN	⊠	METAL LIGHT POLE
— WOOD FENCE —		⊠	GAS METER	⊠	CONCRETE LIGHT POLE
— METAL FENCE —		⊠	TV PEDESTAL	⊠	WOOD LIGHT POLE
— EDGE OF TREES AND BRUSH —		⊠	WOOD SIGN	⊠	WOOD LIGHT POLE
994.32 ±	DOOR SILL ELEVATION	⊠	FLAG POLE	⊠	MAL BOX
⊠	FIRE DEPARTMENT CONNECTION	⊠	BOLLARD	⊠	FIBER OPTIC MARKER
		⊠	BOLLARD LIGHT	⊠	GUY WIRE
		⊠	YARD LIGHT	⊠	

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DIAL 811 OR (800) 242-8511

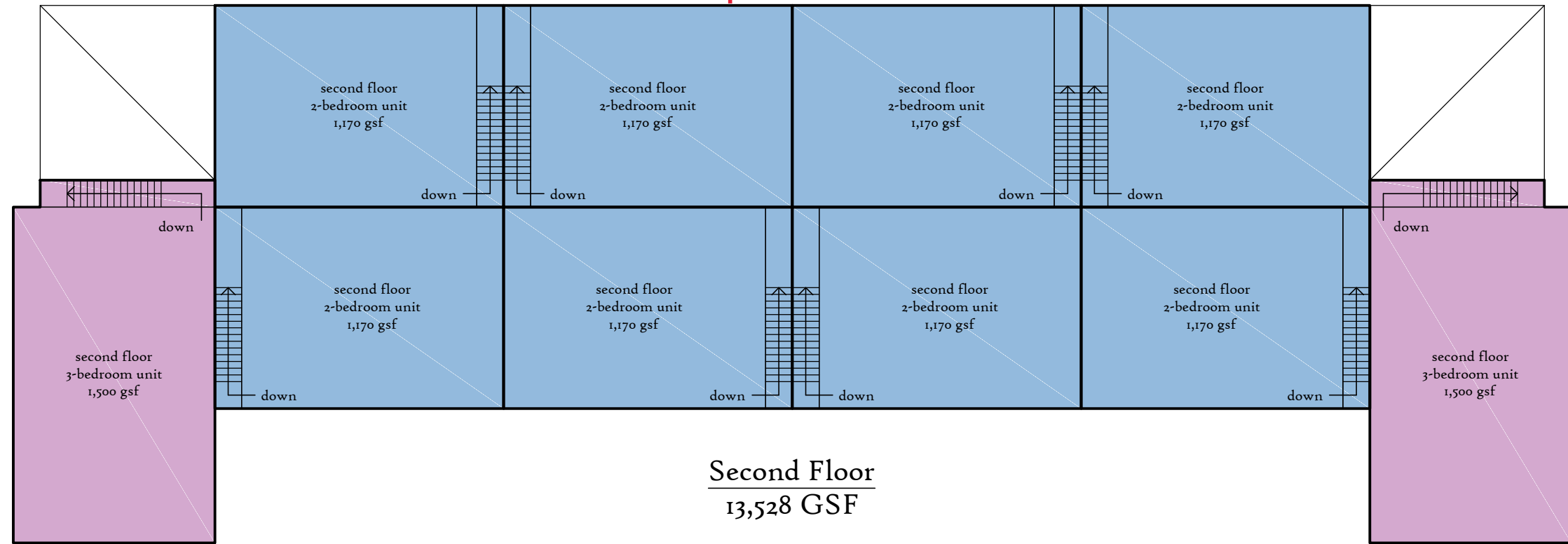


**EXISTING CONDITIONS SURVEY**  
FOR  
**WHITEWATER MULTI-FAMILY**  
MORAIN VIEW PARKWAY  
WHITEWATER, WI

DRAWN BY:	RAP	DATE:	12/01/2023
CHECKED BY:	MJB	DRAWING NO.:	EC - 0
CSE Job No.:	23 - 116	SHEET	1 OF 1

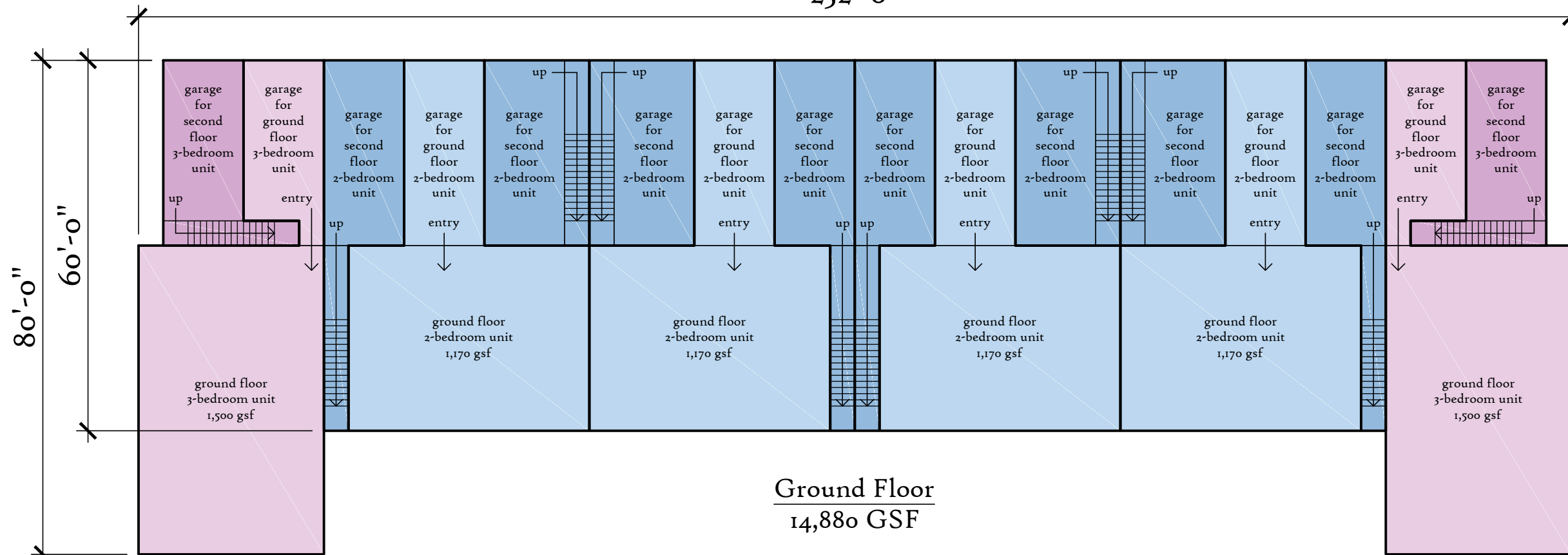


# Conceptual Floor Plan



**Second Floor**  
 13,528 GSF

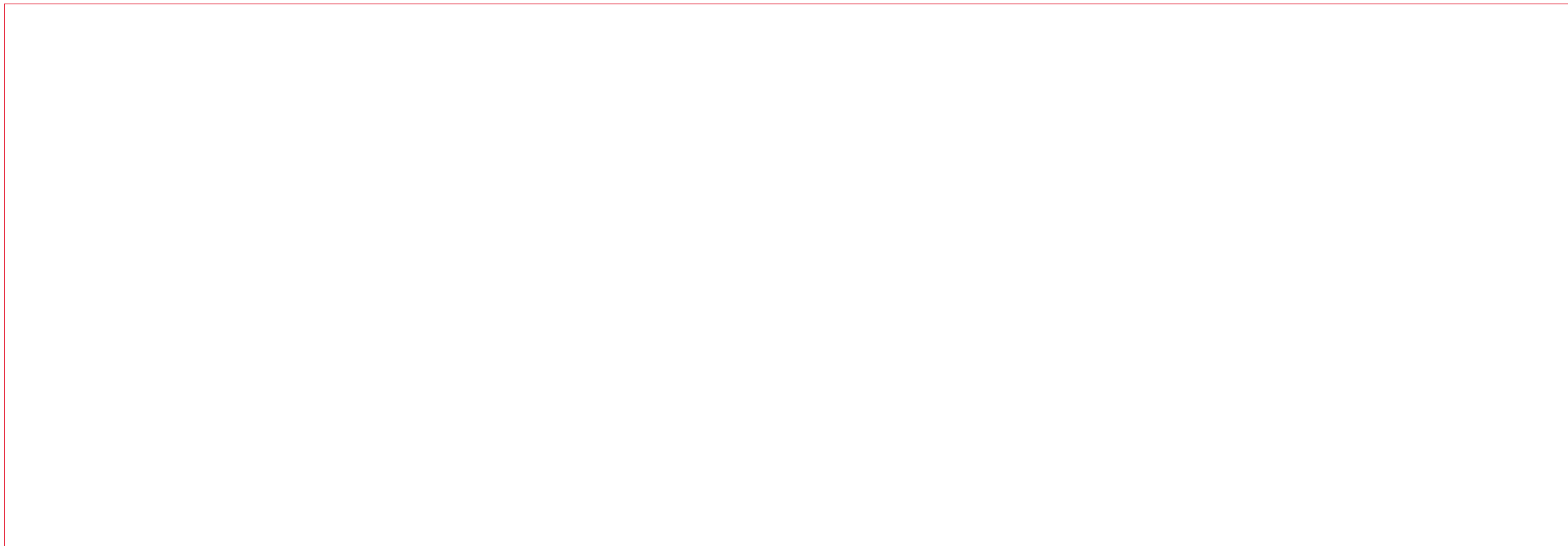
232'-0"



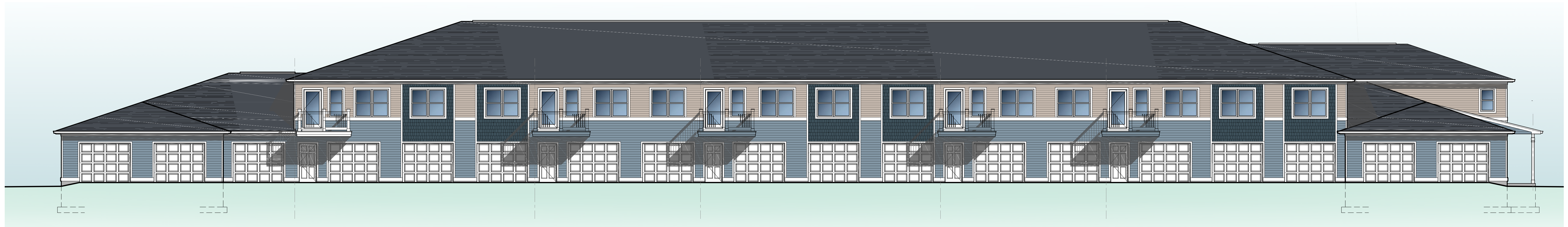
**Ground Floor**  
 14,880 GSF

80'-0"  
 60'-0"

RENDERING OF SIMILAR PROJECT  
(Currently in Construction)

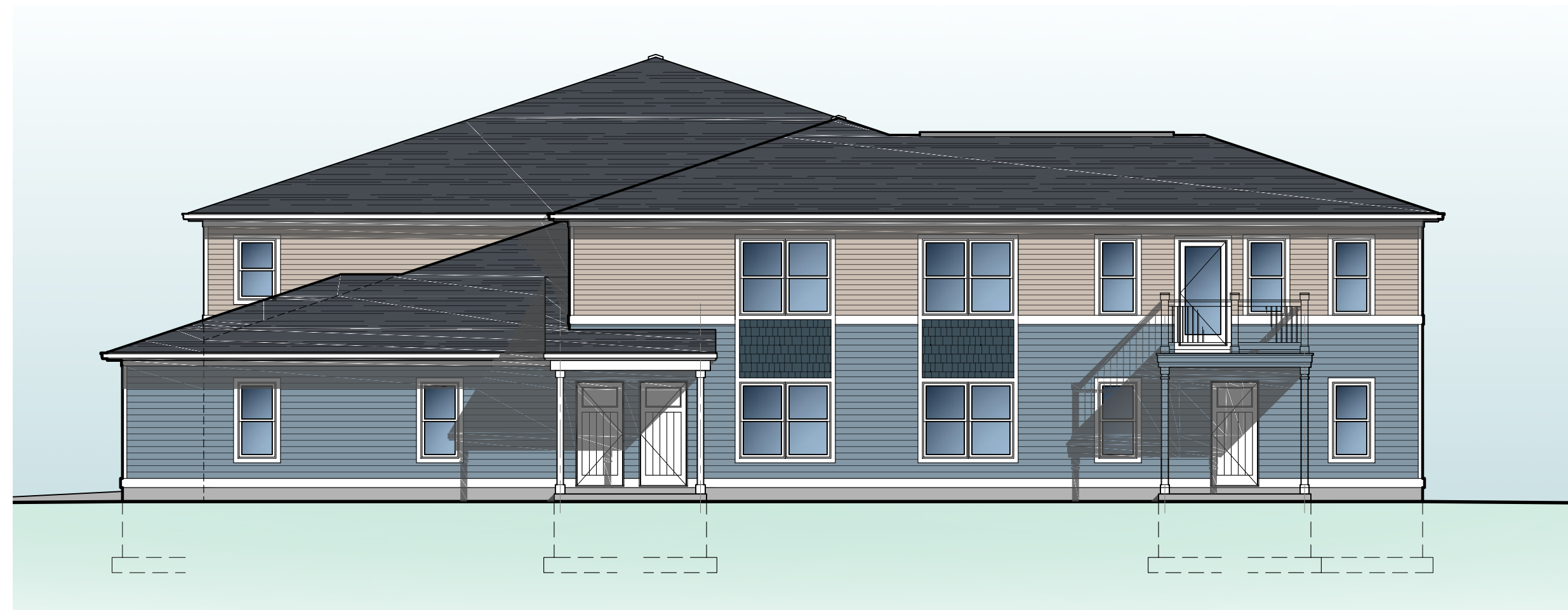


PROJECT TEAM



04 COLOR RENDERING  
NORTH ELEVATION

SCALE = 1/8" = 1'-0"

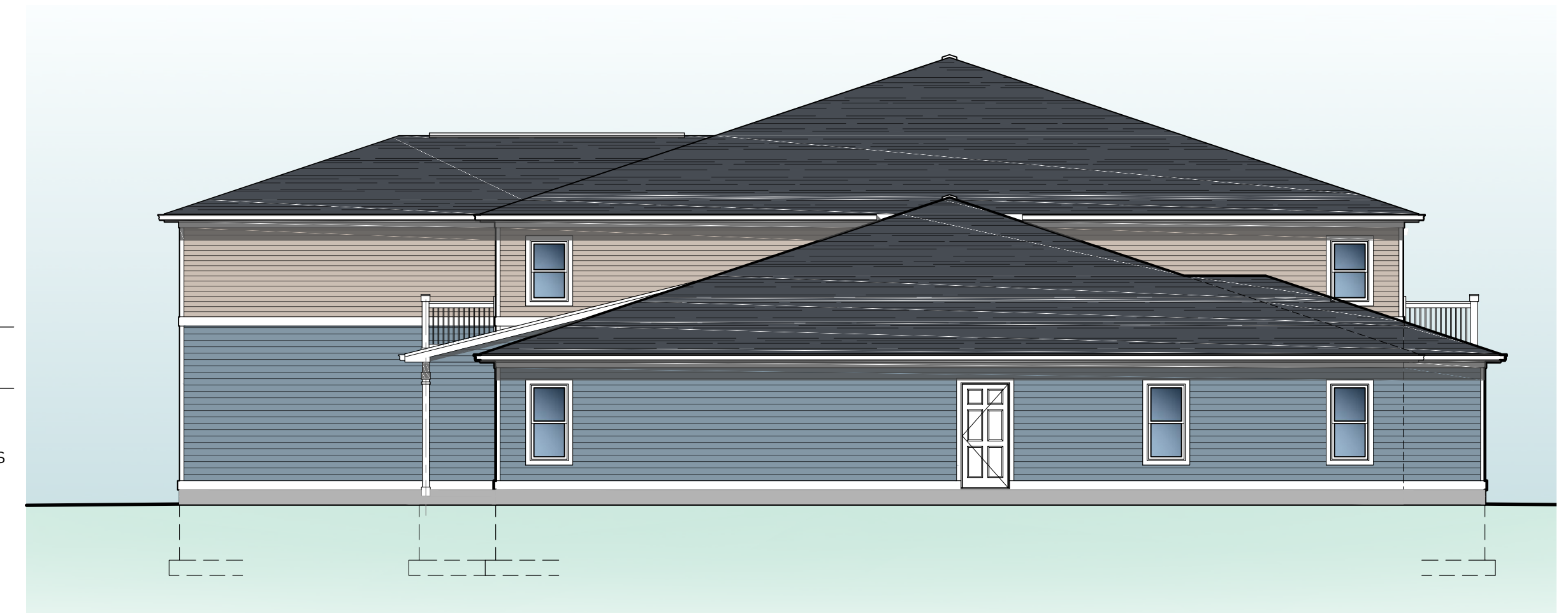


03 COLOR RENDERING  
WEST ELEVATION

SCALE = 1/8" = 1'-0"

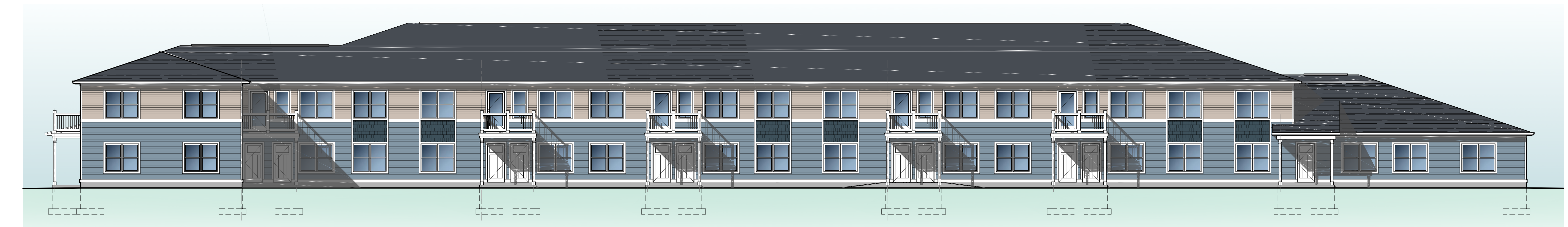
EXTERIOR ELEVATIONS  
MATERIAL NOTES

<p>SDG-1 DOUBLE 4" VINYL LAP SIDING ROYAL BUILDING PRODUCTS ELM GROVE, PROFILE: D4 COLOR: MOCHA</p>	<p>SDG-2 DOUBLE 5" VINYL LAP SIDING ROYAL BUILDING PRODUCTS ELM GROVE, PROFILE: D5DL COLOR: POLARIS</p>	<p>SDG-3 7" VINYL SHAKE SIDING ROYAL BUILDING PRODUCTS PORTSMOUTH, PROFILE: S7 COLOR: SLATE</p>	<p>RFG-1 DIMENSIONAL ASPHALT SHINGLES TIMBERLINE HD COLOR: CHARCOAL</p>
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02 COLOR RENDERING  
EAST ELEVATION

SCALE = 1/8" = 1'-0"



01 COLOR RENDERING  
SOUTH ELEVATION

SCALE = 1/8" = 1'-0"

DRAWING DATE  
01.17.2022  
SET TYPE  
DESIGN PHASE  
SHEET NAME  
COVER SHEET

SHEET NUMBER  
**A000**



# Zoning Analysis

## HIGH LEVEL ALLOWABLE UNIT CALCULATION

Lot Area	10.175 Areas
Lot Area	444,139 SF

### Proposed Development

#### Density Check - 128 Units over 8 Buildings

2 Bedroom Units	96	3000	288,000
3 Bedroom Units	32	3500	112,000
Total SF / Dwelling Area			400,000
Lot Area			444,139
<b>Variance</b>			<b>44,139</b>
<b>Units Per Acre</b>	<b>128</b>	<b>10.175</b>	<b>13</b>

### Lot Coverage Check

16 Unit Building Footprint	8	14880	119,040 SF	26.8%
End Parking & Drive Lane	8	11180	111,800 SF	25.2%
<b>Lot Coverage</b>			<b>230,840 SF</b>	<b>52.0%</b>
<b>Open Space</b>			<b>213,299 SF</b>	
<b>Lot Coverage Calc</b>			128 Units	
			350 SF / Unit	
<b>Required Open Space</b>			<b>44,800 SF Usable Open Space</b>	
<b>Variance</b>			<b>168,499</b>	

## OTHER ZONING NOTES

- 1) Currently R-3 Multifamily
- 2) Requires **Conditional Use** for buildings with more than 4 units
- 3) Minimum Lot Area - See table above
- 4) Setbacks
  - Front - 30'
  - Side 15' (corner 25')
  - Rear 30'
- 5) Lot Coverage - 350 SF of usable open space for each dwelling unit
- 6) 45' max building height
- 7) Park fee required for each unit - could be reduced if sufficient land area was provided for park purposes at the time of subdivision

Min. Lot Area	
Efficiency	2000 SF
1 Bed	2500 SF
2 Bed	3000 SF
3 Bed +	3500 + 30(SF

**Print**

**Plan Review Application Form - Submission #831**

**Date Submitted: 3/11/2024**

**City of Whitewater**

312 W. Whitewater Street  
P.O. Box 178  
Whitewater, WI 53190  
262-470-0540  
www.whitewater-wi.gov

**Application for Plan Review**

**NOTICE**

The Plan Commission meetings are scheduled at 6:00 p.m. on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

**Please complete the following application. Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.**

One (1) 11x17 copies and 1 Electronic Copy (include color where possible). If a full size plan is needed we will request same. All plans should be drawn to scale; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

**IDENTIFICATION AND INFORMATION ON APPLICATION**

**Applicant's First Name\***

Chris

**Applicant's Last Name\***

Slater

**Applicant's Address\***

W308N6194 Shore Acres Rd.

**City\***

Hartland

**State\***

WI

**Zip Code\***

53029

**Phone Number\***

2623490020

**Email Address\***

Chris.Slater@slateco.com

**Owner of site, according to current property tax records (as of the date of the application):**

Edwin & Ruth Kowalski Trust

**Street Address of property:\***

Moraine View Parkway & Jakes Way

**Legal Description (Name of subdivision, block and Lot or other Legal Description):\***

LOT 44 WALTON'S PINE BLUFF AS RECORDED IN CAB D SLIDE 2 WCR. LOCATED IN SE 1/4 & SW 1/4 OF SE 1/4 SEC 3 T4N R15E. 494717 SQ FT CITY OF WHITEWATER OMTS /A3186-3 & /A3186-3A

**Agent or Representative assisting in Application (Engineer, Architect, Attorney, etc.)**

**First Name**

Kory

**Last Name**

Krieser

**Name of Firm:**

Kory Krieser

**Firm Address**

6942 N. Barnett Ln

**City**

Fox Point

**State**

WI

**Zip Code**

53217

Item 2.

**Phone Number**

4145885510

**Fax Number**

**Email Address**

kkrieser@integrism.com

**Name of Contractor:**

Integrism

**Has either the applicant or owner had any variances issued to them, on any property?\***

- Yes.
- No.

**If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.**

**EXISTING AND PROPOSED USES:**

**Current Land Use:**

**Principal Use:**

Agriculture

**Accessory or Secondary Uses:**

**Proposed Use**

Multifamily Housing

**No. of occupants proposed to be accomodated:**

256 +/-

**No. of employees:**

1

**Zoning District in which property is located:**

R-3 Multifamily

**Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which property is located:**

Chapter 19.21 R-3 Multifamily Residence District

**PLANS TO ACCOMPANY APPLICATION**

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

**PLOT PLAN**

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings and structures on adjoining property within 15 feet of the property lines. In the case of demolitions, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

**STANDARDS**

**A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located. Applicant's explanation: \***

Yes, the proposed development will meet density and setback requirements. A conditional use approval is anticipated due to the buildings continuing more than 4 units.

**B. The proposed development will be consistent with the adopted city master plan. Applicant's explanation:\***

The proposed development will expand the city's housing stock and provide a high quality, high-value option for residence to live.

**C. The proposed development will be compatible with and preserve the important natural features of the site. Applicant's explanation:\***

The proposed development will minimize changes to the grade and utilize plant species native to the area for landscaping.

**D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property. Applicant's explanation:\***

The multifamily housing will enhance or complement the surrounding neighborhoods which include multifamily developments, duplexes and self-storage.

Item 2.

**E. The proposed development will not create traffic circulation or parking problems. Applicant's explanation:\***

The proposed development will provide both private garage and surface parking and guest parking within the parcel. The proposed ingress and egress is from the west side of the Moraine View Parkway boulevard and Jake's way intersection. Currently there are no west or southbound outflows to the intersection.

**F. The mass, volume, architectural features, materials and/or setbacks of proposed structures, additions, or alterations will appear to be compatible with existing buildings in the immediate area. The Applicant's explanation:\***

The proposed two-story buildings will be similar in size, massing and finish to the surrounding improvements. The proposed hip style roof allows for the gradual decent from the building roof lines. Various siding patterns and trim will help break up the length of the building.

**G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted. Applicant's explanation:\***

We do not believe this is applicable for this project.

**H. The proposed structure, addition, or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties. Applicant's explanation:\***

The two story buildings will be adequately set back from the property lines and are not of sufficient height to be restrict sunlight from neighboring property.

**CONDITIONS**

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction, commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased

**Applicant's Signature\***

**Date**

Kory Krieser

3/11/2024

**Plot Plan Upload**

Whitewater - Moraine View Pkwy - Jakes Way - Proposed Multifamily Development.pdf

**Plan Upload**

Choose File No file chosen

**File Upload**

Choose File No file chosen

**File Upload**

Choose File No file chosen

**File Upload**

Choose File No file chosen

**File Upload**

Choose File No file chosen

**APPLICATION FEES:**

Fee for Plan Review Application: \$100

Item 2.

Date Application Fee Received by City

Receipt No.

Received by:

**TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:**

Date of notice sent to owners of record of opposite & abutting properties:

Date set for public review before Plan & Architectural Review Board:

**ACTION TAKEN**

Plan Review

Granted

Not Granted by Plan & Architectural Review Commission.

**CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION;**

Signature of Plan Commission Chairman

Date

## Tips for Minimizing Development Review Costs-A Guide for Applicants

The City of Whitewater assigns its consultant cost associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their application. The tips included in this guide will almost always result in a less costly and quicker review of an application.

### MEET WITH NEIGHBORHOOD SERVICES DEPARTMENT BEFORE SUBMITTING AN APPLICATION

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, The Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

### SUBMIT A COMPLETE AND THOROUGH APPLICATION

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

### FOR MORE COMPLEX OR TECHNICAL TYPES OF PROJECTS, STRONGLY CONSIDER WORKING WITH AN EXPERIENCED PROFESSIONAL TO HELP PREPARE YOUR PLANS

Experienced professional engineers, land planners, architects, surveyors, and landscape architects should be quite familiar with standard developmental review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

### FOR SIMPLER PROJECTS, SUBMIT THOROUGH, LEGIBLE, AND ACCURATE PLANS

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building and floor plans should::

1. Be drawn to be recognized scale and indicate what the scale is (e.g. 1 inch=40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current conditions of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials or other similar improvements.



## SUBMIT YOUR APPLICATION WELL IN ADVANCE OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION MEETING

Item 2.

The city normally requires that a complete application be submitted four (4) weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two (2) weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

### FOR MORE COMPLEX PROJECTS, SUBMIT YOUR PROJECT CONCEPTUAL REVIEW

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

### HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand other's perspectives on your proposal, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

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**TYPICAL CITY PLANNING CONSULTANT DEVELOPMENT REVIEW COSTS**

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Cost vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with Information on how the applicant can help control costs.

**Type of development review begin requested and planning consultant review cost range**

**Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)**

- When land use is permitted in the zoning district and for minor downtown building alterations up to \$600
- When use also requires a conditional use permit, and for major downtown building alterations-\$700-\$1,500

**Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)**

- When land use is a permitted use in the zoning district \$700-\$2,000
- When land use also requires a conditional use permit-\$1,600-\$12,000

**Conditional use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)**

- Up to \$600

**Rezoning**

- Standard (not PCD) zoning district-\$400-\$2,000
- Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time-\$2,100-\$12,000

**Land Division**

- Land Survey map-up to \$300
- Subdivision Plat-\$1,500-\$3,000
- Plat (does not include any development agreement time) -\$50-\$1,500

**Annexation**

- Typically between \$200-\$400

**Note on Potential Additional Review Costs:**

The city also retains a separate engineering consultant, who is typically involved in larger projects requiring storm water management, plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review application. The consultant planner and engineer closely coordinate their reviews to control costs.

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**Cost Recovery Certificate and Agreement**

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, board of Zoning Appeals and/or Common Council. In fact most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

**SECTION A: BACKGROUND INFORMATION**

To be filled out by the Applicant/Property Owner

**Applicant's Information**

**First Name\***

Chris

**Last Name\***

Slater

**Address\***

W308N6194 Shore Acres Rd.

**City\***

Hartland

**State\***

WI

**Zip Code\***

53029

**Phone Number\***

2623490020

**Fax Number**

Item 2.

**Email Address\***

Chris.Slater@slateco.com

**Name/Description of Development\***

Moraine View Parkway Multifamily

**Address of Development Site\***

Moraine View Parkway & Jake's Way

**Tax key Number(s) of Site**

/WPB 00044

**Property Owner Information (if different from applicant):**

**First Name**

Edwin

**Last Name**

Kowalski

**Address**

13502 E TOWNLINE RD

**City**

Whitewater

**State**

WI

**Zip Code**

53190

**SECTION B: APPLICANT/PROPERTY OWNER COST OBLIGATIONS To be filled out by the City's Neighborhood Services Director**

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of the application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all cost incurred up until that time.

Item 2.

**A. Application fee**

100

**B. Expected planning consultant review cost**

**C. Total cost expected of application (A+B)**

**D. 25% of total cost, due at time of application**

**Project likely to incur additional engineering or other consultant review costs?**

Yes

The balance of the applicant's costs, not due at the time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City . If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of the application, the City shall refund the difference to the applicant.

**SECTION C: AGREEMENT EXECUTION**

To be filled out by the Applicant and Property Owner.

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

**Signature of Applicant/Petitioner\***

Kory Krieser

**Date**

3/11/2024

**Signature of Property Owner (if different)**

**Date**

mm/dd/yyyy

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: April 8, 2024

Re: Site Plan and Architectural Review Irvin L Young Memorial Library

Summary of Request	
<b>Requested Approvals:</b>	Site Plan Review
<b>Location:</b>	431 W Center Street
<b>Current Land Use:</b>	Library and Library Parking
<b>Proposed Land Use:</b>	Library Expansion with Parking
<b>Current Zoning:</b>	R-2
<b>Proposed Zoning:</b>	N/A
<b>Future Land Use, Comprehensive Plan:</b>	Institutional

Site Plan Review

The applicant is requesting a Site Plan Review for a renovation and expansion project at the Irvin L Young Memorial Library. Included in the Submittal, the basement floor of 2,902 square feet will remain, 11,678 square feet will remain on the main floor and be renovated, and a 6,928 square foot addition will be added to the building in addition to a new parking lot with landscaping. The total building will amount to a total of 21,508 square feet. The new parking lot will include 44 regular sized stalls and 2 accessible stalls, totaling 46 stalls, which is an increase from the existing parking lot with 35 stalls.

19.18.040 - Lot area.

Site Plan appears to be in full compliance with the following.

19.18.050 - Lot width.

Site Plan appears to be in full compliance with the following.

19.18.060 - Yard requirements.

A. Front, twenty-five feet; (not more than forty percent of the front yard may be an impervious surface except by conditional use permit);

B. Side, ten feet for one-family, fifteen feet for two-family and multifamily; corner lots, twenty-five feet;

C. Rear, thirty feet (not more than forty percent of the yard may be an impervious surface except as a conditional use);

D. Shore, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46, and in addition may require DNR approval.

**Site Plan appears to be in full compliance with the following.**

19.18.080 - Building height.

**Site Plan appears to be in full compliance with the following.**

### **Planner's Recommendations**

- 1) Staff recommends that Plan Commission **APPROVE** the Site Plan with the following conditions:
  - a) The applicant is responsible for planning, design, and implementation of the grading plan for the site. The City of Whitewater shall not be held responsible for any deficiency in the grading plan.
  - b) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
  - c) It is recommended that the two parcels in which the library span be combined by CSM in the future.
  - d) It is recommended that the parcel(s) be rezoned to institutional, to stay consistent with the comprehensive plan.
  - e) All lighting shall be installed in accordance with section 19.57.150.
  - f) Any conditions stipulated by the PARC.





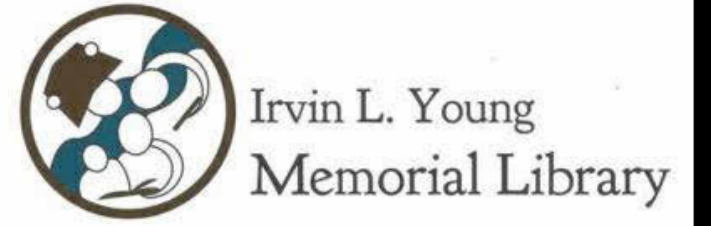
<b>Site Plan Review for: Irvin L Young Library Addition</b>		
<i>Plan Review Standards per Section 1919.63.100:</i>		
STANDARD	EVALUATION	COMMENTS
1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located	Yes	The proposed use is existing.
2. The proposed development will be consistent with the adopted city comprehensive plan	Yes	Comp plan shows area marked for Institutional
3. The proposed development will be compatible with and preserve the important natural features of the site	Yes	Site contains little in the way of natural features.
4. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property	Yes	The proposed use is consistent with the Comprehensive Plan.
5. The proposed development will not create traffic circulation or parking problems	Yes	The project is consistent with the use requirement, and is already developed in this location.

<p>6. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area</p>	<p>Yes</p>	<p>The building will fit and augment its surrounding area.</p>
<p>7. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted</p>	<p>N/A</p>	<p>N/A</p>
<p>8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties</p>	<p>Yes</p>	<p>The structure will not affect the sun and light.</p>



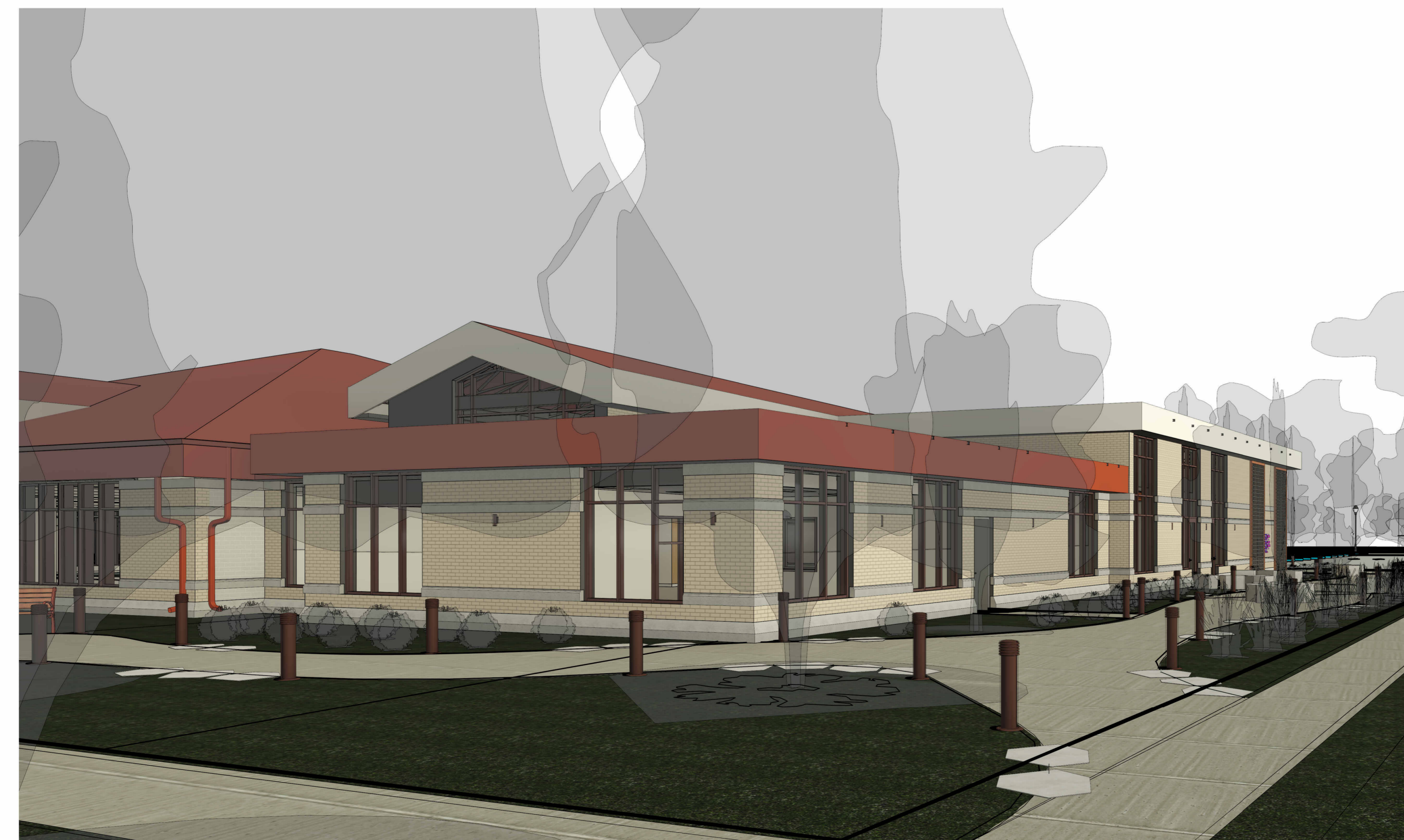
# IRVIN L. YOUNG MEMORIAL LIBRARY ADDITIONS AND RENOVATIONS

431 W. CENTER STREET, WHITEWATER, WISCONSIN

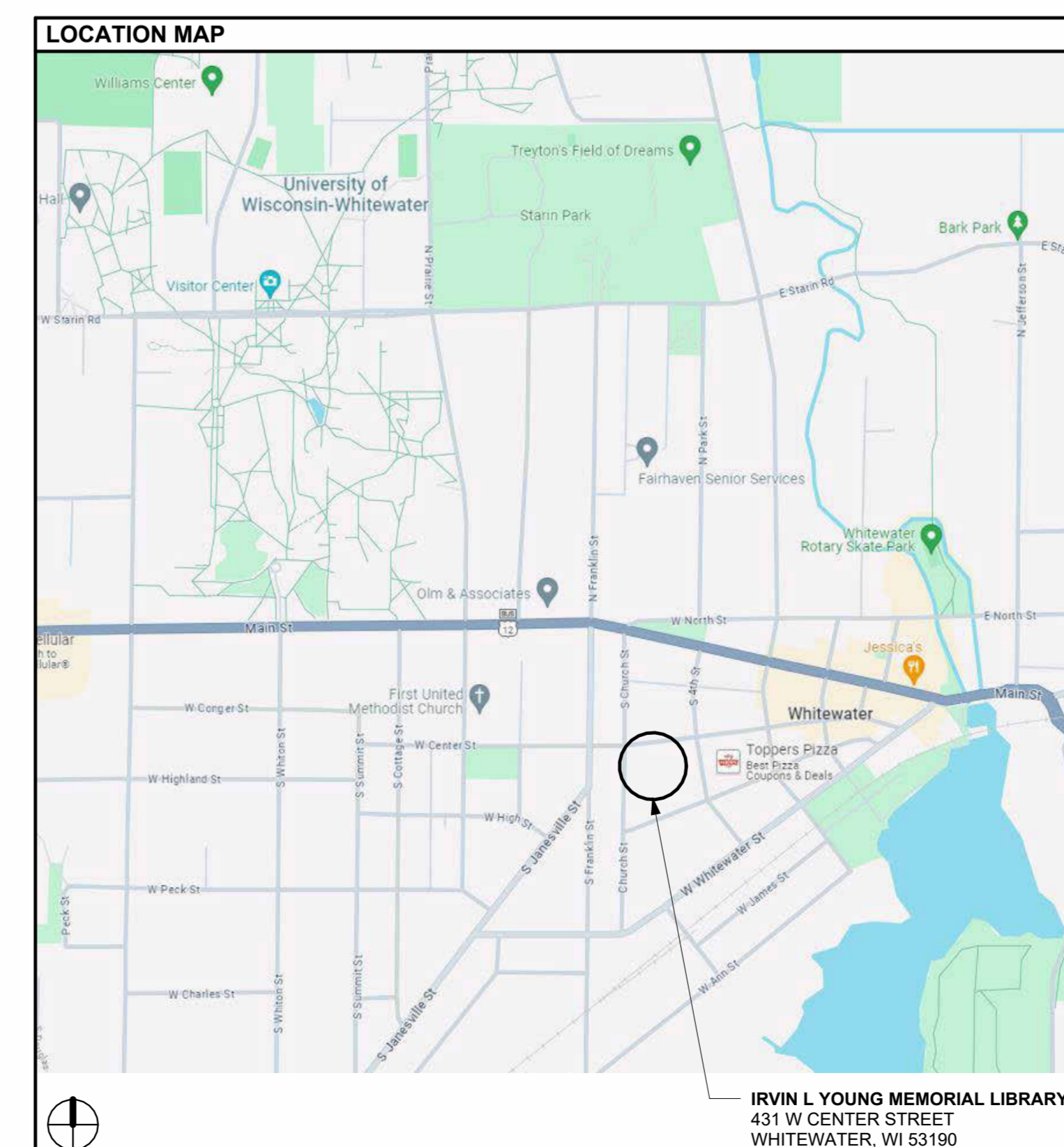


BOARD	
Jennifer Moltzko	PRESIDENT
Doug Anderson	VICE PRESIDENT
Jaime Weigel	SECRETARY
Kathy Retzko	TREASURER
Brienne Diebold-Brown	BOARD MEMBER
Sallee Berndt	BOARD MEMBER
Alyssa Orlovski	BOARD MEMBER

DRAWING INDEX_ ARB	
SHEET NO.	SHEET NAME
GENERAL	
A1.0	Title Sheet
CIVIL	
C200	Site Plan
LANDSCAPE	
L100	Tree Protection & Removal Plan
L100	Landscape Plan
L200	Landscape Details
ARCHITECTURAL	
A2.0	Architectural Site Plan
A3.0	Floor Plan - Demolition
A3.1	Floor Plan - New Work
A4.0	Reflected Ceiling Plan - Demolition
A4.1	Reflected Ceiling Plan - New Work
A5.0	Building Elevations
A5.1	Building Elevations - Realistic
ELECTRICAL	
ES100	Electrical Site Plan - Photometrics



CONSULTANTS	
	<b>CIVIL ENGINEER</b> RTM Engineering Consultants 650 E. Algonquin Road, Suite 250 Schaumburg, IL 60173 847.756.4180
	<b>STRUCTURAL ENGINEER</b> ML Structural 334 E. Coffey Street, Unit D Palatine, IL 60067 224.214.0565
	<b>HVAC, ELECTRICAL, PLUMBING, FIRE PROTECTION ENGINEERS</b> RTM Engineering Consultants 650 E. Algonquin Road, Suite 250 Schaumburg, IL 60173 847.756.4180
	<b>TECHNOLOGY ENGINEERS</b> RTM Engineering Consultants 650 E. Algonquin Road, Suite 250 Schaumburg, IL 60173 847.756.4180
	<b>LANDSCAPE ARCHITECT</b> Design Perspectives, Inc. 1167 Hobson Mill Drive Naperville, IL 60540 630.606.0776



CODE COMPLIANCE				
<b>BUILDING DATA:</b> CONSTRUCTION CLASSIFICATION: TYPE IIIIB, SPRINKLED OCCUPANCY: A-3, B, S-1 (NON-SEPARATED MIXED USE) ZONING: R-2				
<b>BUILDING USE:</b> EXISTING: LIBRARY PROPOSED: LIBRARY				
<b>AREAS (GSF):</b>	<b>TO REMAIN</b>	<b>RENOVATED</b>	<b>NEW</b>	<b>COMPLETE</b>
BASEMENT:	2,902	0	0	2,902
FIRST FLOOR:	0	11,678	6,928	18,606
<b>TOTAL ALLOWABLE</b>	<b>2,902</b>	<b>11,678</b>	<b>6,928</b>	<b>21,508</b>
				38,000

**CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED IN THE OFFICES OF STUDIO GC, INC. UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE FOLLOWING:

- 2015 INTERNATIONAL BUILDING CODE, AMEND. BY CH. SPS 381 TO 386 WI ADMIN CODE
- 2015 INTERNATIONAL FUEL GAS CODE, AMEND. BY CH. SPS 381 TO 386
- 2015 INTERNATIONAL MECHANICAL CODE, AMEND. BY SPS 384
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE, CH. SPS 381 TO 386
- 2015 INTERNATIONAL EXISTING BUILDING CODE, CH. SPS 386
- 2015 INTERNATIONAL FIRE CODE
- 2015 NFPA 70 (NEC)
- STATE PLUMBING CODE, CH. SPS 381 TO 387 WI ADMIN. CODE
- STATE ELECTRICAL CODE, CH. SPS 316 WI ADMIN. CODE
- WI COMMERCIAL BUILDING CODE

<input type="text"/>	ARCHITECT
<input type="text"/>	LICENSE NO. AND EXPIRATION DATE
<input type="text"/>	DATE SIGNED

Additions and Renovations

Irvin L. Young Memorial Library  
431 W. Center Street, Whitewater, WI 53190

NO	ISSUE	DATE
.	ARCH REVIEW	03.11.24
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Title Sheet

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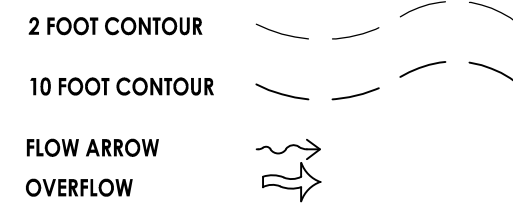
### EXISTING AREA

TOTAL	BUILDING	SIDEWALK	PARKING LOT	GRASS
72520 SF	14219 SF	2995 SF	19733 SF	35573 SF

### PROPOSED AREA

TOTAL	BUILDING	SIDEWALK	PARKING LOT	GRASS	PAVER
72520 SF	18719 SF	2211 SF	18976 SF	27986 SF	4628 SF

#### DRAINAGE NOTES:



#### LEGAL DESCRIPTION: (PER SURVEY BY LAND-MARK SURVEYING)

LOT 11, LOT 12, PART OF LOT 13, PART OF LOT 14 OF BLOCK 15 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WHITEWATER AND LOTS 17 AND 18 OF O'CONNORS SUBDIVISION OF PART OF LOTS 11 AND 12 OF BLOCK 15 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WHITEWATER, ALL LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

#### NOTES:

- ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
- ADA DETECTIBLE WARNING STRIPS SHALL BE CAST IRON TILES, SET INTO CONCRETE SURFACE, PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
- TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY LAND-MARK SURVEYING

#### (X) SIGNING AND STRIPING SCHEDULE

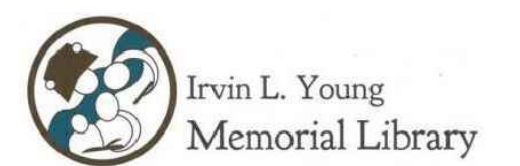
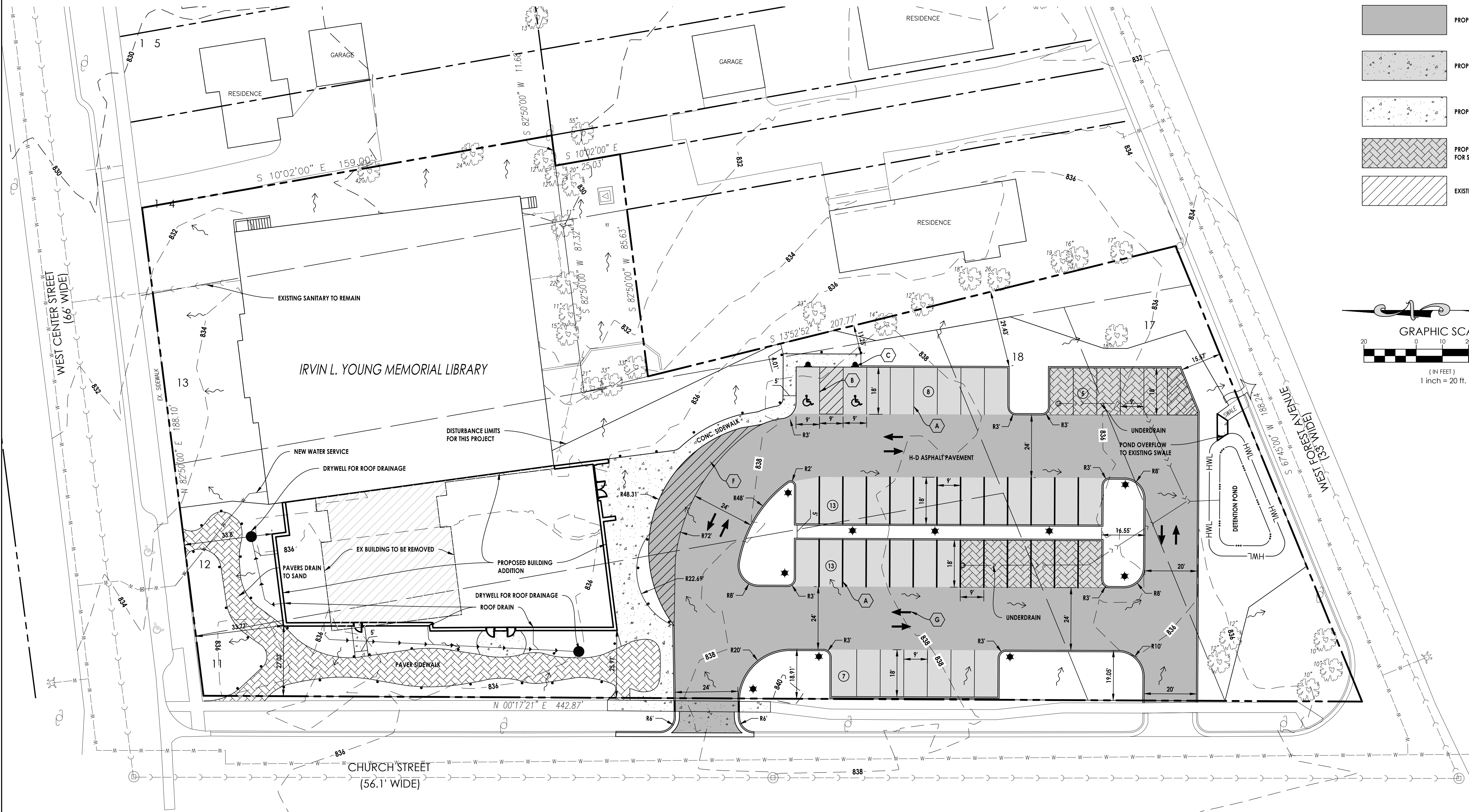
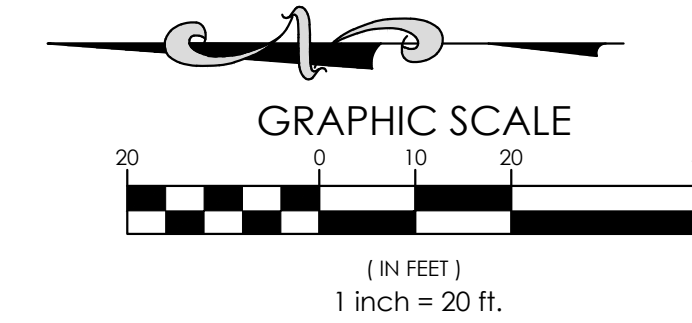
- A. 4" YELLOW STRIPING
- B. YELLOW HANDICAP PARKING STRIPING (SEE DETAIL)
- C. "ACCESSIBLE" PARKING STALL SIGN ASSEMBLY
- D. "STOP" SIGN R1-1 (30"X30")
- E. 24" WHITE THERMOPLASTIC STOP BAR
- F. 4" PAINTED CROSS STRIPING 4' C-C
- G. DIRECTIONAL ARROW

#### (X) PARKING SUMMARY

	EXISTING	PROPOSED
REGULAR STALLS (9'x18')	33	44
ACCESSIBLE STALLS (16'x18')	2	2
<b>TOTAL STALL COUNT</b>	<b>35</b>	<b>46</b>

#### LEGEND:

- ADA TRUNCATED DOMES
- EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER - DEPRESSED
- B6.18 CURB AND GUTTER UNLESS NOTED OTHERWISE
- BARRIER CURB
- BARRIER CURB - DEPRESSED
- SAWCUT LINE
- PROPOSED FULL-DEPTH REGULAR ASPHALT PAVEMENT.
- PROPOSED FULL-DEPTH HEAVY-DUTY ASPHALT PAVEMENT.
- PROPOSED CONCRETE PAVEMENT.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED PERMEABLE PAVERS FOR STORMWATER AREA.
- EXISTING BUILDING TO BE REMOVED.



223 West Jackson Boulevard, Suite 1200  
Chicago, Illinois 60606  
(312) 253-3400



650 E. Algonquin Road | Suite 250  
Schaumburg, IL 60173  
ph: 847.404.5239  
IL Design Firm: 184006777-0002

Additions and Renovations

Irvin L. Young Memorial Library  
431 W. Center Street, Whitewater, WI 53190

NO	ISSUE	DATE
•	ARCH REVIEW	03.11.24
•	SUBMISSION	
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### SITE PLAN

**C200**

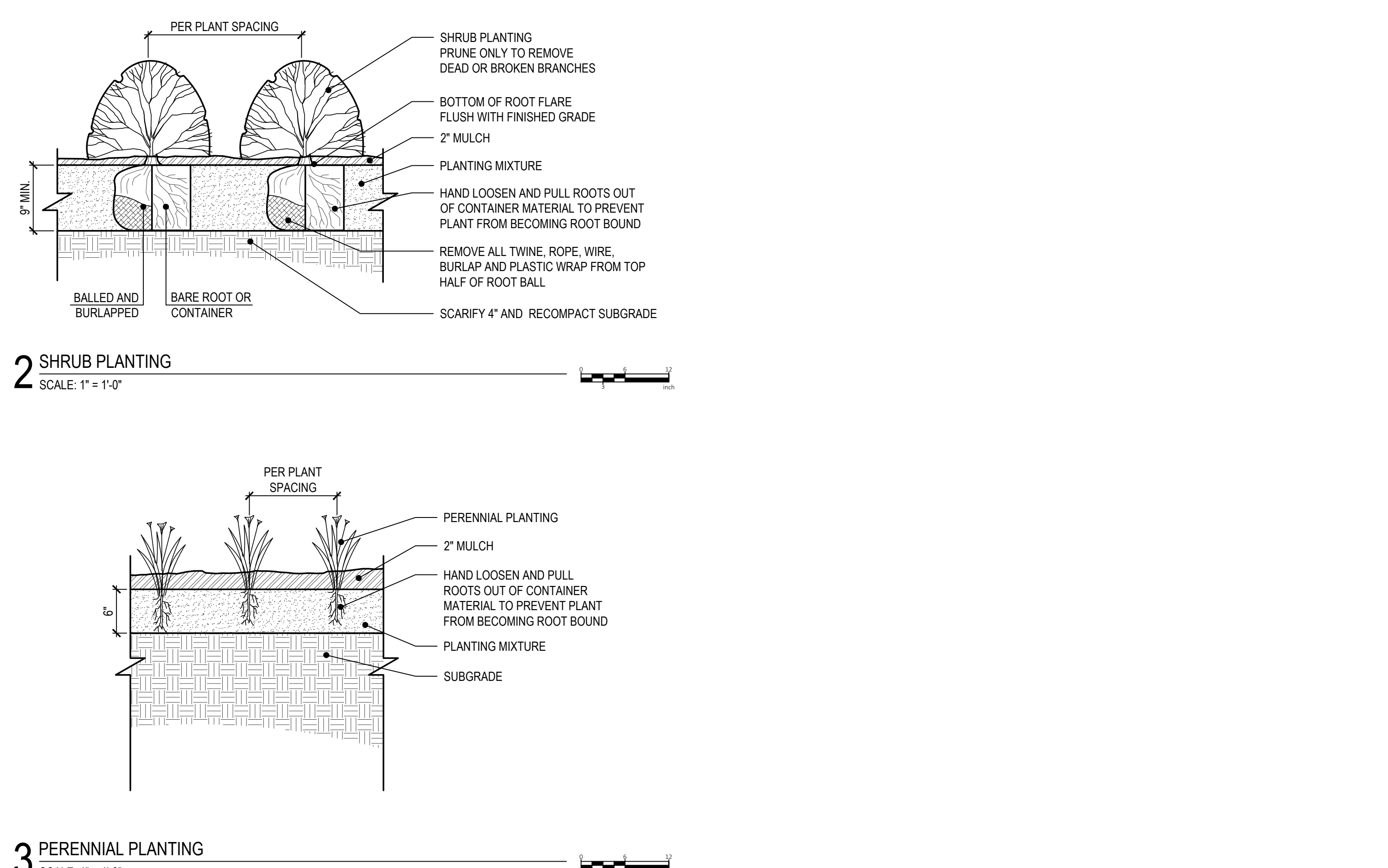
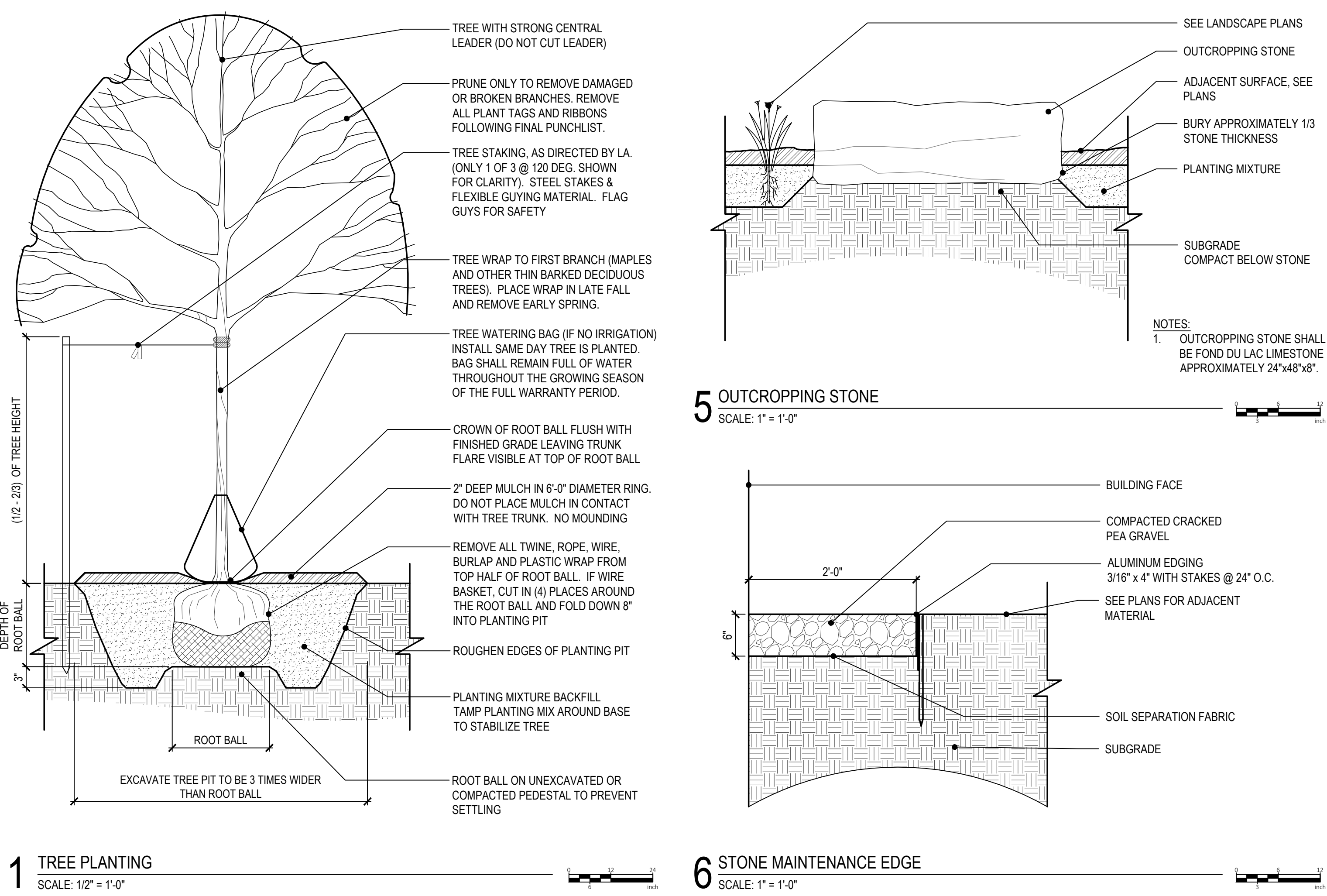








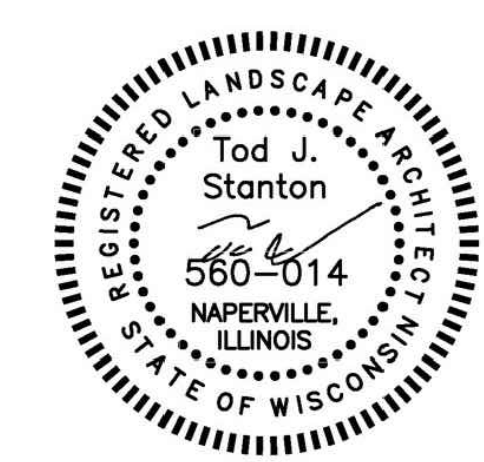




LANDSCAPE ORDINANCE REVIEW: WHITEWATER, WI			
SPECIFIC ORDINANCE	CODE REQUIRES	CALCULATION	COMPLIANCE
STREET FRONTAGES	ONE (1) TREE PER THIRTY-FIVE (35) LINEAR FEET (LF) ALONG THE STREET RIGHT-OF-WAY. TREES SHOULD BE PLANTED MIDWAY BETWEEN STREET CURB AND SIDEWALK. IF SPACE IS NOT AVAILABLE BETWEEN SIDEWALK AND CURB, TREE SHOULD BE PLANTED WITHIN 15' OF PROPERTY LINE.	CHURCH STREET (NORTH OF NORTH DRIVEWAY): 179.45 LF OF FRONTAGE = (5) TREES REQUIRED. CHURCH STREET (BETWEEN NORTH AND SOUTH DRIVEWAYS): 155.37 LF OF FRONTAGE = (4) TREES REQUIRED. FOREST AVENUE: 188.24 LF OF FRONTAGE = (5) TREES REQUIRED.	AN UNDERGROUND GAS LINE PREVENTS TREES FROM BEING PLANTED IN THIS AREA. AN UNDERGROUND GAS LINE PREVENTS TREES FROM BEING PLANTED IN THIS AREA.
PAVED AREAS	ONE (1) LARGE DECIDUOUS TREE AND SIXTY (60) POINTS OF ADDITIONAL LANDSCAPING SHOULD BE PLANTED FOR EACH 1,500 SQUARE FEET (SF) OF PAVED AREA.	PARKING LOT: 20,557 SF OF PAVED AREA = 14 TREES AND 822 POINTS REQUIRED.	(8) TREES PROVIDED. CITY STANDARD FOR CLEAR DISTANCE FROM LIGHT POLES, AS WELL AS LARGE EXISTING TREES ALREADY ON SITE BEING PRESERVED, LIMIT THE SPACE FOR NEW TREES. 840 POINTS ARE PROVIDED (2 SMALL TREES AND 36 SHRUBS)
BUILDING FOUNDATIONS	ONE HUNDRED SIXTY (160) POINTS OF LANDSCAPING SHOULD BE PLANTED FOR EVERY 100 LINEAL FEET (LF) OF EXTERIOR BUILDING WALL VISIBLE FROM PUBLIC RIGHT-OF-WAY.	WEST BUILDING WALL = 131.31 LF; 210 POINTS OF LANDSCAPE REQUIRED. NORTH BUILDING WALL = 46.29 LF; 74 POINTS OF LANDSCAPE REQUIRED.	857 POINTS PROVIDED (3 SMALL TREES, 14 SHRUBS, AND 397 SF OF PERENNIALS) 347 POINTS PROVIDED (8 SHRUBS AND 187 SF OF PERENNIALS)
LANDSCAPED BUFFER YARDS	MIN. WIDTH = 10', NOT INCLUDING THE AREA BETWEEN THE SIDEWALK AND STREET CURB.	PARKING LOT BUFFER WIDTH = 4'	THE EXISTING LANDSCAPE BUFFER IS 4'. THIS PROJECT IS RE-CONSTRUCTING THE EXISTING LOT IN PLACE, MOVING THE LOT EAST TO PROVIDE FOR A LARGER BUFFER ON THE WEST WOULD FORCE CONSTRUCTION TO WITHIN THE DRIPLINE OF 9 LARGE EXISTING TREES.
GENERAL YARD AREAS	TWO HUNDRED (200) POINTS OF LANDSCAPING SHOULD BE PLANTED FOR EACH FIVE THOUSAND (5,000) SQUARE FEET (SF) OF TOTAL SITE AREA.	TOTAL GENERAL YARD SITE AREA: 3,633 SF; 3,633 / 5,000 = 0.7266; 0.7266 * 200 = 145 POINTS REQUIRED.	857 POINTS PROVIDED (1 SMALL TREE, 23 SHRUBS, AND 337 SF OF PERENNIALS)
SCREENING	N/A	N/A	N/A

- CONSTRUCTION DETAIL NOTES:**
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE PERMITS, CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
  - IF APPLICABLE, CONTRACTOR SHALL COORDINATE ALL PHASES OF CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON SITE.
  - CONTRACTOR SHALL PROVIDE CUTSHEETS AND PRODUCT DATA FOR ALL MATERIALS TO BE INSTALLED ON SITE. SHOP DRAWINGS SHALL BE PROVIDED WHERE SPECIFICALLY REQUESTED.
  - NOTIFY LANDSCAPE ARCHITECT IF DETAILS ON THIS SHEET CONFLICT WITH PRODUCT MANUFACTURER'S RECOMMENDATIONS.
  - CONTRACTOR SHALL PROVIDE ON-SITE MOCKUP OF ALL PAVINGS, DECKS AND WALLS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT. MOCK-UP WILL ESTABLISH MINIMUM QUALITY OF WORK. MOCKUPS MAY BE INTEGRATED INTO THE FINAL DESIGN, IF ACCEPTABLE. THEY MAY ALSO BE REMOVED AT NO-COST TO OWNER IF NOT ACCEPTABLE.
  - CONTRACTOR SHALL PROVIDE OWNER WITH PRODUCT MANUFACTURER'S WRITTEN OPERATIONS & MAINTENANCE RECOMMENDATIONS.

- LANDSCAPE NOTES**
- SEE SHEET L2.00 FOR LANDSCAPE ORDINANCE REVIEW DATA TABLE, SWORN STATEMENTS AND PLANT SCHEDULE.
  - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
  - THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.
  - IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICATE.
  - PLANT MATERIALS:
    - ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
    - PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
    - PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.
    - TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNMAYNAGED AND UNCUT. BRANCHING MUST BE WELL DEVELOPED.
    - ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
    - NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.
    - ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
  - TOPSOIL & PLANTING MIXTURES:
    - ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
    - SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
    - TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRIABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION AND FREE OF SUBSOIL, STONES, LUMPS, CLODS OF HARD EARTH, PLANTS, PLANT ROOTS, STICKS, NOXIOUS WEEDS, SLAG, CINDERS, DEMOLITION DEBRIS OR OTHER EXTRANEIOUS MATTER OVER 1" IN LARGEST DIMENSION.
    - EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.
    - TOPSOIL SHALL BE TESTED AND AMENDED (AS SPECIFIED BY THE TESTING AGENCY) TO THE FOLLOWING:
      - ADJUST SOIL TO A pH OF 6.0 TO 6.5.
      - ORGANIC MATTER: 4% MIN, 10% MAX
      - AVAILABLE PHOSPHORUS: 25 PPM, MIN
      - EXCHANGEABLE POTASSIUM: 125 PPM, MIN
    - THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:
      - TREES & SHRUBS = 14-4-6 BRIQUETTES @ 17¢
      - LAWN = HIGH NITROGEN STARTER FERTILIZER
    - LAWN SEED & SOD AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
    - PLANTING BEDS SHALL RECEIVE MINIMUM 6" DEPTH OF AMENDED TOPSOIL.
    - NATIVE LANDSCAPE SEEDING AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.
  - MULCH MATERIALS:
    - ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
    - MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
    - MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
  - LANDSCAPE BED EDGING:
    - ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.
  - STORAGE & INSTALLATION:
    - CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
    - EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
    - PRUNING AND REMOVAL OF BRANCHES ON EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.
    - EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIPLINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.
    - NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE (APPROVED BY STATE CHEMIST) TO KILL ALL EXISTING GROUND COVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUND COVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
    - WHERE PROPOSED PLANTINGS ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW PAVING SURFACE.
    - FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
    - ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
    - BEFORE FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.
  - MAINTENANCE:
    - INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
  - WARRANTY:
    - ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAIEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.



NO	ISSUE	DATE
	ARCH REVIEW SUBMISSION	03.11.2024

**LANDSCAPE DETAILS**



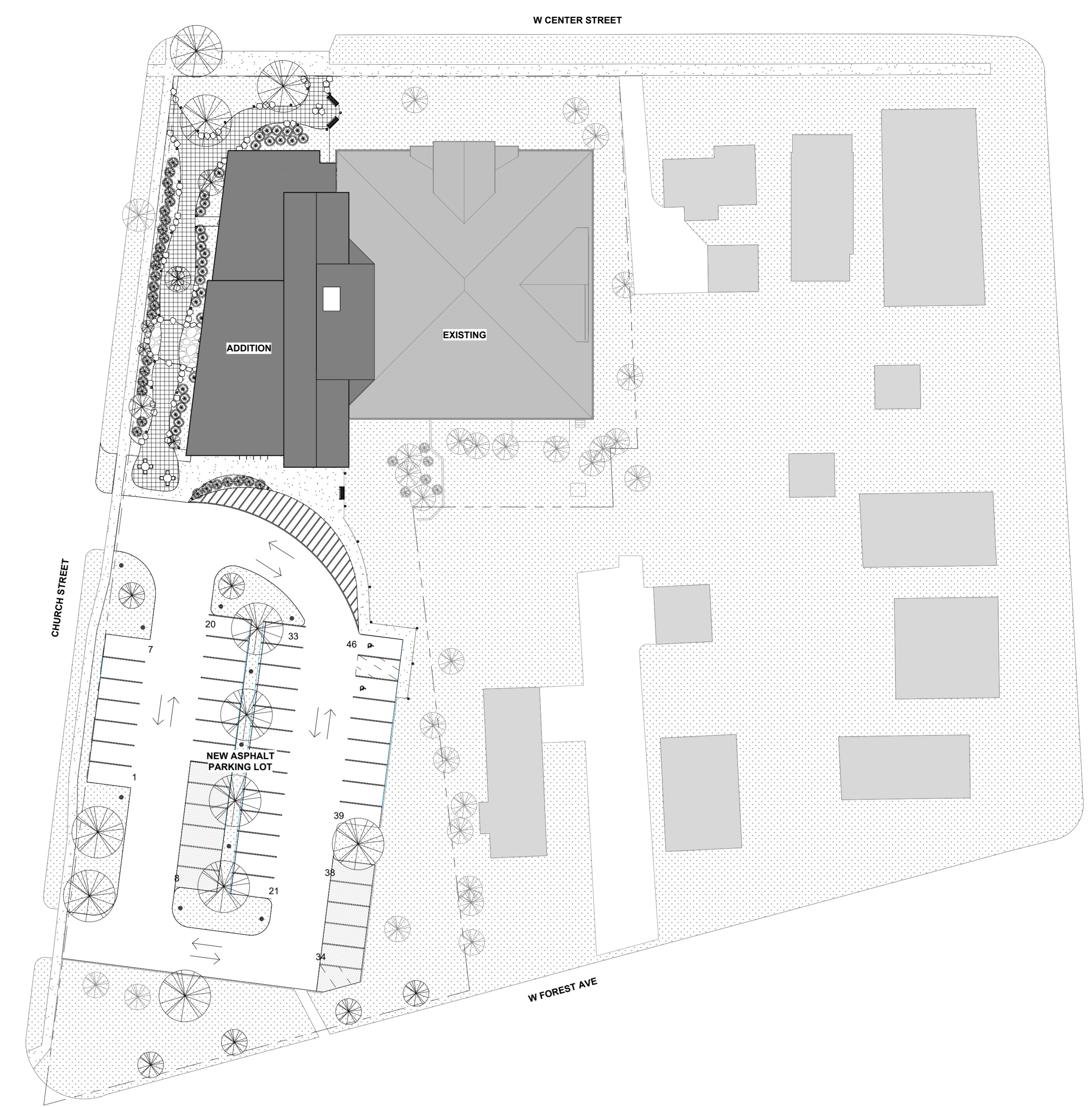


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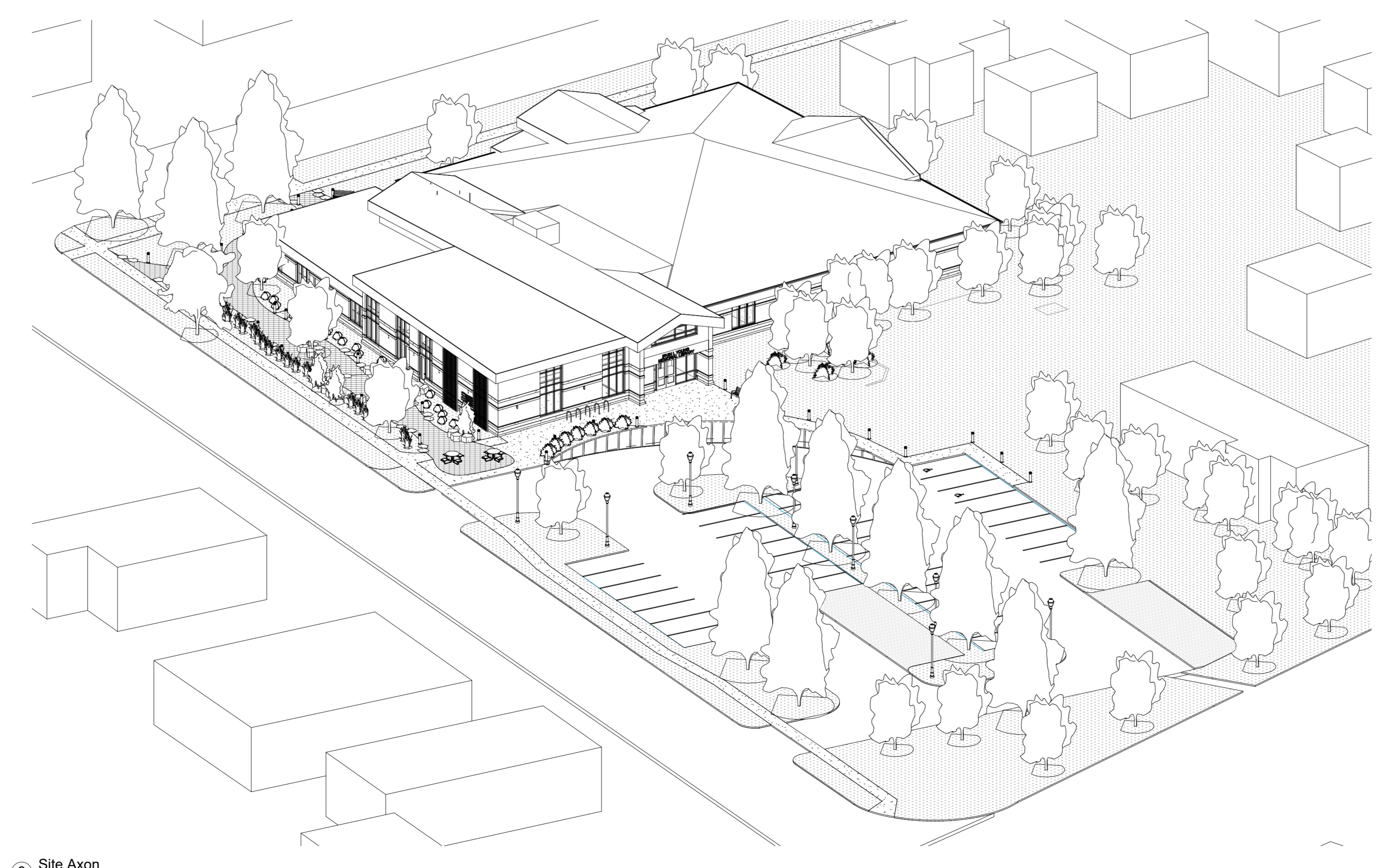
Architectural  
Site Plan



1 Architectural Site Plan - Demolition  
1" = 30'-0"

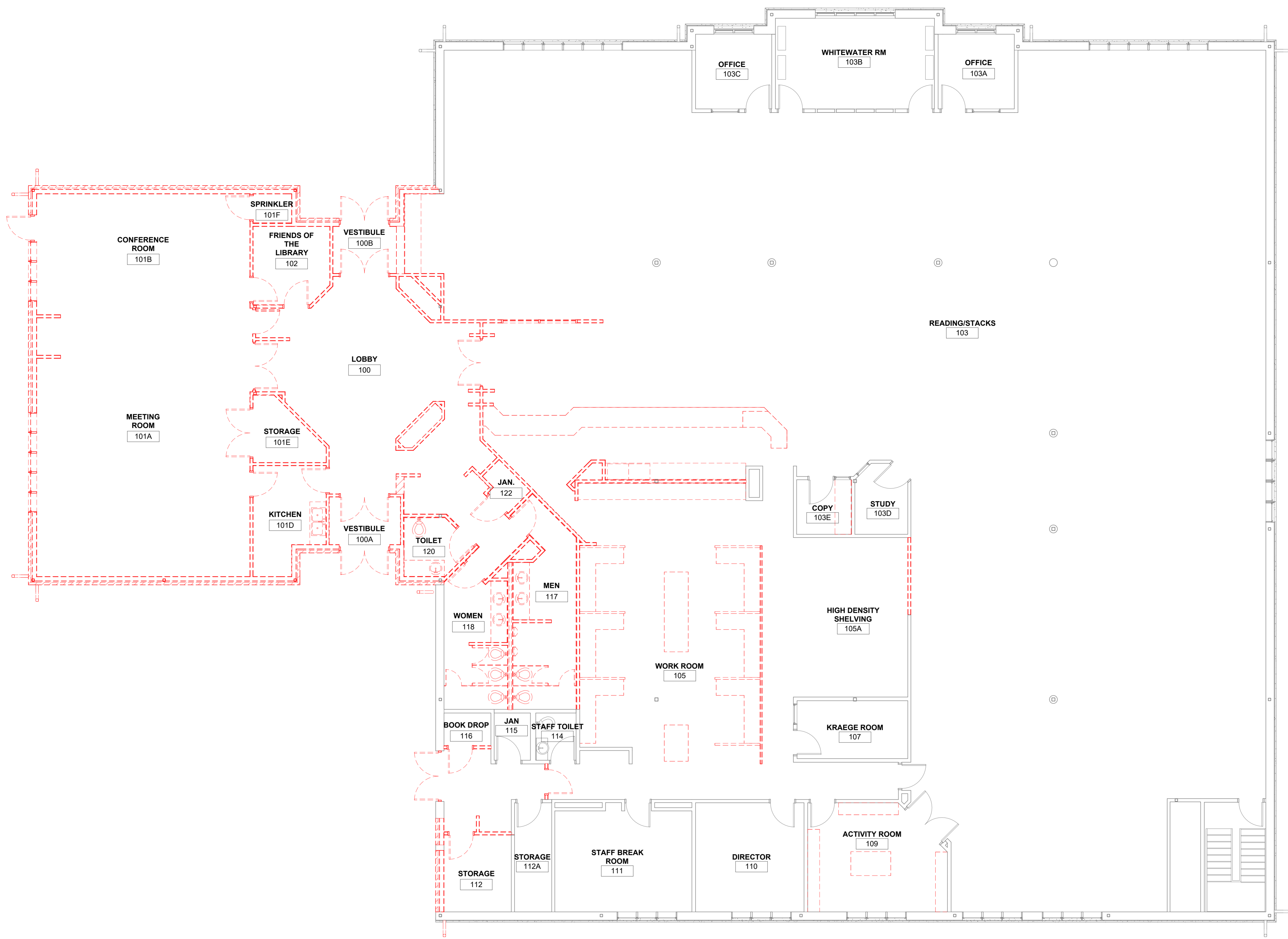


2 Architectural Site Plan - New  
1" = 30'-0"



3 Site Axon





1 Floor Plan - Demolition Work  
3/16" = 1'-0"

DEMOLITION LEGEND	
	WALL PARTITION TO BE REMOVED.
	ITEM TO BE REMOVED
	PORTION OF AREA TO BE REMOVED. COORDINATE EXACT EXTENDS WITH NEW WORK PLANS

Additions and Renovations

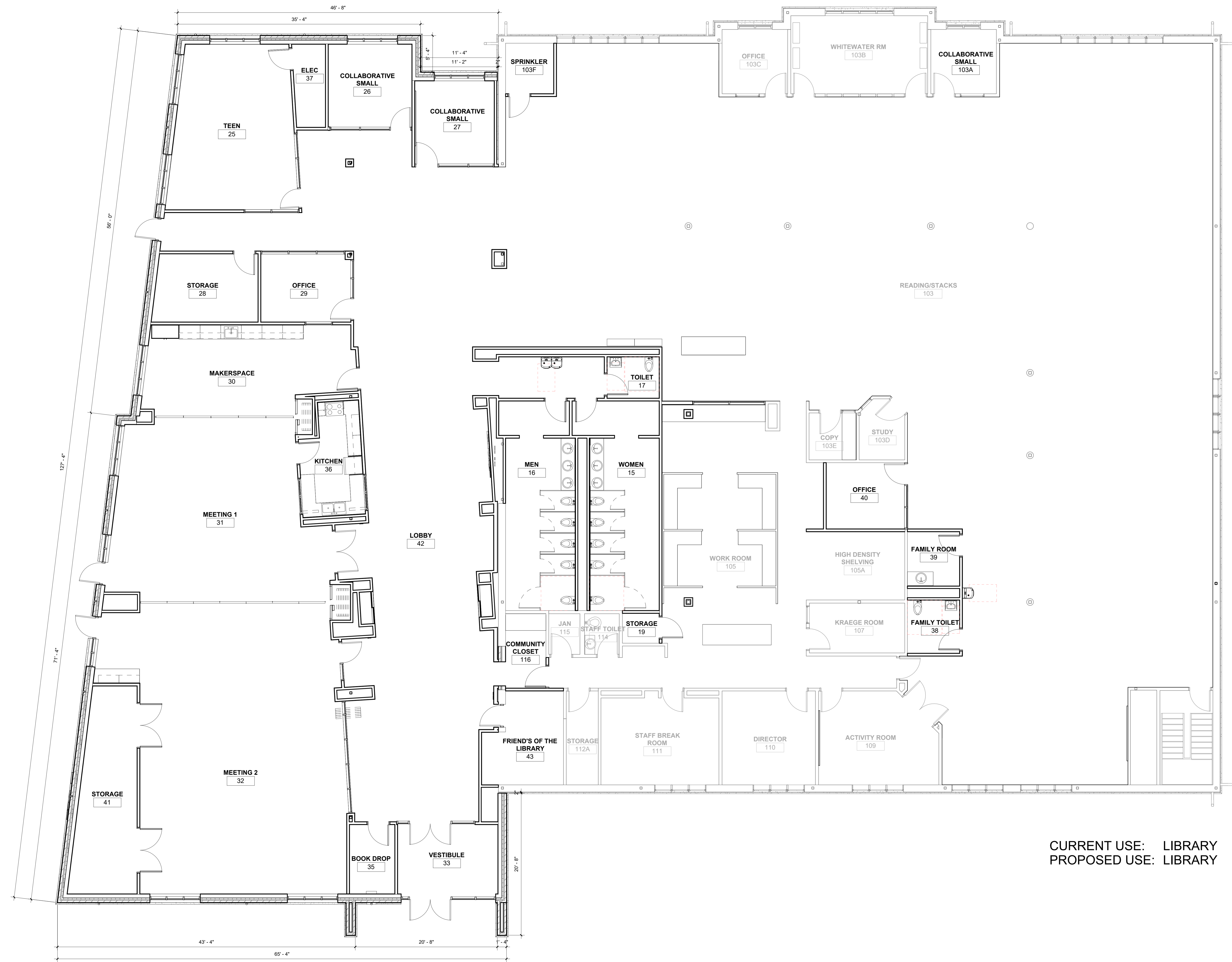
Irvin L. Young Memorial Library  
431 W. Center Street, Whitewater, WI 53190

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Floor Plan - Demolition



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CURRENT USE: LIBRARY  
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Additions and Renovations

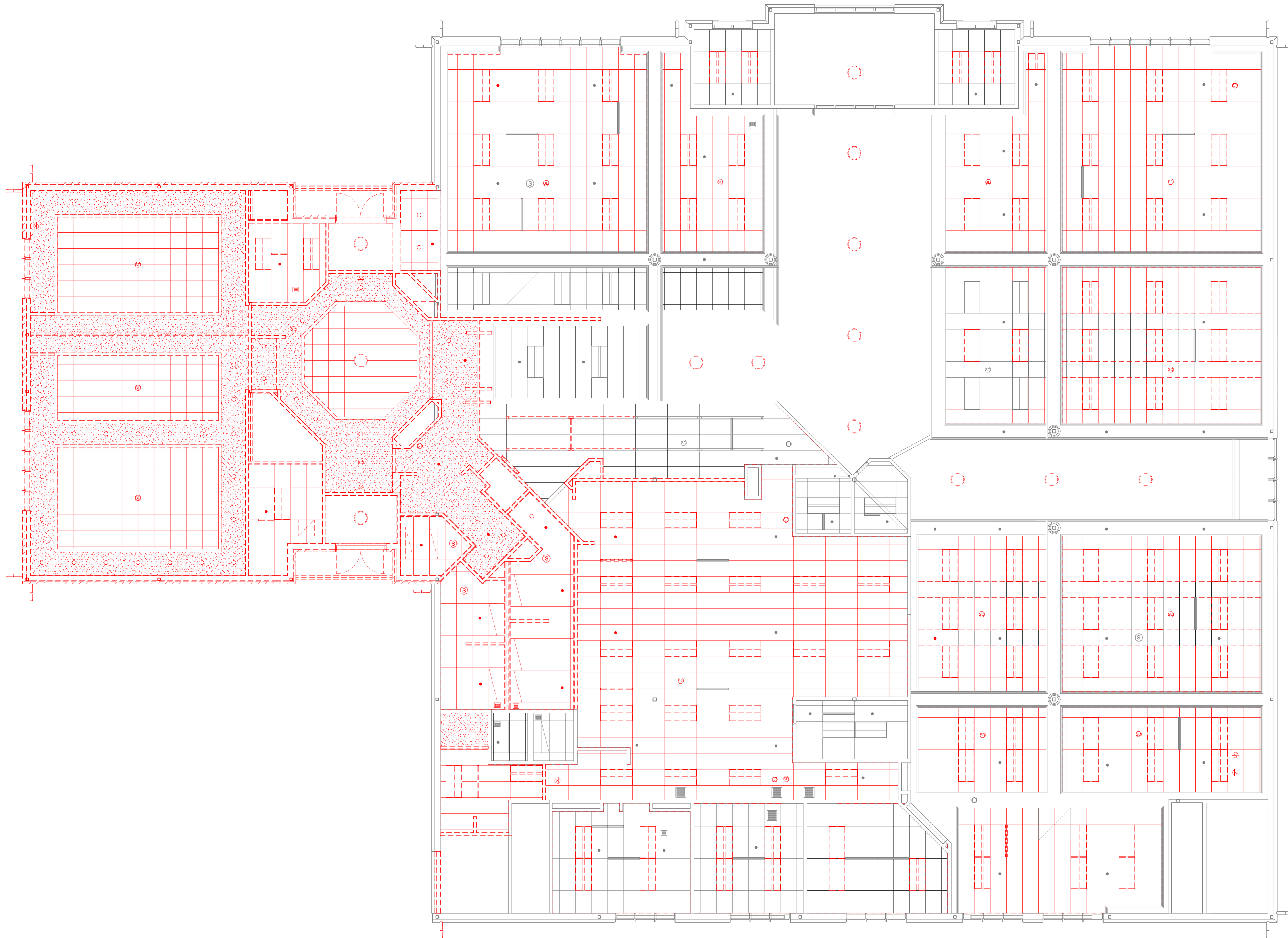
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**Floor Plan - New Work**

1 Floor Plan - New Work  
 3/16" = 1'-0"





① Reflected Ceiling Plan - Demolition  
 3/16" = 1'-0"

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**Reflected Ceiling  
 Plan - Demolition**



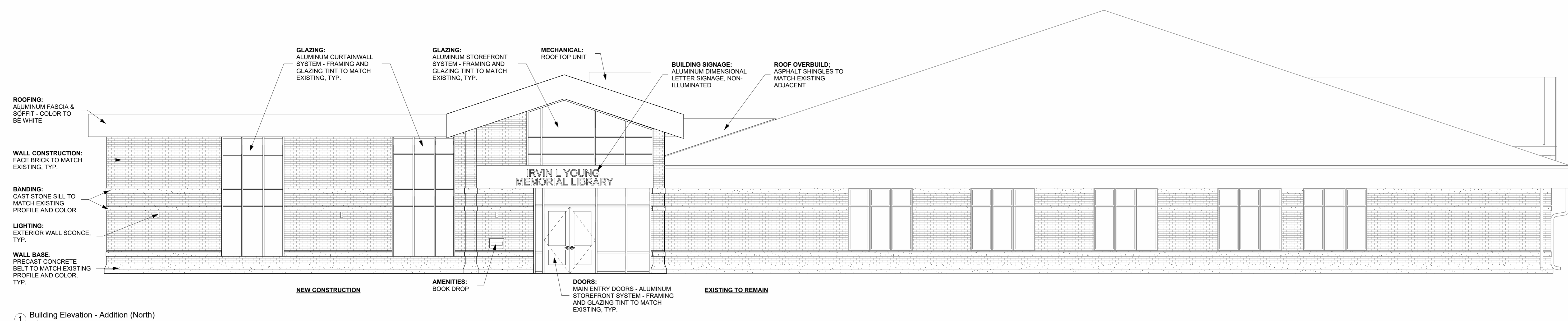


1 Reflected Ceiling Plan - New Work  
3/16" = 1'-0"

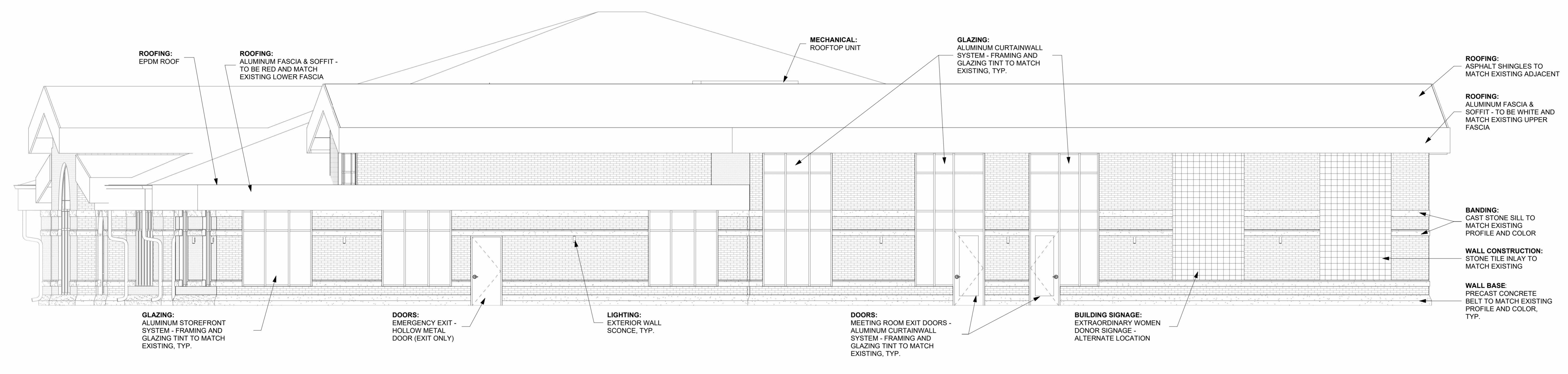
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Reflected Ceiling  
Plan - New Work

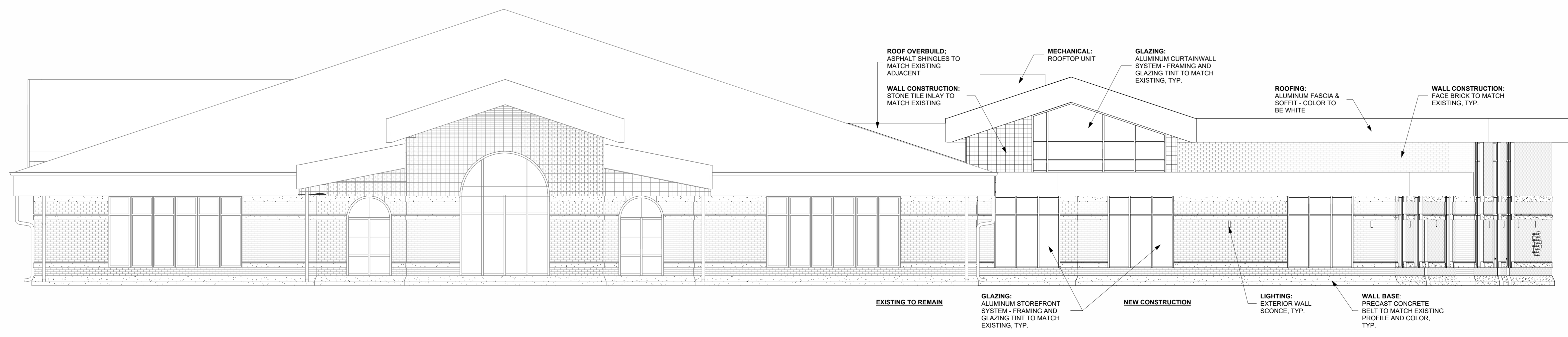




1 Building Elevation - Addition (North)  
3/16" = 1'-0"



2 Building Elevation - Addition (East)  
3/16" = 1'-0"



3 Building Elevation - Addition (South)  
3/16" = 1'-0"

Additions and Renovations

Irvin L. Young Memorial Library  
431 W. Center Street, Whitewater, WI 53190

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Building Elevations

A5.0





1 Building Elevation - Addition (North) - Realistic  
3/16" = 1'-0"



2 Building Elevation - Addition (East) - Realistic  
3/16" = 1'-0"



3 Building Elevation - Addition (South) - Realistic  
3/16" = 1'-0"

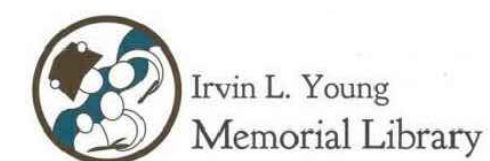
Additions and Renovations

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Building Elevations - Realistic





223 West Jackson Boulevard, Suite 1200  
Chicago, Illinois 60606  
(312) 253-3400



350 E. Algonquin Road | Suite 250  
Schaumburg, IL 60173  
ph: 847.404.5239  
IL Design Firm: 184006777-0002

Symbol	Description	Quantity	Notes
○	POLE-TS	1	
⊕	POLE-TS	1	
⊖	POLE-TS	1	
⊙	POLE-TS	1	
○	POLE-TS	1	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL	+	0.8 fc	17.3 fc	0.0 fc	N/A	N/A
PARKING	X	1.5 fc	2.8 fc	0.6 fc	4.7:1	2.5:1



Plan View  
Scale - 1" = 20ft

Additions and Renovations

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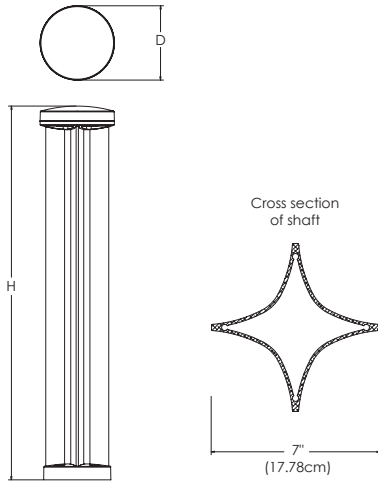
Electrical Site Plan  
- Photometrics

20118A ES100



# RADEAN Bollard

## LED Site Luminaire



Catalog Number

Item 3.

Notes

Type

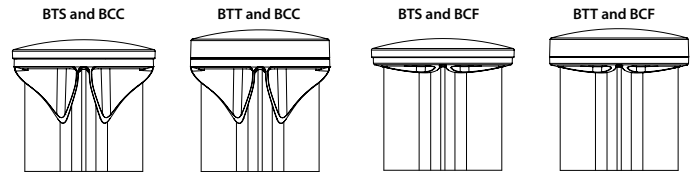
Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**Diameter:** D = 8.25" (20.96cm)  
**Height:** H = 41.5" Standard (105.41cm)  
**Weight (max):** 20lbs (9.07Kg)

### Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should. The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



### Ordering Information

**EXAMPLE:** RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED							
Series	Performance Package	Color temperature	Distribution	Voltage	Control options	Bollard top (required)	
RADB LED	P1	27K 2700 K	ASY Asymmetric <sup>2</sup>	MVOLT <sup>3</sup>	<b>Shipped installed</b>	<b>Slim Top</b>	<b>Tall Top</b>
	P2	30K 3000 K	SYM Symmetric <sup>1</sup>	120		PE Photoelectric cell, button type <sup>4,5</sup>	BTS Slim top, painted to match shaft <sup>5,9</sup>
	P3	35K 3500 K		208 <sup>3</sup>	DMG 0-10V dimming driver (no controls)	BTSDWHXD Slim top, white <sup>5,9</sup>	BTDBLXDX Tall top, black textured <sup>9</sup>
	P4	40K 4000 K		240 <sup>3</sup>	E7WH Emergency battery backup, Certified in CA Title 20 MAEDBS1 <sup>6,7,8</sup>	BTSDBLXDX Slim top, black texture <sup>5,9</sup>	BTDBLXD Tall top, black <sup>9</sup>
	P5 <sup>1</sup>	50K 5000 K		277	FAO Field adjustable output <sup>5</sup>	BTSDBTXDX Slim top, dark bronze textured <sup>5,9</sup>	BTDDBTXDX Tall top, dark bronze textured <sup>9</sup>
			347	PIR Motion sensor Bi-level <sup>3,5,6,7</sup>		BTTDDBXDX Tall top, dark bronze <sup>9</sup>	
			480			BTTDNATXDX Tall top, natural aluminum textured <sup>9</sup>	
						BTTDNAXDX Tall top, natural aluminum <sup>9</sup>	
						BTTDWHGXDX Tall top, white textured <sup>9</sup>	
						BTTDWHXDX Tall top, white <sup>9</sup>	
Bollard crown (required)						Other options	
<b>Deep Crown</b>			<b>Flat Crown</b>			H24 <sup>6,10</sup> 24" overall height	DDBXDX Dark bronze
BCC	Deep crown, painted to match shaft <sup>9</sup>		BCF	Flat crown, painted to match shaft <sup>9</sup>		H30 <sup>6,10</sup> 30" overall height	DBLXDX Black
BCCDWHXD	Deep crown, white <sup>9</sup>		BCFDBLXDX	Flat crown, black textured <sup>9</sup>		H36 <sup>6,10</sup> 36" overall height	DNAXDX Natural aluminum
BCCDBLXDX	Deep crown, black <sup>9</sup>		BCFDBLXDX	Flat crown, black <sup>9</sup>		L/AB Without anchor bolts	DWHXDX White
BCCDBLXDX	Deep crown, black textured <sup>9</sup>		BCFDDBTXDX	Flat crown, dark bronze textured <sup>9</sup>			DDBTXDX Textured dark bronze
BCCDDBTXDX	Deep crown, dark bronze textured <sup>9</sup>		BCFDDBXDX	Flat crown, dark bronze <sup>9</sup>			DBLXDX Textured black
BCCDDBXDX	Deep crown, dark bronze <sup>9</sup>		BCFDNATXDX	Flat crown, natural aluminum textured <sup>9</sup>			DNATXDX Textured natural aluminum
BCCDNATXDX	Deep crown, natural aluminum textured <sup>9</sup>		BCFDNAXDX	Flat crown, natural aluminum <sup>9</sup>			DWHGXDX Textured white
BCCDNAXDX	Deep crown, natural aluminum <sup>9</sup>		BCFDWHGXDX	Flat crown, white textured <sup>9</sup>			
BCCDWHGXDX	Deep crown, white textured <sup>9</sup>		BCFDWHXDX	Flat crown, white <sup>9</sup>			

### Accessories

Ordered and shipped separately.

RADBAB U	Anchor bolts (4)	RK1RADB BCKIT (FINISH) U	Base cover with bolt caps
RADBABC DBBXDX U	Replacement anchor bolt covers (specify finish) (4)	RK1RADB EMTESTMAG U	Emergency test stylus

### NOTES

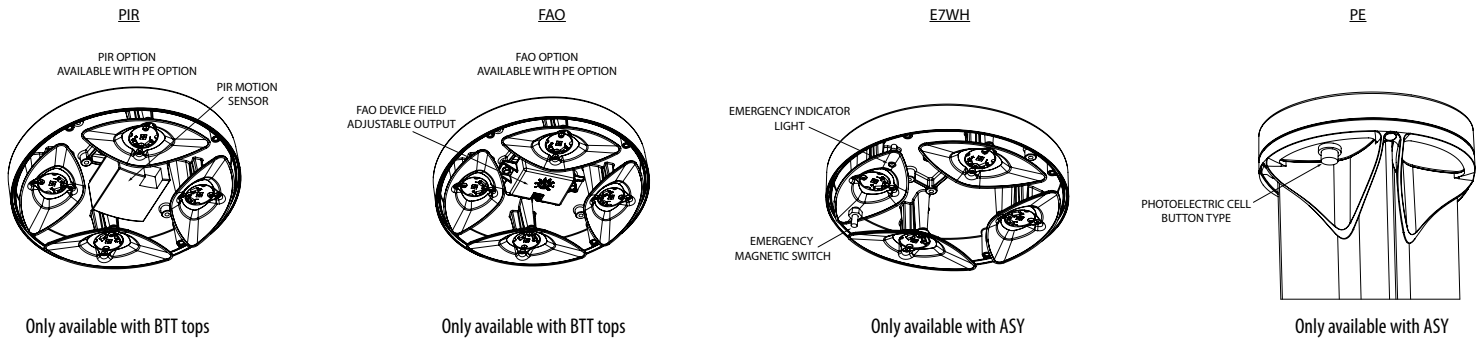
- P5 only available in SYM distribution.
- ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM-4-quadrant product.
- PIR not available with 208V or 240V.
- PE only available with ASY.
- PE, PIR and FAO not available with BTS.
- E7WH and PIR only available in full height. Not available with H24, H30 or H36.
- PIR not available with E7WH.
- E7WH is not available with 347V or 480V.
- Architectural and custom colors available (additional leadtimes and cost may apply).
- 42" Height is standard. H24, H30 and H36 have longer leadtimes.



