



N64W23760 Main Street  
Sussex, Wisconsin 53089  
Phone (262) 246-5200  
FAX (262) 246-5222  
Email: [info@villagesussex.org](mailto:info@villagesussex.org)  
Website: [www.villagesussex.org](http://www.villagesussex.org)

AGENDA  
VILLAGE OF SUSSEX  
PLAN COMMISSION MEETING  
6:30 PM TUESDAY, NOVEMBER 21, 2023  
SUSSEX CIVIC CENTER – BOARD ROOM 2<sup>nd</sup> FLOOR  
N64W23760 MAIN STREET

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Sussex Plan Commission, at which a quorum of the Village Board may attend. If a Quorum is present the Chairperson shall state, "Please let the minutes reflect that a quorum of the Village Board is present and may be making comments during public comment or if the rules are suspended to allow so.)

1. Roll call.
2. Consideration and possible action on the minutes of the Plan Commission meeting of October 17, 2023.
3. Consideration and possible action on Permitted Uses and Plans.
  - a. Discussion and possible action on a Plan of Operation for 7-Eleven located at N64W24925 Main Street.
  - b. Discussion and possible action on a Plan of Operation for Dorner Manufacturing located at W251N5350 Business Drive.
  - c. Discussion and possible action on a Plan of Operation for Sterling Tax Services located at N64W24801 Main Street.
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
  - a. Discussion and possible action on a Conditional Use Permit for an Accessory Apartment according to Section 17.0506(B)(5) located at N61W23728 Sumac Lane.
  - b. Discussion and possible action on a Conditional Use Permit for a new wireless communications facility located at N249W5889 Executive Drive.
  - c. Reconvene the Public Hearing on a Legal Non-Conforming Conditional Use Permit for Mike Dupont for a self-storage building and outdoor storage in the B-3 Highway Business Zoning District located at W240N6689 Maple Ave.
  - d. Travel to W240N6689 Maple Ave to observe the subject property in conjunction with the Legal Non-Conforming Conditional Use Permit for Mike Dupont for a self-storage building and outdoor storage in the B-3 Highway Business Zoning District located at W240N6689 Maple Ave.
  - e. Return to the Village of Sussex Civic Center Boardroom to continue the Public Hearing on a Legal Non-Conforming Conditional Use Permit for Mike Dupont for a self-storage building and outdoor storage in the B-3 Highway Business Zoning District located at W240N6689 Maple Ave.
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items.
6. Other items for future discussion.

7. Adjournment.

Anthony LeDonne  
Chairperson

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Jeremy J. Smith  
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk at 246-5200.

**DISCLAIMER- THE FOLLOWING ARE DRAFT MINUTES FROM  
THE PLAN COMMISSION AND ARE  
SUBJECT TO CHANGE UPON APPROVAL OF THE COMMISSION**

**VILLAGE OF SUSSEX  
PLAN COMMISSION  
6:30PM TUESDAY, October 17, 2023  
SUSSEX CIVIC CENTER – BOARD ROOM 2<sup>ND</sup> FLOOR  
N64W23760 MAIN STREET**

The meeting was called to order by Village President Anthony LeDonne at 6:30pm at the Sussex Civic Center – Board Room 2<sup>nd</sup> Floor N64W23760 Main Street, Sussex, WI.

Members present: Commissioners Jim Muckerheide, Mike Knapp (arrived at 6:32pm), Debbie Anderson, Mike Schulist, Trustee Greg Zoellick, and Village President Anthony LeDonne

Members excused: Commissioner Roger Johnson

Others present: Village Administrator Jeremy Smith, Assistant Village Administrator Kelsey McElroy-Anderson, Village Attorney John Macy, Village Engineer Judy Neu, Deputy Clerk Jen Boehm, applicants, and members of the public.

A quorum of the Village Board was not present at the meeting.

**Consideration and possible action on the amended minutes on the Plan Commission meeting of September 19, 2023.**

A motion by LeDonne, seconded by Zoellick to approve the minutes of the Plan Commission meeting of September 19, 2023 as presented. Motion carried 5-0

**Consideration and possible action on a Plan of Operation for The Goat Sports Bar and Grill located at N63W23675 Main Street.**

Chaz Hastings, N116W15841 Main St., Germantown was present and gave a brief overview. He stated the restaurant would be open by December 1, 2023, he will be using the patio, and they will be open year-round. Per the Plan of Operation, the hours will be Tuesday-Thursday 3pm-11pm, Friday and Saturday 11am-11pm, and Sunday 11am-8pm.