COMMERCIAL OUTDOOR

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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Performance Data  
DNAXD Finish\*

Light Engines	Performance Package	System Watts	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
"Symmetric (4 light engines)"	P1	5	345	0	1	0	66	362	0	1	0	69	370	0	1	0	71	380	0	1	0	73	382	0	1	0	73
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0	1	0	87	711	0	1	0	89	713	0	1	0	89
	P3	13	1036	1	1	0	77	1088	1	1	0	81	1112	1	1	0	83	1142	1	1	0	85	1146	1	1	0	85
	P4	19	1460	1	1	0	79	1534	1	1	0	83	1568	1	1	0	84	1610	1	1	0	87	1616	1	1	0	87
	P5	32	2314	1	1	0	72	2430	1	1	0	75	2484	1	1	0	77	2551	1	1	0	79	2561	1	1	0	79
"Asymmetric (2 light engines)"	P1	5	312	0	1	0	60	328	0	1	0	63	335	0	1	0	64	344	0	1	0	66	346	0	1	0	66
	P2	8	584	0	1	0	73	613	0	1	0	77	627	0	1	0	78	644	0	1	0	81	646	0	1	0	81
	P3	13	938	0	1	0	70	985	0	1	0	73	1007	0	1	0	75	1035	0	1	0	77	1038	0	1	0	77
	P4	19	1323	0	1	0	71	1390	0	1	0	75	1420	0	1	0	76	1459	0	1	0	78	1464	0	1	0	79

\*Note: Lumen output varies based on finish. Silver color shown, for black (worst) or white (best) photometry, see specific photometric files downloadable from [www.acuitybrands.com](http://www.acuitybrands.com)

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance				
	25,000	50,000	75,000	100,000
P1	0.94	0.89	0.85	0.80
P2	0.94	0.89	0.85	0.80
P3	0.94	0.89	0.85	0.80
P4	0.94	0.89	0.85	0.80
P5	0.94	0.89	0.85	0.80

Lumen Ambient Temperature (LAT) Multipliers

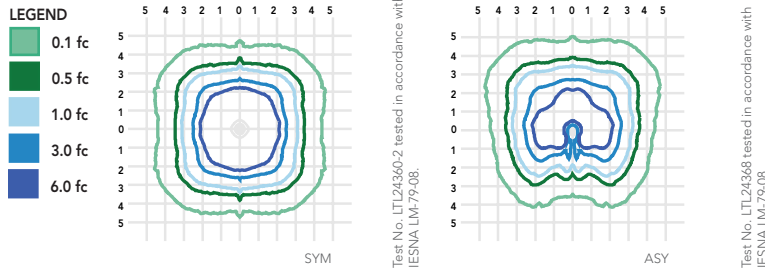
Use these factors to determine relative lumen output for average temperatures from 0-40°C (32-104°F).

Ambient	LAT Factor
0	32°F 1.03
5	41°F 1.03
10	50°F 1.02
15	59°F 1.01
20	68°F 1.01
25	77°F 1
30	86°F 0.99
35	95°F 0.99
40	104°F 0.98

Electrical Load

	Current (Amp)						Current (Amp)			
	Watts @120V (W)	Watts @277V (W)	@120V (A)	@208V (A)	@240V (A)	@277V (A)	Watts (@347V)	Watts (@480V)	@347V (A)	@480V (A)
P1 ASY	5	6	0.0445	0.0299	0.0276	0.0262	10	10	0.0443	0.0319
P2 ASY	9	10	0.0751	0.0471	0.0429	0.0399	14	14	0.0505	0.0364
P3 ASY	14	15	0.1147	0.0699	0.0627	0.0571	18	18	0.0611	0.0441
P4 ASY	19	19	0.1586	0.0928	0.0819	0.0735	23	23	0.0709	0.0513
P1 SYM	5	6	0.0444	0.0301	0.0279	0.0265	9	9	0.0441	0.0319
P2 SYM	9	10	0.0734	0.0461	0.0421	0.0391	13	13	0.0502	0.0363
P3 SYM	13	14	0.112	0.067	0.0598	0.0544	18	18	0.0602	0.0435
P4 SYM	18	19	0.1535	0.0902	0.0796	0.0713	22	22	0.0691	0.0499
P5 SYM	31	31	0.2597	0.1527	0.1326	0.1149	35	36	0.1079	0.079

Isofootcandle plots for the RADB. Distances are in units of mounting height (3.5').



**FEATURES & SPECIFICATIONS**

**INTENDED USE**

The rugged construction and maintenance-free performance of the Radean LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

**CONSTRUCTION**

One-piece extruded aluminum shaft with thick side walls for extreme durability, and die-cast reflector and top cap. Four 3/8" x 7" anchor bolts with double nuts and washers and 5-2/3" max. bolt circle template ensure stability. Overall height is 42" standard.

**FINISH**

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

**OPTICS**

Two optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination. Light engines are available in 2700K, 3000K, 3500K, 4000K or 5000K.

**ELECTRICAL**

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L80/100,000 hours at P5 at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

**LISTINGS**

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Emergency battery backup rated for -10°C minimum ambient. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less. U.S. Patent No. D912,850S

**BUY AMERICAN ACT**

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

**WARRANTY**

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application and color. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

TYPE: \_\_\_\_\_ QUANTITY: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG NUMBER:

MODEL LED LIGHT SELECTION VOLTAGE FINISH OPTION OPTION OPTION OPTION



- 1- Cast aluminum LED heat sink.
- 2- Optical system assembly w/tempered glass lens.
- 3- Set of two cast aluminum supporting struts.
- 4- Removable cast aluminum cover for easy access to electrical components and driver.
- 5- Cast aluminum LED driver housing. Fits with 4" (102mm) or 5" (127mm) pole. 6" (152mm) O.D available on request.
- 6- Optional 90° strut position. (Option 90D)

\*Optional Ø 30" aluminum shade. (Option S30)

MA20



MA20-S30\*



### MATERIALS

Maya is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.

The MA20 features a high efficiency LED light engine, mounted on a thick base integral to the housing shell, designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in a thermally isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber, and providing long lifetime.

### ELECTRICAL

**POWER SUPPLY** Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +55°C / -40°F to +131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available on selected models.

### LED/Optics

Type II, III, IV or V light distribution via high performance optical lenses. Offered in 2700K, 3000K, 3500K, 4000K. See the CCT options for details.

Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm.

### LIFE

60,000hrs (L<sub>70</sub>B<sub>50</sub>) based on LM-80 report for lumen maintenance.

### FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

### MOUNTING

Maximum weight: 35 lbs (16 kg)

Maya is designed for ease of access and installation. Designed for wall or pole mount to fit with a 4" (102mm) or 5" (127mm) pole. 6" (152mm) available on request. Alternate poles or wall attachments are available to meet multiple installation conditions. (Refer to pages 4 and 5)

### CERTIFICATION

Certified and Approved as per CSA C22.2 No.: 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP65.

Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C/77°F. Lumen depreciation in accordance with IESNA LM80 standards.



## LUMINAIRE SELECTION

### 1 MODEL#



MA20

### 2 LED LIGHT SELECTION

#### WHITE LED SELECTION (4000K/70CRI)

TYPE	SUFFIX	DELIVERED LUMENS	INPUT WATTS
Type II	<input type="checkbox"/> L1L40-TYP2	3822	36
	<input type="checkbox"/> L1L80-TYP2	7352	80
	<input type="checkbox"/> L1L120-TYP2	11646	118
	<input type="checkbox"/> L1L160-TYP2	15443	169
Type III	<input type="checkbox"/> L1L40-TYP3	4007	36
	<input type="checkbox"/> L1L80-TYP3	7709	80
	<input type="checkbox"/> L1L120-TYP3	12211	118
	<input type="checkbox"/> L1L160-TYP3	16191	169
Type IV	<input type="checkbox"/> L1L40-TYP4	3943	36
	<input type="checkbox"/> L1L80-TYP4	7586	80
	<input type="checkbox"/> L1L120-TYP4	12010	118
	<input type="checkbox"/> L1L160-TYP4	15925	169
Type V	<input type="checkbox"/> L1L40-TYP5	4071	36
	<input type="checkbox"/> L1L80-TYP5	7832	80
	<input type="checkbox"/> L1L120-TYP5	12411	118
	<input type="checkbox"/> L1L160-TYP5	16456	169

#### AMBER LED SELECTION - TURTLE FRIENDLY

TYPE	SUFFIX	DELIVERED LUMENS	INPUT WATTS
Type II	<input type="checkbox"/> L1LK2A-TYP2	1994	47
Type III	<input type="checkbox"/> L1LK2A-TYP3	2091	47
Type IV	<input type="checkbox"/> L1LK2A-TYP4	2057	47
Type V	<input type="checkbox"/> L1LK2A-TYP5	2125	47

#### DS OPTION 7

Dual switching Amber/4000K- 70CRI. Applicable with Amber Led selection

SUFFIX	DELIVERED LUMENS		INPUT WATTS
	WHITE/AMBER		
<input type="checkbox"/> DSL1L60	6205/ 1062	83	
<input type="checkbox"/> DSL1L80	8228/ 1062	109	

Lumens indicated are both LEDs at 100%, with Type 5 optics.  
(1<sup>st</sup> dimmer intensity CH1, 2<sup>nd</sup> dimmer intensity CH2).  
For alternate CCT Please consult factory.

### 3 VOLTAGE 1

- 120V  
 208V  
 240V  
 277V

- Optional  
 347V  
 480V

### 4 FINISH

#### STANDARD COLORS

- WHT Snow white  
 BKT Jet black  
 BZT Bronze  
 MST Matte silver  
 GRT Titanium gray  
 DGT Gun metal  
 CHT Champagne  
 SGT Steel gray  
 BGT English cream

#### OPTIONAL COLORS

- CS Custom color  
 RAL RAL# color

(Refer to color chart)

**NOTE:** Above wattage values are based on 120V, tested at 25°C/ 77°F ambient temperature.

Wattage may vary by approx. +/- 10% for other voltages, or due to changes in ambient temperature.  
 Lumen output will remain constant.

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## OPTION

### ELECTRICAL

- FS** Fuse<sup>2</sup>
- MS** Motion Sensor<sup>4</sup>. Color will be selected by default to best match fixture color.
- PH** Photocell
- PHSC** NEMA C136.41 7-PIN receptacle & shorting cap. Please consult factory to ensure electrical compliance.
- PH7** NEMA C136.41 7-PIN receptacle & photocell sensor
- SP** 10kV Surge Protector

### CCT/CRI

Alternate CCT °K LED (LCF: Lumen conversion factor). (Apply multiplier to listed values for lumens output reference).

- K27E** 2700K / 70CRI (LCF: 0.91)
  - K30E** 3000K / 70CRI (LCF: 0.94)
  - K35E** 3500K / 70CRI (LCF: 0.983)
  - K40E** 4000K / 70CRI
  - K35** 3500K / 80CRI (LCF: 0.8)
  - K40** 4000K / 80CRI (LCF: 0.83)
- NOTE: Other CCT & higher CRI available, please consult factory.

### MOUNTING

- 90D** Dual struts spaced 90° apart
- 180D** Dual struts spaced 180° apart
- AC8** Pole mount attachment with 45° support
- ACW** Wall mount attachment with 45° support
- EC8P** Pole mount attachment with stacked arm
- EC8PS** Pole mount attachment with short stacked arm<sup>6</sup>
- EC8W** Wall mount attachment with stacked arm
- EC8WS** Wall mount attachment with short stacked arm<sup>6</sup>
- TN3** 3" Tenon pole adaptor (for 3" pole by others)<sup>12</sup>
- PR8** Pedestal mount adaptor. Brings total height of MA20 to 33.25".
- ECM4T** Post top mounting on 4" (102mm) pole (pole by others)
- EMC5T** Post top mounting on 5" (127mm) pole<sup>5</sup> (pole by others)

### ACCESSORIES

- HS** House side shield<sup>3</sup> (LCF 0.8)
- S30** 30" Shade

### CONTROL

- NLTAIR2** nLight AIR Control gen2, Pole mounted black sensor,<sup>8, 9, 10, 11</sup>

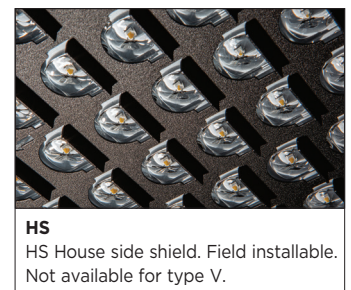
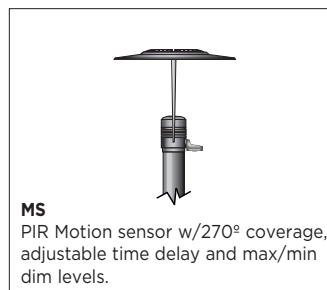
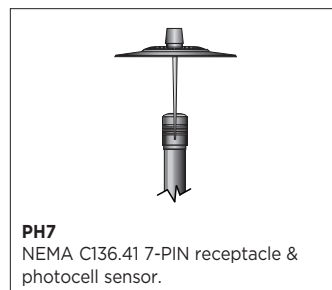
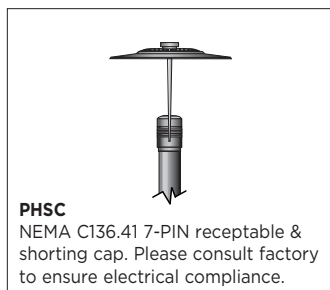


For IDA certification compliance, luminaire must be ordered with 3000K or warmer.

### NOTES

- 1- If no voltage is specified, luminaires are factory prewired by default for 120V. For other voltages, please specify with catalog number, or consult factory.
- 2- Fuse option is normally installed with poles when specified with Luminis luminaires. (Except for other types of mounting.)
- 3- HS not available on Type V. HS can be installed in the field on existing fixtures.
- 4- Motion sensor option is not compatible with photocell options.
- 5- For 1/8" wall thickness. For other wall thickness contact factory.
- 6- Not compatible with S30 option.
- 7- DS option not available with options MS, PH, PHSC, PH7, 347V, TN3 and PR8.
- 8- Not compatible with MS, PH, PHSC, PH7, Wall mounts, Double fixture mounts, TN3, PR8.
- 9- Compatible with Amber Led.
- 10- Only available with PAA5xx (Ø5" poles).
- 11- White sensor available upon request.
- 12- TN3 is not available with L1L120 and L1L160 at any voltages. TN3 is not available with L1L80 at 347V and 480V.

## OPTION DETAILS



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# MA20 SERIES MAYA - LED

## POLE MOUNT

**AC8**  
1" X 3" (25mm X 76mm) extruded aluminum extended arm pole mounting adaptor designed to fit with Ø 4 to 5" poles. Ø 1/2" X 45° standard natural stainless steel rod support. (EPA: 0.7)

**EC8P**  
Set of (2) 1" X 3" (25mm X 76mm) extruded aluminum side pole straight mounting. Pole mounting adaptor fits with Ø 4 to 5" poles. (EPA: 0.97)

**EC8PS\***  
Set of (2) 1" X 3" (25mm X 76mm) extruded aluminum side pole straight mounting. Pole mounting adaptor fits with Ø 4 to 5" poles. (EPA: 0.72). Not compatible with S30.

These 3 options below are for reference only. They must be selected with the pole. Refer to the separate pole specification for details.

To specify this assembly:  
Double the fixture quantity, and include **2AC8** on the Luminis pole catalog number.

To specify this assembly:  
Double the fixture quantity, and include **2EC8P** on the Luminis pole catalog number.

To specify this assembly:  
Double the fixture quantity, and include **2EC8PS** on the Luminis pole catalog number.  
Not compatible with S30.

**EC4T**  
To be installed on Ø 4" (102mm) pole. (Pole by others)

**ECM5T**  
To be installed on Ø 5" (127mm) pole. For 1/8" wall thickness. For other wall thickness contact factory. (Pole by others)

**NLTAIR2**   
Control gen2, Pole mounted black sensor. 270° coverage. Installed at 180° from hand hole. Only available with PAA5xx (Ø5" poles).

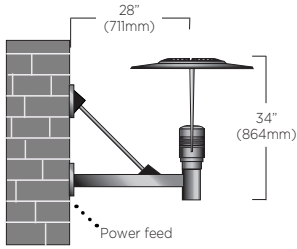
## MATCHING POLE SELECTION

Ø 4"	Ø 5"	Tapered Pole	Ø 4"	Height
PAA410	PAA510	-----	PSB10	10 Ft. (3 M)
PAA412	PAA512	-----	PSB12	12 Ft. (3,6 M)
PAA414	PAA514	-----	PSB14	14 Ft. (4,2 M)
PAA416	PAA516	PTA16	PSB16	16 Ft. (4,8 M)
PAA418	PAA518	PTA18	PSB18	18 Ft. (5,5 M)
PAA420	PAA520	PTA20	PSB20	20 Ft. (6,0 M)
-----	-----	PTA25	-----	25 Ft. (7,6 M)

For additional pole details, please refer to separate pole specification sheet.  
Ø 4" = 102mm Ø5" = 127mm  
1/8" wall thickness. Please consult factory for other thicknesses.

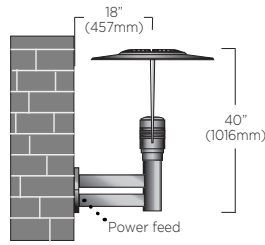
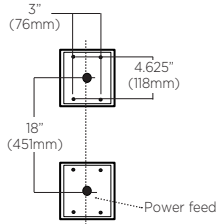


**WALL MOUNT**



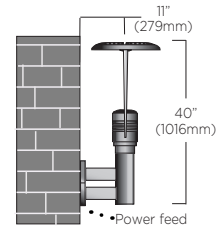
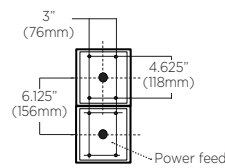
**ACW**  
1" X 3" (25mm X 76mm) extruded aluminum extended arm wall mounting adaptor with cast aluminum covers and galvanized steel mounting plates.  
Ø 1/2" X 45° standard natural stainless steel rod support.

**Mounting**



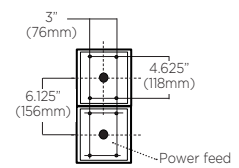
**EC8W**  
Set of (2) 1" X 3" (25mm X 76mm) extruded aluminum wall mount arms with cast aluminum wall plate.

**Mounting**

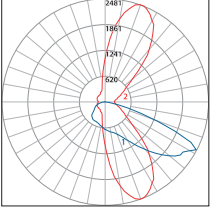
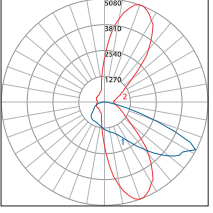
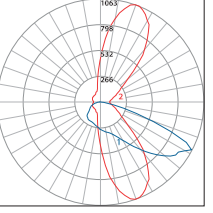
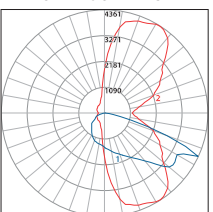
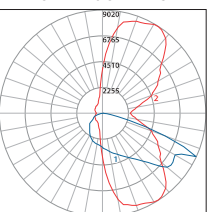
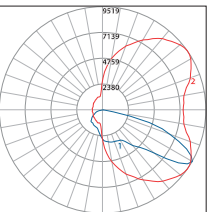
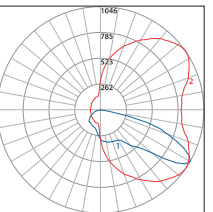
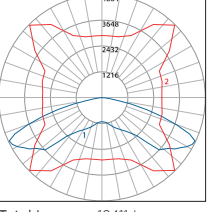
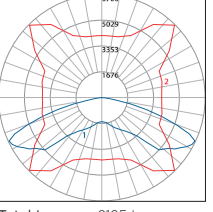
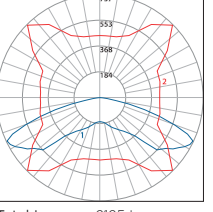


**EC8WS \***  
Set of (2) 1" X 3" (25mm X 76mm) extruded aluminum wall mount arms with cast aluminum wall plate.  
\*Not compatible with S30 option

**Mounting**



## TYPICAL PHOTOMETRY SUMMARY

TYPE II	MA20-L1L40-TYP2	MA20-L1L80-TYP2	MA20-L1L120-TYP2	MA20-L1L160-TYP2	MA20-L1LK2A-TYP2
	 <p>Total Lumens: 3822 Lms Total Input Watts: 36W Efficacy: 106 Lms/W BUG Rating: B1-U0-G1 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 2481.15 (67.5H, 62.5V)</p>	 <p>Total Lumens: 7352 Lms Total Input Watts: 80W Efficacy: 92 Lms/W BUG Rating: B1-U0-G1 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 5080.45 (67.5H, 62.5V)</p>	 <p>Total Lumens: 11646 Lms Total Input Watts: 118W Efficacy: 99 Lms/W BUG Rating: B2-U0-G2 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 7916.05 (67.5H, 62.5V)</p>	 <p>Total Lumens: 15443 Lms Total Input Watts: 169W Efficacy: 91 Lms/W BUG Rating: B2-U0-G2 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 10515.35 (67.5H, 62.5V)</p>	 <p>Total Lumens: 1994 Lms Total Input Watts: 47W Efficacy: 42 Lms/W BUG Rating: B0-U0-G0 Cutoff Class: Full Cutoff CCT/CRI: Amber Max Candela: 1063.35 (67.5H, 62.5V)</p>
TYPE III	MA20-L1L40-TYP3	MA20-L1L80-TYP3	MA20-L1L120-TYP3	MA20-L1L160-TYP3	MA20-L1LK2A-TYP3
	 <p>Total Lumens: 4007 Lms Total Input Watts: 36W Efficacy: 111 Lms/W BUG Rating: B1-U0-G1 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 2279.76 (57.5H, 65V)</p>	 <p>Total Lumens: 7709 Lms Total Input Watts: 80W Efficacy: 96 Lms/W BUG Rating: B1-U0-G2 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 4361.28 (57.5H, 65V)</p>	 <p>Total Lumens: 12211 Lms Total Input Watts: 118W Efficacy: 103 Lms/W BUG Rating: B2-U0-G2 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 6541.92 (57.5H, 65V)</p>	 <p>Total Lumens: 16191 Lms Total Input Watts: 169W Efficacy: 96 Lms/W BUG Rating: B3-U0-G2 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 9019.92 (57.5H, 65V)</p>	 <p>Total Lumens: 2091 Lms Total Input Watts: 47W Efficacy: 44 Lms/W BUG Rating: B1-U0-G1 Cutoff Class: Full Cutoff CCT/CRI: Amber Max Candela: 991.2 (57.5H, 65V)</p>
TYPE IV	MA20-L1L40-TYP4	MA20-L1L80-TYP4	MA20-L1L120-TYP4	MA20-L1L160-TYP4	MA20-L1LK2A-TYP4
	 <p>Total Lumens: 3943 Lms Total Input Watts: 36W Efficacy: 110 Lms/W BUG Rating: B2-U0-G1 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 1539.6 (35H, 62.5V)</p>	 <p>Total Lumens: 7586 Lms Total Input Watts: 80W Efficacy: 95 Lms/W BUG Rating: B1-U0-G2 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 4707 (35H, 60V)</p>	 <p>Total Lumens: 12010 Lms Total Input Watts: 118W Efficacy: 102 Lms/W BUG Rating: B2-U0-G2 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 7426.6 (35H, 60V)</p>	 <p>Total Lumens: 15925 Lms Total Input Watts: 169W Efficacy: 94 Lms/W BUG Rating: B2-U0-G3 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 9518.6 (35H, 60V)</p>	 <p>Total Lumens: 2057 Lms Total Input Watts: 47W Efficacy: 44 Lms/W BUG Rating: B0-U0-G1 Cutoff Class: Full Cutoff CCT/CRI: Amber Max Candela: 1134.84 (35H, 60V)</p>
TYPE V	MA20-L1L40-TYP5	MA20-L1L80-TYP5	MA20-L1L120-TYP5	MA20-L1L160-TYP5	MA20-L1LK2A-TYP5
	 <p>Total Lumens: 4071 Lms Total Input Watts: 36W Efficacy: 113 Lms/W BUG Rating: B2-U0-G1 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 1616.58 (135H, 62.5V)</p>	 <p>Total Lumens: 7832 Lms Total Input Watts: 80W Efficacy: 98 Lms/W BUG Rating: B3-U0-G1 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 3117.69 (135H, 62.5V)</p>	 <p>Total Lumens: 12411 Lms Total Input Watts: 118W Efficacy: 105 Lms/W BUG Rating: B3-U0-G2 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 4863.54 (135H, 65V)</p>	 <p>Total Lumens: 2125 Lms Total Input Watts: 169W Efficacy: 97 Lms/W BUG Rating: B4-U0-G2 Cutoff Class: Full Cutoff CCT/CRI: 4000K/70 Max Candela: 6705.79 (135H, 65V)</p>	 <p>Total Lumens: 2125 Lms Total Input Watts: 47W Efficacy: 45 Lms/W BUG Rating: B0-U0-G1 Cutoff Class: Full Cutoff CCT/CRI: Amber Max Candela: 736.9 (135H, 65V)</p>

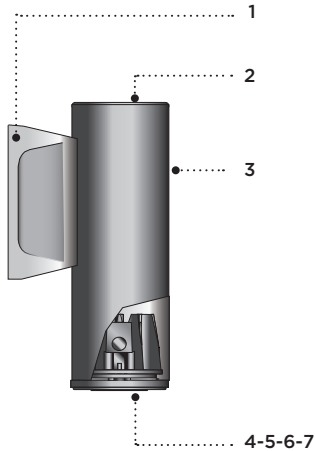




TYPE: \_\_\_\_\_ QUANTITY: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG NUMBER:

FIXTURE      SUFFIX      REFLECTOR      VOLTAGE      FINISH      OPTION      OPTION      OPTION



- 1- Cast aluminum driver housing, includes galvanized steel wall mount pressure plate.
- 2- Cast aluminum top cover.
- 3- Extruded aluminum cylindrical housing.
- 4- Fully sealed cast aluminum light assembly.
- 5- Sealed cast aluminum lens frame.
- 6- Clear tempered glass lens.
- 7- Faceted specular aluminum reflector.

All stainless steel hardware.

SY300



ADA Compliant

#### MATERIALS

Syrios is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.

The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.

Syrios SY300 series is standard with 29° optic. See options section for alternate selection.

#### ELECTRICAL

**DRIVER** Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 55°C/131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

**LED** Standard 4000K/80CRI. Optional 2700K, 3000K & 3500K. Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

#### LIFE

60,000hrs L<sub>70</sub>B<sub>50</sub> (based on IESNA TM-21 Test Method and LM-80 data). Up to 95,000hrs L<sub>70</sub>B<sub>50</sub> (calculated projection from LM-80 data).

#### FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

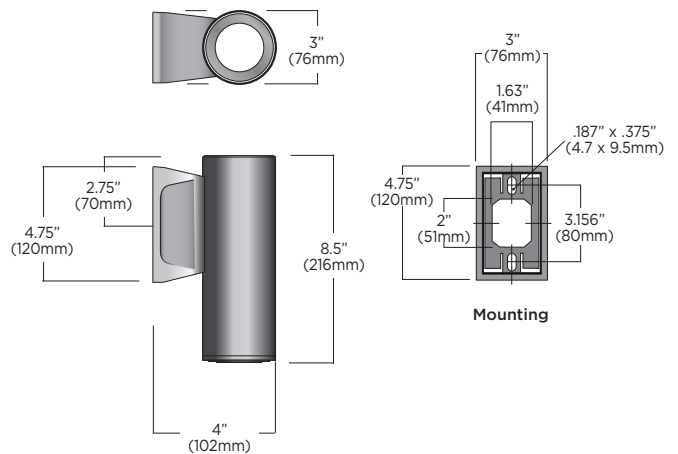
#### MOUNTING

Maximum weight: 2.5 lbs (1.1 kg)

The mounting plate is designed to fit on a 2X4" (51x102mm) rectangular electrical box using 3.156" (80mm) C/C mounting holes. Optional trimming plate for octagonal jbox (option MT4).

#### CERTIFICATION


Certified and approved as per CSA C22.2 No.: 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP66.



# SY300 SERIES SYRIOS


## ADA Compliant

### LUMINAIRE SELECTION

<b>1 MODEL#</b>  <input type="checkbox"/> SY300	<b>2 LED LIGHT SELECTION</b> <table border="1"> <thead> <tr> <th>SUFFIX</th> <th>DELIVERED LUMENS</th> <th>INPUT WATTS</th> <th>CRI</th> <th>CCT °K</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> L1L10</td> <td>924</td> <td>13W</td> <td>80</td> <td>4000</td> </tr> <tr> <td colspan="5"><b>AMBER LED</b></td> </tr> <tr> <td><input type="checkbox"/> L1L1K2A</td> <td>124</td> <td>7W</td> <td>AMBER</td> <td></td> </tr> <tr> <td colspan="5"><b>VERY NARROW DISTRIBUTION</b></td> </tr> <tr> <td><input type="checkbox"/> L1L5NR</td> <td>539</td> <td>10W</td> <td>80</td> <td>4000</td> </tr> </tbody> </table>	SUFFIX	DELIVERED LUMENS	INPUT WATTS	CRI	CCT °K	<input type="checkbox"/> L1L10	924	13W	80	4000	<b>AMBER LED</b>					<input type="checkbox"/> L1L1K2A	124	7W	AMBER		<b>VERY NARROW DISTRIBUTION</b>					<input type="checkbox"/> L1L5NR	539	10W	80	4000	<b>3 REFLECTORS*</b> <input type="checkbox"/> R30 Flood optics 29° (standard) <input type="checkbox"/> R40 Wide flood optics 42° <small>*Depending on direction fixture is installed add U (for upright) or D (for downlight) to suffix for all reflectors listed above. (i.e. R40U is 42° upright)</small>  <input type="checkbox"/> R9 Very narrow optics 9° Field angle 21° (12,018 candela)	<b>4 VOLTAGE</b> <input type="checkbox"/> 120V <input type="checkbox"/> 277V	<b>5 FINISH</b> <b>STANDARD COLORS*</b> <input type="checkbox"/> WHT Snow white <input type="checkbox"/> BKT Jet black <input type="checkbox"/> BZT Bronze <input type="checkbox"/> MST Matte silver <input type="checkbox"/> GRT Titanium gray <input type="checkbox"/> DGT Gun metal <input type="checkbox"/> CHT Champagne <input type="checkbox"/> SGT Steel gray <input type="checkbox"/> BGT English cream  <b>OPTIONAL COLORS</b> <input type="checkbox"/> CS Custom color <input type="checkbox"/> RAL RAL# color  <b>ENVIRONMENT</b> <input type="checkbox"/> MG Marine grade <sup>5</sup> <input type="checkbox"/> NT Natatorium <sup>6</sup>  <small>*Refer to color chart</small>
SUFFIX	DELIVERED LUMENS	INPUT WATTS	CRI	CCT °K																														
<input type="checkbox"/> L1L10	924	13W	80	4000																														
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<input type="checkbox"/> L1L5NR	539	10W	80	4000																														

### OPTIONS

<b>ELECTRICAL</b> <input type="checkbox"/> FS Fuse <input type="checkbox"/> REML2-50 7W remote emergency battery backup for LED, 90 min. Remote mount 50ft - 12" (305mm) square enclosure with access cover <sup>1</sup>	<b>FAUX WOOD COLORS<sup>4</sup></b> <input type="checkbox"/> ADG American douglas <input type="checkbox"/> BRC Birch <input type="checkbox"/> CHN Chestnut <input type="checkbox"/> CRY Cherry <input type="checkbox"/> KNP Knotty pine <input type="checkbox"/> MPL Maple <input type="checkbox"/> OFL Oak <input type="checkbox"/> RSW Rosewood <input type="checkbox"/> TEK Teak <input type="checkbox"/> WLN Walnut
<b>LIGHT &amp; OPTICS</b> Alternate CCT °K LED (LCF: Lumen conversion factor) <input type="checkbox"/> K27 2700K CCT 80 CRI (LCF: 0.91) <sup>3</sup> <input type="checkbox"/> K3 3000K CCT 80 CRI (LCF: 0.94) <input type="checkbox"/> K35 3500K CCT 80 CRI (LCF: 0.983) <sup>3</sup>  NOTE: Other CCT & higher CRI available, please consult factory.	<b>ACCESSORIES</b> <input type="checkbox"/> SL Solite lens (light loss factor [LLF]: 0.9) <input type="checkbox"/> LSL Linear spread lens <input type="checkbox"/> SNT 1.5" (38mm) snoot <sup>2</sup> <input type="checkbox"/> HL Hexcell louver  <b>MOUNTING</b> <input type="checkbox"/> SWK Adaptor box for surface 3/4" conduit feed <input type="checkbox"/> MT4 Trimming plate for octagonal box <input type="checkbox"/> UP Option required for upright installation <input type="checkbox"/> UH Uniform height matching SY302

 For IDA certification compliance, luminaire must be ordered with 3000K or warmer.

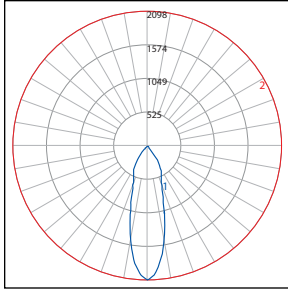
**NOTES**

- The remote enclosure must be interior.
- To prevent reflections, interior painted black when a light color finish is selected (ex. WHT, MST, GRT and CHT).
- K27 and K35 options not available with the R9 optics.
- Faux wood finish not applied to driver housing, lens frame or accessories.
- For harsh, coastal environment and exposure to salt water. Longer lead time may apply please contact factory for info.
- Only available in WHT and BKT.

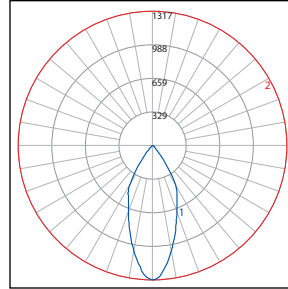


# SY300 SERIES SYRIOS ADA Compliant

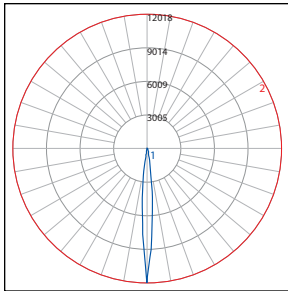
## TYPICAL PHOTOMETRY SUMMARY



**Descriptive information**  
 SY300-L1L10-R30  
 Total Lms: 924 lumens  
 Total input watts: 13 W  
 Efficacy: 74 Lumens/Watt  
 BUG: B1-U0-G0  
 CCT/CRI: 4000K/80  
 Maximum candela: 2098 @ 0°



**Descriptive information**  
 SY300-L1L10-R40  
 Total Lms: 846 lumens  
 Total input watts: 13 W  
 Efficacy: 68 Lumens/Watt  
 BUG: B1-U0-G0  
 CCT/CRI: 4000K/80  
 Maximum candela: 1317 @ 0°



**Descriptive information**  
 SY300-L1L5NR-R9  
 Total Lms: 539 lumens  
 Total input watts: 10 W  
 Efficacy: 53 Lumens/Watt  
 BUG: B1-U0-G0  
 CCT/CRI: 4000K/80  
 Maximum candela: 12018 @ 0°

Please visit our web site [www.luminis.com](http://www.luminis.com) for complete I.E.S. formatted download data.



## FEATURES & SPECIFICATIONS

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

**OPTICS** — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**A+ CAPABLE LUMINAIRE** — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

**UGR** — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

**LUMEN MAINTENANCE** — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

**LISTINGS** — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are RoHS compliant

**BUY AMERICAN ACT** — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

**WARRANTY** — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.

Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

## PERFORMANCE DATA

LDN6 3500K AR LSS 80CRI			
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

### Notes

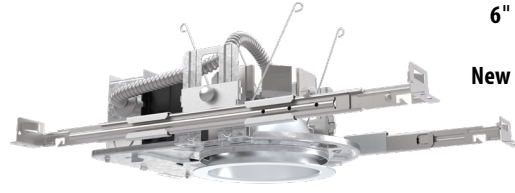
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.



Catalog Number	Item 3.
Notes	
Type	

# LDN6 STATIC WHITE

6" Open and Wallwash LED  
Non-IC  
New Construction Downlight

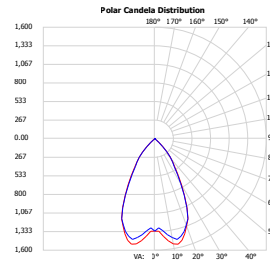


Open Trim

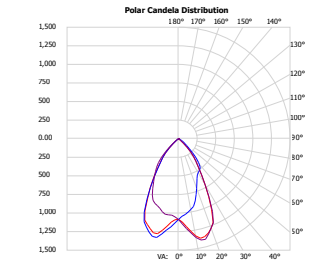


Wallwash Trim

## DISTRIBUTIONS



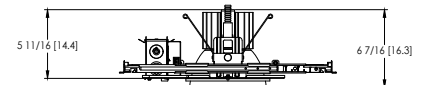
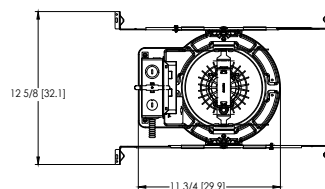
Open



Wallwash

## DIMENSIONS

### LDN6 500-3000 Lumens



Aperture:  $\varnothing$  6-1/4" [15.9]  
Ceiling Cutout:  $\varnothing$  7-1/8" [18.1] Self-flanged  
Overlap Trim:  $\varnothing$  7-1/2" [19.1]

See page 4 for other fixture dimensions

**ORDERING INFORMATION**

Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** LDN6 35/15 L06 AR LSS MVOLT EZ10

LDN6 Series	Color temperature	Lumens ‡	Trim Style	Trim Color	Trim Finish	Flange Color ‡	Voltage
LDN6 6" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens	L06 Downlight LW6 Wallwash	AR Clear WR ‡ White BR ‡ Black TCPC ‡ Custom painted trim TRALTBD ‡ RAL painted trim	LSS Semi-specular LD Matte diffuse LS Specular	TRW White painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTBD RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V

Driver	Emergency ‡	Control Input ‡	Options
GZ10 0-10V driver dims to 10%	(blank) No Emergency Needed	(blank) No Control Input Needed	HAO ‡ High ambient option (40°C)
GZ1 0-10V driver dims to 1%	EL Battery pack (10W constant power), non-T20 compliant, integral test switch	JOT Wireless room control with "Just One Touch" pairing	CP ‡ Chicago Plenum
D10 Minimum dimming 10% driver for use with JOT	ELR Battery pack (10W constant power), non-T20 compliant, remote test switch	NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	RRL___ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
D1 Minimum dimming 1% driver for use with JOT	ELSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, integral test switch	NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	BAA Buy America(n) Act Compliant
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% eldoLED DALI SOLDRIVE dim to dark	ELRSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, remote test switch	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ1).	90CRI High CRI (90+)
EDAB eldoLED DALI SOLDRIVE dim to dark	E10WCP Battery pack (10W constant power), T20 compliant, integral test switch	NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ1). ER controls fixtures on emergency circuit.	SF ‡ Single fuse
	E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch	N80 nLight™ Lumen Compensation	
	E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2 nLight® Air enabled	
		NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options	
		NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.	

**‡ Option Value Ordering Restrictions**

Option value	Restriction
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WR, BR	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. not recommended for metal ceiling installations.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.
RRLC12S	RRLC12S option is to be used with the OnePass OCU, OCS, OD, OFC and OD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, AL03 & AL04 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch

**Accessories:** Order as separate catalog number.

<a href="#">EAC ISSM 375</a>	Compact interruptible emergency AC power system	SCA6 Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D
<a href="#">EAC ISSM 125</a>	Compact interruptible emergency AC power system	
GRA68 JZ	Oversized trim ring with 8" outside diameter	



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect). \*See ordering tree for details

(Maximum order quantity for design select lead times is 112.)

**Emergency Battery Pack Options - Field Installable**

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
<a href="#">ILB CP07 2H A</a>	7W	120	840	Storm Shelter / 2 Hour Runtime
<a href="#">ILB CP10 A</a>	10W	90	1200	
<a href="#">ILBLP CP10 HE SD A+</a>	10W	90	1200	Title 20, Self Diagnostic
<a href="#">ILBLP CP15 HE SD A+</a>	15W	90	1800	Title 20, Self Diagnostic
<a href="#">ILB CP20 HE A</a>	20W	90	2400	Title 20
<a href="#">ILB CP20 HE SD A</a>	20W	90	2400	Title 20, Self Diagnostic
<a href="#">ILBHI CP10 HE SD A+</a>	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
<a href="#">ILBHI CP15 HE SD A+</a>	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.

\*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

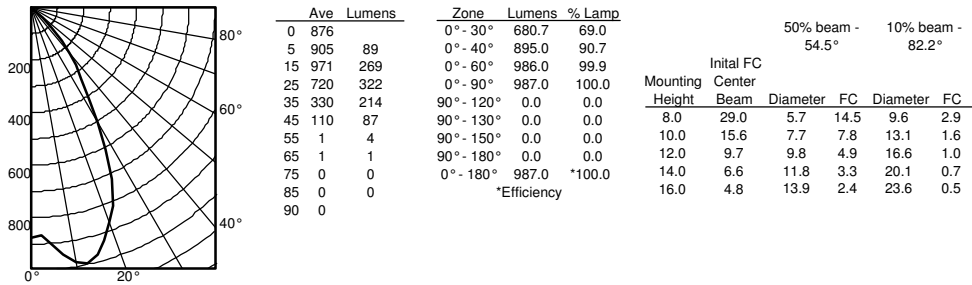
The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

Please contact us at [techsupport@iotaengineering.com](mailto:techsupport@iotaengineering.com) for any Emergency Battery related questions.

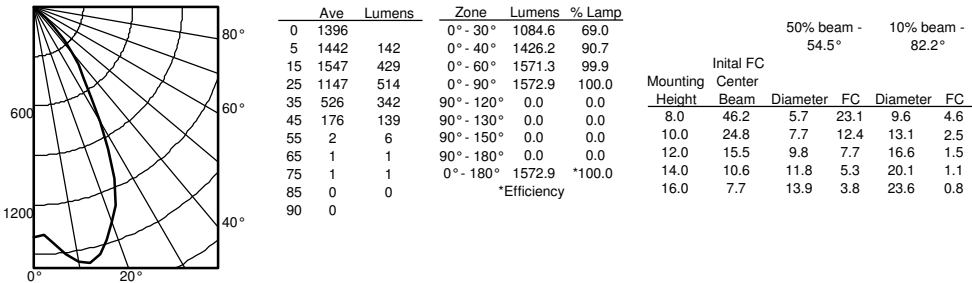
PHOTOMETRY

Distribution Curve      Distribution Data      Output Data      Illuminance Data at 30" Above Floor for a Single Luminaire

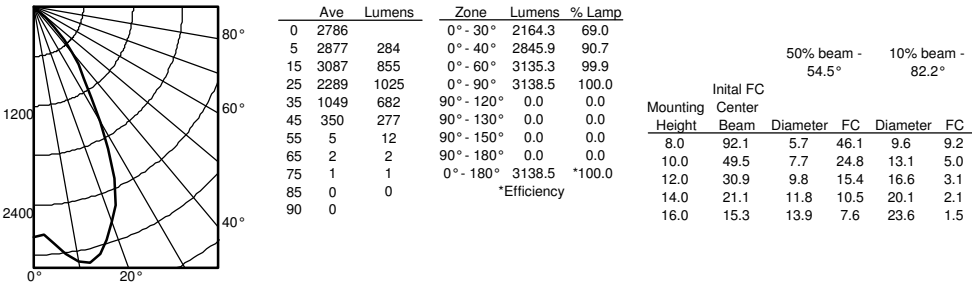
LDN6 35/10 L06AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



LDN6 35/15 L06AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



LDN6 35/30 L06AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

**Delivered Lumens = 1.25 x P x LPW**

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at [Designlight Consortium](http://Designlight Consortium).

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

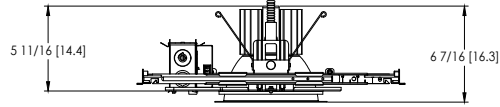
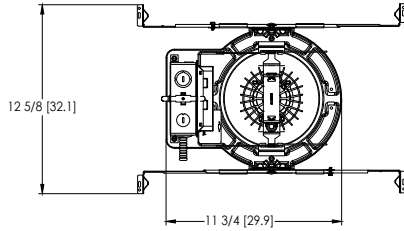
LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CRI	
80	1.0
90	0.874

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

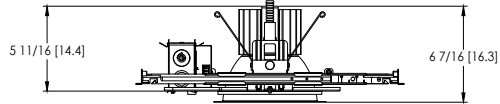
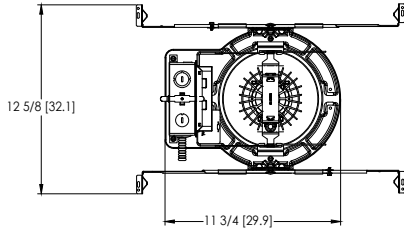
\* All dimensions are inches (centimeters) unless otherwise noted.

**LDN6 500-3000 Lumens**



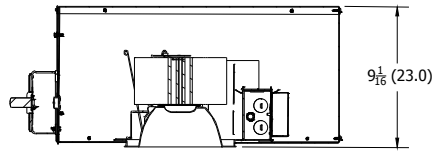
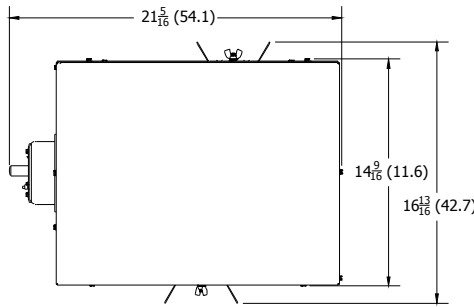
Aperture:  $\varnothing$  6-1/4" [15.9]  
 Ceiling Cutout:  $\varnothing$  7-1/8" [18.1] Self-flanged  
 Overlap Trim:  $\varnothing$  7-1/2" [19.1]

**LDN6 4000-5000 Lumens**



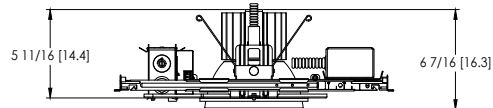
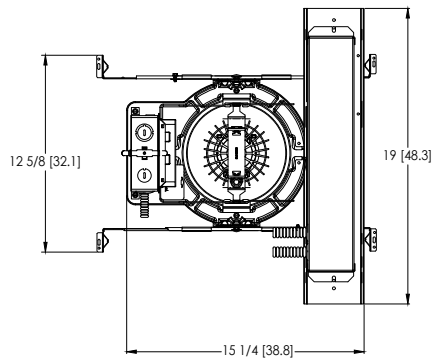
Marked Spacing: 24" x 24" x 10"  
 Aperture:  $\varnothing$  6-1/4" [15.9]  
 Ceiling Cutout:  $\varnothing$  7-1/8" [18.1] Self-flanged  
 Overlap Trim:  $\varnothing$  7-1/2" [19.1]

**LDN6 CP**



Aperture: 6-1/4 (15.9)  
 Ceiling Opening: 7-1/8 (18.1)  
 Overlap Trim: 7-1/2 (19.1)

**LDN6 EL**



Marked Spacing above 3000lm: 24" x 24" x 10"  
 Aperture:  $\varnothing$  6-1/4" [15.9]  
 Ceiling Cutout:  $\varnothing$  7-1/8" [18.1] Self-flanged  
 Overlap Trim:  $\varnothing$  7-1/2" [19.1]



ADDITIONAL DATA



The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram



LDN6 Series



Sensor Switch  
WSXA JOT

1. **Power:** Install JOT enabled fixtures and controls as instructed.
2. **Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. **Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALI.net Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

**EXAMPLE**

Group Fixture Control\*

\*Application diagram applies for fixtures with eldoLED drivers only.

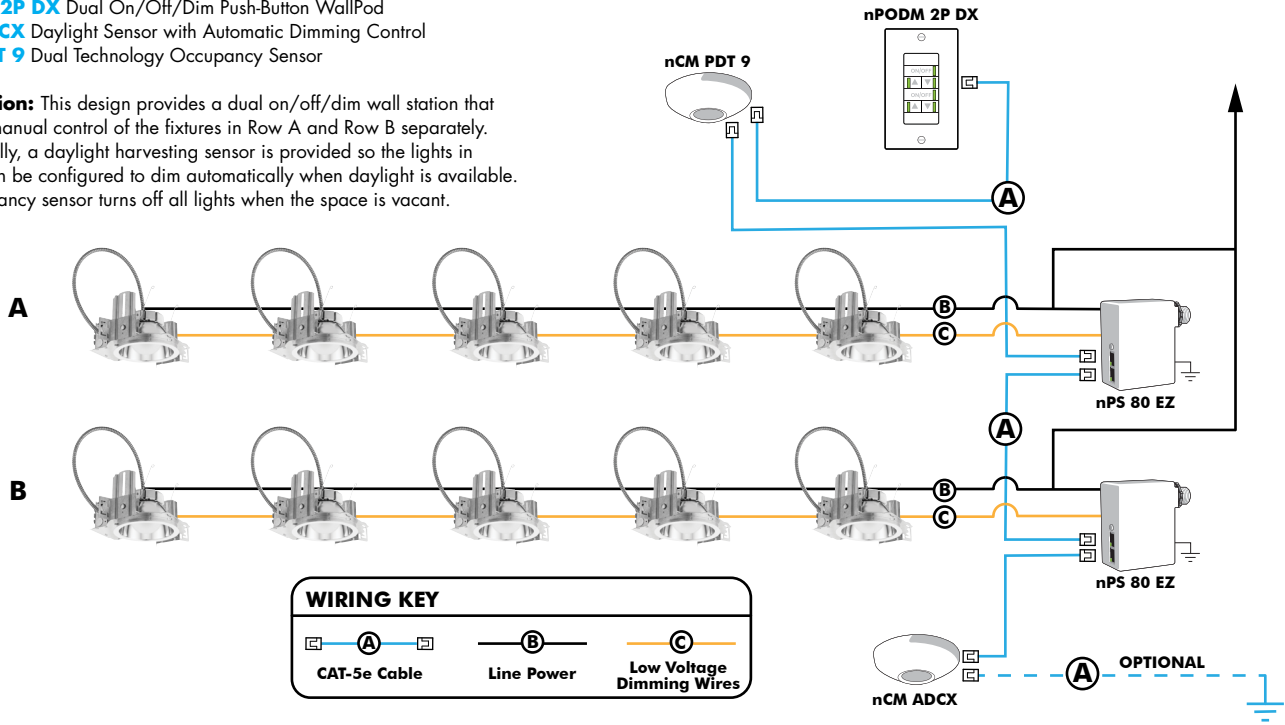
**nPS 80 EZ** Dimming/Control Pack (qty: 2 required)

**nPODM 2P DX** Dual On/Off/Dim Push-Button WallPod

**nCM ADCX** Daylight Sensor with Automatic Dimming Control

**nCM PDT 9** Dual Technology Occupancy Sensor

**Description:** This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



**Choose Wall Controls**

nLight offers multiple styles of wall controls - each with varying features and user experience.



**Push-Button Wallpod**  
Traditional tactile buttons and LED user feedback

**Graphic Wallpod**  
Full color touch screen provides a sophisticated look and feel

**nLight® Wired Controls Accessories:**

Order as separate catalog number. Visit [www.acuitybrands.com/products/controls/nlight](http://www.acuitybrands.com/products/controls/nlight) for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
<b>Photocell controls</b>	<b>Model Number</b>	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	<b>Cat-5 cables (plenum rated)</b>	<b>Model Number</b>
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

**nLight® AIR Control Accessories:**

Order as separate catalog number. Visit [www.acuitybrands.com/products/controls/nlightair](http://www.acuitybrands.com/products/controls/nlightair).

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH <sup>1</sup>

**Notes**

- 1 Can only be ordered with the RES7Z zone control sensor version.

**UL924 Sequence of Operation**

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

**nLight AIR**

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



**Simple as 1,2,3**

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome







NATIVAR

Photos Courtesy: Spring Hill Nursery, MOBOT



APRIL

JUNE

FALL

**Autumn Brilliance Serviceberry**  
*Amelanchier x grandiflora 'Autumn Brilliance'*

H = 20'; W = 15'



Item 3.



NATIVE

Photos Courtesy: MOBOT & Lurveys



JUNE

WINTER

**Common Hackberry**  
*Celtis occidentalis*

H = 50'; W = 50'



NATIVAR

Photos Courtesy: MOBOT



FALL

**Skyline Honeylocust**  
*Gleditsia triacanthos inermis 'Skycole'*

H = 40'; W = 30'



NATIVE

Photos Courtesy: Wikipedia



SUMMER

FALL

WINTER

**American Sweetgum**  
*Liquidambar styraciflua*

H = 50'; W = 62





NON-NATIVE

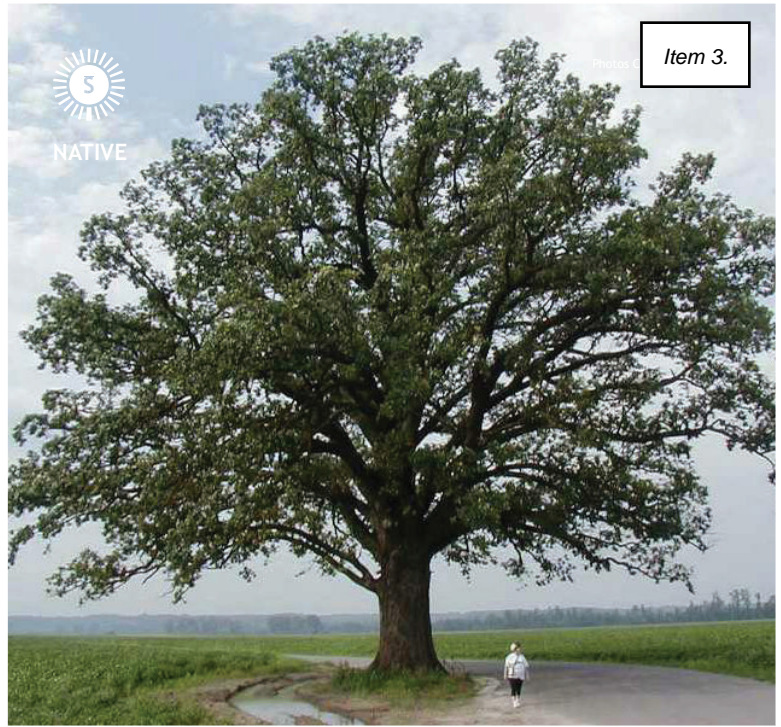
Photos Courtesy: MOBOT



APRIL - MAY

**Betty Magnolia**  
Magnolia "Betty"

H = 15'; W = 12'



NATIVE

Item 3.



ACORN



FALL

**Bur Oak**  
Quercus macrocarpa

H = 60'; W = 60'



NON-NATIVE

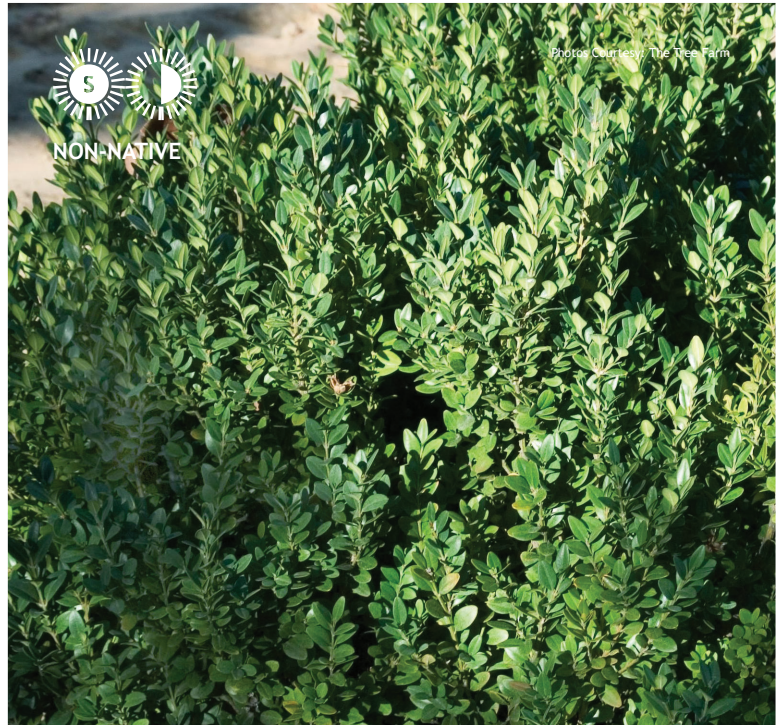
Photos Courtesy: Bailey Nurseries



MAY-JUNE

**Ivory Silk Japanese Tree Lilac**  
Syringa reticulata 'Ivory Silk'

H = 25'; W = 20'



NON-NATIVE

Photos Courtesy: The Tree Farm



EVERGREEN

**Green Mountain Boxwood**  
Buxus 'Green Mountain'

H = 48" x W





Photos Courtesy: Walter's Gardens, Inc.



NON-NATIVE



SPRING-FALL

**Karl Foerster Reed Grass**  
Calamagrostis 'Karl Foerster'

H = 48"; W = 36"



Photos Courtesy: Walter's Gardens, Inc.



NATIVE

Item 3.

**Northwind Switch Grass**  
Panicum virgatum 'Northwind'

H = 60"; W = 24"



Photos Courtesy: Walter's Gardens, Inc.



NATIVE

**Prairie Dropseed**  
Sporobolus heterolepis

H = 24"; W = 24"





NAT'VAR

Photos Courtesy: Spring Meadow II, The Growing Place



MID-SPRING



SUMMER



FALL

**Iriquois Beauty Chokeberry**  
*Aronia melanocarpa* "Merton"

H = 36" x W = 36"



NON-NATIVE

Photos Courtesy: Spring Meadow



JUNE



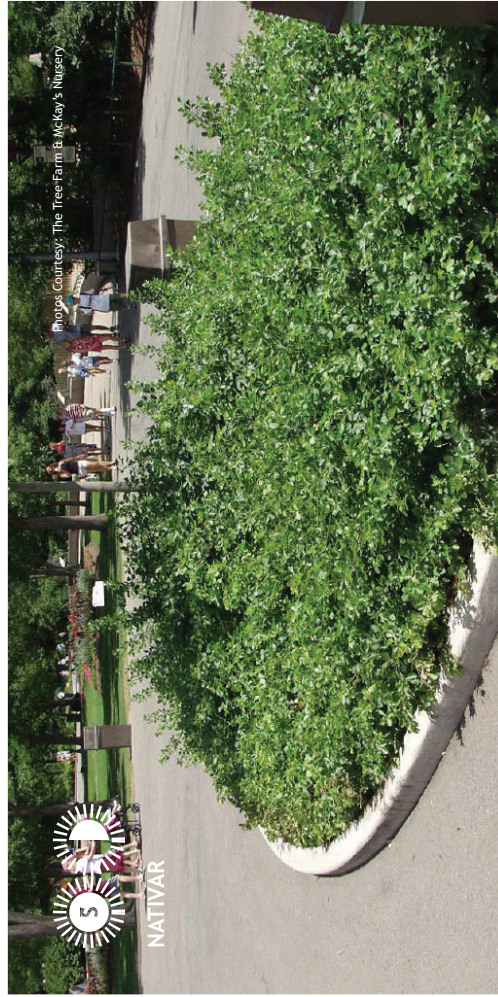
LATE-SUMMER



FALL

**Little Quick Fire Hydrangea**  
*Hydrangea paniculata* "SWIRLPLUG"

H = 4' x W = 4'



NAT'VAR

Photos Courtesy: The Tree Farm B. McKay's Nursery



FALL

**Low Fragrant Sumac**  
*Rhus typhina* "Gro-Low"

H = 24" x W = 60"



NAT'VAR

Photos Courtesy: Knockout Roses



MAY - SEPTEMBER

**Double Pink Knockout Rose**  
*Rosa* "Double Pink"

H = 48" x W = 48"

Item 3.





Photos Courtesy: Knockout Roses



NATIVAR



MAY - SEPTEMBER

**Double Pink Knockout Rose**  
Rosa 'Double Pink'

H = 48" x W = 48"



Photos Courtesy: Dave's Nursery



NON-NATIVE



JUNE - OCTOBER

**Ruby Sentinel Daylily**  
Hemerocallis 'Ruby Sentinel'

H = 30" x W = 24"



Photos Courtesy: MOBOT



NON-NATIVE



MAY

**Blue Periwinkle**  
Vinca 'Dart's Blue'

H = 6" x W = 18"

Item 3.





to: City of Whitewater  
Architectural Review Board  
\_\_\_\_\_  
\_\_\_\_\_

Attn: Liana Dostie

Date: 03/11/2024

Project No.: 20118A

Project: Irvin L Young Memorial Library Addition and Renovations

WE ARE SENDING YOU:  HEREWITH      VIA:  EMAIL       FAX NO. \_\_\_\_\_  
 DELIVERED BY HAND       GROUND - UPS       MESSENGER  
 UNDER SEPARATE COVER       CERTIFIED NO. \_\_\_\_\_       PICK UP \_\_\_\_\_

THE FOLLOWING ITEMS:  DRAWINGS       SHOP DRAWINGS       COPY OF LETTER  
 SPECIFICATIONS       DATA SHEETS       COMPUTER DISCS  
 ADDENDA       SAMPLES       PAY REQUEST

COPIES	DATE	PGS	SECTION	DESCRIPTION
1	3/11/24	13	Drawings	Architectural Review Board Submission Sheets Including Civil, Landscape, Architectural, and Electrical sheets
1	3/11/24	5	Data	Landscape Planting Cut Sheets
1	3/11/24	20	Data	Electrical Fixture Cut Sheets

THESE ITEMS ARE TRANSMITTED AS INDICATED BELOW:

FOR YOUR USE       ACCEPTED       RETURN \_\_\_\_\_ PRINTS/SETS  
 AS REQUESTED       ACCEPTED AS NOTED       RESUBMIT \_\_\_\_\_ PRINTS/SETS  
 FOR REVIEW AND COMMENT       NOT ACCEPTED       FOR BIDS DUE: \_\_\_\_\_  
 FOR APPROVAL       REVISE AND RESUBMIT       RETURN BY: \_\_\_\_\_  
 FOR PROCESSING       RETURNED AFTER LOAN TO US       \_\_\_\_\_

REMARKS: See attached City of Whitewater Architectural Review Board Submittal from Studio GC on behalf of the Irvin L Young Library for the upcoming construction project. This submission is being sent on March 11, 2024 for use for the April 8, 2024 Review Board Meeting and comments.

COPY TO: File  
\_\_\_\_\_

Marisa Urbina, Assoc. AIA

IF ENCLOSURES ARE NOT AS INDICATED, PLEASE NOTIFY US AT ONCE.

SIGNED: \_\_\_\_\_  
Sender Name

**Print**

**Plan Review Application Form - Submission #832**

**Date Submitted: 3/11/2024**

**City of Whitewater**

312 W. Whitewater Street  
P.O. Box 178  
Whitewater, WI 53190  
262-470-0540  
www.whitewater-wi.gov

**Application for Plan Review**

**NOTICE**

The Plan Commission meetings are scheduled at 6:00 p.m. on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

**Please complete the following application. Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.**

One (1) 11x17 copies and 1 Electronic Copy (include color where possible). If a full size plan is needed we will request same. All plans should be drawn to scale; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

**IDENTIFICATION AND INFORMATION ON APPLICATION**

**Applicant's First Name\***

Marisa

**Applicant's Last Name\***

Urbina

**Applicant's Address\***

223 w Jackson blvd, Suite 1200

**City\***

Chicago

**State\***

Illinois

**Zip Code\***

60606

**Phone Number\***

3122533416

**Email Address\***

m.urbina@studiogc.com

**Owner of site, according to current property tax records (as of the date of the application):**

**Street Address of property:\***

431 W Center St, Whitewater, WI 53190

**Legal Description (Name of subdivision, block and Lot or other Legal Description):\***

Lot 11, lot 12, part of lot 13, part of lot 14 of block 15 of the original plat of the village (now city) of Whitewater and lots 17 and 18 of O'Connors subdivision of part of lots 11 and 12 of block 15 of the original plat of the village (now city) of Whitewater, all located in the southwest 1/4 of section 4, town 4 north, range 15 east, city of Whitewater, Walworth county, Wisconsin.

**Agent or Representative assisting in Application (Engineer, Architect, Attorney, etc.)**

**First Name**

Marisa

**Last Name**

Urbina

**Name of Firm:**

Studio GC Architecture and Interiors

**Firm Address**

223 w Jackson blvd, Suite 1200

**City**

Chicago

**State**

Illinois

**Zip Code**

60606

Item 3.

**Phone Number**

3122533416

**Fax Number**

**Email Address**

m.urbina@studiogc.com

**Name of Contractor:**

Marisa Urbina

**Has either the applicant or owner had any variances issued to them, on any property?\***

- Yes.
- No.

**If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.**

**EXISTING AND PROPOSED USES:**

**Current Land Use:**

**Principal Use:**

Public/Semi-Public Use (Library)

**Accessory or Secondary Uses:**

**Proposed Use**

Public/Semi-Public Use (Library)

**No. of occupants proposed to be accomodated:**

**No. of employees:**

**Zoning District in which property is located:**

R-2

**Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which property is located:**

19.18

**PLANS TO ACCOMPANY APPLICATION**

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

**PLOT PLAN**

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings and structures on adjoining property within 15 feet of the property lines. In the case of demolitions, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

**STANDARDS**

**A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located. Applicant's explanation: \***

The proposed addition to the Irvin L Young Library will maintain the standards of this title for the District as it maintains the existing library function as a conditional public/semi-public use permitted within the R-2 zoning district.

**B. The proposed development will be consistent with the adopted city master plan. Applicant's explanation:\***

The proposed addition to the Irvin L Young Library will be consistent with the adopted city master plan for the City as it retains the original use of a library in this same location of existing conditions, maintaining the existing and future land-use as projected within the master plan. Furthermore, this landmark institutional public library use has been in same location of the R-2 district since its construction in 1990 and the continued location will enhance the neighborhood by facilitating interaction and providing community services for the growing population of Whitewater, aligned with Master Plan objectives.

**C. The proposed development will be compatible with and preserve the important natural features of the site. Applicant's explanation:\***

The proposed addition to the Irvin L Young Library and proposed site development balances the need of the addition to meet community needs with the preservation of existing natural site features. Those natural features that are able to be preserved will be protected on site. Those which are required to be removed due to building construction are being replaced with an enhanced natural landscaping environment, which is compatible with the neighborhood, provides outdoor programming, and increases site landscaping.

**D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property.**

**Applicant's explanation:\***

The proposed addition to the Irvin L Young Library will not create a nuisance for neighboring residences and uses as it retains the original use of a library in this same location, with which the neighboring residences are familiar. While the building footprint is increasing, the addition is sympathetic, related, and responsive to the existing library and neighborhood. This will be accomplished by keeping within the size, scale, and material feel of the existing library and neighborhood. The community and neighborhood will benefit from the expanded community services provided at the new library addition and renovated library area. Furthermore, by expanding the library at its existing location, the adjoining properties avoid having their property values adversely affected if the library were to relocate their facility to another site.

**E. The proposed development will not create traffic circulation or parking problems. Applicant's explanation:\***

The proposed addition to the Irvin L Young Library will not create traffic circulation or parking problems, but it will instead improve existing site circulation challenges by increasing on-site parking capacity, modifying existing parking aisles to allow for two-way traffic, adding a delineated drop off lane for patrons/deliveries, and maintaining two site entrances/exits.

**F. The mass, volume, architectural features, materials and/or setbacks of proposed structures, additions, or alterations will appear to be compatible with existing buildings in the immediate area. The Applicant's explanation:\***

The proposed addition to the Irvin L Young library will appear compatible with the existing buildings in the immediate area as the addition is created with exterior materials to match the current existing library use. Materials to match existing include the metal fascia, cast stone, and brick. The materiality is related and responsive to the existing library and neighborhood. Furthermore, the mass and volume of the library addition meets the building code and zoning requirements, while also being sympathetic to the neighborhood and existing library with the height not exceeding that of the existing library structure and setbacks meeting the requirements of the zoning district.

**G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted. Applicant's explanation:\***

Not Applicable

**H. The proposed structure, addition, or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties. Applicant's explanation:\***

The proposed addition to the Irvin L Young library is at the southeast corner of W Center Street and S Church Street. Any shadows cast from the addition will not impact the closest adjacent properties, which are across W Center Street and S Church Street.

**CONDITIONS**

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction, commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased

**Applicant's Signature\***

**Date**

Marisa Urbina

3/11/2024

Item 3.

**Plot Plan Upload**

24.pdf

**Plan Upload**

24.pdf

**File Upload**

24.pdf

**File Upload**

24.pdf

**File Upload**

24.pdf

**File Upload**

Choose File No file chosen

**APPLICATION FEES:**

Fee for Plan Review Application: \$100

**Date Application Fee Received by City**

**Receipt No.**

**Received by:**

**TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:**

**Date of notice sent to owners of record of opposite & abutting properties:**

**Date set for public review before Plan & Architectural Review Board:**

**ACTION TAKEN**

**Plan Review**

**Granted**

**Not Granted by Plan & Architectural Review Commission.**

**CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION;**

**Signature of Plan Commission Chairman**

**Date**

### Tips for Minimizing Development Review Costs-A Guide for Applicants

The City of Whitewater assigns its consultant cost associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their application. The tips included in this guide will almost always result in a less costly and quicker review of an application.

#### MEET WITH NEIGHBORHOOD SERVICES DEPARTMENT BEFORE SUBMITTING AN APPLICATION

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, The Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

#### SUBMIT A COMPLETE AND THOROUGH APPLICATION

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

#### FOR MORE COMPLEX OR TECHNICAL TYPES OF PROJECTS, STRONGLY CONSIDER WORKING WITH AN EXPERIENCED PROFESSIONAL TO HELP PREPARE YOUR PLANS

Experienced professional engineers, land planners, architects, surveyors, and landscape architects should be quite familiar with standard developmental review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

#### FOR SIMPLER PROJECTS, SUBMIT THOROUGH, LEGIBLE, AND ACCURATE PLANS

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building and floor plans should::

1. Be drawn to be recognized scale and indicate what the scale is (e.g. 1 inch=40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current conditions of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials or other similar improvements.



## SUBMIT YOUR APPLICATION WELL IN ADVANCE OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION MEETING

Item 3.

The city normally requires that a complete application be submitted four (4) weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two (2) weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

### FOR MORE COMPLEX PROJECTS, SUBMIT YOUR PROJECT CONCEPTUAL REVIEW

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge it's reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

### HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand other's perspectives on your proposal, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

---

**TYPICAL CITY PLANNING CONSULTANT DEVELOPMENT REVIEW COSTS**

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Cost vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with Information on how the applicant can help control costs.

**Type of development review begin requested and planning consultant review cost range**

**Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)**

- When land use is permitted in the zoning district and for minor downtown building alterations up to \$600
- When use also requires a conditional use permit, and for major downtown building alterations-\$700-\$1,500

**Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)**

- When land use is a permitted use in the zoning district \$700-\$2,000
- When land use also requires a conditional use permit-\$1,600-\$12,000

**Conditional use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)**

- Up to \$600

**Rezoning**

- Standard (not PCD) zoning district-\$400-\$2,000
- Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time-\$2,100-\$12,000

**Land Division**

- Land Survey map-up to \$300
- Subdivision Plat-\$1,500-\$3,000
- Plat (does not include any development agreement time) -\$50-\$1,500

**Annexation**

- Typically between \$200-\$400

**Note on Potential Additional Review Costs:**

The city also retains a separate engineering consultant, who is typically involved in larger projects requiring storm water management, plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review application. The consultant planner and engineer closely coordinate their reviews to control costs.

**Cost Recovery Certificate and Agreement**

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, board of Zoning Appeals and/or Common Council. In fact most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

**SECTION A: BACKGROUND INFORMATION**

To be filled out by the Applicant/Property Owner

**Applicant's Information**

**First Name\***

Marisa

**Last Name\***

Urbina

**Address\***

223 w Jackson blvd, Suite 1200

**City\***

Chicago

**State\***

Illinois

**Zip Code\***

60606

**Phone Number\***

3122533416

**Fax Number**

Item 3.

**Email Address\***

m.urbina@studiogc.com

**Name/Description of Development\***

Irvin L Young Memorial Library

**Address of Development Site\***

431 W Center St, Whitewater, WI 53190

**Tax key Number(s) of Site**

**Property Owner Information (if different from applicant):**

**First Name**

Marisa

**Last Name**

Urbina

**Address**

223 w Jackson blvd

**City**

Chicago

**State**

Illinois

**Zip Code**

60606

**SECTION B: APPLICANT/PROPERTY OWNER COST OBLIGATIONS To be filled out by the City's Neighborhood Services Director**

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of the application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all cost incurred up until that time.

Item 3.

**A. Application fee**

**B. Expected planning consultant review cost**

**C. Total cost expected of application (A+B)**

**D. 25% of total cost, due at time of application**

**Project likely to incur additional engineering or other consultant review costs?**

The balance of the applicant's costs, not due at the time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City . If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of the application, the City shall refund the difference to the applicant.

**SECTION C: AGREEMENT EXECUTION**

To be filled out by the Applicant and Property Owner.

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

**Signature of Applicant/Petitioner\***

**Date**

**Signature of Property Owner (if different)**

**Date**



**MEMORANDUM**

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning  
Administrator

Date: April 8, 2024

Re: Certified Survey Map

<b>Summary of Request</b>	
<b>Requested Approvals:</b>	2 Lot Certified Survey Map
<b>Location:</b>	218 Elkhorn Road
<b>Current Land Use:</b>	Hotel and Vacant Lot
<b>Proposed Land Use:</b>	Hotel and Vacant Lot
<b>Current Zoning:</b>	B-1
<b>Proposed Zoning:</b>	B-1
<b>Future Land Use, Comprehensive Plan:</b>	Community Business

**CSM Review**

The applicant is requesting a lot division by CSM, to divide one lot into two lots. The proposed lot size of lot 1 is 36,351 square feet, and lot 2 is 19,110 square feet.

19.27.040 - Lot area.

**CSM appears to be in full compliance with the following.**

19.27.050 - Lot width.

**CSM appears to be in full compliance with the following.**

**Planner’s Recommendations**

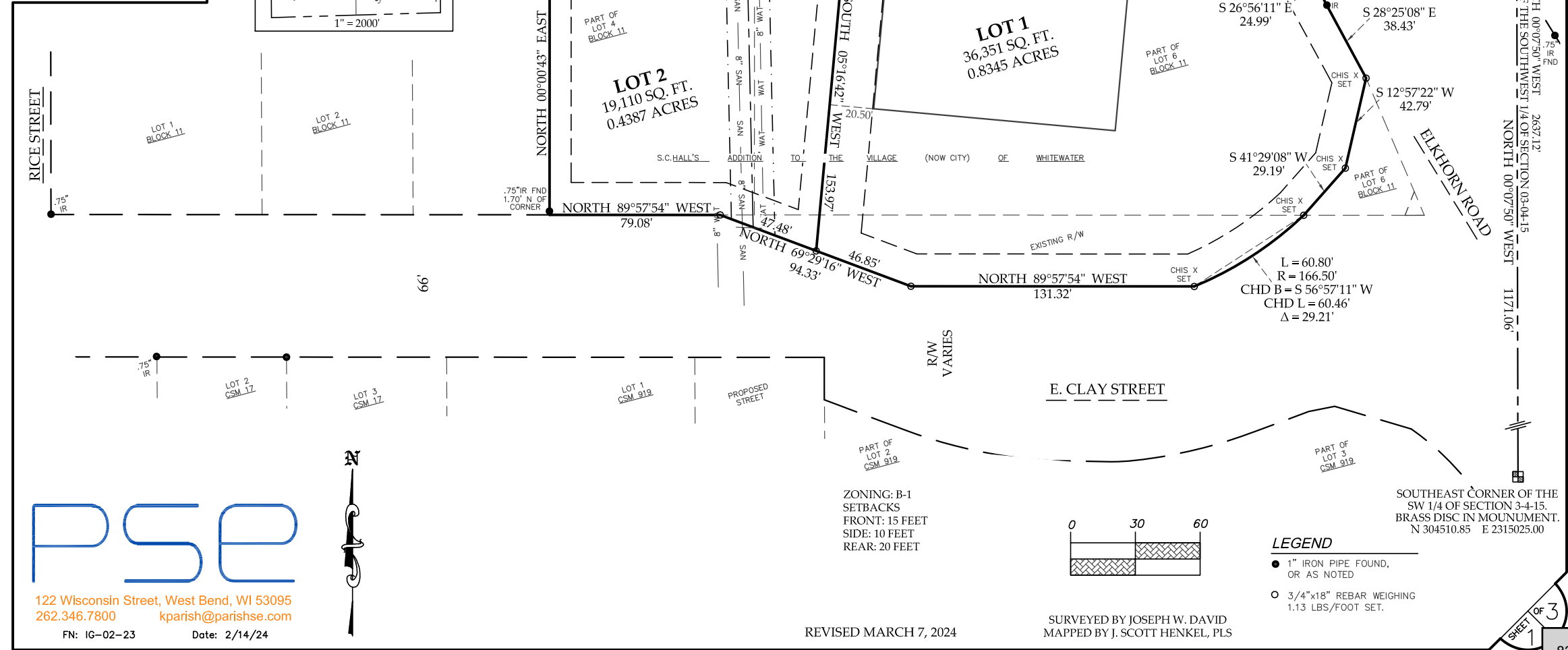
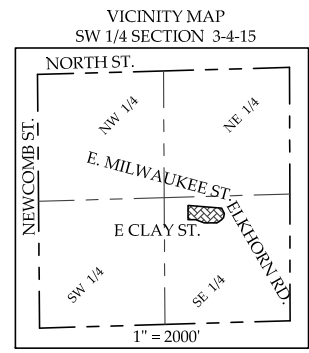
- 1) Staff recommends that Plan Commission **APPROVE** the 2 Lot Certified Survey Map as it meets all requirements of the zoning district in which it is located.

# CERTIFIED SURVEY MAP # \_\_\_\_\_

OWNER:  
KNUDSON - EAST TROY LLC  
2631 CORPORATE CIRCLE  
EAST TROY, WI 53120

TO COMBINE PART OF LOT 4, AND PART OF LOT 6, IN BLOCK 11 OF S.C. HALL'S ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER, AND PART OF THE EXISTING RIGHT-OF-WAY OF E. CLAY STREET ALL BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, COUNTY OF WALWORTH, STATE OF WISCONSIN

PRELIMINARY

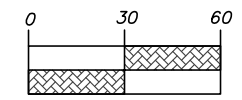


122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 kparish@parishse.com

FN: IG-02-23 Date: 2/14/24



ZONING: B-1  
SETBACKS  
FRONT: 15 FEET  
SIDE: 10 FEET  
REAR: 20 FEET



### LEGEND

- 1" IRON PIPE FOUND, OR AS NOTED
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.

REVISED MARCH 7, 2024

SURVEYED BY JOSEPH W. DAVID  
MAPPED BY J. SCOTT HENKEL, PLS

**CERTIFIED SURVEY MAP # \_\_\_\_\_**

**TO COMBINE PART OF LOT 4, AND PART OF LOT 6 , IN BLOCK 11 OF S.C. HALL'S ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER, AND PART OF THE EXISTING RIGHT-OF-WAY OF E. CLAY STREET ALL BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, COUNTY OF WALWORTH, STATE OF WISCONSIN**

**SURVEYOR'S CERTIFICATE**

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE KNUDSON – EAST TROY, LLC.;

PART OF LOT 4, AND PART OF LOT 6, IN BLOCK 11 OF S.C. HALLS ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER AND PART OF THE EXISTING RIGHT-OF-WAY OF E. CLAY STREET ALL BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, COUNTY OF WALWORTH, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3;  
THENCE NORTH 00°07'50" WEST, 1171.06 FEET, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4;  
THENCE NORTH 90°00'00" WEST, 711.07 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 6 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE SOUTH 26°56'11" EAST, 24.99 FEET, ALONG THE WEST LINE OF ELKHORN ROAD;  
THENCE SOUTH 28°25'08" EAST, 38.43 FEET, ALONG SAID WEST LINE;  
THENCE SOUTH 12°57'22" WEST, 42.79 FEET, ALONG SAID WEST LINE;  
THENCE SOUTH 41°29'08" WEST, 29.19 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 6;  
THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 60.80 FEET, WITH A RADIUS OF 166.50 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 56°57'11" WEST, 60.46 FEET;  
THENCE NORTH 89°57'54" WEST, 131.32 FEET;  
THENCE NORTH 69°29'16" WEST, 94.33 FEET, TO THE SOUTH LINE OF SAID LOT 6;  
THENCE NORTH 89°57'54" WEST, 79.08 FEET, ALONG SAID SOUTH LINE;  
THENCE NORTH 00°00'43" EAST, 147.85 FEET, ALONG THE WEST LINE OF SAID LOT 4;  
THENCE SOUTH 85°20'28" EAST, 349.88 FEET, ALONG THE NORTH LINE OF SAID LOT 6 AND THE WESTERLY EXTENSION THEREOF, TO THE POINT OF BEGINNING.

CONTAINING 55,461 SQUARE FEET // 1.2732 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF WHITEWATER LAND DIVISION ORDINANCE.

\_\_\_\_\_  
J. SCOTT HENKEL, PLS 2495

**CORPORATE OWNER'S CERTIFICATE**

AS OWNER, **KNUDSON – EAST TROY LLC**, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, COMBINED, AND MAPPED AS REPRESENTED HEREON.

**KNUDSON – EAST TROY LLC**, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS MAPPED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE REQUIREMENTS AND ORDINANCES OF THE CITY OF WHITEWATER.

\_\_\_\_\_  
MARK KNUDSON, AGENT

STATE OF WISCONSIN  
\_\_\_\_\_:SS  
\_\_\_\_\_ COUNTY

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, \_\_\_\_\_,

OF **KNUDSON - EAST TROY LLC**, THE \_\_\_\_\_ OF SAID CORPORATION AND THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

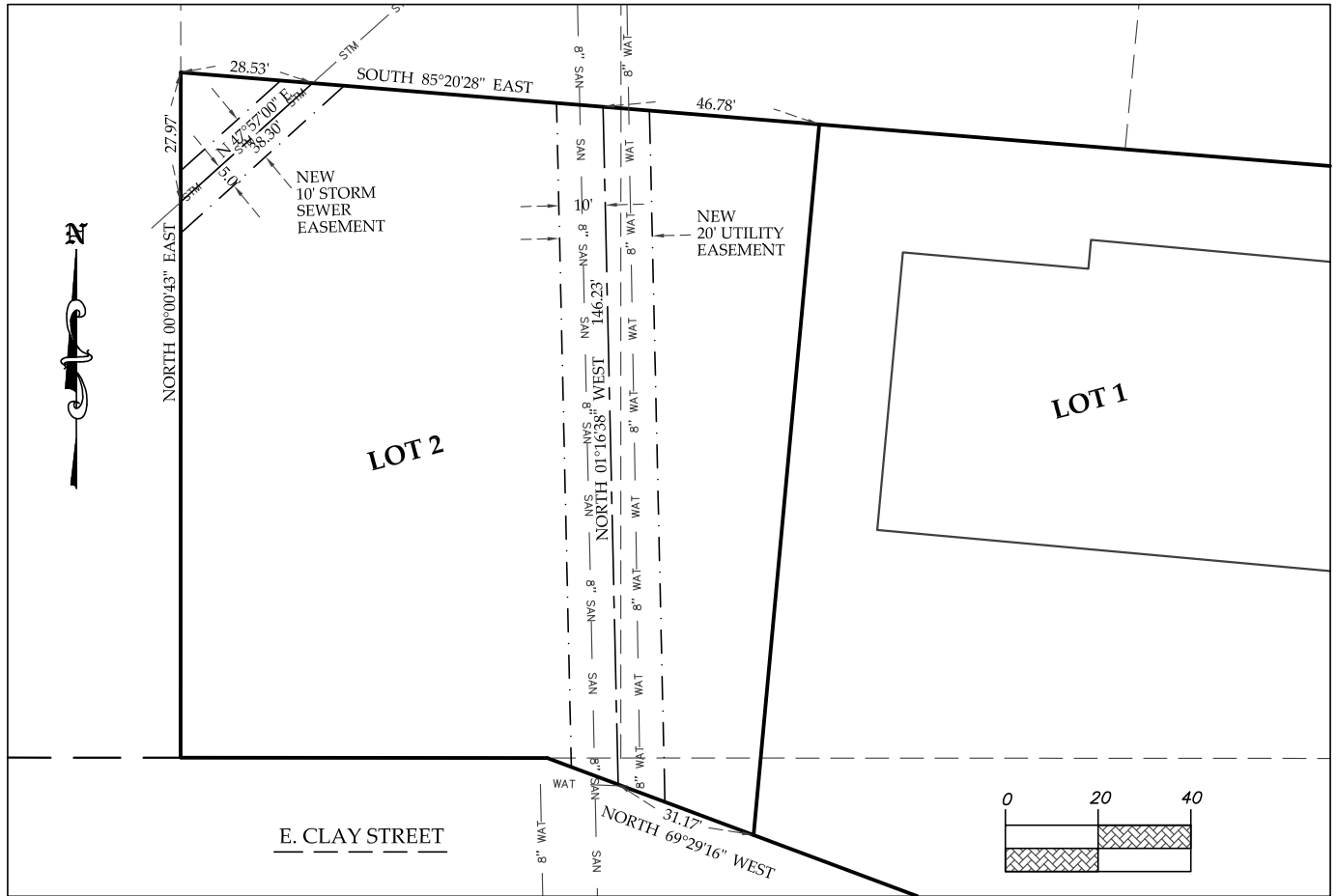


122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 kparish@parishse.com

FN: IG-02-23 Date: 2/14/24

# CERTIFIED SURVEY MAP # \_\_\_\_\_

TO COMBINE PART OF LOT 4, AND PART OF LOT 6, IN BLOCK 11 OF S.C. HALL'S ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER, AND PART OF THE EXISTING RIGHT-OF-WAY OF E. CLAY STREET ALL BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, COUNTY OF WALWORTH, STATE OF WISCONSIN



### CITY OF WHITEWATER COMMON COUNCIL APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE CITY OF WHITEWATER COMMON COUNCIL ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_\_.

\_\_\_\_\_  
JOHN WEIDL, CITY MANAGER

\_\_\_\_\_  
HEATHER BOEHM, CITY CLERK



122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 kparish@parishse.com

FN: IG-02-23

Date: 2/14/24



Print

### Application for Land Division - Submission #803

Date Submitted: 2/26/2024

#### City of Whitewater

Application for Land Division  
312 W Whitewater Street  
P.O. Box 178  
Whitewater WI 53190  
(262) 473-0540

#### Applicant and subject property information

In order for applications to be processed all information, drawings, application signatures and fees required shall be submitted at the time of application (please complete all items - attach additional pages as necessary, put N/A if not applicable).

#### Notice

The Plan Commission meetings are scheduled at 6:00 p.m. on the 2nd Monday of the month. All complete application materials must be submitted to the City by 4:00 p.m. four weeks prior to the meeting.

**Please check the appropriate box below for the type of application being submitted:**

Annexation     
  Amended plat     
  Preliminary plat     
  Certified Survey  
 Concept plan     
  Zoning     
  Re-plat

**Vacating**

Plat  
 Easement  
 Building line

**Final plat, which also must include:**

Storm water management plan  
 Developer's agreement

**Jurisdiction**

City limits  
 Extra-territorial jurisdiction

**Total acres\***

1.2732

**County\***

Walworth

**Current zoning\***

B-1

**Proposed zoning\***

B-1

**Tax parcel number(s) and acreage**

/HAS 0067 1.2732

Item 4.

**Location of property (including legal description):\***

PART OF LOT 4, AND PART OF LOT 6, IN BLOCK 11 OF S.C. HALLS ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER AND PART OF THE EXISTING RIGHT-OF-WAY OF E. CLAY STREET ALL BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, COUNTY OF WALWORTH, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3;  
THENCE NORTH 00°07'50" WEST, 1171.06 FEET, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4;  
THENCE NORTH 90°00'00" WEST, 711.07 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 6 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE SOUTH 26°56'11" EAST, 24.99 FEET, ALONG THE WEST LINE OF ELKHORN ROAD;  
THENCE SOUTH 28°25'08" EAST, 38.43 FEET, ALONG SAID WEST LINE;  
THENCE SOUTH 12°57'22" WEST, 42.79 FEET, ALONG SAID WEST LINE;  
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THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 60.80 FEET, WITH A RADIUS OF 166.50 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 56°57'11" WEST, 60.46 FEET;  
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THENCE SOUTH 85°20'28" EAST, 349.88 FEET, ALONG THE NORTH LINE OF SAID LOT 6 AND THE WESTERLY EXTENSION THEREOF, TO THE POINT OF BEGINNING.

218 ELKHORN ROAD, WHITEWATER

**Applicant's signature**

I hereby Certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. In addition I have been given the Authority to sign on behalf of the other all parties involved in this Land Division Application.

**Applicant's role\***

- Owner
- Developer
- Other

**If applicant's role is "Other," please explain:**

PLS OF PROPOSED CSM

**Signature\***

J. SCOTT HENKEL

**Phone Number\***

262-346-7800

**Fax Number\***

N/A

**Email Address\***

shenkel@parishse.com

**Date**

2/26/14

**Property Owner Information**

Please complete information-attach additional pages as necessary-put N/A if not applicable.

**First Name**

N/A

**Last Name**

KNUDSON - EAST TROY LLC

**Address**

2631 CORPORATE CIR

**City**

EAST TROY

**State**

WI

**Zip Code**

53120

**Phone Number**

775-848-3664

**Fax Number**

N/A

**Email Address**

ezcnc96@gmail.com

If ownership is other than sole or community property, please name the partners, principals, beneficiaries, etc. respectively:

**Name**

MARK KNUDSON

**Position**

AGENT

Item 4.

**Address**

2631 CORPORATE CIR., EAST TROY, WI 53120

**Name**

N/A

**Position**

N/A

**Address**

N/A

**Name**

N/A

**Position**

N/A

**Address**

N/A

**Owner's agent/attorney (main contact person responsible for application)**

**Role\***

- Attorney
- Realtor
- Other

**If "Other," please specify.**

PROJECT ENGINEER

**Name\***

KEVIN PARISH

**Email Address\***

kparish@parishse.com

Item 4.

**Address\***

122 WISCONSIN STREET

**City**

WEST BEND

**State**

WI

**Zip Code**

53095

**Phone Number\***

262-365-7800

**Fax Number\***

N/A

**Developer**

**Name**

N/A

**Email Address**

N/A

**Address**

N/A

**City**

N/A

**State**

N/A

**Zip Code**

N/A

**Phone Number**

N/A

**Fax Number**

N/A

**Developer's engineer**

**Name**

N/A

**Email Address**

**Address**



Item 4.

City

State

Zip Code

[Empty text box for City]

[Empty text box for State]

[Empty text box for Zip Code]

Phone Number

Fax Number

[Empty text box for Phone Number]

[Empty text box for Fax Number]

Property description - complete either A or B.

A. Recorded subdivision information

Subdivision

S,C, HALLS ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER

Lot

Block

Acres

PART OF LOT 4, PART OF LOT 6

11

1.27

County of record

Document number

WALWORTH

C003S029

Volume number (if applicable)

Page number (if applicable)

3

29

B. Property Description Information: (attach a metes and bounds description with a sketch, signed and sealed by a Registered Professional Land Surveyor)

Property address

Survey name

218 ELKHORN ROAD

N/A

Acres

Abstract number

1.27

N/A

Deed(s) which conveyed the property to the present owner:

**Document number**

1039273

**Acres**

N/A

**Volume number**

N/A

**Page number**

N/A

**Metes and bounds description**

IG-02 CSM Whitewater.pdf

**Cost recovery certificate & agreement**

The city may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the city's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the city's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application. The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The city may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The city may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the city as a special charge on the affected property.

**Signature of applicant/petitioner\***

SCOTT HENKEL

**Signature of property owner (if different)**

X

**Printed name of applicant/petitioner\***

SCOTT HENKEL

**Printed name of property owner (if different)**

KNUDSON - EAST TROY LLC

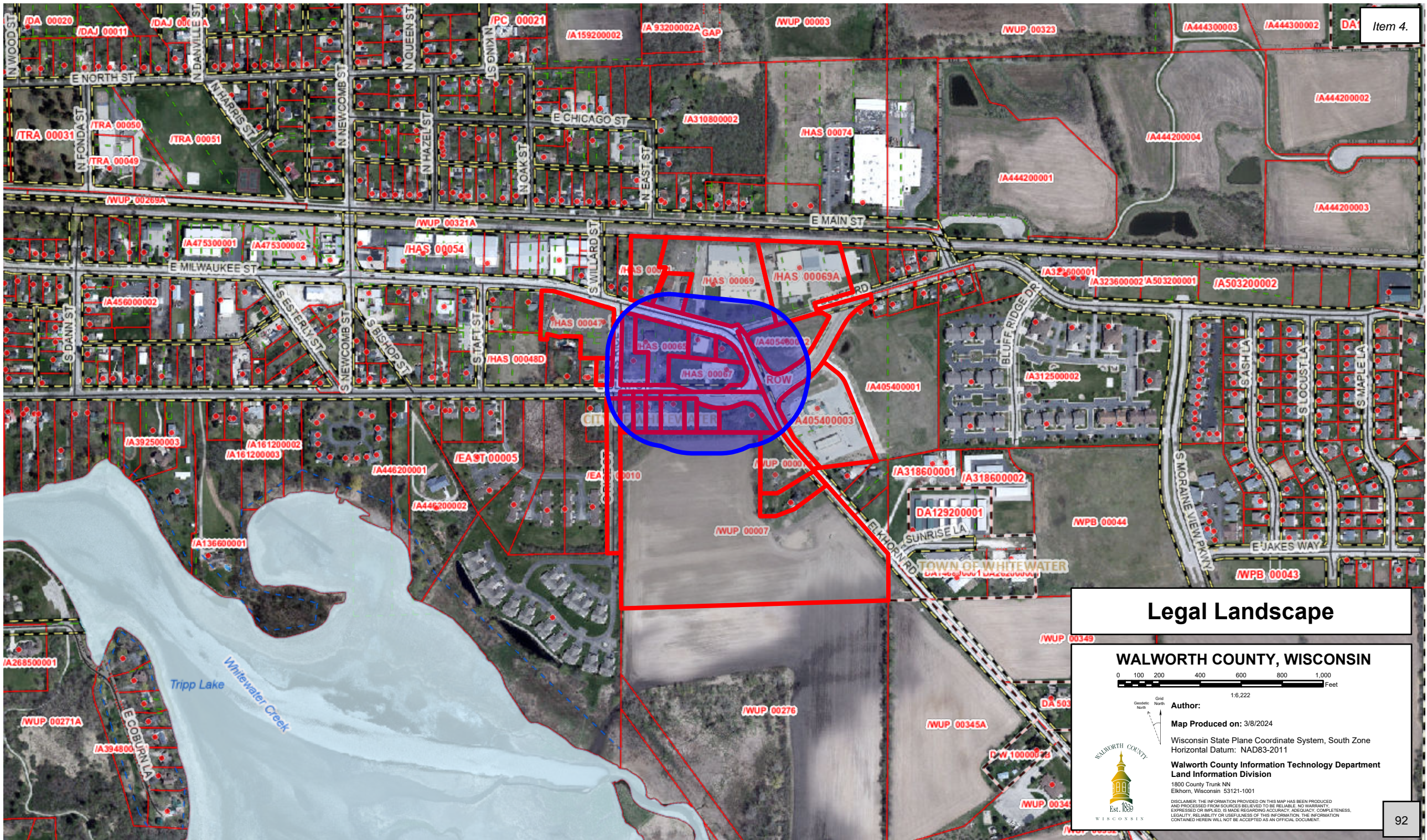
**Date of signature\***

2/26/2024

**Date of signature**

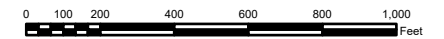
2/26/24





# Legal Landscape

## WALWORTH COUNTY, WISCONSIN



1:6,222



**Author:**  
**Map Produced on:** 3/8/2024

Wisconsin State Plane Coordinate System, South Zone  
 Horizontal Datum: NAD83-2011

**Walworth County Information Technology Department  
 Land Information Division**  
 1800 County Trunk NN  
 Elkhorn, Wisconsin 53121-1001



DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESS OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



JUAN F RODRIGUEZ  
ANDREA R MENDOZA  
903 E CLAY ST  
WHITEWATER, WI 53190

JUAN F RODRIGUEZ  
ANDREA R MENDOZA  
903 E CLAY ST  
WHITEWATER, WI 53191-9100

JM GREEN RENTALS LLC  
W7296 US HWY 12  
WHITEWATER, WI 53190-9000

TG WHITEWATER LLC  
N2W27318 LYLES DR  
WAUKESHA, WI 53188-8800

STRITZEL RENTAL PROPERTIES LLC  
416 VENTURA LN  
WHITEWATER, WI 53190-9000

STRITZEL RENTAL PROPERTIES LLC  
416 VENTURA LN  
WHITEWATER, WI 53190-9000

MIDWEST WI LLC  
1435 FULTON ST 2ND FLOOR  
GRAND HAVEN, MI 46417-1700

VILLAGE AT TRIPP LAKE CONDO OWNERS  
400 S RICE ST UT 30  
WHITEWATER, WI 53190-9000

MARK F ZINGSHEIM  
852-854 E CLAY ST  
WHITEWATER, WI 53190

NGJ INVESTMENTS LLC  
917 E MILWAUKEE ST  
WHITEWATER, WI 53190-9000

NGJ INVESTMENTS LLC  
917 E MILWAUKEE ST  
WHITEWATER, WI 53190-9000

JOSE C CANO  
MARGARITA CANO  
115 S 8TH ST  
DELAVAN, WI 53115

953 E MILWAUKEE LLC  
C/O TERRY AULT  
N3108 390TH ST  
MENOMONIE, WI 54751-5100

KNUDSON - EAST TROY LLC  
2631 CORPORATE CIR  
EAST TROY, WI 53120-2000

960 E MILWAUKEE LLC  
499 W WHITEWATER ST  
WHITEWATER, WI 53190

WHITEWATER MANUFACTURING CO  
PO BOX 148  
WHITEWATER, WI 53190-4800

MNPL LLC  
PO BOX 664  
WHITEWATER, WI 53190-9000

SALLY JO KUTZ  
920 MILWAUKEE ST  
WHITEWATER, WI 53190-2900

BECKY S HAHN  
MICHAEL MASON FAMILY TRUST, et al.  
N9603 WOODWARD  
WHITEWATER, WI 53190-9000

TIM A GERMUNDSON  
340 ELKHORN RD  
WHITEWATER, WI 53190-9000

JAMES R BURNS  
841 E MILWAUKEE ST  
WHITEWATER, WI 53190-9000

KT REAL ESTATE HOLDINGS LLC  
1626 OAK ST  
LACROSSE, WI 54603-0300

**MEMORANDUM**

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning  
Administrator

Date: April 8, 2024

Re: Site Plan and Architectural Review and Conditional Use Permit Dog Daycare Center

<b>Summary of Request</b>	
<b>Requested Approvals:</b>	Site Plan Review CUP
<b>Location:</b>	/A323600002
<b>Current Land Use:</b>	Vacant Lot
<b>Proposed Land Use:</b>	Dog Daycare Center
<b>Current Zoning:</b>	B-3
<b>Proposed Zoning:</b>	N/A
<b>Future Land Use, Comprehensive Plan:</b>	Highway Commercial

**Site Plan Review**

The applicant is requesting a Site Plan Review and Conditional Use Permit for a dog daycare facility. This facility will be utilized on a daily basis, and dogs will not be kept onsite overnight for boarding. The site includes one metal style building, two outdoor fenced areas, and a parking lot for approximately 8 vehicles. The property is currently zoned B-3, highway commercial and light industrial district. This district is established to accommodate no nuisance type industrial commercial uses that are highway oriented or have large land area requirements. To ensure a minimum of disruption to residential neighborhoods, no development within this district shall take direct access to a local residential street, except by conditional use permit. The City of Whitewater Municipal Ordinance does not specify a use requirement specifically for dog daycare facilities however the B-3 district allows the following as a CUP:



“Veterinary clinics, provided that no service including animal boarding is offered outdoors”.

19.33.040 - Lot area.

The minimum lot area in the B-3 district is ten thousand square feet.

**Site Plan appears to be in full compliance with the following.**

19.33.050 - Lot width.

The minimum lot width in the B-3 district is one hundred feet.

**Site Plan appears to be in full compliance with the following.**

19.33.060 - Yard requirements.

Minimum required yards for principal buildings, outside storage, and dumpsters in the B-3 district are:

- A. Front and street side, fifteen feet (but may be greater if needed to meet fire safety requirements);
- B. Interior side, fifteen feet (but may be greater if needed to meet fire safety requirements);
- C. Rear, twenty feet, except the rear yard setback to any railroad right-of-way shall be fifteen feet under a conditional use (but may be greater if needed to meet fire safety requirements);
- D. Shore yard, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46, and in addition may require DNR approval.
- E. Any yard abutting a residential district or use, thirty feet or the height of the nearest principal building or structure being developed, whichever is greater. Such yards shall be subject to the landscape buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the approval of the plan and architectural review commission.

**Site Plan appears to be in full compliance with the following, however it is recommended that this use follow landscape buffer yard requirements of Section 19.57.140.**

19.33.090 - Plan review.

**Plan review in accordance with Chapter 19.63 shall be required for any development in the B-3 district. Building design shall be consistent with the recommendations of the city's comprehensive (master) plan and include materials, colors, styles, and features tailored to the building's site and context. Landscaping shall be consistent with the recommendations of the city's comprehensive (master) plan; appropriate to the site, community and region; and in accordance with accepted professional standards.**

### **Planner's Recommendations**

- 1) Staff recommends that Plan Commission **TABLE** the Site Plan for the following reasons:
  - a) Proper building plans and civil plans including utilities, grading plan, and building elevations should be submitted for review.
  - b) A proper landscape plan should be submitted for review.
  - c) The site plan should show proper dumpster enclosure.
  - d) The site plan should show parking space dimensions to be in full compliance with City Ordinance.

- e) Building design plan should show street façade with brick or masonry.
- f) Building design plan should be consistent with neighborhood, and aesthetically match other existing buildings in the area.
- g) It is recommended that the building be reconfigured to have outdoor dog areas on the back side of the building, between the building and the railroad tracks.
- h) It is recommended that a landscape buffer be provided around the outdoor dog areas, for further noise protection.
- i) Applicant shall provide a narrative of operational business hours
- Any further requests stipulated by the PARC.

## Statement of Use

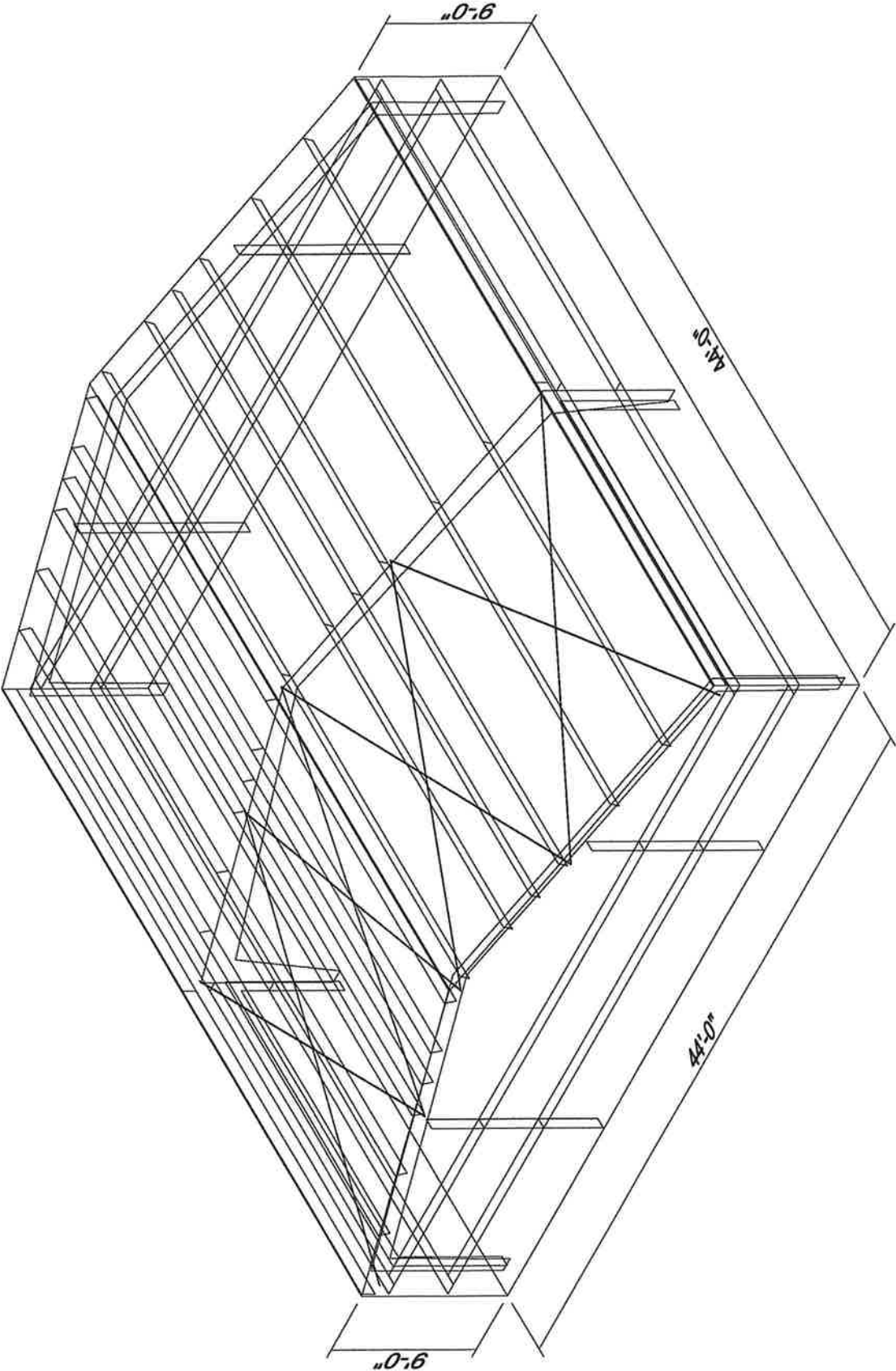
The Royal Hounds of Whitewater will be a dog daycare and boarding facility. We intended to operate with a minimum of two employees on staff during all business hours, one person working reception and one person tending to the care, sanitation, and playing of the dogs. I personally will be onsite for all business hours until we establish a client base and train up staff members. At full capacity we will house 40 dogs, but will be housing much less than that during non-holiday times.

The facility will be a 44' x 44' metal building with a lean-to over the entrance and a brick facade to satisfy the aesthetic requirements of the Whitewater planning committee. The entrance will open to a finished lobby with windows that provide views to the remainder of the facility, a heated open warehouse with indoor play yards and boarding provisions. The structure will be back 62' from the road and have an eight spot parking lot and dumpster on the north side of the lot, utilizing the existing curb-cut on the West side of the lot. On the East side of the lot will be a 22' x 44' fence, 6' high to contain outdoor dog play groups. The fence will abut to buried bricks at the base to thwart any digging attempts. All outdoor areas will have a maintained lawn and any trees as required by the city.

To ensure the well-being of our neighbors, dogs will be encouraged to play nicely and quietly. Problematic dogs will be placed in time out, or denied service if a problem persists. All solid waste will be bagged and disposed of in the garbage. All liquid waste will be cleaned with an enzymatic cleaner that uses microbes to digest foul odors and is safe for the environment, dogs, and people. The indoor structure will be sterilized every day with kennel specific cleaner for safety and cleanliness. The structure is laid out so that a dog needs to pass through at least two doors to leave the facility, keeping the dogs and surrounding areas safe and secure.



Brick Facade on street side







Brick Facade on street side

# ROYAL HOUNDS OF WHITEWATER SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN LOT 2 OF CERTIFIED SURVEY MAP NO. 3238

LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 16 EAST,  
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

Item 5.

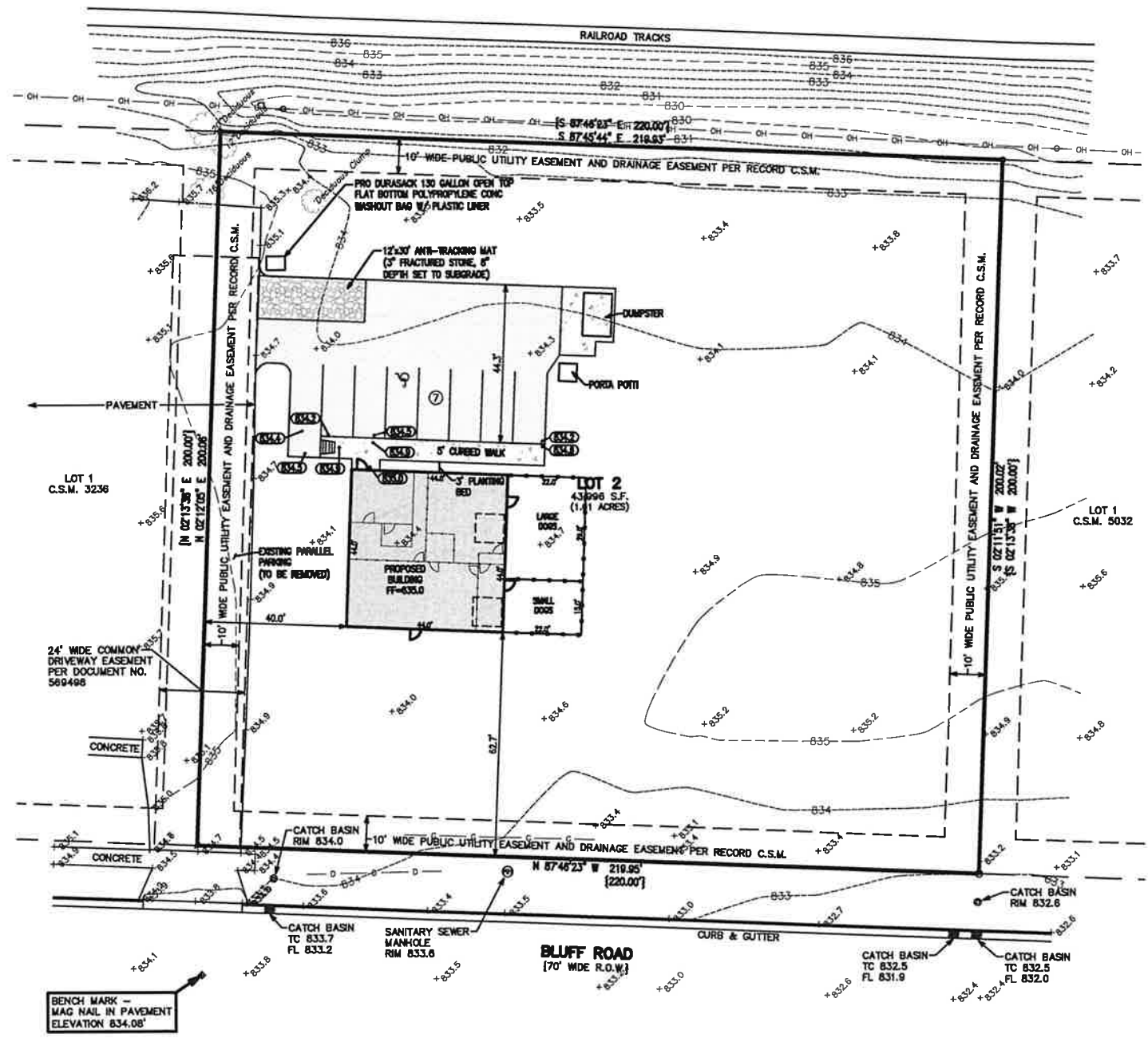
**SOE/ESP**  
E. BLUFF ROAD  
WHITEWATER, WI

— WORK ORDERED BY —  
DANIEL KISTLE  
327 E. CLAY STREET, UNIT 10  
WHITEWATER, WI 53190

**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
PHONE: (262) 723-2008 e-mail: office@farris-hansen.com

REVISIONS  
3/08/2024 - DHC  
ADDED BUILDING &  
GRADING

PROJECT NO.  
**10994**  
DATE  
**03/05/2024**  
SHEET NO.  
**1 OF 2**



ASSIGNED THE SOUTHERLY BOUNDARY OF LOT 2  
N 87°46'23\"/>

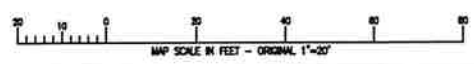
- LEGEND**
- = FOUND IRON PIPE STAKE
  - = FOUND IRON REBAR STAKE
  - # = FOUND RAILROAD SPIKE IN PAVEMENT
  - ◇ = UTILITY POLE LOCATED
  - OH — = OVERHEAD WIRES
  - = CABLE BOX LOCATED
  - G — = FLAGGED GAS LINE LOCATED
  - D — = FLAGGED STORM WATER SEWER LOCATED
  - {XXX} = RECORDED AS

**SITE INDEX**

SHEET 1 SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN  
SHEET 2 FIRST FLOOR PLAN

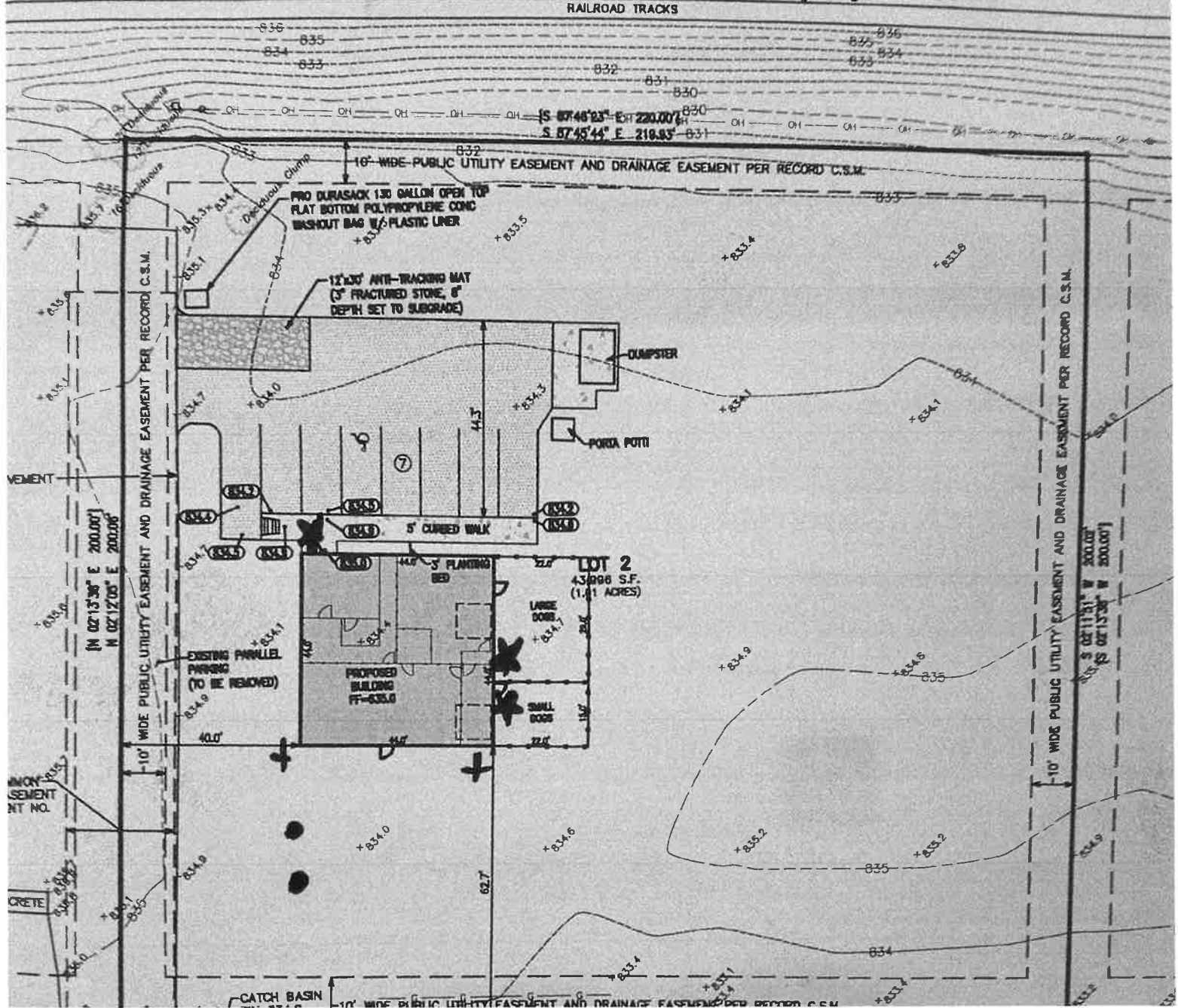
**AREA SUMMARY**

TOTAL LAND AREA 43,996 S.F. (1.01 ACRES)  
TOTAL AREA DISTURBED 10,352 S.F. (0.24 ACRES) (NO NOI REQUIRED)



X:\PROJECTS\10994\ACAD\10994.dwg

# LIGHTING PLAN



\* Outdoor Fixture on building  
 • Lights on sign  
 + Indirect lights on building





Neighborhood Services Department  
Planning, Zoning, GIS, Code Enforcement  
and Building Inspections

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
(262) 473-0143

**CONDITIONAL USE PERMIT APPLICATION**

Address of Property: Tax Parcel A3236 00002 (bluff rd.)

Owner's Name: Daniel Kistle

Applicant's Name: Daniel Kistle

Mailing Address: 327 E Clay St. #19

Phone #: 920-397-6731 Email: danielkistle@gmail.com

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): \_\_\_\_\_

Royal Hounds of Whitewater

**Existing and Proposed Uses:**

Current Use of Property: unused

Zoning District: B-3

Proposed Use: Dog Kennel

**NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.**

Conditions

*The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.*

## APPLICATION REQUIREMENTS

### THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

**\*\*Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**



**STANDARDS FOR REVIEW AND APPROVAL**

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	All waste will be bagged and disposed of in a timely manner. Barking will be discouraged by time-outs or denial of service. Dogs will have to pass through multiple doors to exit for the protection of themselves and neighbors. Landscaping will be maintained.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	We will utilize the existing curb-cut on the west side of the property. Paving will include parking spaces and dumpster area in accordance with our Site, Grading, and Drainage plan.
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	The lot is zoned B-3. Our operations will present no impact to our neighbors. We are prepared to make any required changes to our plan by the city.
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	We will create jobs, service pet owners in the area, and convert an empty lot into a tax generating business.

\*\*Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: 

Date: 3-11-24

Printed: Daniel Kistle

**TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT**

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. **\$100.00 fee** filed on \_\_\_\_\_ Received by: \_\_\_\_\_ Receipt #: \_\_\_\_\_
- 2) Application is reviewed by staff members.
- 2) Class 2 Notice published in Official Newspaper on \_\_\_\_\_.
- 3) Notices of the Public Hearing mailed to property owners on \_\_\_\_\_.
- 4) Plan Commission holds the PUBLIC HEARING on \_\_\_\_\_ Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

**ACTION TAKEN:**

Condition Use Permit: Granted \_\_\_\_\_ Not Granted \_\_\_\_\_ By the Plan and Architectural Review Commission

**CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:**

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\_\_\_\_\_  
Signature of Plan Commission Chairperson

\_\_\_\_\_  
Date

## **Tips for Minimizing Your Development Review Costs: A Guide for Applicants**

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals to understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

### **Meet with Neighborhoods Services Department before submitting an application**

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Manager / City Planner. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

### **Submit a complete and thorough application**

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

### **For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans**

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.



## **For simpler projects, submit thorough, legible, and accurate plans**

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and consultants still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements.
7. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

## **Submit your application well in advance of the Plan and Architectural Review Commission meeting**

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's consultant staff and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

## **For more complex projects, submit your project for conceptual review**

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and/or planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Manager/ City Planner to review and more thoroughly discuss your proposal; and/or

3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

### **Hold a neighborhood meeting for larger and potentially more controversial Projects**

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the Neighborhood Services Manager / City Planner of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

### **Typical City Planning Consultant Development Review Costs**

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking the general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

7

Type of Development Review Being Requested	Planning Consultant Review Cost Range
<b>Minor Site/Building Plan</b> (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
<b>Major Site/Building Plan</b> (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
<b>Conditional Use Permit with no Site Plan Review</b> (e.g., home occupation, sale of liquor request, substitution of use in existing building)	\$up to \$600
<b>Rezoning</b>	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
<b>Land Division</b>	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
<b>Annexation</b>	\$200 to \$400

\*\*Note: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.



# Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

### Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Name of Applicant: Daniel Kistle

Applicant's Mailing Address: 327 E Clay St. #19  
Whitewater, WI 53190

Applicant's Phone Number: 920-397-6731

Applicant's Email Address: daniel.kistle@gmail.com

Project Information:

Name/Description of Development: Royal Hounds of Whitewater

Address of Development Site: none yet (Bluff Rd)

Tax Key Number(s) of Site: A3236 0000 2

Property Owner Information (if different from applicant):

Name of Property Owner: \_\_\_\_\_

Property Owner's Mailing Address: \_\_\_\_\_

**Section B: Applicant/Property Owner Cost Obligations**

----- **To be filled out by the Neighborhood Services Department** -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ \_\_\_\_\_
- B. Expected Planning Consultant Review Cost .....\$ \_\_\_\_\_
- C. Total Cost Expected of Applicant (A+B) .....\$ \_\_\_\_\_
- D. 25% of Total Cost, Due at Time of Application.....\$ \_\_\_\_\_
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

**Section C: Agreement Execution**

----- **To be filled out by the Applicant and Property Owner** -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

\_\_\_\_\_  
Signature of Applicant/Petitioner

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Printed Name of Applicant/Petitioner

\_\_\_\_\_  
Printed Name of Property Owner (if different)

\_\_\_\_\_  
Date of Signature

\_\_\_\_\_  
Date of Signature

CITY OF WHITEWATER 'PUMP HOUSE'  
312 W WHITEWATER ST  
WHITEWATER, WI 53190-9000

BLUFF RIDGE APARTMENTS LLC  
DECKER PROPERTIES INC  
250 N SUNNY SLOPE RD STE 290  
BROOKFIELD, WI 53005

ACG DEVELOPMENT #1 LLC  
GODDEN #17 LLC  
5000 S TOWNE DR STE 100  
NEW BERLIN, WI 53151-5100

COMMUNITY DEVELOPMENT AUTHORITY  
PO BOX 688  
WHITEWATER, WI 53190

CITY OF WHITEWATER  
312 W WHITEWATER ST  
WHITEWATER, WI 53190-9000

CITY OF WHITEWATER 'PUMP HOUSE'  
312 W WHITEWATER ST  
WHITEWATER, WI 53190-9000

BRENDA K VOLK  
1277 E BLUFF RD  
UT #1  
WHITEWATER, WI 53190-9000

ERIKA MARTIN  
1277 E BLUFF RD UT 2  
WHITEWATER, WI 53190-9000

KARIN A FERRELL  
1277 E BLUFF RD UT 3  
WHITEWATER, WI 53190-9000

SAM STRITZEL  
1277 E BLUFF RD UT 4  
WHITEWATER, WI 53190-9000

DAVID W JONES  
REBECCA L JONES  
1277 E BLUFF RD UT #5  
WHITEWATER, WI 53190-9000

DARRELL D NOVY  
W5697 RIDGE RD  
ELKHORN, WI 53121

KATHLEEN F DITTNER  
1277 E BLUFF RD #7  
WHITEWATER, WI 53190-9000

ANNETTE C POSH  
1277 E BLUFF RD #8  
WHITEWATER, WI 53190-9000

J JESUS CERNA-SANCHEZ  
MARIA SANTOS-SERNA  
1277 E BLUFF RD #9  
WHITEWATER, WI 53190-9000

ANGEL VALADEZ  
MARIA G VALADEZ  
2218 W LYNDAL ST  
CHICAGO, IL 60647

DONALD J QUASS  
GAYLE M QUASS  
1277 E BLUFF RD  
UT 11  
WHITEWATER, WI 53190

MARTHA DOWNING  
1277 E BLUFF DR #12  
WHITEWATER, WI 53190-9000

LISA E SCHAAL  
1277 E BLUFF RD UT 13  
WHITEWATER, WI 53190-9000

JESSICA ISLAS  
1277 E BLUFF RD UT 14  
WHITEWATER, WI 53190-9000

ELIZABETH M BONUSO  
1277 E BLUFF RD  
UT #15  
WHITEWATER, WI 53190

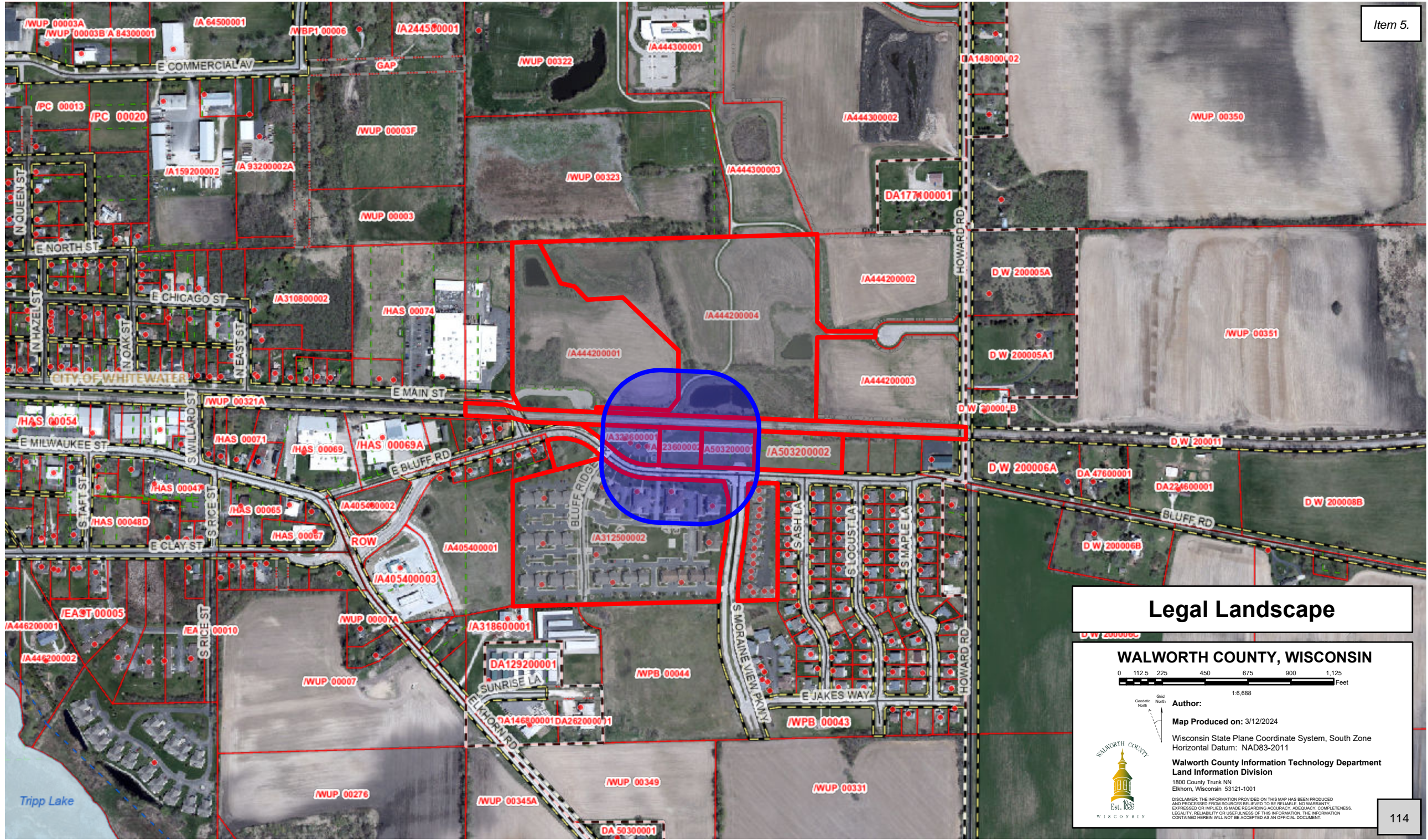
MICHAEL B KRAHN  
1277 E BLUFF RD #16  
WHITEWATER, WI 53190

STATE OF WISCONSIN DEPT OF TRANSPC  
PO BOX 7921  
MADISON, WI 53707-2100

COMMUNITY DEVELOPMENT AUTHORITY  
CITY OF WHITEWATER  
PO BOX 688  
WHITEWATER, WI 53190

CITY OF WHITEWATER  
312 W WHITEWATER ST  
WHITEWATER, WI 53190-9000





### Legal Landscape

#### WALWORTH COUNTY, WISCONSIN



Grid North  
Geoid North

**Author:**  
**Map Produced on:** 3/12/2024  
 Wisconsin State Plane Coordinate System, South Zone  
 Horizontal Datum: NAD83-2011



**Walworth County Information Technology Department  
 Land Information Division**  
 1800 County Trunk NN  
 Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



**MEMORANDUM**

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning  
Administrator

Date: April 8, 2024

Re: Conditional Use Permit

<b>Summary of Request</b>	
<b>Requested Approvals:</b>	Conditional Use Permit for WIRELESS TELECOMMUNICATIONS FACILITIES
<b>Location:</b>	312 Elkhorn Road
<b>Current Land Use:</b>	Vacant Lot
<b>Proposed Land Use:</b>	Same use with added Telecommunication facility
<b>Current Zoning:</b>	B-1
<b>Proposed Zoning:</b>	N/A
<b>Future Land Use, Comprehensive Plan:</b>	Mixed Use

**The purpose of Section 19.55 is as follows:**

- A. Mitigate the potential for adverse visual impacts caused by wireless telecommunications facilities through design and siting standards.
- B. Ensure that a business environment characterized by high service quality, competition and nondiscrimination prevails with regard to wireless telecommunication services in a manner consistent with the Federal Telecommunications Act of 1996.
- C. Establish a clear process for obtaining necessary permits for wireless telecommunications facilities that adequately protect the interests of the citizens of the city while minimizing the burden of compliance to service providers.
- D. Protect environmentally and aesthetically sensitive areas of the city by restricting the design, height, location and operation of wireless telecommunications facilities in these areas, and by promoting their disguise, camouflage, screening or other design treatments intended to minimize their obtrusiveness.
- E. Encourage use of multiple-antenna alternative support structures such as buildings and water

towers as an alternative to stand-alone, single-use, single-provider structures, and require good faith attempts for co-location of facilities.

### Site Plan Review

The applicant is requesting a Conditional Use Permit for a Wireless Telecommunication Facility to be placed at 312 Elkhorn Road. Surrounding lands are zoned R-2, B-1, and B-3. The proposed mobile service facility will consist of a 195'-0" tall self-supporting tower within a 100'-0" x 100'-0" lease area. Electrical service will be installed as well as an access road within an existing curb cut to allow for ease of access to any ground facilities. The proposed plan does not meet all requirements of Section 19.55 of our zoning ordinance, which outlines requirements for the telecommunication facilities for the following reasons:

“Wireless Telecommunications Support Facilities. All wireless telecommunications support facilities shall be located within enclosed buildings or fully screened rooftop locations. Such accessory buildings shall not exceed fifteen feet in height and twelve hundred square feet in area, unless otherwise permitted by the plan and architectural review commission to facilitate co-location. The design and exterior surfacing of all such buildings or rooftop screening structures shall be in harmony with the existing or desired architecture for the area. The exterior walls of all such buildings shall be masonry, stone, stucco, pre-cast, concrete or other similar surface.”

The applicant will be requesting a variance for the above-mentioned condition, as the applicant would not like to have equipment placed in a building or enclosure. Additionally, the applicant does not comply with Section 19.55.070 - Structural, design and aesthetic standards.

D. Setback. The minimum setback of a new wireless telecommunications facility from all property lines and principal buildings on the site shall equal the height of the wireless telecommunications facility, including the height of any alternative support structure. A reduced setback below this minimum may be considered by the plan and architectural review commission based on submittal of a structural engineering analysis demonstrating that the facility would not pose a threat to the public, existing principal buildings, or adjacent properties in the event of failure. All wireless telecommunications support facilities shall be set back from property lines the same distance as required for principal buildings in the zoning district.

**The proposed structure is 195 feet tall, and the parcel does not allow for an adequate setback from the property line, or to a road leading to an intersection with a roundabout which acts as a major thoroughfare for the City of Whitewater.**

### Planner's Recommendations

- 1) Staff recommendation is **PENDING** at this time.



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

# TILLMAN INFRASTRUCTURE

**TILLMAN OPP NUMBER: TI-OPP-23028**  
**SITE NAME: STRITZEL RENTAL**  
**SITE ADDRESS: 312 ELKHORN ROAD**  
**WHITEWATER, WI 53190**  
**PID: A91900003**  
**FA# : 15887152**

### SCAN FOR DRIVING DIRECTIONS



### SITE INFORMATION

**SITE ADDRESS:** 312 ELKHORN ROAD  
WHITEWATER, WI 53190

**LATITUDE (NAD 83):** 42°49'50.10234" (42.83056204)  
**LONGITUDE (NAD 83):** -88°42'39.2480" (-88.71090223)

**GROUND ELEVATION:** 829.94' (AMSL)

**JURISDICTION:** CITY OF WHITEWATER

**JURISDICTION CONTACT:** CHRIS BENNETT  
EMAIL: CBENNETT@WHITEWATER-WI.GOV  
262-473-0142

**PARCEL/MAP NUMBER:** A91900003

**PARCEL OWNER:** STRITZEL RENTAL PROPERTIES LLC  
TBD

**TOWER OWNER:** TILLMAN INFRASTRUCTURE  
152 W. 57TH STREET  
NEW YORK, NEW YORK 10019

**STRUCTURE TYPE:** SELF SUPPORT TOWER

**STRUCTURE HEIGHT:** 195'-0" (AGL)

**POWER SUPPLIER:** WE ENERGIES  
800-242-9137

**FIBER SUPPLIER:** TBD  
TBD

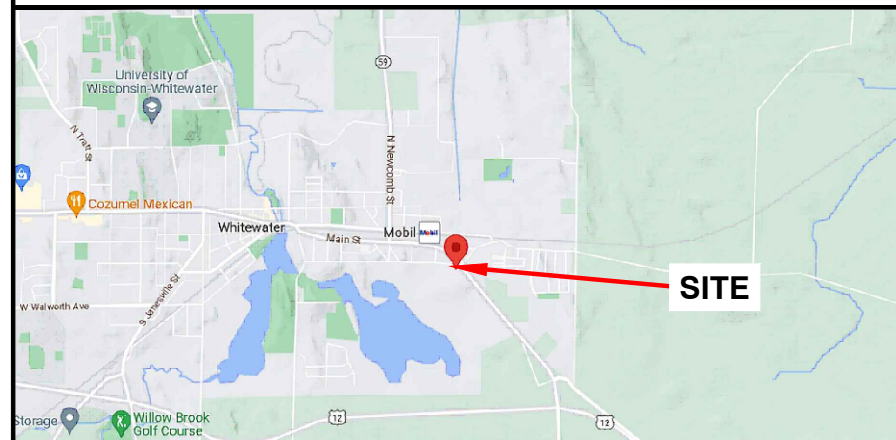
### PROJECT TEAM

**APPLICANT:** TILLMAN INFRASTRUCTURE  
152 W. 57TH STREET  
NEW YORK, NEW YORK 10019

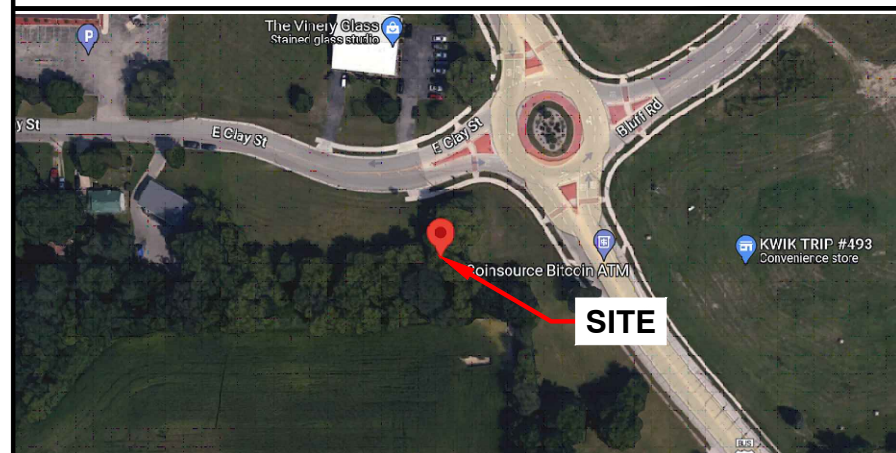
**PROJECT MANAGEMENT FIRM:** LCC TELECOM SERVICES  
10700 HIGGINS ROAD, SUITE 240  
ROSEMONT, IL 60018  
(847) 608-6300

**ARCHITECT ENGINEERING:** JOHN M. BANKS  
604 FOX GLEN  
BARRINGTON, IL 60010  
CONTACT: JOHN M. BANKS  
PHONE: (847) 277-0070  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

### VICINITY MAP



### LOCATION MAP



### CODE COMPLIANCE

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

- 2023 WISCONSIN STATE BUILDING CODE
- 2023 WISCONSIN STATE ELECTRICAL CODE
- 2023 WISCONSIN STATE MECHANICAL CODE
- 2023 WISCONSIN UNIFORM PLUMBING CODE
- 2023 WISCONSIN STATE FIRE CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSITIA-222-H
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEERING 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE
- LATEST EDITION
- TELECORDIA GR-1275

### DRAWING INDEX

- T-1 TITLE SHEET
- B-1 SITE SURVEY
- C-1 OVERALL SITE PLAN
- C-2 ENLARGED SITE PLAN
- C-3 ELEVATION
- C-4 CONSTRUCTION DETAILS
- C-5 FENCE DETAILS
- C-5.1 FENCE DETAILS
- C-6 SITE SIGNAGE
- C-7 GRADING PLAN
- C-8 EROSION CONTROL DETAILS
- C-9 LANDSCAPE PLAN
- E-1 UTILITY PLAN
- E-2 ENLARGED UTILITY PLAN
- E-3 ELECTRICAL DIAGRAM
- G-1 GROUNDING PLAN & DETAILS
- G-2 GROUNDING PLAN AND RISER DIAGRAM

### DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"x34" AND HALF SIZE AT 11"x17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

### SCOPE OF WORK

THIS PROJECT CONSISTS OF :

- CONSTRUCTION OF A NEW UNMANNED TELECOMMUNICATIONS FACILITY
- SITE WORK: NEW TOWER, UNMANNED EQUIPMENT CABINET ON PLATFORM, AND UTILITY INSTALLATIONS



Know what's below.  
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL LOCAL STATE ONE CALL

TOLL FREE: 1-800-242-8511 OR  
www.diggershotline.com

WISCONSIN STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

**TILLMAN**  
**INFRASTRUCTURE**

Item 6.

**LCC**  
TELECOM SERVICES

**JOHN M. BANKS**  
**ARCHITECT**  
604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
FAX : 847-277-0080  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

**WESTCHESTER**  
SERVICES LLC

604 FOX GLEN  
BARRINGTON, IL 60010  
PHONE: 847-277-0070  
EMAIL: AE@Westchesterservices.com

**DRAWN BY:** DWM  
**CHECKED BY:** MC

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

**TILLMAN OPP# TI-OPP-23028**  
**FA# : 15887152**  
**SITE NAME:**  
**STRITZEL RENTAL**  
**SITE ADDRESS:**  
**312 ELKHORN ROAD**  
**WHITEWATER, WI 53190**

**SHEET TITLE**  
**TITLE SHEET**

**SHEET NUMBER**  
**T-1**

117

PREPARED FOR:  
**WESTCHESTER SERVICES LLC**  
 604 FOX GLEN  
 BARRINGTON, IL 60010  
 TELEPHONE: 847.277.0070  
 FAX : 847.277.0080  
 ae@westchesterservices.com

PREPARED FOR:  
**TILLMAN INFRASTRUCTURE**

SURVEYED BY:  
**XCEL Consultants**  
 8300 42ND STREET WEST  
 ROCK ISLAND, IL 61201  
 (O) 309-787-9988  
 (F) 309-756-5540  
 (E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 234614

SITE SURVEY		
REV.	DATE	DESCRIPTION
A	6/12/23	FINAL ISSUE WITH TITLE

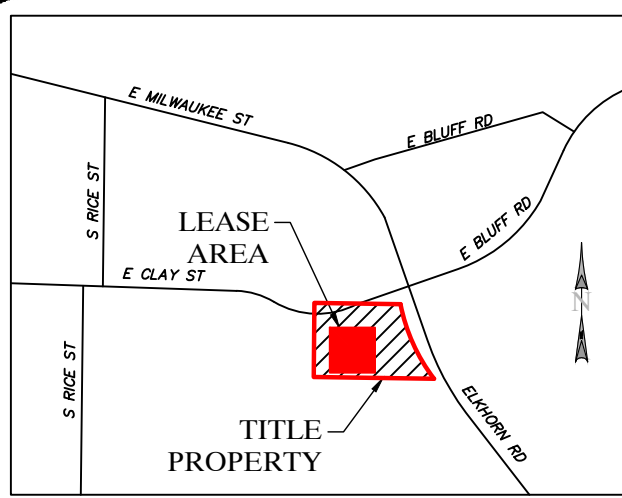
**SITE INFORMATION:**  
**STRITZEL RENTAL**  
 312 ELKHORN ROAD  
 WHITEWATER, WI 53190  
 WALWORTH COUNTY  
 TAX PARCEL NUMBER:  
 A91900003  
 PROPERTY OWNER:  
 STRITZEL RENTAL PROPERTIES LLC  
 530 S JANESVILLE AVE  
 WHITEWATER, WI 53190

SITE NUMBER:  
 TI-OPP-23028

DRAWN BY: KJM  
 CHECKED BY: BCH  
 SURVEY DATE: 4/10/2023  
 PLAT DATE: 6/12/2023

SHEET TITLE:  
**SITE SURVEY**  
 THIS DOES NOT REPRESENT A  
 BOUNDARY SURVEY OF THE  
 PARENT PARCEL

SHEET NUMBER:  
**B-1**



**VICINITY MAP**  
 NOT TO SCALE

**\* FAA COORDINATE POINT**

NAD 83  
 LATITUDE: 42°49'50.10234" (42.83056204)  
 LONGITUDE: -88°42'39.2480" (-88.71090223)  
 NAVD88  
 ELEVATIONS: 829.94'± AMSL

**TEMPORARY BENCHMARK**

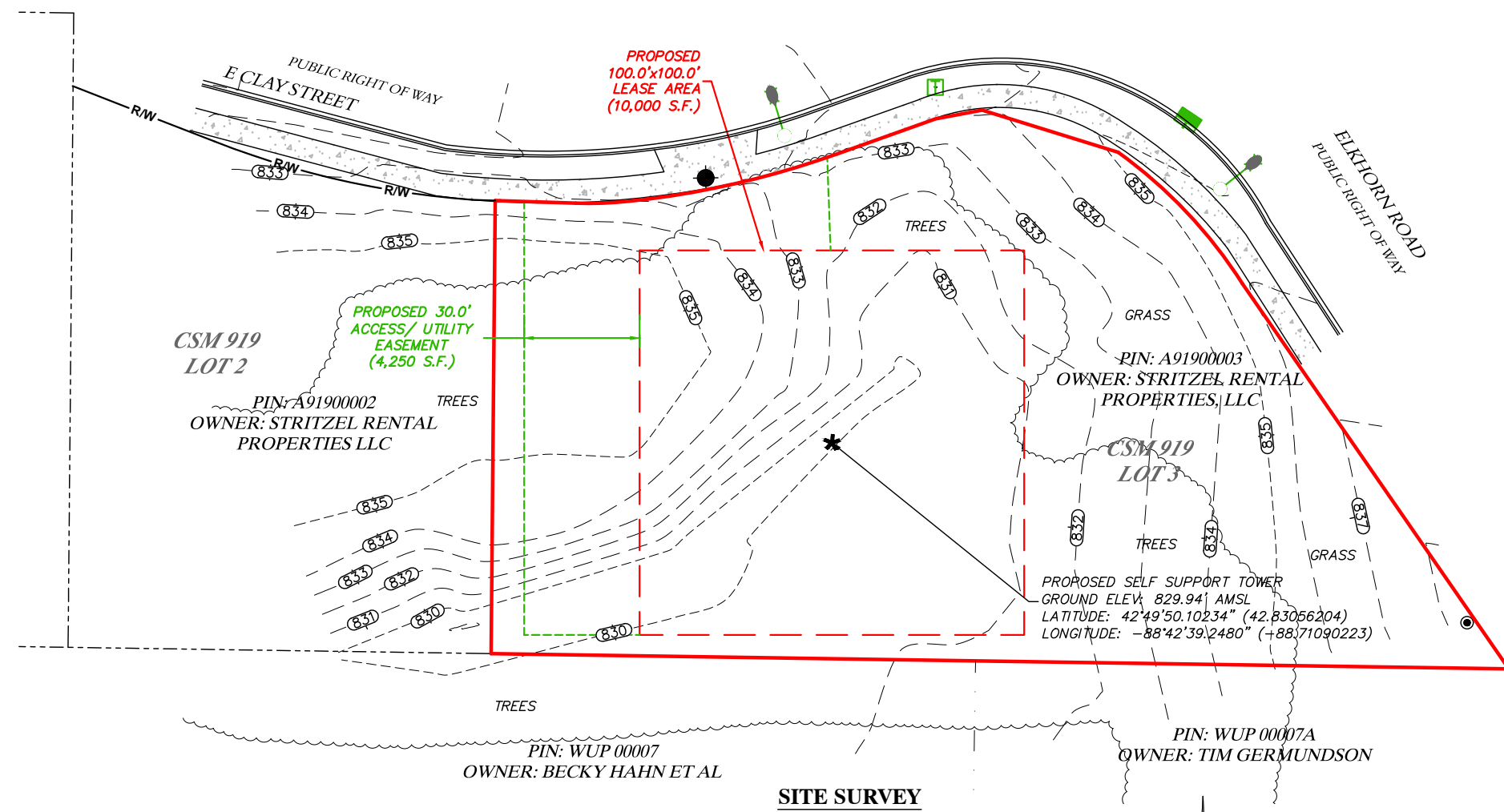
LATITUDE: 42°49'50.7028" (42.83075077)  
 LONGITUDE: -88°42'39.6899" (-88.71102498)  
 ELEVATION: 832.784'  
 LOCATION: CUT 'X' IN SIDEWALK

**GLOBAL POSITIONING SYSTEMS NOTE**

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
2. THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (TOPCON VRS NETWORK), NAD 83 WISCONSIN STATE PLANE (SOUTH).
3. TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.

**GENERAL NOTES**

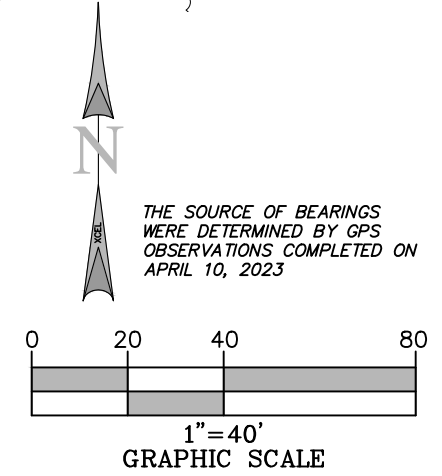
- NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.
- THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.
- THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.
- THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.
- THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT DATE OF MARCH 10, 2023, BEING COMMITMENT NO. TIL-149417-C, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.



**SITE SURVEY**

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LEASE LINE
- ACCESS/UTILITY EASEMENT
- RIGHT OF WAY LINE
- CONTOURS
- BENCHMARK
- FOUND MONUMENT
- STREET LIGHT
- TELEPHONE PEDESTAL
- STORM DRAIN INLET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- CENTERLINE OF TOWER LOCATION
- MEASURED & RECORD
- S.F. SQUARE FEET



I, DAN J. KUEHL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WISCONSIN MINIMUM STANDARDS OF PRACTICE.

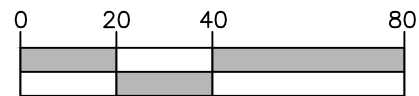
*Dan J. Kuehl*  
 JUNE 12, 2023

DAN J. KUEHL  
 LICENSE NUMBER 3104-8  
 MY LICENSE RENEWAL DATE IS JANUARY 31, 2024  
 SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2






THE SOURCE OF BEARINGS  
WERE DETERMINED BY GPS  
OBSERVATIONS COMPLETED ON  
APRIL 10, 2023

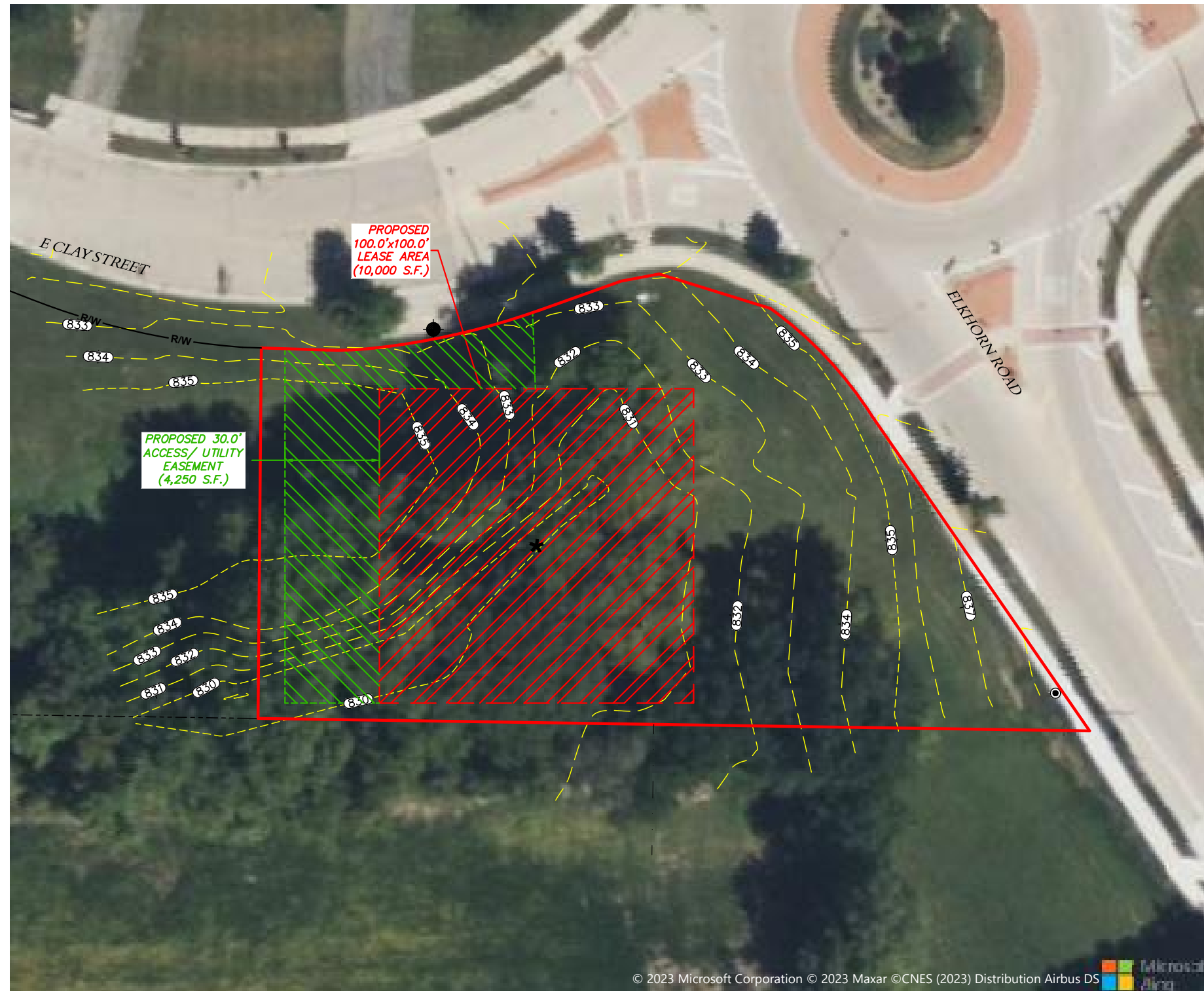


1"=40'  
GRAPHIC SCALE

AERIAL PER MICROSOFT BING  
MAPS ON APRIL 12, 2013

**LEGEND**

-  PROPERTY LINE
-  LEASE AREA
-  ACCESS/UTILITY EASEMENT
-  CONTOURS
-  CENTERLINE OF TOWER LOCATION



**AERIAL SURVEY**



I, DAN J. KUEHL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WISCONSIN MINIMUM STANDARDS OF PRACTICE.

*Dan J. Kuehl*  
JUNE 12, 2023

DAN J. KUEHL  
LICENSE NUMBER 3104-8  
MY LICENSE RENEWAL DATE IS JANUARY 31, 2024  
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2

PREPARED FOR: **Item 6.**

**WESTCHESTER SERVICES LLC**  
604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847.277.0070  
FAX : 847.277.0080  
ae@westchesterservices.com

PREPARED FOR:

**TILLMAN INFRASTRUCTURE**

SURVEYED BY:

**XCEL Consultants**  
8300 42ND STREET WEST  
ROCK ISLAND, IL 61201  
(O) 309-787-9988  
(F) 309-756-5540  
(E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 234614

**SITE SURVEY**

REV.	DATE	DESCRIPTION
A	6/12/23	FINAL ISSUE WITH TITLE

**SITE INFORMATION:**  
**STRITZEL RENTAL**

312 ELKHORN ROAD  
WHITEWATER, WI 53190  
WALWORTH COUNTY

TAX PARCEL NUMBER:  
A9190003

PROPERTY OWNER:  
STRITZEL RENTAL PROPERTIES LLC  
530 S JANESVILLE AVE  
WHITEWATER, WI 53190

SITE NUMBER:  
TI-OPP-23028

DRAWN BY: KJM  
CHECKED BY: BCH  
SURVEY DATE: 4/10/2023  
PLAT DATE: 6/12/2023

SHEET TITLE:  
**SITE SURVEY**  
THIS DOES NOT REPRESENT A  
BOUNDARY SURVEY OF THE  
PARENT PARCEL

SHEET NUMBER:  
**B-1.1**



**REPORT OF TITLE:**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY XCEL CONSULTANTS, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENT, AUGMENTING EASEMENT, IMPLIES OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT DATE OF MARCH 10, 2023, BEING COMMITMENT NO. TIL-149417-C, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "SURVEY MAP" DATED FEBRUARY 28, 1979 AND RECORDED APRIL 9, 1979 IN (BOOK) 4 (PAGE) 152, (INSTRUMENT) 46392 IN WALWORTH COUNTY, WISCONSIN. REFERS TO PARENT TRACT - NOTHING TO PLOI
- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT" DATED JANUARY 6, 2016 AND RECORDED JANUARY 7, 2016 IN (BOOK) D (PAGE) 191, (INSTRUMENT) 918305 IN WALWORTH COUNTY, WISCONSIN. REFERS TO PARENT TRACT - NOTHING TO PLOI

**PARENT PARCEL, LEGAL DESCRIPTION  
(NOT FIELD SURVEYED) PER TITLE**

THE FOLLOWING DESCRIBED REAL ESTATE, TOGETHER WITH THE RENTS, PROFITS, FIXTURES AND OTHER APPURTENANT INTERESTS, IN WALWORTH COUNTY, STATE OF WISCONSIN:

LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, BEING PART OF THE SE 1/4 SW 1/4 OF SECTION 3, T4N, R15E, CITY OF WHITEWATER, WISCONSIN. EXCEPT PARCEL CONVEYED FOR STREET PURPOSES AS CONTAINED IN DEED RECORDED AS DOCUMENT NO. 710998. FURTHER EXCEPTING A PARCEL CONVEYED TO THE STATE OF WISCONSIN FOR HIGHWAY PURPOSES AS CONTAINED IN PARCEL 22 IN TPP 3110-02-21-4.03.

PARCEL ID: /A 91900003

THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM TERRENCE L. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO. 939063.

FURTHER BEING DESCRIBED IN:  
THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM DANIEL J. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939062.

FURTHER BEING DESCRIBED IN:  
THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM STEVEN J. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939061.

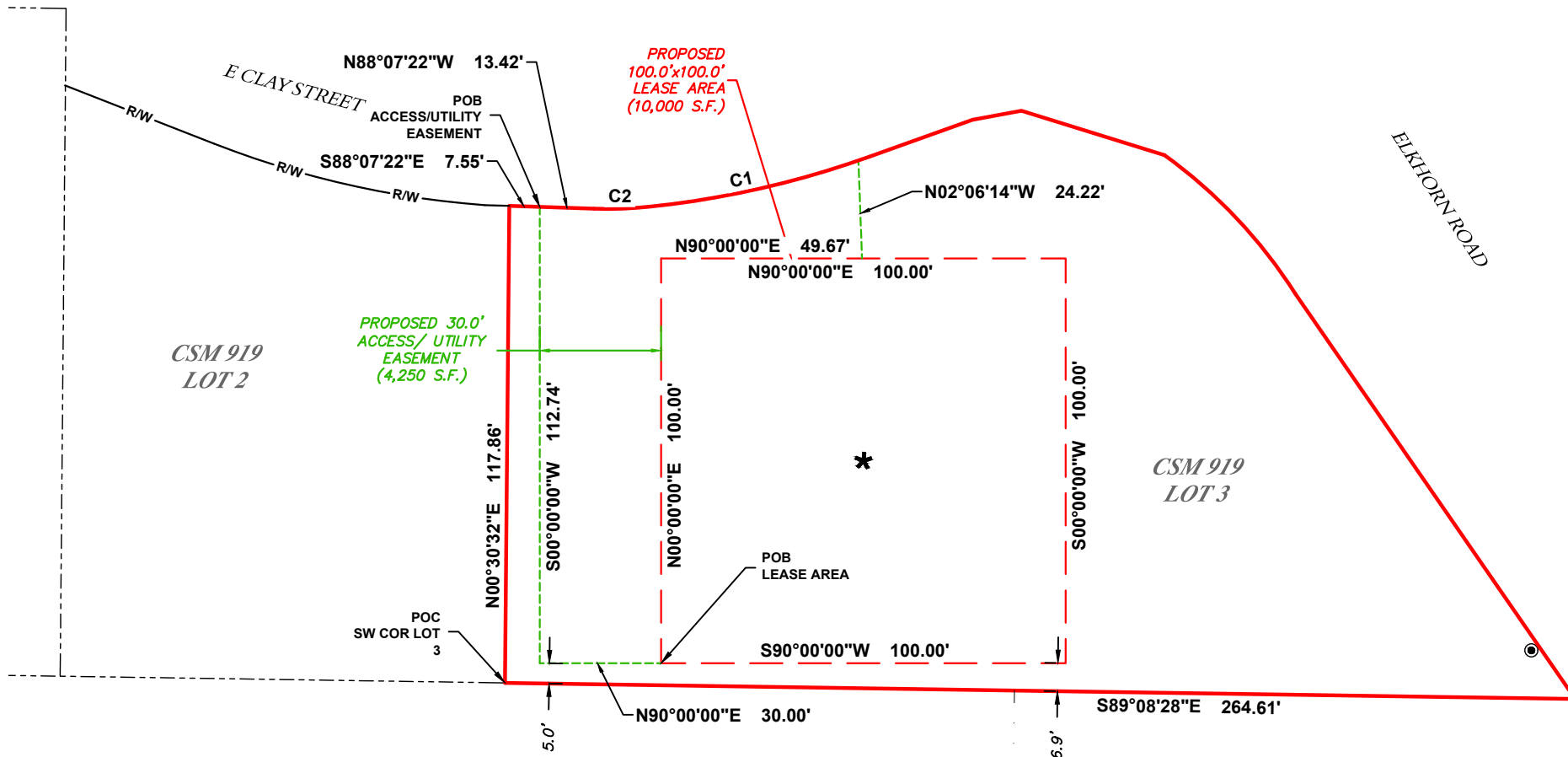
FURTHER BEING DESCRIBED IN:  
THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM JANICE R STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939060.

**PROPOSED LEASE AREA:**

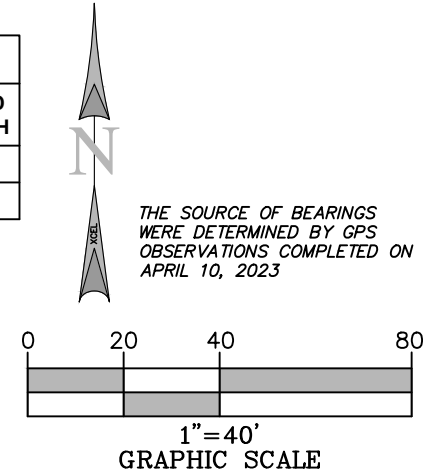
A PART OF LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 3; THENCE N00°30'32"E, ALONG THE WEST LINE OF SAID LOT 3, 117.86 FEET TO THE SOUTH LINE OF E. CLAY STREET; THENCE S88°07'22"E, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 7.55 FEET; THENCE S00°00'00"W, 112.74 FEET; THENCE N90°00'00"E, 30.00 FEET TO THE POINT OF BEGINNING FOR THE LEASE AREA HEREIN INTENDED TO BE DESCRIBED; THENCE N00°00'00"E, 100.00 FEET; THENCE N90°00'00"E, 100.00 FEET; THENCE S90°00'00"W, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,000 SQUARE FEET.

**PROPOSED ACCESS/UTILITY EASEMENT:**

A PART OF LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 3; THENCE N00°30'32"E, ALONG THE WEST LINE OF SAID LOT 3, 117.86 FEET TO THE SOUTH LINE OF E. CLAY STREET; THENCE S88°07'22"E, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 7.55 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT AREA HEREIN INTENDED TO BE DESCRIBED; THENCE S00°00'00"W, 112.74 FEET; THENCE N90°00'00"E, 30.00 FEET; THENCE N00°00'00"E, 100.00 FEET; THENCE N90°00'00"E, 49.67 FEET; THENCE N02°06'14"W, 24.22 FEET TO THE SAID SOUTH LINE OF E. CLAY STREET; THENCE S00°00'00"W, 100.00 FEET; THENCE S90°00'00"W, 100.00 FEET; THENCE N90°00'00"E, 100.00 FEET; THENCE S00°00'00"W, 112.74 FEET; THENCE N00°30'32"E, 117.86 FEET TO THE POINT OF BEGINNING, CONTAINING 4,250 SQUARE FEET.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	231.50'	52.95'	013°06'15"	S77°31'49"W	52.83'
C2	103.00'	13.80'	007°40'36"	S87°55'13"W	13.79'



I, DAN J. KUEHL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WISCONSIN MINIMUM STANDARDS OF PRACTICE.

*Dan J. Kuehl*  
JUNE 12, 2023

DAN J. KUEHL  
LICENSE NUMBER 3104-8  
MY LICENSE RENEWAL DATE IS JANUARY 31, 2024  
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2

PREPARED FOR: **Item 6.**  
**WESTCHESTER SERVICES LLC**  
 604 FOX GLEN  
 BARRINGTON, IL 60010  
 TELEPHONE: 847.277.0070  
 FAX : 847.277.0080  
 ae@westchesterservices.com

PREPARED FOR:  
**TILLMAN INFRASTRUCTURE**

SURVEYED BY:  
**XCEL Consultants**  
 8300 42ND STREET WEST  
 ROCK ISLAND, IL 61201  
 (O) 309-787-9988  
 (F) 309-756-5540  
 (E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 234614

SITE SURVEY		
REV.	DATE	DESCRIPTION
A	6/12/23	FINAL ISSUE WITH TITLE

**SITE INFORMATION:**  
**STRITZEL RENTAL**  
 312 ELKHORN ROAD  
 WHITEWATER, WI 53190  
 WALWORTH COUNTY  
 TAX PARCEL NUMBER:  
 A91900003  
 PROPERTY OWNER:  
 STRITZEL RENTAL PROPERTIES LLC  
 530 S JANESVILLE AVE  
 WHITEWATER, WI 53190

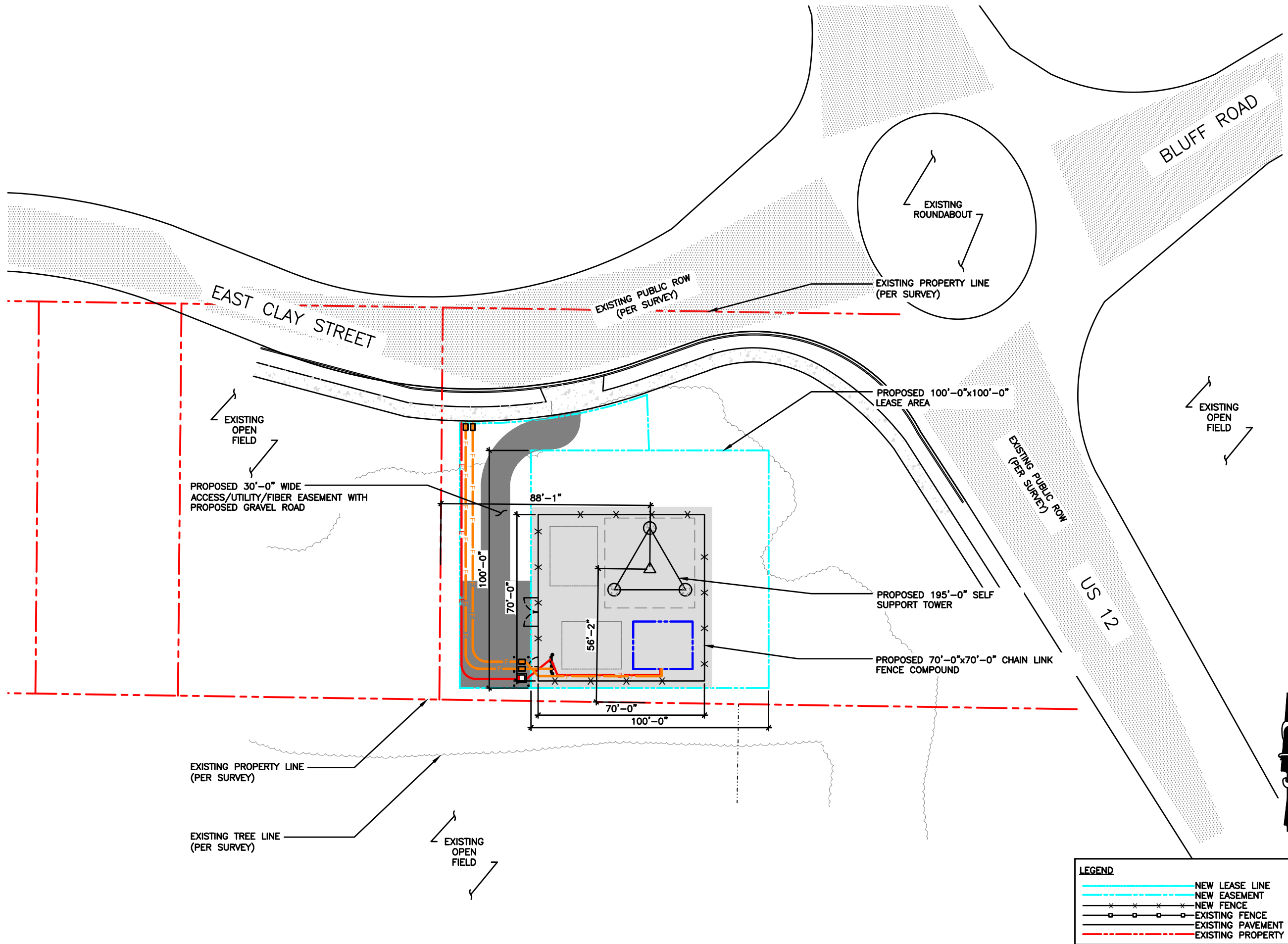
SITE NUMBER:  
 TI-OPP-23028

DRAWN BY: KJM  
 CHECKED BY: BCH  
 SURVEY DATE: 4/10/2023  
 PLAT DATE: 6/12/2023

SHEET TITLE:  
**SITE SURVEY**  
 THIS DOES NOT REPRESENT A  
 BOUNDARY SURVEY OF THE  
 PARENT PARCEL

SHEET NUMBER:  
**B-1.2**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



**LEGEND**

	NEW LEASE LINE
	NEW EASEMENT
	NEW FENCE
	EXISTING FENCE
	EXISTING PAVEMENT
	EXISTING PROPERTY LINE

SCALE: 1" = 20'-0" (24x36)  
(OR) 1/2" = 20'-0" (11x17)

DRAWN BY: DWM  
CHECKED BY: MC

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

TILLMAN OPP# TI-OPP-23028  
FA# : 15887152  
SITE NAME:  
STRITZEL RENTAL  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C-1** 121

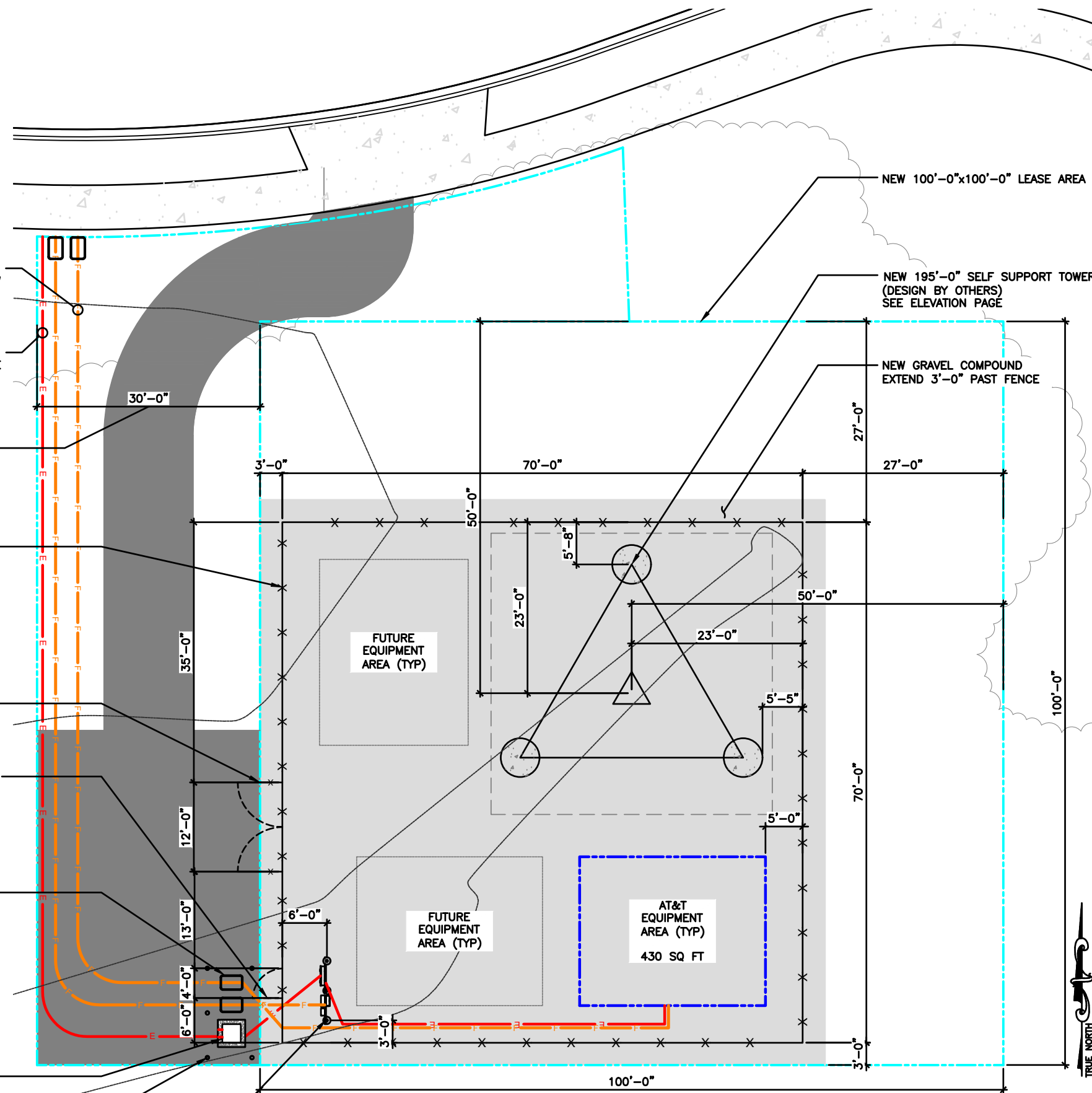




**GENERAL NOTES**

- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE TILLMAN CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
- THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT PRIOR TO EXCAVATION AT SITE.
- ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
- THERE ARE NO COMMERCIAL SIGNS NEW FOR THIS INSTALLATION.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.  
MAXIMUM SOIL LIFTS:  
JUMPING JACK - 3"  
CROWS FOOT TRENCH ROLLER - 6"  
HOE OPERATED VIBRATORY PLATE - 8"  
WHEELED VIBRATORY SOIL COMPACTOR - 12"  
\*LIFT HEIGHTS MAY NEED TO BE ADJUSTED DEPENDING ON SOIL TYPES AND MOISTURE CONTENT.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
- THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS (REFER TO GRADING PLAN).
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
- UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.

- NEW UNDERGROUND FIBER CONDUIT FROM NEW UTILITY H-FRAME TO ROW SEE E-1 FOR DETAILS
- NEW UNDERGROUND ELECTRICAL SERVICE FROM NEW UTILITY H-FRAME TO ROW SEE E-1 FOR DETAILS
- NEW 30'-0" WIDE ACCESS/ FIBER/ UTILITY EASEMENT WITH GRAVEL ACCESS ROAD
- NEW 70'-0"x70'-0" CHAIN LINK FENCE COMPOUND. 6' TALL WITH 1' BARBED WIRE, TOTAL 7' TALL
- NEW 12'-0" DOUBLE SWING ACCESS GATE
- NEW 4'-0" SINGLE SWING ACCESS GATE IN FRONT OF UTILITY H-FRAME
- NEW LABELED FIBER HANDHOLE (BY TILLMAN CONTRACTOR)
- NEW UTILITY TRANSFORMER BY POWER COMPANY
- NEW FENCE POST MARKER (3'-0" O.C. & 6'-0" A.G.L.)
- NEW MULTI-TENANT 4 GANG METER BANK ON NEW COMPOUND UTILITY H-FRAME



**NOTE:**  
CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND REMOVE TREES AS NEEDED WITHIN NEW LEASE AREA AND 10' AROUND ENTIRE LEASE AREA, ENSURE ALL OVERHANGING LIMBS OF BRANCHES ARE REMOVED AS WELL.

**LEGEND**

	NEW LEASE LINE
	NEW EASEMENT
	NEW FENCE
	EXISTING FENCE
	EXISTING PAVEMENT
	EXISTING PROPERTY LINE

SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

**LCC TELECOM SERVICES**

**JOHN M. BANKS ARCHITECT**  
604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
FAX : 847-277-0080  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

**WESTCHESTER SERVICES LLC**

604 FOX GLEN  
BARRINGTON, IL 60010  
PHONE: 847-277-0070  
EMAIL: AE@Westchesterservices.com

DRAWN BY: DWM  
CHECKED BY: MC

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

TILLMAN OPP# TI-OPP-23028  
FA# : 15887152  
SITE NAME:  
STRITZEL RENTAL  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

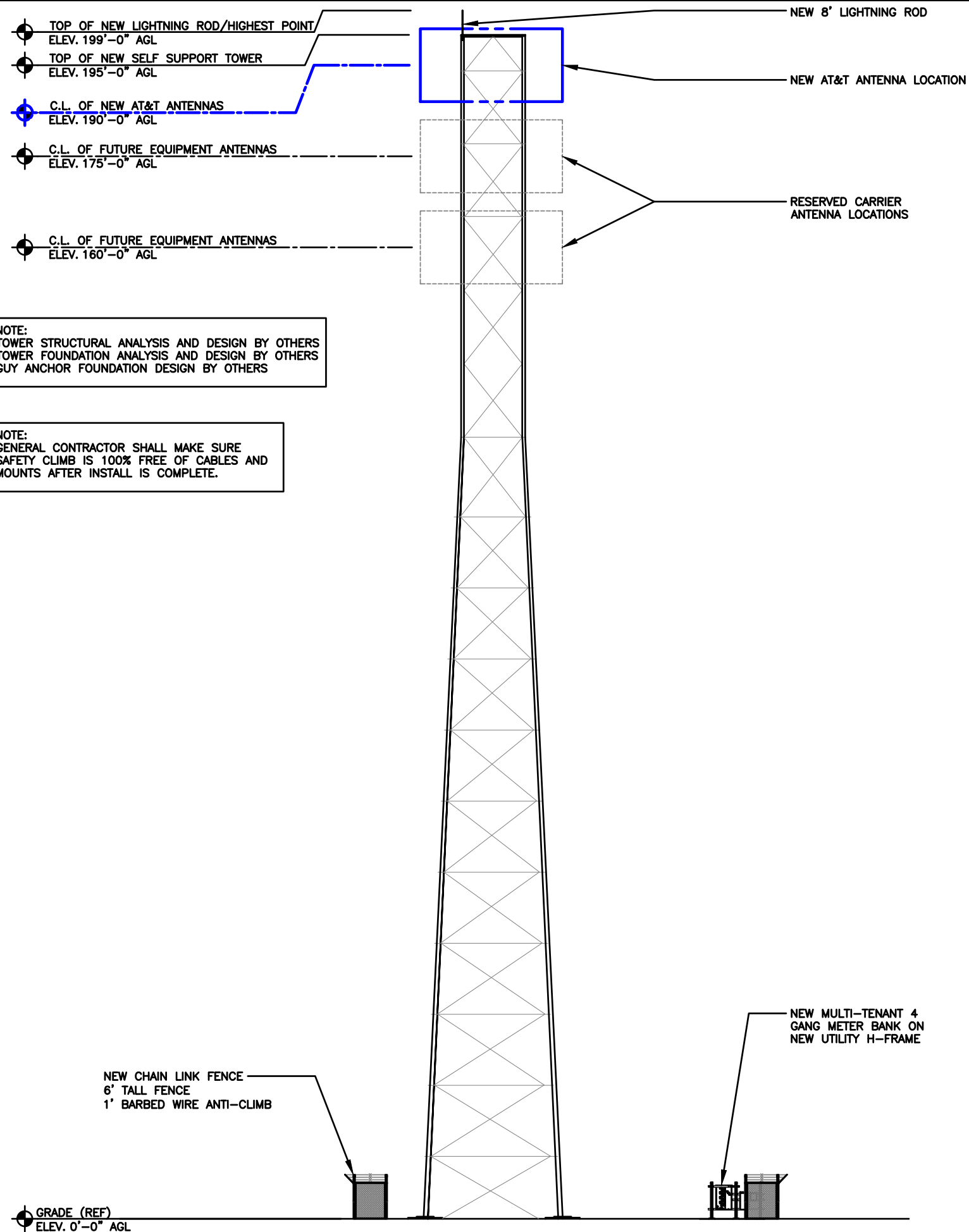
**SHEET TITLE**  
ENLARGED SITE PLAN

**SHEET NUMBER**  
**C-2** 122

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

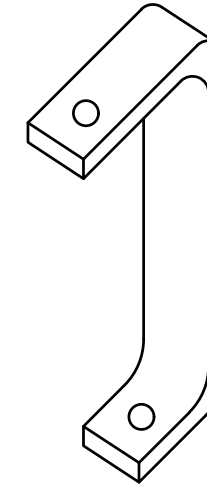
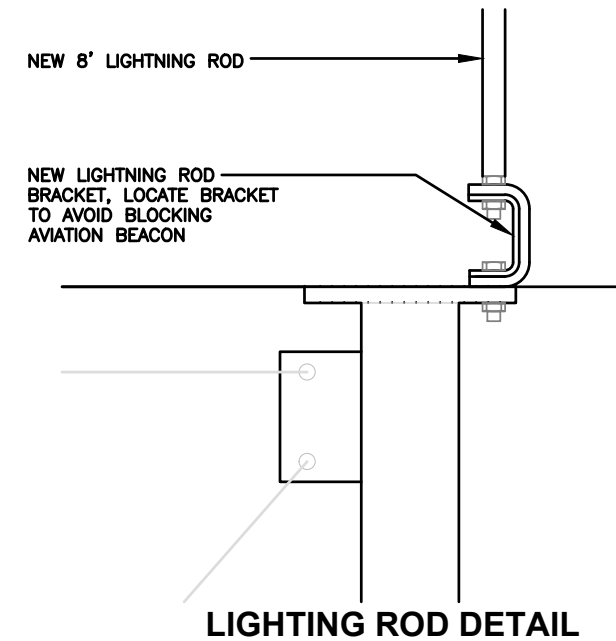


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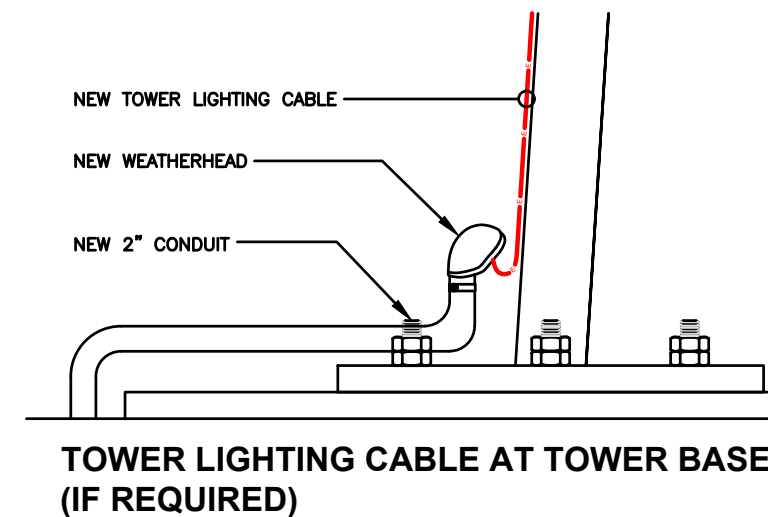


NOTE:  
TOWER STRUCTURAL ANALYSIS AND DESIGN BY OTHERS  
TOWER FOUNDATION ANALYSIS AND DESIGN BY OTHERS  
GUY ANCHOR FOUNDATION DESIGN BY OTHERS

NOTE:  
GENERAL CONTRACTOR SHALL MAKE SURE  
SAFETY CLIMB IS 100% FREE OF CABLES AND  
MOUNTS AFTER INSTALL IS COMPLETE.



**LIGHTNING ROD BRACKET**



**JOHN M. BANKS**  
**ARCHITECT**  
604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
FAX : 847-277-0080  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM



604 FOX GLEN  
BARRINGTON, IL 60010  
PHONE: 847-277-0070  
EMAIL: AE@Westchesterservices.com

DRAWN BY: DWM  
CHECKED BY: MC

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

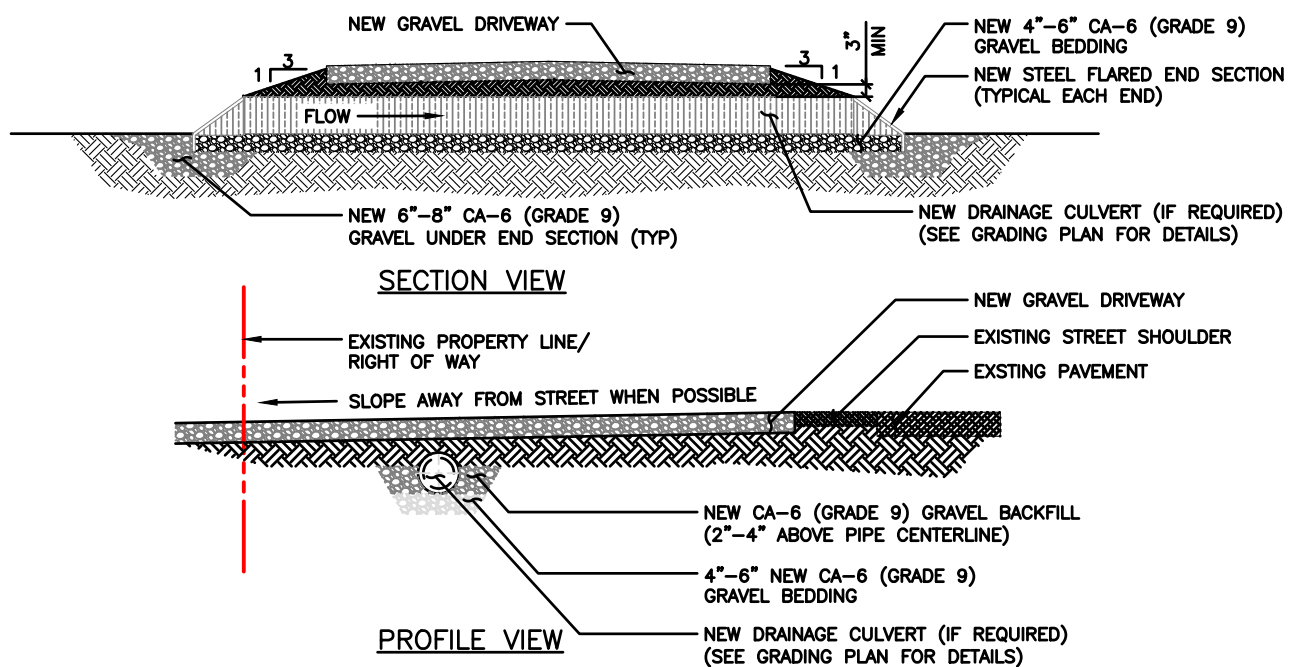
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TILLMAN OPP# TI-OPP-23028  
FA# : 15887152  
SITE NAME:  
STRITZEL RENTAL  
SITE ADDRESS:  
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WHITEWATER, WI 53190

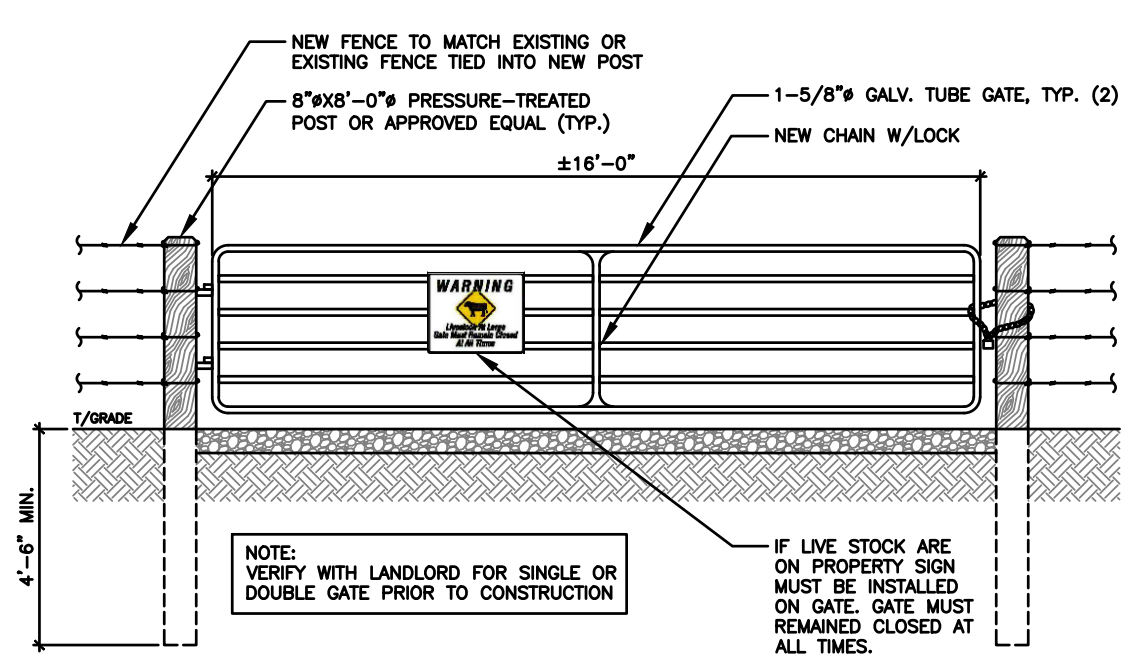
SHEET TITLE  
**ELEVATION**

SHEET NUMBER  
**C-3**

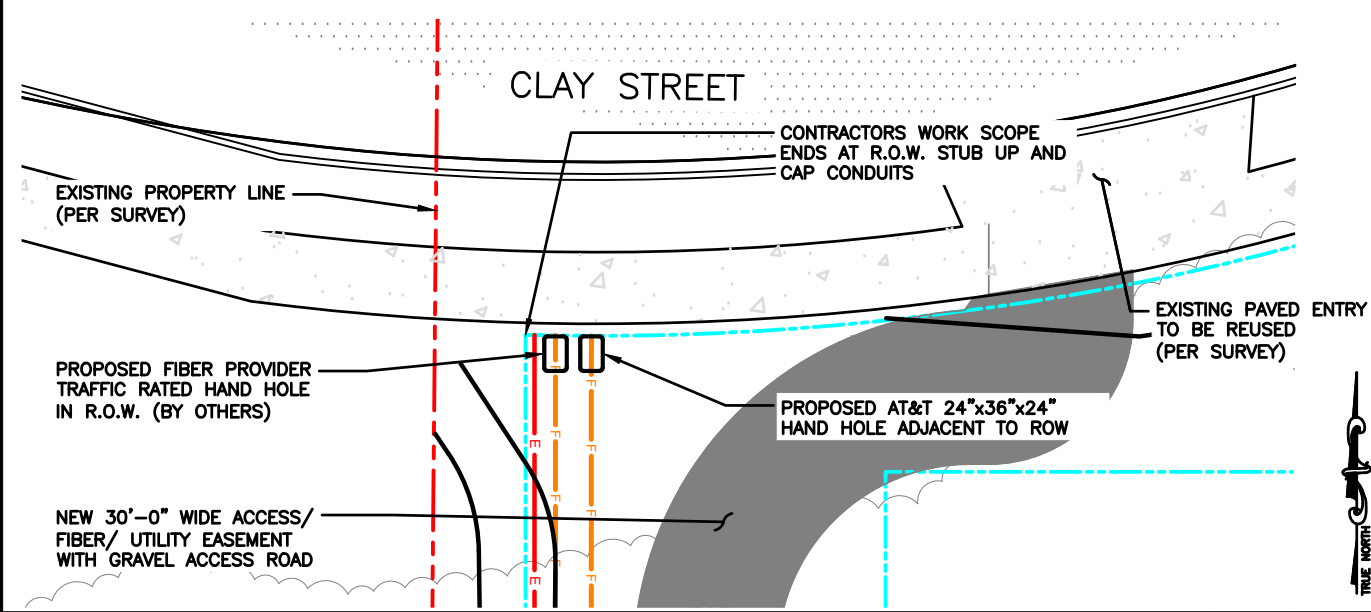
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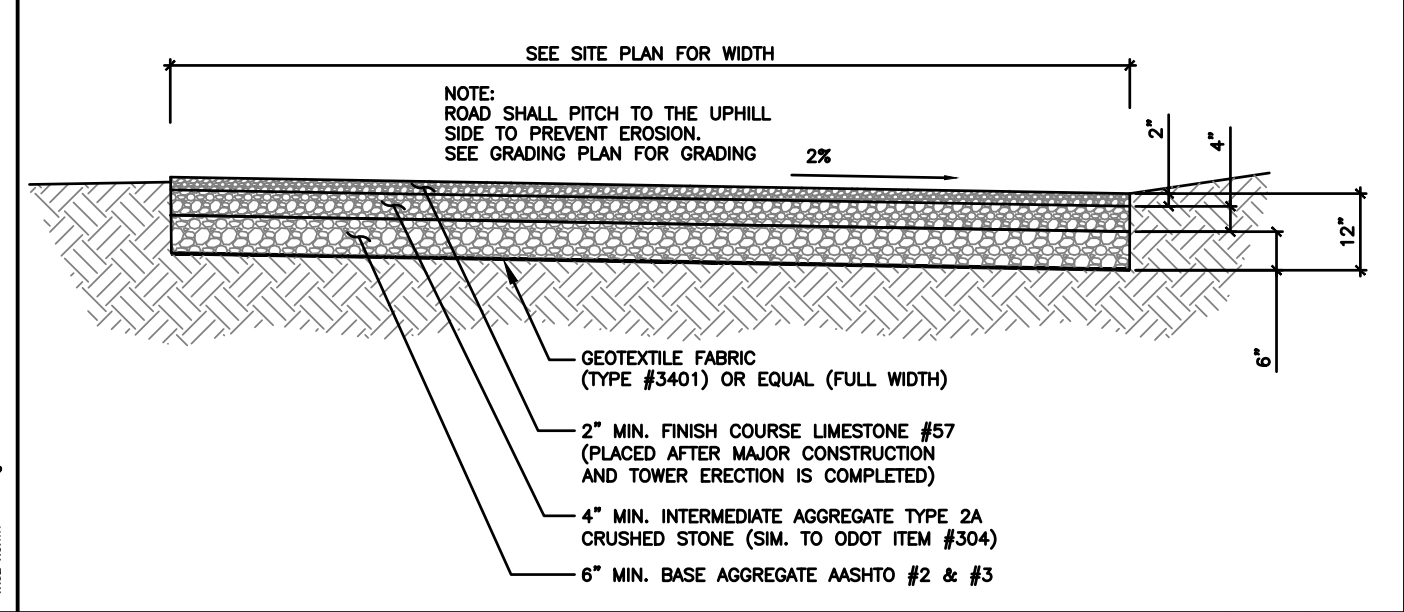
**CULVERT DETAIL (IF REQUIRED)** SCALE N.T.S. **6**



**CATTLE/ STREET GATE DETAIL (IF REQUIRED)** SCALE N.T.S. **5**



**ACCESS DRIVEWAY @ STREET DETAIL** SCALE N.T.S. **4**



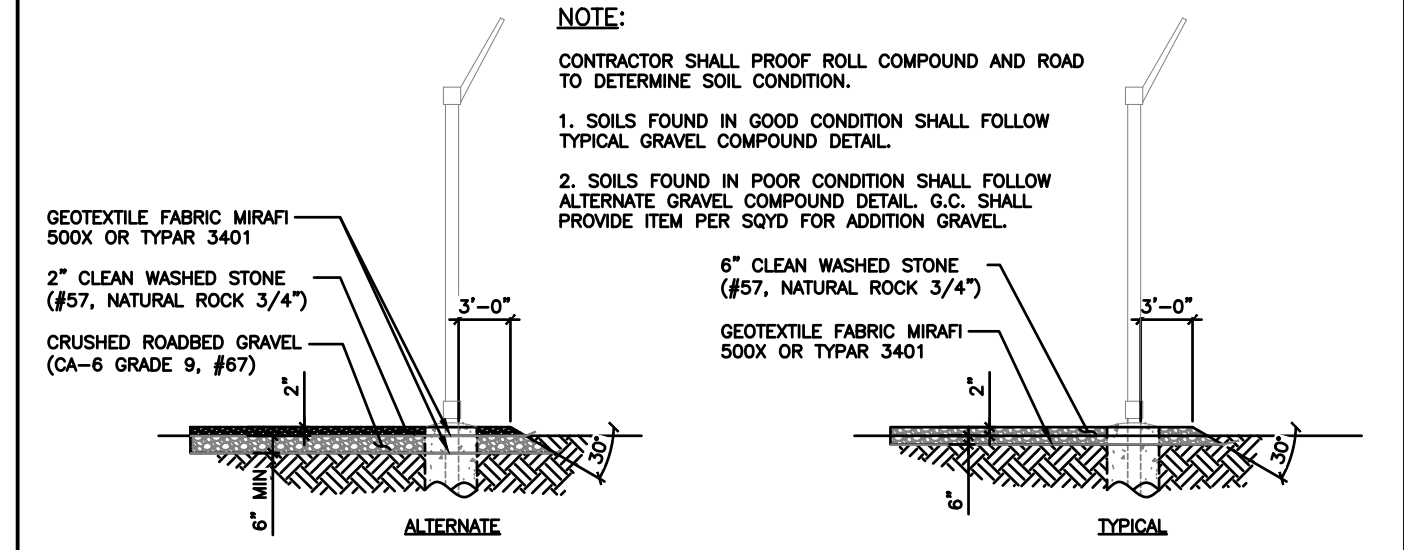
**ACCESS DRIVE DETAIL** SCALE N.T.S. **3**

**ASPHALT APRON- (IF REQUIRED)**  
 8" OF 304 AGGREGATE STONE (2 LIFTS)  
 4" OF 404 BITUMINOUS ASPHALT (2 LIFTS)

**CONCRETE APRON- (IF REQUIRED)**  
 CLASS C CONCRETE IS REQUIRED FROM EDGE OF PAVEMENT TO R/W. THE SLAB MUST BE 5" THICK. ONE INCH EXPANSION MATERIAL REQUIRED AGAINST ANY EXISTING CONCRETE. NO MORE THAN 2% CALCIUM CHLORIDE ADDED TO MIX. NO MORE THAN 2 GALLONS OF WATER PER CUBIC YARD ADDED TO MIX AT THE BEGINNING OF LOAD. NO WATER SPRAY ON MIX AFTER MATERIAL IS PLACED IN FORMS. NO MORE THAN A 5" SLUMP IN THE CONCRETE MIX.

NOTE: TILLMAN GC TO VERIFY WITH DRIVEWAY PERMIT/JURISDICTION

**DRIVEWAY/ CULVERT NOTES** SCALE N.T.S. **2**



**GRAVEL COMPOUND DETAIL** SCALE N.T.S. **1**

**LCC TELECOM SERVICES**

**JOHN M. BANKS ARCHITECT**  
 604 FOX GLEN BARRINGTON, IL 60010  
 TELEPHONE: 847-277-0070  
 FAX: 847-277-0080  
 EMAIL: JBANKS@WESTCHESTERSERVICES.COM

**WESTCHESTER SERVICES LLC**

604 FOX GLEN BARRINGTON, IL 60010  
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TILLMAN OPP# TI-OPP-23028  
 FA# : 15887152  
 SITE NAME: STRITZEL RENTAL  
 SITE ADDRESS: 312 ELKHORN ROAD WHITEWATER, WI 53190

**SHEET TITLE**  
 CONSTRUCTION DETAILS

**SHEET NUMBER**  
**C-4** 124





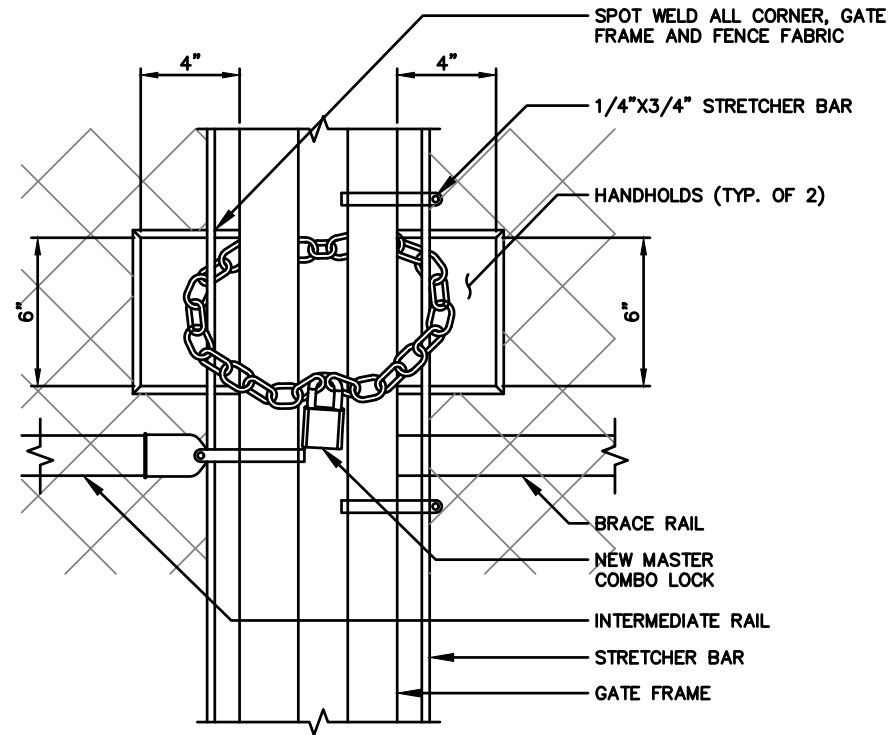
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**WOVEN WIRE FENCE NOTES:**

(INSTALL FENCING PER ASTM F-567)  
(SWING GATES PER ASTM F-900)

1. GATE POSTS, CORNER, TERMINAL OR PULL POSTS SHALL BE 2 7/8" DIA. SCHEDULE 40 FOR GATE WIDTHS UP THROUGH 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POSTS: 2 3/8" DIA. SCHEDULE 40 PIPE PER ASTM-F1083
3. GATE FRAME: 1 1/2" DIA. SCHEDULE 40 PIPE PER ASTM-F1083
4. TOP RAIL AND BRACE RAIL: 1 1/4" SCHEDULE 40 PIPE PER ASTM-F1083
5. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392 CLASS 1
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL. INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS
7. TENSION WIRE: 7 GA. GALVANIZED STEEL
8. BARBED WIRE: 3 STRANDS OF DOUBLE STRAND 12-1/2 GAUGE TWISTED WIRE, 4 POINT BARBS SPACED ON APPROXIMATELY 5" CENTERS
9. LOCAL ORDINANCE FORR BARB WIRE PERMIT SHALL GOVERN INSTALLATION
10. HEIGHT = 6' VERTICAL + 1' BARBED WIRE VERTICAL DIMENSION
11. ALL WORK SHALL CONFORM WITH THE PROJECT SPECIFICATIONS

NOTE:  
GENERAL CONTRACTOR TO PROVIDE  
(2) NEW LOCKS FOR MAIN GATE  
AND MAN GATE. COORDINATE  
COMBINATION WITH TILLMAN  
CONSTRUCTION MANAGER.

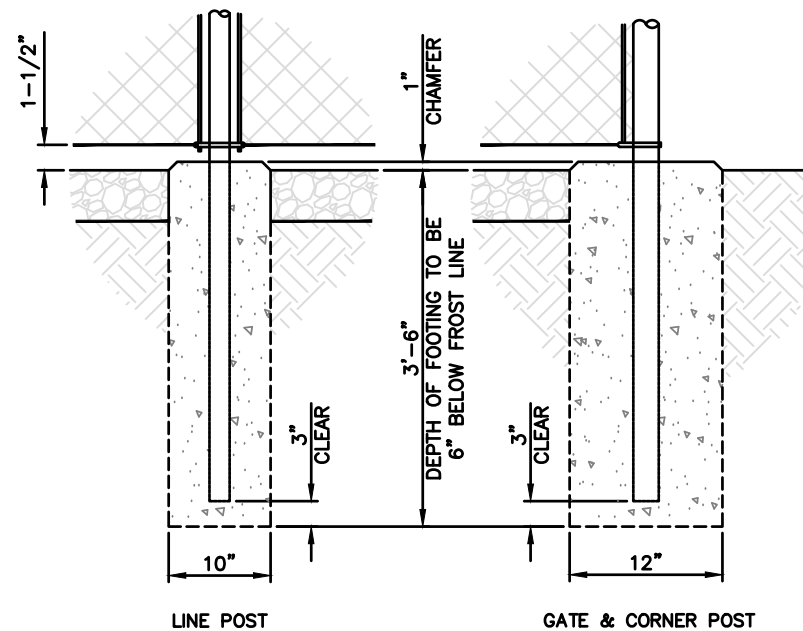


**STRONGHOLD LATCH DETAIL**

SCALE  
N.T.S. **5**

**NOT USED**

SCALE  
N.T.S. **4**

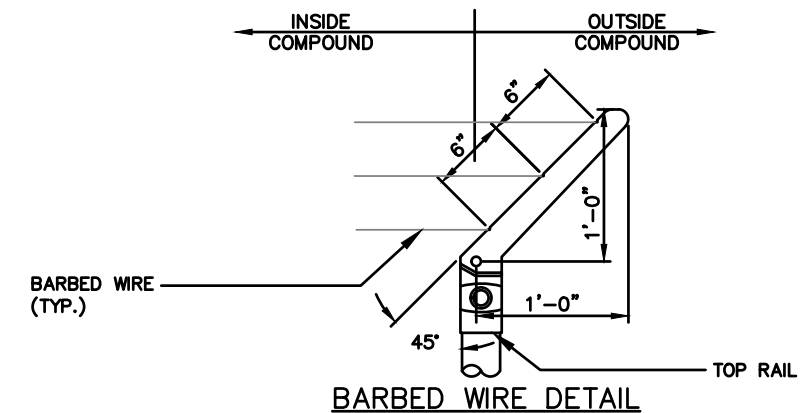


**POST FOOTING DETAIL**

SCALE  
N.T.S. **2**

**DETAILS**

SCALE  
N.T.S. **1**



Item 6.



**JOHN M. BANKS**  
**ARCHITECT**  
604 FOX GLEN  
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EMAIL: AE@Westchesterservices.com

DRAWN BY: **DWM**  
CHECKED BY: **MC**

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

TILLMAN OPP# TI-OPP-23028  
FA# : 15887152  
SITE NAME:  
STRITZEL RENTAL  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**FENCE  
DETAILS**

SHEET NUMBER  
**C-5.1**

126

**FENCING NOTES**

SCALE  
N.T.S. **3**

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**TILLMAN INFRASTRUCTURE**  
 SITE NAME: SITE NAME FCC Tower Registration #  
 SITE NUMBER: TX-XXXX XXXXXXX  
 SITE ADDRESS:  
 123 MAIN ST.  
 ANYTOWN, TX 12345  
 In case of Emergency, dial 911  
**NO TRESSPASSING**  
 For Leasing Information: For Operations & Access:  
 800-821-5825

WHITE BACKGROUND, RED/BLACK LETTERING  
MOUNTING LOCATION: SHELTER OR TENANT IMPROVEMENT ROOM DOOR.  
IF OUTDOOR CABINET SITE PLACE ON END CABINET CLOSEST TO SITE ACCESS POINT.  
PLACE ON GENERATOR.  
QUANTITY: 1 TO 2

**SIGNAGE NOTES:**

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATING.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL E911 ADDRESS & FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS THE COMPOUND GATE ITSELF.
4. SIGNS NEED NOT BE PLACED IF ACCURATE AND APPROPRIATE SIGNAGE ALREADY EXISTS.

**INFORMATION**  
 Federal Communications Commission  
 Tower Registration Number  
**1 2 3 4 5 6 7**  
 Posted in accordance with Federal Communications Commission rules on antenna tower registration 47CFR 17.4(g).

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING  
MOUNTING LOCATION: GATE & BASE OF TOWER  
QUANTITY: 2

**INFORMATION**  
 ACTIVE ANTENNAS ARE MOUNTED  
 ON THE OUTSIDE FACE OF THIS BUILDING  
 BEHIND THIS PANEL  
 ON THIS STRUCTURE  
 STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS  
 Contact AT&T Mobility at 800-638-2822 and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.  
 This is AT&T Mobility site USID# \_\_\_\_\_

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING  
MOUNTING LOCATION: GATE & BASE OF TOWER  
QUANTITY: 2



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**WESTCHESTER SERVICES LLC**  
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SHEET TITLE  
**SITE SIGNAGE**

SHEET NUMBER  
**C-6** 127

**PROPERTY OF TILLMAN INFRASTRUCTURE**

SCALE N.T.S. 7

**FCC REGISTRATION SIGN**

SCALE N.T.S. 6

**RF EXPOSURE INFORMATION SIGN**

SCALE N.T.S. 5

**INFORMACION**  
 AT&T Mobility operates telecommunications antennas at this location. Remain at least 3 feet from any antenna and obey all posted signs.  
 Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna(s).  
 Contact AT&T Mobility at 800-638-2822 prior to performing any maintenance or repairs near AT&T Mobility antennas.  
 This is Site USID # \_\_\_\_\_  
 Contact the management office if this door/hatch/gate is found unlocked.

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING  
MOUNTING LOCATION: GATE & BASE OF TOWER  
QUANTITY: 2

**RF EXPOSURE INFORMATION SIGN**

SCALE N.T.S. 4

**NOTICE**  
**Beyond This Point:**  
 You are entering a RADIO FREQUENCY (RF) EMISSIONS CONTROLLED AREA. RF EMISSIONS exceed FCC Uncontrolled General Population exposure limits.  
 Follow all FCC/OSHA guidelines for working in RF environments.

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING  
MOUNTING LOCATION: GATE & BASE OF TOWER  
QUANTITY: 1

**RF EXPOSURE NOTICE SIGN**

SCALE N.T.S. 3

**CAUTION**  
**Beyond this point:**  
 Radio frequency fields at this site may exceed FCC rules for human exposure.  
 For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

WHITE/YELLOW BACKGROUND, WHITE/BLACK LETTERING  
MOUNTING LOCATION: GATE & BASE OF TOWER  
QUANTITY: 1

**RF EXPOSURE CAUTION SIGN**

SCALE N.T.S. 2

**WARNING**  
**Beyond this Point you are entering a controlled area where radio frequency emissions exceed the FCC Controlled Exposure Limits.**  
 Failure to obey all posted signs and site guidelines could result in serious injury.

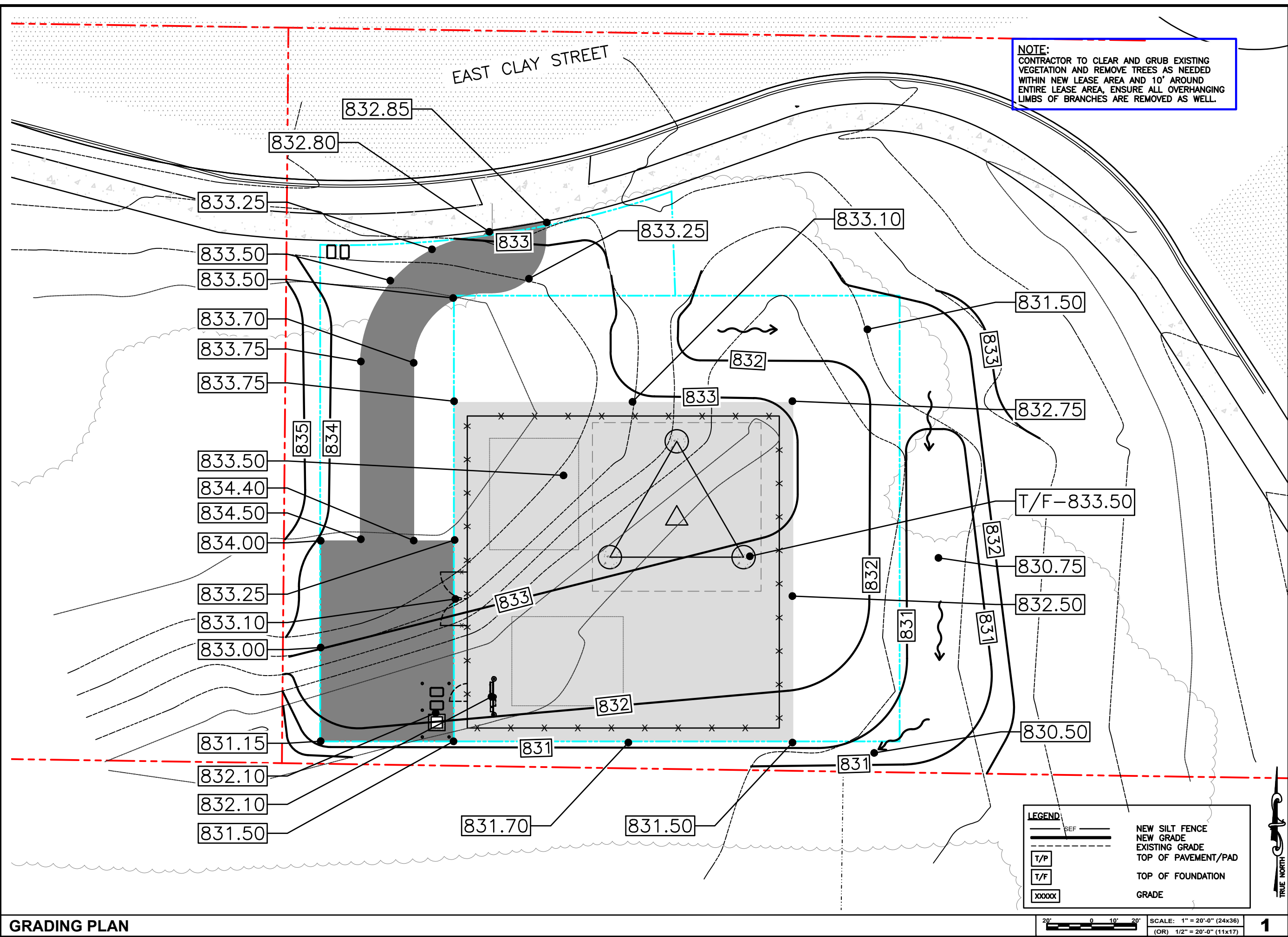
WHITE/ORANGE BACKGROUND, WHITE/BLACK LETTERING  
MOUNTING LOCATION: GATE & BASE OF TOWER  
QUANTITY: 1

**RF EXPOSURE WARNING SIGN**

SCALE N.T.S. 1



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**NOTE:**  
 CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND REMOVE TREES AS NEEDED WITHIN NEW LEASE AREA AND 10' AROUND ENTIRE LEASE AREA, ENSURE ALL OVERHANGING LIMBS OF BRANCHES ARE REMOVED AS WELL.



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**SHEET TITLE**  
 GRADING  
 PLAN

**SHEET NUMBER**  
**C-7** 128

**LEGEND**

- NEW SILT FENCE
- NEW GRADE
- EXISTING GRADE
- TOP OF PAVEMENT/PAD
- TOP OF FOUNDATION
- GRADE

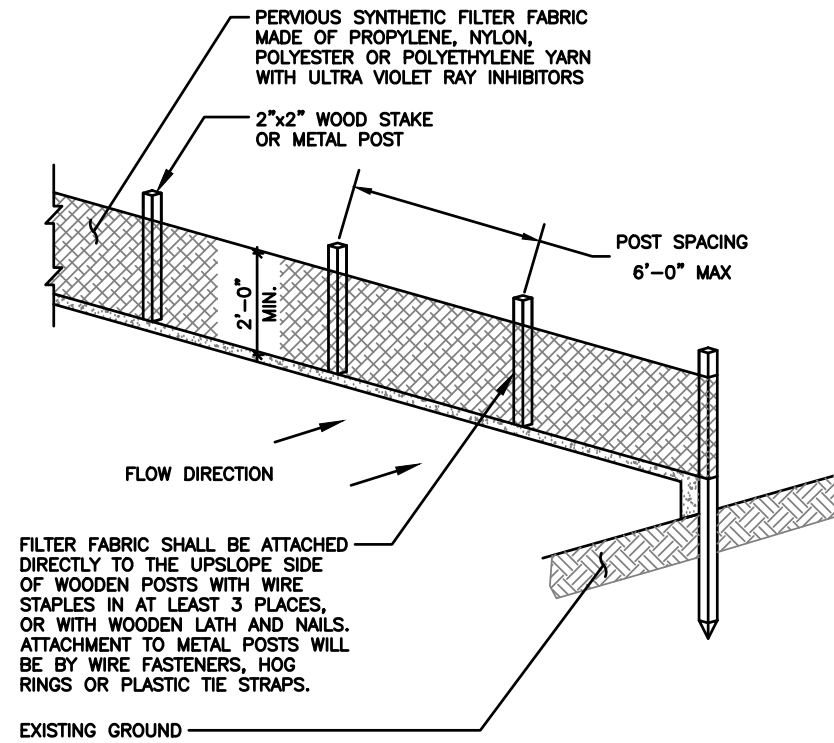
SCALE: 1" = 20'-0" (24x36)  
 (OR) 1/2" = 20'-0" (11x17)



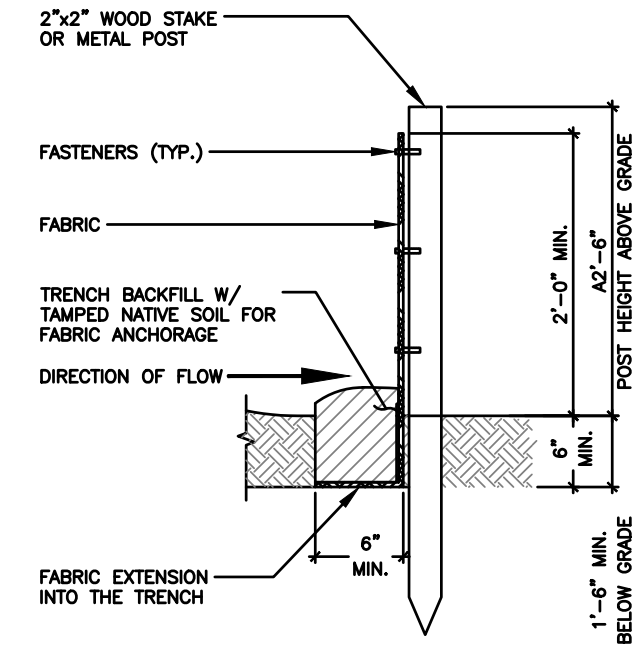


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- ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
- A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED REGULARLY AND AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION
- SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING
- THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE
- ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT
- MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE BARRIER
- ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED
- ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDED WITH AN APPROPRIATE GROUND COVER
- TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES SHALL BE CONSTRUCTED AND SHALL EXTEND INTO JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY
- REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT
- SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED



ISOMETRIC VIEW



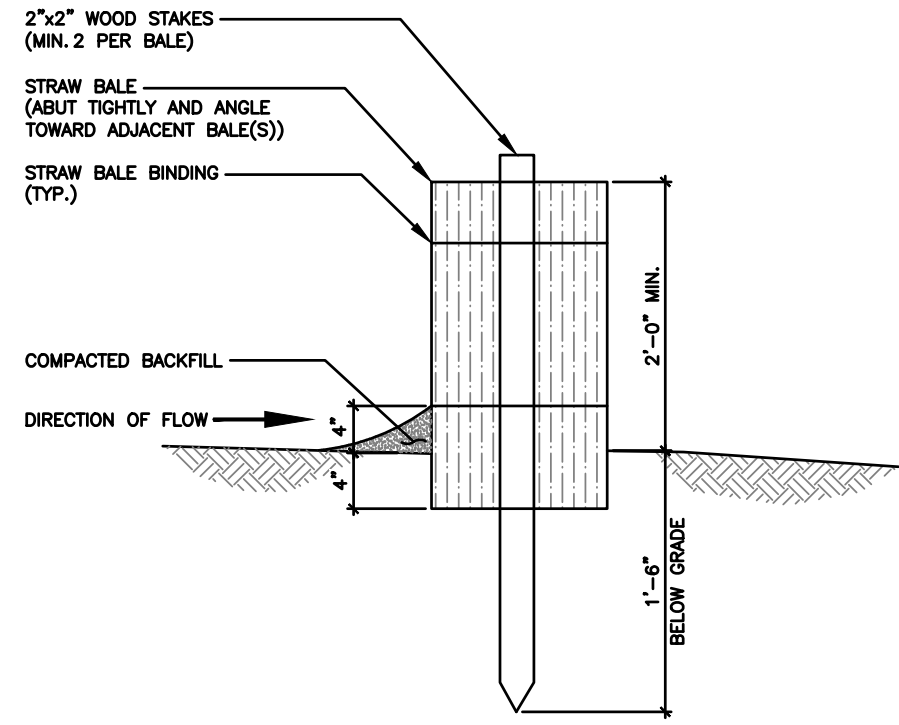
SECTION VIEW

SOIL EROSION & SEDIMENT CONTROL NOTES

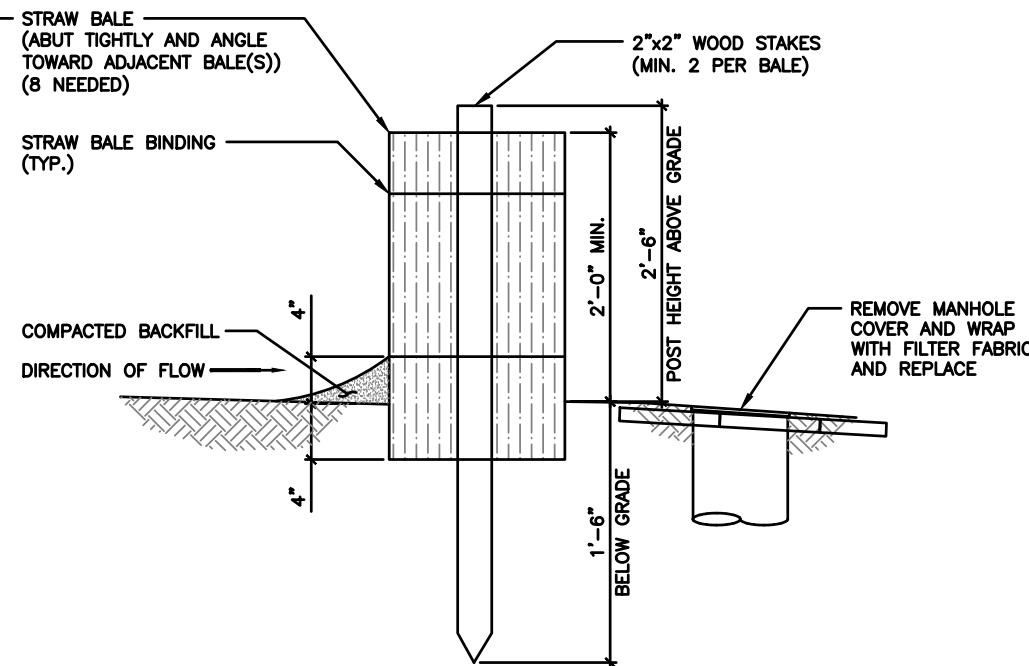
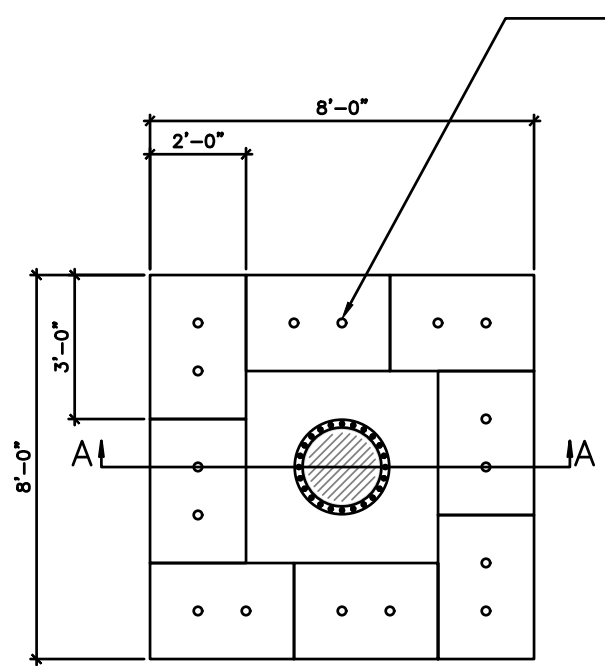
SCALE N.T.S. 4

EROSION CONTROL - SILT FENCE

SCALE N.T.S. 2



SECTION VIEW



SECTION VIEW A-A

EROSION CONTROL - STRAW BALE (OPTIONAL)

SCALE N.T.S. 3

EROSION CONTROL - STRAW BALE AT STORM INLET MANHOLE (IF NEEDED SEE PLANS)

SCALE N.T.S. 1

**TILLMAN** INFRASTRUCTURE Item 6.

**LCC** TELECOM SERVICES

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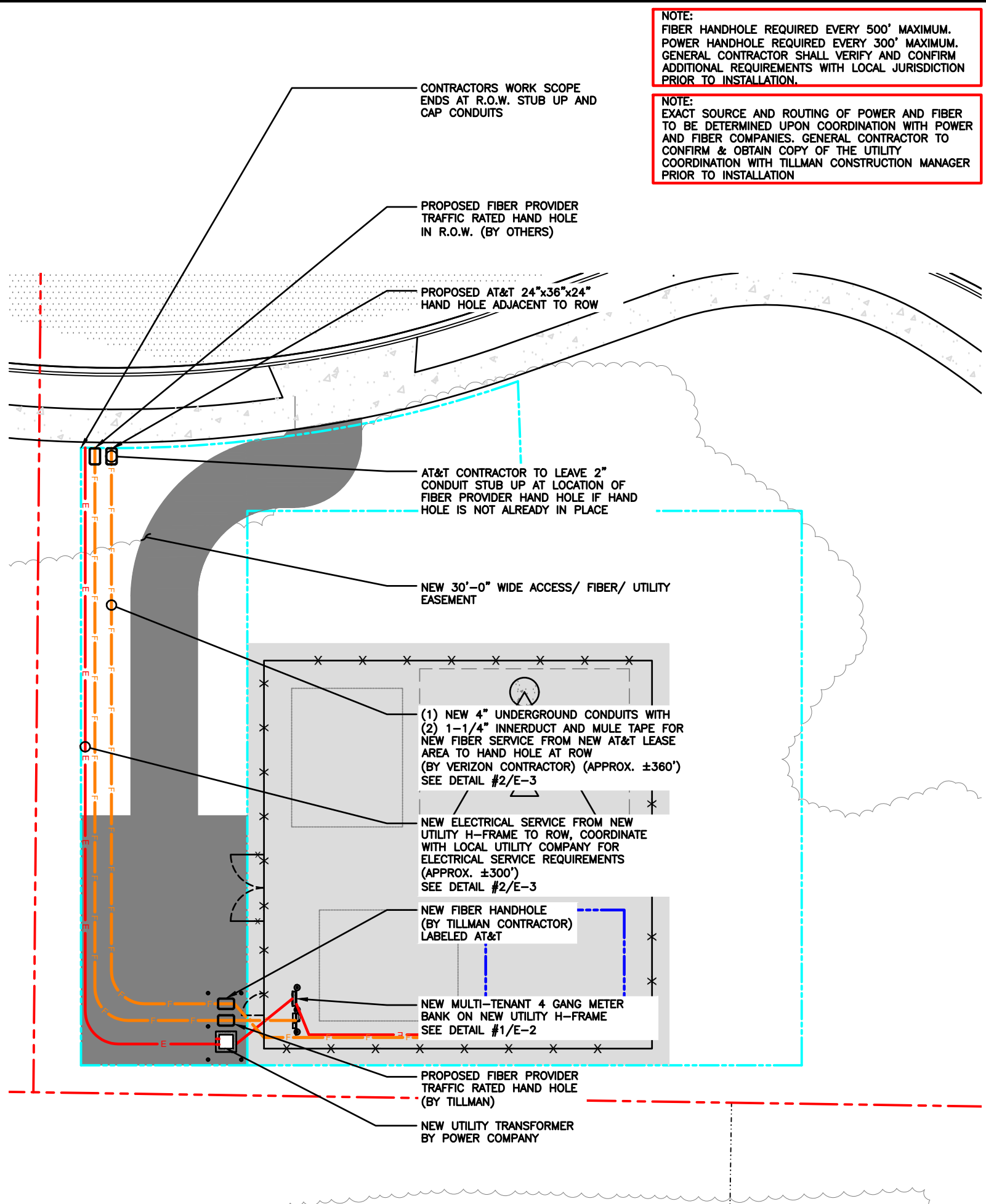
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SHEET TITLE  
**EROSION CONTROL DETAILS**

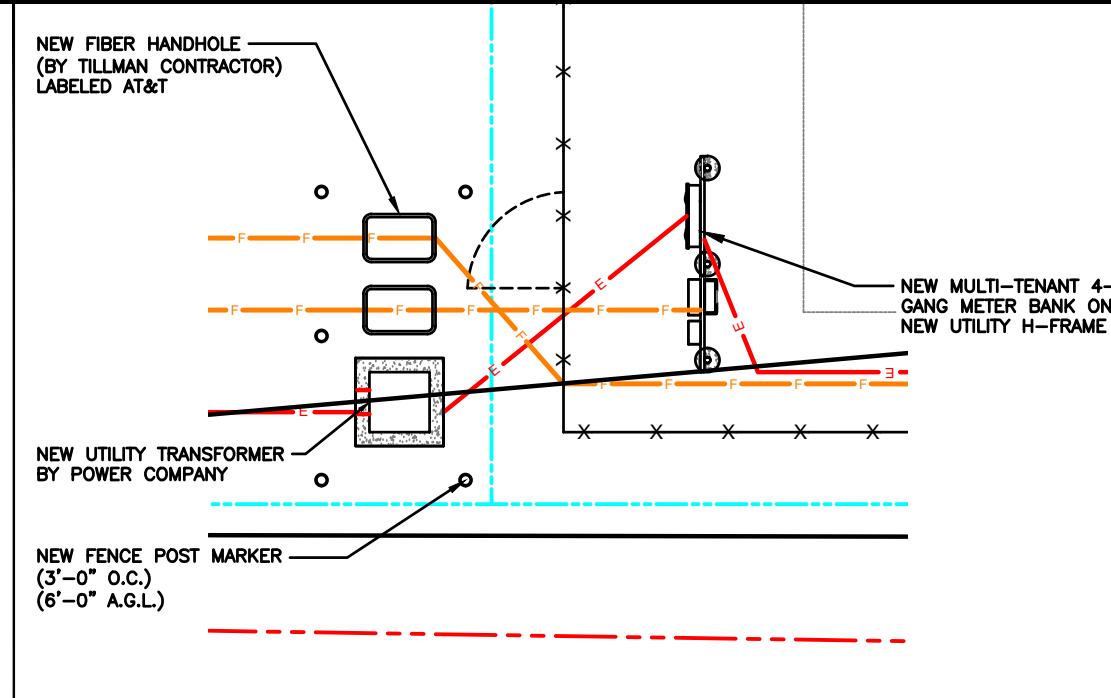
SHEET NUMBER  
**C-8** 129

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**NOTE:**  
FIBER HANDHOLE REQUIRED EVERY 500' MAXIMUM.  
POWER HANDHOLE REQUIRED EVERY 300' MAXIMUM.  
GENERAL CONTRACTOR SHALL VERIFY AND CONFIRM ADDITIONAL REQUIREMENTS WITH LOCAL JURISDICTION PRIOR TO INSTALLATION.

**NOTE:**  
EXACT SOURCE AND ROUTING OF POWER AND FIBER TO BE DETERMINED UPON COORDINATION WITH POWER AND FIBER COMPANIES. GENERAL CONTRACTOR TO CONFIRM & OBTAIN COPY OF THE UTILITY COORDINATION WITH TILLMAN CONSTRUCTION MANAGER PRIOR TO INSTALLATION



**ENLARGED VIEW OF H-FRAME** SCALE: N.T.S. **2**

**UTILITY PLAN**

SCALE: 1" = 20'-0" (24x36)  
(OR) 1/2" = 20'-0" (11x17) **1**



Know what's below.  
Call before you dig.



**TILLMAN** Item 6.  
**INFRASTRUCTURE**

**LCC**  
TELECOM SERVICES

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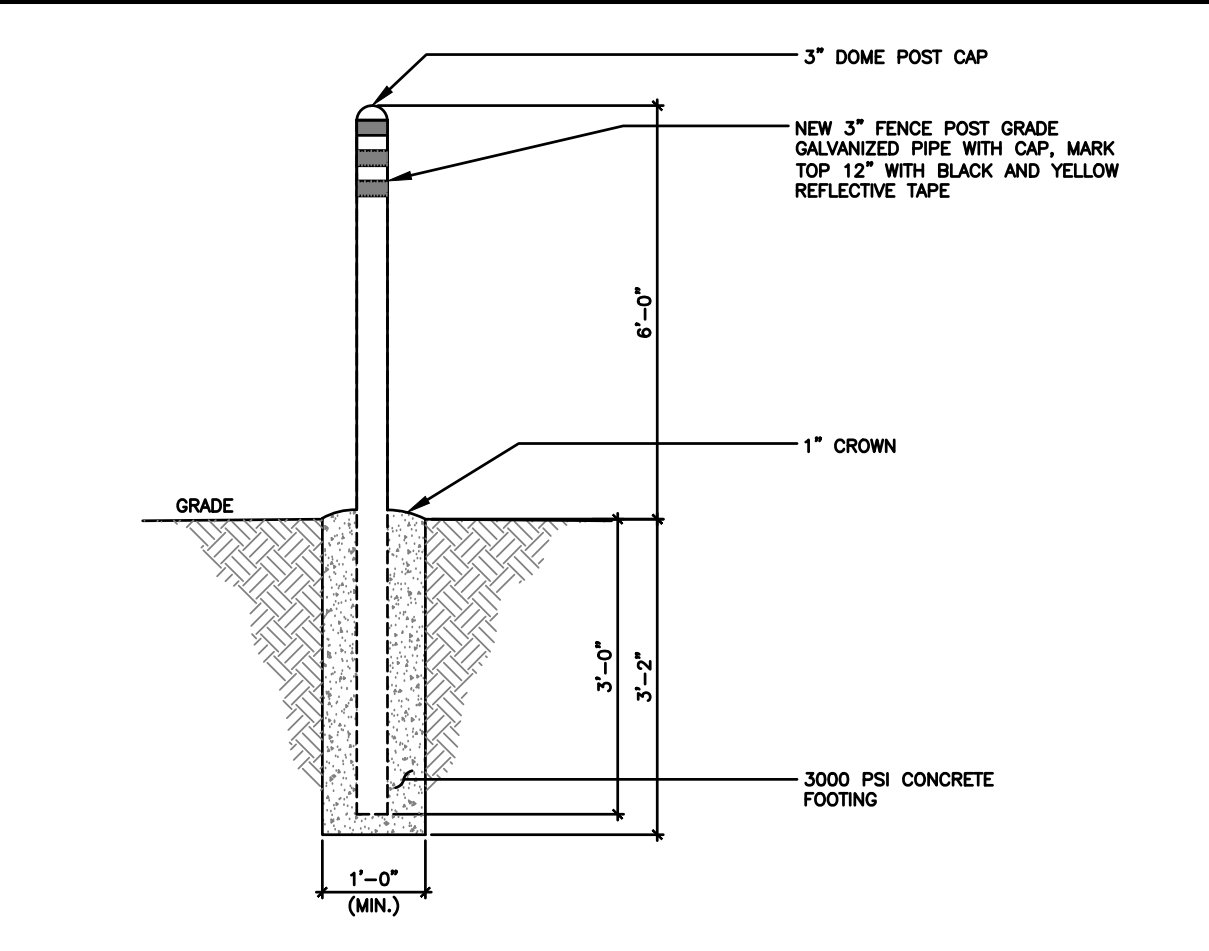
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SHEET TITLE  
**UTILITY PLAN**

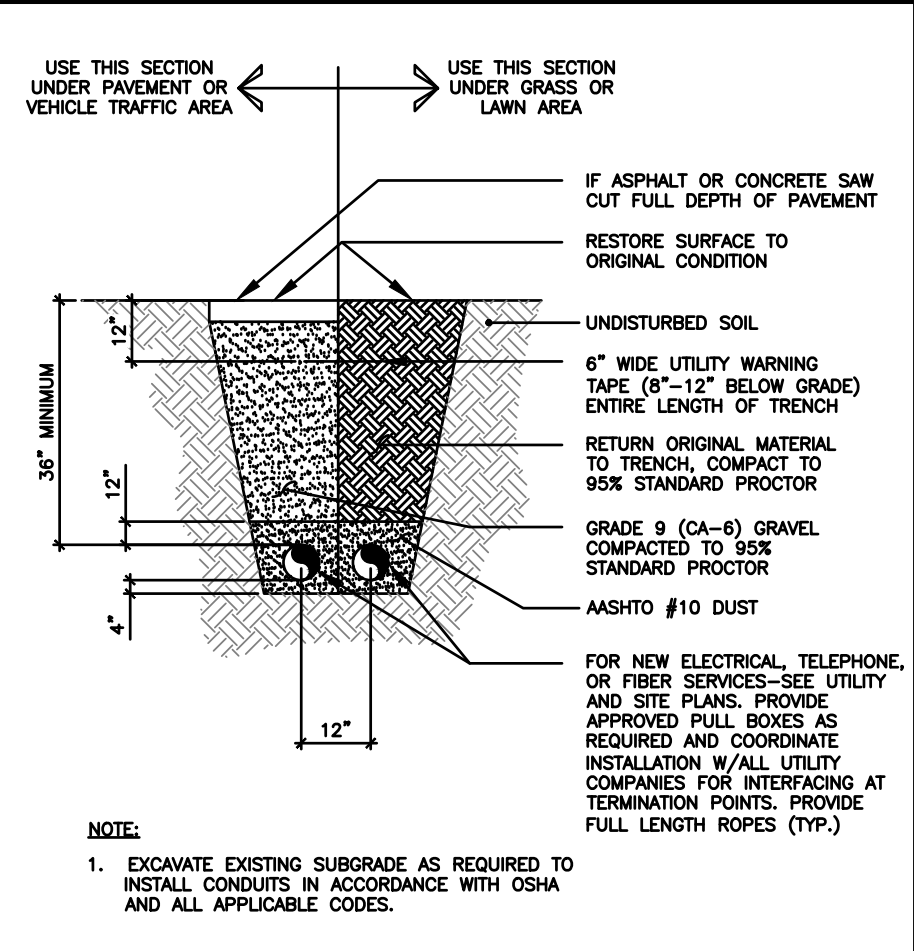
SHEET NUMBER  
**E-1** 130

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1. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. VERIFY HEIGHTS WITH PROJECT MANAGER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
9. ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE-STOPS WHERE PENETRATIONS ARE MADE THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SILICONE SEALANT.
11. DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
12. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG., UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THHW, RATED IN ACCORDANCE WITH NEC 110-14(C).
13. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
14. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE; ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
15. CONDUIT:
  - A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH 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, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
  - C. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT & RECTIFIERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL-SIZE GROUND CONDUCTOR.
  - D. CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
  - E. PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UV-RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS; EXCEPT WHERE PERMITTED BY CODE TO OMIT.
17. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
18. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
19. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
20. COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE CONTRACTOR.
21. VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS & CIRCUITS NOT SCHEDULED FOR REMOVAL.
22. RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.

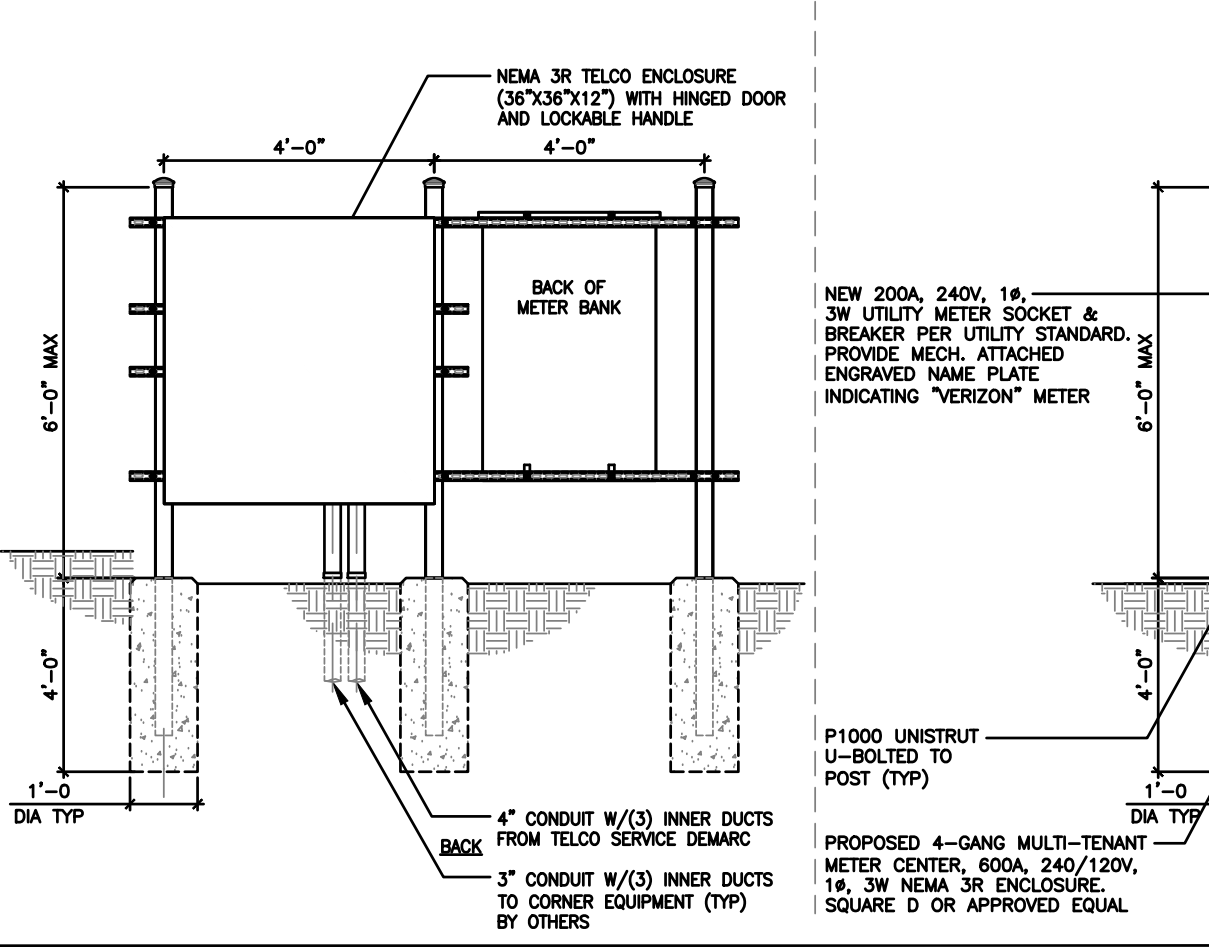


**FENCE POST MARKER DETAIL** SCALE N.T.S. **3**



**TYPICAL TRENCH DETAIL** SCALE N.T.S. **2**

17. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
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**UTILITY FRAME DETAIL** SCALE N.T.S. **1**

**ELECTRICAL NOTES** **4**



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**TILLMAN OPP# TI-OPP-23028**  
**FA# : 15887152**  
**SITE NAME:**  
**STRITZEL RENTAL**  
**SITE ADDRESS:**  
**312 ELKHORN ROAD**  
**WHITEWATER, WI 53190**

**SHEET TITLE**  
**ENLARGED**  
**UTILITY PLAN**

**SHEET NUMBER**  
**E-2** 131

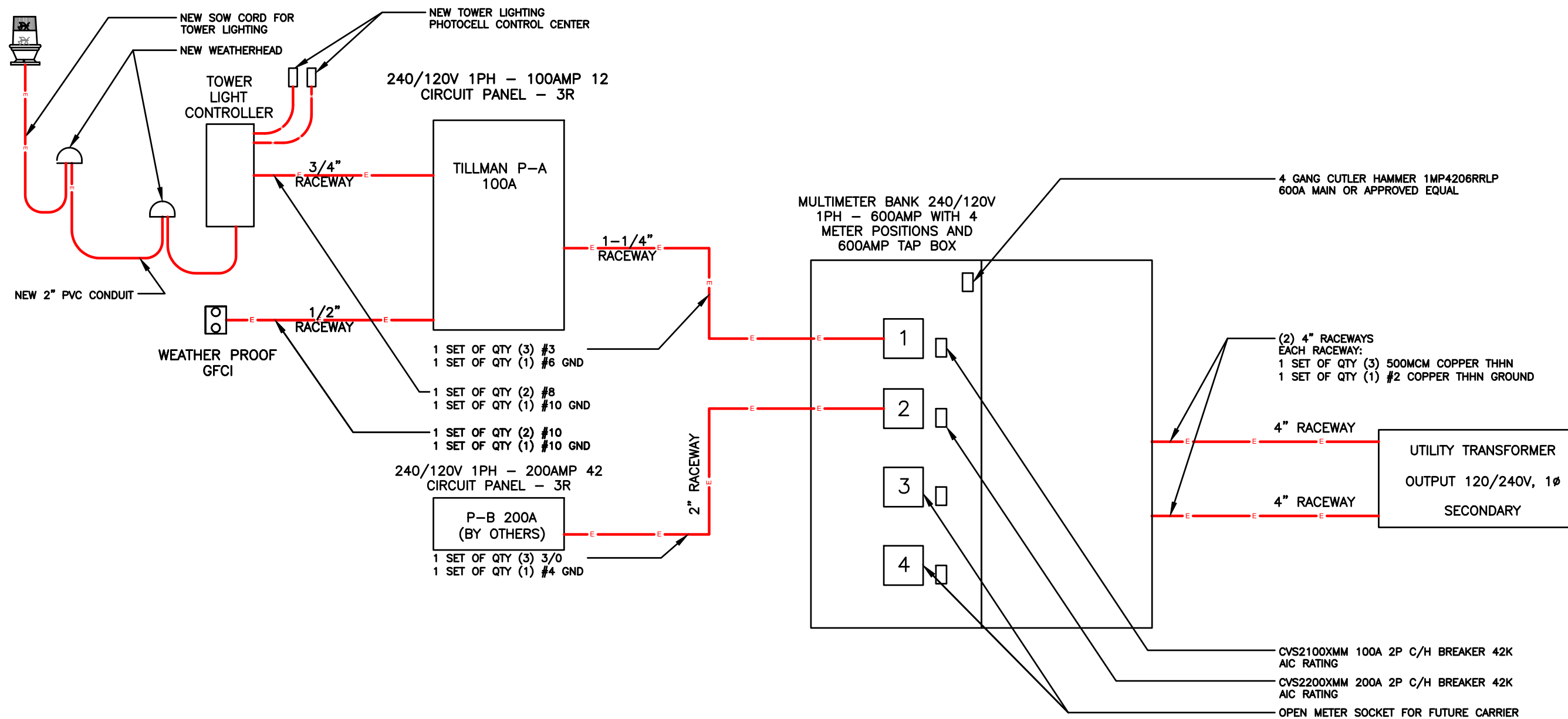


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METER POSITION 1 – TILLMAN LOAD CENTER (P-A)																								
LOAD			LOAD PER PHASE (VA)		WIRE COLOR	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP	TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS NON-CONTINUOUS	LOADS CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA)		LOAD			
DESCRIPTION	QTY.	UNIT V.A.	A	B															A	B	A	B	UNIT V.A.	QTY.
1	GFCI RECEPTACLES	1	600	600	BLK		X		10	10	20							BLK				1	SPARE	2
3	TOWER LIGHT	1	1600	1600	RED	X			8	10	20							RED				1	SPARE	4
5	TOWER LIGHT	1	1600	1600	BLK	X			8	10	20							BLK				1	SPARE	6
7	SPARE	1			RED													RED				1	SPARE	8
9	SPARE	1			BLK													BLK				1	SPARE	10
11	SPARE	1			RED													RED				1	SPARE	12
SUBTOTAL CONTINUOUS			1600	1600														SUBTOTAL CONTINUOUS		TOTAL AMPS CONTINUOUS x 1.25	4000			
SUBTOTAL NON-CONTINUOUS			600	-														SUBTOTAL NON-CONTINUOUS		TOTAL AMPS NON-CONTINUOUS	600			
SUBTOTAL SUB-PANEL																		SUBTOTAL SUB-PANEL		TOTAL AMPS SUB-PANEL	4600			
PANEL DESIGNATION: ELECTRICAL PANEL (PA)																BRANCH BREAKER TYPE: SIEMENS - BL		TOTAL KVA	4.60					
MAIN LUGS: N/A			MAIN BREAKER: 100 AMP																TOTAL AMPS		19.16			
VOLTAGE: 120/240			CYCLE: 60			PHASE: 1			WIRES: 3			MAIN COPPER BUS: 100 AMPS			NEUTRAL: 100 AMPS									

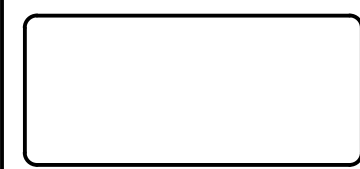
**TILLMAN P - A PANEL SCHEDULE**

**2**



**ELECTRICAL SINGLE LINE DIAGRAM**

**1**



**JOHN M. BANKS ARCHITECT**  
 604 FOX GLEN  
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**WESTCHESTER SERVICES LLC**  
 604 FOX GLEN  
 BARRINGTON, IL 60010  
 PHONE: 847-277-0070  
 EMAIL: AE@Westchesterservices.com

**DRAWN BY: DWM**  
**CHECKED BY: MC**

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

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 WHITEWATER, WI 53190

**SHEET TITLE**  
 ELECTRICAL  
 DIAGRAM

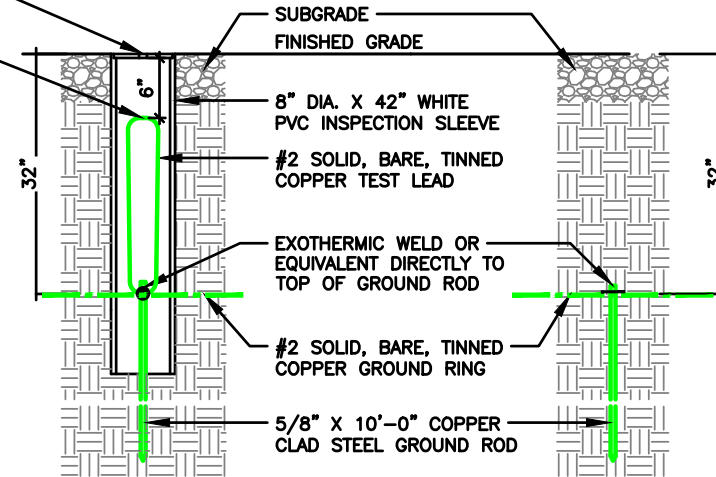
**SHEET NUMBER**  
**E-3** 132

**GROUNDING NOTES:**

- GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
- ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
- GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL. WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
- GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
- GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
- ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
- INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
- REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
- THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"x10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 BARE TINNED COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
- IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45°.
- EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
- CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE VERIZON WIRELESS CONSTRUCTION MANAGER.
- ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 BARE TINNED COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
- PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.). PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUAL.
- ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A METROPCS REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
- WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL.
- PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDIZATION PAINT.
- ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6 FEET OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF #2 BARE TINNED COPPER WIRE.

REMOVABLE COVER SHALL BE REMOVABLE BY HAND

6" MAXIMUM FROM TOP OF PVC PIPE TO TOP OF TEST LEAD



NOTE:  
A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS W/HIGHLY ACIDIC SOIL

NOTE:  
GROUND RODS MAY BE COPPER CLAD STEEL OR SOLID COPPER

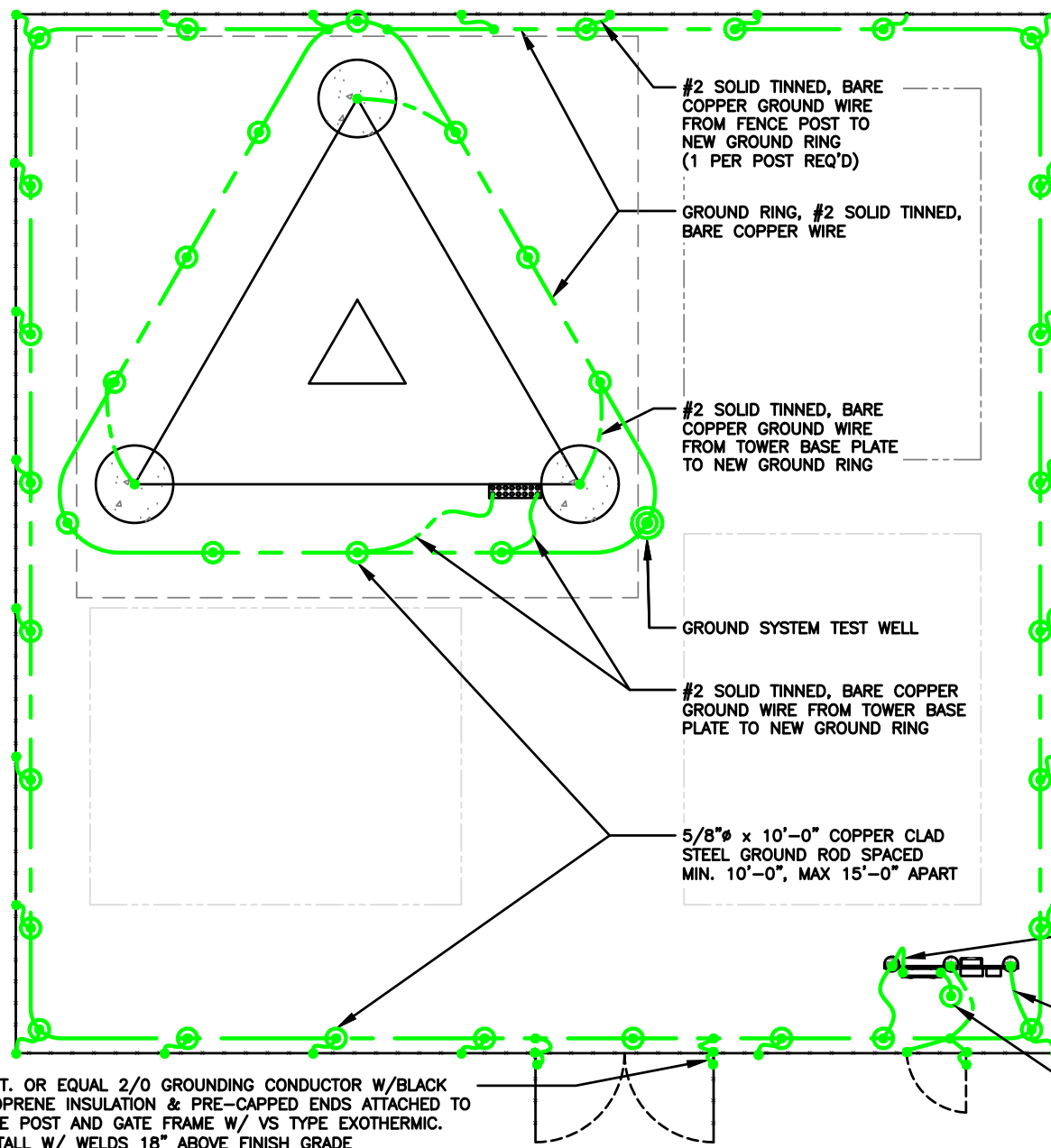
NOTE:  
GROUND RODS SHALL HAVE A RECOMMENDED SPACING TWICE THE LENGTH OF THE ROD

NOTE:  
SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE

NOTE:  
GROUND RODS INSTALLED WITHIN CLOSE PROXIMITY TO TOWER OR WHEN SOIL IS AT OR BELOW 2,000 OHM-CM, SHALL BE GALVANIZED TO PREVENT GALVANIC CORROSION OF TOWER

**GROUND WELL, ROD, AND TEST WELL DETAIL**

SCALE  
N.T.S. **2**



NOTE:  
GROUNDING TO BE INSTALLED WITHIN 2'-0" OF FENCE LINE WHENEVER POSSIBLE

**GROUNDING LEGEND**

- MECHANICAL CONNECTION
- COMPRESSION FITTING CONNECTION
- EXOTHERMIC WELD CONNECTION
- 5/8"x10' COPPER-CLAD STEEL GROUND ROD
- 5/8"x10' COPPER-CLAD STEEL GROUND ROD WITH INSPECTION WELL
- NEW GROUND WIRING
- EXISTING GROUND WIRING
- TINNED COPPER GROUND BAR 1/4"x4"x12" OR 1/4"x4"x20"
- COLLECTOR GROUND BAR
- MAIN GROUND BAR

NOTE:  
SEE COMPOUND PLAN FOR COMPOUND ORIENTATION, UTILITY H-FRAME, GATE AND TOWER LOCATION.

NOTE:  
REFER TO SPECIFIC CARRIER EQUIPMENT GROUNDING PLAN FOR NEW CARRIER EQUIPMENT GROUNDING.

NOTE:  
OBJECTIVE:  

- RING AROUND TOWER WITH ALL TOWER LEGS GROUNDED, MONOPOLE SHALL HAVE AT LEAST TWO GROUNDS TO EARTH.
- CONNECTION TO FENCE POSTS AT ALL CORNERS OR CHANGES IN FENCE DIRECTION GREATER THE 45°.
- CONNECTIONS TO EACH SIDE OF ANY GATE POSTS.
- CONNECTIONS TO UTILITY H-FRAME.
- INSTALL ENOUGH GROUND RODS TO ENSURE 5 OHMS OR LESS RESISTANCE.

A.L.T. OR EQUAL 2/0 GROUNDING CONDUCTOR W/BLACK NEOPRENE INSULATION & PRE-CAPPED ENDS ATTACHED TO GATE POST AND GATE FRAME W/ VS TYPE EXOTHERMIC. INSTALL W/ WELDS 18" ABOVE FINISH GRADE

GROUNDING NOTES  
SCALE  
N.T.S. **3**

**GROUNDING PLAN AND DETAILS**

SCALE  
N.T.S. **1**

DRAWN BY: **DWM**  
CHECKED BY: **MC**

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

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TILLMAN OPP# TI-OPP-23028  
FA# : 15887152  
SITE NAME:  
STRITZEL RENTAL  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**GROUNDING PLAN & DETAILS**

SHEET NUMBER  
**G-1** 133

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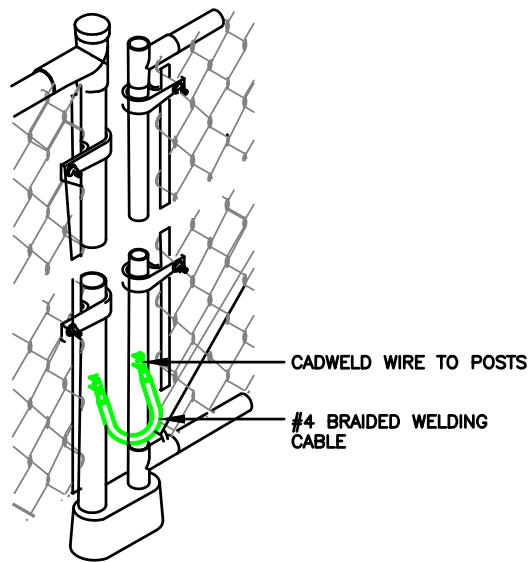
TILLMAN OPP# TI-OPP-23028  
FA# : 15887152  
SITE NAME:  
STRITZEL RENTAL  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**GROUNDING PLAN & RISER DIAGRAM**

SHEET NUMBER  
**G-2**  
134

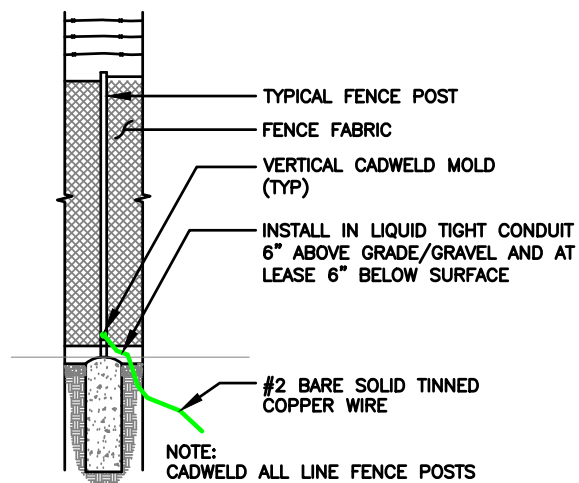
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N.T.S. **2**



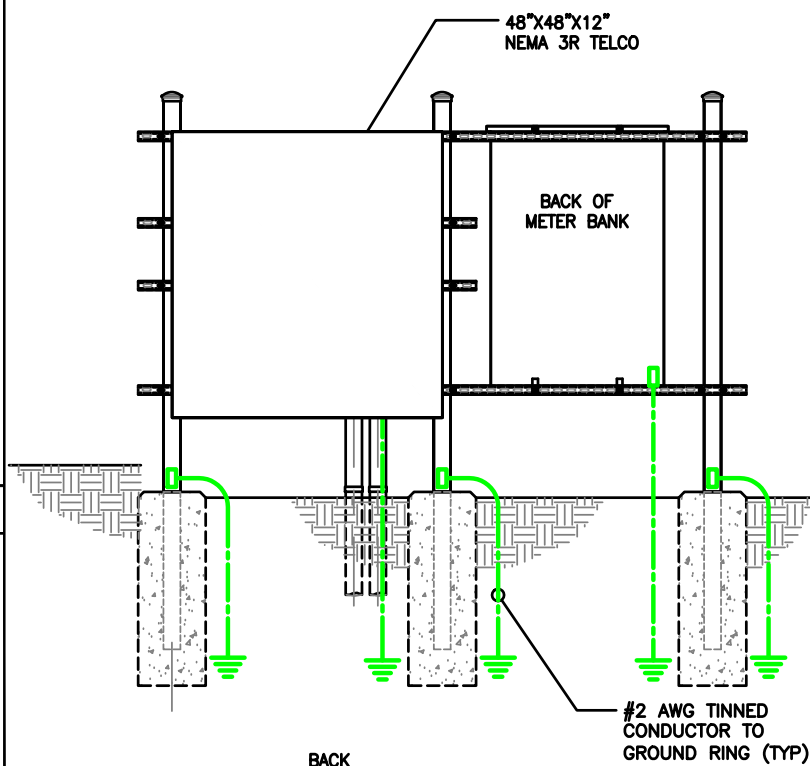
**GATE GROUNDING DETAIL**

SCALE  
N.T.S. **4**



**TYPICAL FENCE POST GROUNDING**

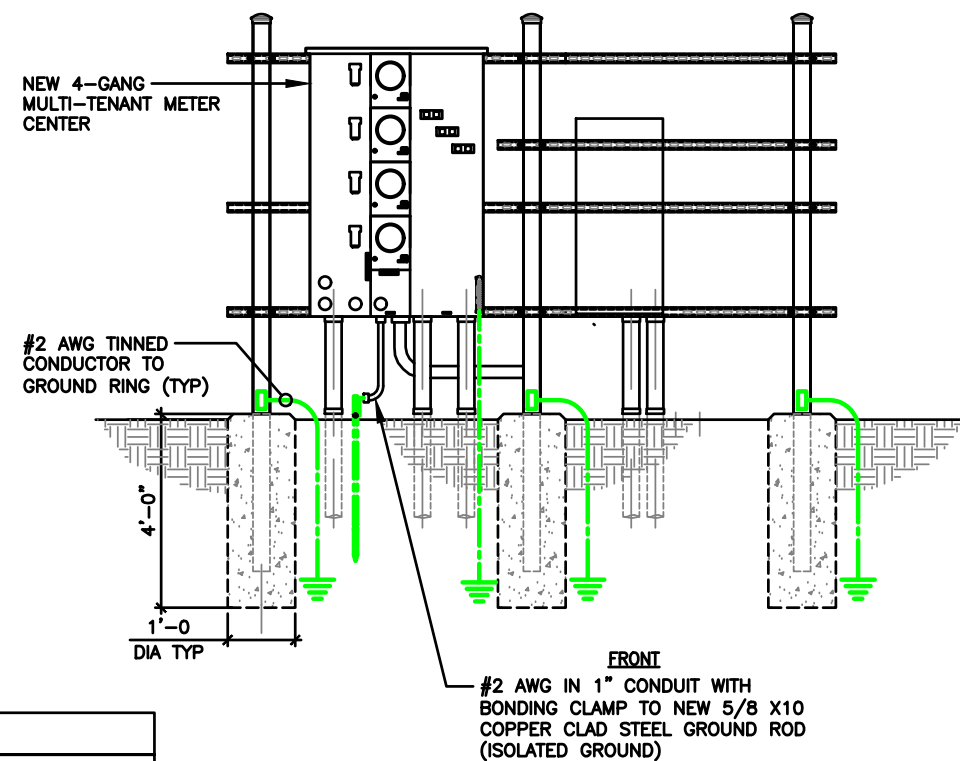
SCALE  
N.T.S. **3**



**GROUNDING LEGEND**

	MECHANICAL CONNECTION		NEW GROUND WIRING
	COMPRESSION FITTING CONNECTION		EXISTING GROUND WIRING
	EXOTHERMIC WELD CONNECTION		TINNED COPPER GROUND BAR 1/4"x4"x12" OR 1/4"x4"x20"
	5/8"x10' COPPER-CLAD STEEL GROUND ROD		CGB COLLECTOR GROUND BAR
	5/8"x10' COPPER-CLAD STEEL GROUND ROD WITH INSPECTION WELL		MGB MAIN GROUND BAR

**H-FRAME GROUNDING**



**NOTE:**

2 BOLT MECHANICAL LUG CONNECTION AT ALL EQUIPMENT GROUND POINT: ADD NON OX COMPOUND

SCALE  
N.T.S. **1**



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**WESTCHESTER**  
 SERVICES LLC

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 PHONE: 847-277-0070  
 EMAIL: AE@Westchesterservices.com

**DRAWN BY:** DWM  
**CHECKED BY:** MC

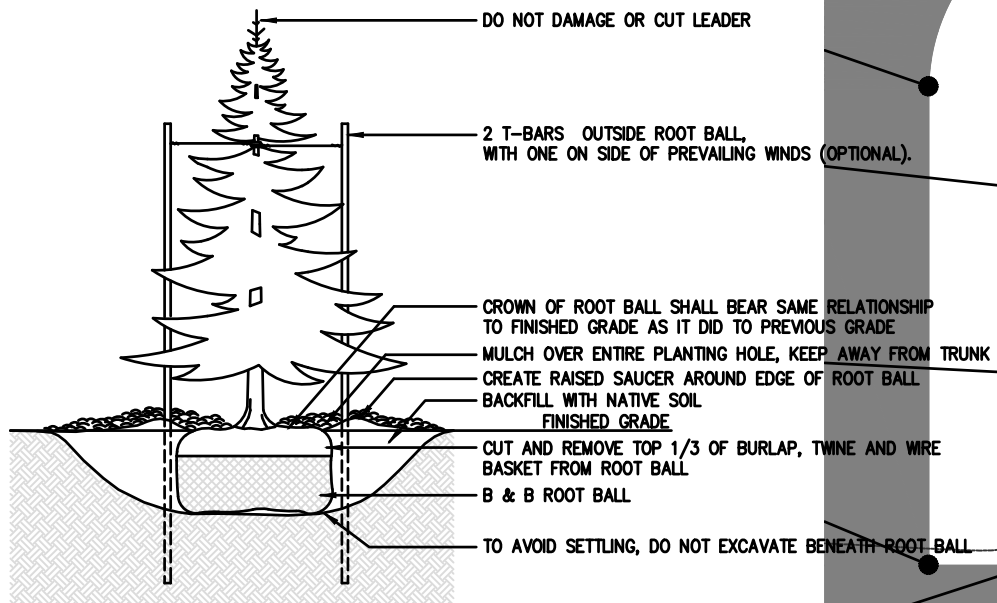
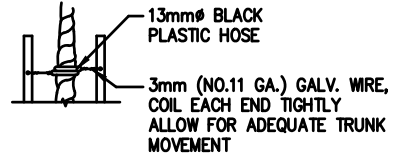
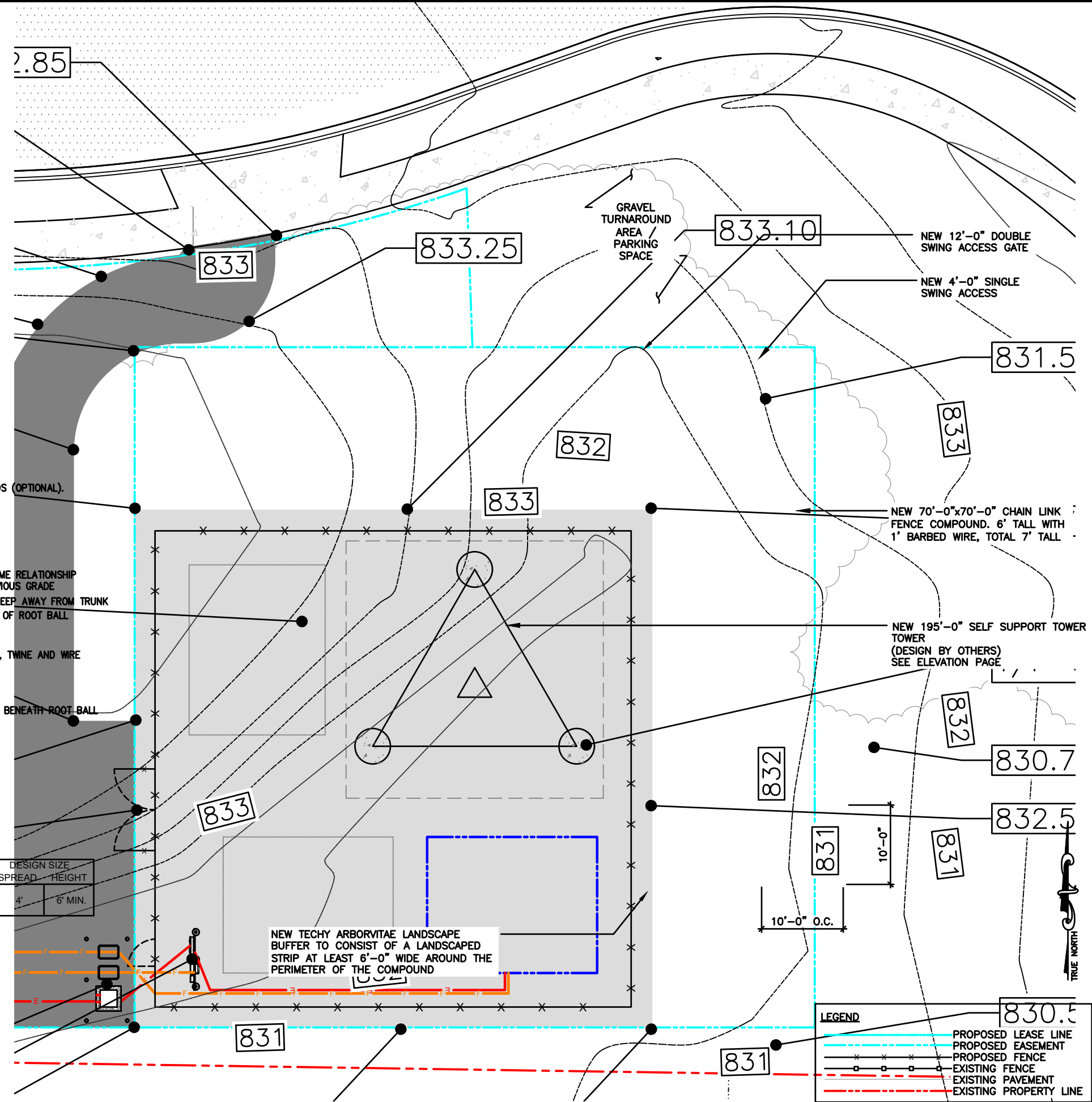
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 FA# : 15887152  
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 SITE ADDRESS:  
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 WHITEWATER, WI 53190

**SHEET TITLE**  
 LANDSCAPE PLAN

**SHEET NUMBER**  
**NP** 135



- SPECIFICATIONS:**
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
  - WATER THOROUGHLY AFTER INSTALLATION.
  - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
  - PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.

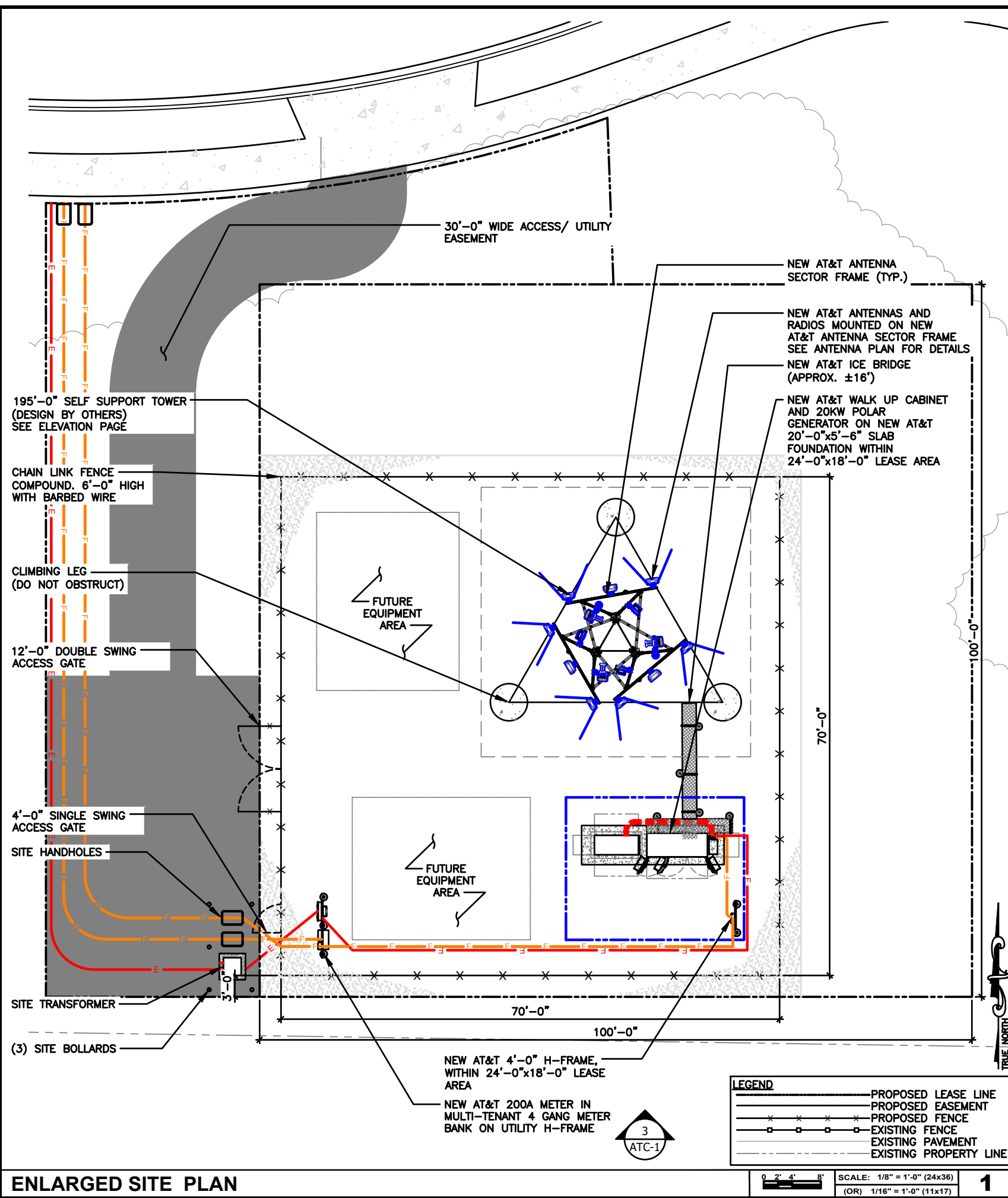
NO.	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	PLANTING METHOD	DESIGN SIZE SPREAD	HEIGHT
53	ARBORVITAE,TECHNY	THUJA OCCIDENTALIS "TECHNY"	3'-4'	4'-0" O.C.	4'	6' MIN.

**LEGEND**

- PROPOSED LEASE LINE
- - - PROPOSED EASEMENT
- x — x — PROPOSED FENCE
- - - x - - - x - - - EXISTING FENCE
- — — EXISTING PAVEMENT
- - - - - EXISTING PROPERTY LINE

SCALE: 1/8" = 1'-0" (24x36)  
 (OR) 1/16" = 1'-0" (11x17)

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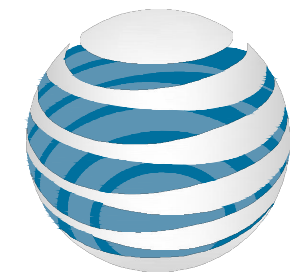


**ENLARGED SITE PLAN**

**LEGEND**

	PROPOSED LEASE LINE
	PROPOSED EASEMENT
	PROPOSED FENCE
	EXISTING FENCE
	EXISTING PAVEMENT
	EXISTING PROPERTY LINE

SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)



# AT&T

**AT&T SITE NUMBER: TI-OPP-23028**  
**AT&T SITE NAME: STRITZEL RENTAL**  
**FA CODE: 15887152**  
**SITE ADDRESS: 312 ELKHORN ROAD**  
**WHITEWATER, WI 53190**  
**TILLMAN SITE # TI-OPP-23028**

**SITE INFORMATION**

SITE ADDRESS:	312 ELKHORN ROAD WHITEWATER, WI 53190	LANDLORD OWNER:	CITY OF ASHLEY PARCEL 011427400026 WHITEWATER, WI 53190
LATITUDE (NAD 83):	38°19'09.7530" N (42.83056204°)	TOWER OWNER:	TILLMAN INFRASTRUCTURE 152 W. 57TH STREET NEW YORK, NEW YORK 10019
LONGITUDE (NAD 83):	89°11'01.3798" W (-88.71090223°)	STRUCTURE TYPE:	SELF SUPPORT TOWER TOWER
GROUND ELEVATION:	829.94' (AMSL)	STRUCTURE HEIGHT:	195'-0" (AGL)
JURISDICTION:	CITY OF WHITEWATER	TILLMAN SITE #:	TI-OPP-23028
PARCEL/MAP NUMBER:	A91900003		

**PROJECT TEAM**

**APPLICANT:** TILLMAN INFRASTRUCTURE  
152 W. 57TH STREET  
NEW YORK, NEW YORK 10019

**PROJECT MANAGEMENT FIRM:** LCC TELECOM SERVICES  
10700 HIGGINS ROAD, SUITE 240  
ROSEMONT, IL 60018  
(847) 608-6300

**ARCHITECT ENGINEERING:** JOHN M. BANKS  
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BARRINGTON, IL 60010  
CONTACT: JOHN M. BANKS  
PHONE: (847) 277-0070  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

**DRAWING INDEX**

AT-T-1	TITLE SHEET & OVERALL SITE PLAN
AT-C-1	ELEVATION, ANTENNA PLAN & SCHEDULE
AT-C-2	WALK UP CABINET PAD DETAILS
AT-C-2.1	WALK UP CABINET PAD DETAILS
AT-C-3	CONSTRUCTION DETAILS
AT-C-3.1	CONSTRUCTION DETAILS
AT-C-3.2	CONSTRUCTION DETAILS
AT-C-4	RRH, ANTENNA & EQUIPMENT SPECIFICATIONS
AT-E-1	ENLARGED UTILITY PLAN
AT-E-2	ELECTRICAL PANEL SCHEDULE, DIAGRAM & NOTES
AT-E-3	DC/FIBER SYSTEM DIAGRAM
AT-E-4	DC WIRING DIAGRAM
AT-G-1	GROUNDING PLAN & RISER DIAGRAM
AT-G-2	GROUNDING DETAILS & NOTES

**CODE COMPLIANCE**

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

- 2023 WISCONSIN STATE BUILDING CODE
- 2023 WISCONSIN STATE ELECTRICAL CODE
- 2023 WISCONSIN STATE MECHANICAL CODE
- 2023 WISCONSIN UNIFORM PLUMBING CODE
- 2023 WISCONSIN STATE FIRE CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSII/TIA-222-H
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEERING 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275



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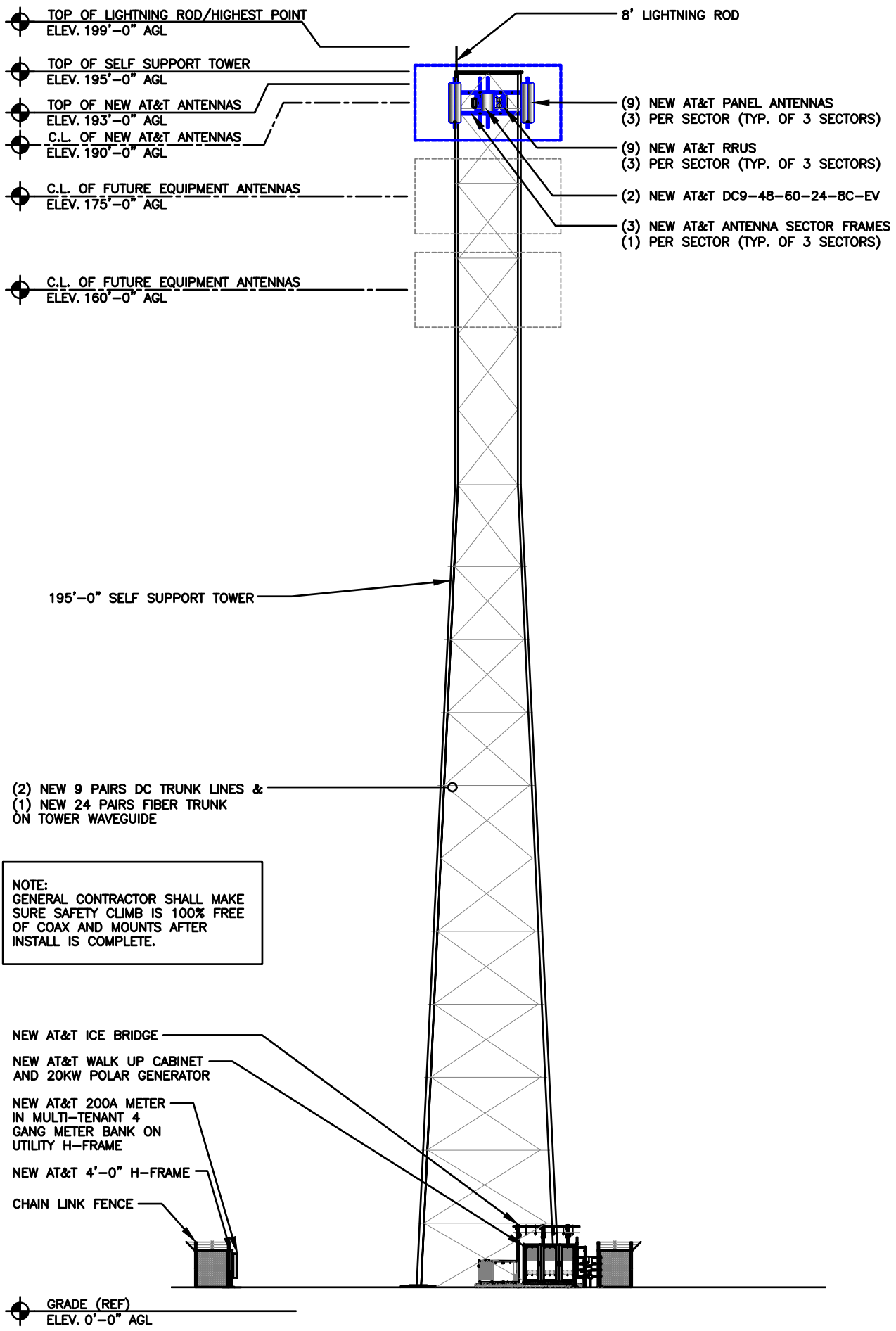
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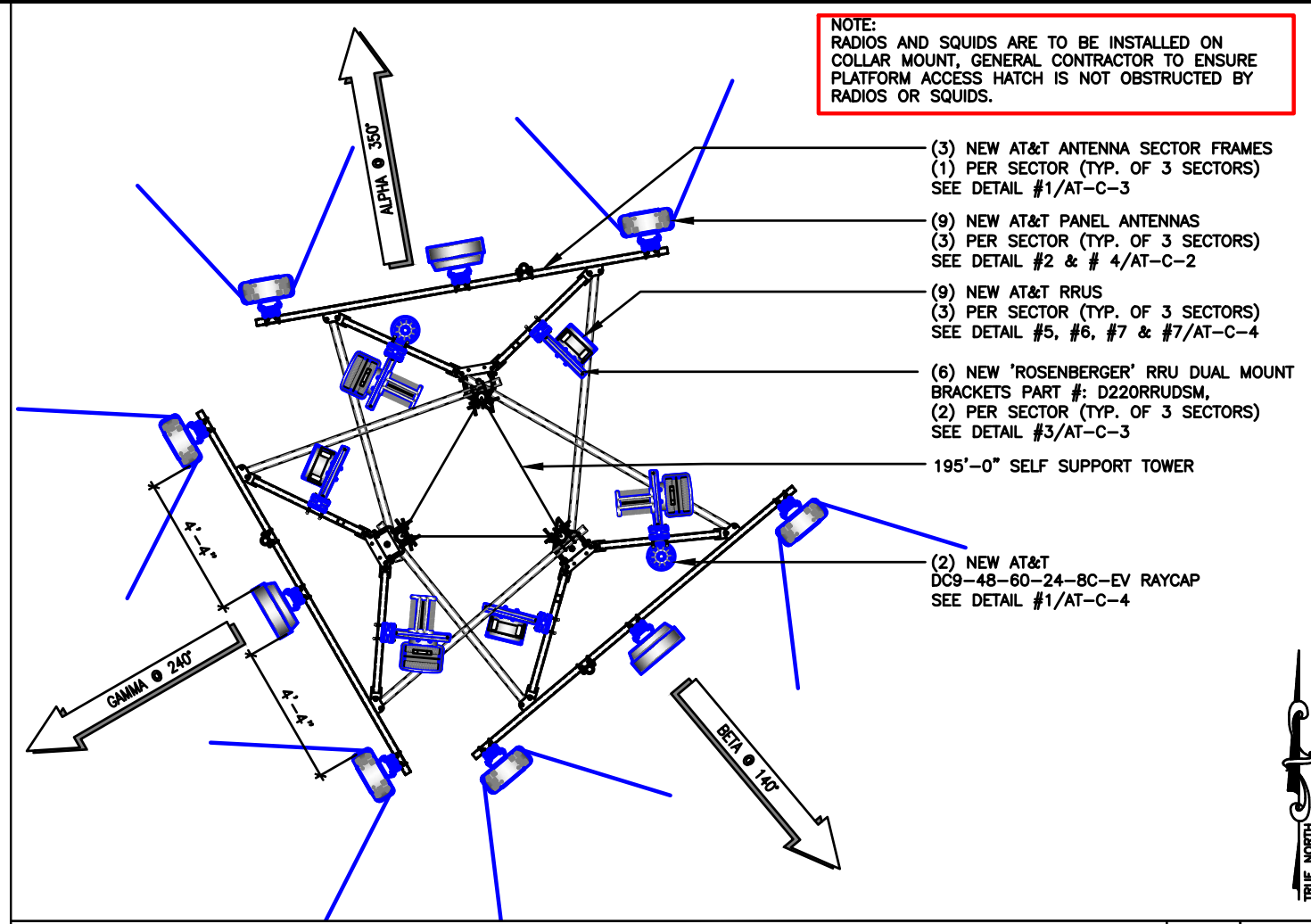
**SHEET TITLE**  
**TITLE SHEET & OVERALL SITE PLAN**

**SHEET NUMBER**  
**AT-T-1**  
 136

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**ELEVATION** SCALE N.T.S. **3**



**ANTENNA LAYOUT (SELF SUPPORT TOWER)** SCALE N.T.S. **2**

ANTENNA AND RRH SCHEDULE BASED ON AT&T RFDS DATED: 01/31/23

SECTOR	ANTENNA	TECH	ANTENNA $\phi$ HEIGHT	AZIMUTH	RRU MODEL	CABLE COUNT	
						QUANTITY	CABLE TYPE
ALPHA	COMMSCOPE ANTENNA NNH4-65B-R6H4	5G 850/ LTE 700 5G 1900/ LTE 1900 5G AWS/ LTE AWS	190'-0"±	350°	RRUS 4449 B5/B12 RRUS 8843 B2/B66A	2	4 CONDUCTOR (9 PR) 3/4" DC CABLE
	AIR6449 B77D	5G CBAND	190'-0"±	350°	-	1	36 FIBER (24 PR) 10MM FIBER
	-	-	-	-	-	2	DC9 SQUIDS
BETA	COMMSCOPE ANTENNA NNH4-65B-R6H4	LTE 700	190'-0"±	350°	RRUS 4478 B14		
	COMMSCOPE ANTENNA NNH4-65B-R6H4	5G 850/ LTE 700 5G 1900/ LTE 1900 5G AWS/ LTE AWS	190'-0"±	140°	RRUS 4449 B5/B12 RRUS 8843 B2/B66A		
	AIR6449 B77D	5G CBAND	190'-0"±	140°	-		
GAMMA	COMMSCOPE ANTENNA NNH4-65B-R6H4	LTE 700	190'-0"±	140°	RRUS 4478 B14		
	COMMSCOPE ANTENNA NNH4-65B-R6H4	5G 850/ LTE 700 5G 1900/ LTE 1900 5G AWS/ LTE AWS	190'-0"±	240°	RRUS 4449 B5/B12 RRUS 8843 B2/B66A		
	AIR6449 B77D	5G CBAND	190'-0"±	240°	-		
	COMMSCOPE ANTENNA NNH4-65B-R6H4	LTE 700	190'-0"±	240°	RRUS 4478 B14		

**ANTENNA AND RRH SCHEDULE** SCALE N.T.S. **1**

**TILLMAN INFRASTRUCTURE** Item 6.

**AT&T** mobility corp.

**LCC TELECOM SERVICES**

**JOHN M. BANKS ARCHITECT**  
604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
FAX: 847-277-0080  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

**WESTCHESTER SERVICES LLC**  
604 FOX GLEN  
BARRINGTON, IL 60010  
PHONE: 847-277-0070  
EMAIL: AE@Westchesterservices.com

DRAWN BY: DWM  
CHECKED BY: MC

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

EXP DATE: 11/30/24

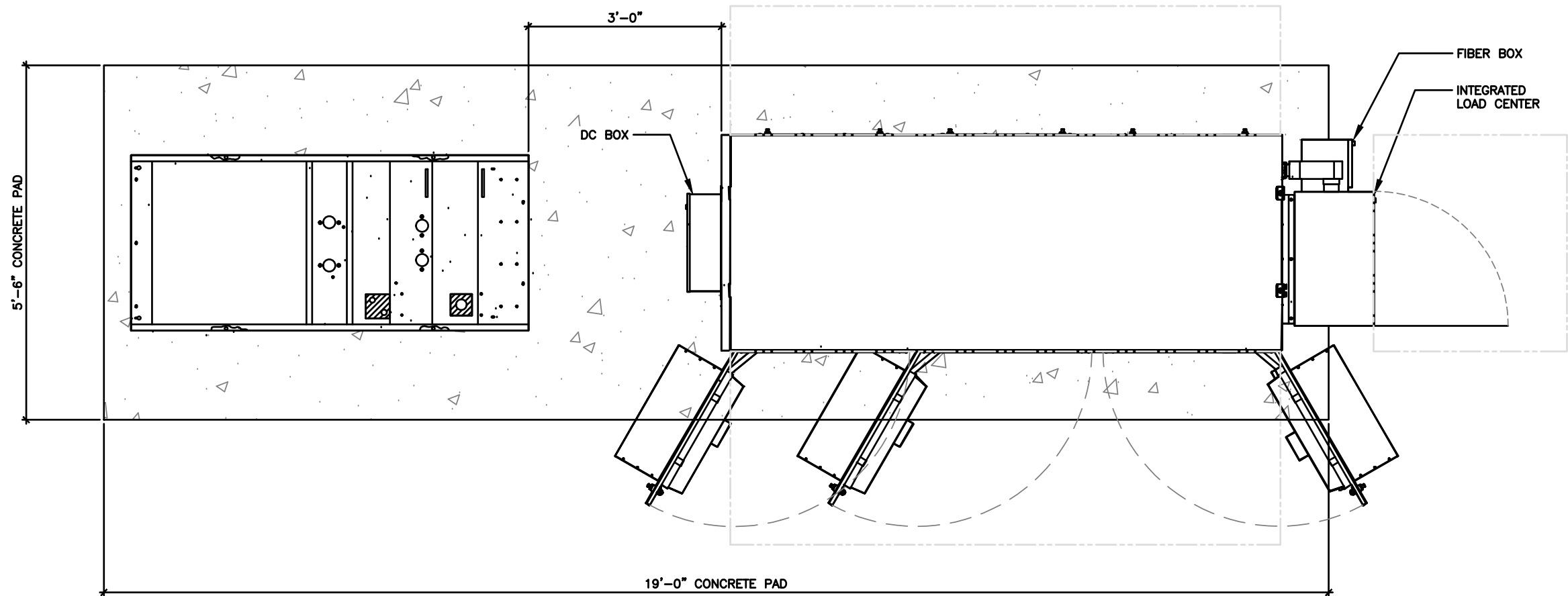
AT&T SITE # TI-OPP-23028  
AT&T SITE NAME: STRITZEL RENTAL  
FA # 15887152  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**ELEVATION, ANT. PLAN & SCHEDULE**

SHEET NUMBER  
**AT-C-1** 137



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Item 6.



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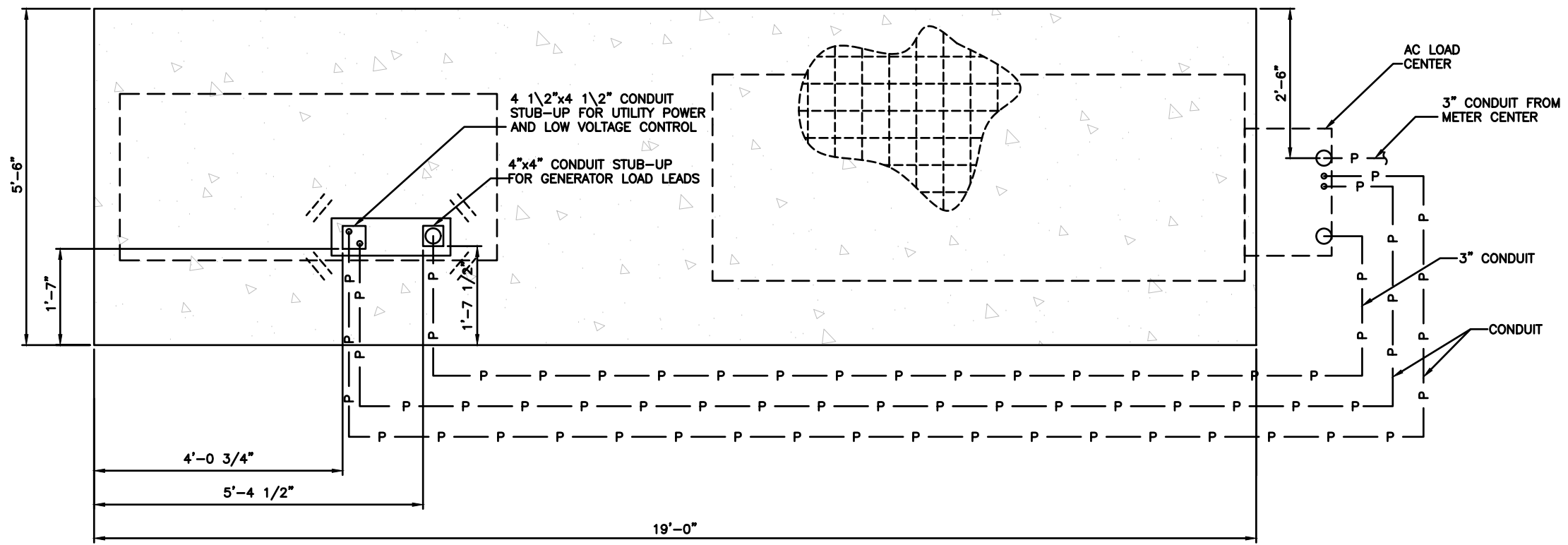
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 FA # 15887152  
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**SHEET TITLE**  
 WALK UP CABINET  
 PAD DETAILS

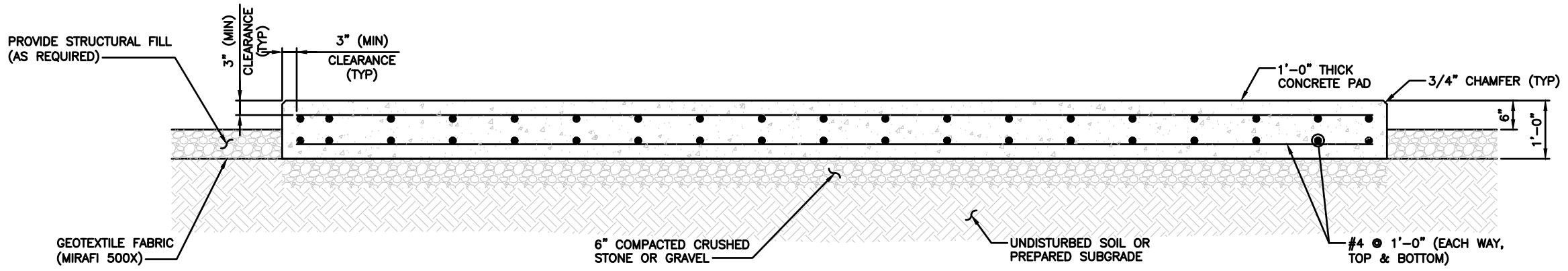
**SHEET NUMBER**  
**AT-C-2** 138

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PLAN VIEW

NOTE:  
USE 1/2" EXPANSION OR EPOXY ANCHORS TO SECURE GENERATOR TO PAD, MINIMUM EMBEDMENT IS 4"



ELEVATION VIEW

TILLMAN INFRASTRUCTURE Item 6.

AT&T mobility corp.

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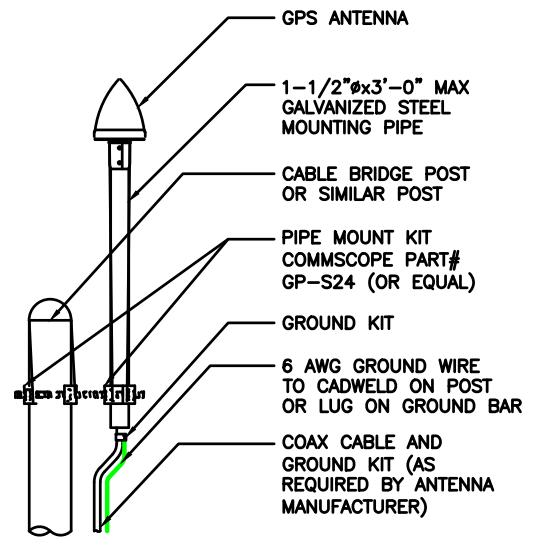
SHEET TITLE  
WALK UP CABINET  
PAD DETAILS

SHEET NUMBER  
**AT-C-2** 139

CONCRETE PAD DETAILS

SCALE N.T.S. 1

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**GPS ANTENNA DETAIL**

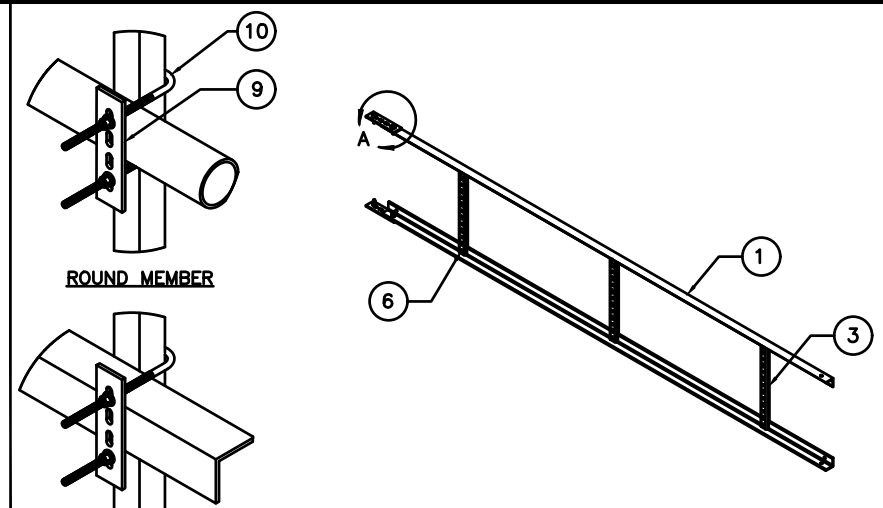
SCALE  
N.T.S.

**5**

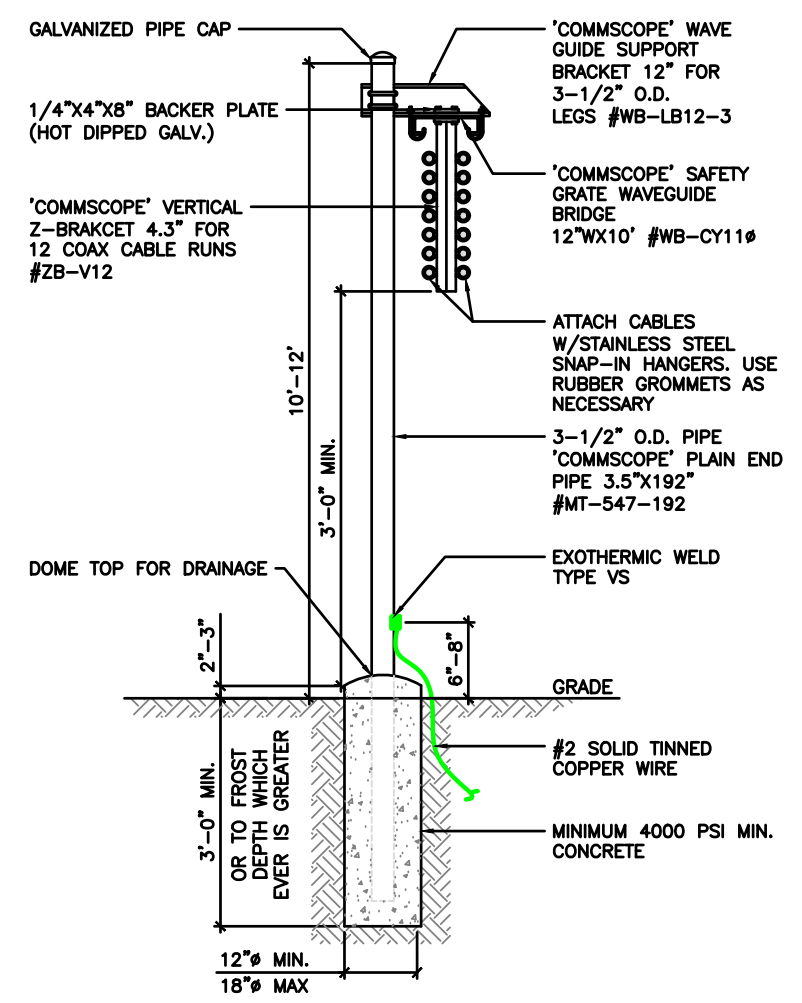
**CABLE LADDER DETAIL**

SCALE  
N.T.S.

**3**



ITEM	PART NO.	DESCRIPTION	QTY.	WEIGHT
1	CL20.01	20' ANGLE SIDE RAIL	2	49.38 LBS
2	CL0620UH	HARDWARE KIT (ITEMS 3-10)	1	-
3	CL06R.01	20" LADDER RUNG	6	1.69 LBS
4	CL20H	HARDWARE KIT (ITEMS 5-7)	1	-
5	HKCLU.02	BACKING PLATE	2	0.95 LBS
6	GB-03145	3/8" X 1-1/2" GALV BOLT KIT	16	0.07 LBS
7	GW-03	3/8" GALV FLAT WASHER	4	0.01 LBS
8	HKCLU	LADDER HARDWARE KIT (ITEMS 9-10)	2	-
9	HKCLU.02	BACKING PLATE	4	0.95 LBS
10	JB-8K	8" GALV J-BOLT	8	0.36 LBS



**ICE BRIDGE DETAIL**

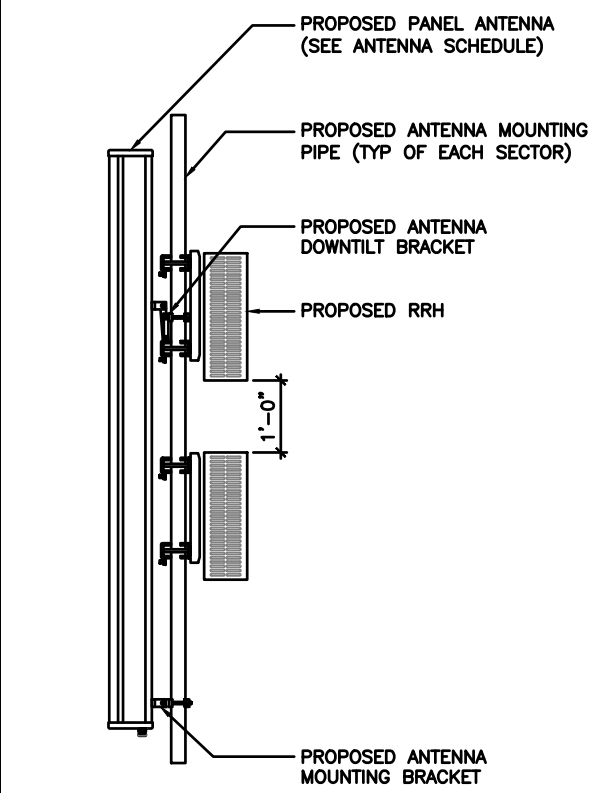
SCALE  
N.T.S.

**4**

**RRH MOUNTING DETAIL**

SCALE  
N.T.S.

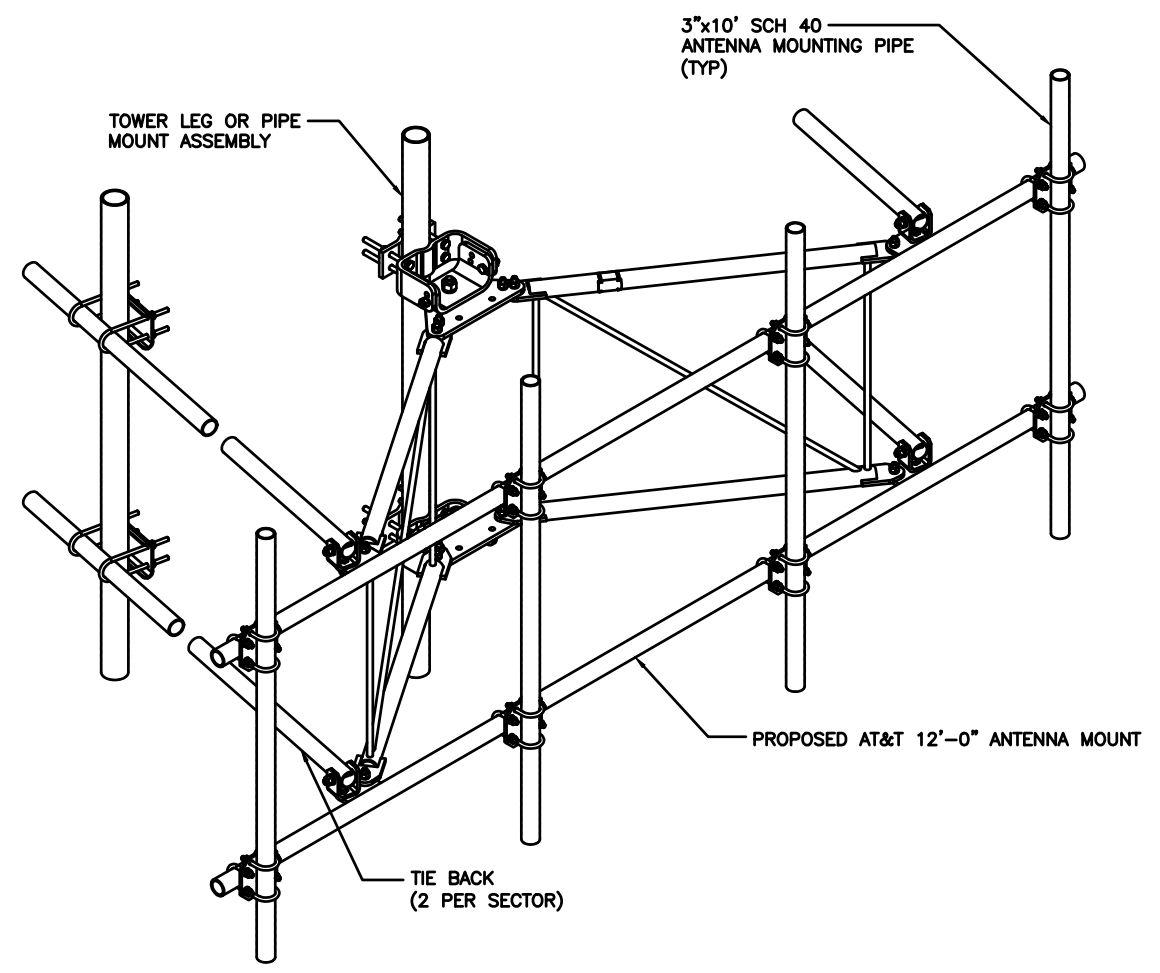
**2**



**ANTENNA FRAME DETAIL**

SCALE  
N.T.S.

**1**



APPROVED AT&T MOUNTS	
MANUFACTURER	MODEL
ADVANCED TOWER	HEAVY WLL-3-NP
BETTER METAL	BVM-U12K-WLL-3
COMMSCOPE	SFG2CT-12-B3
CONNECT-IT WIRELESS	3-PVFM12-3-B
KENWOOD TELECOM	T1672KT12-3S
NEWAVE	ATV-312-3
ROHN PRODUCTS	(3) KY2016A12 (3) KY1995A
SABRE	C10857007C
VALMONT	VFA10-HD3T5NP



Item 6.



**JOHN M. BANKS ARCHITECT**  
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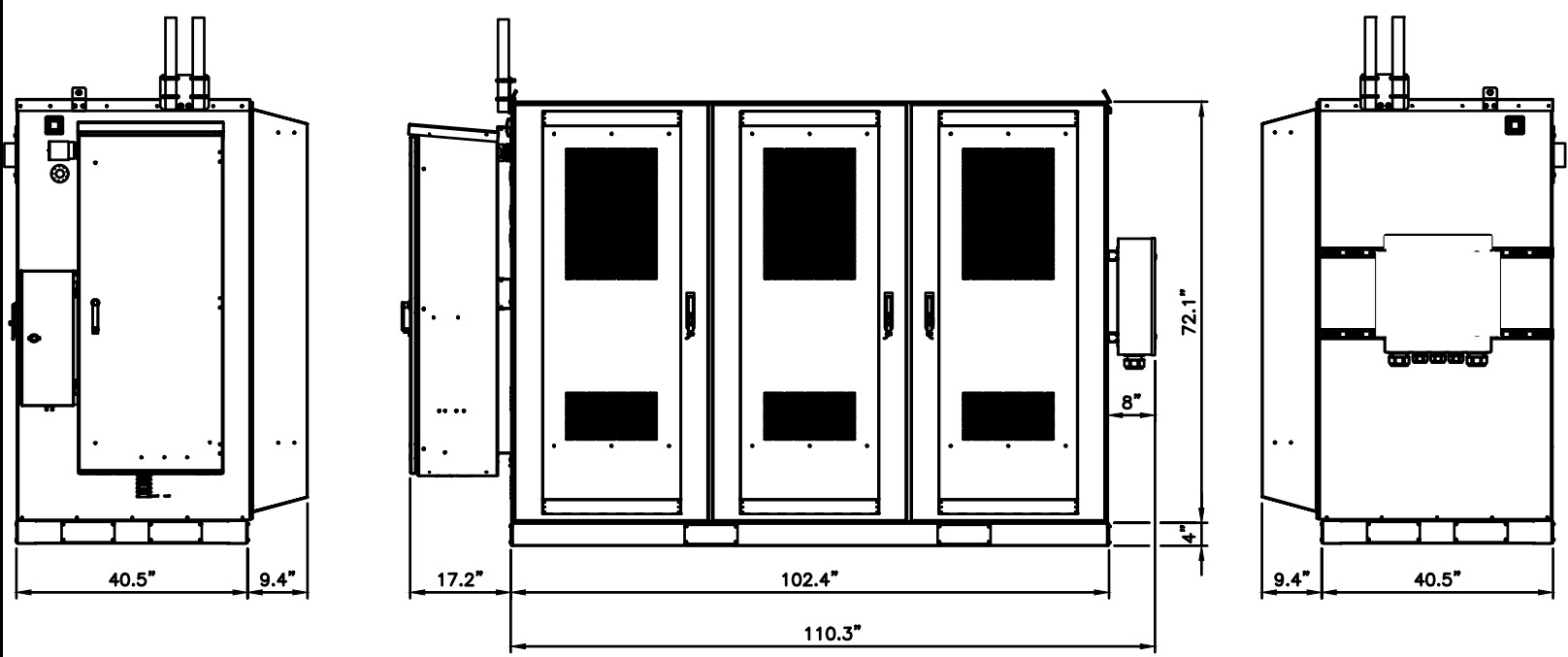
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312 ELKHORN ROAD  
WHITEWATER, WI 53190

**SHEET TITLE**  
CONSTRUCTION  
DETAILS

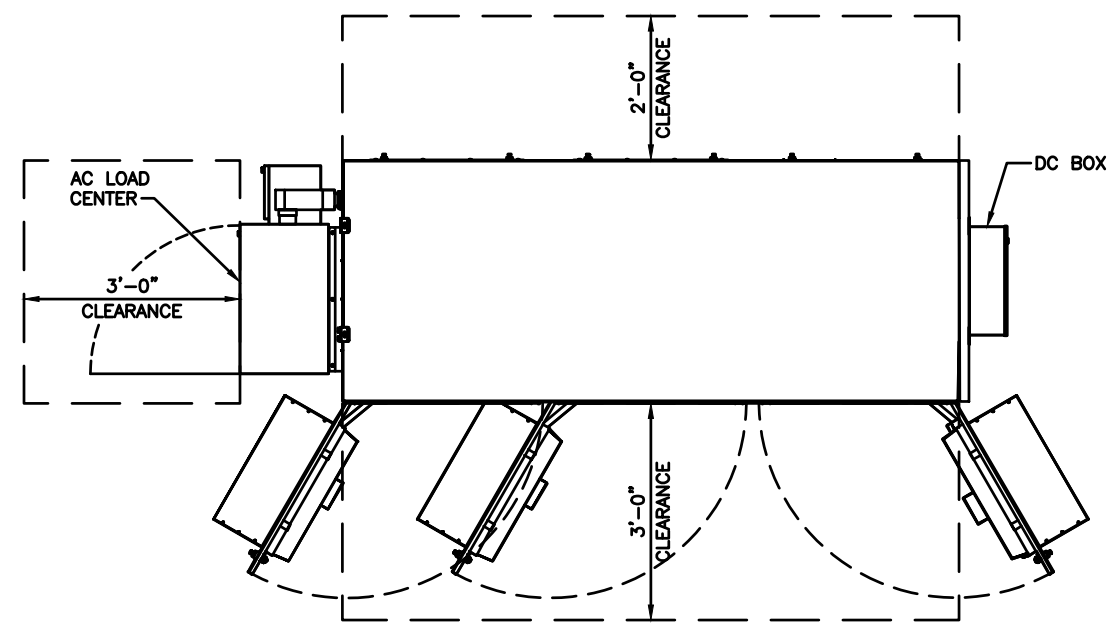
**SHEET NUMBER**  
**AT-C-3** 140



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LEFT VIEW FRONT VIEW RIGHT VIEW

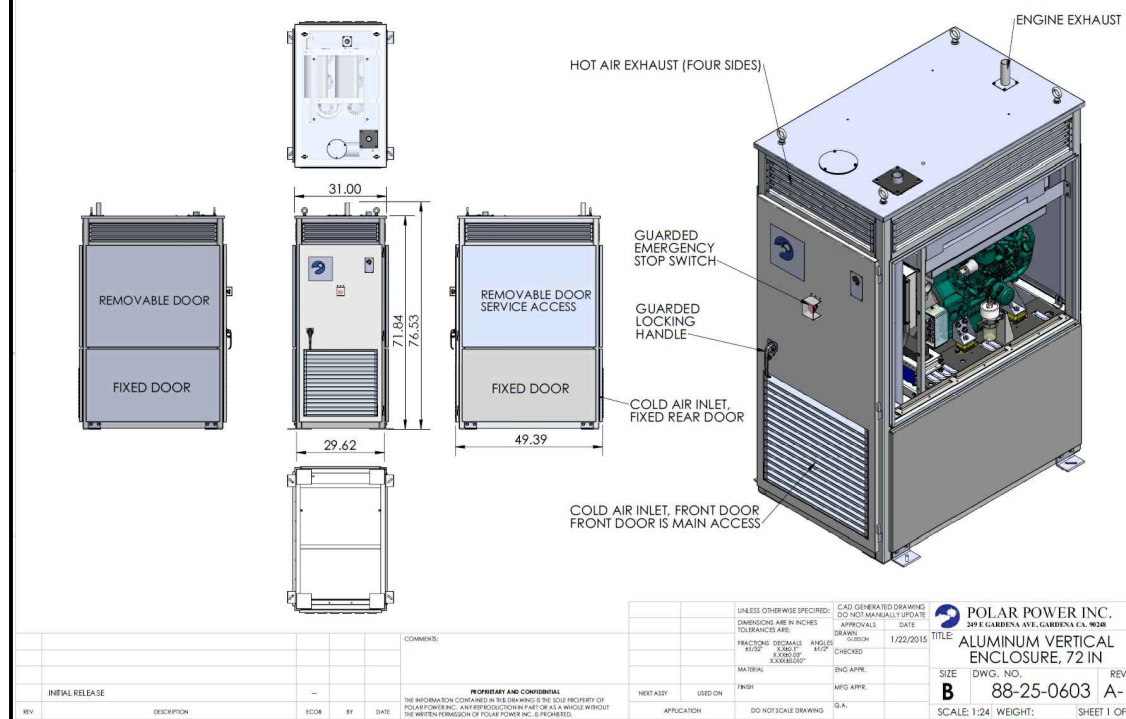


**SPECIFICATIONS:**

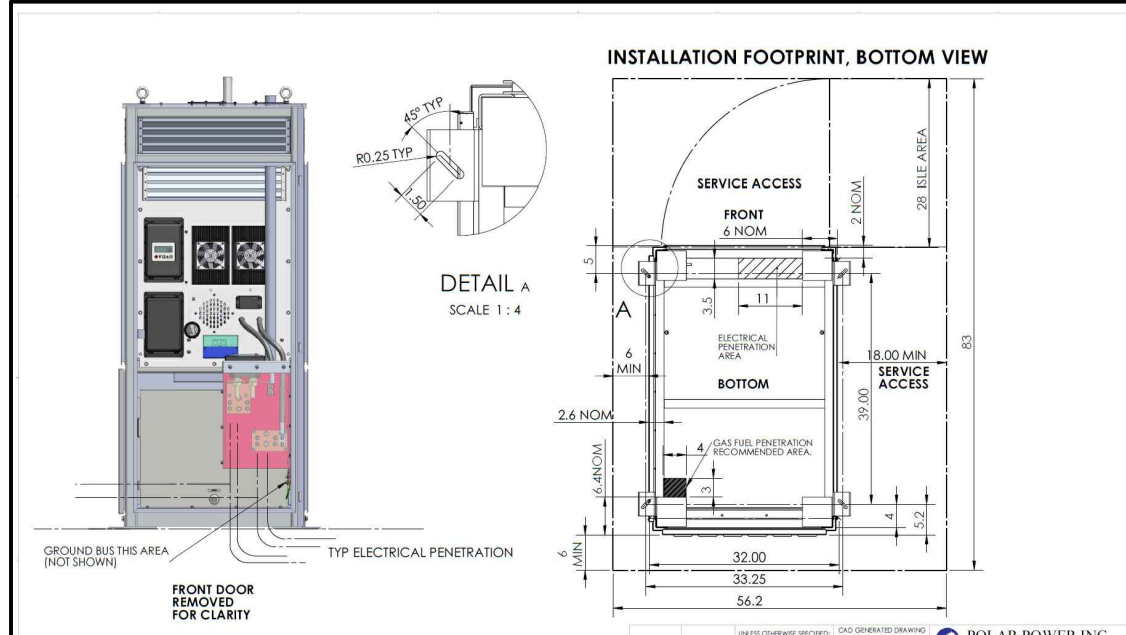
VENDOR: DELTA  
 MODEL #: ESOF030-HCU01  
 DIMENSIONS (HxWxD): 102.4" x 76.1" x 49.9"  
 WEIGHT: 2,270lbs  
 (EXCLUDING BATTERIES, POWER SUPPLY & LOAD EQUIPMENT)

WALK UP CABINET (W.U.C.) DETAIL

SCALE N.T.S. 2



INITIAL RELEASE	DESCRIPTION	SCALE	BY	DATE	APPLICATION	DO NOT SCALE DRAWING



20kW POLAR DC GENERATOR DETAIL

SCALE N.T.S. 1

TILLMAN INFRASTRUCTURE Item 6.

AT&T mobility corp.

LCC TELECOM SERVICES

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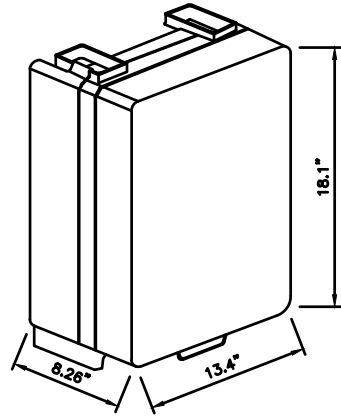
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SHEET TITLE  
 CONSTRUCTION DETAILS

SHEET NUMBER  
 AT-C-3 141

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**ERICSSON\_RRH** RRUS-4478 B14  
**DIMENSIONS, HXWXD:** 18.1"x13.4"x8.26"  
**WEIGHT, WITHOUT MOUNTING:** 59.4 LBS.  
**FREQ:** 700  
**CONNECTORS:** 4.3-10 FEMALE

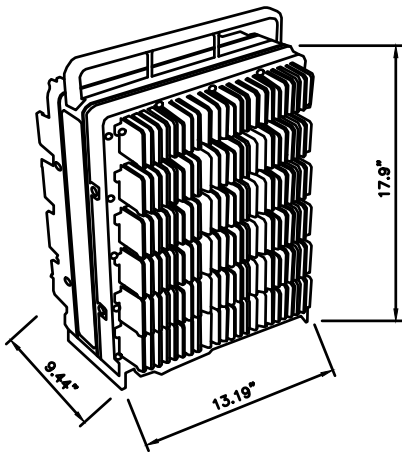


ISOMETRIC VIEW

**REMOTE RADIO HEAD DETAIL**

**7**

**ERICSSON\_RRH** RRUS-4449 B5/B12  
**DIMENSIONS, HXWXD:** 17.9"x13.19"x9.44"  
**WEIGHT, WITHOUT MOUNTING:** 71 LBS.  
**FREQ:** 700/850  
**CONNECTORS:** 4.3-10 FEMALE



ISOMETRIC VIEW

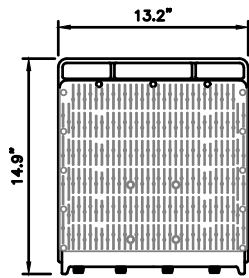
**REMOTE RADIO HEAD DETAIL**

**6**

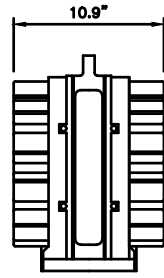
**ERICSSON\_RRH** RRUS-8843 B2/B66  
**DIMENSIONS, HXWXD:** 14.9"x13.2"x10.9"  
**WEIGHT, WITHOUT MOUNTING:** 72 LBS.

**NOTES:**

- GROUND EQUIPMENT AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND AT&T STANDARDS.
- MOUNT EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- CONFIRM REQUIRED EQUIPMENT WITH LATEST RFDS.



SIDE VIEW

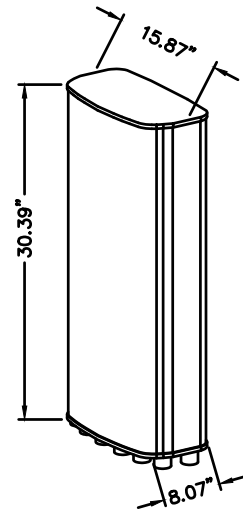


SIDE VIEW

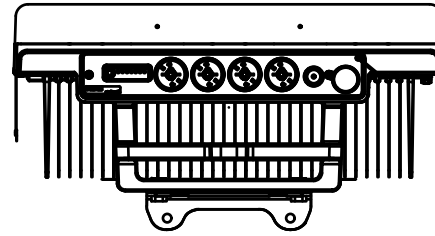
**REMOTE RADIO HEAD DETAIL**

**5**

**MANUFACTURER:** ERICSSON  
**MODEL NO.:** AIR 6449  
**WEIGHT:** 81.6 LBS  
**BAND:** MULTI-BAND  
**POLARIZATION:** DUAL  
**FREQUENCIES:** 3700-3980MHz



ISOMETRIC VIEW



BOTTOM VIEW

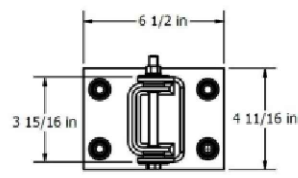
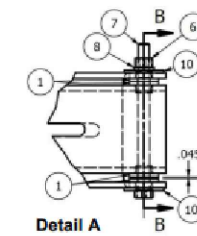
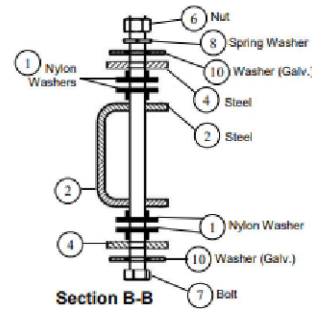
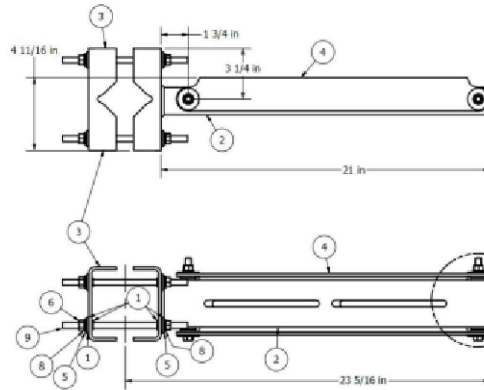
**NOT USED**

**4**

**Product Installation**

**Rosenberger**  
 Rosenberger Site Solutions, LLC

**D220RRUDSM**  
 DUAL RRU MOUNT



PARTS LIST			
ITEM	QUANTITY PER BRACKET	TOTAL QUANTITY REQUIRED *	DESCRIPTION
1	16	32	NYLON SHOULDER WASHER
2	1	2	MOUNTING ARM WELDMENT
3	1	2	BENT CLAMP PLATE
4	1	2	SWIVEL MOUNT PLATE
5	8	16	3/8" DIA. GALVANIZED WASHER
6	10	20	3/8" DIA. GALVANIZED NUT
7	2	4	3/8" DIA. X 5" LONG A-307 GRADE C GALVANIZED BOLT
8	10	20	3/8" DIA. GALVANIZED SPRING WASHER
9	4	8	3/8" DIA. X 8" LONG A-36 THREADED ROD
10	12	24	3/8" DIA. F436 GALVANIZED WASHER

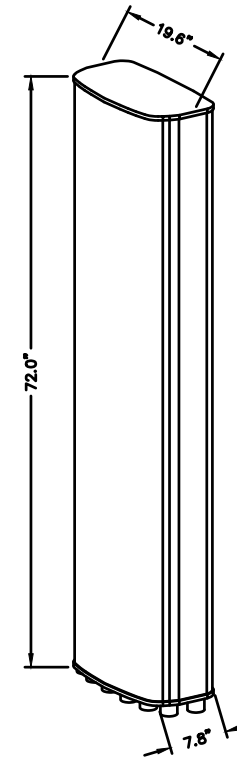
\* TWO BRACKETS ARE REQUIRED TO SUPPORT (2) RRU ASSEMBLIES

**DUAL RRU MOUNTING DETAIL**

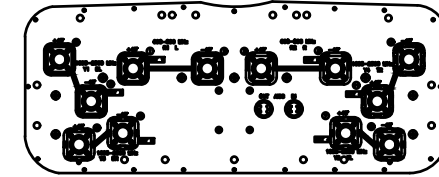
**ANTENNA DETAIL**

**2**

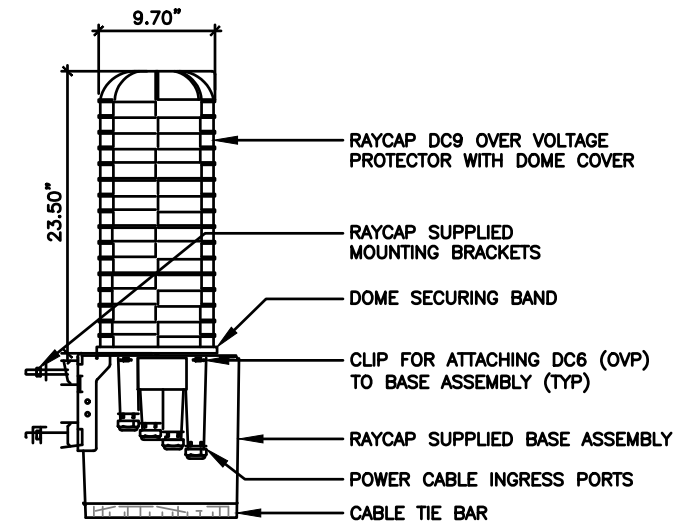
**MANUFACTURER:** COMMSCOPE  
**MODEL NO.:** NNH4-65B-R6  
**WEIGHT:** 82 LBS  
**BAND:** MULTI-BAND  
**POLARIZATION:** DUAL  
**FREQUENCIES:** 698-896MHz  
 1695-2360MHz  
**CONNECTOR:** 12 X 4.3-10 DIN-F



ISOMETRIC VIEW



BOTTOM VIEW



**RAYCAP DC9-48-60-24-8C-EV (SQUID)**

**1**

**TILLMAN**  
 INFRASTRUCTURE

Item 6.



**LCC**  
 TELECOM SERVICES

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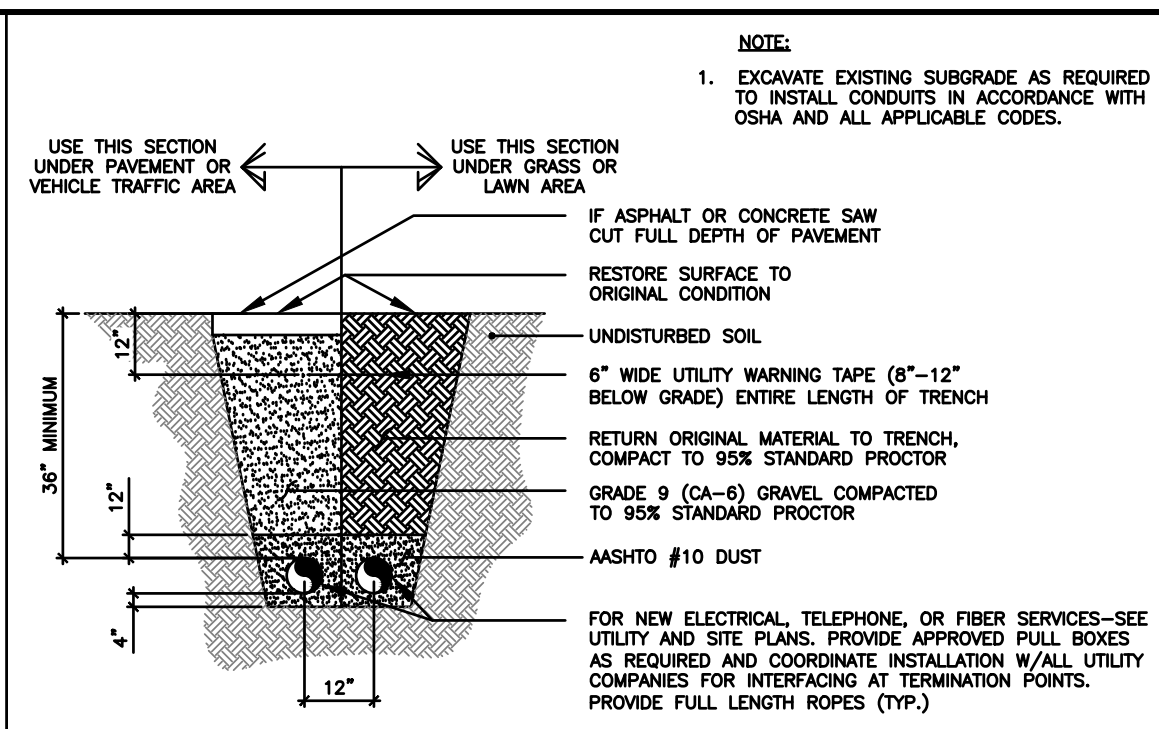
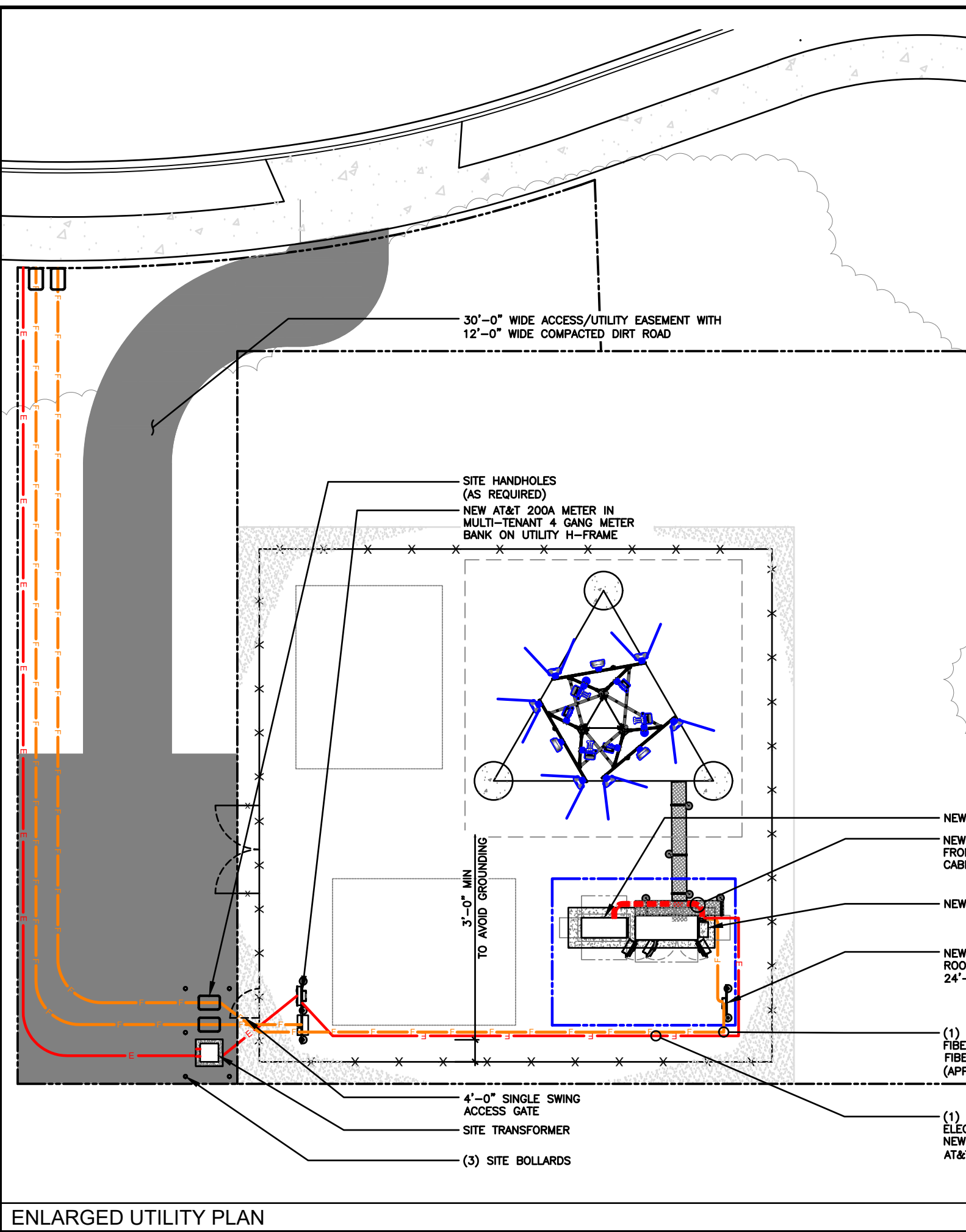
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 WHITEWATER, WI 53190

**SHEET TITLE**  
 RRH, ANTENNA &  
 EQUIPMENT SPECS.

**SHEET NUMBER**  
**AT-C-4**

142

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**TYPICAL TRENCH DETAIL** SCALE N.T.S. **2**

**NOTE:**  
 1. EXCAVATE EXISTING SUBGRADE AS REQUIRED TO INSTALL CONDUITS IN ACCORDANCE WITH OSHA AND ALL APPLICABLE CODES.

TILLMAN INFRASTRUCTURE Item 6.

AT&T mobility corp.

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Know what's below.  
 Call before you dig.

**LEGEND**

	PROPOSED LEASE LINE
	PROPOSED EASEMENT
	PROPOSED FENCE
	EXISTING FENCE
	EXISTING PAVEMENT
	EXISTING PROPERTY LINE

SCALE: 1/8" = 1'-0" (24x36)  
 (OR) 1/16" = 1'-0" (11x17)

**ENLARGED UTILITY PLAN**



SHEET TITLE  
**ENLARGED UTILITY PLAN**

SHEET NUMBER  
**AT-E-1** 143



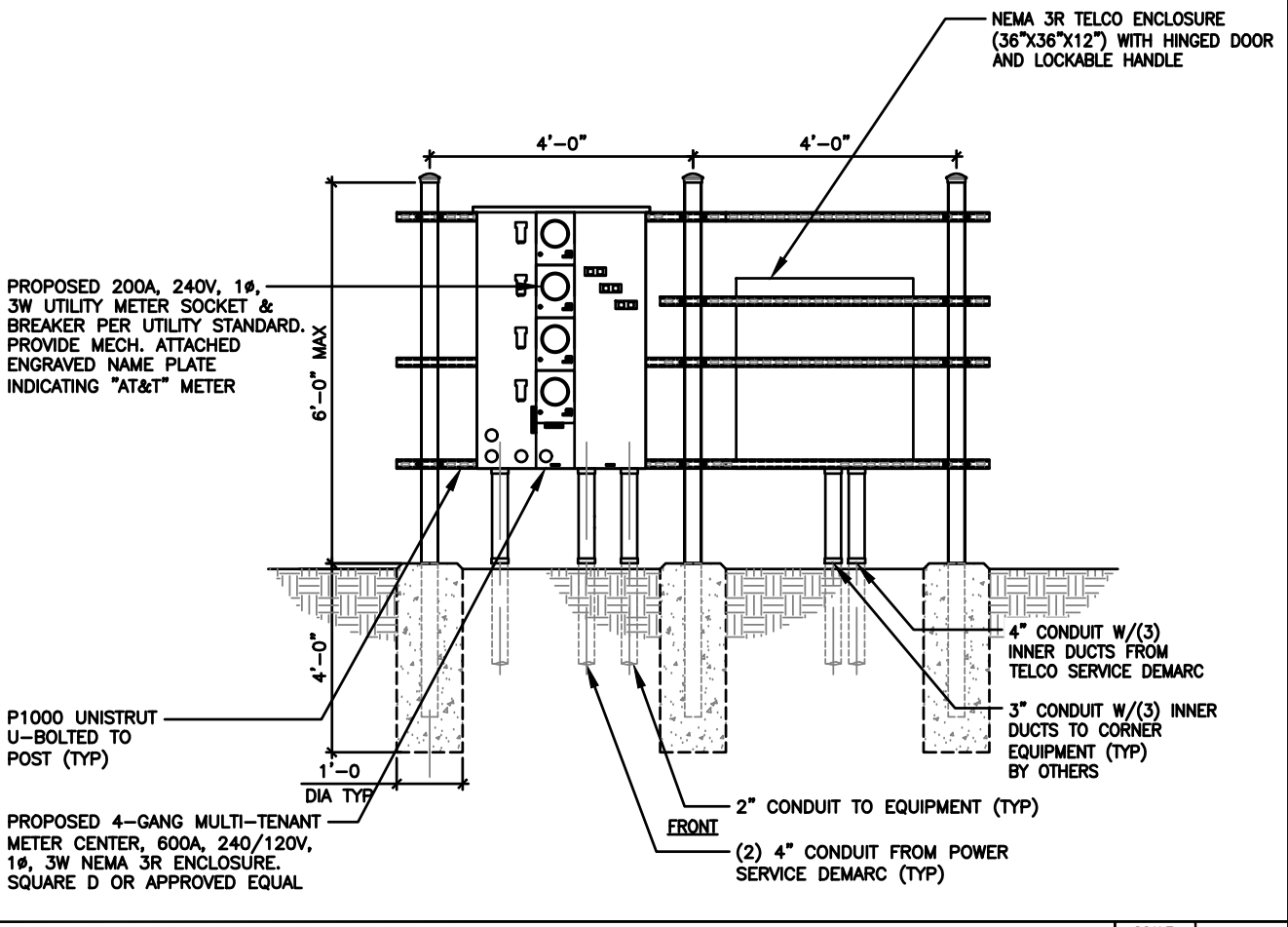
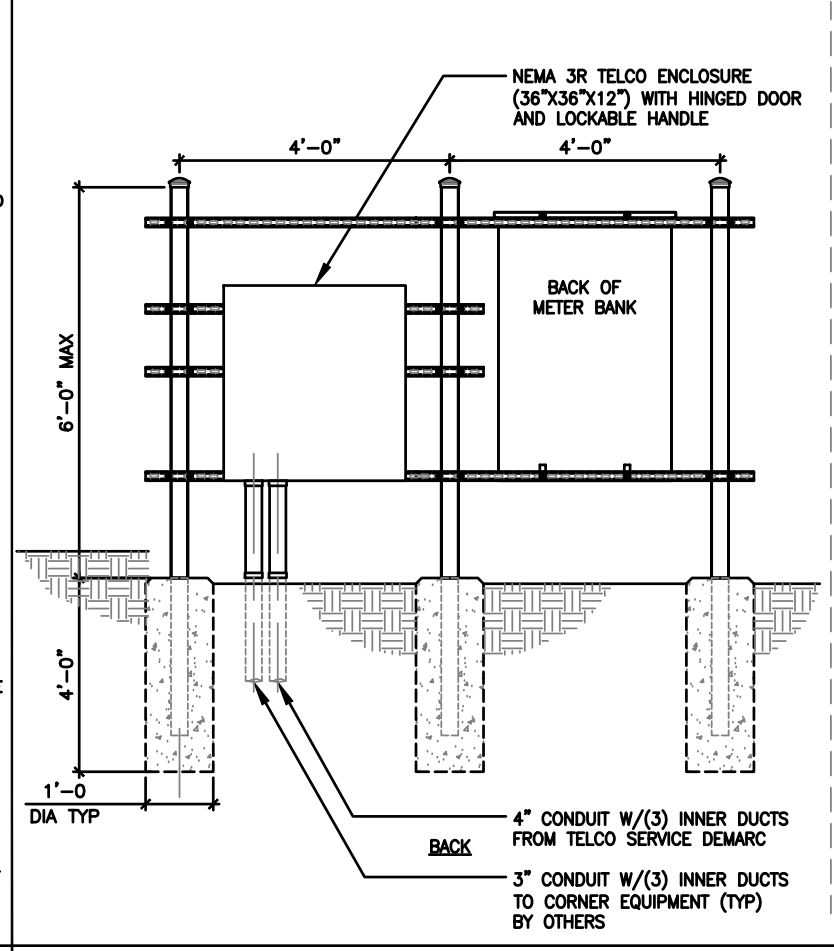
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1. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. VERIFY HEIGHTS WITH PROJECT MANAGER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
9. ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE-STOPS WHERE PENETRATIONS ARE MADE THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SILICONE SEALANT.
11. DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
12. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG., UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THHW, RATED IN ACCORDANCE WITH NEC 110-14(C).
13. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
14. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE; ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
15. CONDUIT:
  - A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH 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, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
  - C. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT & RECTIFIERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL-SIZE GROUND CONDUCTOR.
  - D. CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
  - E. PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UV-RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS; EXCEPT WHERE PERMITTED BY CODE TO OMIT.
17. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
18. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
19. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
20. COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE CONTRACTOR.
21. VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS & CIRCUITS NOT SCHEDULED FOR REMOVAL.
22. RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.

METER POSITION 2 - AT&T INTEGRATED LOAD CENTER																										
NO.	DESCRIPTION	QTY.	UNIT V.A.	LOAD PER PHASE (VA)		WIRE COLOR	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP	TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA)		UNIT V.A.	QTY.	DESCRIPTION		
				PHASE																PHASE						
				A	B															A	B					
1	RECTIFIER #1	1	1400	1400		BLK	X			8	(10)	40			8				BLK	1400		1400	1	RECTIFIER #5	2	
3		1	1400		1400	RED							40	(10)	8				RED		1400		1400	1		4
5	RECTIFIER #2	1	1400	1400		BLK	X			8	(10)	40			8				BLK	1400		1400	1	RECTIFIER #6	6	
7		1	1400		1400	RED							40	(10)	8				RED		1400		1400	1		8
9	RECTIFIER #3	1	1400	1400		BLK	X			8	(10)	40			8				BLK	1400		1400	1	RECTIFIER #7	10	
11		1	1400		1400	RED							40	(10)	8				RED		1400		1400	1		12
13	RECTIFIER #4	1	1400	1400		BLK	X			8	(10)	40			8				BLK	1400		1400	1	RECTIFIER #8	14	
15		1	1400		1400	RED							40	(10)	8				RED		1400		1400	1		16
17						BLK													BLK						18	
19						RED	X				12	12	20						RED						20	
21	GFCI RECEPTACLES	1	180	360		BLK	X				12	(12)	20						BLK						22	
23	OPTIONAL FIBER BOX RECEPTACLE	1	180		180	RED	X				12	12	20						RED						24	
25	BATTERY CHARGER	1	240	240		BLK	X				12	12	20						BLK						26	
27	SPARE					RED	X				12	12	20						RED						28	
29	SPARE					BLK	X				12	12	20						BLK						30	
SUBTOTAL CONTINUOUS				6200	5780															5,600	5,600	SUBTOTAL CONTINUOUS		TOTAL AMPS CONTINUOUS x 1.25		28975
SUBTOTAL NON-CONTINUOUS				-	-															-	-	SUBTOTAL NON-CONTINUOUS		TOTAL AMPS NON-CONTINUOUS		-
SUBTOTAL SUB-PANEL				-	-															-	-	SUBTOTAL SUB-PANEL		TOTAL KVA		28.97
PANEL DESIGNATION: ELECTRICAL PANEL (ITEM 2)																							TOTAL AMPS		120.72	
MAIN LUGS: N/A		MAIN BREAKER: 200 AMP																BRANCH BREAKER TYPE: SIEMENS - BL								
VOLTAGE: 120/240		CYCLE: 60		PHASE: 1		WIRES: 3		MAIN COPPER BUS: 200 AMPS				NEUTRAL: 200 AMPS														

**AT&T P - B PANEL SCHEDULE**

SCALE N.T.S. **2**



**ELECTRICAL NOTES**

SCALE N.T.S. **4**

**UTILITY FRAME DETAIL**

SCALE N.T.S. **1**

TILLMAN INFRASTRUCTURE Item 6.

AT&T mobility corp.

LCC TELECOM SERVICES

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 EMAIL: AE@Westchesterservices.com

DRAWN BY: DWM  
 CHECKED BY: MC

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

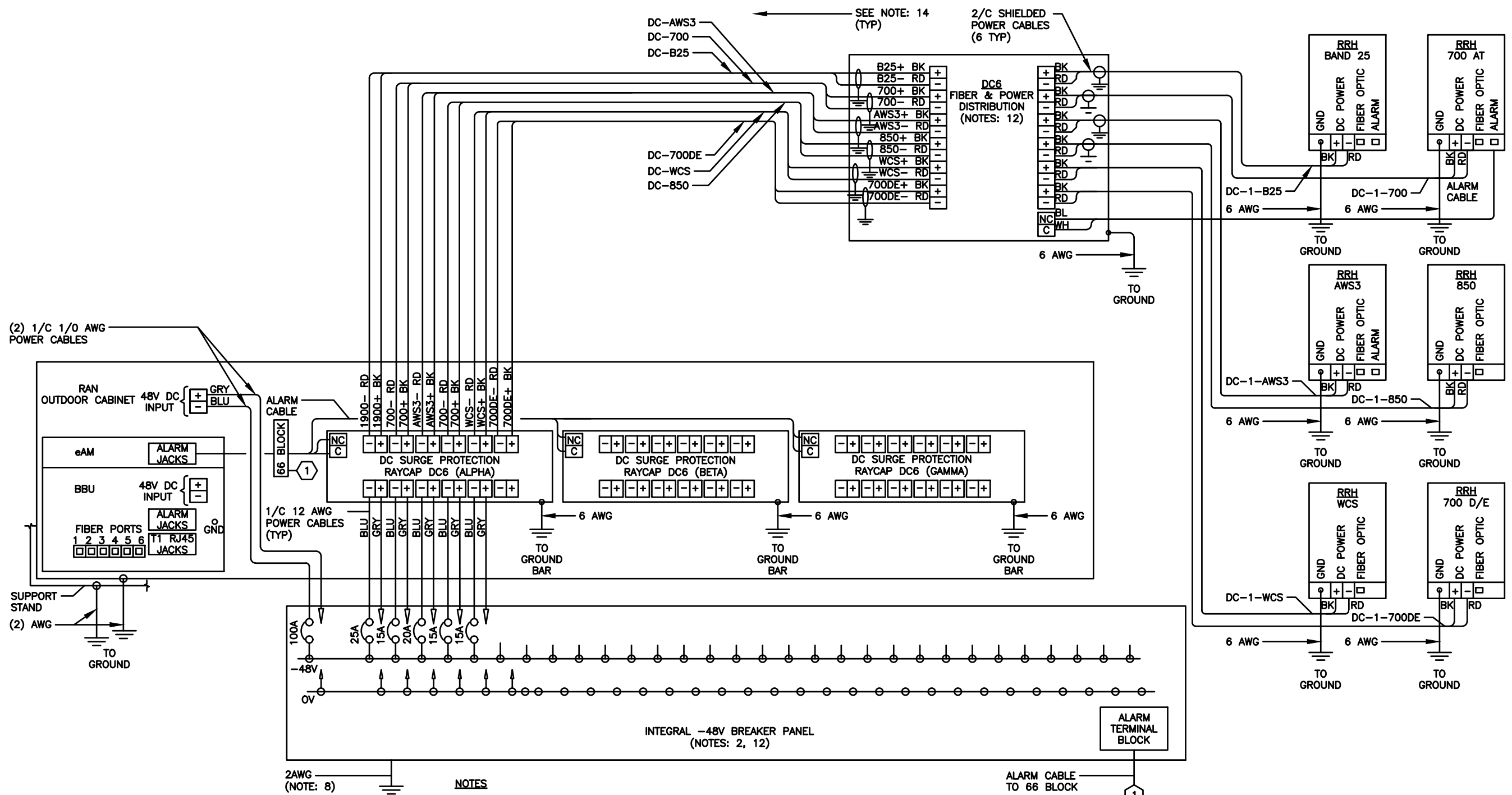
AT&T SITE # TI-OPP-23028  
 AT&T SITE NAME: STRITZEL RENTAL  
 FA # 15887152  
 SITE ADDRESS:  
 312 ELKHORN ROAD  
 WHITEWATER, WI 53190

SHEET TITLE  
**ELECTRICAL SCHD., DIA & NOTES**

SHEET NUMBER  
**AT-E-2** 144



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- NOTES**
1. LABEL THE DC POWER CABLES AT BOTH ENDS OF EVERY WIRE AND IN ANY PULL BOX IF USED. LABEL SHALL BE DURABLE, SELF ADHESIVE, WRAPPED LONGITUDINALLY ALONG THE CABLE AND STATE THE SECTOR, FREQUENCY BAND AND POLARITY; I.E. "A-AWS+";
  2. INSTALL ON IN AUXILIARY EQUIPMENT CABINET.
  3. CABLE TERMINALS FOR +24V INPUT FEED A, FEED B AND REFERENCE GROUND SHALL BE 2-HOLE: 3/8" ON 1" CENTER.
  4. INSTALL CABLE TERMINALS FOR FEED A AND FEED B RETURN BACK-TO-BACK ON OPPOSITE SIDES OF PAD USING 1-HOLE 3/8" TERMINALS.
  5. CABLE TERMINALS FOR CHASSIS GROUND SHALL BE 2-HOLE, 1/4" ON 5/8" CENTER.
  6. WHEN DISTRIBUTION BOX IS NOT USED, INSTALL 3 RUNS OF (2) 2/C CABLES IN CONDUIT, 1 EACH FROM DC SURGE SHELF TO DC6s.
  7. A JUNCTION BOX IS REQUIRED WHEN FIBER OPTIC CABLES ARE INSTALLED IN CONDUIT AS SCOPED BY MARKET.
  8. CONVERTER REFERENCE GROUND IS NOT REQUIRED WHEN CONVERTER AND 24V DC POWER PLANT ARE ON THE SAME RACK OR ENCLOSURE.
  9. THE BARE GROUND WIRE OF EACH MULTI-CONDUCTOR CABLE AND DRAIN WIRE WHEN A SHIELDED CABLE IS USED, SHALL BE CONNECTED TO THE EQUIPMENT CABINET GROUND BAR.
  10. SEE ALARM BLOCK ASSIGNMENT DETAIL FOR ALARM CABLE CONNECTIONS.
  11. PROVIDE A JUNCTION BOX, AS SCOPED BY MARKET, TO COIL EXCESS DC POWER AND OPTICAL FIBER CABLES (FIBER CALES NOT SHOWN FOR CLARITY)
  12. NOTED EQUIPMENT MAY BE COMMON TO LTE AND UMTS SYSTEMS.
  13. CABLE GROUND WIRE AND SHIELD DRAIN WIRE TO BE LEFT UN-TERMINATED AT RRH.
  14. WHEN AN RRH IS USED INSTEAD OF AN AWS RRH CABLE, LABELS SHOULD REFLECT CORRECT FREQUENCY BAND.

TYPICAL PER SECTOR

Item 6.

**TILLMAN**  
INFRASTRUCTURE

**AT&T**  
mobility corp.

**LCC**  
TELECOM SERVICES

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**CHECKED BY:** MC

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AT&T SITE NAME: STRITZEL RENTAL  
FA # 15887152  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**DC WIRING  
DIAGRAM**

SHEET NUMBER  
**AT-E-4** 146

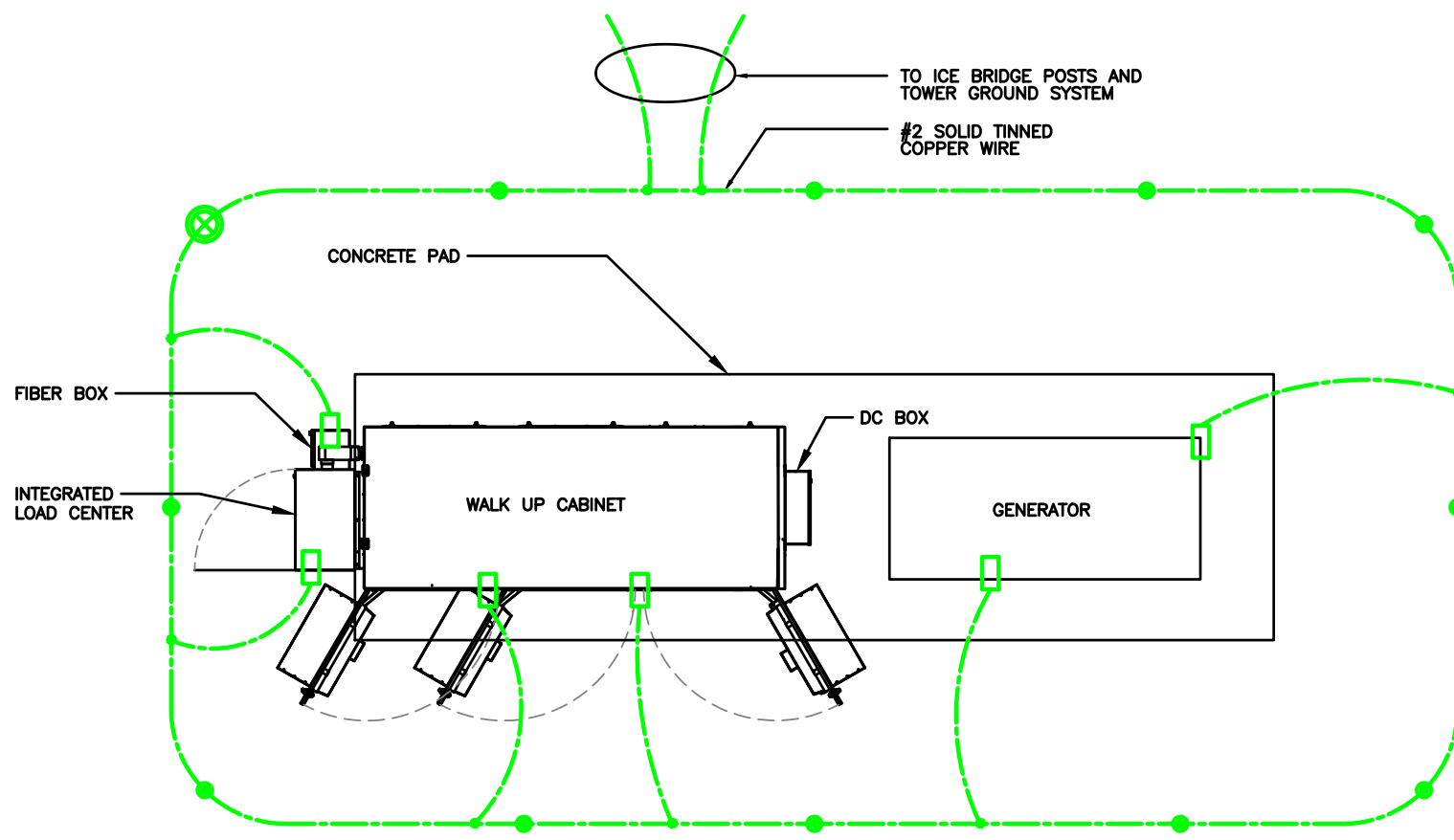
SCALE  
N.T.S. **1**

**DC WIRING DIAGRAM**



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GROUNDING LEGEND	
	MECHANICAL CONNECTION
	EXOTHERMIC WELD CONNECTION
	COMPRESSION FITTING CONNECTION
	5/8"x10' COPPER-CLAD STEEL GROUND ROD
	5/8"x10' COPPER-CLAD STEEL GROUND ROD WITH INSPECTION WELL
	PROPOSED GROUND WIRING
	EXISTING GROUND WIRING
	TINNED COPPER GROUND BAR 1/4"x4"x12" OR 1/4"x4"x20"
<b>CGB</b>	COLLECTOR GROUND BAR
<b>MGB</b>	MAIN GROUND BAR



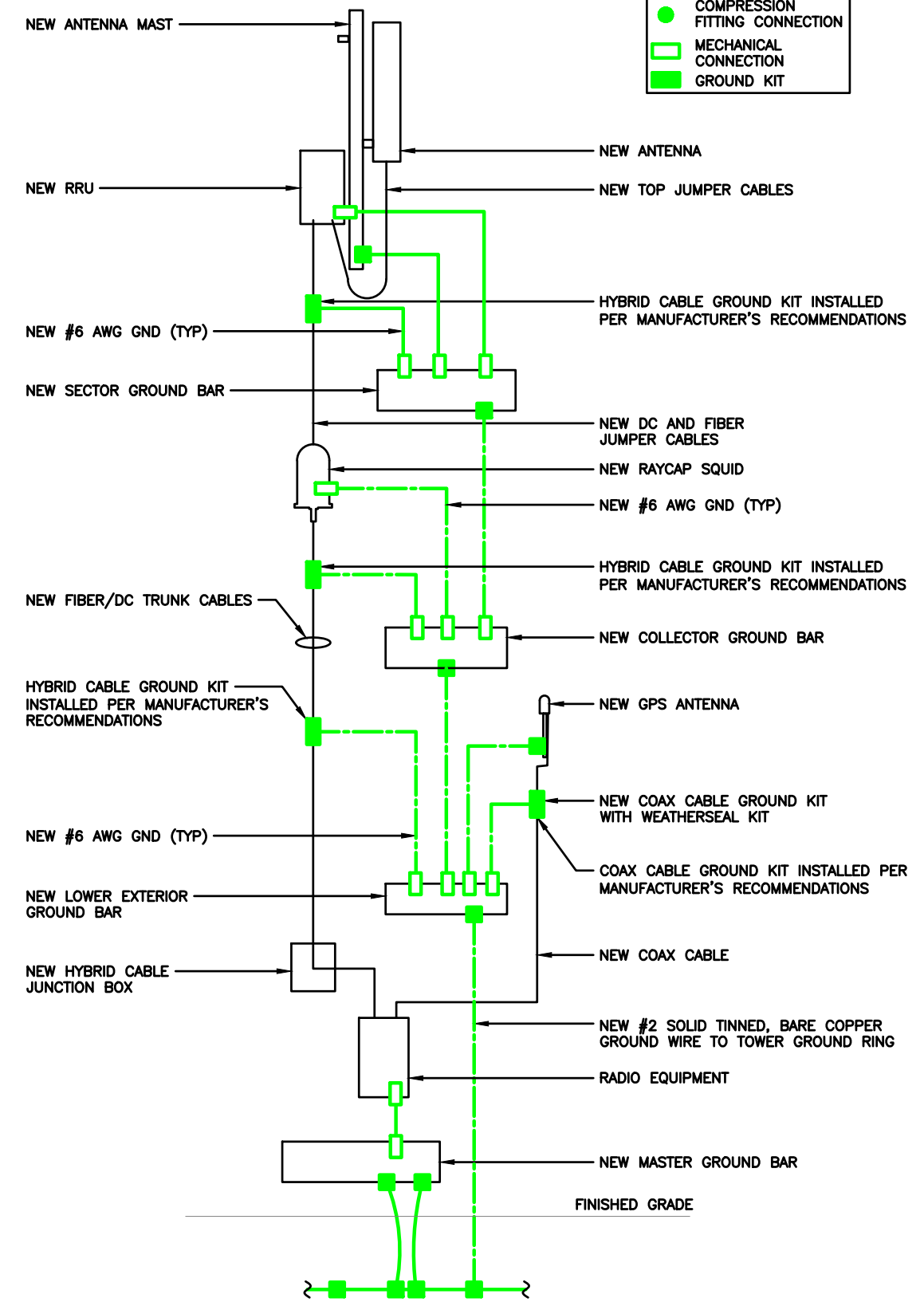
Know what's below.  
Call before you dig.

**GROUNDING PLAN**

SCALE N.T.S. **2**

NOTE:  
GROUND LEAD INSIDE RUBBER GROMMET TO BE ATTACHED WITH X-CROSS ZIP TIES TO BRACKET. DO NOT USE SNAP-IN HANGERS AROUND GROUNDS.

LEGEND	
	EXOTHERMIC WELD CONNECTION
	COMPRESSION FITTING CONNECTION
	MECHANICAL CONNECTION
	GROUND KIT



**RISER DIAGRAM**

SCALE N.T.S. **1**



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CHECKED BY: **MC**

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312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**GROUNDING PLAN & RISER DIAGRAM**

SHEET NUMBER  
**AT-G-1**

**GROUNDING NOTES:**

- GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
- ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
- GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL. WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
- GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTI-OXIDANT COATING.
- GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
- ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
- INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
- REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
- THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"x10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 BARE TINNED COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
- IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45°.
- EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
- CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE VERIZON WIRELESS CONSTRUCTION MANAGER.
- ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 BARE TINNED COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
- PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.), PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUAL.
- ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A METROPCS REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
- WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL.
- PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDIZATION PAINT.
- ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6 FEET OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF #2 BARE TINNED COPPER WIRE.

**CABLE COLOR CODING NOTES:**

- SECTOR ORIENTATION/AZIMUTH WILL VARY FROM REGION AND IS SITE SPECIFIC. REFER TO RF REPORT FOR EACH SITE TO DETERMINE THE ANTENNA LOCATION AND FUNCTION OF EACH TOWER SECTOR FACE.
- THE ANTENNA SYSTEM CABLES SHALL BE LABELED WITH VINYL TAPE EXCEPT IN LOCATIONS WHERE ENVIRONMENTAL CONDITIONS CAUSE PHYSICAL DAMAGE, THEN PHYSICAL TAGS ARE PREFERRED.
- THE STANDARD IS BASED ON EIGHT COLORED TAPES - RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE & VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR SUBCONTRACTOR ON SITE.
- USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLES BY SECTOR AND NUMBER AS SHOWN ON "CABLE MARKING COLOR CONVENTION TABLE".
- WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN GSM/3G AND IS-136 TDMA IS ENCOUNTERED, THE SUBCONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING AND TAGGING STANDARD THAT IS OUTLINED IN THE CURRENT VERSION OF ND-00027. IN THE ABSENCE OF AN EXISTING COLOR CODING TAGGING SCHEME, OR WHEN INSTALLING PROPOSED COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
- ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE A MINIMUM OR (3) WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
- ALL COLOR BANDS INSTALLED AT THE TOP OF TOWER SHALL BE A MINIMUM OF 3" WIDE AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE IN BETWEEN EACH COLOR.
- ALL COLOR CODES SHALL BE INSTALLED AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE TO SIDE.
- IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE GSM TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

**CABLE MARKING TAGS:**

WHEN USING THE ALTERNATIVE LABELING METHOD, EACH RF CABLE SHALL BE IDENTIFIED WITH A METAL ID TAG MADE OF STAINLESS STEEL OR BRASS. THE TAG SHALL BE 1-1/2" IN DIAMETER WITH 1/4" STAMPED LETTERS AND NUMBERS INDICATING THE SECTOR, ANTENNA POSITION AND CABLE NUMBER. ID MARKING LOCATIONS SHOULD BE AS PER "CABLE MARKING LOCATIONS TABLE". THE TAG SHOULD BE ATTACHED WITH CORROSION PROOF WIRE AROUND THE CABLE AT THE SAME LOCATION AS DEFINED ABOVE. THE TAG SHOULD BE LABELED AS SHOWN ON THE "GSM AND UMTS LINE TAG" DETAIL.

CABLE MARKING LOCATIONS TABLE	
NO.	LOCATIONS
①	EACH JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
②	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS AT THE TOP JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS PRIOR TO ENTERING THE BTS OR SHELTER.
③	CABLE ENTRY PORT ON THE INTERIOR OF SHELTER.
④	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
⑤	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

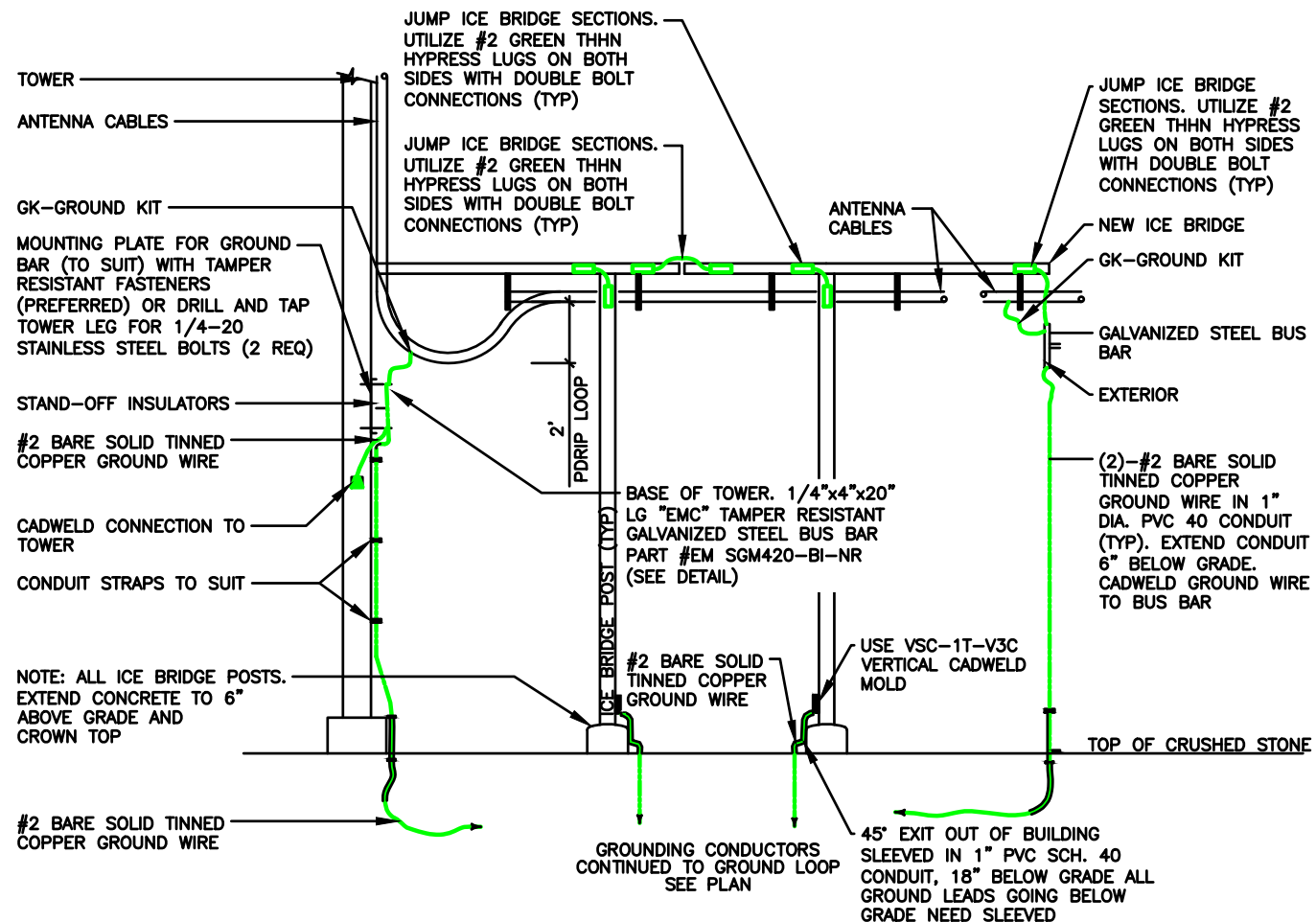
**GROUNDING NOTES**

SCALE N.T.S. **5**

**CABLE COLOR CODING NOTES**

SCALE N.T.S. **4**

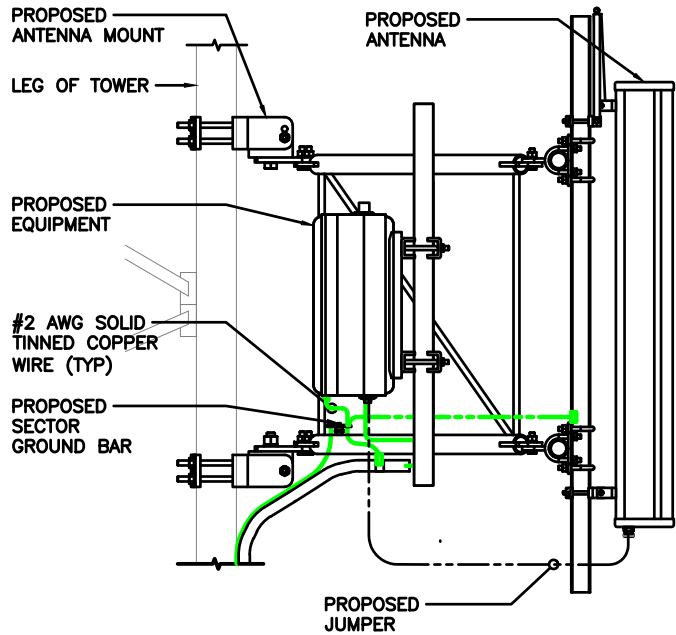
**COAXIAL GROUNDING AT ICE BRIDGE**



SCALE N.T.S. **1**

**ANTENNA & CABLE GROUNDING**

SCALE N.T.S. **3**



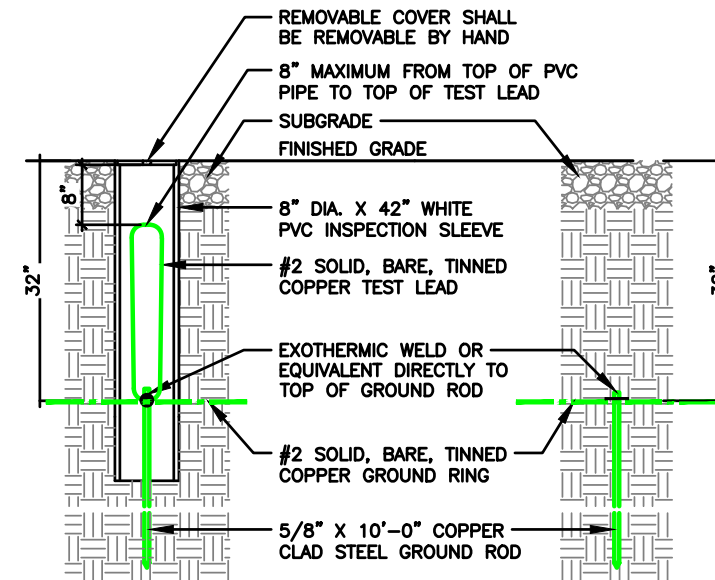
NOTE: SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE

NOTE: GROUND RODS MAY BE COPPER CLAD STEEL OR SOLID COPPER

NOTE: GROUND RODS SHALL HAVE A RECOMMENDED SPACING TWICE THE LENGTH OF THE ROD

NOTE: A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS W/HIGHLY ACIDIC SOIL

NOTE: GROUND RODS INSTALLED WITHIN CLOSE PROXIMITY TO TOWER OR WHEN SOIL IS AT OR BELOW 2,000 OHM-CM, SHALL BE GALVANIZED TO PREVENT GALVANIC CORROSION OF TOWER



**GROUND WELL, ROD, AND TEST WELL DETAIL**

SCALE N.T.S. **2**



Item 6.



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**DRAWN BY: DWM**  
**CHECKED BY: MC**

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WHITEWATER, WI 53190

**SHEET TITLE**  
GROUNDING  
DETAILS & NOTES

**SHEET NUMBER**  
**AT-G-148**

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**TILLMAN INFRASTRUCTURE LLC  
AT&T MOBILITY**



**APPLICATION FOR CONDITIONAL USE PERMIT AND VARIANCE FOR  
THE PROPOSED WIRELESS COMMUNICATIONS FACILITY IN THE CITY  
OF WHITEWATER**

**AT**

**312 ELKHORN RD, WHITEWATER, WI 53190  
TILLMAN INFRASTRUCTURE SITE # TI-OPP-23028**



# Table of Contents

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- 1. Letter of Application**
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- 15. Certification of Insurance**

# Letter of Application

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2/16/2024

City of Whitewater Plan Commission  
312 W. Whitewater Street  
P.O. Box 178  
Whitewater, WI 53190

RE: Conditional Use and Variance Approval Applications  
Tillman Infrastructure Site Number TI-OPP-23028  
312 Elkhorn Road, Whitewater, WI 53190 (Parcel ID A91900003)

Dear Commissioners:

Tillman Infrastructure LLC has partnered with AT&T Mobility to construct a new wireless communications facility at the above-referenced location, to be used by AT&T and other wireless carriers. This is an application for a Conditional Use Permit for this telecommunications facility under Wisconsin State Statute section 66.0404 and Chapter 19.55 of the City of Whitewater Code of Ordinances. Additionally, this application requests, if deemed necessary, that the Board of Zoning Appeals grant a variance from Section 19.55.070(F) of the City of Whitewater Code of Ordinances.

The proposed mobile service support structure is intended to fill in coverage gaps and improve AT&T wireless internet service in the eastern area of the City of Whitewater provide adequate space for AT&T to deploy FirstNet, the first nationwide communications network dedicated for first responders. The proposed structure will consist of a 195'-0" self-support tower, to be located within a 70'-0" x 70'-0" fenced compound located within a 100'-0" x 100'-0" lease area. The proposed tower will be erected, owned, and managed by Tillman Infrastructure, and AT&T Mobility will locate its antennas on the tower and its equipment in the compound upon completion. The facility is unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month after the facility is completed.

On behalf of Tillman Infrastructure LLC and AT&T Mobility, LCC Telecom Services has submitted all required documentation for the proposed tower in accordance with the City of Whitewater Code of Ordinances and Wisconsin State Statute section 66.0404 for this application to be deemed complete. Should you have any questions, please feel free to contact me. I look forward to working with you during the approval process to provide the residents of Whitewater.

Sincerely,

John Burchfield,  
Zoning Project Manager,  
LCC Telecom Services  
Phone: 224-803-6451  
Email: [jburchfield@lcctelecom.com](mailto:jburchfield@lcctelecom.com)

# Application Materials

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# Project Narrative

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As an agent for Tillman Infrastructure LLC and AT&T Mobility, LCC Telecom Services, LLC seeks approval for a Conditional Use Permit and any other permits or approvals necessary to install a new wireless communications facility on property located at 312 Elkhorn Rd in Whitewater. Tillman Infrastructure LLC has an agreement with AT&T Mobility to develop this site for its carrier services. In addition to this carrier, the site will be offered as a shared facility to any other communication carriers that have a need for a facility in this area. AT&T Mobility has acquired the necessary licenses from the Federal Communications Commission (“FCC”) to provide Personal Communications Services (“PCS”) coverage throughout the United States. These licenses include the City of Whitewater

The property on which the telecommunications facility is proposed is zoned Community Business (B-1). Per Section 19.27.030(P) of the Code of Ordinances, a Conditional Use Permit, subject to the requirements of Chapter 19.55, is required for the siting and construction of any new wireless communications facility in the B-1 District.

The proposed mobile service facility that Tillman Infrastructure LLC would install for AT&T Mobility services is necessary to provide uninterrupted PCS services to the residents of Whitewater, including wireless phone service, voice paging, messaging, and wireless internet and broadband data. All registered wireless providers’ technology operates at various radio frequency bands allocated by the FCC as part of their license.

PCS systems operate on a grid system where overlapping cells mesh together, forming a seamless network. No single site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. The proposed site at 312 Elkhorn Rd within the geographic area deemed necessary for AT&T Mobility and various other wireless telecommunications providers to provide uninterrupted services. The propagation maps included with this application show the area of coverage need and the coverage provided by this proposed tower.

The proposed mobile service facility will consist of a 195’-0” tall self-supporting tower within a 100’-0” x 100’-0” lease area. The proposed facility’s designated location is within

a vacant lot southwest of the traffic circle at Clay St and Elkhorn Road. The proposed access to the facility will be through an existing curb cut on the property at Clay road.

The facility is unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. There is no need for additional police or fire support. Additionally, there is no impact on town utilities such as water or sanitation as they are not used at the site. The only utilities used in connection with the mobile service facility are power, fiber optic cable, and land-line telephone.

In accordance with FCC regulations, the mobile service facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. PCS technology has become a vital part of emergency services, aiding residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare.

The proposed mobile service facility will be designed and constructed to meet all applicable governmental and industry safety standards, such as National Environmental Protection Act ("NEPA") and National Historic Preservation Act ("NHPA"). Tillman Infrastructure LLC and AT&T Mobility will also comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting, or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Tillman Infrastructure LLC and AT&T Mobility, looks forward to working with the City of Whitewater to bring the benefits of the proposed service to the area. The addition of the facility will ensure the best uninterrupted wireless services for the City. This application addresses all standards and satisfies the requirements of the City of Whitewater Zoning Ordinance and follows Wisconsin state statutes.

# Site Data Sheet

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<b>Applicant:</b>	Tillman Infrastructure LLC 152 West 57 <sup>th</sup> Street 27 <sup>th</sup> Floor New York, NY 10019  AT&T Mobility 930 National Parkway Schaumburg, IL 60173
<b>Agent:</b>	John Burchfield LCC Telecom Services 10700 Higgins Road Suite 240 Rosemont, IL 60018
<b>Tower Owner:</b>	Tillman Infrastructure 152 West 57 <sup>th</sup> Street 27 <sup>th</sup> Floor New York, NY 10019
<b>Applicant's Interest in the Property:</b>	Leasehold
<b>Property Owner:</b>	Stritzel Rental Properties, LLC
<b>Address of Property:</b>	312 Elkhorn Road, Whitewater, WI 53190
<b>Parcel Number:</b>	A91900003
<b>Request:</b>	Application for a Conditional Use Permit, Variance, and any other approvals or permits necessary to erect a 195'-0" self-support communications tower to be located within a 100'-0" x 100'-0" lease parcel.

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# Legal Description

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**PARENT PARCEL, LEGAL DESCRIPTION**  
**(NOT FIELD SURVEYED) PER TITLE**

THE FOLLOWING DESCRIBED REAL ESTATE, TOGETHER WITH THE RENTS, PROFITS, FIXTURES AND OTHER APPURTENANT INTERESTS, IN WALWORTH COUNTY, STATE OF WISCONSIN:

LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, BEING PART OF THE SE ¼ SW ¼ OF SECTION 3, T4N, R15E, CITY OF WHITEWATER, WISCONSIN. EXCEPT PARCEL CONVEYED FOR STREET PURPOSES AS CONTAINED IN DEED RECORDED AS DOCUMENT NO. 710998. FURTHER EXCEPTING A PARCEL CONVEYED TO THE STATE OF WISCONSIN FOR HIGHWAY PURPOSES AS CONTAINED IN PARCEL 22 IN TPP 3110-02-21-4.03.

PARCEL ID: /A 91900003

THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM TERRENCE L. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO. 939063.

FURTHER BEING DESCRIBED IN:  
 THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM DANIEL J. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939062.

FURTHER BEING DESCRIBED IN:  
 THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM STEVEN J. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939061.

FURTHER BEING DESCRIBED IN:  
 THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM JANICE R STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939060.

**PROPOSED LEASE AREA:**

A PART OF LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 3; THENCE N00°30'32"E, ALONG THE WEST LINE OF SAID LOT 3, 117.86 FEET TO THE SOUTH LINE OF E. CLAY STREET; THENCE S88°07'22"E, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 7.55 FEET; THENCE S00°00'00"W, 112.74 FEET; THENCE N90°00'00"E, 30.00 FEET TO THE POINT OF BEGINNING FOR THE LEASE AREA HEREIN INTENDED TO BE DESCRIBED; THENCE N00°00'00"E, 100.00 FEET; THENCE N90°00'00"E, 100.00 FEET; THENCE S00°00'00"W, 100.00 FEET; THENCE S90°00'00"W, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,000 SQUARE FEET.

**PROPOSED ACCESS/UTILITY EASEMENT:**

A PART OF LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 3; THENCE N00°30'32"E, ALONG THE WEST LINE OF SAID LOT 3, 117.86 FEET TO THE SOUTH LINE OF E. CLAY STREET; THENCE S88°07'22"E, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 7.55 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT AREA HEREIN INTENDED TO BE DESCRIBED; THENCE S00°00'00"W, 112.74 FEET; THENCE N90°00'00"E, 30.00 FEET; THENCE N00°00'00"E, 100.00 FEET; THENCE N90°00'00"E, 49.67 FEET; THENCE N02°06'14"W, 24.22 FEET TO THE SAID SOUTH LINE OF E. CLAY STREET; THENCE SOUTHWESTERLY, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, BEING THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 231.50 FEET, AN ARC LENGTH OF 52.95 FEET, CHORD OF SAID ARC BEARS S77°31'49"W, 52.83 FEET; THENCE WESTERLY, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, BEING THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 103.00 FEET, AN ARC LENGTH OF 13.80 FEET, CHORD OF SAID ARC BEARS S87°55'13"W, 13.79 FEET; THENCE N88°07'22"W, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 13.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4,250 SQUARE FEET.



# Statement of Compliance with Wisconsin Statute § 66.0404

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Wis. Stat. § 66.0404(2)(2)(b) sets out specific requirements and timelines for applications to construct a new mobile service support structure. Wis. Stat. § 66.0404(2)(2)(b) (1-6) outlines six categories of information that may be required to constitute a complete application for a substantial modification or new site. Here, five of the six categories are required, as the present application is for a new mobile service facility and support structure.

The five categories of information required by Wis. Stat. § 66.0404(2)(2)(b) (1-6) are described below, with the statutory requirement listed in bold, and the required document or information identified or outlined below the requirement.

1. The name and business address of, and the contact individual for, the applicant. Wis. Stat. § 66.0404(2)(2)(b)(1);

**The applicant is Tillman Infrastructure. John Burchfield of LCC Telecom Services is the agent of and contact individual for Tillman Infrastructure. His business address is 10700 W Higgins Rd. Suite 240 Rosemont, IL 60018.**

2. The location of the proposed or affected support structure. Wis. Stat. § 66.0404(2)(2)(b)(2):

**A support structure is defined in Wis. Stat. §66.0404(1)(l) as “a freestanding structure that is designed to support a mobile service facility. In this case, the proposed support structure is a 195’-0” tall self-support lattice tower. The support structure is proposed to be located at 312 Elkhorn Rd, Whitewater, WI 53190. The support structure will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This 70’-0” x 70’-0” fenced area is located within a 100’-0” x 100’-0” lease parcel that is part of a larger parent parcel at the above address. The location of the support structure is depicted on the site plans that have been submitted as part of this application.**

3. The location of the proposed mobile service facility. Wis. Stat. § 66.0404(2)(2)(b)(3);

**A mobile service facility is defined in Wis. Stat. §66.0404(1)(l) as “a set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discreet geographic area.” In this case, the equipment consists of base station**

**equipment cabinets and generator within a 24'-0" x 16'-0" area, along with antennas, transmitters, receivers, power supplies, cabling and associated equipment. All of the equipment is necessary to operate the facility.**

4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling and related equipment associated with the proposed modifications. Wis. Stat. § 66.0404(2)(2)(b)(4).

**Wis. Stat. §66.0404(2)(2)(b)(4) applies only to substantial modification applications as defined in Wis. Stat. §66.0404(1)(s). This section applies only to modification of existing sites and not to the construction of a new site. Accordingly, this information is not required for the Tillman's application.**

5. A construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure. Wis. Stat. § 66.0404(2)(2)(b)(5);

**The construction plan required for a new mobile service support structure and facility under Wis. Stat. §66.0404(2)(2)(b)(4) has been submitted as part of this application. The construction plan includes all of the elements required under the state statute.**

6. An explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider. Wis. Stat. § 66.0404(2)(2)(b)(6).

**Wis. Stat. § 66.0404(2)(2)(b)(5) requires a sworn statement in instances where a carrier is unable to collocate its facilities and must construct a new mobile support structure. A sworn statement has been submitted with the attached application attesting that no other structure within the area would result in the same functionality, coverage, or capacity as the proposed mobile support structure.**

# Statement of Compliance with City of Whitewater Ordinance Chapters 19.55 & 19.66

Per Section 19.55.040 of the City of Whitewater’s Wireless Telecommunications Facilities Ordinance, all new freestanding wireless communication facilities shall require a conditional use permit and meet the standards in Chapters 19.55 and 19.66 in order to obtain approval.

**19.55.050 - Required application submittal information.**

With the application for plan review or conditional use permit for a wireless telecommunications facility, the petitioner shall submit all information required under [Section 19.63.020](#), along with the following additional information:

A. The identity, legal status, signature and contact information of the carrier, service provider, petitioner, and landowner.

**Please see attached site data sheet.**

B. FCC license and registration numbers if applicable.

**Please see FCC Antenna Registration page below:**

ASR Registration Search  
**Registration 1326923** HELP

[New Search](#) [Return to Results](#) [Printable Page](#) [Reference Copy](#) [Map Registration](#)

Registration Detail			
Reg Number	1326923	Status	Granted
File Number	A1253730	Constructed	
EMI	No	Dismantled	
NEPA			
Antenna Structure			
Structure Type	LTOWER - Lattice Tower		
Location (in NAD83 <a href="#">Coordinates - Convert to NAD27</a> )			
Lat/Long	42-49-50.1 N 088-42-39.2 W	Address	312 Elkhorn Road
City, State	Whitewater, WI		
Zip	53190	County	WALWORTH
Center of AM Array		Position of Tower in Array	
Heights (meters)			
Elevation of Site Above Mean Sea Level		Overall Height Above Ground (AGL)	
253.0		60.7	
Overall Height Above Mean Sea Level		Overall Height Above Ground w/o Appurtenances	
313.7		59.7	
Painting and Lighting Specifications			
None			
FAA Notification			
FAA Study	2023-AGL-19759-OE	FAA Issue Date	09/22/2023
Owner & Contact Information			
FRN	0025969999	Owner Entity Type	Limited Liability Company
Owner			
Tillman Infrastructure, LLC Attention To: Regulatory 152 West 57th Street New York, NY 10019		P: (212)706-1677 F: E: dmstipo@tillmaninfrastructure.com	
Contact			
Attention To: Regulatory 152 West 57th Street New York, NY 10019		P: (212)706-1677 F: E: dmstipo@tillmaninfrastructure.com	



C. A report prepared by a Wisconsin licensed engineer certifying the structural design of the telecommunications facility of a new freestanding wireless telecommunications facility as proposed and its physical ability to accommodate, either initially or at some time in the future, a total of at least three antenna arrays for separate providers.

**Please refer to attached site plan showing multiple carrier tower. Applicant is in the business of leasing space on shared towers and all towers constructed are for at least three arrays barring extenuating circumstances. If necessary, Applicant requests that provision of an engineer certified structural design showing capacity for 3 carriers be made a condition of approval.**

D. In the case of a leased site, a lease agreement, option or binding lease instrument which does not preclude the lessee from entering into sub-leases on the site at market rates with another co-locating provider(s) and includes the legal description and amount of property lease.

**Please find Purchase Agreement attached with protected business information redacted.**

E. For a proposed wireless telecommunications facility within a one-mile radius of an airport, copies of an affidavit of notification indicating that the airport operator and airport property owner have been notified via certified mail, along with copies of the determination of no hazard from the FAA or any other finds of the Wisconsin State Bureau of Aeronautics, such as they may apply.

**The nearest airport is approximately 1.5 miles SW of proposed facility, so no notices were necessary.**

F. Proof of a satisfactory level of liability insurance coverage, with the city of Whitewater listed as an additional named insured party.

**Please find a Certificate of Insurance attached.**

G. Certified statement and map prepared by a licensed radio frequency engineer showing the coverage area of the proposed facility.

**Please see attached Propagation Maps.**

H. For a wireless telecommunications facility that requires a conditional use permit, a feasibility analysis that identifies at least three alternative sites, pre-existing freestanding wireless telecommunications facilities, and/or alternative support structures that could technically support a comparable level of service. The intent of this analysis is to present options to minimize the number, size, and adverse environmental impacts of wireless telecommunications facilities. The analysis shall specifically address the potential for co-location on pre-existing freestanding wireless telecommunications facilities and the use of alternative support structures. It shall also explain the rationale for selection of the proposed site in view of the relative merits of the alternatives. Approval of the project is subject to the plan and architectural review commission's determination that the chosen site is more advantageous than any other alternative site that is both technically feasible and available for use. The plan and architectural review commission may choose to independently verify the findings of the analysis at the applicant's expense.

**There are no structures of similar height within a 1-mile radius of the proposed facility. No alternative site would technically support a comparable level of service. Three nearby site locations are identified on the attached propagation maps.**

I. For a wireless telecommunications facility that requires a conditional use permit, a performance bond in the amount of \$20,000.00 naming the city as obligee, as security for the potential future removal of abandoned or inactivated facilities.

**Please see attached Tower Removal Bond.**

J. For a wireless telecommunications facility that would be set back from any property line or, principal building a distance less than the height of the facility, including the height of any alternative support structure, an analysis prepared by a licensed structural engineer demonstrating that the facility would not pose a threat to the public, existing principal buildings or adjacent properties in the event of failure.

**Please see attached Engineer's Fall Zone Letter**

K. The amount and location of any fuel proposed to be stored on site.

**Any fuel stored on site will be located in the tank of AT&T's emergency power backup generator and will be approximately 350 gal of diesel fuel, subject to generator specifications.**

### **19.66.050 - Standards for review and approval.**

The plan commission shall use the following standards when reviewing applications for conditional use:

A. That the establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.

**With such a small footprint and location in a Community Business (B-1) zoned area, this facility will have little impact on the use and enjoyment of property in the immediate vicinity for the purposes already permitted, nor will there be an adverse effect on property values within the neighborhood. To the contrary, enhanced wireless communications will have a positive influence on the development and values of businesses in this area.**

B. That adequate utilities, access roads, parking drainage, landscaping and other necessary site improvements are being provided.

**The proposed wireless communications facility is located in an area that will adequately served by existing utilities, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property. The proposed facility only needs power and fiber which are readily available at this site. Access will be from a private driveway and adequate drainage is available on site. No other public services will be necessary for the proposed facility.**

C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this chapter. Where a variance is required, the plan commission may condition its approval on the subsequent approval of the variance.

**The application on behalf of Tillman Infrastructure conforms to the applicable regulations of the B-1 Community Business District. Pursuant to the Whitewater Zoning Ordinance, Section 19.27.030(P), wireless telecommunications facilities are listed as a Conditional Use. The proposed wireless telecommunications facility is designed to conform to all federal, state and local regulations.**

D. That the conditional use conforms to the purpose and intent of the city comprehensive plan.

**The future land use of the property upon which the proposed facility is to be built is designated as "Mixed-Use" and is surrounded to the north and east by Community Business, and to the south by Two Family/Townhouse Residential. The provision of wireless services to these locations will be a benefit to future development and are in conformity with the comprehensive plan.**

E. The conditional use and structures are consistent with sound planning and zoning principles.

**Tillman Infrastructure has been sensitive in selecting a site that will minimize the impact on the surrounding property. Its facility will be located on a small unused parcel in a non-residential district and will not disrupt any future development of the area. Due to its location at 312 Elkhorn Rd, it will not impede the normal and orderly development and improvements of surrounding property for uses permitted in this district. To the contrary, enhanced wireless communications will have a positive influence on the development of this area. Wireless telecommunications is a critical system in the current world, both for economic and communications use as well as emergency services; therefore, having robust wireless services is essential for the normal and orderly development of the area.**



# Request for Variance from Whitewater Ordinance Section 19.55.070(F)

Section 19.55.070 of the City of Whitewater Code of Ordinances lists “structural, design, and aesthetic standards” for wireless telecommunications facilities. Applicant respectfully requests a variance from subsection 19.55.070(f):

“Wireless Telecommunications Support Facilities. All wireless telecommunications support facilities shall be located within enclosed buildings or fully screened rooftop locations. Such accessory buildings shall not exceed fifteen feet in height and twelve hundred square feet in area, unless otherwise permitted by the plan and architectural review commission to facilitate co-location. The design and exterior surfacing of all such buildings or rooftop screening structures shall be in harmony with the existing or desired architecture for the area. The exterior walls of all such buildings shall be masonry, stone, stucco, pre-cast, concrete or other similar surface.”

Applicant’s proposed support structures are not designed to be enclosed within a solid structure as required by ordinance. Applicant proposes that, along with the standard required landscaping, the standard equipment cabinets shown in the Site Plan will be in harmony with the existing or desired architecture of the area.

Per Whitewater Ordinance Section 19.72.080, no variance shall be granted unless the Board of Zoning Appeals finds beyond a reasonable doubt that all the following facts and conditions exist:

- A. The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

**The supporting equipment used by applicant and their sub-lessor AT&T is designed to be located in an all-weather cabinet. An enclosed building is not necessary and would require special design, construction, and potential permitting concerns that the standard cabinet does not. Additionally, Applicant’s business is leasing space on their tower and within the lease area at the base of the tower for various carriers. An enclosed building would take up additional space within the lease parcel as compared to the standard all-weather cabinet, creating a hardship on Applicant’s use of the parcel and may interfere with future colocation.**

- B. The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification;

**Properties within the B-1 zoning classification do not generally have wireless telecommunications facilities; therefore, the conditions upon which this variance is based would not be generally applicable to them.**

- C. The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner;

**In addition to significantly higher costs of construction, construction of Applicant's equipment within an enclosed structure potentially limits the ability of Applicant or its sub-lessors to modify or replace their equipment in the future in order to keep up with technological upgrades. Inability to make such upgrades would result in poorer telecommunications service to residents and others in the area.**

- D. The hardship is not one that is self-created;

**Wireless telecommunications technology is constantly evolving; systems that may have previously been necessary to locate inside of enclosed structures are not necessary to be enclosed. The vast majority of AT&T's sites around the region include the standard all-weather cabinet in this installation, and a custom-built enclosure could slow or prevent future upgrades. Such upgrades in technology are necessary to provide the continuous, high-quality, competitive telecommunications services demanded by the general public.**

- E. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhoods;

**The proposed equipment cabinet is approximately 72" tall, smaller and shorter than an enclosed building and will not impair an adequate supply of light and air to adjacent property, increase the danger of fire, nor will it substantially diminish or impair property values within the neighborhood.**

- F. The proposed variance will not have the effect of permitting a use which is not otherwise permitted in the district;

**Wireless telecommunications facilities are permitted by CUP in the B-1 district, along with their supporting equipment. Allowing this variance is a cosmetic variance from an existing use and does not permit a use not otherwise permitted.**

- G. No variance shall be granted in a floodland district where not in compliance with Section 19.46.070C.4. of this title.

**The property is not located in a floodplain.**

# Site Plan

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THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

# TILLMAN INFRASTRUCTURE

**TILLMAN OPP NUMBER: TI-OPP-23028**  
**SITE NAME: STRITZEL RENTAL**  
**SITE ADDRESS: 312 ELKHORN ROAD**  
**WHITEWATER, WI 53190**  
**PID: A91900003**  
**FA# : 15887152**

**TILLMAN** Item 6.  
**INFRASTRUCTURE**

**LCC**  
**TELECOM SERVICES**

**JOHN M. BANKS**  
**ARCHITECT**  
 604 FOX GLEN  
 BARRINGTON, IL 60010  
 TELEPHONE: 847-277-0070  
 FAX : 847-277-0080  
 EMAIL: JBANKS@WESTCHESTERSERVICES.COM

**WESTCHESTER**  
**SERVICES LLC**

604 FOX GLEN  
 BARRINGTON, IL 60010  
 PHONE: 847-277-0070  
 EMAIL: AE@Westchesterservices.com

**DRAWN BY: DWM**  
**CHECKED BY: MC**

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

**TILLMAN OPP# TI-OPP-23028**  
**FA# : 15887152**  
**SITE NAME:**  
**STRITZEL RENTAL**  
**SITE ADDRESS:**  
**312 ELKHORN ROAD**  
**WHITEWATER, WI 53190**

**SHEET TITLE**  
**TITLE SHEET**

**SHEET NUMBER**  
**T-1** 168

**SCAN FOR DRIVING DIRECTIONS**

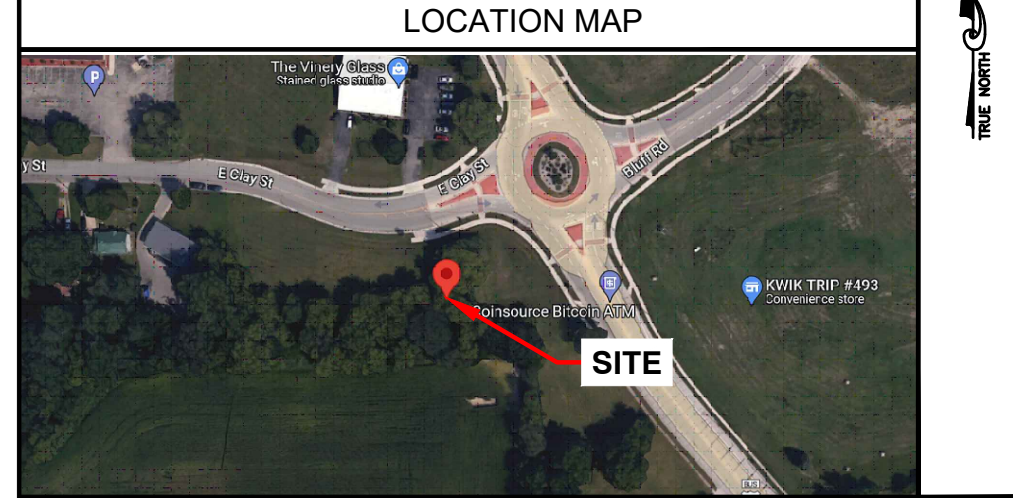
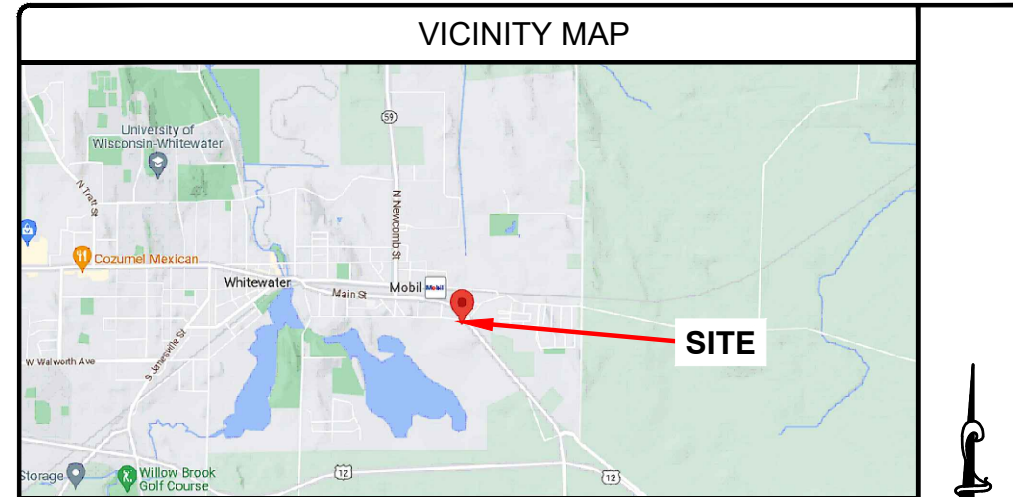


**SITE INFORMATION**

SITE ADDRESS:	312 ELKHORN ROAD WHITEWATER, WI 53190
LATITUDE (NAD 83):	42°49'50.10234" (42.83056204)
LONGITUDE (NAD 83):	-88°42'39.2480" (-88.71090223)
GROUND ELEVATION:	829.94' (AMSL)
JURISDICTION:	CITY OF WHITEWATER
JURISDICTION CONTACT:	CHRIS BENNETT EMAIL: CBENNETT@WHITEWATER-WI.GOV 262-473-0142
PARCEL/MAP NUMBER:	A91900003
PARCEL OWNER:	STRITZEL RENTAL PROPERTIES LLC TBD
TOWER OWNER:	TILLMAN INFRASTRUCTURE 152 W. 57TH STREET NEW YORK, NEW YORK 10019
STRUCTURE TYPE:	SELF SUPPORT TOWER
STRUCTURE HEIGHT:	195'-0" (AGL)
POWER SUPPLIER:	WE ENERGIES 800-242-9137
FIBER SUPPLIER:	TBD TBD

**PROJECT TEAM**

APPLICANT:	TILLMAN INFRASTRUCTURE 152 W. 57TH STREET NEW YORK, NEW YORK 10019
PROJECT MANAGEMENT FIRM:	LCC TELECOM SERVICES 10700 HIGGINS ROAD, SUITE 240 ROSEMONT, IL 60018 (847) 608-6300
ARCHITECT ENGINEERING:	JOHN M. BANKS 604 FOX GLEN BARRINGTON, IL 60010 CONTACT: JOHN M. BANKS PHONE: (847) 277-0070 EMAIL: JBANKS@WESTCHESTERSERVICES.COM



**CODE COMPLIANCE**

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

- 2023 WISCONSIN STATE BUILDING CODE
- 2023 WISCONSIN STATE ELECTRICAL CODE
- 2023 WISCONSIN STATE MECHANICAL CODE
- 2023 WISCONSIN UNIFORM PLUMBING CODE
- 2023 WISCONSIN STATE FIRE CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSITIA-222-H
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEERING 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE
- LATEST EDITION
- TELECORDIA GR-1275

**DRAWING INDEX**

T-1	TITLE SHEET
B-1	SITE SURVEY
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	ELEVATION
C-4	CONSTRUCTION DETAILS
C-5	FENCE DETAILS
C-5.1	FENCE DETAILS
C-6	SITE SIGNAGE
C-7	GRADING PLAN
C-8	EROSION CONTROL DETAILS
C-9	LANDSCAPE PLAN
E-1	UTILITY PLAN
E-2	ENLARGED UTILITY PLAN
E-3	ELECTRICAL DIAGRAM
G-1	GROUNDING PLAN & DETAILS
G-2	GROUNDING PLAN AND RISER DIAGRAM

**DRAWING SCALE**

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"x34" AND HALF SIZE AT 11"x17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

**SCOPE OF WORK**

THIS PROJECT CONSISTS OF :

- CONSTRUCTION OF A NEW UNMANNED TELECOMMUNICATIONS FACILITY
- SITE WORK: NEW TOWER, UNMANNED EQUIPMENT CABINET ON PLATFORM, AND UTILITY INSTALLATIONS



**Know what's below.  
Call before you dig.**

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL LOCAL STATE ONE CALL  
 TOLL FREE: 1-800-242-8511 OR www.diggershotline.com  
 WISCONSIN STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

PREPARED FOR:  
**WESTCHESTER SERVICES LLC**  
 604 FOX GLEN  
 BARRINGTON, IL 60010  
 TELEPHONE: 847.277.0070  
 FAX : 847.277.0080  
 ae@westchesterservices.com

PREPARED FOR:  
**TILLMAN INFRASTRUCTURE**

SURVEYED BY:  
**XCEL Consultants**  
 8300 42ND STREET WEST  
 ROCK ISLAND, IL 61201  
 (O) 309-787-9988  
 (F) 309-756-5540  
 (E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 234614

SITE SURVEY		
REV.	DATE	DESCRIPTION
A	6/12/23	FINAL ISSUE WITH TITLE

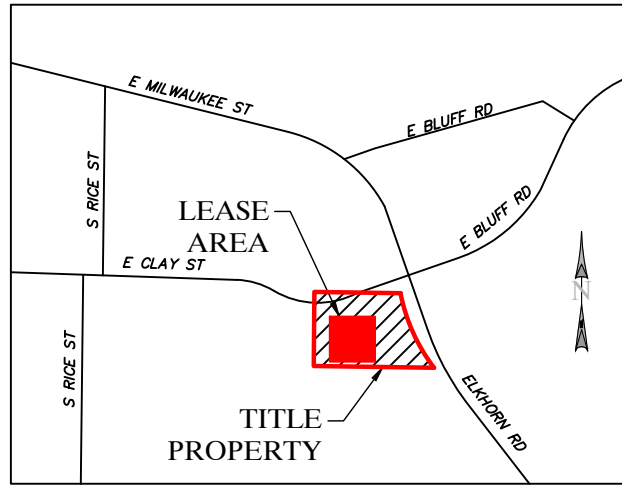
**SITE INFORMATION:**  
**STRITZEL RENTAL**  
 312 ELKHORN ROAD  
 WHITEWATER, WI 53190  
 WALWORTH COUNTY  
 TAX PARCEL NUMBER:  
 A91900003  
 PROPERTY OWNER:  
 STRITZEL RENTAL PROPERTIES LLC  
 530 S JANESVILLE AVE  
 WHITEWATER, WI 53190

SITE NUMBER:  
 TI-OPP-23028

DRAWN BY: KJM  
 CHECKED BY: BCH  
 SURVEY DATE: 4/10/2023  
 PLAT DATE: 6/12/2023

SHEET TITLE:  
**SITE SURVEY**  
 THIS DOES NOT REPRESENT A  
 BOUNDARY SURVEY OF THE  
 PARENT PARCEL

SHEET NUMBER:  
**B-1**



**VICINITY MAP**  
 NOT TO SCALE

**\* FAA COORDINATE POINT**

NAD 83  
 LATITUDE: 42°49'50.10234" (42.83056204)  
 LONGITUDE: -88°42'39.2480" (-88.71090223)  
 NAVD88  
 ELEVATIONS: 829.94± AMSL

**TEMPORARY BENCHMARK**

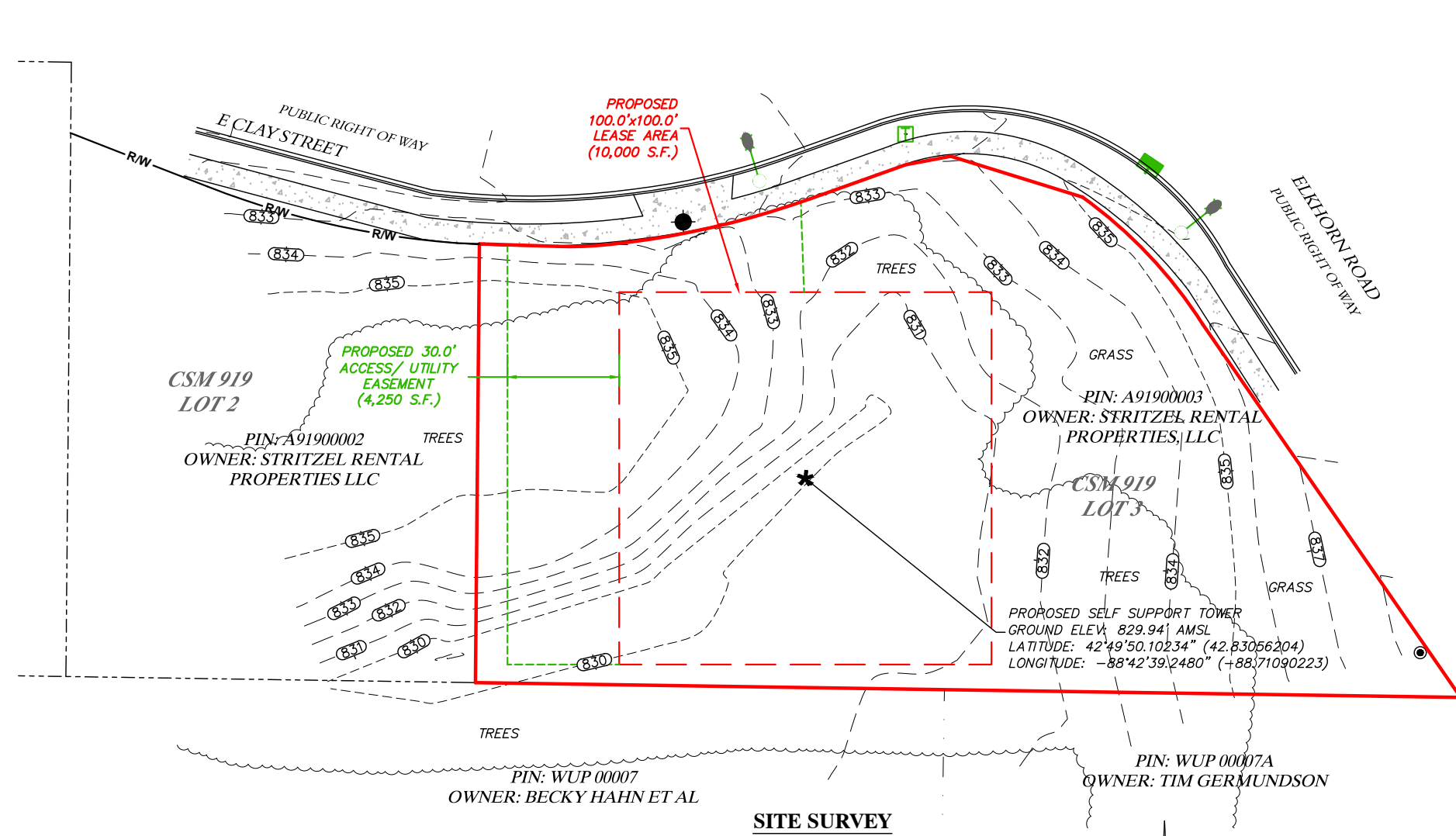
LATITUDE: 42°49'50.7028" (42.83075077)  
 LONGITUDE: -88°42'39.6899" (-88.71102498)  
 ELEVATION: 832.784'  
 LOCATION: CUT 'X' IN SIDEWALK

**GLOBAL POSITIONING SYSTEMS NOTE**

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
2. THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (TOPCON VRS NETWORK), NAD 83 WISCONSIN STATE PLANE (SOUTH).
3. TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.

**GENERAL NOTES**

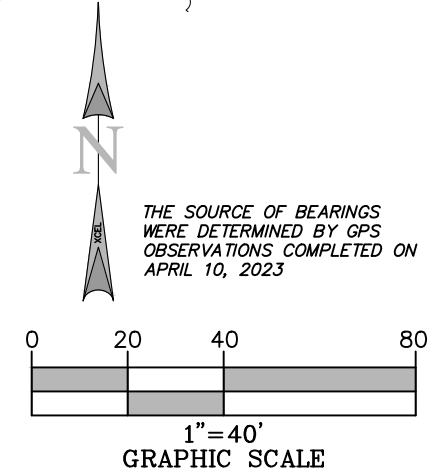
- NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.
- THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.
- THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.
- THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.
- THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT DATE OF MARCH 10, 2023, BEING COMMITMENT NO. TIL-149417-C, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.



**SITE SURVEY**

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LEASE LINE
- ACCESS/UTILITY EASEMENT
- RIGHT OF WAY LINE
- CONTOURS
- BENCHMARK
- FOUND MONUMENT
- STREET LIGHT
- TELEPHONE PEDESTAL
- STORM DRAIN INLET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- CENTERLINE OF TOWER LOCATION
- MEASURED & RECORD
- S.F. SQUARE FEET



I, DAN J. KUEHL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WISCONSIN MINIMUM STANDARDS OF PRACTICE.

*Dan J. Kuehl*  
 JUNE 12, 2023

DAN J. KUEHL  
 LICENSE NUMBER 3104-8  
 MY LICENSE RENEWAL DATE IS JANUARY 31, 2024  
 SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2



PREPARED FOR:  
**WESTCHESTER SERVICES LLC**  
 604 FOX GLEN  
 BARRINGTON, IL 60010  
 TELEPHONE: 847.277.0070  
 FAX : 847.277.0080  
 ae@westchesterservices.com

PREPARED FOR:  
**TILLMAN INFRASTRUCTURE**

SURVEYED BY:  
**XCEL Consultants**  
 8300 42ND STREET WEST  
 ROCK ISLAND, IL 61201  
 (O) 309-787-9988  
 (F) 309-756-5540  
 (E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 234614

**SITE SURVEY**

REV.	DATE	DESCRIPTION
A	6/12/23	FINAL ISSUE WITH TITLE

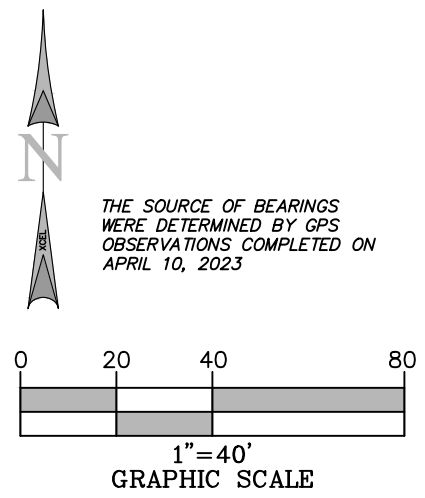
**SITE INFORMATION:**  
**STRITZEL RENTAL**  
 312 ELKHORN ROAD  
 WHITEWATER, WI 53190  
 WALWORTH COUNTY  
 TAX PARCEL NUMBER:  
 A91900003  
 PROPERTY OWNER:  
 STRITZEL RENTAL PROPERTIES LLC  
 530 S JANESVILLE AVE  
 WHITEWATER, WI 53190

SITE NUMBER:  
 TI-OPP-23028

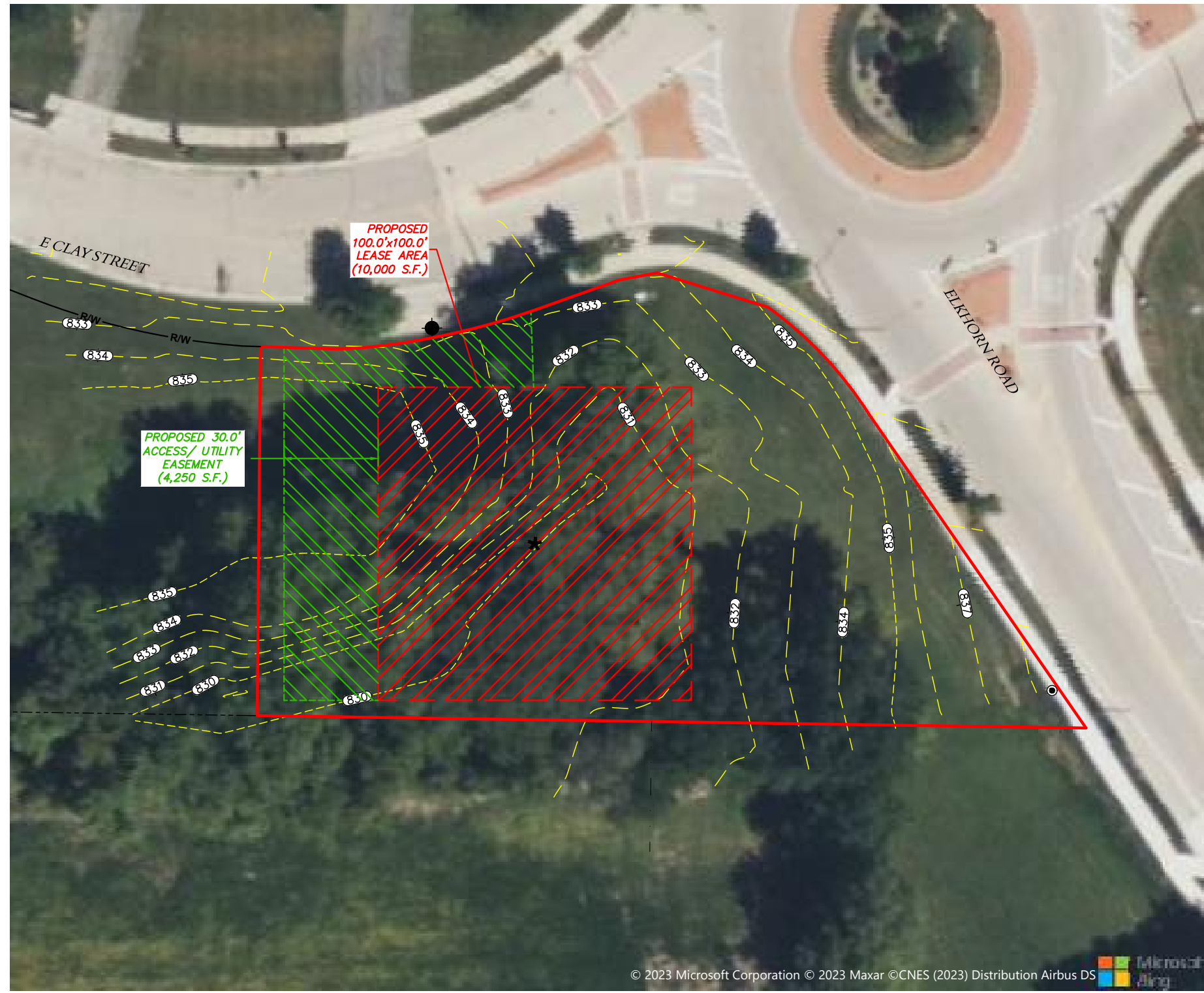
DRAWN BY: KJM  
 CHECKED BY: BCH  
 SURVEY DATE: 4/10/2023  
 PLAT DATE: 6/12/2023

SHEET TITLE:  
**SITE SURVEY**  
 THIS DOES NOT REPRESENT A  
 BOUNDARY SURVEY OF THE  
 PARENT PARCEL

SHEET NUMBER:  
**B-1.1**



AERIAL PER MICROSOFT BING  
 MAPS ON APRIL 12, 2013



**LEGEND**

	PROPERTY LINE
	LEASE AREA
	ACCESS/UTILITY EASEMENT
	CONTOURS
	CENTERLINE OF TOWER LOCATION

**AERIAL SURVEY**



I, DAN J. KUEHL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WISCONSIN MINIMUM STANDARDS OF PRACTICE.

*Dan J. Kuehl*  
 JUNE 12, 2023

DAN J. KUEHL  
 LICENSE NUMBER 3104-8  
 MY LICENSE RENEWAL DATE IS JANUARY 31, 2024  
 SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2



**REPORT OF TITLE:**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY XCEL CONSULTANTS, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENT, AUGMENTING EASEMENT, IMPLIES OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT DATE OF MARCH 10, 2023, BEING COMMITMENT NO. TIL-149417-C, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "SURVEY MAP" DATED FEBRUARY 28, 1979 AND RECORDED APRIL 9, 1979 IN (BOOK) 4 (PAGE) 152, (INSTRUMENT) 46392 IN WALWORTH COUNTY, WISCONSIN. REFERS TO PARENT TRACT - NOTHING TO PLOI
- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT" DATED JANUARY 6, 2016 AND RECORDED JANUARY 7, 2016 IN (BOOK) D (PAGE) 191, (INSTRUMENT) 918305 IN WALWORTH COUNTY, WISCONSIN. REFERS TO PARENT TRACT - NOTHING TO PLOI

**PARENT PARCEL, LEGAL DESCRIPTION  
(NOT FIELD SURVEYED) PER TITLE**

THE FOLLOWING DESCRIBED REAL ESTATE, TOGETHER WITH THE RENTS, PROFITS, FIXTURES AND OTHER APPURTENANT INTERESTS, IN WALWORTH COUNTY, STATE OF WISCONSIN:

LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, BEING PART OF THE SE 1/4 SW 1/4 OF SECTION 3, T4N, R15E, CITY OF WHITEWATER, WISCONSIN. EXCEPT PARCEL CONVEYED FOR STREET PURPOSES AS CONTAINED IN DEED RECORDED AS DOCUMENT NO. 710998. FURTHER EXCEPTING A PARCEL CONVEYED TO THE STATE OF WISCONSIN FOR HIGHWAY PURPOSES AS CONTAINED IN PARCEL 22 IN TPP 3110-02-21-4.03.

PARCEL ID: /A 91900003

THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM TERRENCE L. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO. 939063.

FURTHER BEING DESCRIBED IN:  
THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM DANIEL J. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939062.

FURTHER BEING DESCRIBED IN:  
THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM STEVEN J. STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939061.

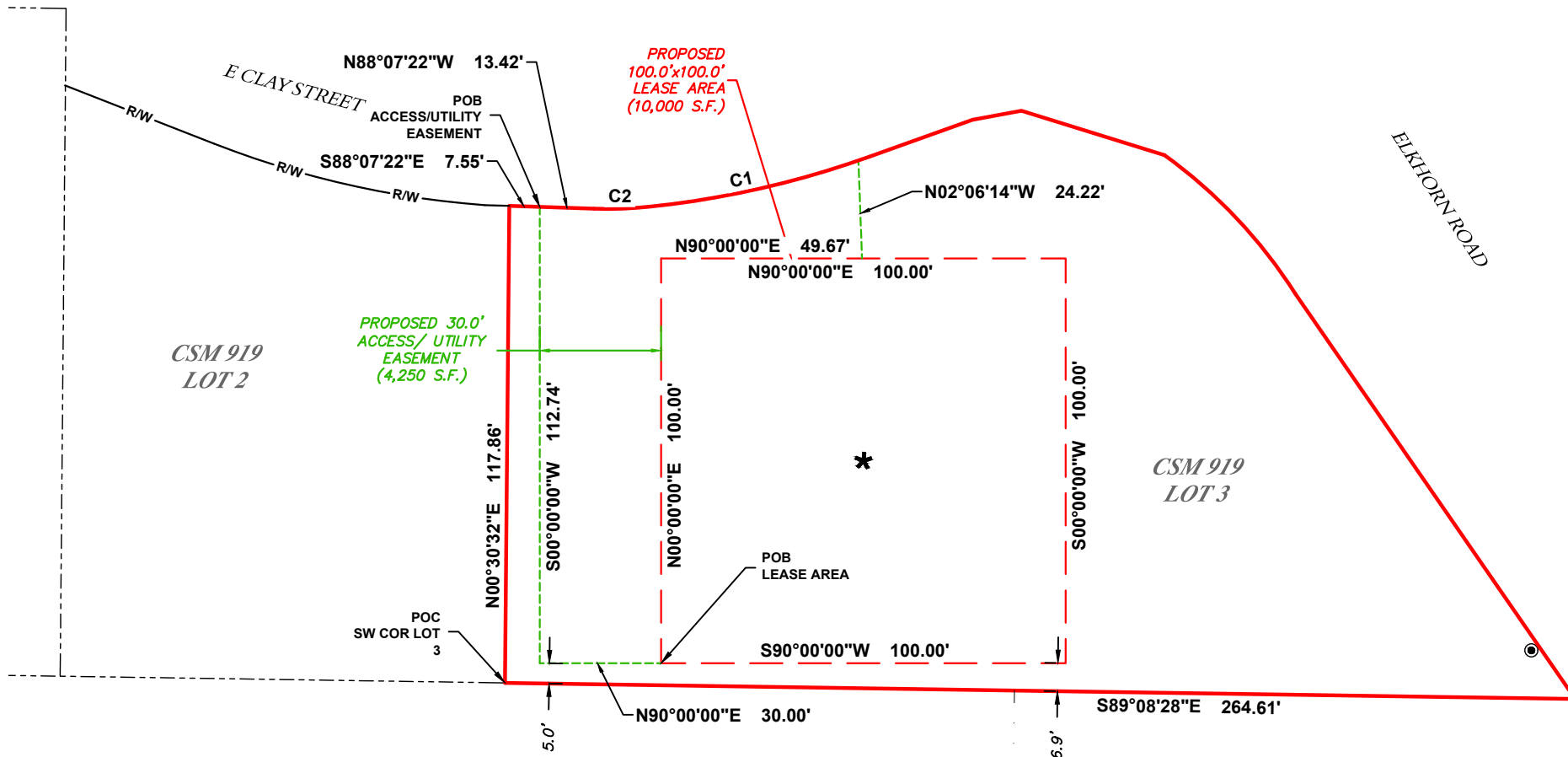
FURTHER BEING DESCRIBED IN:  
THIS BEING THE SAME PROPERTY CONVEYED TO STRITZEL RENTAL PROPERTIES, LLC, AN UNDIVIDED 1/4 INTEREST IN A DEED FROM JANICE R STRITZEL, DATED 12/30/2016 AND RECORDED 1/3/2017 AS INSTRUMENT NO.939060.

**PROPOSED LEASE AREA:**

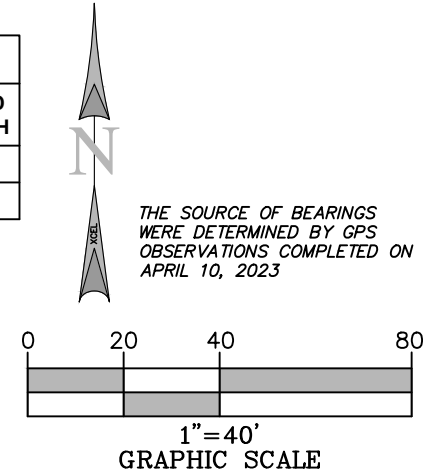
A PART OF LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 3; THENCE N00°30'32"E, ALONG THE WEST LINE OF SAID LOT 3, 117.86 FEET TO THE SOUTH LINE OF E. CLAY STREET; THENCE S88°07'22"E, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 7.55 FEET; THENCE S00°00'00"W, 112.74 FEET; THENCE N90°00'00"E, 30.00 FEET TO THE POINT OF BEGINNING FOR THE LEASE AREA HEREIN INTENDED TO BE DESCRIBED; THENCE N00°00'00"E, 100.00 FEET; THENCE N90°00'00"E, 100.00 FEET; THENCE S90°00'00"W, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,000 SQUARE FEET.

**PROPOSED ACCESS/UTILITY EASEMENT:**

A PART OF LOT 3, CERTIFIED SURVEY NO. 919, RECORDED IN VOL. 4 CS, PAGE 152, WALWORTH COUNTY REGISTER OF DEEDS, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 3; THENCE N00°30'32"E, ALONG THE WEST LINE OF SAID LOT 3, 117.86 FEET TO THE SOUTH LINE OF E. CLAY STREET; THENCE S88°07'22"E, ALONG THE SAID SOUTH LINE OF E. CLAY STREET, 7.55 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT AREA HEREIN INTENDED TO BE DESCRIBED; THENCE S00°00'00"W, 112.74 FEET; THENCE N90°00'00"E, 30.00 FEET; THENCE N00°00'00"E, 100.00 FEET; THENCE N90°00'00"E, 49.67 FEET; THENCE N02°06'14"W, 24.22 FEET TO THE SAID SOUTH LINE OF E. CLAY STREET; THENCE S00°00'00"W, 100.00 FEET; THENCE S90°00'00"W, 100.00 FEET; THENCE S89°08'28"E, 264.61 FEET; THENCE S88°07'22"E, 7.55 FEET; THENCE N88°07'22"W, 13.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4,250 SQUARE FEET.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	231.50'	52.95'	013°06'15"	S77°31'49"W	52.83'
C2	103.00'	13.80'	007°40'36"	S87°55'13"W	13.79'



I, DAN J. KUEHL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WISCONSIN MINIMUM STANDARDS OF PRACTICE.

*Dan Kuehl*  
JUNE 12, 2023  
DAN J. KUEHL  
LICENSE NUMBER 3104-8  
MY LICENSE RENEWAL DATE IS JANUARY 31, 2024  
SHEETS COVERED BY THIS SEAL B-1, B-1.1, AND B-1.2

PREPARED FOR: **Item 6.**  
**WESTCHESTER SERVICES LLC**  
604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847.277.0070  
FAX : 847.277.0080  
ae@westchesterservices.com

PREPARED FOR:  
**TILLMAN INFRASTRUCTURE**

SURVEYED BY:  
**XCEL Consultants**  
8300 42ND STREET WEST  
ROCK ISLAND, IL 61201  
(O) 309-787-9988  
(F) 309-756-5540  
(E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 234614

SITE SURVEY		
REV.	DATE	DESCRIPTION
A	6/12/23	FINAL ISSUE WITH TITLE

**SITE INFORMATION:**  
**STRITZEL RENTAL**  
  
312 ELKHORN ROAD  
WHITEWATER, WI 53190  
WALWORTH COUNTY  
  
TAX PARCEL NUMBER:  
A91900003  
  
PROPERTY OWNER:  
STRITZEL RENTAL PROPERTIES LLC  
530 S JANESVILLE AVE  
WHITEWATER, WI 53190

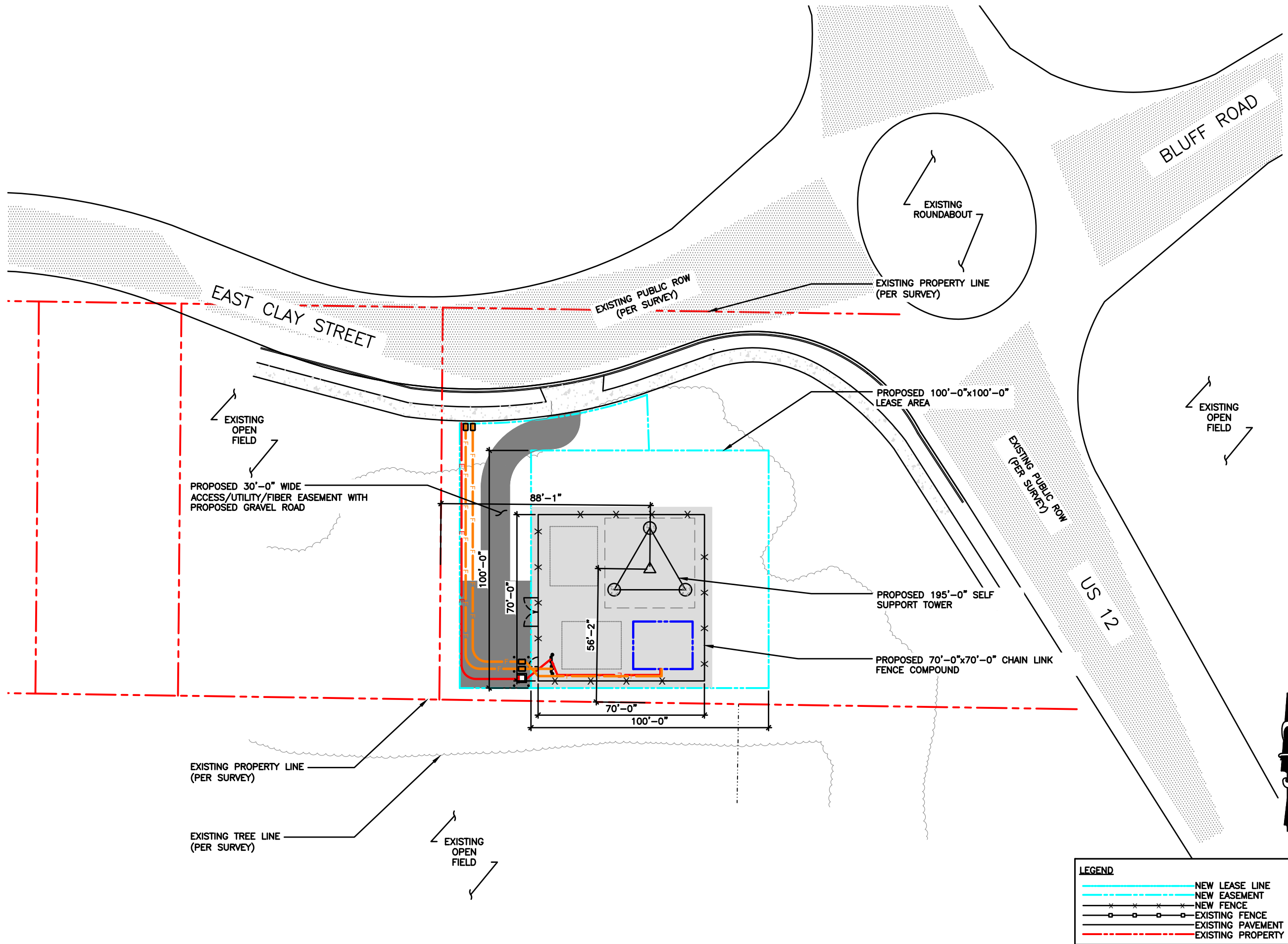
SITE NUMBER:  
TI-OPP-23028

DRAWN BY: KJM  
CHECKED BY: BCH  
SURVEY DATE: 4/10/2023  
PLAT DATE: 6/12/2023

SHEET TITLE:  
**SITE SURVEY**  
THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL

SHEET NUMBER:  
**B-1.2**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



**LEGEND**

	NEW LEASE LINE
	NEW EASEMENT
	NEW FENCE
	EXISTING FENCE
	EXISTING PAVEMENT
	EXISTING PROPERTY LINE

SCALE: 1" = 20'-0" (24x36)  
(OR) 1/2" = 20'-0" (11x17)

**LCC**  
TELECOM SERVICES

**JOHN M. BANKS**  
ARCHITECT  
604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
FAX : 847-277-0080  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

**WESTCHESTER**  
SERVICES LLC

604 FOX GLEN  
BARRINGTON, IL 60010  
PHONE: 847-277-0070  
EMAIL: AE@Westchesterservices.com

DRAWN BY: DWM  
CHECKED BY: MC

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

TILLMAN OPP# TI-OPP-23028  
FA# : 15887152  
SITE NAME:  
STRITZEL RENTAL  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C-1** 172

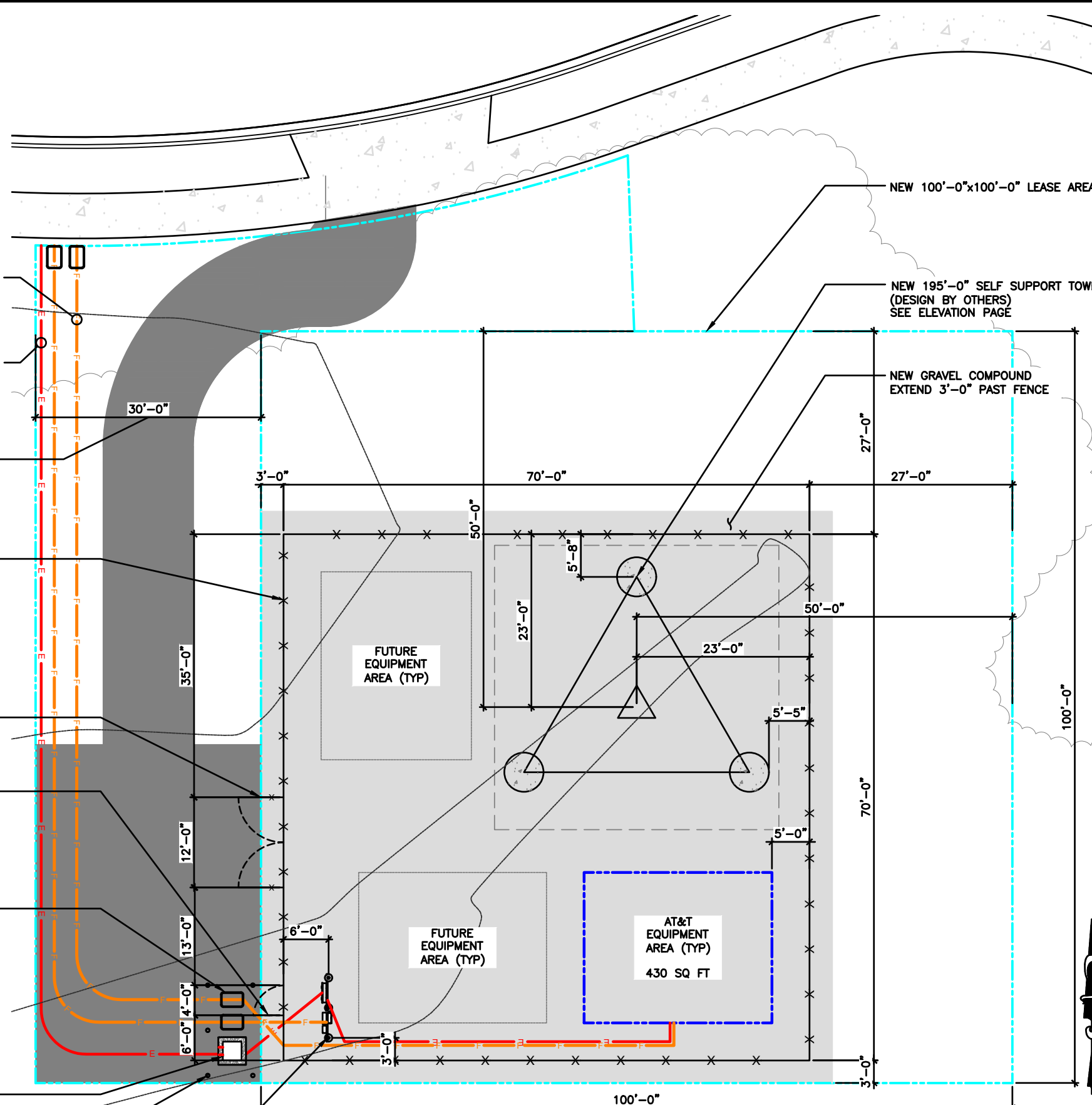




**GENERAL NOTES**

- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE TILLMAN CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
- THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT PRIOR TO EXCAVATION AT SITE.
- ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
- THERE ARE NO COMMERCIAL SIGNS NEW FOR THIS INSTALLATION.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.  
MAXIMUM SOIL LIFTS:  
JUMPING JACK - 3"  
CROWS FOOT TRENCH ROLLER - 6"  
HOE OPERATED VIBRATORY PLATE - 8"  
WHEELED VIBRATORY SOIL COMPACTOR - 12"  
\*LIFT HEIGHTS MAY NEED TO BE ADJUSTED DEPENDING ON SOIL TYPES AND MOISTURE CONTENT.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
- THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS (REFER TO GRADING PLAN).
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
- UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.

- NEW UNDERGROUND FIBER CONDUIT FROM NEW UTILITY H-FRAME TO ROW SEE E-1 FOR DETAILS
- NEW UNDERGROUND ELECTRICAL SERVICE FROM NEW UTILITY H-FRAME TO ROW SEE E-1 FOR DETAILS
- NEW 30'-0" WIDE ACCESS/ FIBER/ UTILITY EASEMENT WITH GRAVEL ACCESS ROAD
- NEW 70'-0"x70'-0" CHAIN LINK FENCE COMPOUND. 6' TALL WITH 1' BARBED WIRE, TOTAL 7' TALL
- NEW 12'-0" DOUBLE SWING ACCESS GATE
- NEW 4'-0" SINGLE SWING ACCESS GATE IN FRONT OF UTILITY H-FRAME
- NEW LABELED FIBER HANDHOLE (BY TILLMAN CONTRACTOR)
- NEW UTILITY TRANSFORMER BY POWER COMPANY
- NEW FENCE POST MARKER (3'-0" O.C. & 6'-0" A.G.L.)
- NEW MULTI-TENANT 4 GANG METER BANK ON NEW COMPOUND UTILITY H-FRAME



**NOTE:**  
CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND REMOVE TREES AS NEEDED WITHIN NEW LEASE AREA AND 10' AROUND ENTIRE LEASE AREA, ENSURE ALL OVERHANGING LIMBS OF BRANCHES ARE REMOVED AS WELL.

LEGEND	
	NEW LEASE LINE
	NEW EASEMENT
	NEW FENCE
	EXISTING FENCE
	EXISTING PAVEMENT
	EXISTING PROPERTY LINE

SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17)

**TILLMAN** Item 6.  
**INFRASTRUCTURE**

**LCC**  
TELECOM SERVICES

**JOHN M. BANKS**  
ARCHITECT  
604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
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**WESTCHESTER**  
SERVICES LLC

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PHONE: 847-277-0070  
EMAIL: AE@Westchesterservices.com

DRAWN BY: DWM  
CHECKED BY: MC

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

TILLMAN OPP# TI-OPP-23028  
FA# : 15887152  
SITE NAME:  
STRITZEL RENTAL  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**ENLARGED SITE PLAN**

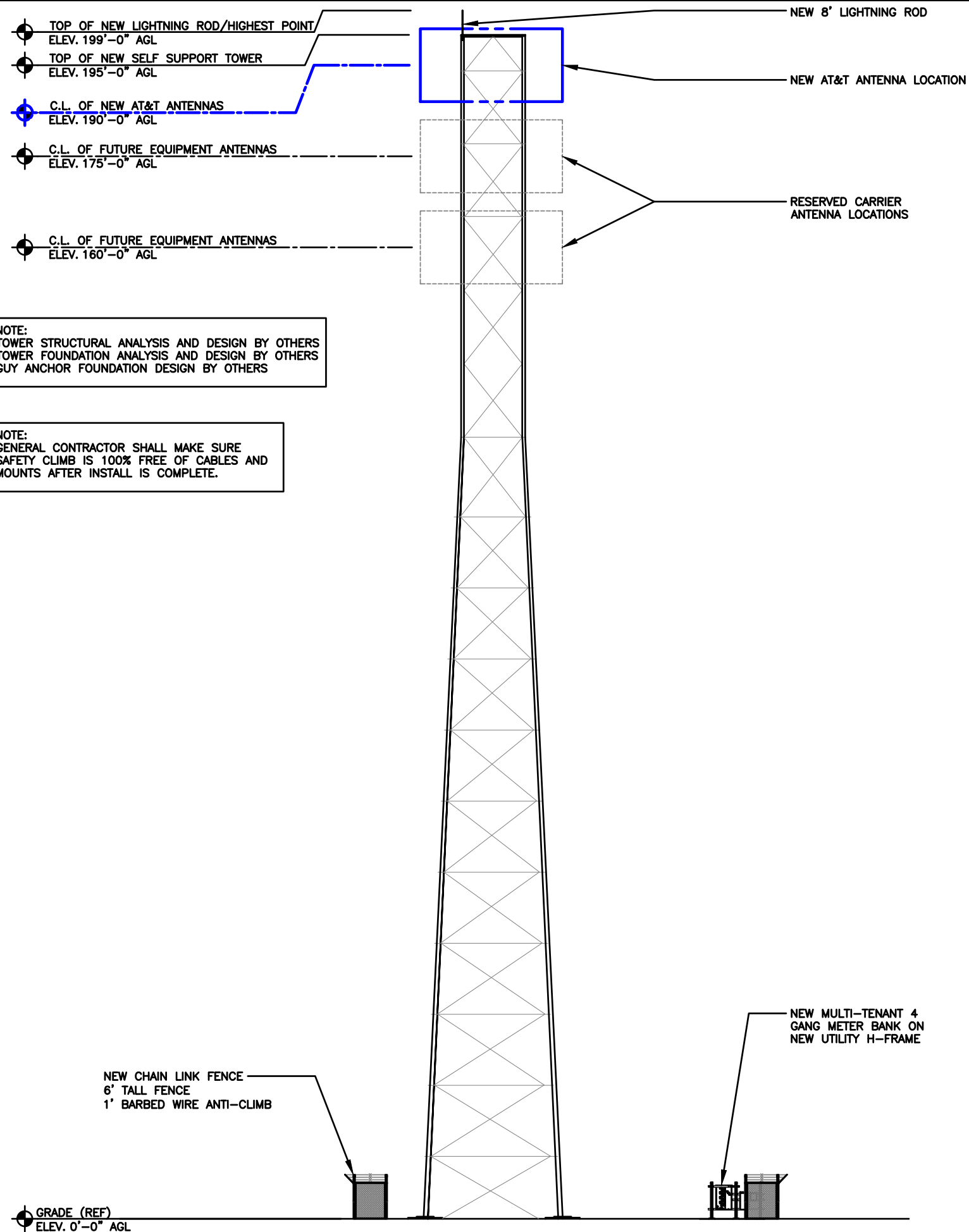
SHEET NUMBER  
**C-2** 173

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**ENLARGED SITE PLAN**

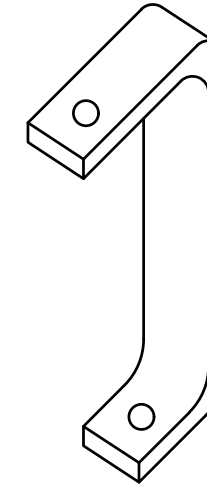
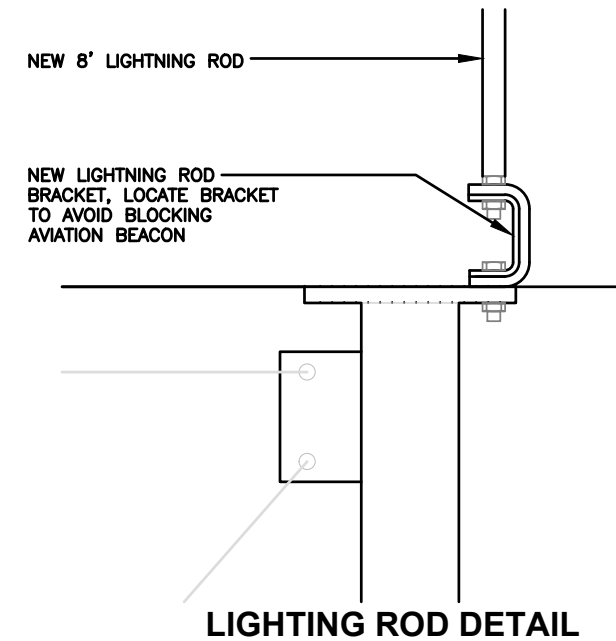


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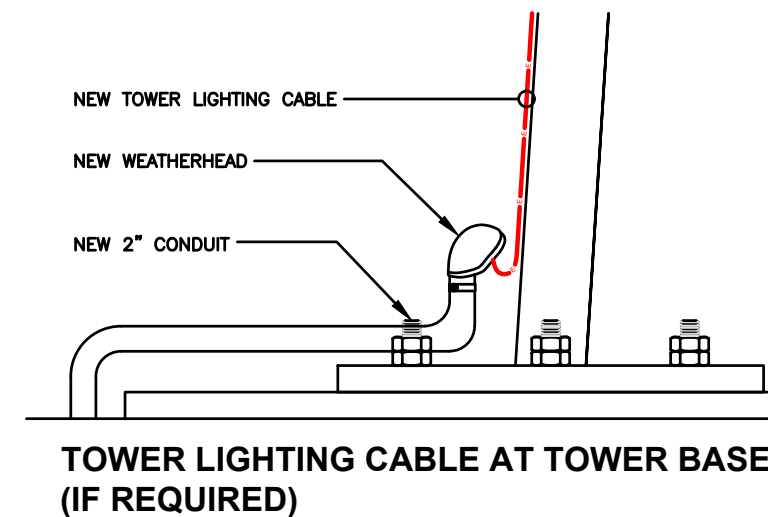


NOTE:  
TOWER STRUCTURAL ANALYSIS AND DESIGN BY OTHERS  
TOWER FOUNDATION ANALYSIS AND DESIGN BY OTHERS  
GUY ANCHOR FOUNDATION DESIGN BY OTHERS

NOTE:  
GENERAL CONTRACTOR SHALL MAKE SURE  
SAFETY CLIMB IS 100% FREE OF CABLES AND  
MOUNTS AFTER INSTALL IS COMPLETE.



**LIGHTNING ROD BRACKET**



**JOHN M. BANKS**  
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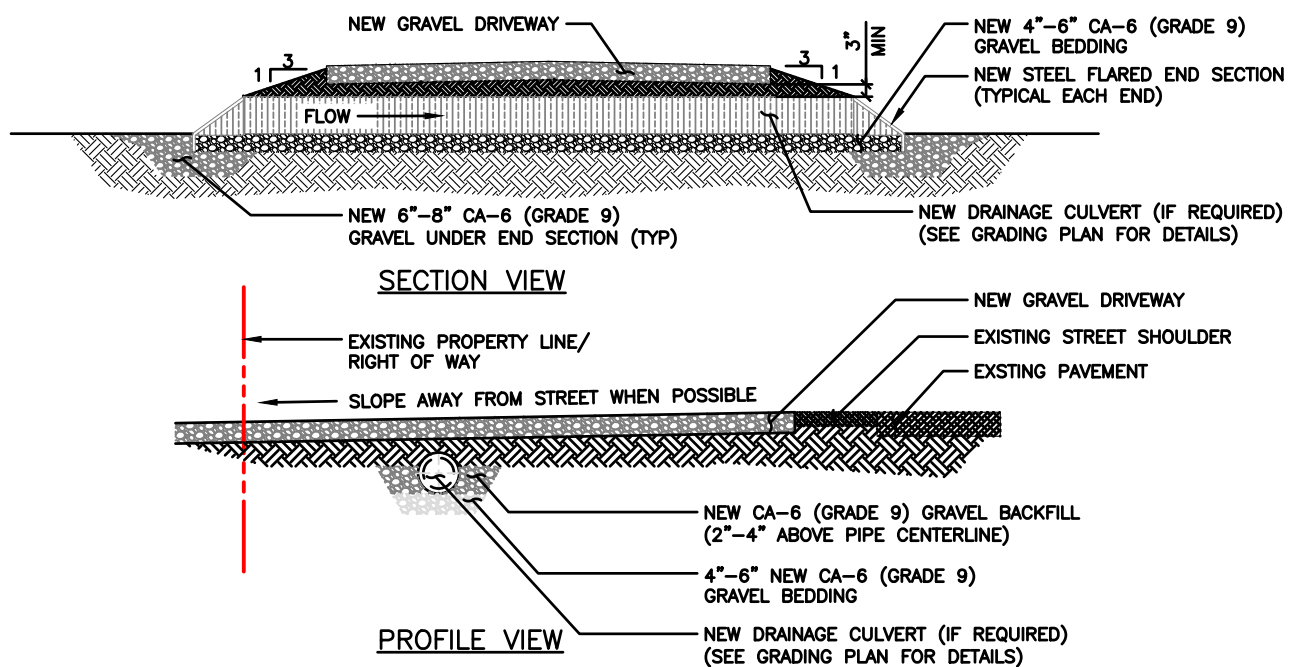
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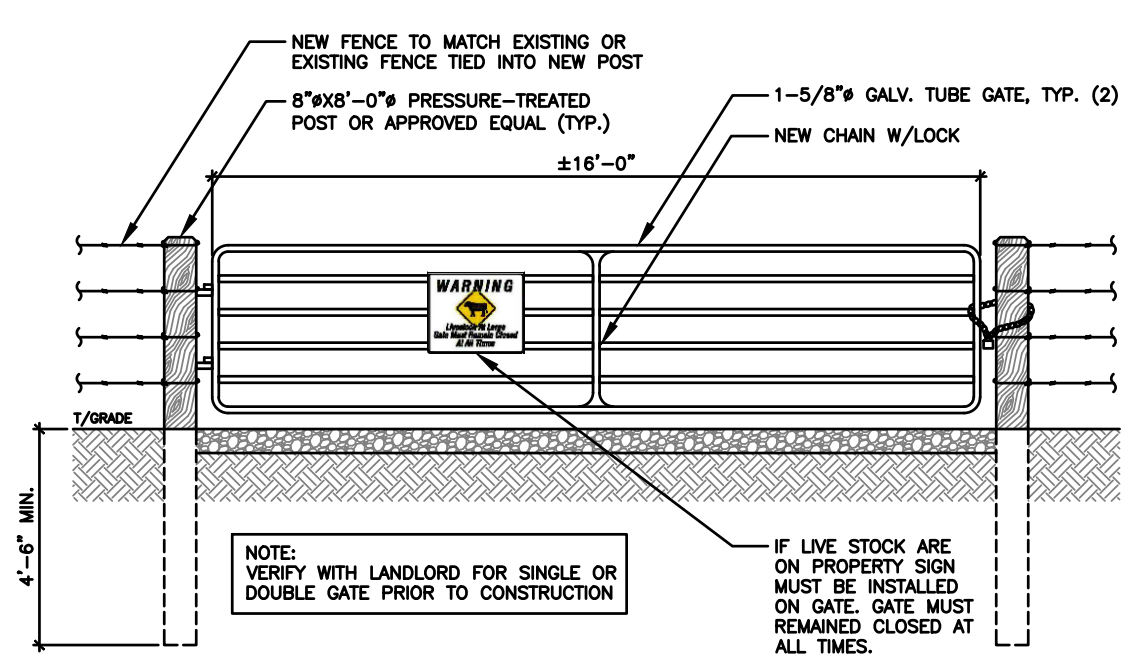
**SHEET TITLE**  
ELEVATION

**SHEET NUMBER**  
**C-3**

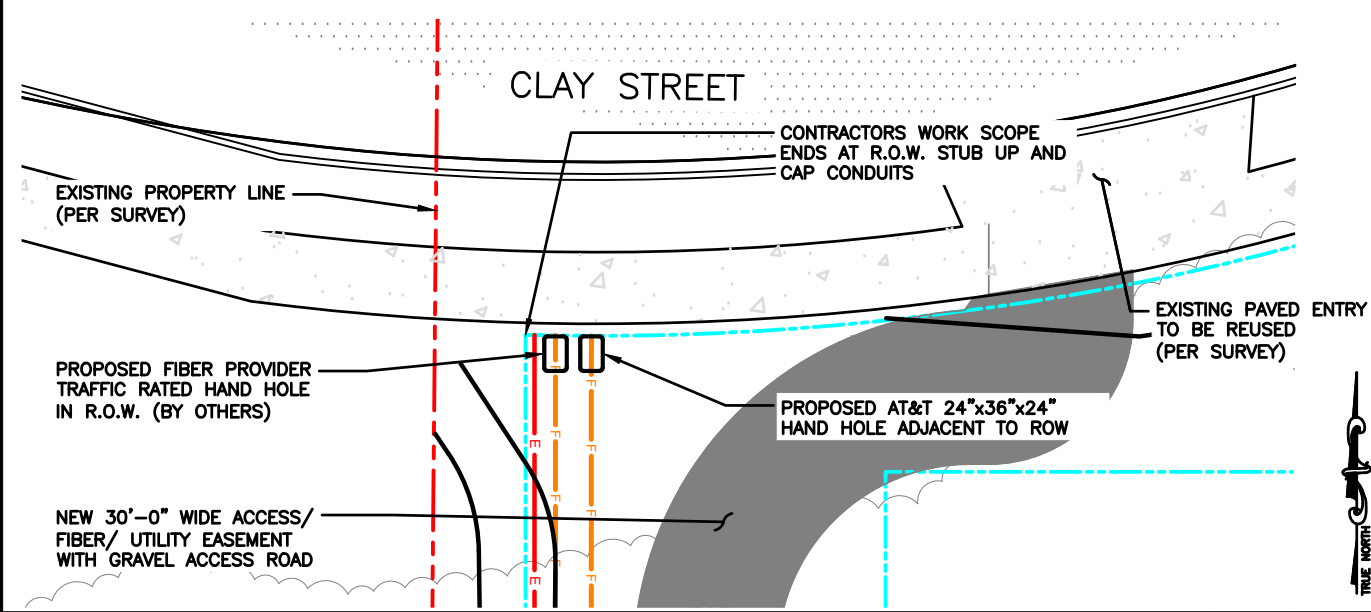
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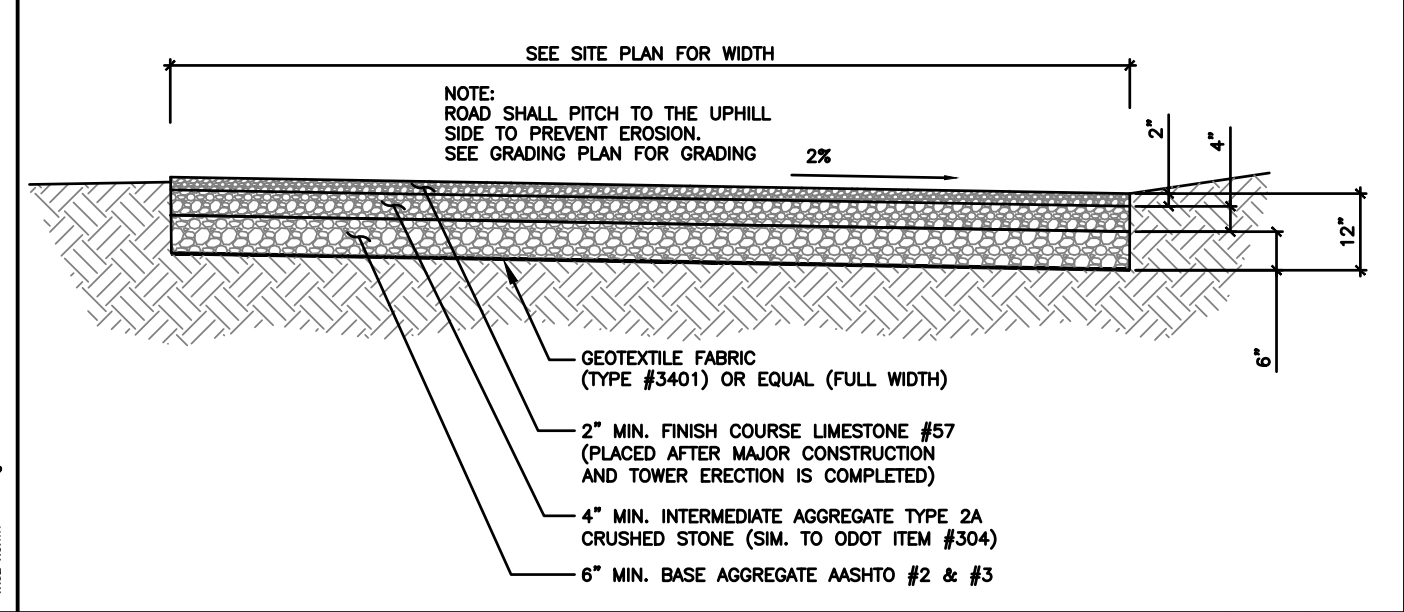
**CULVERT DETAIL (IF REQUIRED)** SCALE N.T.S. **6**



**CATTLE/ STREET GATE DETAIL (IF REQUIRED)** SCALE N.T.S. **5**



**ACCESS DRIVEWAY @ STREET DETAIL** SCALE N.T.S. **4**



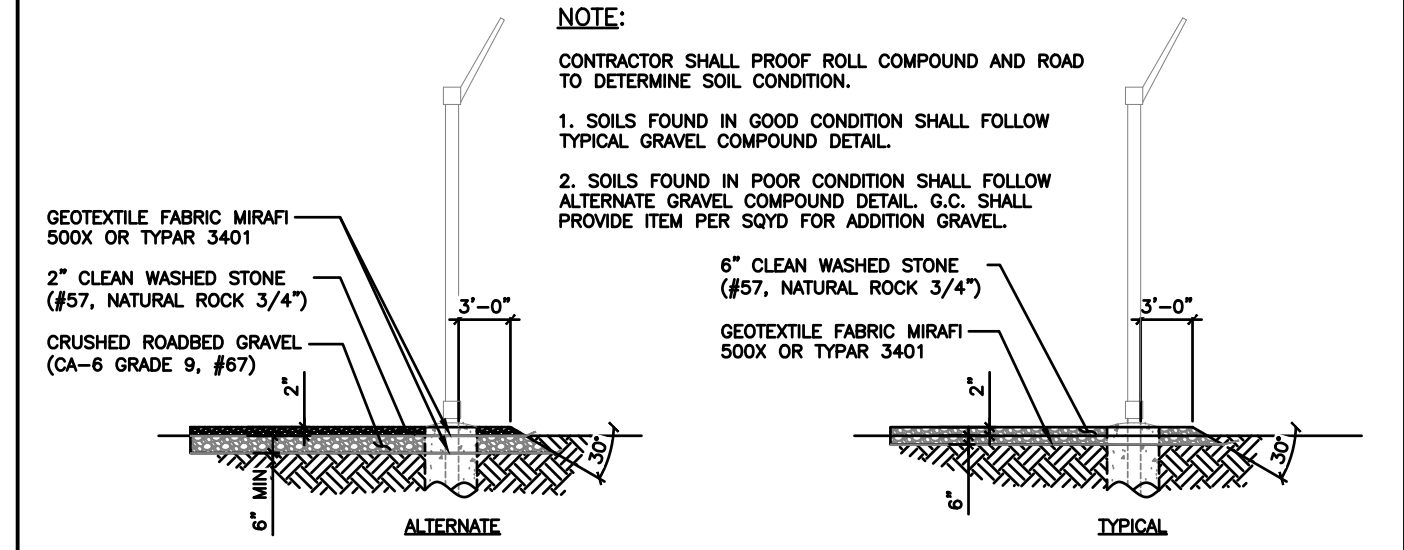
**ACCESS DRIVE DETAIL** SCALE N.T.S. **3**

**ASPHALT APRON- (IF REQUIRED)**  
 8" OF 304 AGGREGATE STONE (2 LIFTS)  
 4" OF 404 BITUMINOUS ASPHALT (2 LIFTS)

**CONCRETE APRON- (IF REQUIRED)**  
 CLASS C CONCRETE IS REQUIRED FROM EDGE OF PAVEMENT TO R/W. THE SLAB MUST BE 5" THICK. ONE INCH EXPANSION MATERIAL REQUIRED AGAINST ANY EXISTING CONCRETE. NO MORE THAN 2% CALCIUM CHLORIDE ADDED TO MIX. NO MORE THAN 2 GALLONS OF WATER PER CUBIC YARD ADDED TO MIX AT THE BEGINNING OF LOAD. NO WATER SPRAY ON MIX AFTER MATERIAL IS PLACED IN FORMS. NO MORE THAN A 5" SLUMP IN THE CONCRETE MIX.

**NOTE:**  
 TILLMAN GC TO VERIFY WITH DRIVEWAY PERMIT/JURISDICTION

**DRIVEWAY/ CULVERT NOTES** SCALE N.T.S. **2**



**GRAVEL COMPOUND DETAIL** SCALE N.T.S. **1**

**LCC TELECOM SERVICES**

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**DRAWN BY:** DWM  
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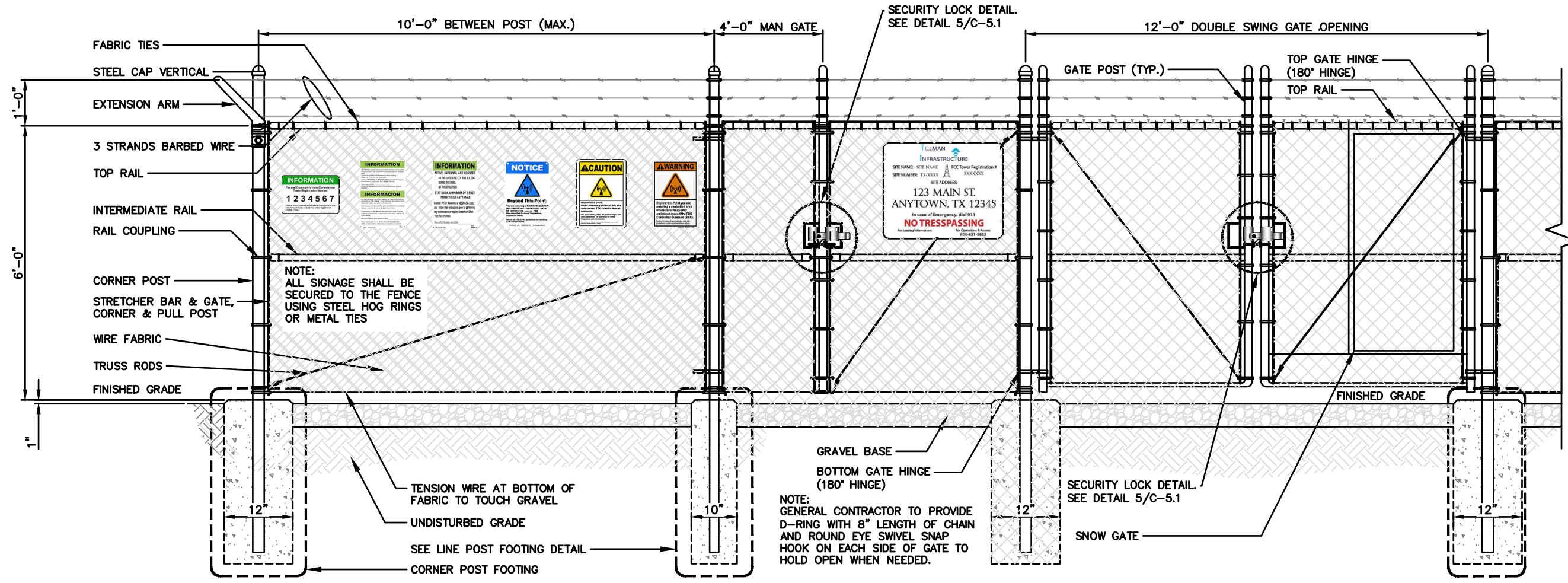
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**SHEET TITLE**  
 CONSTRUCTION  
 DETAILS

**SHEET NUMBER**  
**C-4** 175

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NOTE:  
ALL SIGNAGE SHALL BE  
SECURED TO THE FENCE  
USING STEEL HOG RINGS  
OR METAL TIES

NOTE:  
GENERAL CONTRACTOR TO PROVIDE  
D-RING WITH 8" LENGTH OF CHAIN  
AND ROUND EYE SWIVEL SNAP  
HOOK ON EACH SIDE OF GATE TO  
HOLD OPEN WHEN NEEDED.

**COMPOUND FENCING DETAIL**

SCALE  
N.T.S. **2**



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SHEET TITLE  
**FENCE  
DETAILS**

SHEET NUMBER  
**C-5** 176

**NOT USED**

SCALE  
N.T.S. **1**



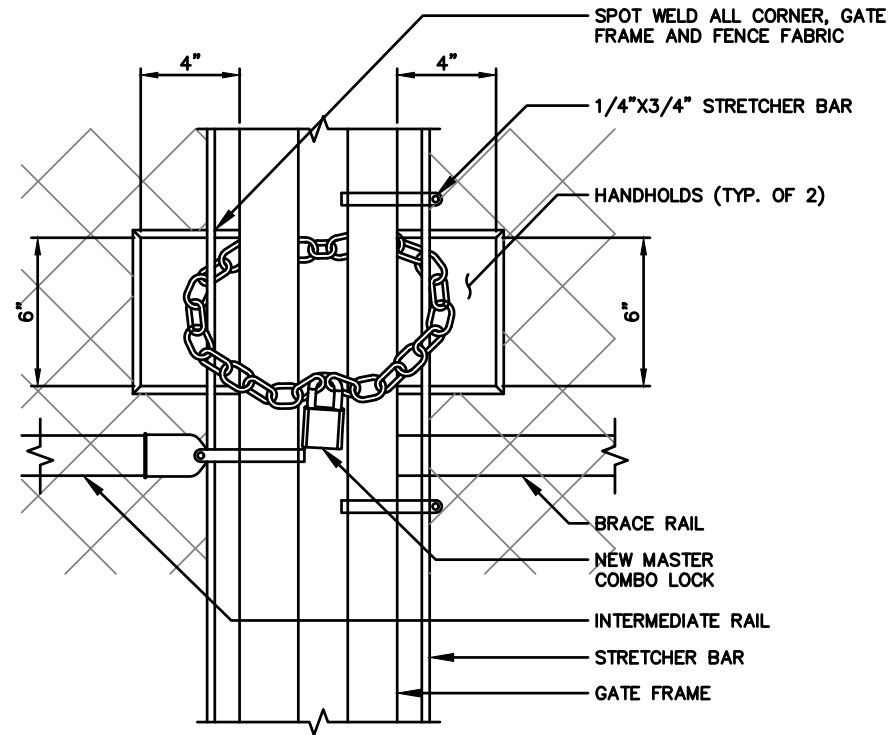
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**WOVEN WIRE FENCE NOTES:**

(INSTALL FENCING PER ASTM F-567)  
(SWING GATES PER ASTM F-900)

1. GATE POSTS, CORNER, TERMINAL OR PULL POSTS SHALL BE 2 7/8" DIA. SCHEDULE 40 FOR GATE WIDTHS UP THROUGH 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POSTS: 2 3/8" DIA. SCHEDULE 40 PIPE PER ASTM-F1083
3. GATE FRAME: 1 1/2" DIA. SCHEDULE 40 PIPE PER ASTM-F1083
4. TOP RAIL AND BRACE RAIL: 1 1/4" SCHEDULE 40 PIPE PER ASTM-F1083
5. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392 CLASS 1
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL. INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS
7. TENSION WIRE: 7 GA. GALVANIZED STEEL
8. BARBED WIRE: 3 STRANDS OF DOUBLE STRAND 12-1/2 GAUGE TWISTED WIRE, 4 POINT BARBS SPACED ON APPROXIMATELY 5" CENTERS
9. LOCAL ORDINANCE FORR BARB WIRE PERMIT SHALL GOVERN INSTALLATION
10. HEIGHT = 6' VERTICAL + 1' BARBED WIRE VERTICAL DIMENSION
11. ALL WORK SHALL CONFORM WITH THE PROJECT SPECIFICATIONS

NOTE:  
GENERAL CONTRACTOR TO PROVIDE  
(2) NEW LOCKS FOR MAIN GATE  
AND MAN GATE. COORDINATE  
COMBINATION WITH TILLMAN  
CONSTRUCTION MANAGER.

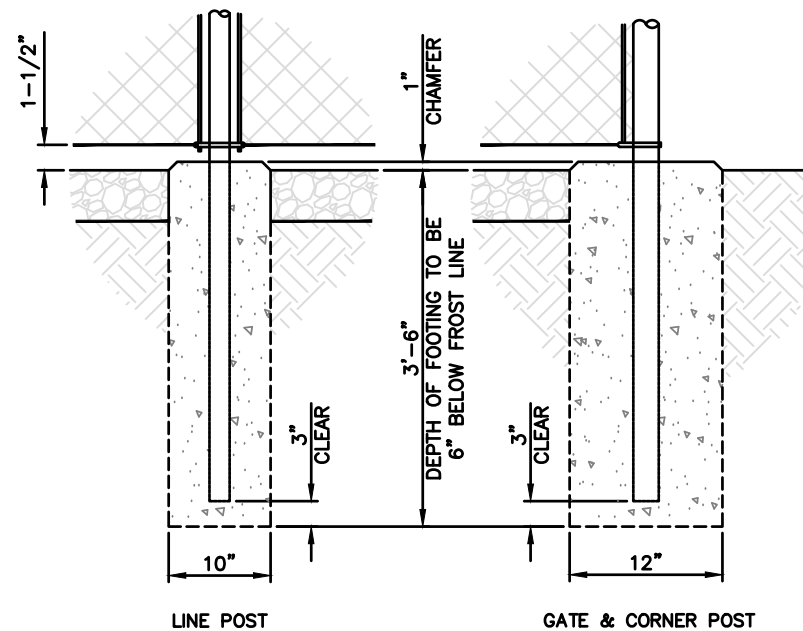


**STRONGHOLD LATCH DETAIL**

SCALE  
N.T.S. **5**

**NOT USED**

SCALE  
N.T.S. **4**

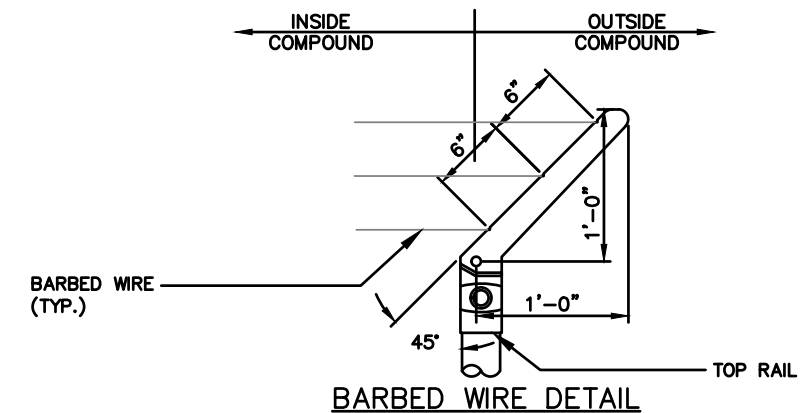


**POST FOOTING DETAIL**

SCALE  
N.T.S. **2**

**DETAILS**

SCALE  
N.T.S. **1**



**FENCING NOTES**

SCALE  
N.T.S. **3**

DRAWN BY: **DWM**  
CHECKED BY: **MC**

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SHEET TITLE  
**FENCE  
DETAILS**

SHEET NUMBER  
**C-5.1**

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WHITE BACKGROUND, RED/BLACK LETTERING  
 MOUNTING LOCATION: SHELTER OR TENANT IMPROVEMENT ROOM DOOR.  
 IF OUTDOOR CABINET SITE PLACE ON END CABINET CLOSEST TO SITE ACCESS POINT.  
 PLACE ON GENERATOR.  
 QUANTITY: 1 TO 2

**SIGNAGE NOTES:**

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATING.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL E911 ADDRESS & FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS THE COMPOUND GATE ITSELF.
4. SIGNS NEED NOT BE PLACED IF ACCURATE AND APPROPRIATE SIGNAGE ALREADY EXISTS.

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING  
 MOUNTING LOCATION: GATE & BASE OF TOWER  
 QUANTITY: 2

**INFORMATION**

- ACTIVE ANTENNAS ARE MOUNTED
- ON THE OUTSIDE FACE OF THIS BUILDING
  - BEHIND THIS PANEL
  - ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

Contact AT&T Mobility at 800-638-2822 and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.

This is AT&T Mobility site USID# \_\_\_\_\_

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING  
 MOUNTING LOCATION: GATE & BASE OF TOWER  
 QUANTITY: 2



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SHEET TITLE  
**SITE SIGNAGE**

SHEET NUMBER  
**C-6** 178

**PROPERTY OF TILLMAN INFRASTRUCTURE**

SCALE N.T.S. **7**

**FCC REGISTRATION SIGN**

SCALE N.T.S. **6**

**RF EXPOSURE INFORMATION SIGN**

SCALE N.T.S. **5**

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING  
 MOUNTING LOCATION: GATE & BASE OF TOWER  
 QUANTITY: 2

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING  
 MOUNTING LOCATION: GATE & BASE OF TOWER  
 QUANTITY: 1

WHITE/YELLOW BACKGROUND, WHITE/BLACK LETTERING  
 MOUNTING LOCATION: GATE & BASE OF TOWER  
 QUANTITY: 1

WHITE/ORANGE BACKGROUND, WHITE/BLACK LETTERING  
 MOUNTING LOCATION: GATE & BASE OF TOWER  
 QUANTITY: 1

**RF EXPOSURE INFORMATION SIGN**

SCALE N.T.S. **4**

**RF EXPOSURE NOTICE SIGN**

SCALE N.T.S. **3**

**RF EXPOSURE CAUTION SIGN**

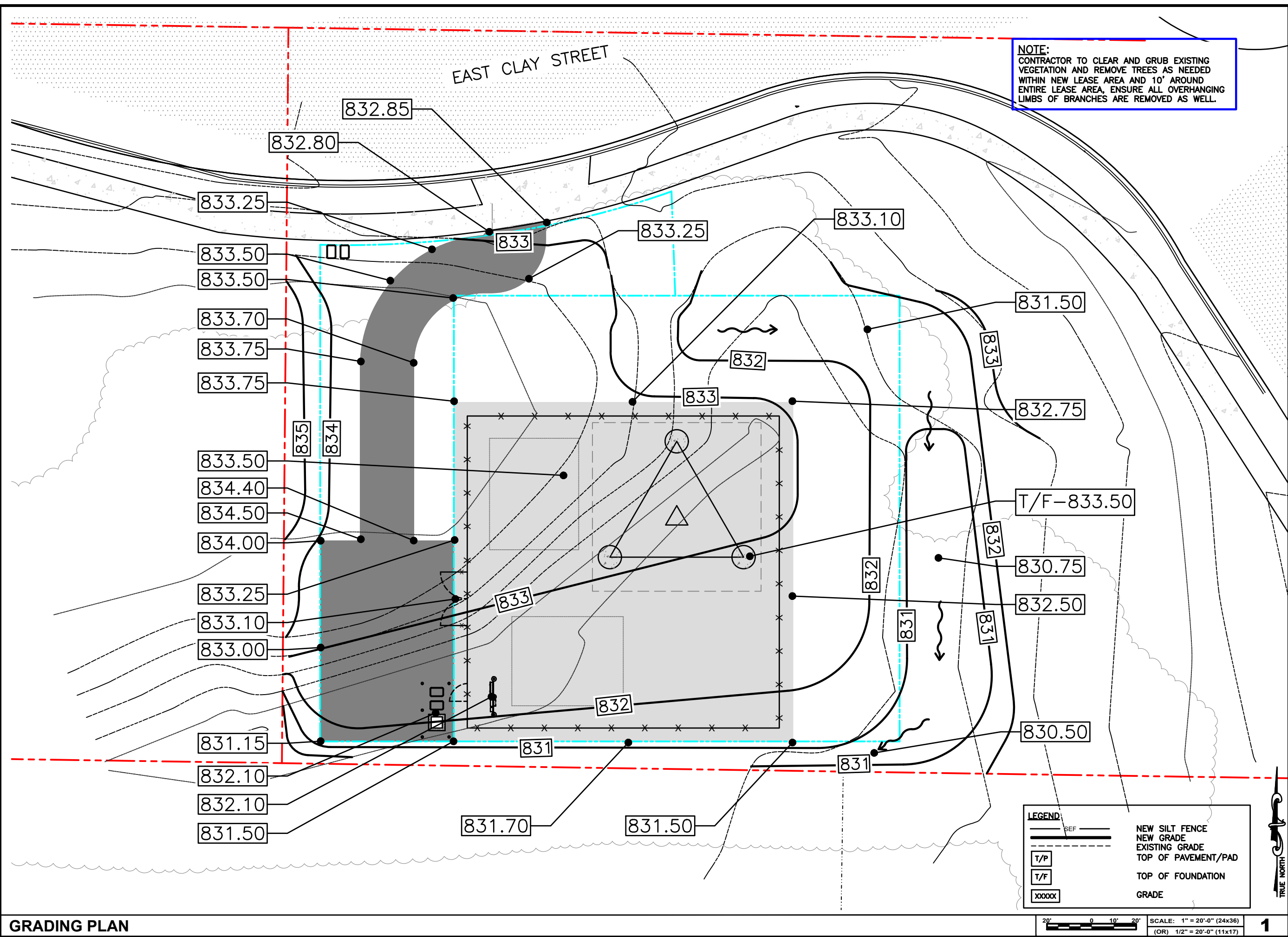
SCALE N.T.S. **2**

**RF EXPOSURE WARNING SIGN**

SCALE N.T.S. **1**



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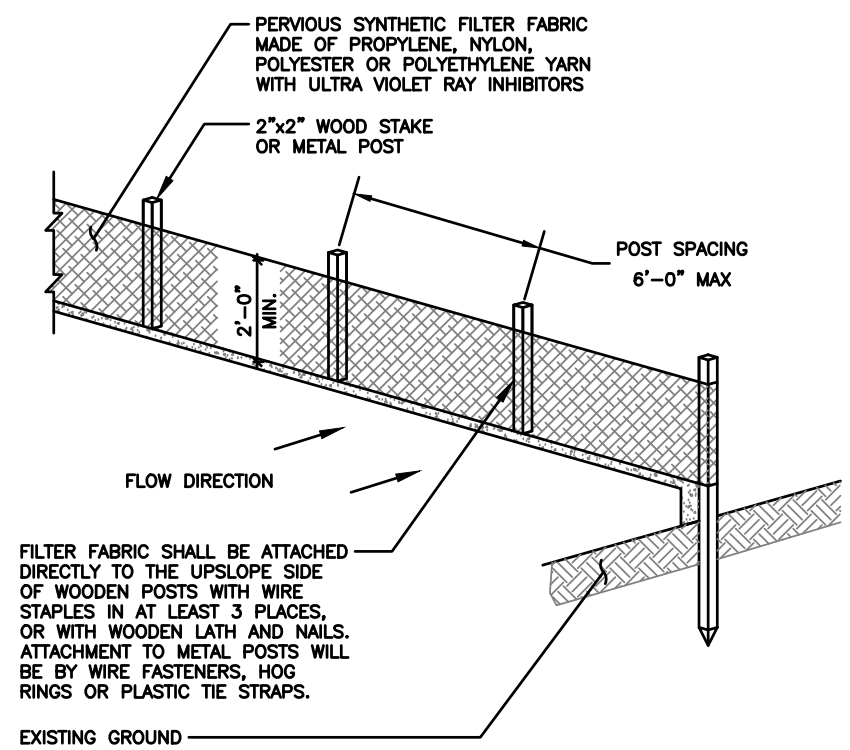
**SHEET TITLE**  
 GRADING  
 PLAN

**SHEET NUMBER**  
**C-7** 179

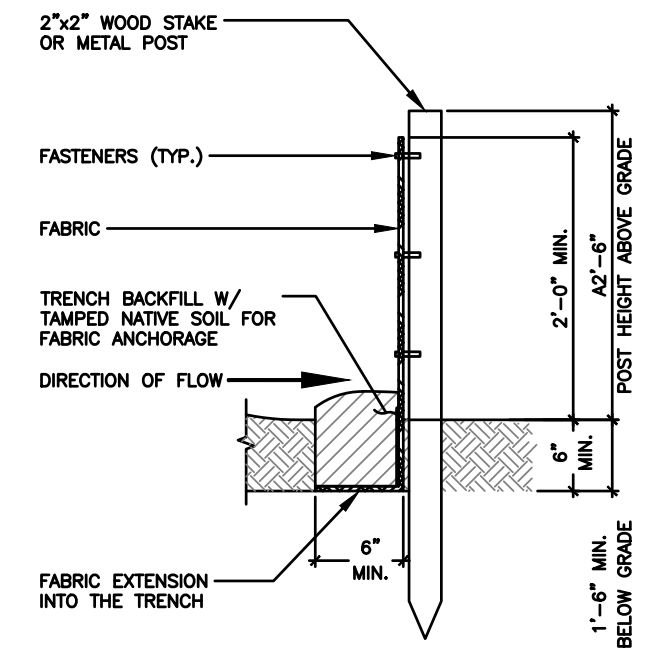


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- ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
- A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED REGULARLY AND AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION
- SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING
- THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE
- ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT
- MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE BARRIER
- ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED
- ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDDED WITH AN APPROPRIATE GROUND COVER
- TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES SHALL BE CONSTRUCTED AND SHALL EXTEND INTO JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY
- REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT
- SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED



ISOMETRIC VIEW



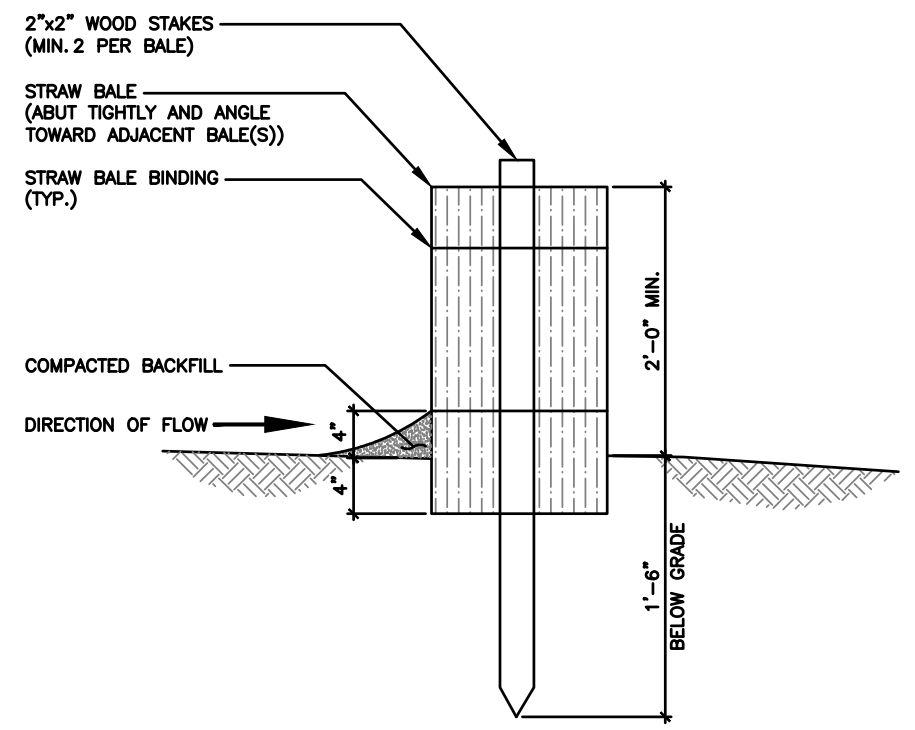
SECTION VIEW

SOIL EROSION & SEDIMENT CONTROL NOTES

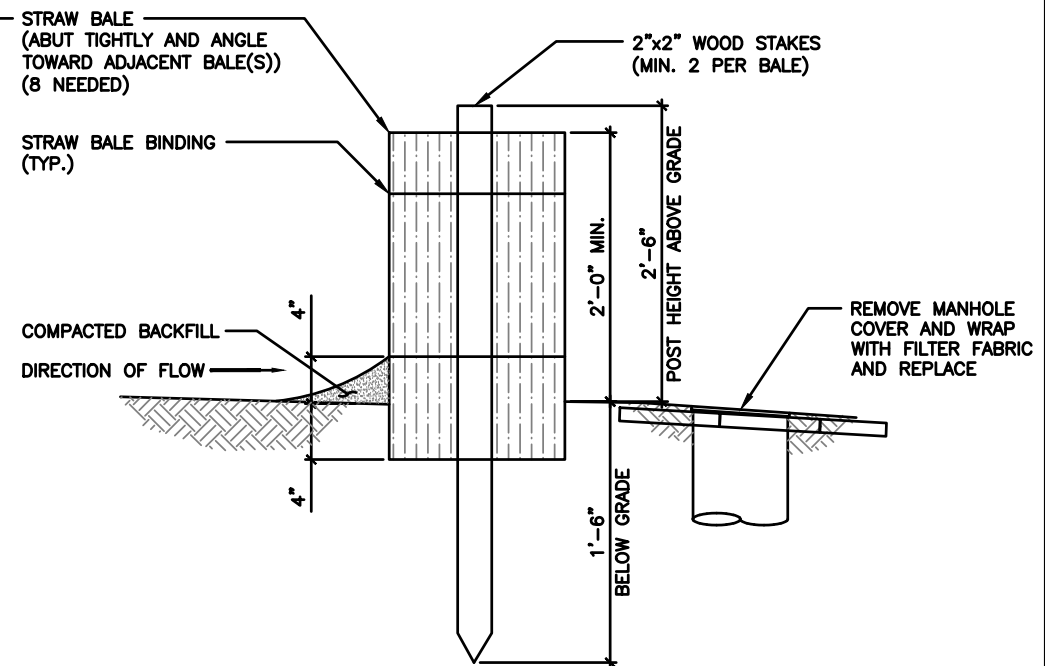
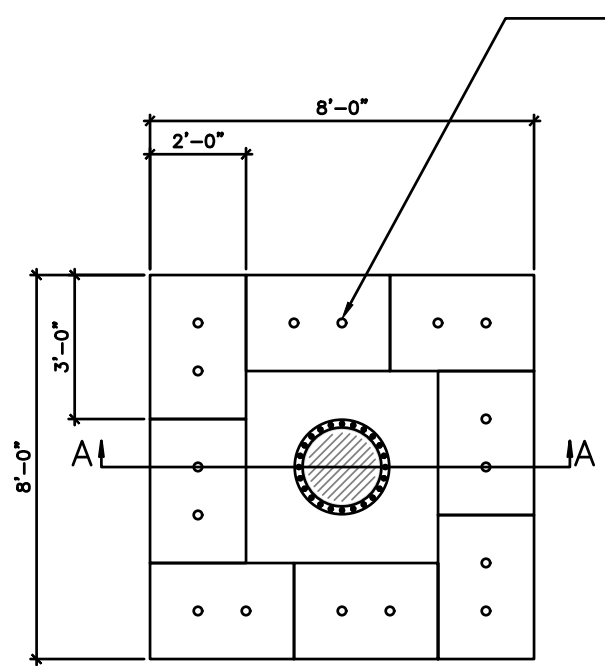
SCALE N.T.S. 4

EROSION CONTROL - SILT FENCE

SCALE N.T.S. 2



SECTION VIEW



SECTION VIEW A-A

EROSION CONTROL - STRAW BALE (OPTIONAL)

SCALE N.T.S. 3

EROSION CONTROL - STRAW BALE AT STORM INLET MANHOLE (IF NEEDED SEE PLANS)

SCALE N.T.S. 1

**TILLMAN** INFRASTRUCTURE Item 6.

**LCC** TELECOM SERVICES

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CHECKED BY: MC

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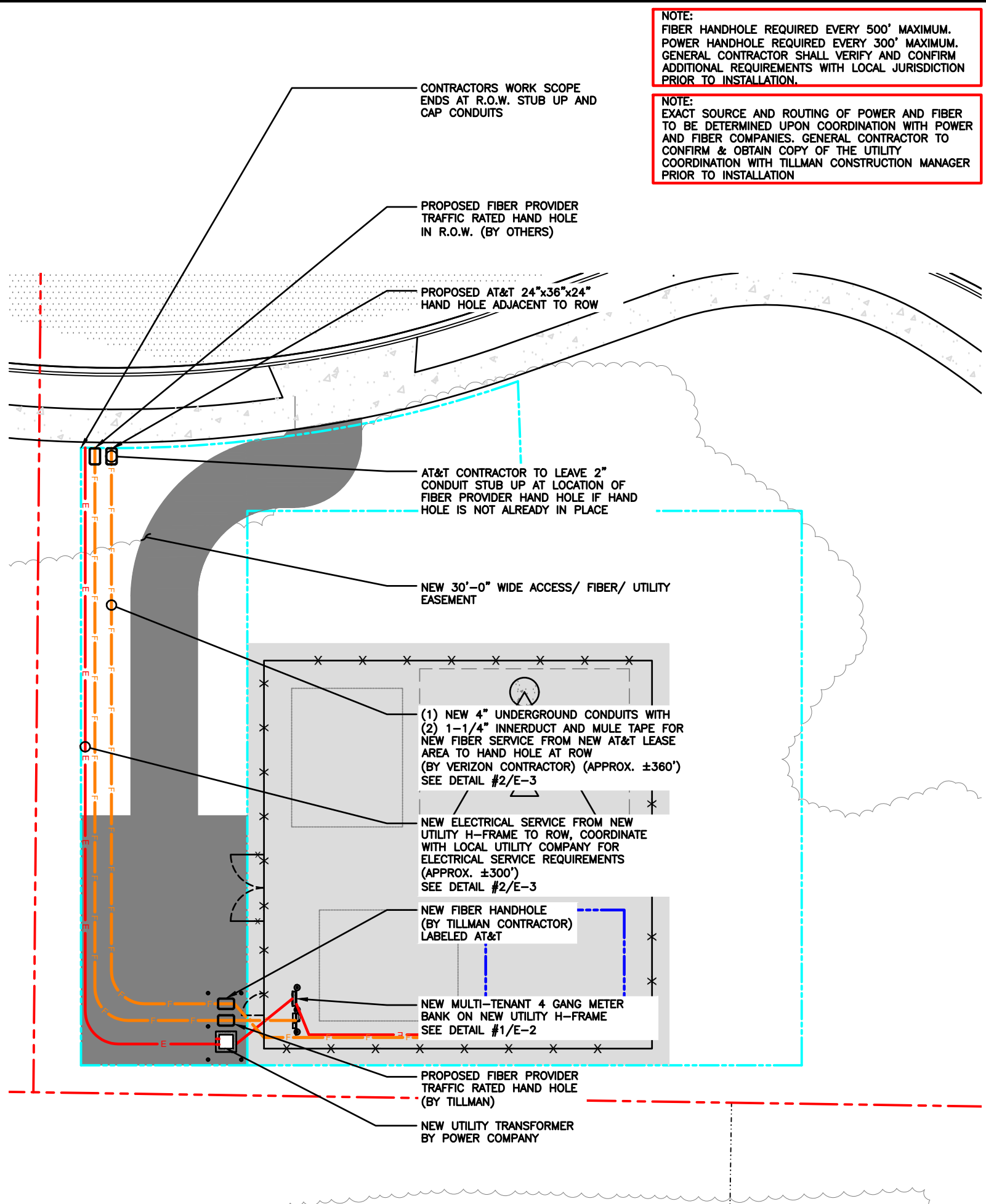
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TILLMAN OPP# TI-OPP-23028  
FA# : 15887152  
SITE NAME:  
STRITZEL RENTAL  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
EROSION CONTROL  
DETAILS

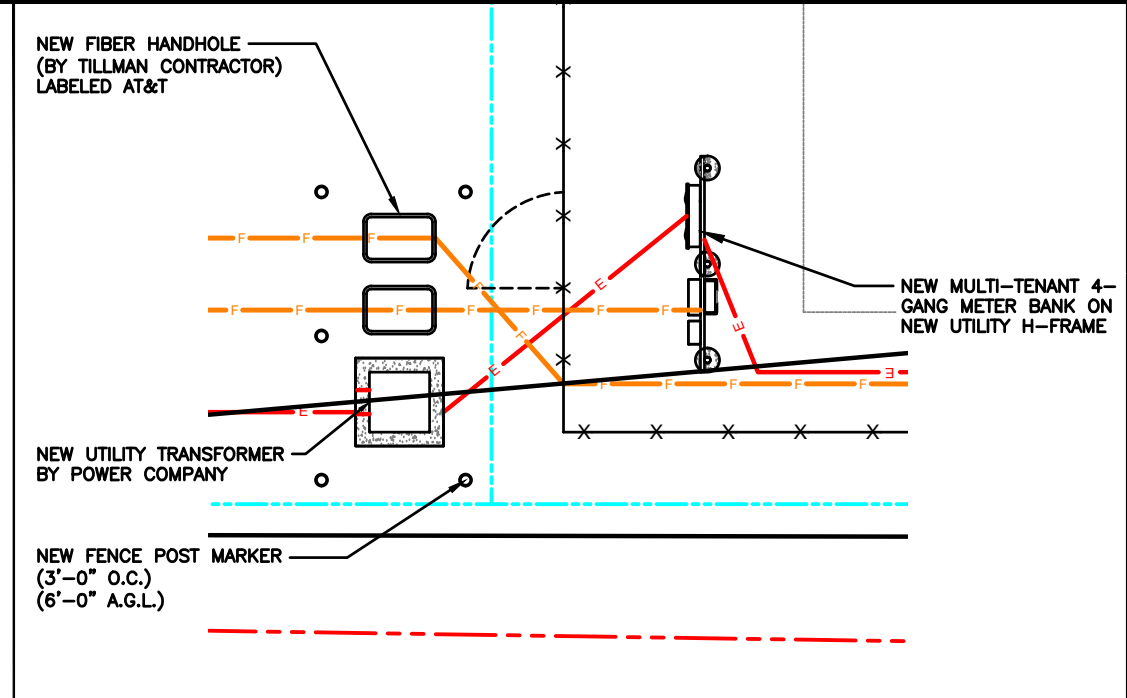
SHEET NUMBER  
**C-8** 180

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



**NOTE:**  
FIBER HANDHOLE REQUIRED EVERY 500' MAXIMUM.  
POWER HANDHOLE REQUIRED EVERY 300' MAXIMUM.  
GENERAL CONTRACTOR SHALL VERIFY AND CONFIRM ADDITIONAL REQUIREMENTS WITH LOCAL JURISDICTION PRIOR TO INSTALLATION.

**NOTE:**  
EXACT SOURCE AND ROUTING OF POWER AND FIBER TO BE DETERMINED UPON COORDINATION WITH POWER AND FIBER COMPANIES. GENERAL CONTRACTOR TO CONFIRM & OBTAIN COPY OF THE UTILITY COORDINATION WITH TILLMAN CONSTRUCTION MANAGER PRIOR TO INSTALLATION



**ENLARGED VIEW OF H-FRAME** SCALE: N.T.S. **2**

**UTILITY PLAN**

811 Know what's below. Call before you dig.

SCALE: 1" = 20'-0" (24x36)  
(OR) 1/2" = 20'-0" (11x17)

**1**

**TILLMAN** INFRASTRUCTURE Item 6.

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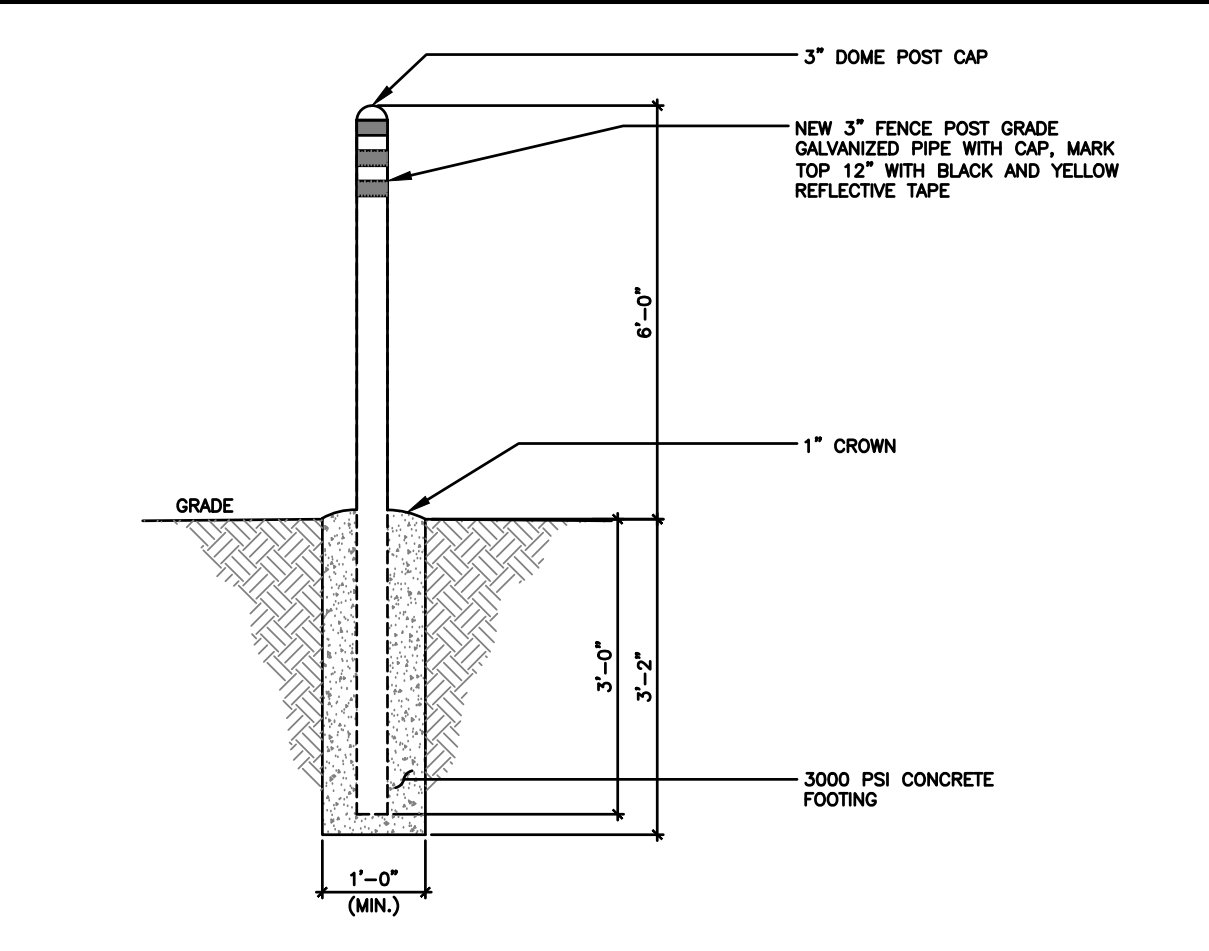
TILLMAN OPP# TI-OPP-23028  
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SHEET TITLE  
**UTILITY PLAN**

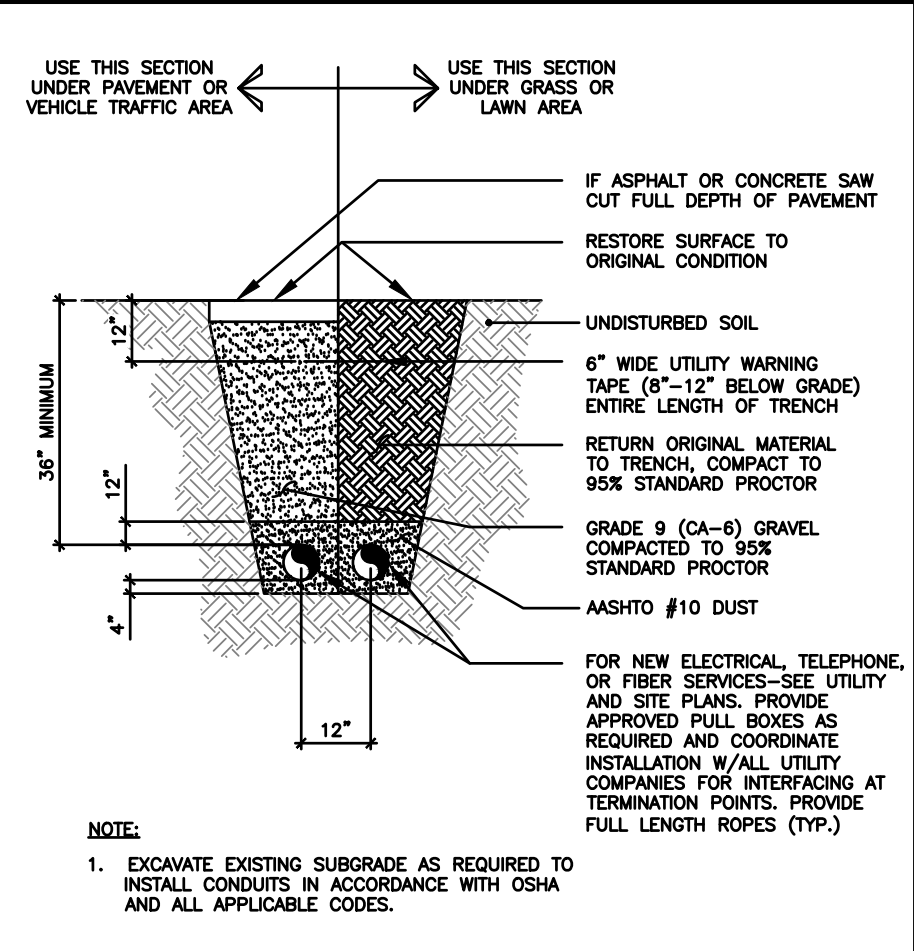
SHEET NUMBER  
**E-1** 181

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1. SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. VERIFY HEIGHTS WITH PROJECT MANAGER PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
9. ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE-STOPS WHERE PENETRATIONS ARE MADE THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SILICONE SEALANT.
11. DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
12. ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG., UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THHW, RATED IN ACCORDANCE WITH NEC 110-14(C).
13. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
14. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE; ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
15. CONDUIT:
  - A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH 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, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
  - C. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT & RECTIFIERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL-SIZE GROUND CONDUCTOR.
  - D. CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
  - E. PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UV-RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS; EXCEPT WHERE PERMITTED BY CODE TO OMIT.
17. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
18. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
19. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
20. COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE CONTRACTOR.
21. VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS & CIRCUITS NOT SCHEDULED FOR REMOVAL.
22. RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.

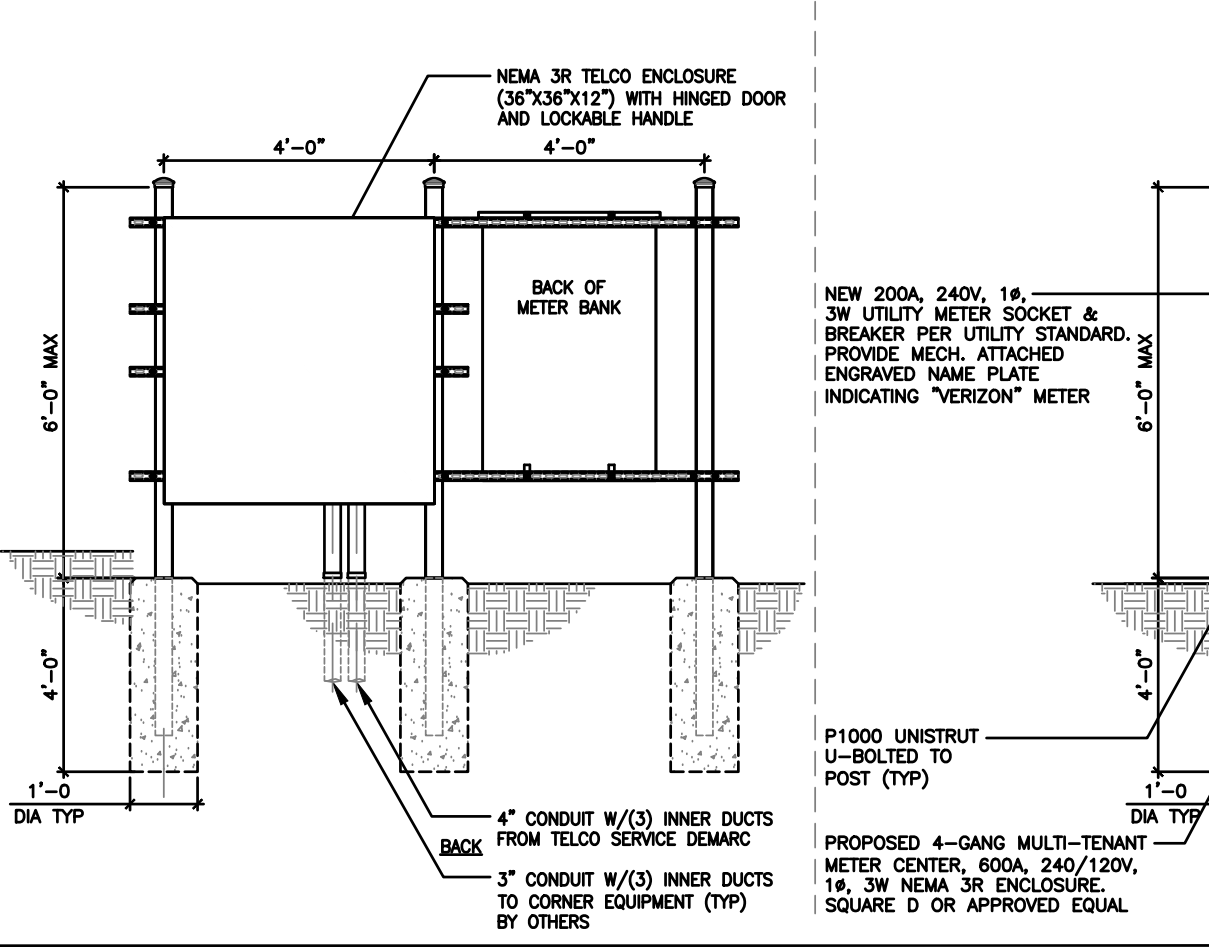


**FENCE POST MARKER DETAIL** SCALE N.T.S. **3**



**TYPICAL TRENCH DETAIL** SCALE N.T.S. **2**

17. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
18. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
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**UTILITY FRAME DETAIL** SCALE N.T.S. **1**

**ELECTRICAL NOTES** **4**



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**SITE ADDRESS:**  
**312 ELKHORN ROAD**  
**WHITEWATER, WI 53190**

**SHEET TITLE**  
**ENLARGED UTILITY PLAN**

**SHEET NUMBER**  
**E-2** 182

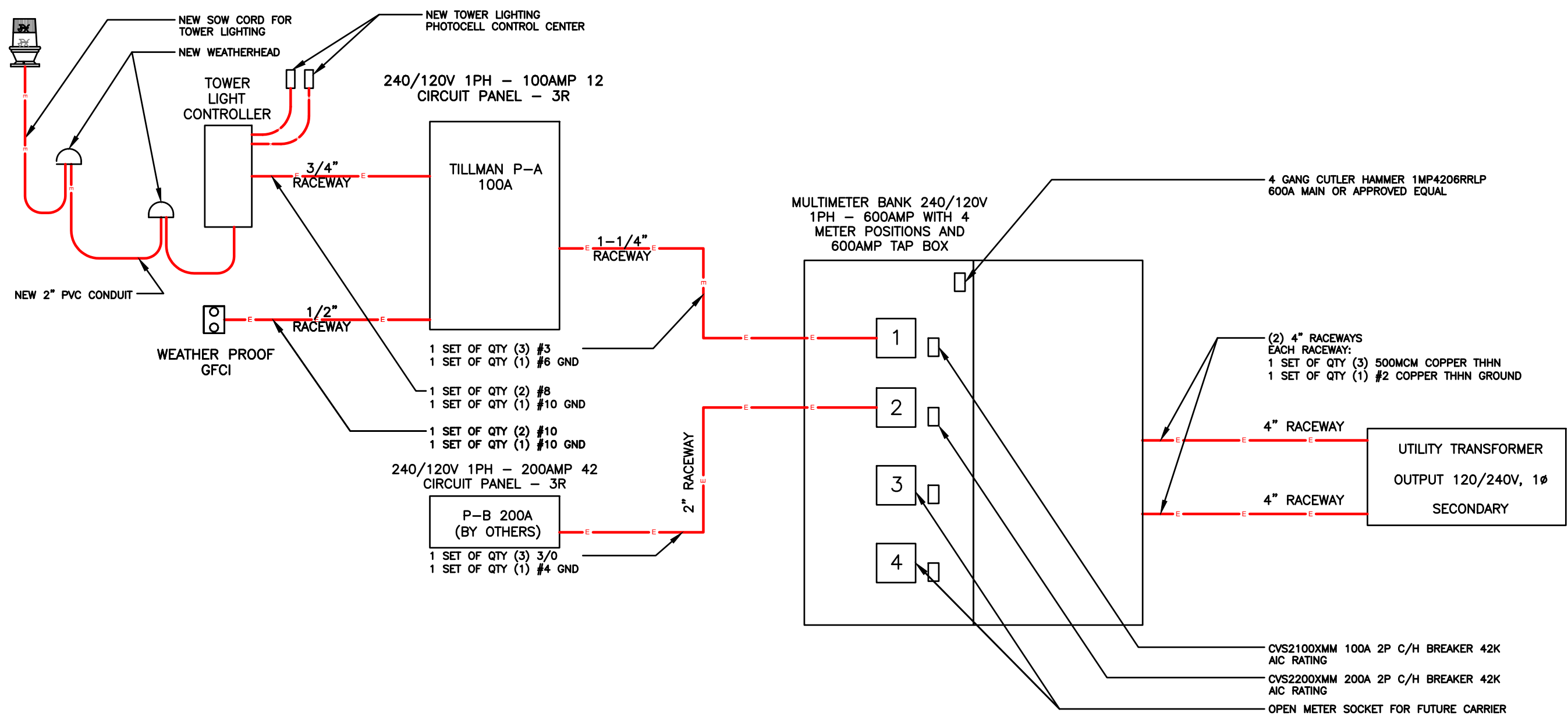


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METER POSITION 1 - TILLMAN LOAD CENTER (P-A)																								
LOAD			LOAD PER PHASE (VA)		WIRE COLOR	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP	TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS NON-CONTINUOUS	LOADS CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA)		LOAD			
DESCRIPTION	QTY.	UNIT V.A.	A	B															A	B	A	B	UNIT V.A.	QTY.
1	GFCI RECEPTACLES	1	600	600	BLK		X		10	10	20							BLK				1	SPARE	2
3	TOWER LIGHT	1	1600	1600	RED	X			8	10	20							RED				1	SPARE	4
5	TOWER LIGHT	1	1600	1600	BLK	X			8	10	20							BLK				1	SPARE	6
7	SPARE	1			RED													RED				1	SPARE	8
9	SPARE	1			BLK													BLK				1	SPARE	10
11	SPARE	1			RED													RED				1	SPARE	12
SUBTOTAL CONTINUOUS			1600	1600														SUBTOTAL CONTINUOUS		TOTAL AMPS CONTINUOUS x 1.25	4000			
SUBTOTAL NON-CONTINUOUS			600	-														SUBTOTAL NON-CONTINUOUS		TOTAL AMPS NON-CONTINUOUS	600			
																SUBTOTAL SUB-PANEL		TOTAL AMPS SUB-PANEL	4600					
PANEL DESIGNATION: ELECTRICAL PANEL (PA)																		TOTAL KVA		4.60				
MAIN LUGS: N/A			MAIN BREAKER: 100 AMP			BRANCH BREAKER TYPE: SIEMENS - BL												TOTAL AMPS		19.16				
VOLTAGE: 120/240			CYCLE: 60			PHASE: 1			WIRES: 3			MAIN COPPER BUS: 100 AMPS			NEUTRAL: 100 AMPS									

**TILLMAN P - A PANEL SCHEDULE**

**2**



**ELECTRICAL SINGLE LINE DIAGRAM**

**1**



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**SHEET TITLE**  
 ELECTRICAL  
 DIAGRAM

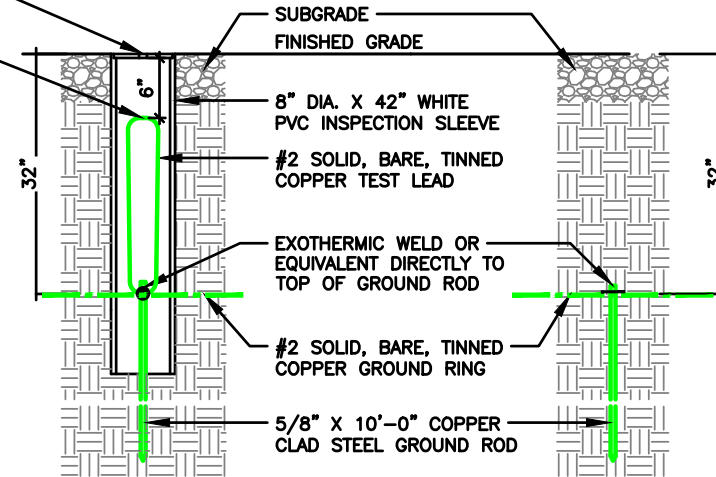
**SHEET NUMBER**  
**E-3**

**GROUNDING NOTES:**

- GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
- ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
- GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL. WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
- GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
- GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
- ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
- INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
- REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
- THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"x10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 BARE TINNED COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
- IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45°.
- EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
- CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE VERIZON WIRELESS CONSTRUCTION MANAGER.
- ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 BARE TINNED COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
- PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.). PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUAL.
- ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A METROPICS REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
- WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL.
- PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDIZATION PAINT.
- ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6 FEET OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF #2 BARE TINNED COPPER WIRE.

REMOVABLE COVER SHALL BE REMOVABLE BY HAND

6" MAXIMUM FROM TOP OF PVC PIPE TO TOP OF TEST LEAD



NOTE:  
A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS W/HIGHLY ACIDIC SOIL

NOTE:  
GROUND RODS MAY BE COPPER CLAD STEEL OR SOLID COPPER

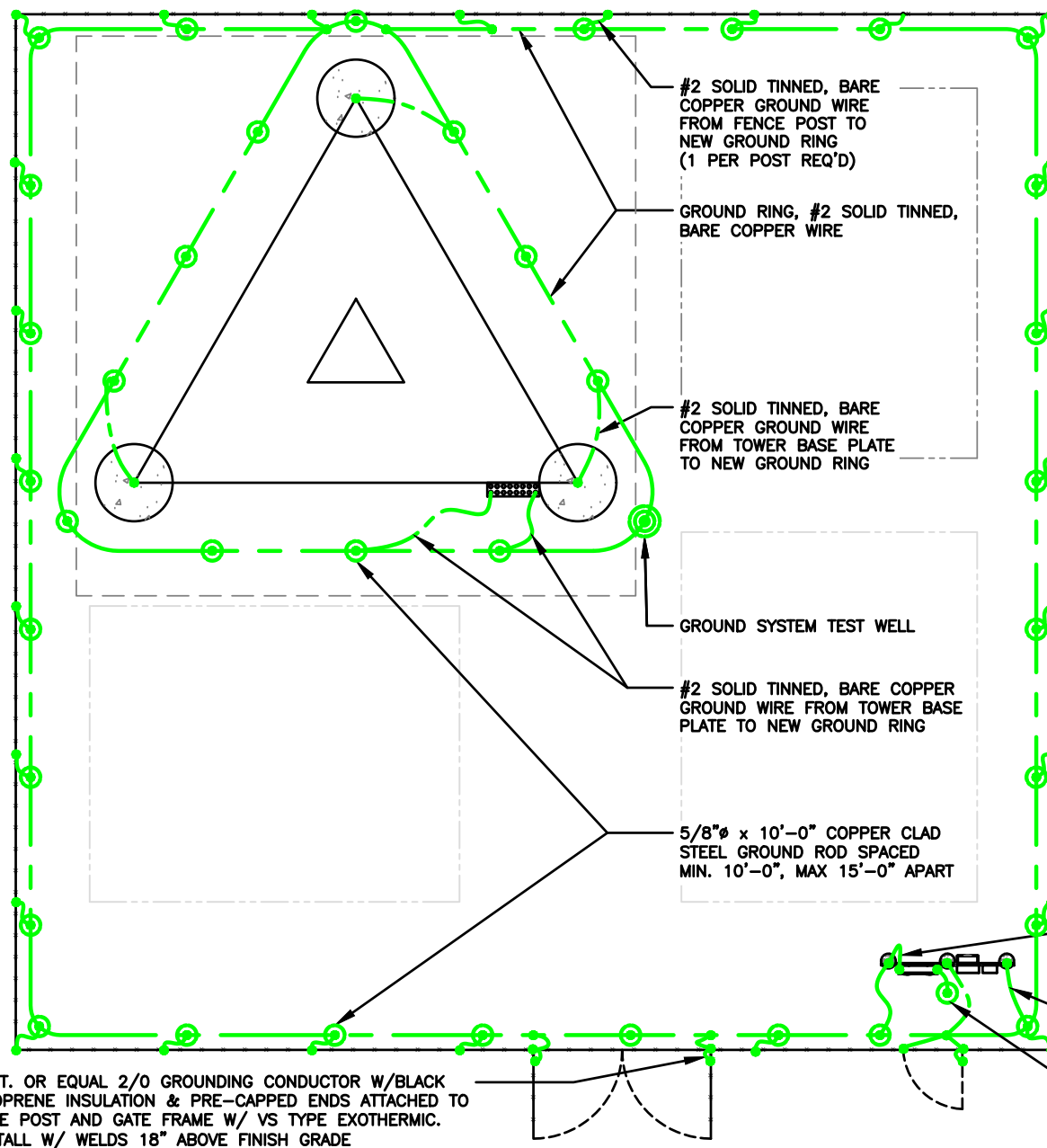
NOTE:  
GROUND RODS SHALL HAVE A RECOMMENDED SPACING TWICE THE LENGTH OF THE ROD

NOTE:  
SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE

NOTE:  
GROUND RODS INSTALLED WITHIN CLOSE PROXIMITY TO TOWER OR WHEN SOIL IS AT OR BELOW 2,000 OHM-CM, SHALL BE GALVANIZED TO PREVENT GALVANIC CORROSION OF TOWER

**GROUND WELL, ROD, AND TEST WELL DETAIL**

SCALE  
N.T.S. **2**



NOTE:  
GROUNDING TO BE INSTALLED WITHIN 2'-0" OF FENCE LINE WHENEVER POSSIBLE

**GROUNDING LEGEND**

- MECHANICAL CONNECTION
- COMPRESSION FITTING CONNECTION
- EXOTHERMIC WELD CONNECTION
- 5/8"x10' COPPER-CLAD STEEL GROUND ROD
- 5/8"x10' COPPER-CLAD STEEL GROUND ROD WITH INSPECTION WELL
- NEW GROUND WIRING
- EXISTING GROUND WIRING
- TINNED COPPER GROUND BAR 1/4"x4"x12" OR 1/4"x4"x20"
- COLLECTOR GROUND BAR
- MAIN GROUND BAR

NOTE:  
SEE COMPOUND PLAN FOR COMPOUND ORIENTATION, UTILITY H-FRAME, GATE AND TOWER LOCATION.

NOTE:  
REFER TO SPECIFIC CARRIER EQUIPMENT GROUNDING PLAN FOR NEW CARRIER EQUIPMENT GROUNDING.

NOTE:  
OBJECTIVE:  

- RING AROUND TOWER WITH ALL TOWER LEGS GROUNDED, MONOPOLE SHALL HAVE AT LEAST TWO GROUNDS TO EARTH.
- CONNECTION TO FENCE POSTS AT ALL CORNERS OR CHANGES IN FENCE DIRECTION GREATER THE 45°.
- CONNECTIONS TO EACH SIDE OF ANY GATE POSTS.
- CONNECTIONS TO UTILITY H-FRAME.
- INSTALL ENOUGH GROUND RODS TO ENSURE 5 OHMS OR LESS RESISTANCE.

A.L.T. OR EQUAL 2/0 GROUNDING CONDUCTOR W/BLACK NEOPRENE INSULATION & PRE-CAPPED ENDS ATTACHED TO GATE POST AND GATE FRAME W/ VS TYPE EXOTHERMIC. INSTALL W/ WELDS 18" ABOVE FINISH GRADE

GROUNDING NOTES SCALE N.T.S. **3**

**GROUNDING PLAN AND DETAILS**

SCALE N.T.S. **1**

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SHEET TITLE  
**GROUNDING PLAN & DETAILS**

SHEET NUMBER  
**G-1** 184

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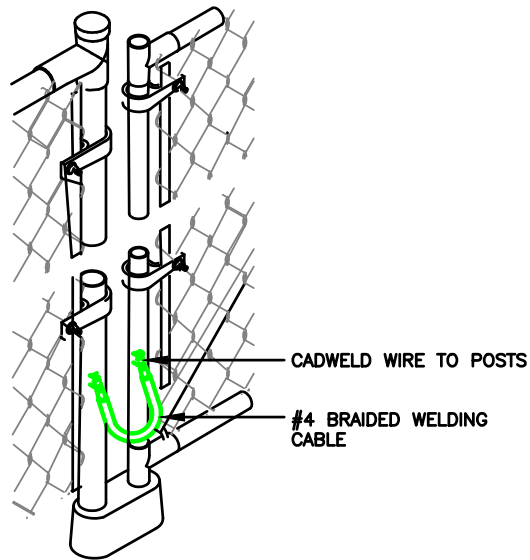
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FA# : 15887152  
SITE NAME:  
STRITZEL RENTAL  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**GROUNDING PLAN & RISER DIAGRAM**

SHEET NUMBER  
**G-2** 185

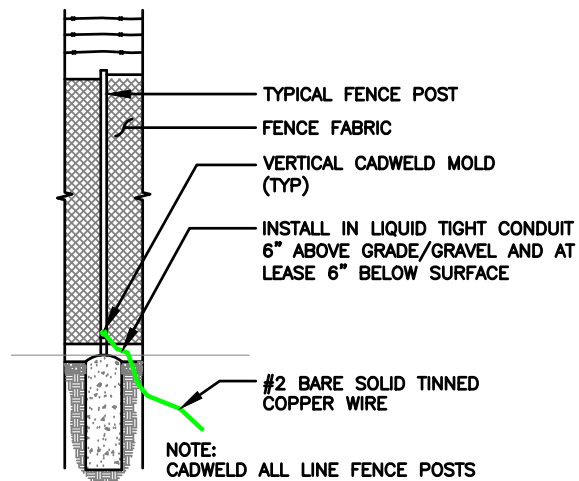
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SCALE  
N.T.S. **2**



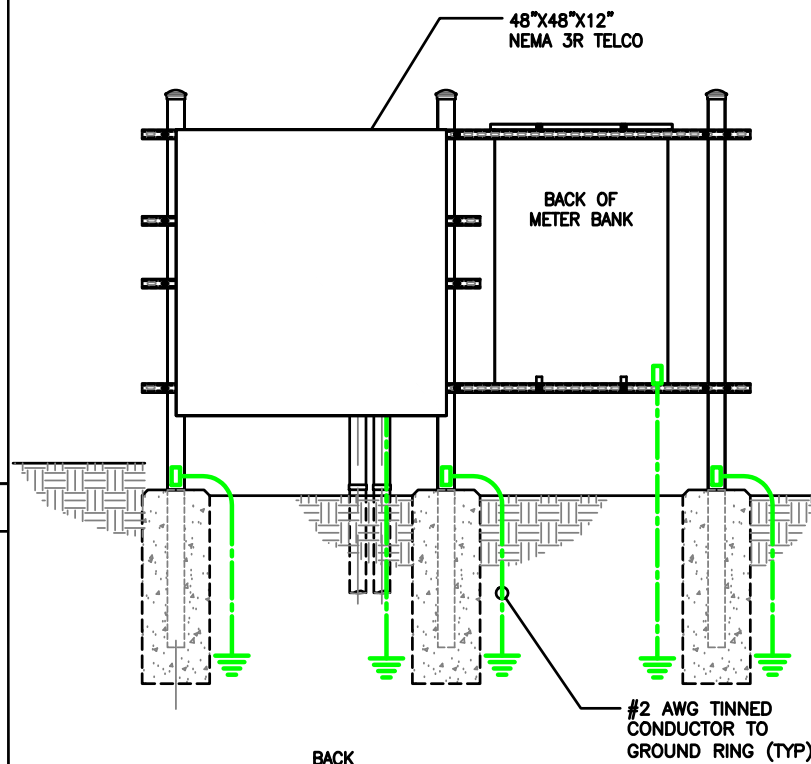
**GATE GROUNDING DETAIL**

SCALE  
N.T.S. **4**



**TYPICAL FENCE POST GROUNDING**

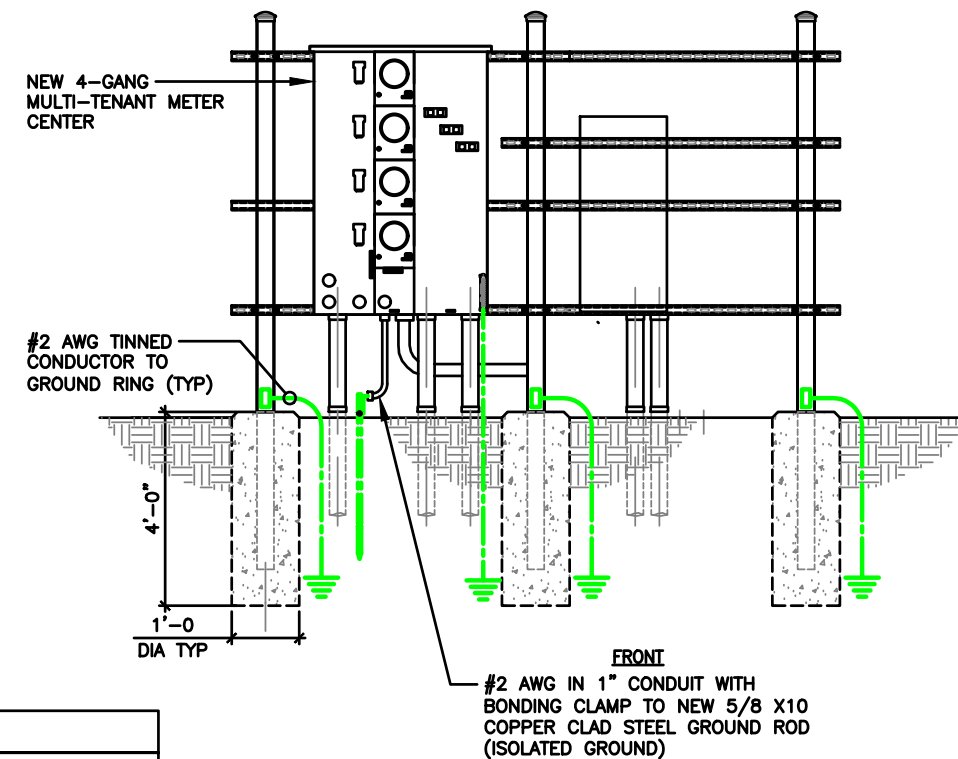
SCALE  
N.T.S. **3**



**GROUNDING LEGEND**

	MECHANICAL CONNECTION		NEW GROUND WIRING
	COMPRESSION FITTING CONNECTION		EXISTING GROUND WIRING
	EXOTHERMIC WELD CONNECTION		TINNED COPPER GROUND BAR
	5/8\"/>		
	5/8\"/>		
	CGB		MGB

**H-FRAME GROUNDING**



**NOTE:**

2 BOLT MECHANICAL LUG CONNECTION AT ALL EQUIPMENT GROUND POINT: ADD NON OX COMPOUND

SCALE  
N.T.S. **1**



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 EMAIL: AE@Westchesterservices.com

**DRAWN BY:** DWM  
**CHECKED BY:** MC

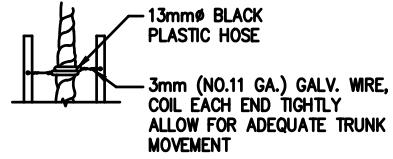
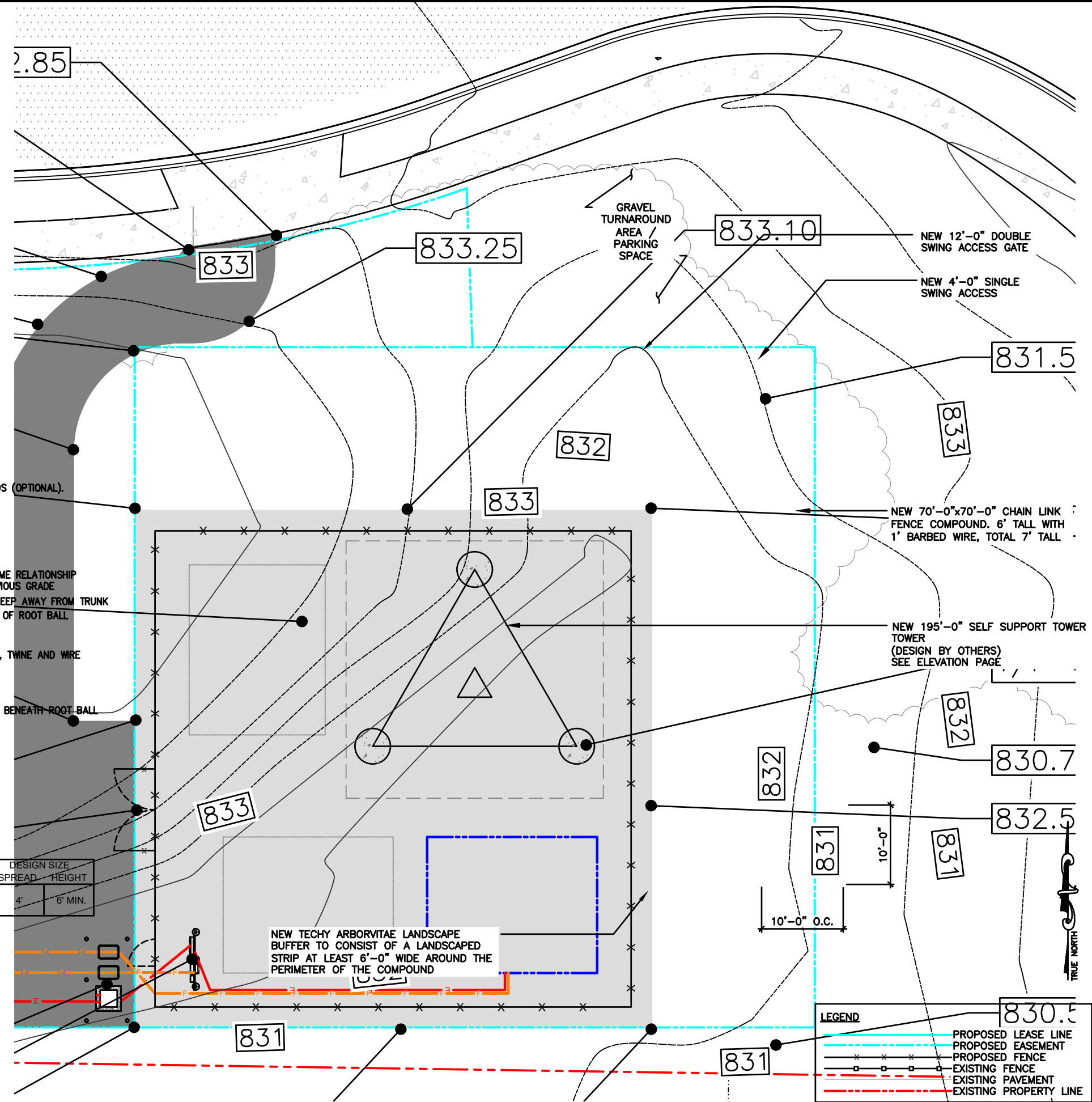
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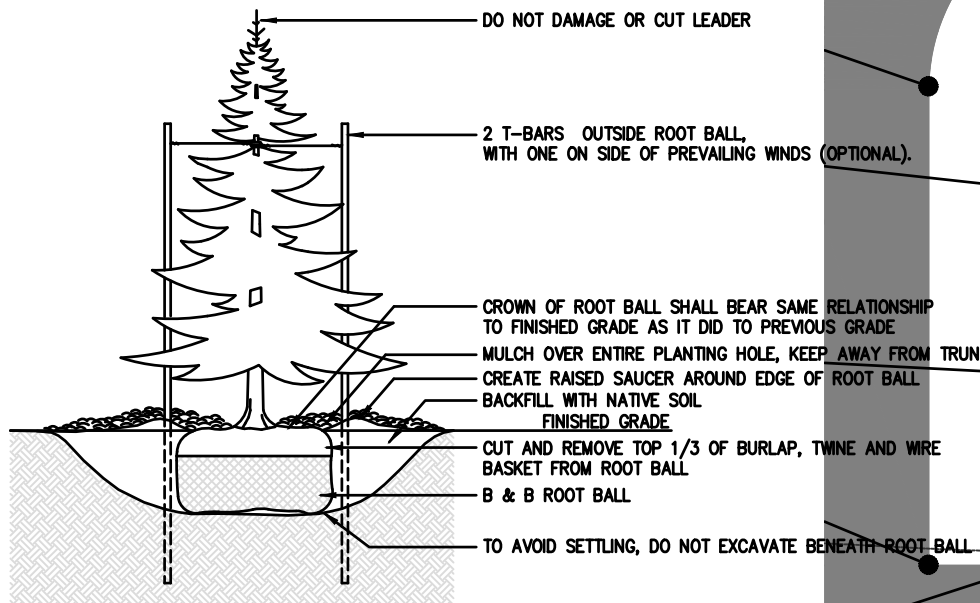
TILLMAN OPP# TI-OPP-23028  
 FA# : 15887152  
 SITE NAME:  
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 SITE ADDRESS:  
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**SHEET TITLE**  
 LANDSCAPE PLAN

**SHEET NUMBER**  
**NP** 186



ENLARGED DETAIL



- SPECIFICATIONS:**
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
  - WATER THOROUGHLY AFTER INSTALLATION.
  - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
  - PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.

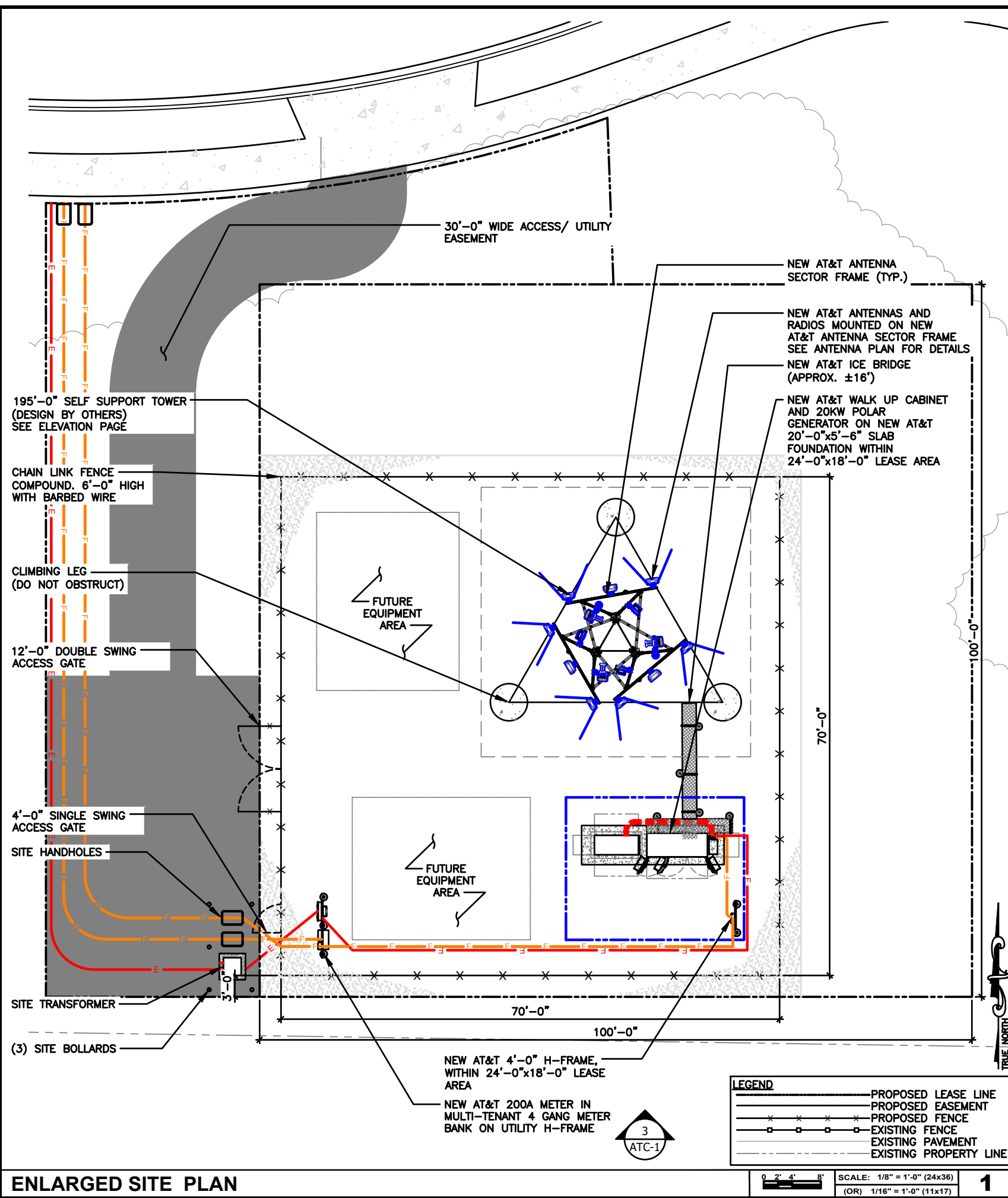
NO.	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	PLANTING METHOD	DESIGN SIZE SPREAD	HEIGHT
53	ARBORVITAE,TECHNY	THUJA OCCIDENTALIS "TECHNY"	3'-4'	4'-0" O.C.	4'	6' MIN.

**LEGEND**

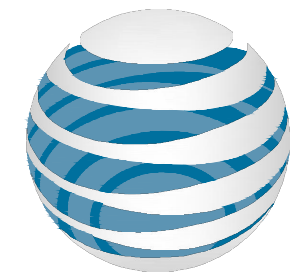
- PROPOSED LEASE LINE
- - - PROPOSED EASEMENT
- x — x — PROPOSED FENCE
- - - x - - - x - - - EXISTING FENCE
- — — EXISTING PAVEMENT
- - - - - EXISTING PROPERTY LINE

SCALE: 1/8" = 1'-0" (24x36)  
 (OR) 1/16" = 1'-0" (11x17)

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**ENLARGED SITE PLAN**



# AT&T

**AT&T SITE NUMBER: TI-OPP-23028**  
**AT&T SITE NAME: STRITZEL RENTAL**  
**FA CODE: 15887152**  
**SITE ADDRESS: 312 ELKHORN ROAD**  
**WHITEWATER, WI 53190**  
**TILLMAN SITE # TI-OPP-23028**

**SITE INFORMATION**

SITE ADDRESS:	312 ELKHORN ROAD WHITEWATER, WI 53190	LANDLORD OWNER:	CITY OF ASHLEY PARCEL <b>011427400026</b> WHITEWATER, WI 53190
LATITUDE (NAD 83):	38°19'09.7530" N (42.83056204°)	TOWER OWNER:	TILLMAN INFRASTRUCTURE 152 W. 57TH STREET NEW YORK, NEW YORK 10019
LONGITUDE (NAD 83):	89°11'01.3798" W (-88.71090223°)	STRUCTURE TYPE:	SELF SUPPORT TOWER TOWER
GROUND ELEVATION:	829.94' (AMSL)	STRUCTURE HEIGHT:	195'-0" (AGL)
JURISDICTION:	CITY OF WHITEWATER	TILLMAN SITE #:	TI-OPP-23028
PARCEL/MAP NUMBER:	A91900003		

**PROJECT TEAM**

**APPLICANT:** TILLMAN INFRASTRUCTURE  
152 W. 57TH STREET  
NEW YORK, NEW YORK 10019

**PROJECT MANAGEMENT FIRM:** LCC TELECOM SERVICES  
10700 HIGGINS ROAD, SUITE 240  
ROSEMONT, IL 60018  
(847) 608-6300

**ARCHITECT ENGINEERING:** JOHN M. BANKS  
604 FOX GLEN  
BARRINGTON, IL 60010  
CONTACT: JOHN M. BANKS  
PHONE: (847) 277-0070  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

**DRAWING INDEX**

AT-T-1	TITLE SHEET & OVERALL SITE PLAN
AT-C-1	ELEVATION, ANTENNA PLAN & SCHEDULE
AT-C-2	WALK UP CABINET PAD DETAILS
AT-C-2.1	WALK UP CABINET PAD DETAILS
AT-C-3	CONSTRUCTION DETAILS
AT-C-3.1	CONSTRUCTION DETAILS
AT-C-3.2	CONSTRUCTION DETAILS
AT-C-4	RRH, ANTENNA & EQUIPMENT SPECIFICATIONS
AT-E-1	ENLARGED UTILITY PLAN
AT-E-2	ELECTRICAL PANEL SCHEDULE, DIAGRAM & NOTES
AT-E-3	DC/FIBER SYSTEM DIAGRAM
AT-E-4	DC WIRING DIAGRAM
AT-G-1	GROUNDING PLAN & RISER DIAGRAM
AT-G-2	GROUNDING DETAILS & NOTES

**CODE COMPLIANCE**

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

- 2023 WISCONSIN STATE BUILDING CODE
- 2023 WISCONSIN STATE ELECTRICAL CODE
- 2023 WISCONSIN STATE MECHANICAL CODE
- 2023 WISCONSIN UNIFORM PLUMBING CODE
- 2023 WISCONSIN STATE FIRE CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-H
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEERING 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275



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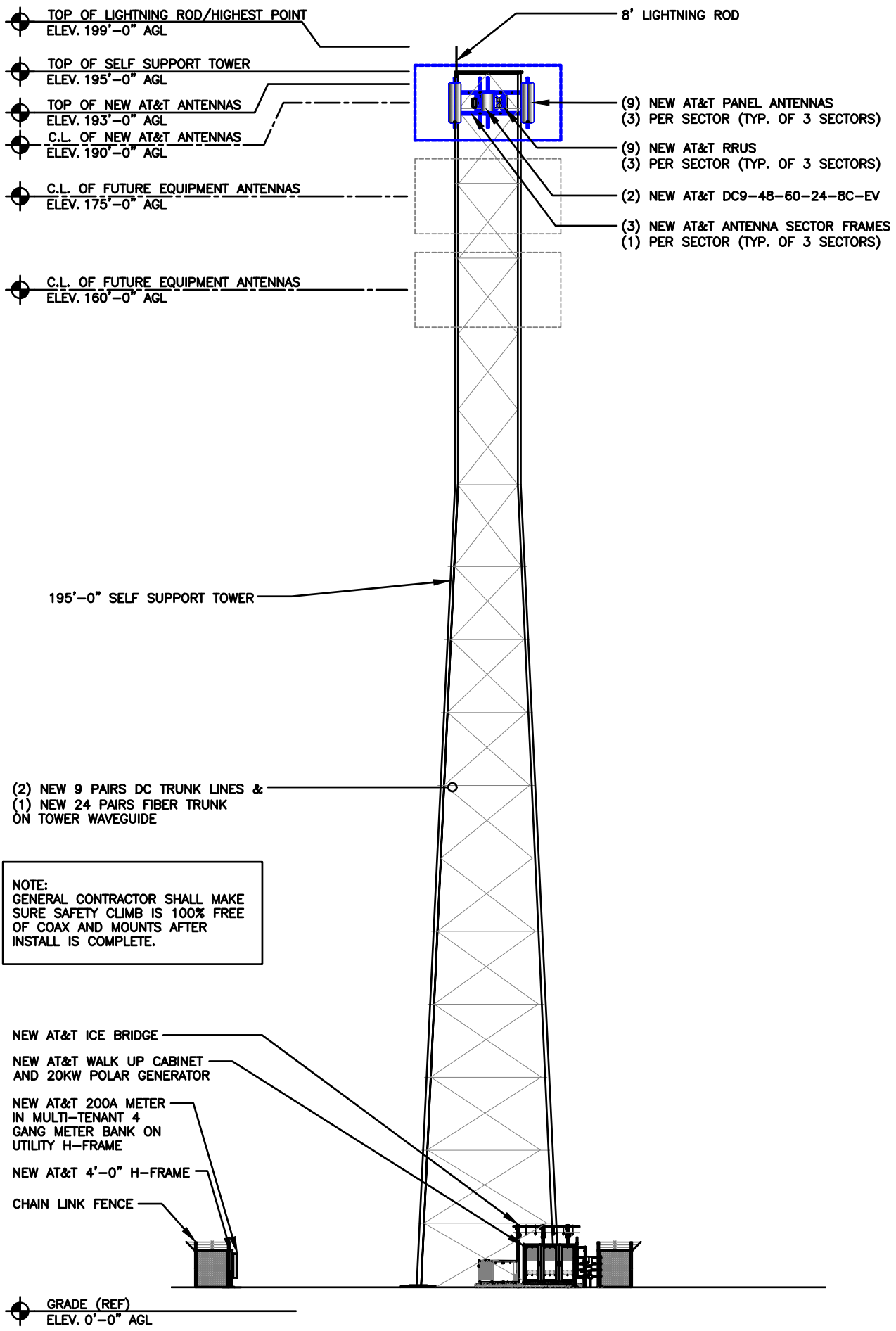
EXP DATE: 11/30/24

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**FA # 15887152**  
**SITE ADDRESS:**  
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**WHITEWATER, WI 53190**

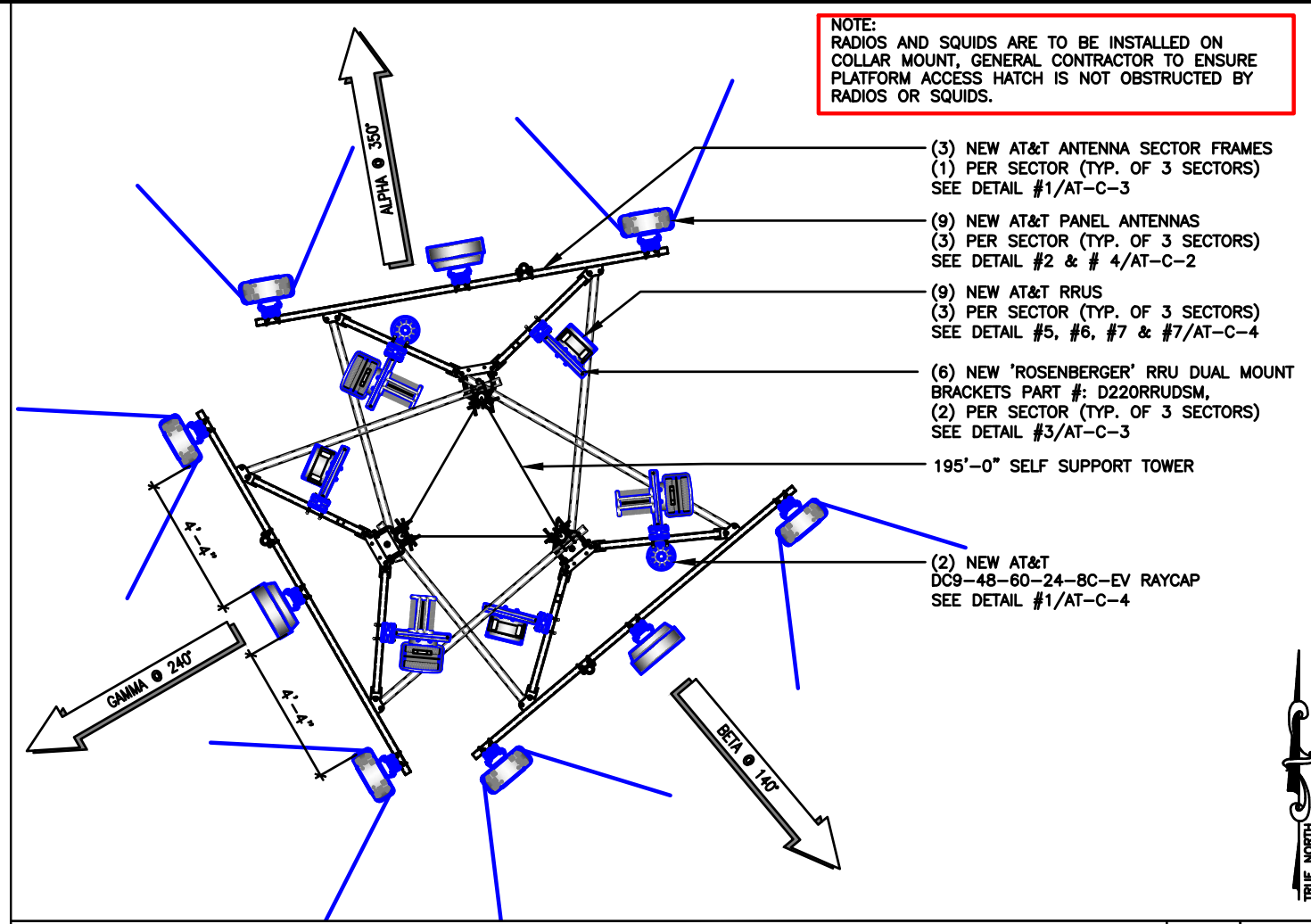
**SHEET TITLE**  
**TITLE SHEET & OVERALL SITE PLAN**

**SHEET NUMBER**  
**AT-T-1**  
 187

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**ELEVATION** SCALE N.T.S. **3**



**ANTENNA LAYOUT (SELF SUPPORT TOWER)** SCALE N.T.S. **2**

ANTENNA AND RRH SCHEDULE BASED ON AT&T RFDS DATED: 01/31/23

SECTOR	ANTENNA	TECH	ANTENNA HGT	AZIMUTH	RRU MODEL	CABLE COUNT	
						QUANTITY	CABLE TYPE
ALPHA	COMMSCOPE ANTENNA NNH4-65B-R6H4	5G 850/ LTE 700 5G 1900/ LTE 1900 5G AWS/ LTE AWS	190'-0"±	350°	RRUS 4449 B5/B12 RRUS 8843 B2/B66A	2	4 CONDUCTOR (9 PR) 3/4" DC CABLE
	AIR6449 B77D	5G CBAND	190'-0"±	350°	-	1	36 FIBER (24 PR) 10MM FIBER
	-	-	-	-	-	2	DC9 SQUIDS
BETA	COMMSCOPE ANTENNA NNH4-65B-R6H4	LTE 700	190'-0"±	350°	RRUS 4478 B14		
	COMMSCOPE ANTENNA NNH4-65B-R6H4	5G 850/ LTE 700 5G 1900/ LTE 1900 5G AWS/ LTE AWS	190'-0"±	140°	RRUS 4449 B5/B12 RRUS 8843 B2/B66A		
	AIR6449 B77D	5G CBAND	190'-0"±	140°	-		
GAMMA	COMMSCOPE ANTENNA NNH4-65B-R6H4	LTE 700	190'-0"±	140°	RRUS 4478 B14		
	COMMSCOPE ANTENNA NNH4-65B-R6H4	5G 850/ LTE 700 5G 1900/ LTE 1900 5G AWS/ LTE AWS	190'-0"±	240°	RRUS 4449 B5/B12 RRUS 8843 B2/B66A		
	AIR6449 B77D	5G CBAND	190'-0"±	240°	-		
	COMMSCOPE ANTENNA NNH4-65B-R6H4	LTE 700	190'-0"±	240°	RRUS 4478 B14		

**ANTENNA AND RRH SCHEDULE** SCALE N.T.S. **1**

Item 6.

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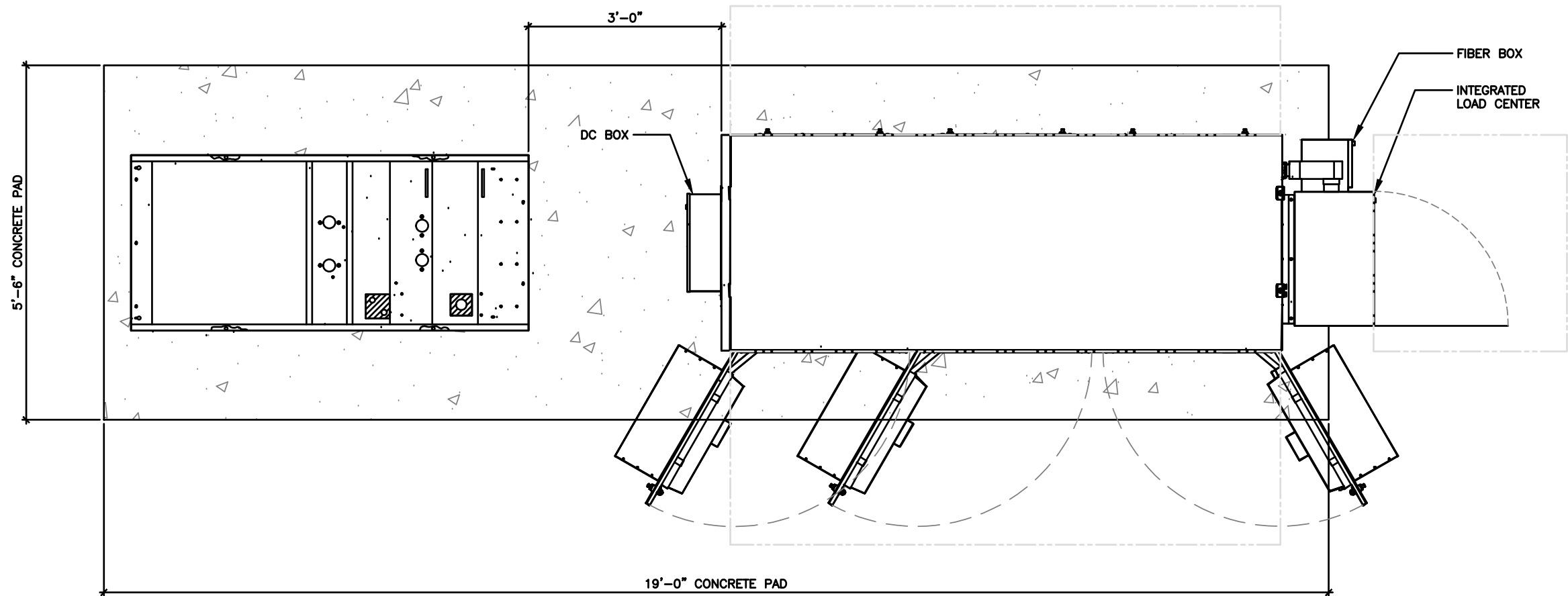
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SHEET TITLE  
**ELEVATION, ANT.  
PLAN & SCHEDULE**

SHEET NUMBER  
**AT-C-1** 188



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**SHEET TITLE**  
 WALK UP CABINET  
 PAD DETAILS

**SHEET NUMBER**  
**AT-C-2** 189

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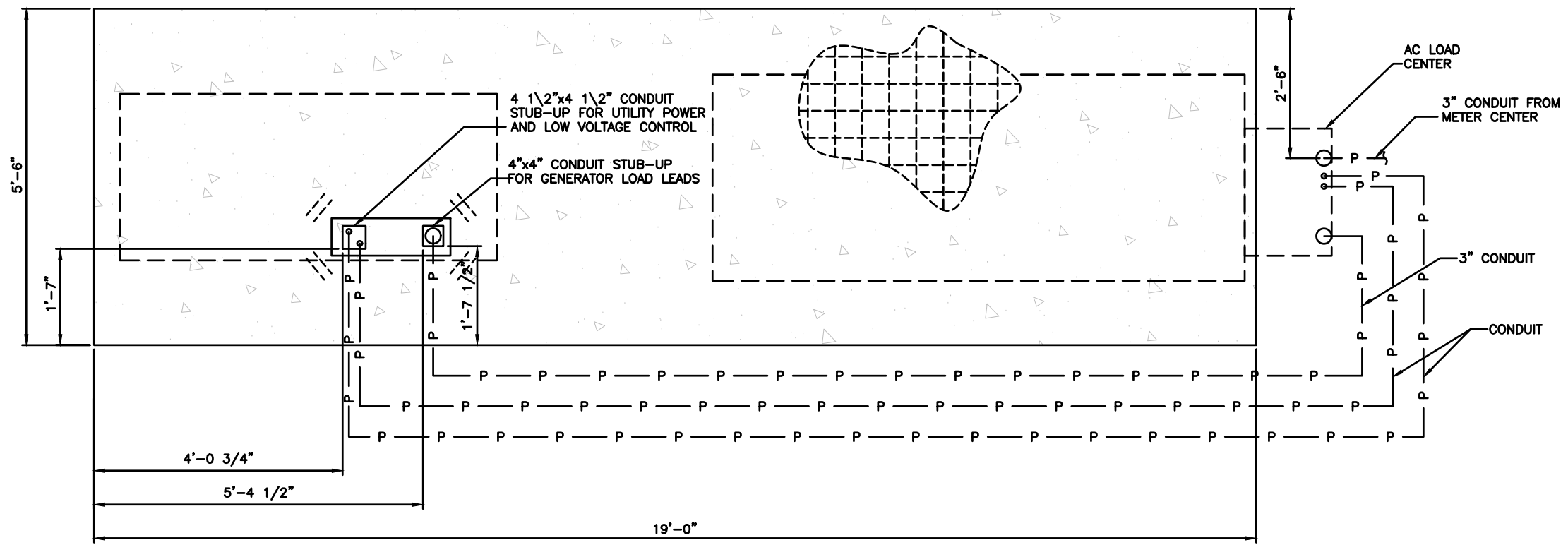
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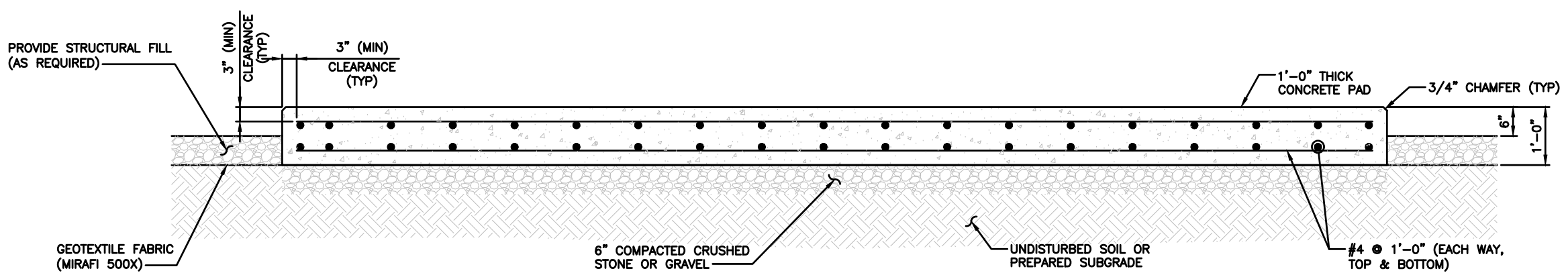
SHEET TITLE  
**WALK UP CABINET  
 PAD DETAILS**

SHEET NUMBER  
**AT-C-2** 190



PLAN VIEW

NOTE:  
 USE 1/2" EXPANSION OR EPOXY ANCHORS TO SECURE GENERATOR TO PAD, MINIMUM EMBEDMENT IS 4"

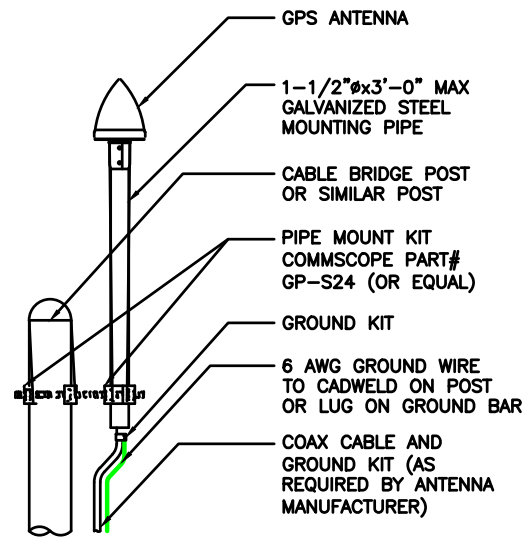


ELEVATION VIEW

**CONCRETE PAD DETAILS**

SCALE N.T.S. **1**

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**GPS ANTENNA DETAIL**

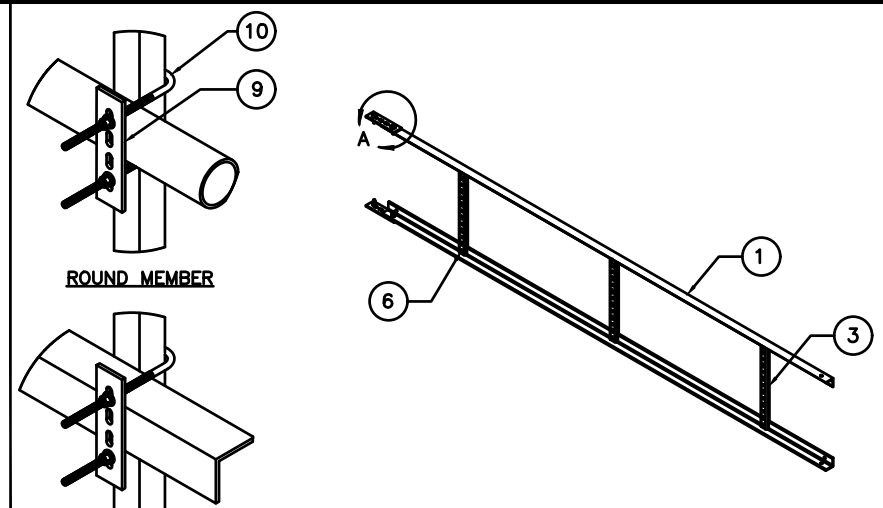
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N.T.S.

**5**

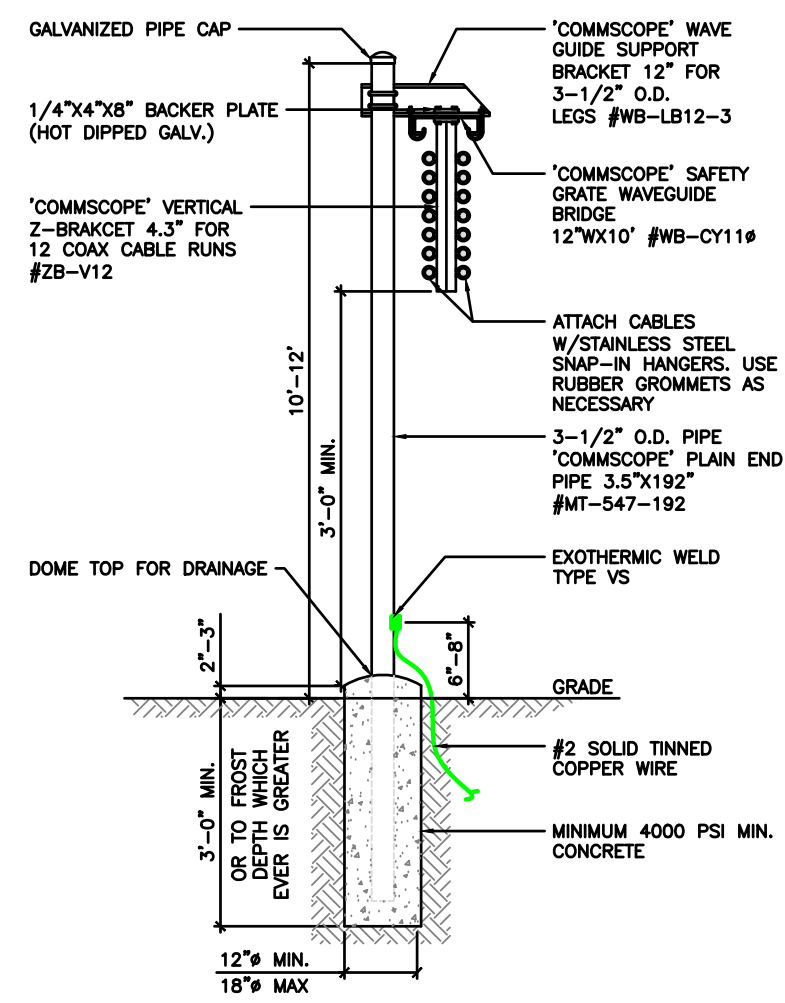
**CABLE LADDER DETAIL**

SCALE  
N.T.S.

**3**



ITEM	PART NO.	DESCRIPTION	QTY.	WEIGHT
1	CL20.01	20' ANGLE SIDE RAIL	2	49.38 LBS
2	CL0620UH	HARDWARE KIT (ITEMS 3-10)	1	-
3	CL06R.01	20" LADDER RUNG	6	1.69 LBS
4	CL20H	HARDWARE KIT (ITEMS 5-7)	1	-
5	HKCLU.02	BACKING PLATE	2	0.95 LBS
6	GB-03145	3/8" X 1-1/2" GALV BOLT KIT	16	0.07 LBS
7	GW-03	3/8" GALV FLAT WASHER	4	0.01 LBS
8	HKCLU	LADDER HARDWARE KIT (ITEMS 9-10)	2	-
9	HKCLU.02	BACKING PLATE	4	0.95 LBS
10	JB-8K	8" GALV J-BOLT	8	0.36 LBS



**ICE BRIDGE DETAIL**

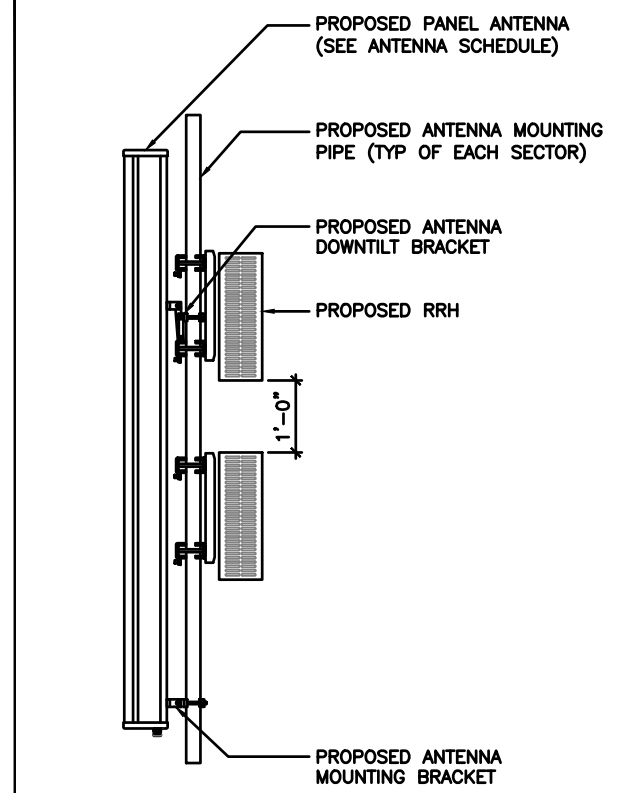
SCALE  
N.T.S.

**4**

**RRH MOUNTING DETAIL**

SCALE  
N.T.S.

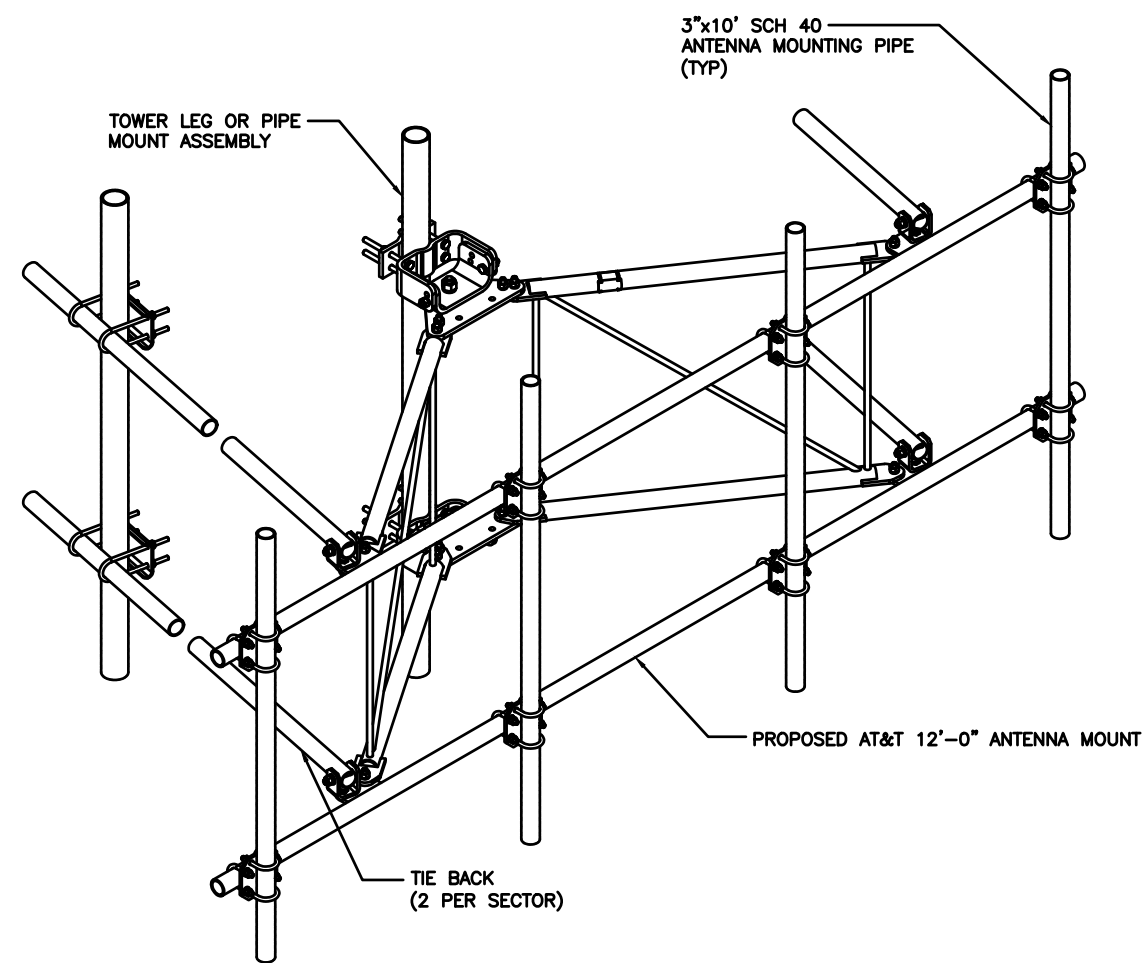
**2**



**ANTENNA FRAME DETAIL**

SCALE  
N.T.S.

**1**



APPROVED AT&T MOUNTS	
MANUFACTURER	MODEL
ADVANCED TOWER	HEAVY WLL-3-NP
BETTER METAL	BVM-U12K-WLL-3
COMMSCOPE	SFG2CT-12-B3
CONNECT-IT WIRELESS	3-PVFM12-3-B
KENWOOD TELECOM	T1672KT12-3S
NEWAVE	ATV-312-3
ROHN PRODUCTS	(3) KY2016A12 (3) KY1995A
SABRE	C10857007C
VALMONT	VFA10-HD3T5NP

TILLMAN INFRASTRUCTURE Item 6.

**JOHN M. BANKS ARCHITECT**  
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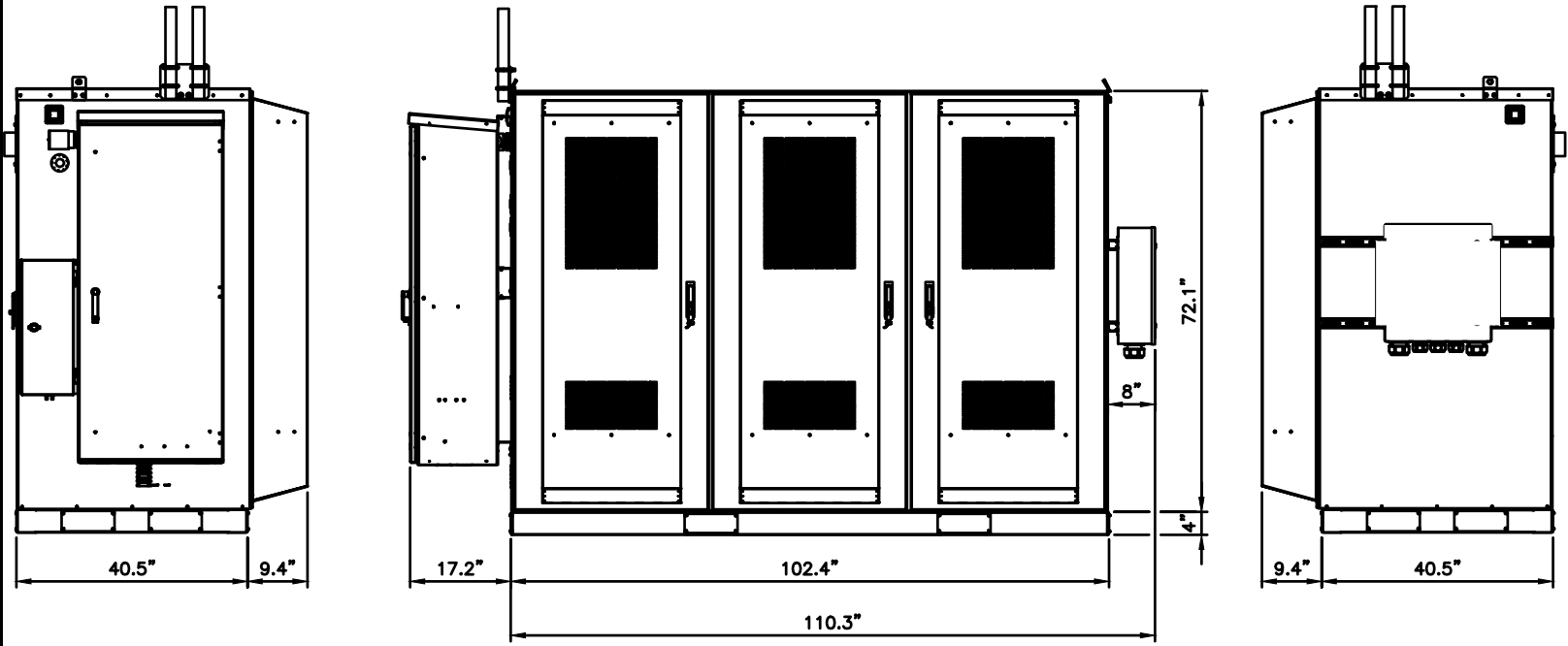
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312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**CONSTRUCTION DETAILS**

SHEET NUMBER  
**AT-C-3** 191



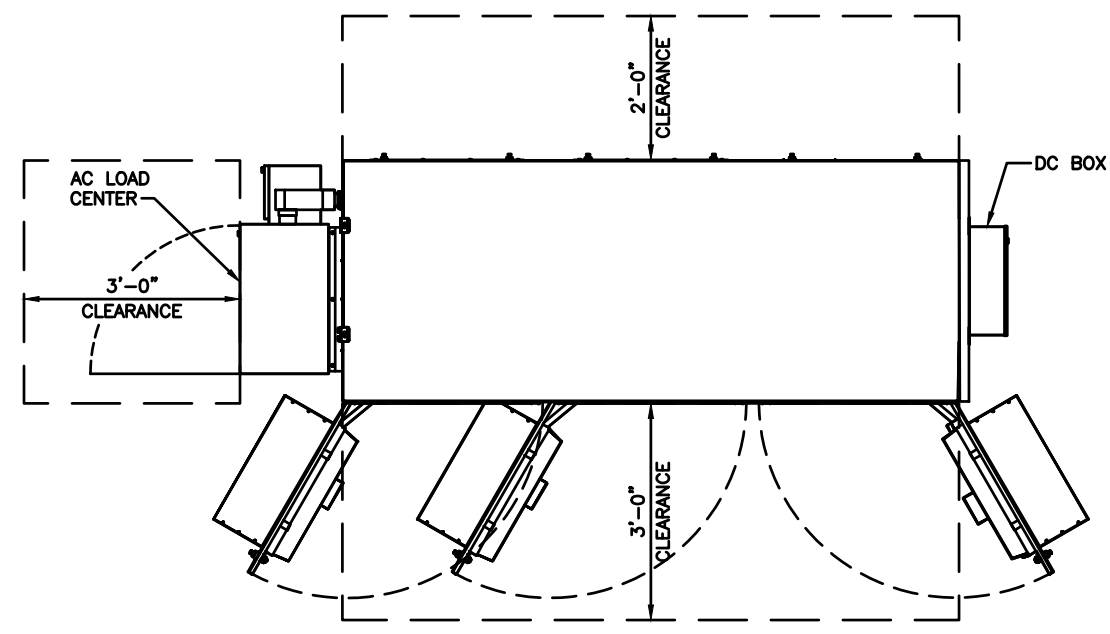
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LEFT VIEW

FRONT VIEW

RIGHT VIEW

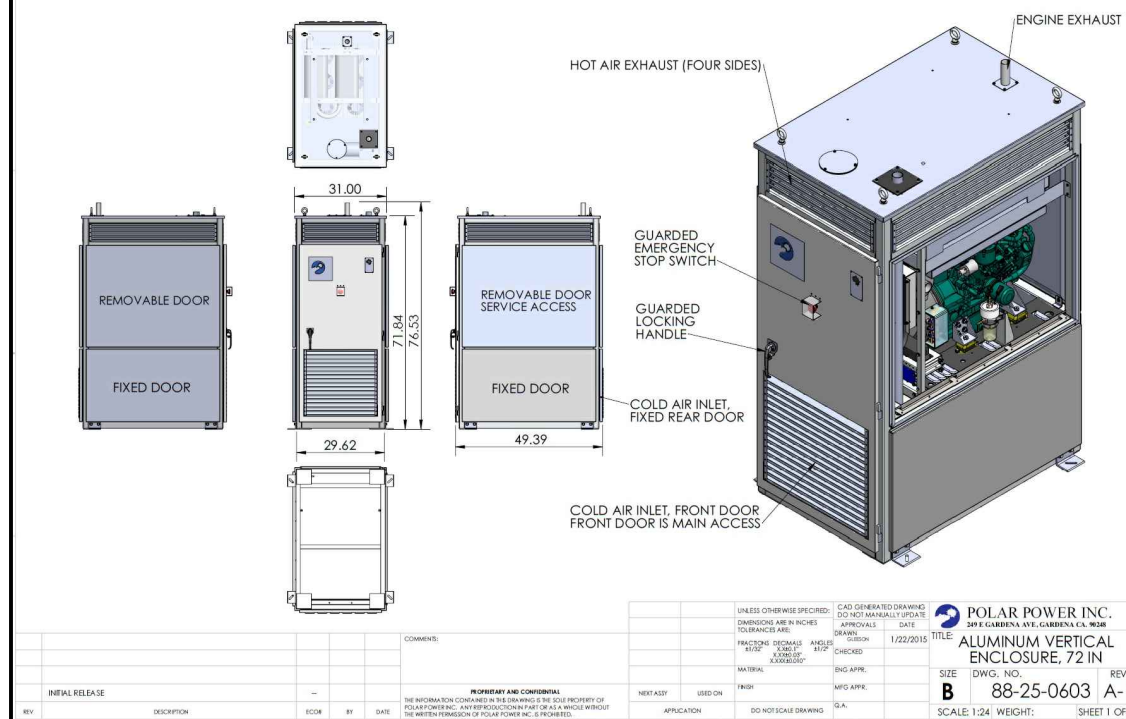


TOP VIEW

**SPECIFICATIONS:**  
 VENDOR: DELTA  
 MODEL #: ESOF030-HCU01  
 DIMENSIONS (HxWxD): 102.4" x 76.1" x 49.9"  
 WEIGHT: 2,270lbs  
 (EXCLUDING BATTERIES, POWER SUPPLY & LOAD EQUIPMENT)

WALK UP CABINET (W.U.C.) DETAIL

SCALE N.T.S. **2**

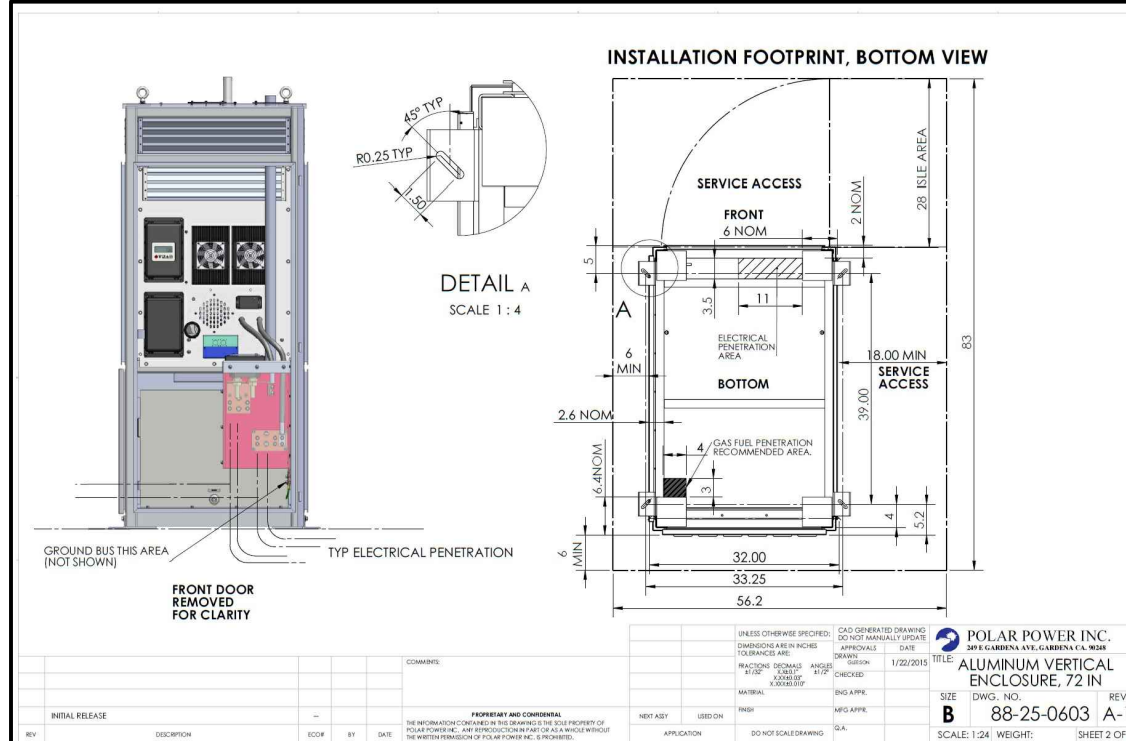


REV	DESCRIPTION	DATE	BY	APP	DATE	DESCRIPTION
INITIAL RELEASE						

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES ARE: FRACTIONS DECIMALS ANGLES HYPENUS CHECKED: 1/22/2015

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SCALE: 1:24 WEIGHT: SHEET 1 OF 4



REV	DESCRIPTION	DATE	BY	APP	DATE	DESCRIPTION
INITIAL RELEASE						

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SCALE: 1:24 WEIGHT: SHEET 2 OF 4

20kW POLAR DC GENERATOR DETAIL

SCALE N.T.S. **1**

TILLMAN INFRASTRUCTURE Item 6.

AT&T mobility corp.

LCC TELECOM SERVICES

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 604 FOX GLEN BARRINGTON, IL 60010  
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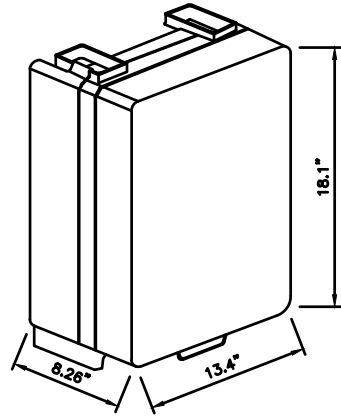
AT&T SITE # TI-OPP-23028  
 AT&T SITE NAME: STRITZEL RENTAL  
 FA # 15887152  
 SITE ADDRESS:  
 312 ELKHORN ROAD  
 WHITEWATER, WI 53190

SHEET TITLE  
 CONSTRUCTION DETAILS

SHEET NUMBER  
**AT-C-3** 192

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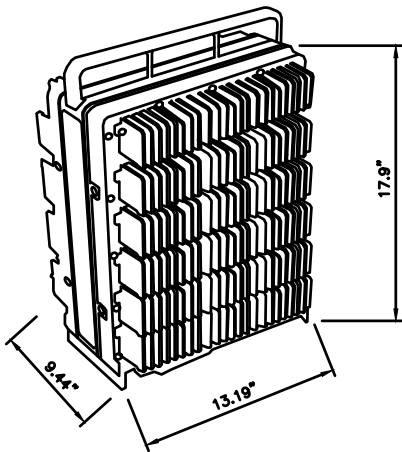
**ERICSSON\_RRH** RRUS-4478 B14  
**DIMENSIONS, HXWXD:** 18.1"x13.4"x8.26"  
**WEIGHT, WITHOUT MOUNTING:** 59.4 LBS.  
**FREQ:** 700  
**CONNECTORS:** 4.3-10 FEMALE



ISOMETRIC VIEW

**REMOTE RADIO HEAD DETAIL 7**

**ERICSSON\_RRH** RRUS-4449 B5/B12  
**DIMENSIONS, HXWXD:** 17.9"x13.19"x9.44"  
**WEIGHT, WITHOUT MOUNTING:** 71 LBS.  
**FREQ:** 700/850  
**CONNECTORS:** 4.3-10 FEMALE



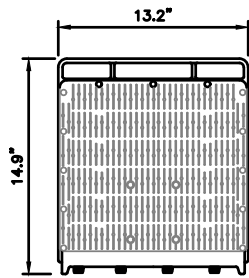
ISOMETRIC VIEW

**REMOTE RADIO HEAD DETAIL 6**

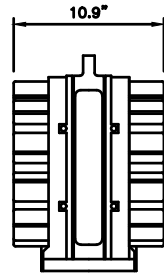
**ERICSSON\_RRH** RRUS-8843 B2/B66  
**DIMENSIONS, HXWXD:** 14.9"x13.2"x10.9"  
**WEIGHT, WITHOUT MOUNTING:** 72 LBS.

**NOTES:**

- GROUND EQUIPMENT AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND AT&T STANDARDS.
- MOUNT EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- CONFIRM REQUIRED EQUIPMENT WITH LATEST RFDS.



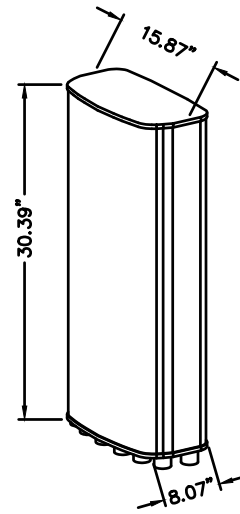
SIDE VIEW



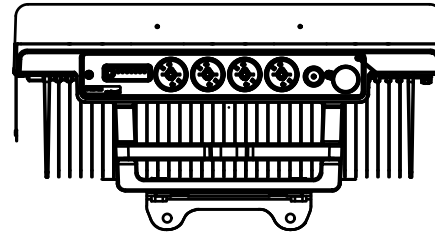
SIDE VIEW

**REMOTE RADIO HEAD DETAIL 5**

**MANUFACTURER:** ERICSSON  
**MODEL NO.:** AIR 6449  
**WEIGHT:** 81.6 LBS  
**BAND:** MULTI-BAND  
**POLARIZATION:** DUAL  
**FREQUENCIES:** 3700-3980MHz



ISOMETRIC VIEW



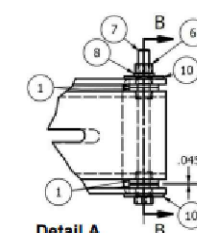
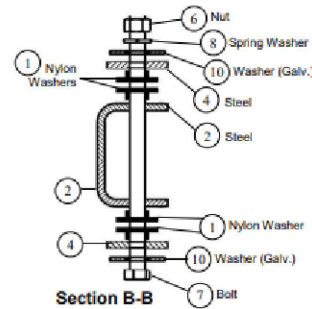
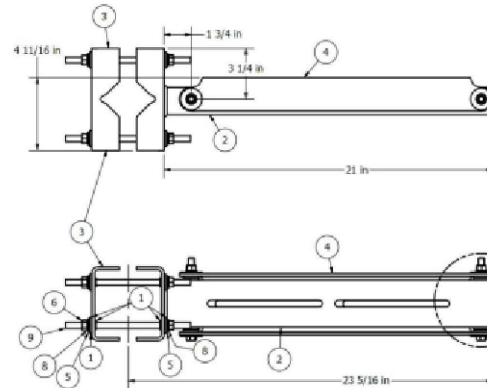
BOTTOM VIEW

**NOT USED 4**

**Product Installation**

**Rosenberger**  
 Rosenberger Site Solutions, LLC

**D220RRUDSM**  
 DUAL RRU MOUNT

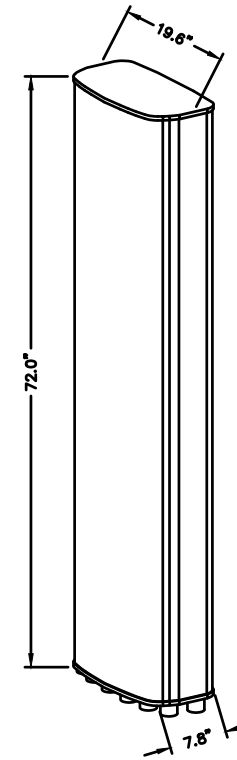


PARTS LIST			
ITEM	QUANTITY PER BRACKET	TOTAL QUANTITY REQUIRED *	DESCRIPTION
1	16	32	NYLON SHOULDER WASHER
2	1	2	MOUNTING ARM WELDMENT
3	1	2	BENT CLAMP PLATE
4	1	2	SWIVEL MOUNT PLATE
5	8	16	3/8" DIA. GALVANIZED WASHER
6	10	20	3/8" DIA. GALVANIZED NUT
7	2	4	3/8" DIA. X 5" LONG A-307 GRADE C GALVANIZED BOLT
8	10	20	3/8" DIA. GALVANIZED SPRING WASHER
9	4	8	3/8" DIA. X 8" LONG A-36 THREADED ROD
10	12	24	3/8" DIA. F436 GALVANIZED WASHER

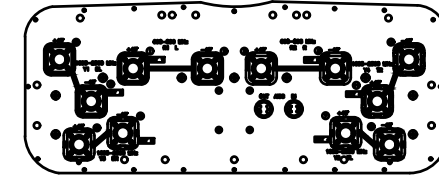
\* TWO BRACKETS ARE REQUIRED TO SUPPORT (2) RRU ASSEMBLIES

**DUAL RRU MOUNTING DETAIL 3**

**MANUFACTURER:** COMMSCOPE  
**MODEL NO.:** NNH4-65B-R6  
**WEIGHT:** 82 LBS  
**BAND:** MULTI-BAND  
**POLARIZATION:** DUAL  
**FREQUENCIES:** 698-896MHz  
 1695-2360MHz  
**CONNECTOR:** 12 X 4.3-10 DIN-F

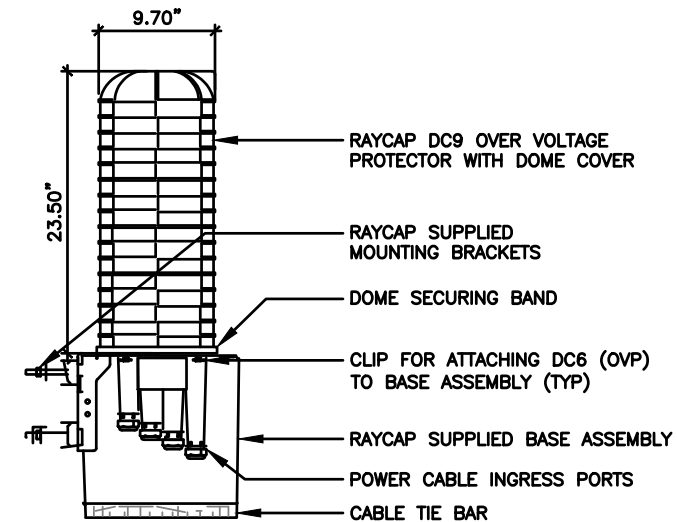


ISOMETRIC VIEW



BOTTOM VIEW

**ANTENNA DETAIL 2**



**RAYCAP DC9-48-60-24-8C-EV (SQUID) 1**



**JOHN M. BANKS**  
**ARCHITECT**  
 604 FOX GLEN  
 BARRINGTON, IL 60010  
 TELEPHONE: 847-277-0070  
 FAX : 847-277-0080  
 EMAIL : JBANKS@WESTCHESTERSERVICES.COM



**DRAWN BY:** DWM  
**CHECKED BY:** MC

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

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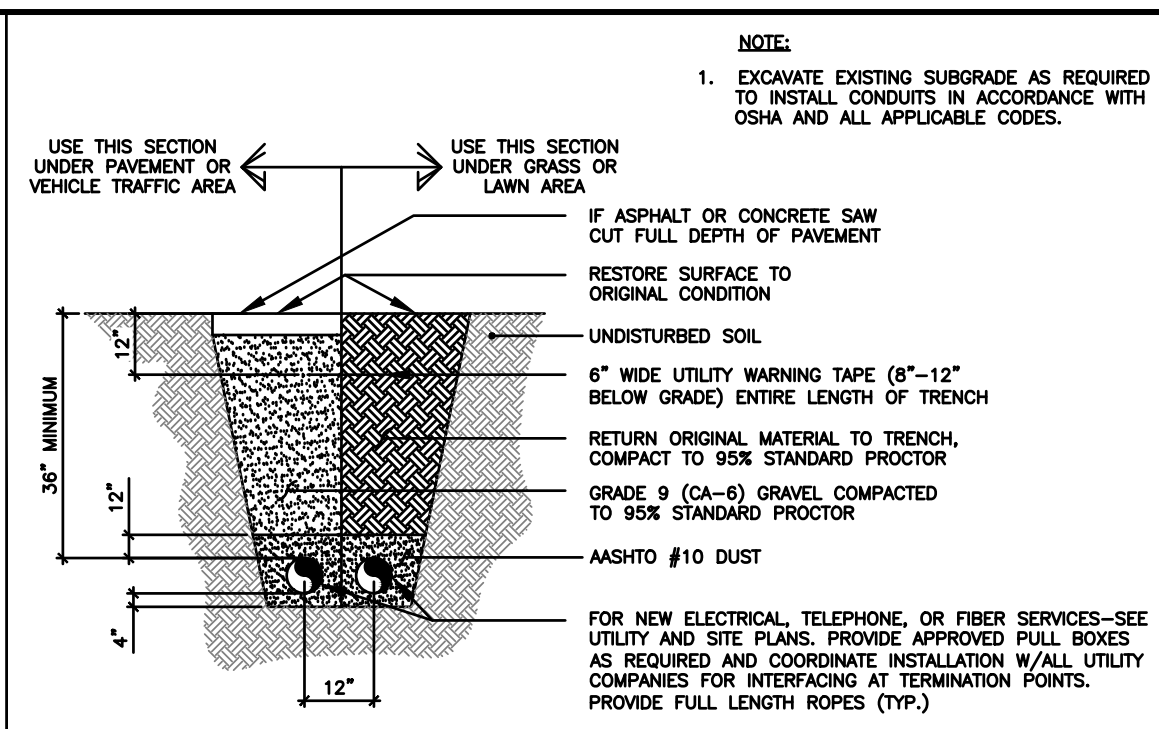
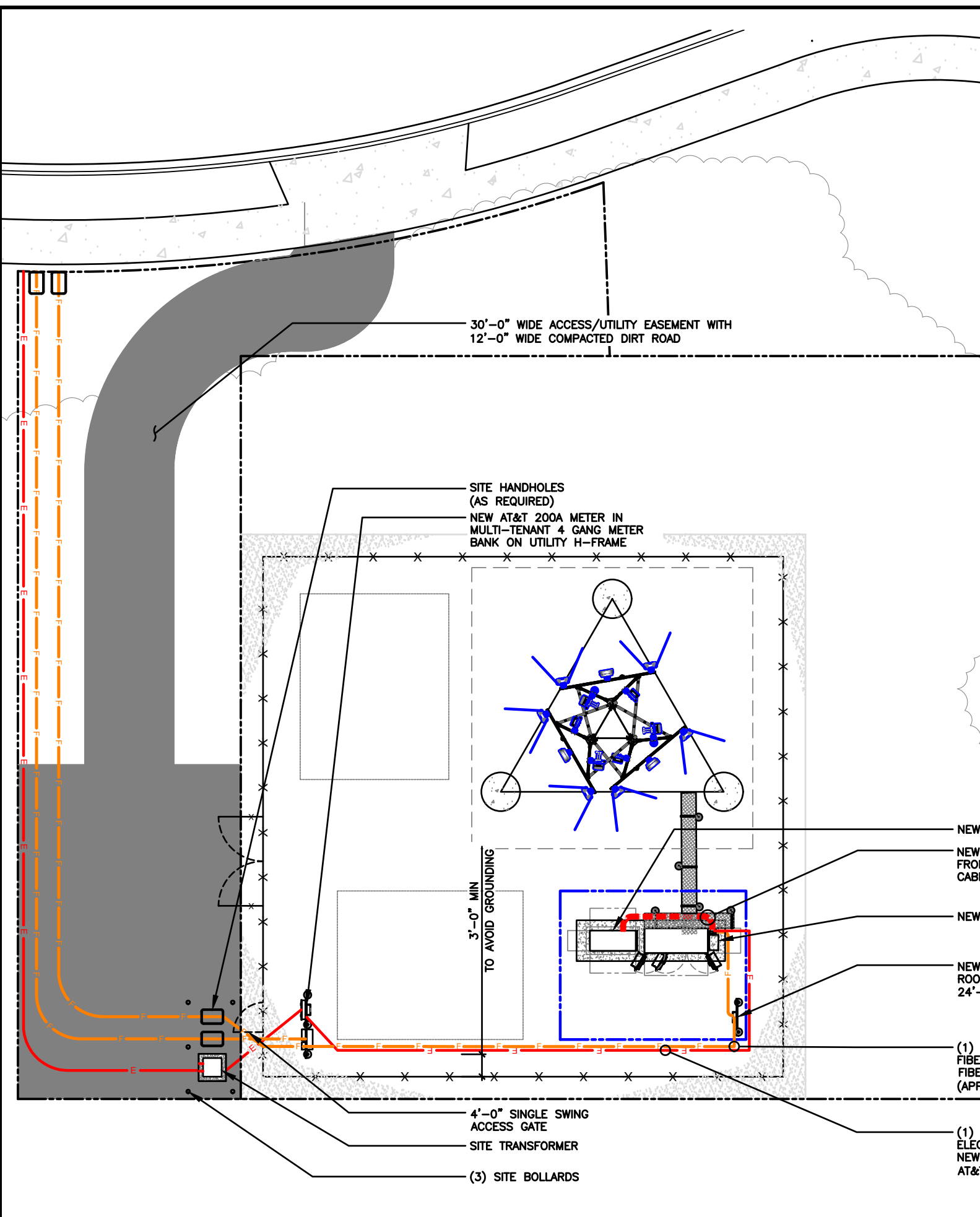
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**SITE ADDRESS:**  
**312 ELKHORN ROAD**  
**WHITEWATER, WI 53190**

**SHEET TITLE**  
**RRH, ANTENNA & EQUIPMENT SPECS.**

**SHEET NUMBER**  
**AT-C-4** 193

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**TYPICAL TRENCH DETAIL** SCALE N.T.S. **2**

**NOTE:**  
 1. EXCAVATE EXISTING SUBGRADE AS REQUIRED TO INSTALL CONDUITS IN ACCORDANCE WITH OSHA AND ALL APPLICABLE CODES.

TILLMAN INFRASTRUCTURE Item 6.

AT&T mobility corp.

LCC TELECOM SERVICES

**JOHN M. BANKS ARCHITECT**  
 604 FOX GLEN  
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 TELEPHONE: 847-277-0070  
 FAX : 847-277-0080  
 EMAIL: JBANKS@WESTCHESTERSERVICES.COM

WESTCHESTER SERVICES LLC  
 604 FOX GLEN  
 BARRINGTON, IL 60010  
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 EMAIL: AE@Westchesterservices.com

DRAWN BY: DWM  
 CHECKED BY: MC

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 WHITEWATER, WI 53190



Know what's below.  
 Call before you dig.

**LEGEND**

	PROPOSED LEASE LINE
	PROPOSED EASEMENT
	PROPOSED FENCE
	EXISTING FENCE
	EXISTING PAVEMENT
	EXISTING PROPERTY LINE

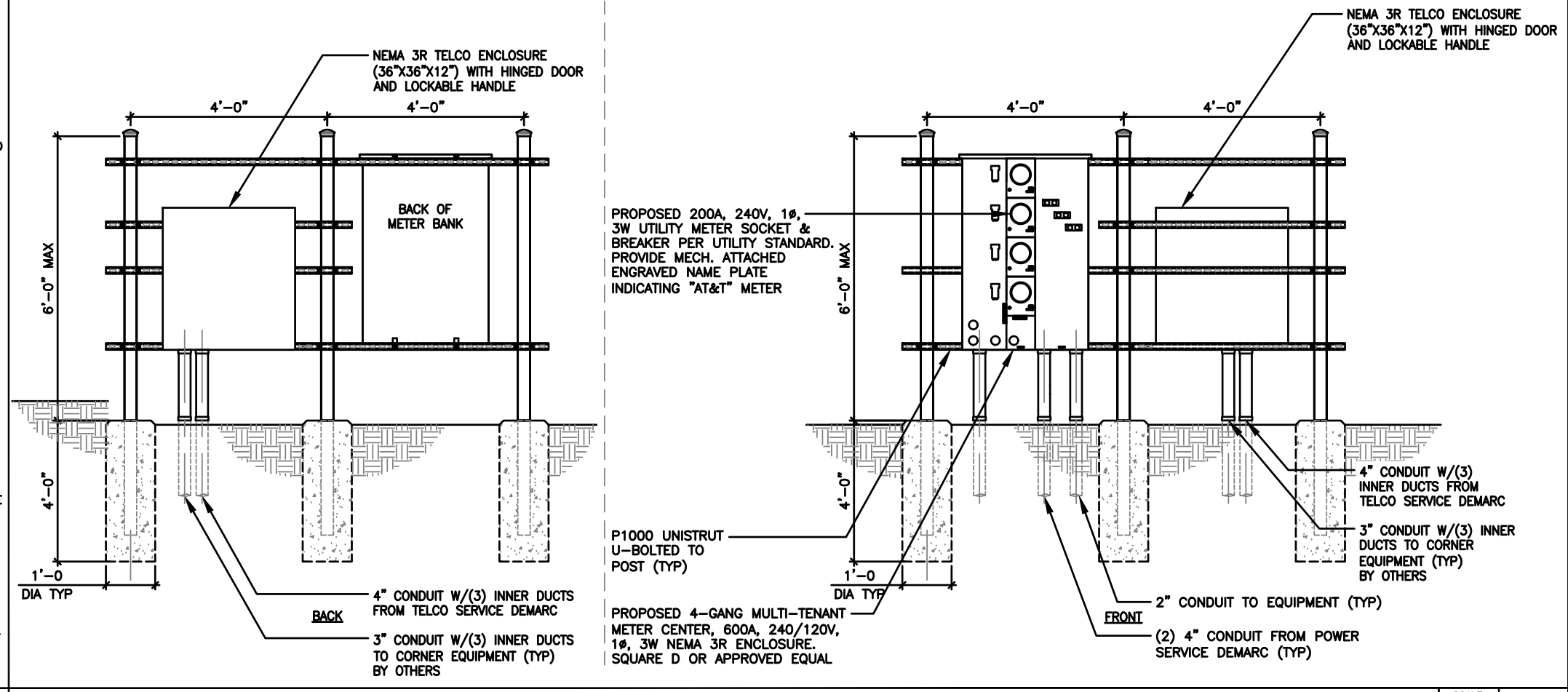
SCALE: 1/8" = 1'-0" (24x36)  
 (OR) 1/16" = 1'-0" (11x17)



- SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- VERIFY HEIGHTS WITH PROJECT MANAGER PRIOR TO INSTALLATION.
- THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
- CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
- ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE-STOPS WHERE PENETRATIONS ARE MADE THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SILICONE SEALANT.
- DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
- ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG., UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THHW, RATED IN ACCORDANCE WITH NEC 110-14(C).
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE; ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
- CONDUIT:
  - RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH 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.
  - ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
  - LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT & RECTIFIERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL-SIZE GROUND CONDUCTOR.
  - CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
  - PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UV-RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS; EXCEPT WHERE PERMITTED BY CODE TO OMIT.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
- CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
- COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE CONTRACTOR.
- VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS & CIRCUITS NOT SCHEDULED FOR REMOVAL.
- RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.

METER POSITION 2 - AT&T INTEGRATED LOAD CENTER																												
LOAD	DESCRIPTION	QTY.	UNIT V.A.	LOAD PER PHASE (VA)		WIRE COLOR	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP	TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA)		UNIT V.A.	QTY.	DESCRIPTION				
				A	B															A	B							
1	RECTIFIER #1	1	1400	1400		BLK	X			8	(10)	40			8				BLK	1400		1400	1	RECTIFIER #5				
3		1	1400		1400	RED							40	(10)	8				RED		1400	1400	1					
5	RECTIFIER #2	1	1400	1400		BLK	X			8	(10)	40			8				BLK	1400		1400	1	RECTIFIER #6				
7		1	1400		1400	RED							40	(10)	8				RED		1400	1400	1					
9	RECTIFIER #3	1	1400	1400		BLK	X			8	(10)	40			8				BLK	1400		1400	1	RECTIFIER #7				
11		1	1400		1400	RED							40	(10)	8				RED		1400	1400	1					
13	RECTIFIER #4	1	1400	1400		BLK	X			8	(10)	40			8				BLK	1400		1400	1	RECTIFIER #8				
15		1	1400		1400	RED							40	(10)	8				RED		1400	1400	1					
17						BLK													BLK									
19						RED	X				12	12	20						RED									
21	GFCI RECEPTACLES	1	180	360		BLK	X				12	(12)	20						BLK									
23	OPTIONAL FIBER BOX RECEPTACLE	1	180		180	RED	X				12	12	20						RED									
25	BATTERY CHARGER	1	240	240		BLK	X				12	12	20						BLK									
27	SPARE					RED	X				12	12	20						RED									
29	SPARE					BLK	X				12	12	20						BLK									
SUBTOTAL CONTINUOUS				6200	5780															5,600	5,600	SUBTOTAL CONTINUOUS		TOTAL AMPS CONTINUOUS x 1.25		28975		
SUBTOTAL NON-CONTINUOUS				-	-															-	-	SUBTOTAL NON-CONTINUOUS		TOTAL AMPS NON-CONTINUOUS		-		
SUBTOTAL SUB-PANEL				-	-															-	-	SUBTOTAL SUB-PANEL		TOTAL KVA		28.97		
PANEL DESIGNATION: ELECTRICAL PANEL (ITEM 2)																												
MAIN LUGS: N/A				MAIN BREAKER: 200 AMP				BRANCH BREAKER TYPE: SIEMENS - BL												TOTAL AMPS					120.72			
VOLTAGE: 120/240				CYCLE: 60				PHASE: 1				WIRES: 3				MAIN COPPER BUS: 200 AMPS				NEUTRAL: 200 AMPS								

**AT&T P - B PANEL SCHEDULE** SCALE N.T.S. **2**



**ELECTRICAL NOTES** SCALE N.T.S. **1**

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TILLMAN INFRASTRUCTURE Item 6.

AT&T mobility corp.

LCC TELECOM SERVICES

JOHN M. BANKS ARCHITECT  
604 FOX GLEN BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
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EMAIL: JBANKS@WESTCHESTERSERVICES.COM

WESTCHESTER SERVICES LLC  
604 FOX GLEN BARRINGTON, IL 60010  
PHONE: 847-277-0070  
EMAIL: AE@Westchesterservices.com

DRAWN BY: DWM  
CHECKED BY: MC

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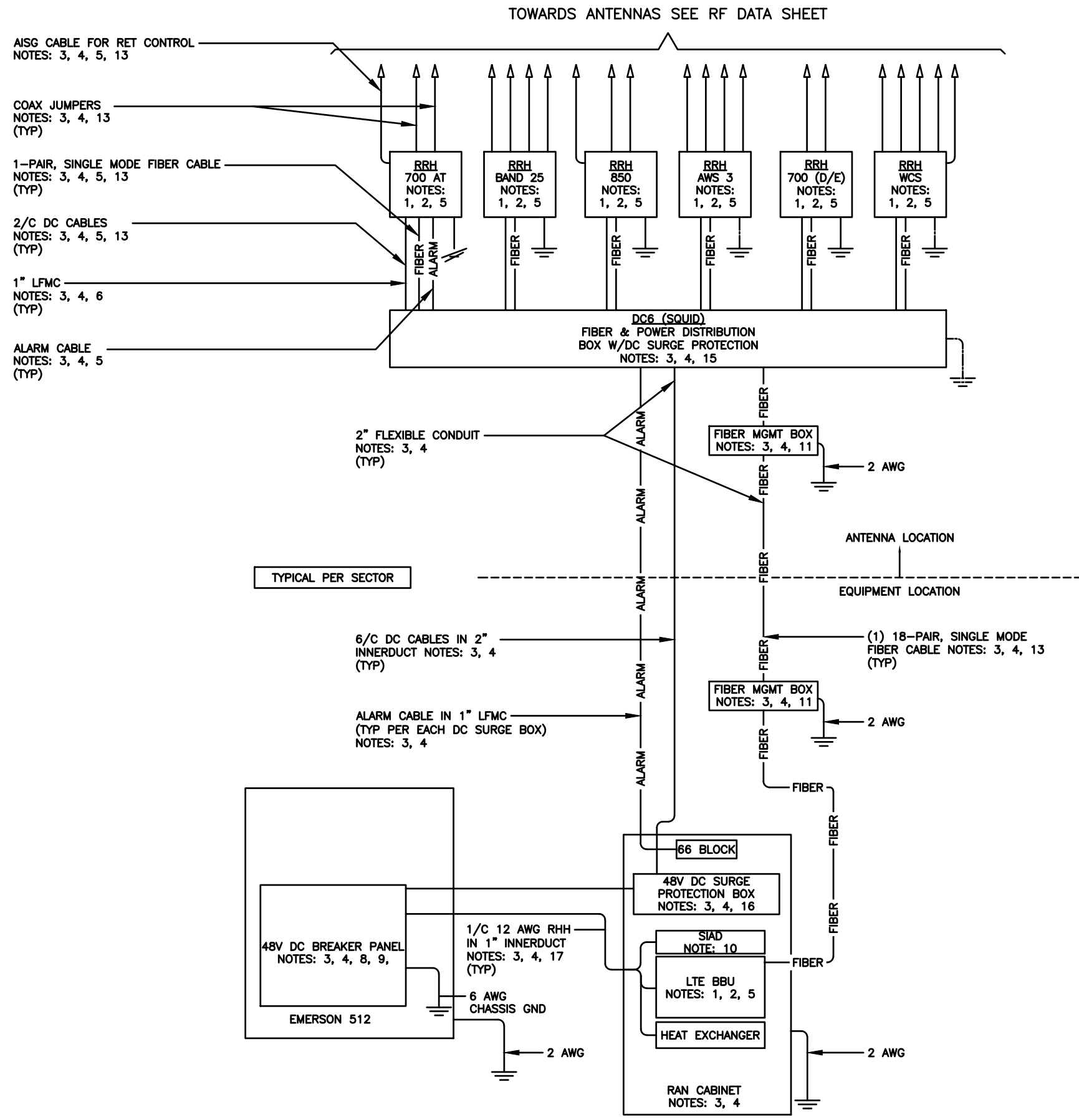
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WHITEWATER, WI 53190

SHEET TITLE  
ELECTRICAL SCHD.,  
DIA & NOTES

SHEET NUMBER  
**AT-E-2** 195

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- NOTES:**
- FURNISHED BY OEM/AT&T.
  - INSTALLED BY OEM OR AS SCOPED BY MARKET.
  - FURNISHED BY OTHERS
  - INSTALLED BY OTHERS
  - FINAL CONNECTION BY OEM OR AS SCOPED BY MARKET.
  - OPEN END OF LFMC TO BE LEFT WEATHERPROOFED UNTIL TERMINATED.
  - DELETED.
  - BREAKERS SPECIFIED SOLD SEPERATELY.
  - BREAKERS TO BE TAGGED AND LOCKED OUT.
  - SIAD IS FURNISHED AND INSTALLED BY OTHERS AND INCLUDES POWER CONNECTIONS AND FIBER TO THE UNIT OR AS SCOPED BY MARKET. INSTALL 10 AWG CHASSIS GROUND, PROVIDE (2) 10A BREAKERS FROM A 24V DC POWER SOURCE OR (2) 5A BREAKERS FROM A 48V DC POWER SOURCE AND CONNECT USING MFR POWER CABLE WITH SPECIAL CONNECTOR.
  - FIBER MANAGEMENT BOX IS J-SOURCE MODEL 12126FM4SEC.
  - LEC TO FURNISH AND INSTALL NETWORK INTERFACE DEVICE.
  - LEAVE COILED AND PROTECTED UNTIL TERMINATED.
  - SEE DETAIL 1408 FOR DC POWER CABLE SIZES.
  - FIBER AND POWER DISTRIBUTION BOX 4/48V SURGE SHALL BE RAYCAP MODEL DC6-48-60-18-8F.
  - POWER DISTRIBUTION W/DC SURGE PROTECTION BOX SHALL BE RAYCAP MODEL DC6-48-60-0-18.
  - SINGLE-CONDUCTOR DC POWER CABLES SHALL BE TELCOFLEX OR KS24194, COPPER, UL LISTED RHH NON-HALOGEN, LOW SMOKE WITH BRAIDED COVER, TYPE TC (1/0 AND LARGER). UNLESS OTHERWISE NOTED, STRANDING SHALL BE CLASS B (TYPE III) FOR CABLES SIZES 14, 12 & 10 AWG AND CLASS 1 (TYPE IV) FOR SIZES 8 AWG AND LARGER. CABLES SHALL BE COLOR CODED RED FOR +24V, BLUE FOR -48V AND GRAY FOR 24V AND 48V RETURN CONDUCTORS. MULTI-CONDUCTOR DC POWER CABLES SHALL COPPER, CLASS B STRANDED WITH FLAME RETARDANT PVC JACKET, TYPE TC, UL LISTED FOR 90°C DRY/ 75°C WET INSTALLATION.
  - 10A FUSE FOR HEAT EXCHANGER FURNISHED AND INSTALLED BY OTHERS.
  - DELETED
  - GROUNDING WIRES SHALL BE COPPER, GREEN THHN/THWN UL LISTED FOR 90°C DRY/75°C WET INSTALLATION. MINIMUM SIZE IS 6 AWG UNLESS NOTED OTHERWISE.
  - RET CONTROL FROM THE RRH IS AN OPTIONAL METHOD OF CONNECTION. REFER TO RF DATA SHEET FOR APPLICABILITY.
  - DELETED.
  - FIBER AND POWER DISTRIBUTION BOX 4/48V SURGE SHALL BE RAYCAP MODEL DC6-48-60-0-1E.
  - FIBER MANAGEMENT BOX IS COMMSCOPE MODEL FB 18188.
  - FIBER AND POWER DISTRIBUTION BOX 4/48V SURGE SHALL BE RAYCAP MODEL DC12-48-60-0-25E.

**DC/FIBER SYSTEM DIAGRAM**

SCALE  
N.T.S. **1**



Item 6.



**JOHN M. BANKS ARCHITECT**  
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**WESTCHESTER SERVICES LLC**  
 604 FOX GLEN  
 BARRINGTON, IL 60010  
 PHONE: 847-277-0070  
 EMAIL: AE@Westchesterservices.com

DRAWN BY: **DWM**  
 CHECKED BY: **MC**

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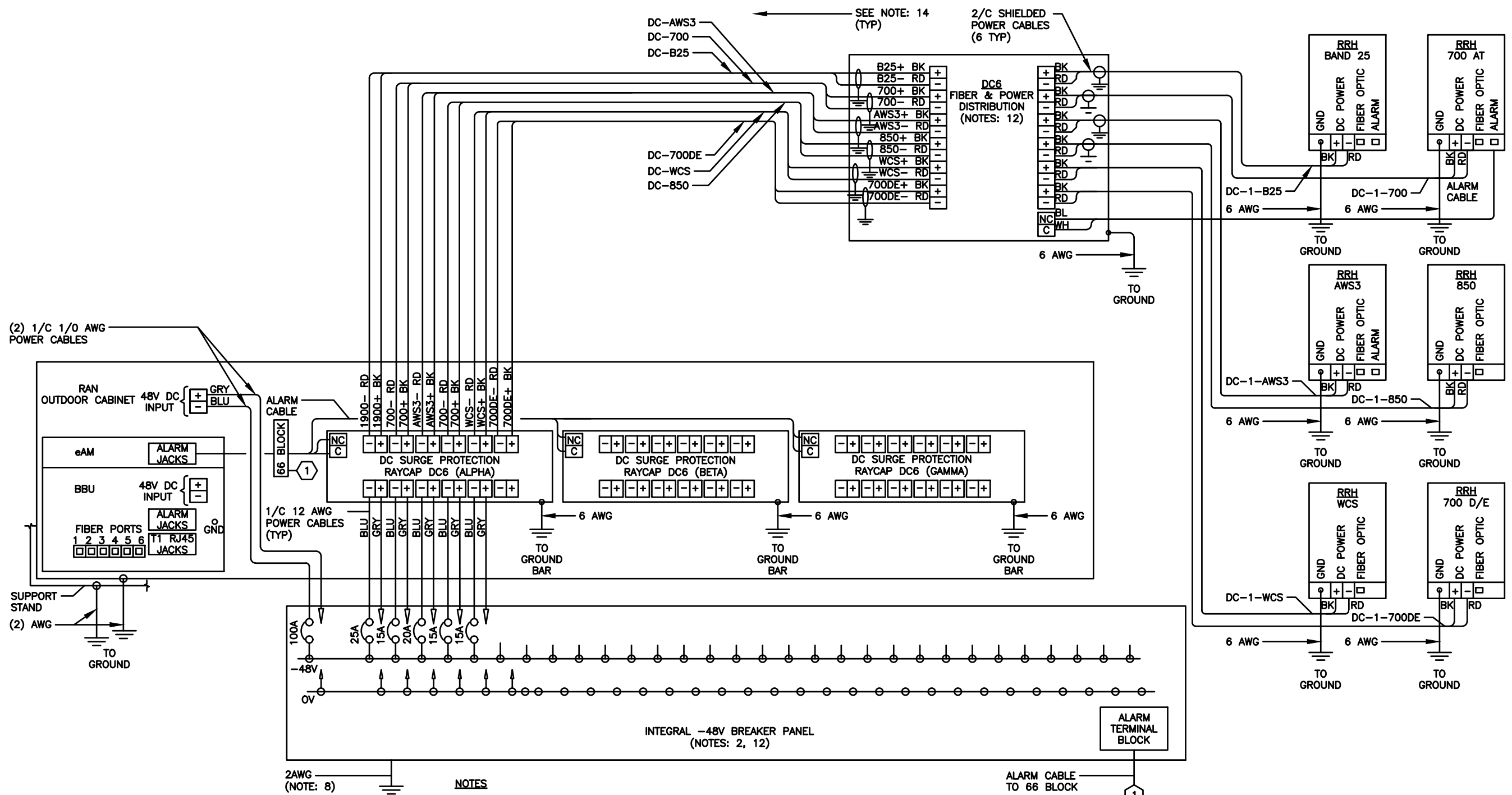
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**312 ELKHORN ROAD**  
**WHITEWATER, WI 53190**

SHEET TITLE  
**DC/FIBER SYSTEM DIAGRAM**

SHEET NUMBER  
**AT-E-3** 196

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



- NOTES**
1. LABEL THE DC POWER CABLES AT BOTH ENDS OF EVERY WIRE AND IN ANY PULL BOX IF USED. LABEL SHALL BE DURABLE, SELF ADHESIVE, WRAPPED LONGITUDINALLY ALONG THE CABLE AND STATE THE SECTOR, FREQUENCY BAND AND POLARITY; I.E. "A-AWS+".
  2. INSTALL ON IN AUXILIARY EQUIPMENT CABINET.
  3. CABLE TERMINALS FOR +24V INPUT FEED A, FEED B AND REFERENCE GROUND SHALL BE 2-HOLE: 3/8" ON 1" CENTER.
  4. INSTALL CABLE TERMINALS FOR FEED A AND FEED B RETURN BACK-TO-BACK ON OPPOSITE SIDES OF PAD USING 1-HOLE 3/8" TERMINALS.
  5. CABLE TERMINALS FOR CHASSIS GROUND SHALL BE 2-HOLE, 1/4" ON 5/8" CENTER.
  6. WHEN DISTRIBUTION BOX IS NOT USED, INSTALL 3 RUNS OF (2) 2/C CABLES IN CONDUIT, 1 EACH FROM DC SURGE SHELF TO DC6s.
  7. A JUNCTION BOX IS REQUIRED WHEN FIBER OPTIC CABLES ARE INSTALLED IN CONDUIT AS SCOPED BY MARKET.
  8. CONVERTER REFERENCE GROUND IS NOT REQUIRED WHEN CONVERTER AND 24V DC POWER PLANT ARE ON THE SAME RACK OR ENCLOSURE.
  9. THE BARE GROUND WIRE OF EACH MULTI-CONDUCTOR CABLE AND DRAIN WIRE WHEN A SHIELDED CABLE IS USED, SHALL BE CONNECTED TO THE EQUIPMENT CABINET GROUND BAR.
  10. SEE ALARM BLOCK ASSIGNMENT DETAIL FOR ALARM CABLE CONNECTIONS.
  11. PROVIDE A JUNCTION BOX, AS SCOPED BY MARKET, TO COIL EXCESS DC POWER AND OPTICAL FIBER CABLES (FIBER CALES NOT SHOWN FOR CLARITY)
  12. NOTED EQUIPMENT MAY BE COMMON TO LTE AND UMTS SYSTEMS.
  13. CABLE GROUND WIRE AND SHIELD DRAIN WIRE TO BE LEFT UN-TERMINATED AT RRH.
  14. WHEN AN RRH IS USED INSTEAD OF AN AWS RRH CABLE, LABELS SHOULD REFLECT CORRECT FREQUENCY BAND.

TYPICAL PER SECTOR

**TILLMAN INFRASTRUCTURE** Item 6.

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**AT&T** mobility corp.

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**LCC TELECOM SERVICES**

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**JOHN M. BANKS ARCHITECT**  
 604 FOX GLEN  
 BARRINGTON, IL 60010  
 TELEPHONE: 847-277-0070  
 FAX : 847-277-0080  
 EMAIL: JBANKS@WESTCHESTERSERVICES.COM

---

**WESTCHESTER SERVICES LLC**

604 FOX GLEN  
 BARRINGTON, IL 60010  
 PHONE: 847-277-0070  
 EMAIL: AE@Westchesterservices.com

---

**DRAWN BY: DWM**  
**CHECKED BY: MC**

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

---

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

EXP DATE: 11/30/24

---

AT&T SITE# TI-OPP-23028  
 AT&T SITE NAME: STRITZEL RENTAL  
 FA # 15887152  
 SITE ADDRESS:  
 312 ELKHORN ROAD  
 WHITEWATER, WI 53190

---

SHEET TITLE  
**DC WIRING DIAGRAM**

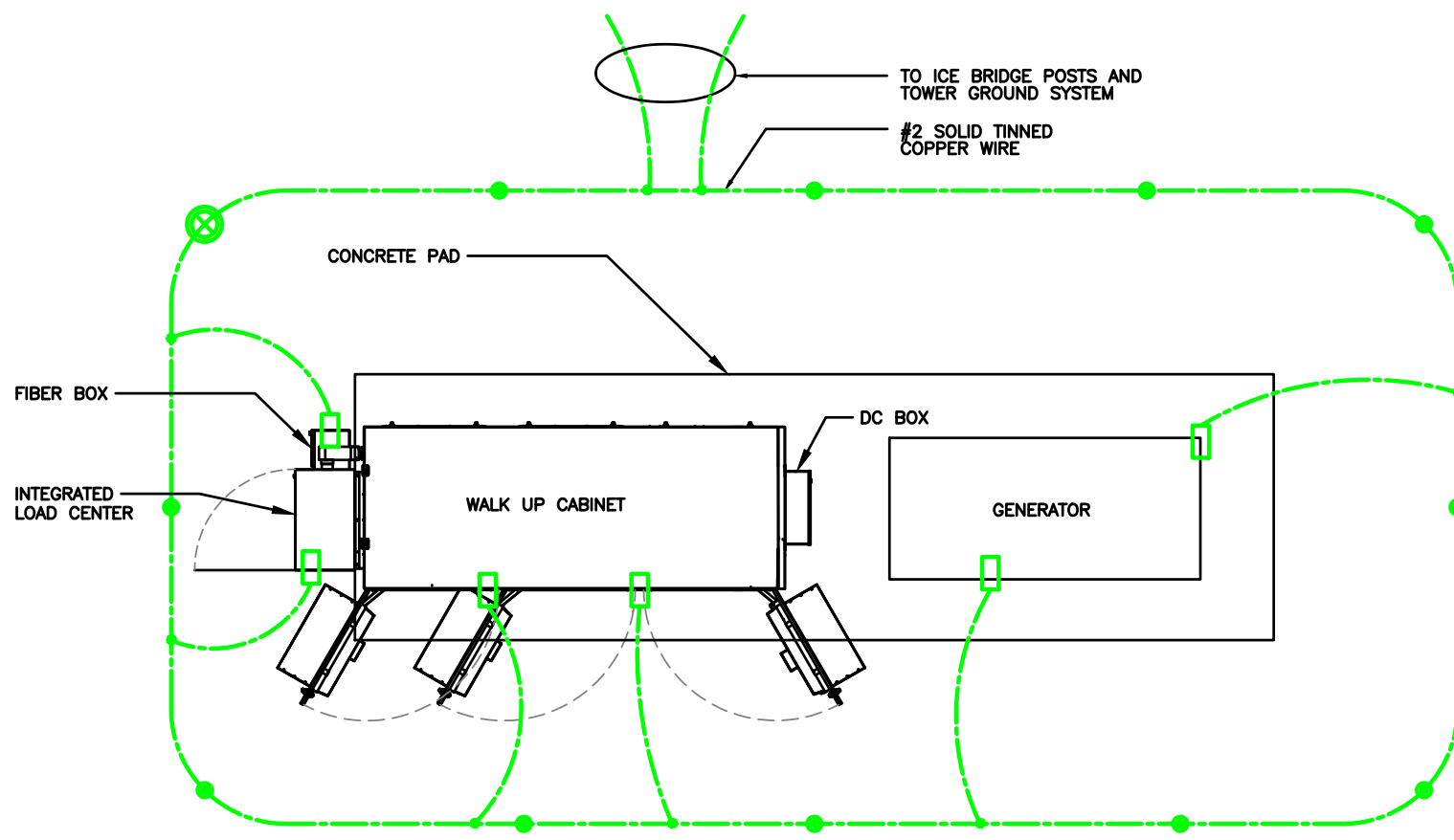
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SHEET NUMBER  
**AT-E-4** 197



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

GROUNDING LEGEND	
	MECHANICAL CONNECTION
	EXOTHERMIC WELD CONNECTION
	COMPRESSION FITTING CONNECTION
	5/8"x10' COPPER-CLAD STEEL GROUND ROD
	5/8"x10' COPPER-CLAD STEEL GROUND ROD WITH INSPECTION WELL
	PROPOSED GROUND WIRING
	EXISTING GROUND WIRING
	TINNED COPPER GROUND BAR 1/4"x4"x12" OR 1/4"x4"x20"
CGB	COLLECTOR GROUND BAR
MGB	MAIN GROUND BAR



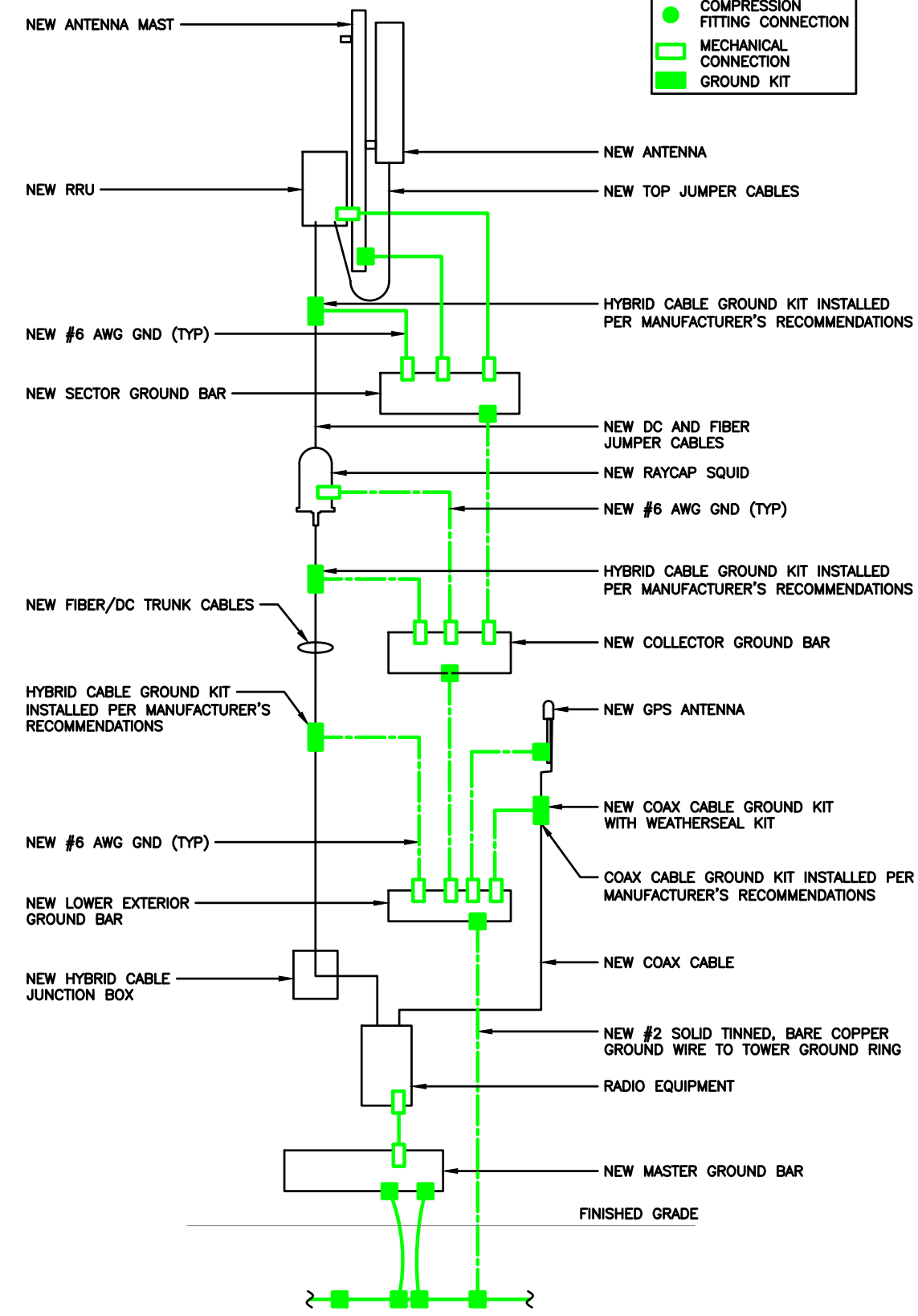
Know what's below.  
Call before you dig.

**GROUNDING PLAN**

SCALE N.T.S. **2**

NOTE:  
GROUND LEAD INSIDE RUBBER GROMMET TO BE ATTACHED WITH X-CROSS ZIP TIES TO BRACKET. DO NOT USE SNAP-IN HANGERS AROUND GROUNDS.

LEGEND	
	EXOTHERMIC WELD CONNECTION
	COMPRESSION FITTING CONNECTION
	MECHANICAL CONNECTION
	GROUND KIT



**RISER DIAGRAM**

SCALE N.T.S. **1**



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604 FOX GLEN  
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EMAIL: AE@Westchesterservices.com

DRAWN BY: **DWM**  
CHECKED BY: **MC**

REV	DATE	DESCRIPTION
A	08/29/23	PRELIMINARY CD

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

EXP DATE: 11/30/24

AT&T SITE# TI-OPP-23028  
AT&T SITE NAME: STRITZEL RENTAL  
FA # 15887152  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**GROUNDING PLAN & RISER DIAGRAM**

SHEET NUMBER  
**AT-G-1** 198

**GROUNDING NOTES:**

- GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
- ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
- GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL. WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
- GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTI-OXIDANT COATING.
- GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
- ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
- INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
- REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
- THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"x10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 BARE TINNED COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
- IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45°.
- EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
- CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE VERIZON WIRELESS CONSTRUCTION MANAGER.
- ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 BARE TINNED COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
- PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.), PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUAL.
- ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A METROPCS REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
- WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL.
- PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDIZATION PAINT.
- ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6 FEET OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF #2 BARE TINNED COPPER WIRE.

**CABLE COLOR CODING NOTES:**

- SECTOR ORIENTATION/AZIMUTH WILL VARY FROM REGION AND IS SITE SPECIFIC. REFER TO RF REPORT FOR EACH SITE TO DETERMINE THE ANTENNA LOCATION AND FUNCTION OF EACH TOWER SECTOR FACE.
- THE ANTENNA SYSTEM CABLES SHALL BE LABELED WITH VINYL TAPE EXCEPT IN LOCATIONS WHERE ENVIRONMENTAL CONDITIONS CAUSE PHYSICAL DAMAGE, THEN PHYSICAL TAGS ARE PREFERRED.
- THE STANDARD IS BASED ON EIGHT COLORED TAPES - RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE & VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR SUBCONTRACTOR ON SITE.
- USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLES BY SECTOR AND NUMBER AS SHOWN ON "CABLE MARKING COLOR CONVENTION TABLE".
- WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN GSM/3G AND IS-136 TDMA IS ENCOUNTERED, THE SUBCONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING AND TAGGING STANDARD THAT IS OUTLINED IN THE CURRENT VERSION OF ND-00027. IN THE ABSENCE OF AN EXISTING COLOR CODING SCHEME, OR WHEN INSTALLING PROPOSED COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
- ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE A MINIMUM OR (3) WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
- ALL COLOR BANDS INSTALLED AT THE TOP OF TOWER SHALL BE A MINIMUM OF 3" WIDE AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE IN BETWEEN EACH COLOR.
- ALL COLOR CODES SHALL BE INSTALLED AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE TO SIDE.
- IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE GSM TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

**CABLE MARKING TAGS:**

WHEN USING THE ALTERNATIVE LABELING METHOD, EACH RF CABLE SHALL BE IDENTIFIED WITH A METAL ID TAG MADE OF STAINLESS STEEL OR BRASS. THE TAG SHALL BE 1-1/2" IN DIAMETER WITH 1/4" STAMPED LETTERS AND NUMBERS INDICATING THE SECTOR, ANTENNA POSITION AND CABLE NUMBER. ID MARKING LOCATIONS SHOULD BE AS PER "CABLE MARKING LOCATIONS TABLE". THE TAG SHOULD BE ATTACHED WITH CORROSION PROOF WIRE AROUND THE CABLE AT THE SAME LOCATION AS DEFINED ABOVE. THE TAG SHOULD BE LABELED AS SHOWN ON THE "GSM AND UMTS LINE TAG" DETAIL.

CABLE MARKING LOCATIONS TABLE	
NO.	LOCATIONS
1	EACH JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
2	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS AT THE TOP JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS PRIOR TO ENTERING THE BTS OR SHELTER.
3	CABLE ENTRY PORT ON THE INTERIOR OF SHELTER.
4	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
5	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

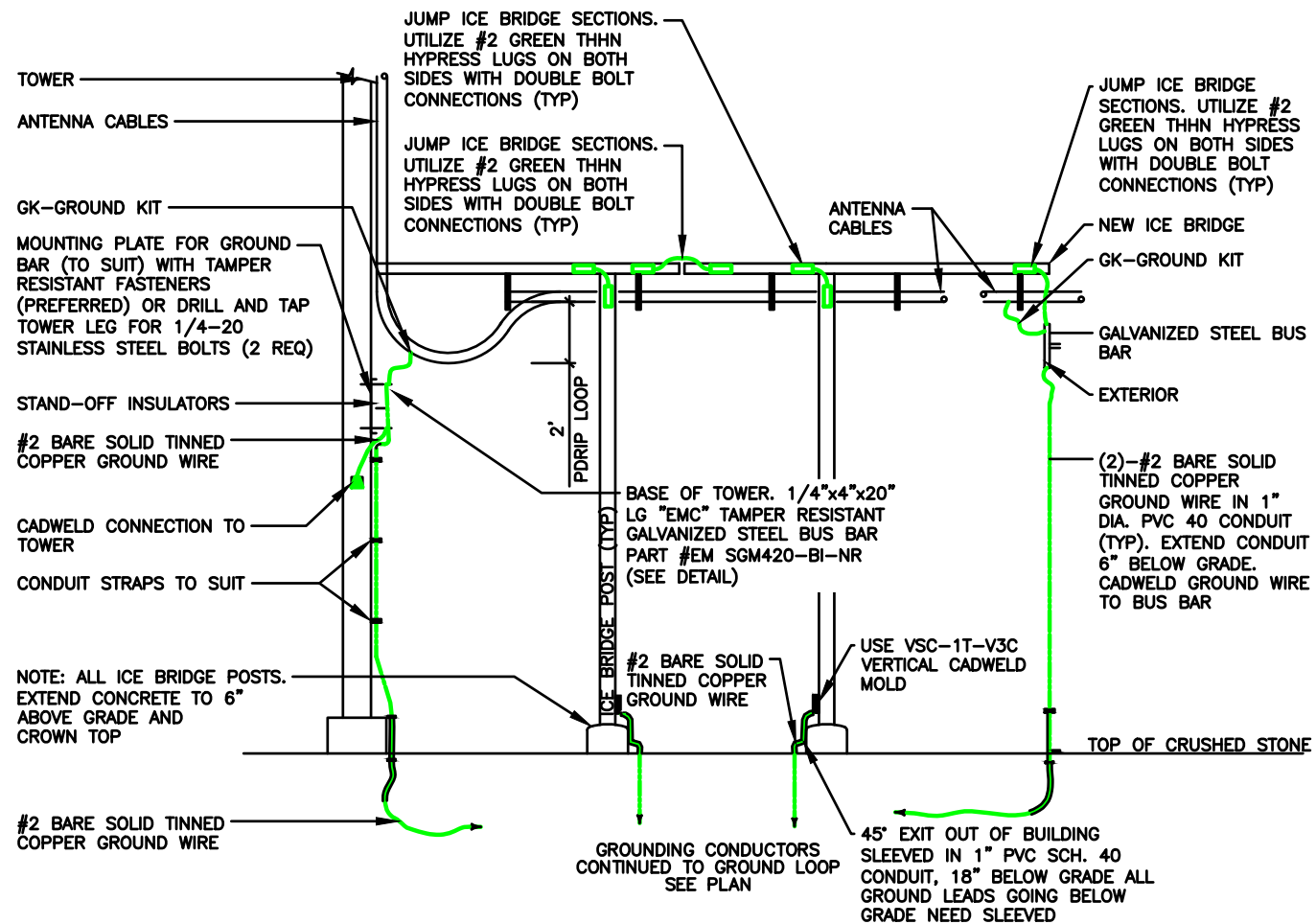
**GROUNDING NOTES**

SCALE N.T.S. **5**

**CABLE COLOR CODING NOTES**

SCALE N.T.S. **4**

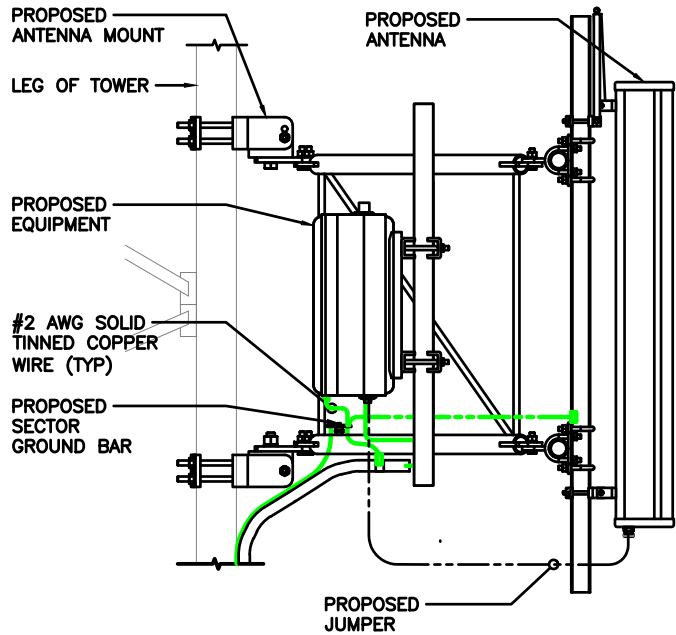
**COAXIAL GROUNDING AT ICE BRIDGE**



SCALE N.T.S. **1**

**ANTENNA & CABLE GROUNDING**

SCALE N.T.S. **3**



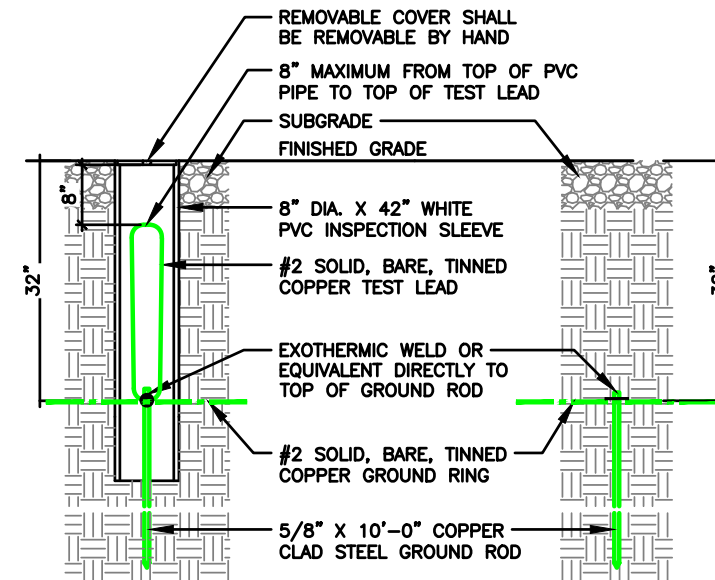
NOTE: SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE

NOTE: GROUND RODS MAY BE COPPER CLAD STEEL OR SOLID COPPER

NOTE: GROUND RODS SHALL HAVE A RECOMMENDED SPACING TWICE THE LENGTH OF THE ROD

NOTE: A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS W/HIGHLY ACIDIC SOIL

NOTE: GROUND RODS INSTALLED WITHIN CLOSE PROXIMITY TO TOWER OR WHEN SOIL IS AT OR BELOW 2,000 OHM-CM, SHALL BE GALVANIZED TO PREVENT GALVANIC CORROSION OF TOWER



**GROUND WELL, ROD, AND TEST WELL DETAIL**

SCALE N.T.S. **2**

TILLMAN INFRASTRUCTURE Item 6.

AT&T mobility corp.

LCC TELECOM SERVICES

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CHECKED BY: MC

REV	DATE	DESCRIPTION
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AT&T SITE # TI-OPP-23028  
AT&T SITE NAME: STRITZEL RENTAL  
FA # 15887152  
SITE ADDRESS:  
312 ELKHORN ROAD  
WHITEWATER, WI 53190

SHEET TITLE  
**GROUNDING  
DETAILS & NOTES**

SHEET NUMBER  
**AT-G-199**

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# Sworn Statement of Carrier - Wis. Stat. § 66.0404(2)(2)(b)(5)

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**AFFIDAVIT  
SWORN STATEMENT OF NEED FOR A NEW MOBILE SERVICE SUPPORT  
STRUCTURE IN SUPPORT OF NEW TOWER CONSTRUCTION**

STATE OF ILLINOIS )  
COUNTY OF DuPage )

The undersigned, Andrew T. Flowers, being first duly sworn on oath, deposes and states as follows:

1. My name is Andrew Flowers and I am employed by AT&T Mobility dba New Cingular Wireless PCS, LLC as its Sr. Real Estate Manager. My job duties include, among other things, responsibility, and oversight of AT&T Mobility’s wireless network real estate. This includes oversight of the newly proposed mobile service support structure at the address of 312 Elkhorn Road, Whitewater, WI 53190, with a property parcel ID number of A91900003, and Lat/Long coordinates of 42.83056204, -88.71090223 (the "New Tower Location").

2. This Sworn Statement is made pursuant to City of Whitewater.

3. I make and submit this Sworn Statement in support of the accompanying application and supplement documents for the request of zoning approval submitted by applicant LCC Telecom Services LLC, and pursuant to which Tillman Infrastructure LLC proposes to develop and construct a 195’ tall Self Support Tower, overall structure height 199’ with lightning rod attachment, and related telecommunications equipment at the New Tower Location as described above and depicted on the site plans submitted along with the application.

4. Tillman Infrastructure LLC is in the business of, among other things, developing, constructing, and operating mobile service support structures (a/k/a telecommunications towers or cell towers) and leasing space on those structures and facilities to wireless carriers such as AT&T Mobility. Relevant to the present application, AT&T Mobility and Tillman Infrastructure LLC desire that Tillman Infrastructure LLC develop and build the referenced tower and lease space thereupon to AT&T Mobility as part of improving AT&T Mobility’s wireless telecommunications network in the area surrounding the New Tower Location.

5. AT&T Mobility is improving and upgrading its network's wireless coverage and capacity in the area surrounding New Tower Location to provide needed improvement to signal strength, in-building penetration, and reliable, high-speed wireless data capability. In order to accomplish these objectives, AT&T Mobility and Tillman Infrastructure LLC are proposing the new mobile support structure tower and related telecommunications site at the New Tower Location.

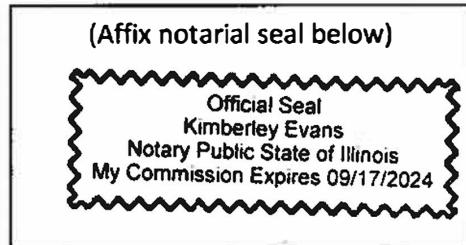
6. The proposed mobile service support structure at the New Tower Location is a necessary infrastructure addition and will become an integral part of AT&T Mobility's wireless network. The primary functions of the proposed site are to provide enhanced, reliable wireless coverage and additional capacity which will help ensure seamless wireless data capabilities and connectivity to AT&T Mobility's customers in the area. Without this site, the signal strength and data capacity in the area will not be adequate for a reliable network. As consumption of data services surge, the importance of this site also surges. AT&T Mobility has evaluated the existing structure locations in the surrounding area, and there are no existing towers or other tall structures that could accommodate AT&T Mobility's equipment to achieve substantially similar network functionality, coverage, and capacity. Consequently, because co-locating on no other existing structure would provide the required wireless coverage, signal strength, or data speeds to the coverage objective and intended areas, the proposed new mobile service support structure is necessary to provide the coverage and capacity required for a fully functioning wireless network.

Dated this 12 day of Dec, 2023

*Andrew T. Flowers*  
(Affiant) Andrew T. Flowers  
(Affiant's job title) SR. Real Estate and  
Construction Manager IL/WI  
(Carrier) AT&T Mobility

Subscribed and sworn before me this  
12 day of Dec, 2023.

*Kimberley Evans*  
Notary Public, State of IL  
My commission expires: 9-17-24 (date)



# Engineer's Fall Zone Letter

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Per City of Whitewater Zoning Ordinance Section 19.55.070(D), wireless telecommunications towers must be set back from all property lines equal to the height of the support structure. A reduced setback may be considered on the basis of a structural engineering analysis, which has been attached to this application.

Wisconsin State Statute 66.0505(2)(g) additionally provides that:

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



November 10, 2023

Ms. Chelsea Iglesias  
Tillman Infrastructure, LLC  
299 Market St, Suite 350  
Saddle Brook, NJ 07663

RE: Proposed 195' Sabre Self-Supporting Tower for TI-OPP-23028, WI

Dear Ms. Iglesias,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 107 mph with no ice and 40 mph + 1.5" ice, Risk Category II, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Supporting Structures".

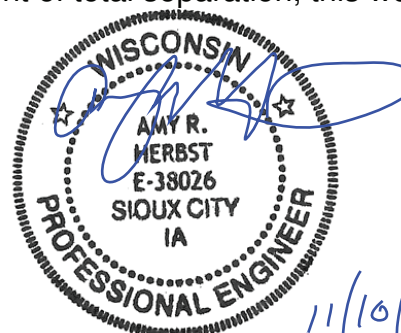
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Industries.* In the unlikely event of total separation, this would result in a fall radius less than or equal to 1/3 the tower height.

Sincerely,

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



# Propagation Maps

---



# Site WIL00671 Whitewater, WI



# Comments

- This site is needed to improve both indoor and outdoor cell phone coverage in the Whitewater WI area. Building this site will improve download speeds in this area.
- This site will help improve coverage for the AT&T nationwide public safety network called FNET

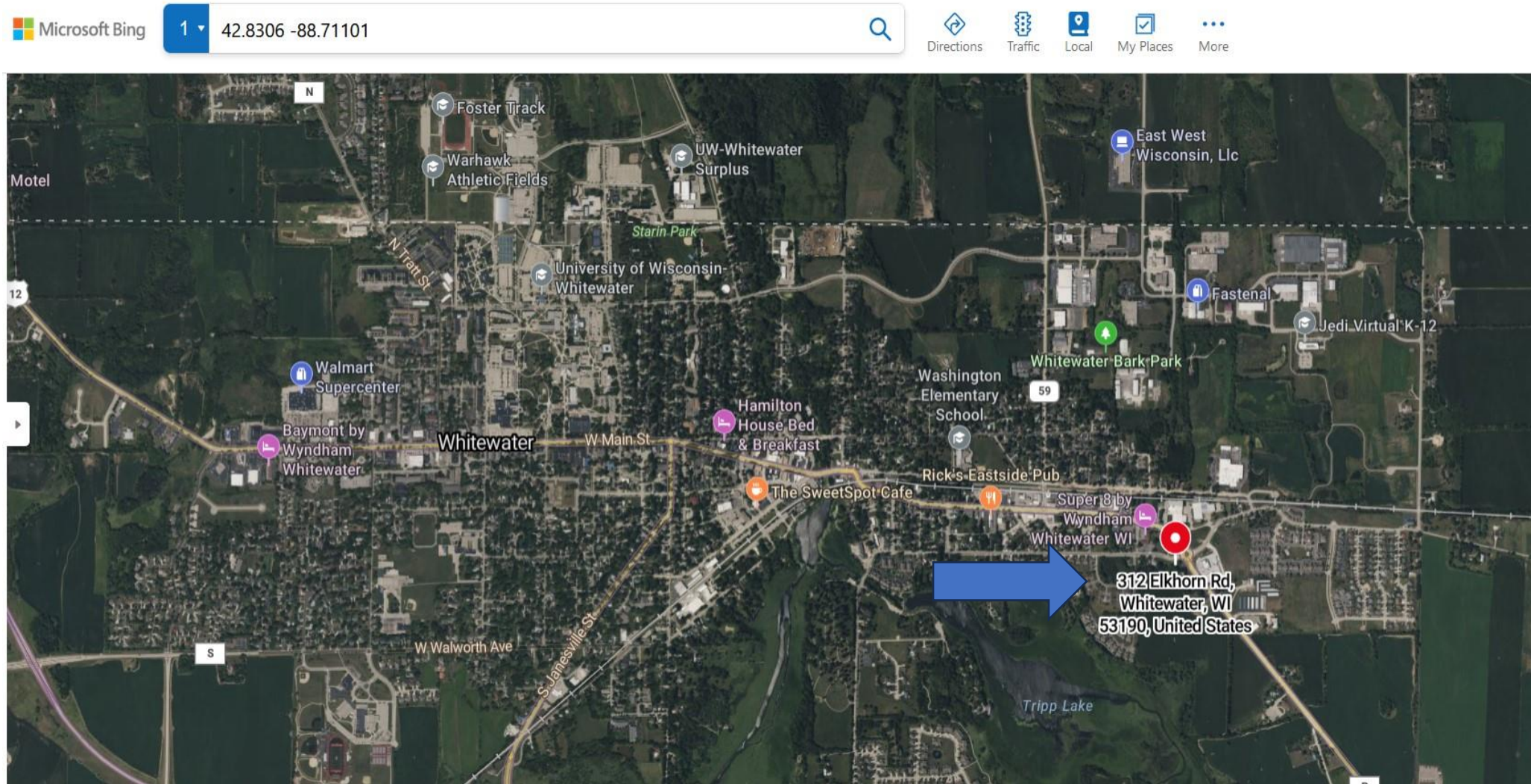
Existing towers on Whitewater WI

WIL02695 42.83823/ -88.74117--230 NORTH PRAIRIE STREET,53190

WIL01196 42.85906/ -88.70088--N555 HOWARD ROAD,53190

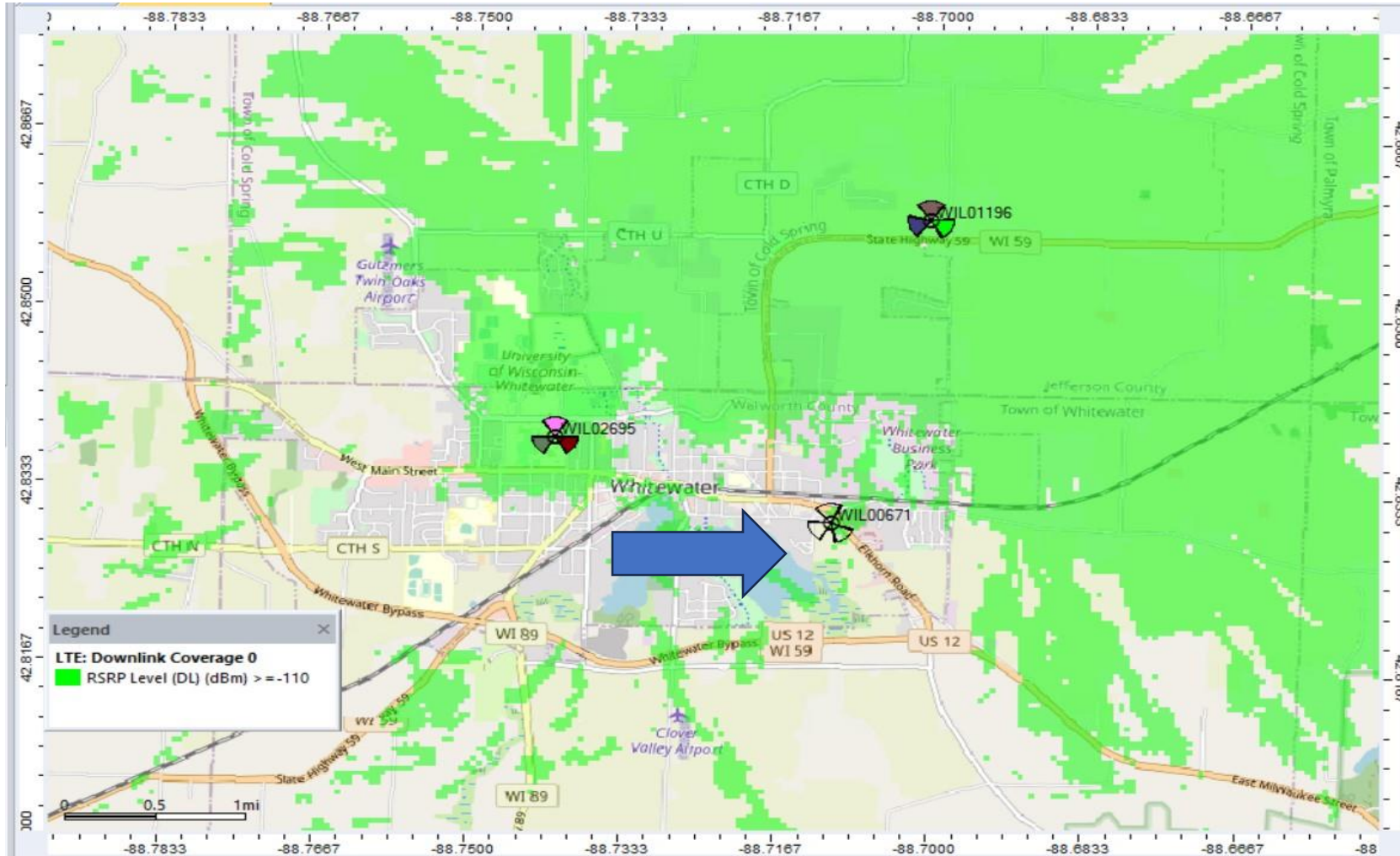
Proposed tower—WIL00671 42.8306/-88.71101--312 ELKHORN Road 53190

# WIL00671 Area Map



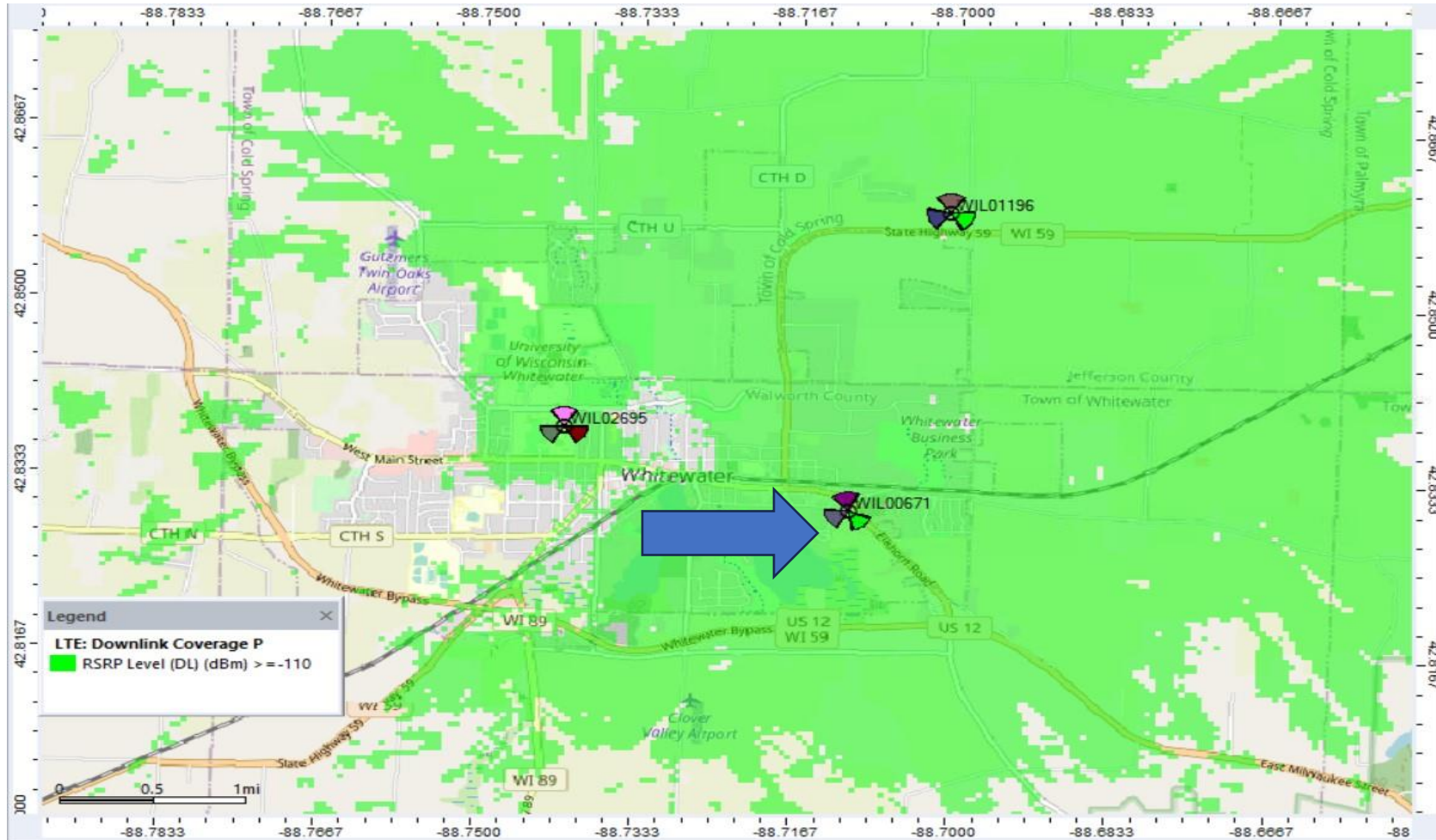


# WIL00671 Existing Coverage Area-Plot

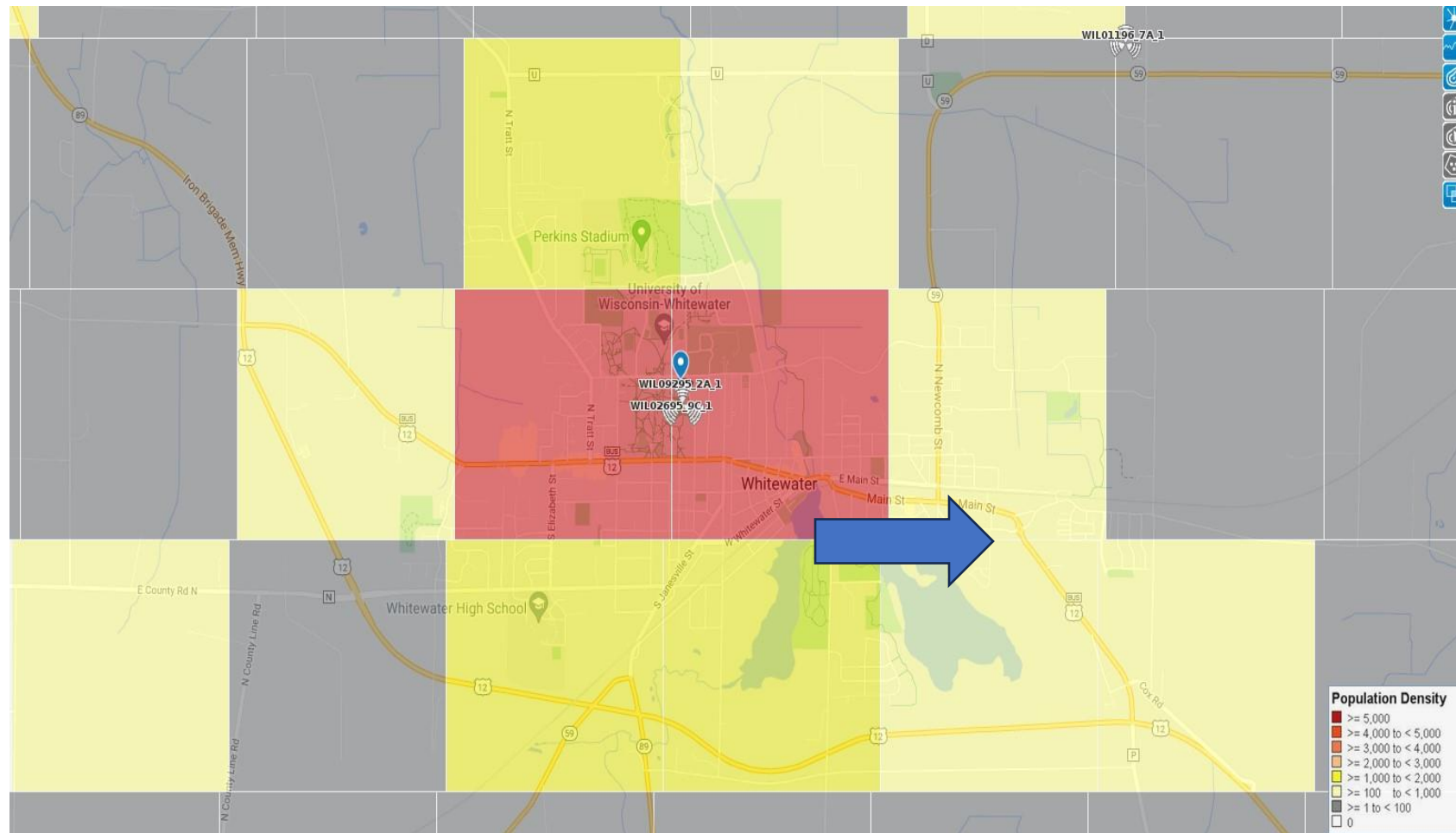




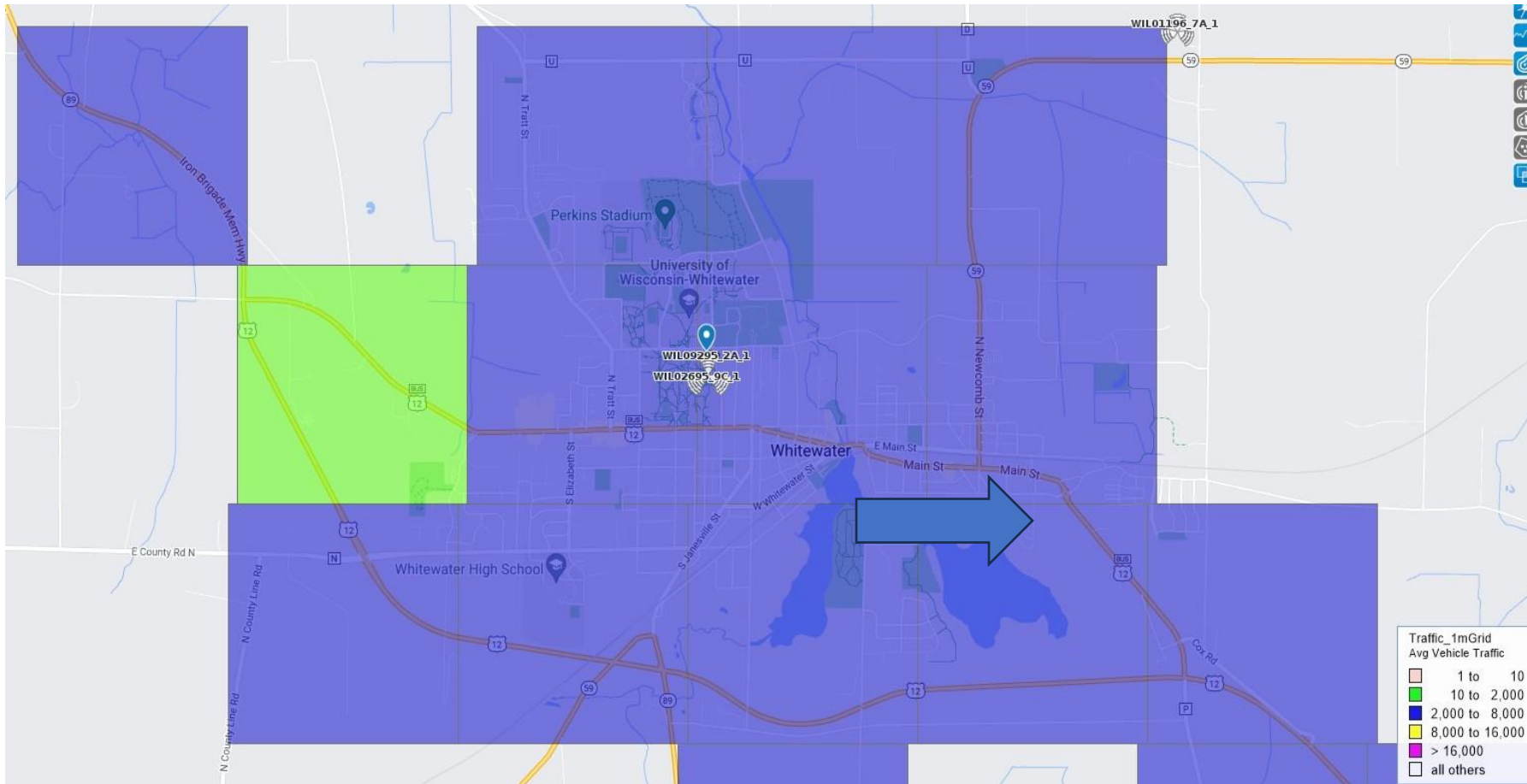
# WIL00671 Proposed Coverage Area- Plot



# Whitewater population data



# Whitewater vehicle traffic map





# Purchase Agreement

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**WB-13 VACANT LAND OFFER TO PURCHASE**

1 **LICENSEE DRAFTING THIS OFFER ON** August 25, 2023 **[DATE] IS (AGENT OF BUYER)**  
2 **(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE**

3 The Buyer, Tillman Infrastructure LLC, or its assigns \_\_\_\_\_,  
4 offers to purchase the Property known as 312 E khorn Road (Tax Key Nos. /A 91900002 and /A 91900003)

5 \_\_\_\_\_  
6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 650-664, or  
7 attach as an addendum per line 686] in the City \_\_\_\_\_ of Whitewater  
8 County of Walworth \_\_\_\_\_ Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is \_\_\_\_\_  
10 \_\_\_\_\_ Dollars (\$ \_\_\_\_\_).

11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date  
12 stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: None.

13 \_\_\_\_\_  
14 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included**  
15 **or not included. Annual crops are not part of the purchase price unless otherwise agreed.**

16 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at  
17 lines 12-13) and the following: None.

18 \_\_\_\_\_  
19 **CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented**  
20 **and will continue to be owned by the lessor.**

21 "Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be  
22 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage  
23 to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not  
24 limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations  
25 and docks/piers on permanent foundations.

26 **CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 650-664 or in**  
27 **an addendum per line 686.**

28 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer  
29 on or before August 31, 2023

30 Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

31 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

32 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical  
33 copies of the Offer.

34 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term**  
35 **Deadlines running from acceptance provide adequate time for both binding acceptance and performance.**

36 **CLOSING** This transaction is to be closed on See Addendum A \_\_\_\_\_

37 \_\_\_\_\_  
38 at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday,  
39 Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

40 **CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently**  
41 **verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real**  
42 **estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money**  
43 **transfer instructions.**

44 **EARNEST MONEY**

45 ■ EARNEST MONEY of \$ 0.00 \_\_\_\_\_ accompanies this Offer.

46 If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.

47 ■ EARNEST MONEY of \$ 5,000.00 \_\_\_\_\_ will be mailed, or commercially, electronically  
48 or personally delivered within 10 \_\_\_\_\_ days ("5" if left blank) after acceptance.

49 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as \_\_\_\_\_  
50 Tower Title, LLC \_\_\_\_\_) **STRIKE THOSE NOT APPLICABLE**

51 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

52 **CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an**  
53 **attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special**  
54 **disbursement agreement.**

55 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

56 ■ **DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM:** If negotiations do not result in an accepted offer a  
 57 earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository  
 58 institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall  
 59 be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according  
 60 to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been  
 61 delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the  
 62 earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;  
 63 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4)  
 64 upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain  
 65 legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the  
 66 earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.

67 ■ **LEGAL RIGHTS/ACTION:** The Firm's disbursement of earnest money does not determine the legal rights of the Parties  
 68 in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest  
 69 money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party  
 70 disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified  
 71 mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order  
 72 regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of  
 73 residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their  
 74 legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good  
 75 faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional  
 76 Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

77 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)  
 78 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in  
 79 this Offer except: None.

80 \_\_\_\_\_ . If "Time is of the Essence" applies to a date or Deadline,  
 81 failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date  
 82 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

83 **VACANT LAND DISCLOSURE REPORT** Wisconsin law requires owners of real property that does not include any  
 84 buildings to provide Buyers with a Vacant Land Disclosure Report. Excluded from this requirement are sales exempt from  
 85 the real estate transfer fee and sales by certain court-appointed fiduciaries, for example, personal representatives, who  
 86 have never occupied the Property. The form of the Report is found in Wis. Stat. § 709.033. The law provides: "§ 709.02  
 87 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of a contract of sale . . . , to  
 88 the prospective buyer of the property a completed copy of the report . . . A prospective buyer who does not receive a report  
 89 within the 10 days may, within 2 business days after the end of that 10-day period, rescind the contract of sale . . . by  
 90 delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if  
 91 a Vacant Land Disclosure Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is  
 92 submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding  
 93 rescission rights.

94 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has  
 95 no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in  
 96 Seller's Vacant Land Disclosure Report dated \_\_\_\_\_, which was received by Buyer prior to Buyer  
 97 signing this Offer and that is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE**  
 98 and Within ten (10) days of acceptance, Seller shall provide a Vacant Land Disclosure Report dated on or after the date of Seller's acceptance  
 99 of this Offer.

100 \_\_\_\_\_ **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT**

101 "Conditions Affecting the Property or Transaction" are defined to include:

- 102 a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.
- 103 b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value  
 104 of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 105 c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other  
 106 contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum  
 107 Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup  
 108 program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.
- 109 d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface  
 110 foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous  
 111 materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other  
 112 laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil  
 113 movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.
- 114 e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.
- 115 f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in



- 116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or  
117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission  
118 lines located on but not directly serving the Property.
- 119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic  
120 substances on neighboring properties.
- 121 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the  
122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or  
123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but  
124 that are not closed or abandoned according to applicable regulations.
- 125 i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic  
126 system serving the Property not closed or abandoned according to applicable regulations.
- 127 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or  
128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel  
129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may  
130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;  
131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department  
132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use  
133 or not. Department regulations may require closure or removal of unused tanks.)
- 134 k. Existing or abandoned manure storage facilities located on the property.
- 135 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;  
136 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special  
137 purpose district, such as a drainage district, that has authority to impose assessments on the Property.
- 138 m. Proposed, planned, or commenced public improvements or public construction projects that may result in special  
139 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division  
140 involving the Property without required state or local permits.
- 141 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit  
142 and there are common areas associated with the Property that are co-owned with others.
- 143 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,  
144 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan  
145 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that  
146 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the  
147 county.
- 148 p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning  
149 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation  
150 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated  
151 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization  
152 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or  
153 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-  
154 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements  
155 other than recorded utility easements.
- 156 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment  
157 conversion charge; or payment of a use-value assessment conversion charge has been deferred.
- 158 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop  
159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.
- 160 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will  
161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or  
162 similar group of which the Property owner is a member.
- 163 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint  
164 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but  
165 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,  
166 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of  
167 the Property or to the use of the Property such as a joint driveway, liens, and licenses.
- 168 u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an  
169 existing condition.
- 170 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting  
171 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.
- 172 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.
- 173 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.
- 174 y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or  
175 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.
- 176 z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other  
177 Defect or material condition.

- 178 aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.
- 179 bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
- 180 cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a
- 181 lease agreement or an extension of credit from an electric cooperative.

182  **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within \_\_\_\_\_ days ("15" if left blank) after acceptance  
183 of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs,  
184 agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation  
185 agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest,  
186 Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with  
187 disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This  
188 contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice  
189 terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or  
190 payback obligation.

191 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such**  
192 **programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program**  
193 **such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not**  
194 **continued after sale. The Parties agree this provision survives closing.**

195 **MANAGED FOREST LAND:** If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL)  
196 program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive  
197 program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders  
198 designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the  
199 MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the  
200 Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL  
201 management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan  
202 compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land,  
203 or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program  
204 and may result in the assessment of penalties. For more information call the local DNR forester or visit  
205 <https://dnr.wisconsin.gov/topic/forestry>.

206 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that  
207 would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural  
208 land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge.  
209 To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's  
210 Equalization Bureau or visit <http://www.revenue.wi.gov/>.

211 **FARMLAND PRESERVATION:** The early termination of a farmland preservation agreement or removal of land from such  
212 an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the  
213 Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or  
214 visit <http://www.datcp.state.wi.us/> for more information.

215 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S.  
216 Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant  
217 a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as  
218 certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover.  
219 Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service  
220 Agency office or visit <http://www.fsa.usda.gov/>.

221 **SHORELAND ZONING ORDINANCES:** All counties must adopt uniform shoreland zoning ordinances in compliance with  
222 Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000  
223 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards  
224 for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that  
225 may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must  
226 conform to any existing mitigation plans. For more information call the county zoning office or visit <https://dnr.wi.gov/>.  
227 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland  
228 zoning restrictions, if any.

229 **FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares  
230 where one or both of the properties is used and occupied for farming or grazing purposes.

231 **CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and**  
232 **occupied for farming or grazing purposes.**

233 **PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,  
234 there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely  
235 responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning  
236 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses  
237 and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals,  
238 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental  
239 audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the  
240 feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain  
241 of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 686).

242 Buyer should review any plans for development or use changes to determine what issues should be addressed in  
243 contingencies.

244 **PROPOSED USE CONTINGENCIES:** This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or  
245 documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on  
246 lines 256-281 shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days ("30" if left blank) after acceptance, delivers: (1)  
247 written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence  
248 substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,  
249 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions  
250 checked at lines 256-281.

251 **Proposed Use:** Buyer is purchasing the Property for the purpose of: \_\_\_\_\_  
252 \_\_\_\_\_

253 \_\_\_\_\_ [insert proposed use  
254 and type or style of building(s), size and proposed building location(s), if a requirement of Buyer's condition to  
255 purchase, e.g. 1400-1600 sq. ft. three-bedroom single family ranch home in northwest corner of lot].

256  **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines  
257 251-255.

258  **SUBSOILS:** Written evidence from a qualified soils expert that the Property is free of any subsoil condition that  
259 would make the proposed use described at lines 251-255 impossible or significantly increase the costs of such  
260 development.

261  **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** Written evidence from a  
262 certified soils tester that: (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must  
263 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of  
264 the Property as stated on lines 251-255. The POWTS (septic system) allowed by the written evidence must be one of  
265 the following POWTS that is approved by the State for use with the type of property identified at lines 251-255  **CHECK**  
266  **ALL THAT APPLY:**  conventional in-ground;  mound;  at grade;  in-ground pressure distribution;  holding  
267 tank;  other: \_\_\_\_\_

268  **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions  
269 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or  
270 significantly delay or increase the costs of the proposed use or development identified at lines 251-255.

271  **APPROVALS/PERMITS:** Permits, approvals and licenses, as appropriate, or the final discretionary action by the  
272 granting authority prior to the issuance of such permits or building permit, approvals and licenses, for the following items  
273 related to Buyer's proposed use: \_\_\_\_\_  
274 \_\_\_\_\_

275  **UTILITIES:** Written verification of the location of the following utility service connections (e.g., on the Property, at  
276 the lot line, across the street, etc.)  **CHECK AND COMPLETE AS APPLICABLE:**

277  electricity \_\_\_\_\_;  gas \_\_\_\_\_;  sewer \_\_\_\_\_;  
278  water \_\_\_\_\_;  telephone \_\_\_\_\_;  cable \_\_\_\_\_;  
279  other \_\_\_\_\_

280  **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public  
281 roads.

282  **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)(Seller)  **STRIKE ONE** ("Buyer" if neither  
283 stricken) obtaining the following, including all costs: a  **CHECK ALL THAT APPLY**  rezoning;  conditional use permit;  
284  variance;  other \_\_\_\_\_ for the Property for its proposed use described at lines 251-255.

285 Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within \_\_\_\_\_ days of  
286 acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

287  **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing)  **STRIKE ONE** ("Seller  
288 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by  
289 a registered land surveyor, within \_\_\_\_\_ days ("30" if left blank) after acceptance, at (Buyer's) (Seller's)  **STRIKE ONE**  
290 ("Seller's" if neither is stricken) expense. The map shall show minimum of \_\_\_\_\_ acres, maximum of \_\_\_\_\_  
291 acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the  
292 Property, the location of improvements, if any, and: \_\_\_\_\_  
293 \_\_\_\_\_

294 \_\_\_\_\_  **STRIKE AND COMPLETE AS APPLICABLE:** Additional map features that may  
295 be added include but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot  
296 dimensions; total acreage or square footage; easements or rights-of-way.

297 **CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required**  
298 **to obtain the map when setting the deadline.**

299 This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers  
300 to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information materially  
301 inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency. Upon delivery of  
302 Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to



303 provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a  
 304 notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

305 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a  
 306 part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing  
 307 of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel  
 308 source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or  
 309 building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's  
 310 inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the  
 311 contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise  
 312 provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

313 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of**  
 314 **the test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any**  
 315 **other material terms of the contingency.**

316 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed  
 317 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to  
 318 Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution that may be required to be  
 319 reported to the Wisconsin Department of Natural Resources.

320  **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 305-319).

321 (1) This Offer is contingent upon a qualified independent inspector conducting an inspection of the Property after the date  
 322 on line 1 of this Offer that discloses no Defects.

323 (2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an  
 324 inspection of \_\_\_\_\_

325 \_\_\_\_\_ (list any Property component(s)  
 326 to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

327 (3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided  
 328 they occur prior to the Deadline specified at line 333. Inspection(s) shall be performed by a qualified independent  
 329 inspector or independent qualified third party.

330 Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

331 **CAUTION: Buyer should provide sufficient time for the Property inspection and/or any specialized inspection(s),**  
 332 **as well as any follow-up inspection(s).**

333 This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days ("15" if left blank) after acceptance, delivers  
 334 to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the  
 335 Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

336 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

337 For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent  
 338 of which Buyer had actual knowledge or written notice before signing this Offer.

339 **NOTE: "Defect" as defined on lines 553-555 means a condition that would have a significant adverse effect on the**  
 340 **value of the Property; that would significantly impair the health or safety of future occupants of the Property; or**  
 341 **that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life**  
 342 **of the premises.**

343 **■ RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects.

344 If Seller has the right to cure, Seller may satisfy this contingency by:

345 (1) delivering written notice to Buyer within \_\_\_\_\_ ("10" if left blank) days after Buyer's delivery of the Notice of Defects  
 346 stating Seller's election to cure Defects;

347 (2) curing the Defects in a good and workmanlike manner; and

348 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

349 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

350 (1) Seller does not have the right to cure; or

351 (2) Seller has the right to cure but:

352 (a) Seller delivers written notice that Seller will not cure; or

353 (b) Seller does not timely deliver the written notice of election to cure.

354 **IF LINE 355 IS NOT MARKED OR IS MARKED N/A LINES 403-414 APPLY.**

355  **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written  
 356 \_\_\_\_\_ [loan type or specific lender, if any] first mortgage loan commitment as described

357 below, within \_\_\_\_\_ days after acceptance of this Offer. The financing selected shall be in an amount of not less than \$  
 358 \_\_\_\_\_ for a term of not less than \_\_\_\_\_ years, amortized over not less than \_\_\_\_\_ years. Initial

359 monthly payments of principal and interest shall not exceed \$ \_\_\_\_\_. Buyer acknowledges that lender's  
 360 required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance

361 premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees  
 362 to pay discount points in an amount not to exceed \_\_\_\_\_% ("0" if left blank) of the loan. If Buyer is using multiple lo

363 sources or obtaining a construction loan or land contract financing, describe at lines 650-664 or in an addendum at  
 364 per line 686. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly  
 365 apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow  
 366 lender's appraiser access to the Property.

367 ■ **LOAN AMOUNT ADJUSTMENT:** If the purchase price under this Offer is modified, any financed amount, unless otherwise  
 368 provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments  
 369 shall be adjusted as necessary to maintain the term and amortization stated above.

370 **CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 371 or 372.**

371  **FIXED RATE FINANCING:** The annual rate of interest shall not exceed \_\_\_\_\_%.

372  **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed \_\_\_\_\_%. The initial interest rate  
 373 shall be fixed for \_\_\_\_\_ months, at which time the interest rate may be increased not more than \_\_\_\_\_% ("2" if  
 374 left blank) at the first adjustment and by not more than \_\_\_\_\_% ("1" if left blank) at each subsequent adjustment.  
 375 The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus \_\_\_\_\_% ("6" if  
 376 left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

377 ■ **SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:** If Buyer qualifies for the loan described in this Offer  
 378 or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.

379 This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment  
 380 (even if subject to conditions) that is:

381 (1) signed by Buyer; or,

382 (2) accompanied by Buyer's written direction for delivery.

383 Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy  
 384 this contingency.

385 **CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to  
 386 provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment  
 387 Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**

388 ■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 357.  
 389 Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of  
 390 written loan commitment from Buyer.

391 ■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this  
 392 Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall  
 393 promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of  
 394 unavailability.

395  **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

396 (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or

397 (2) the Deadline for delivery of the loan commitment on line 357,

398 to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same  
 399 terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.  
 400 If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to  
 401 cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit  
 402 worthiness for Seller financing.

403 ~~**IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT**~~ Within \_\_\_\_\_ days ("7" if left blank) after  
 404 acceptance, Buyer shall deliver to Seller either:

405 ~~(1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at  
 406 the time of verification, sufficient funds to close; or~~

407 ~~(2) \_\_\_\_\_~~  
 408 \_\_\_\_\_ [Specify documentation Buyer agrees to deliver to Seller].

409 ~~If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written  
 410 notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain  
 411 mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's  
 412 appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject  
 413 to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of  
 414 access for an appraisal constitute a financing commitment contingency.~~

415  **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised  
 416 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated  
 417 subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than  
 418 the agreed upon purchase price.

419 This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days after acceptance, delivers to Seller a copy  
 420 of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting  
 421 to the appraised value.

422 ■ **RIGHT TO CURE:** Seller (shall) (shall not) ~~STRIKE ONE~~ ("shall" if neither is stricken) have the right to cure.

423 If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase  
 424 price to the value shown on the appraisal report within \_\_\_\_\_ days ("5" if left blank) after Buyer's delivery of the appra

425 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment in  
 426 by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.  
 427 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written  
 428 appraisal report and:

429 (1) Seller does not have the right to cure; or

430 (2) Seller has the right to cure but:

431 (a) Seller delivers written notice that Seller will not adjust the purchase price; or

432 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal  
 433 report.

434 **NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.**

435  **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of  
 436 Buyer's property located at \_\_\_\_\_  
 437 no later than \_\_\_\_\_ (the Deadline). If closing does not occur by the Deadline, this Offer shall  
 438 become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a  
 439 financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close  
 440 or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of  
 441 bridge loan shall not extend the closing date for this Offer.

442  **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another  
 443 offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within \_\_\_\_\_ hours ("72" if  
 444 left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

445 (1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;

446 (2) Written waiver of \_\_\_\_\_  
 447 \_\_\_\_\_ (name other contingencies, if any); and

448 (3) Any of the following checked below:

449  Proof of bridge loan financing.

450  Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide  
 451 Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

452 Other: \_\_\_\_\_

453

454 [insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

455  **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon  
 456 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer  
 457 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other  
 458 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to  
 459 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than \_\_\_\_\_ days ("7"  
 460 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this  
 461 Offer becomes primary.

462  **HOMEOWNERS ASSOCIATION** If this Property is subject to a homeowners association, Buyer is aware the Property may  
 463 be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time  
 464 fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) ~~STRIKE ONE~~ ("Buyer" if neither is  
 465 stricken).

466  **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:  
 467 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners  
 468 association assessments, fuel and none other \_\_\_\_\_.

469 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

470 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

471 Real estate taxes shall be prorated at closing based on  **CHECK BOX FOR APPLICABLE PRORATION FORMULA:**

472  The net general real estate taxes for the preceding year, or the current year if available (Net general real estate  
 473 taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE  
 474 APPLIES IF NO BOX IS CHECKED.

475  Current assessment times current mill rate (current means as of the date of closing).

476  Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior  
 477 year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

478

479 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**  
 480 **substantially different than the amount used for proration especially in transactions involving new construction,**  
 481 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local**  
 482 **assessor regarding possible tax changes.**

483  Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on  
 484 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5



485 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties  
 486 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation  
 487 and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

#### 488 **TITLE EVIDENCE**

489 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed  
 490 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as  
 491 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements  
 492 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use  
 493 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land  
 494 Disclosure Report and in this Offer, general taxes levied in the year of closing and none other.

495 \_\_\_\_\_  
 496 \_\_\_\_\_ (insert other allowable exceptions from title, if  
 497 any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute  
 498 the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

499 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**  
 500 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**  
 501 **making improvements to Property or a use other than the current use.**

502 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of  
 503 the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall  
 504 pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's  
 505 lender and recording the deed or other conveyance.

506 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)  
 507 **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded  
 508 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance  
 509 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or  
 510 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-  
 511 523).

512 ■ ~~**DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney~~  
 513 ~~or Buyer not more than \_\_\_\_\_ days after acceptance ("15" if left blank), showing title to the Property as of a date no more~~  
 514 ~~than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be~~  
 515 ~~paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.~~

516 ■ ~~**TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of~~  
 517 ~~objections to title within \_\_\_\_\_ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In~~  
 518 ~~such event, Seller shall have \_\_\_\_\_ days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to~~  
 519 ~~deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to~~  
 520 ~~remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the~~  
 521 ~~objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver~~  
 522 ~~written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not~~  
 523 ~~extinguish Seller's obligations to give merchantable title to Buyer. \*See Addendum A~~

524 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced  
 525 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments  
 526 shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution  
 527 describing the planned improvements and the assessment of benefits.

528 **CAUTION: Consider a special agreement if area assessments, property owners association assessments, special**  
 529 **charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are**  
 530 **one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)**  
 531 **relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all**  
 532 **sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact**  
 533 **fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

534 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights  
 535 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the  
 536 (written) (oral) **STRIKE ONE** lease(s), if any, are \_\_\_\_\_

537 \_\_\_\_\_  
 538 \_\_\_\_\_. Insert additional terms, if any, at lines 650-664 or attach as an addendum per line 686.

#### 539 **DEFINITIONS**

540 ■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document  
 541 or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice  
 542 is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

543 ■ **BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under  
 544 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

545 registered mail or make regular deliveries on that day.

546 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by  
547 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the  
548 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner  
549 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of  
550 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by  
551 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific  
552 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

553 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would  
554 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would  
555 significantly shorten or adversely affect the expected normal life of the premises.

556 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

557 ■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.

558 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

559 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX (  ) are part of  
560 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

561 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, or total acreage or square  
562 footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas  
563 used or other reasons, unless verified by survey or other means.

564 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land  
565 dimensions, if material.**

566 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of  
567 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the  
568 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession  
569 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession  
570 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,  
571 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this  
572 Offer to the seller or seller's agent of another property that Seller intends on purchasing.

573 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier  
574 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for  
575 ordinary wear and tear.

576 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an  
577 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer  
578 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of  
579 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than  
580 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of  
581 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such  
582 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit  
583 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed  
584 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring  
585 the Property.

586 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by  
587 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no  
588 significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and  
589 that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in  
591 this Offer at lines 534-538 or in an addendum attached per line 686, or lines 650-664 if the Property is leased. At time of  
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging  
593 to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

594 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and  
595 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting  
596 party to liability for damages or other legal remedies.

597 If Buyer defaults, Seller may:

- 598 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or  
599 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual  
600 damages.

601 If Seller defaults, Buyer may:

- 602 (1) sue for specific performance; or  
603 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

604 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability  
605 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party  
606 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above.  
607 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the  
608 arbitration agreement.

609 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES**  
610 **SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL**  
611 **EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR**  
612 **OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT**  
613 **CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

614 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller  
615 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds  
616 and inures to the benefit of the Parties to this Offer and their successors in interest.

617 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
618 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov>  
619 or by telephone at (608) 240-5830.

620 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC)  
621 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the  
622 total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding  
623 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign  
624 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the  
625 amount of any liability assumed by Buyer.

626 **CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer**  
627 **may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed**  
628 **upon the Property.**

629 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a  
630 condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers  
631 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

632 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified  
633 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's  
634 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status,  
635 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this  
636 Offer and proceed under lines 601-608.

637 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the  
638 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding  
639 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

640 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument,  
641 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC  
642 §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall  
643 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also  
644 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,  
645 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

646 **Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**  
647 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption  
648 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding  
649 FIRPTA.

650 **ADDITIONAL PROVISIONS/CONTINGENCIES** Buyer may assign this offer.

651 \_\_\_\_\_  
652 \_\_\_\_\_  
653 \_\_\_\_\_  
654 \_\_\_\_\_  
655 \_\_\_\_\_  
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Property Address: 312 Elkhorn Road (Tax Key Nos. /A 91900002 and /A 91900003), Whitewater, WI 53190

665 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and  
666 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines  
667 668-683.

668 (1) **Personal**: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at  
669 line 670 or 671.

670 Name of Seller's recipient for delivery, if any: \_\_\_\_\_

671 Name of Buyer's recipient for delivery, if any: \_\_\_\_\_

672  (2) **Fax**: fax transmission of the document or written notice to the following number:

673 Seller: (\_\_\_\_\_) Buyer: (\_\_\_\_\_) \_\_\_\_\_

674  (3) **Commercial**: depositing the document or written notice, fees prepaid or charged to an account, with a commercial  
675 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at  
676 line 679 or 680.

677  (4) **U.S. Mail**: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the  
678 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

679 Address for Seller: \_\_\_\_\_

680 Address for Buyer: \_\_\_\_\_

681  (5) **Email**: electronically transmitting the document or written notice to the email address.

682 Email Address for Seller: jonmarshall@hotmail.com

683 Email Address for Buyer: cMularadelis@tillmaninfrastructure.com with copy to haley.stepanek@huschblackwell.com

684 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller  
685 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

686  **ADDENDA**: The attached Addendum A is/are made part of this Offer.

687 This Offer was drafted by [Licensee and Firm] Atty. Haley J. Stepanek / Husch Blackwell LLP

688 \_\_\_\_\_  
689 (x) [Signature] Buyer's Signature ▲ Print Name Here ► Chris Mularadelis, V.P. Legal Date ▲ 6-8-2023  
690 \_\_\_\_\_ Tillman Infrastructure, LLC

691 (x) \_\_\_\_\_ By: \_\_\_\_\_  
692 Buyer's Signature ▲ Print Name Here ► Title: \_\_\_\_\_ Date ▲ \_\_\_\_\_

693 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**  
694 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**  
695 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**  
696 **COPY OF THIS OFFER.**

697 (x) \_\_\_\_\_  
698 Seller's Signature ▲ Print Name Here ► Stritzel Rental Properties LLC Date ▲ \_\_\_\_\_

699 (x) \_\_\_\_\_ By: Terry Stritzel  
700 Seller's Signature ▲ Print Name Here ► Title: \_\_\_\_\_ Date ▲ \_\_\_\_\_

701 This Offer was presented to Seller by [Licensee and Firm] Jon Marshall - Tincher Realty Inc.  
702 \_\_\_\_\_ on Sept 6 2023 at 1 a.m. (p.m.)

703 This Offer is rejected \_\_\_\_\_ This Offer is countered [See attached counter] [Signature] 9/6/23  
704 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

# Tower Removal Bond

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Bond No.017256179

Tower Removal Bond


KNOW ALL PERSONS BY THESE PRESENTS: That we Tillman Infrastructure LLC, a corporation duly organized under the laws of the State of DE, as Principal and The Ohio Casualty Insurance Company, as Surety, are held and firmly bound unto City of Whitewater, WI as Obligee, in the amount of Twenty Thousand Dollars and 00/100 (\$ 20,000.00) for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, the liability of the Surety being limited to the penal sum of this bond regardless of the number of years the bond is in effect.

Whereas, the Principal has obtained written approval from the Obligee for the construction and erection of a wireless communication tower located at <sup>312 Elkhorn Road, Whitewater, WI 53190, PID: A91900003; Site ID No. Stritzel</sup> Rental / TI-OPP-23028 / FA 15887152. Now, therefore if the principal well and truly complies with the maintenance, replacement, removal or relocation of the tower from the aforementioned address within 30 days upon receipt of written notice from the Obligee, to remove, replace, modify, or relocate the tower from said premises then this obligation is void otherwise to remain in full force and effect unless cancelled as set forth below:

1. It shall be a condition precedent to any right of recovery hereunder that, in the event of any default on the part of the Principal, a written statement of the particular facts of such default shall be, within Thirty (30) days, delivered to Surety at it Home Office located at 175 Berkeley Street, Boston, MA 02116 by registered mail to the Surety and the Surety shall not be obligated to perform Principals obligation until sixty (60) days after Surety's receipt of such statement.
2. The surety may cancel this bond at any time by giving Thirty (30) days notice, by registered mail or overnight courier service to City Administration Building, 312 W. Whitewater St, P.O. Box 178, Whitewater, WI 53190 (Obligee). Such termination shall not affect liability incurred under this obligation prior to the effective date of such termination.
3. No action, suit, or proceeding shall be maintained against the Surety on this bond unless the action is brought within twelve (12) months of the cancellation date of this bond.
4. Regardless of the number of years this bond may be renewed; in no event shall the liability of the Surety exceed the penal sum of this bond.
5. It is understood that the non-renewal of this bond by the Surety, or failure or inability of the Principal to file a replacement bond shall not constitute a loss recoverable by the Obligee under this bond.

Signed, sealed, and witnessed this 5th day of October, 2023.

Tillman Infrastructure LLC  
Principal

  
Witness Chris Mularadakis

By:   
Surekhi Ahuja

The Ohio Casualty Insurance Company  
Surety

By:   
Christine M. Hickson, Attorney-In-Fact



Surety Phone No. 617-357-9500



# Certification of Insurance

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This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Item 6.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint Christine M. Hickson all of the city of Columbia, state of MD, its true and lawful attorney-in-fact, with full power and authority hereby conferred to sign, execute and acknowledge the following surety bond:

Principal Name: Tillman Infrastructure LLC
Obligee Name: City of Whitewater, WI
Surety Bond Number: 017256179 Bond Amount: See Bond Form

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 5th day of October, 2023.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: [Signature of David M. Carey]

David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 5th day of October, 2023, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: [Signature of Teresa Pastella]
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 5th day of October, 2023.



By: [Signature of Renee C. Llewellyn]
Renee C. Llewellyn, Assistant Secretary

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.





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Item 6.

**Print**

**Conditional Use Permit Application - Submission #787**

**Date Submitted: 2/15/2024**

**City of Whitewater**

312 W. Whitewater Street  
P.O. Box 178  
Whitewater, WI 53190  
262-473-0540  
www.whitewater-wi.gov

**Conditional Use Permit Application**

**NOTICE:**

The Plan Commission meetings are scheduled at 6:00 p.m. on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

**Address of Property\***

312 Elkhorn Rd

**City\***

Whitewater

**State\***

WI

**Zip Code\***

53190

**Owner's First Name\***

Tillman

**Owner's Last Name\***

Infrastructure

**Applicant's First Name\***

LCC

**Applicant's Last Name\***

Telecom Services

**Mailing Address\***

10700 W Higgins Rd Suite 240

**City\***

Rosemont

**State\***

IL

**Zip Code\***

60018

Item 6.

**Phone Number\***

224-803-6451

**Fax Number**

847-608-1299

**Email Address\***

jburchfield@lcctelecom.com

**Existing and Proposed Uses:**

**Current Use of Property\***

Vacant

**Zoning District\***

B-1

**Proposed Use:\***

Mobile service facility

**Conditions**

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.



**APPLICATION REQUIRMENTS**

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures; location, height, materials and building elevations.
4. Lighting plan; including location, height, materials and building elevations.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking; locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access; pedestrian, vehicular, service. Points of ingress and egress.
8. Loading ; location, dimensions, number of spaces internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: Location, height, dimensions, color, materials, lighting and copy area.
12. Grading/draining plan of proposed site.
13. Waste disposal facilities; storage facilities for storage of trash and waste materials.
14. Outdoor storage, where permitted in the district; type, location, height of screening devices.

\*\*One (1) full size, Fifteen (15) 11.x17, and One (1) Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.

**STANDARDS FOR REVIEW AND APPROVAL**

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

**Standards**

**That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property. Applicant's explanation:\***

With such a small footprint and location in a Community Business (B-1) zoned area, this facility will have little impact on the use and enjoyment of property in the immediate vicinity for the purposes already permitted, nor will there be an adverse effect on property values within the neighborhood. To the contrary, enhanced wireless communications will have a positive influence on the development and values of businesses in this area.

**That utiltites, access roads, parking, drainage, landscaping and other necessary site improvements are being provided. Applicant's explanation:\***

improvements are being provided. The proposed wireless communications facility is located in an area that will adequately served by existing utilities, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property. The proposed facility only needs power and fiber which are readily available at this site. Access will be from a private driveway and adequate drainage is available on site. No other public services will be necessary for the proposed facility.

**That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specified exempted by this ordinance. Applicant's explanations: \***

The application on behalf of Tillman Infrastructure conforms to the applicable regulations of the B-1 Community Business District. Pursuant to the Whitewater Zoning Ordinance, Section 19.27.030(P), wireless telecommunications facilities are listed as a Conditional Use. The proposed wireless telecommunications facility is designed to conform to all federal, state and local regulations.

**That the conditional use conforms to the purpose and intent of the City Master Plan. Applicant's explanation:\***

The future land use of the property upon which the proposed facility is to be built is designated as "Mixed-Use" and is surrounded to the north and east by Community Business, and to the south by Two Family/Townhouse Residential. The provision of wireless services to these locations will be a benefit to future development and are in conformity with the comprehensive plan.

**\*\* Refer to Chapter 19.66 of the City of Whitewater Municipal code, entitled CONDITIONAL USES, for more information.**

**Applicant's Signature\***

**Date**

John Burchfield, LCC Telecom Services on behalf of Tillman Infrastructure

2/15/2024

**Plot Plan Upload**

23028\_Construction Drawing Rev A.pdf

**Plan Upload**

No file chosen

**Lighting Plan Upload**

No file chosen

**Landscape Plan Upload**

No file chosen

**File Upload**

TI-OPP-23028 Exhibit Book - All Items.pdf

**File Upload**

No file chosen

**TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT**

1. Application was filed and the paid at least four weeks prior to the meeting. \$100.00 fee

**Filed on:**

**Received by:**

**Receipt #**

**Application reviewed by staff members**

**3. Class 2 Notice published in Official Newspaper on**

**4. Notices of Public Hearing mailed to property owners on**

**Plan Commission holds the PUBIC HEARING on**

**Public Comments may also be submitted in person or in writing to City Staff.**

**At the conclusion of the Public Hearing, the Plan Commission will make a decision.**

**ACTION TAKEN**

**Conditional Use Permit: By the Plan and Architectural Review Commission**

Granted

Not Granted

**CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECHTURAL REVIEW COMMISSION:**

**Signature of Plan Commission Chairperson**

**Date**

mm/dd/yyyy



### Tips for Minimizing Development Review Costs-A Guide for Applicants

The City of Whitewater assigns its consultant cost associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their application. The tips included in this guide will almost always result in a less costly and quicker review of an application.

#### MEET WITH NEIGHBORHOOD SERVICES DEPARTMENT BEFORE SUBMITTING AN APPLICATION

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, The Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

#### SUBMIT A COMPLETE AND THOROUGH APPLICATION

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

#### FOR MORE COMPLEX OR TECHNICAL TYPES OF PROJECTS, STRONGLY CONSIDER WORKING WITH AN EXPERIENCED PROFESSIONAL TO HELP PREPARE YOUR PLANS

Experienced professional engineers, land planners, architects, surveyors, and landscape architects should be quite familiar with standard developmental review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

#### FOR SIMPLER PROJECTS, SUBMIT THOROUGH, LEGIBLE, AND ACCURATE PLANS

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building and floor plans should:

1. Be drawn to be recognized scale and indicate what the scale is (e.g. 1 inch=40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current conditions of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials or other similar improvements.

## SUBMIT YOUR APPLICATION WELL IN ADVANCE OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION MEETING

Item 6.

The city normally requires that a complete application be submitted four (4) weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two (2) weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

### FOR MORE COMPLEX PROJECTS, SUBMIT YOUR PROJECT CONCEPTUAL REVIEW

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

### HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand other's perspectives on your proposal, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

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**TYPICAL CITY PLANNING CONSULTANT DEVELOPMENT REVIEW COSTS**

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Cost vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with Information on how the applicant can help control costs.

**Type of development review being requested and planning consultant review cost range**

**Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)**

- When land use is a permitted use in the zoning district and for minor downtown building alterations-up to \$600
- When use also requires a conditional use permit, and for major downtown building alterations-\$700-\$1,500

**Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)**

- When land use is a permitted use in the zoning district-\$700-\$2,000
- When land use also requires a conditional use permit- \$1,600-\$12,000

**Conditional Use Permit with no Site plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)**

- Up to \$600

**Rezoning**

- Standard (not PCD) zoning district-\$700-\$2,000
- Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time-\$2,100-\$12,000

**Land Division**

- Land Survey Map-up to \$300
- Subdivision Plat- \$1,500-\$3,000
- Plat (does not include any development agreement time)-\$50-\$1,500

**Annexation**

- Typically between \$200-\$400



**\*\*Note: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring storm water management plans, major utility work, or complex parking or road access plans. engineering costs are not included above, but will be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.**

**Cost Recovery Certificate and Agreement**

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals and/or Common Council. In fact most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

**SECTION A: BACKGROUND INFORMATION-to be completed by the Applicant/Property Owner**

**Applicant's First Name\***

LCC

**Last Name\***

Telecom Services

**Applicant's Mailing Address**

10700 W Higgins Rd Suite 240

**City\***

Rosemont

**State\***

IL

**Zip Code\***

60018

**Applicant's Phone Number\***

224-803-6451

**Fax Number**

847-608-1299

**Applicant's Email Address\***

jburchfield@lcctelecom.com

**Project Information**

**Name/Description of Development\***

Tillman Infrastructure Tower TI-OPP-23028

**Address of Development Site\***

312 Elkhorn Road, Whitewater, WI 53190

**Property Owner Information (if different from applicant):**

**Property Owner's First Name**

Tillman

**Last Name**

Infrastructure

**Property Owner's Mailing Address**

152 West 57th Street, 27th Floor

**City**

New York

**State**

NY

**Zip Code**

10019

**SECTION B: APPLICANT/PROPERTY OWNER COST OBLIGATIONS. To be filled out by the Neighborhood Services Department**

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of the application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all cost incurred up until that time.

**A. Application fee**

**B. Expected planning consultant review cost**

**C. Total cost expected of application (A+B)**

**D. 25% of total cost due at time of application:**

**Project likely to incur additional engineering or other consultant review costs?**

-- Select One --

**Balance of costs**

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

**SECTION C: AGREEMENT EXECUTION -to be completed by the Applicant and Property Owner**

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

**Signature of Applicant/Petitioner\***

**Date**

John Burchfield, LCC Telecom Services on behalf of Tillman Infrastructure

2/15/2024

**Signature of Property Owner (if different)**

**Date**

mm/dd/yyyy



# COLOCATION FEASIBILITY ANALYSIS

**To:** Tillman Infrastructure  
**Site Number:** 15887152/ TI-OPP-23028  
**Search Radius:** 1584'

**Date:** 08/24/2023  
**Coordinates:** 42.83243, -88.70  
**Requested Rad:** 190'

## Summary Area Review:

**No other sites within search area feasible for colocation. No sites outside of search area potentially viable.**

## Analysis:

AT&T requested a tower capable of supporting a 190' RAD center within a 1,584' radius of the coordinates 42.83243, -88.70 in order to meet its coverage objective. Proposed tower is located at 42.830583, - 88.710889, within requested radius of coverage objective. There are no existing structures 190' in height within this radius. Therefore, per Wis. Stat. 66.0404(2)(b)(6) there are no alternative structures within the search ring that can meet this requirement. This finding is supported by 12/12/23 affidavit from Andrew Flowers, Sr. Real Estate and Construction Manager for AT&T.

City of Whitewater Ordinance 19.55.050 requires an evaluation of three alternative sites, pre-existing freestanding wireless telecommunications facilities, and/or alternative support structures that could technically support a comparable level of service. There are no such alternative sites in the surrounding area. There are no alternative support structures such as water tanks or tall buildings within the search area. There are no pre-existing telecommunications structures within the search area.

Outside of the search area, the three nearest structures of 190' or above are:

ASR Registration Number 1047474:

- 42.838528, -88.708639
- 190' guyed mast owned by US CELLULAR CORPORATION
- approximately 0.43 miles north of coverage objective
- existing tower has several microwave dishes and one antenna array and does not have the capacity for AT&T site at 190'. Overlapping existing AT&T coverage provided by site WIL01196 located on ASR Registration Number 1233524

ASR Registration Number 1316680:

- 42.813806, -88.689333
- 300' proposed guyed mast owned by Cloud 1
- approximately 1.55 miles southeast of coverage objective
- too remote, does not address requested coverage area

ASR Registration Number 1324313:

- 42.852306, -88.727944
- 220' proposed self-support tower owned by Walworth County, not yet constructed
- approximately 1.73 miles northwest of coverage objective





- too remote, overlapping existing A&T coverage provided by site WIL01196 located on ASR tower 1233524 and site WIL02695 located on ASR Tower 1324313

## **Zoning Requirements:**

### City of Whitewater, WI

#### [Ordinance 19.55.050\(H\):](#)

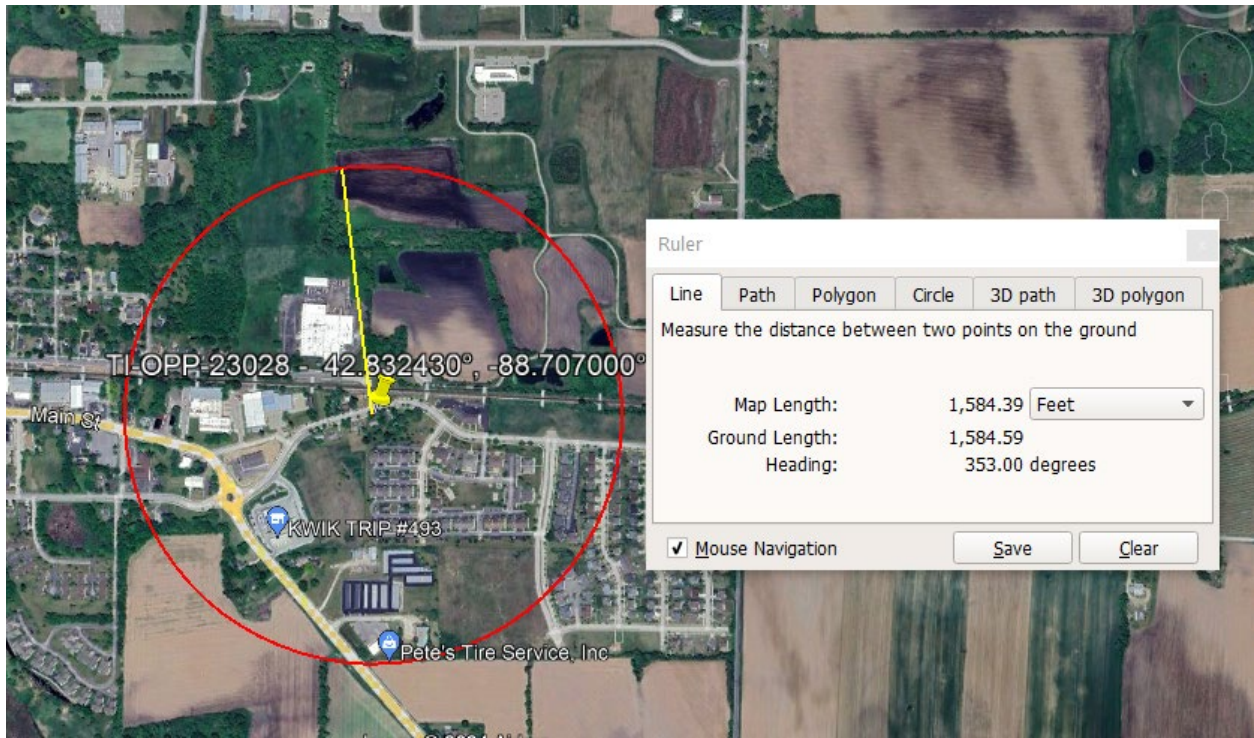
For a wireless telecommunications facility that requires a conditional use permit, a feasibility analysis that identifies at least three alternative sites, pre-existing freestanding wireless telecommunications facilities, and/or alternative support structures that could technically support a comparable level of service. The intent of this analysis is to present options to minimize the number, size, and adverse environmental impacts of wireless telecommunications facilities. The analysis shall specifically address the potential for co-location on pre-existing freestanding wireless telecommunications facilities and the use of alternative support structures. It shall also explain the rationale for selection of the proposed site in view of the relative merits of the alternatives. Approval of the project is subject to the plan and architectural review commission's determination that the chosen site is more advantageous than any other alternative site that is both technically feasible and available for use. The plan and architectural review commission may choose to independently verify the findings of the analysis at the applicant's expense.

### State of Wisconsin

#### [Wis. Stat. 66.0404\(2\)\(b\)\(6\)](#)

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

## **Search Ring:**



**Search Ring with ASR Registered Towers (2-mile radius):**

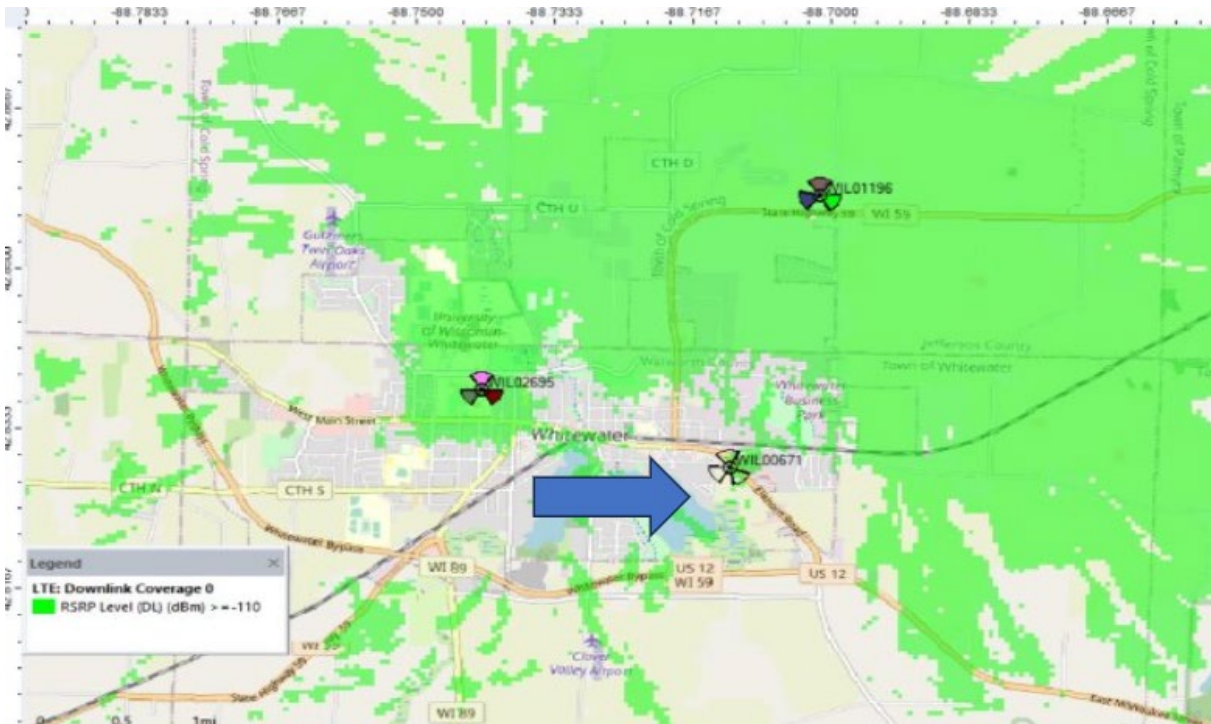


**Three Closest Potential Alternate Structures:**

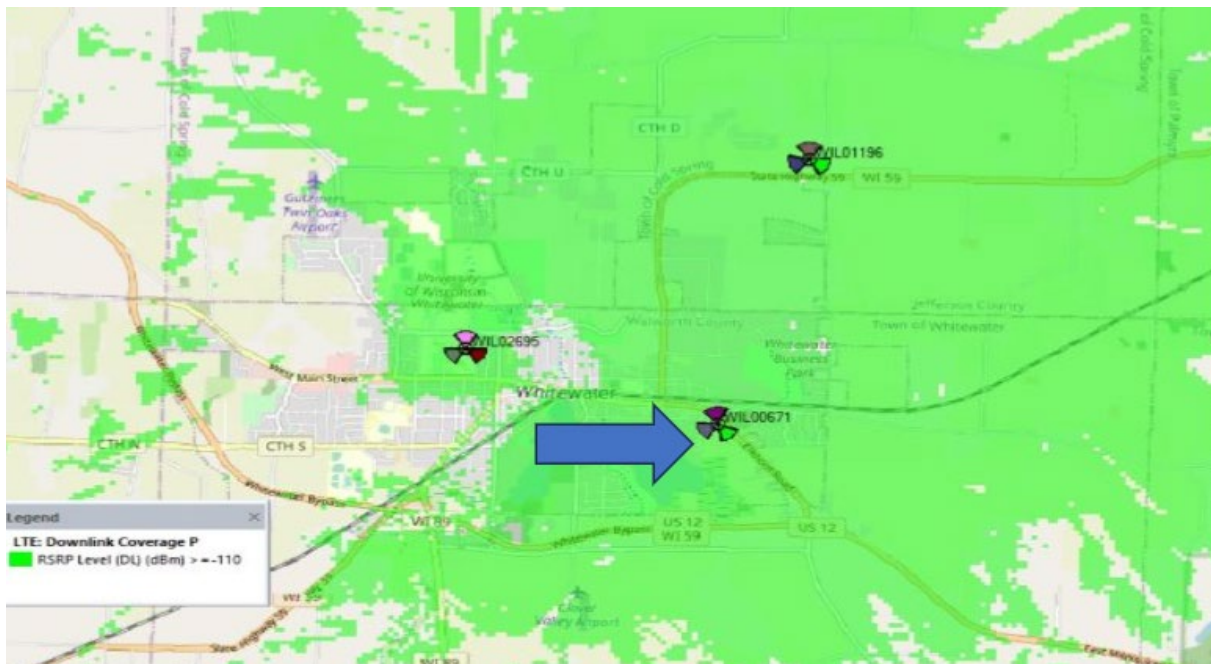
- ASR 1047474 – overlapping coverage with WIL01196, does not meet coverage objective
- ASR 1316680 – unconstructed, too remote to meet coverage objective
- ASR 1324313 – unconstructed, overlapping coverage with WIL01196 and WIL02695 and does not meet coverage objective



**AT&T Signal Propagation Map (Existing):**



**AT&T Signal Propagation Map (Proposed):**



**Existing ASR Tower 1047474:**











STRITZEL RENTAL PROPERTIES LLC  
416 VENTURA LN  
WHITEWATER, WI 53190-9000

STRITZEL RENTAL PROPERTIES LLC  
416 VENTURA LN  
WHITEWATER, WI 53190-9000

MIDWEST WI LLC  
1435 FULTON ST 2ND FLOOR  
GRAND HAVEN, MI 46417-1700

JOSE C CANO  
MARGARITA CANO  
115 S 8TH ST  
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KNUDSON - EAST TROY LLC  
2631 CORPORATE CIR  
EAST TROY, WI 53120-2000

BECKY S HAHN  
MICHAEL MASON FAMILY TRUST, et al.  
N9603 WOODWARD  
WHITEWATER, WI 53190-9000

TIM A GERMUNDSON  
340 ELKHORN RD  
WHITEWATER, WI 53190-9000

KT REAL ESTATE HOLDINGS LLC  
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