A motion by Anderson, seconded by Muckerheide to approve the Plan of Operation for The Goat Sports Bar and Grill located at N63W23675 Main Street subject to the standard conditions of Exhibit A. Motion carried 6-0

**Consideration and possible action on a Plan of Operation for Big Boy Burgers and Sweets located at N63W23675 Main Street.**

Chaz Hastings, N116W15841 Main St., Germantown was present and gave a brief overview. He stated that the restaurant will be open by December 1, 2023. Per the Plan of Operation, the hours will be Monday-Saturday 11am-9pm and Sunday 11am-7pm.

A motion by Zoellick, seconded by Muckerheide to approve the Plan of Operation for Big Boy Burgers and Sweets located at N63W23675 Main Street subject to the standard

conditions of Exhibit A.

Motion carried 6-0

**Consideration and possible action on a Plan of Operation for MB Smoke located at N64W24678 Main Street.**

Biha Abdallah, N64W24678 Main St., Sussex was present and gave a brief overview. Per the Plan of Operation, the hours will be Monday-Sunday 9am-10pm.

A motion by Muckerheide, seconded by Knapp to approve the Plan of Operation for MB Smoke located at N64W24678 Main Street subject to the standard conditions of Exhibit A and the following condition:

1. Additional parking stalls shall be striped to bring the total number of parking stalls to a minimum of 92.

Motion carried 6-0

**Consideration and possible action on a Plan of Operator for Tobacco and Vape located at W249N5245 Executive Drive.**

Dian Yong Jiang, W249N5245 Executive Drive was present and gave a brief overview. Per the plan of Operation, the hours will be Monday-Friday 9:30am-8:30pm and Saturday and Sunday 10:00am-8:00pm.

A motion by Zoellick, seconded by Muckerheide to approve the Plan of Operation for Tabacco and Vape located at W249N5245 Executive Drive subject to the standard conditions of Exhibit A.

Motion carried 6-0

**Consideration and possible action on a Plan of Operation for Toy Family Dentistry located at N63W23524 Silver Spring Drive.**

A motion by Anderson, seconded by Schulist to approve the Plan of Operation for Toy Family Dentistry located at N63W23524 Silver Spring Drive subject to the standard conditions of Exhibit A.

Motion carried 6-0

**Reconvene a Public Hearing on a Conditional Use Permit for Beer Capitol for a beverage warehouse and distribution facility expansion in the BP-1 Business Park District located at W222N5700 Miller Way.**

Caitlin LaJoie, W222N5700 Miller Way, Sussex, was present and stated that Beer Capitol would abide by the Conditional Use Permit.

No one from the public wished to be heard.

A motion by LeDonne, seconded by Zoellick to close the public hearing.

Motion Carried 6-0

**Consideration and possible action on a Conditional Use Permit and exception from the Sussex Design Standards for Beer Capitol for a beverage warehouse and distribution facility expansions in the BP-1 Business Park District located at W222N5700 Miller Way.**

The Plan Commission agreed that the Petitioner provided substantial evidence with regards to the following Standards/Regulations:

**The Application is complete and consistent with 17.0502:**

**The use(s) and plans are compliant with 17.0503 (Review of CU's):**



**The use(s) and plans are compliant with 17.0200 (General Conditions):**

**The uses(s) and plans are compliant with 17.0420 BP-1 Business Park District:**

**The uses(s) and plans are compliant with 17. 1000 (Site Plan Review):**

**Has the Petitioner provided substantial evidence and adequately addressed the findings of the impact report per 17.0506.A.**

The Plan Commission agrees that the Petitioner provided substantial evidence with regards to the Conditional Use Permit as follows:

**A.3.A. Site Plan Standards compliance**

**A.3.B. Plan of Operation compliance**

**A.3.C. Various Plan(s) compliance**

**A.4.-15. CU condition compliance**

**B-L. Administrative CU Condition compliance**

A motion by LeDonne, seconded by Zoellick to approve the Conditional Use, Plan of Operation, and site plan for a beverage warehouse and distribution facility expansion in for Beer Capitol located at W222N5700 Miller Way and a finding the use and structures meet the principals of 17.1002(A-H) and subject to the standard conditions of Exhibit A and approve an exception from the Sussex Design Standards requirement for loading docks to be screened from the public right of way and for street facades to have a minimum of 20% of window or door openings. Motion Carried 6-0

**Public Hearing on a Legal Non-Conforming Conditional Use Permit for Mike Dupont for a self-storage building and outdoor storage in the B-3 Highway Business Zoning District located at W240N6689 Maple Ave.**

Mike Dupont and Mike Kocher, W240N6689 Maple Ave., Sussex were present and gave a brief overview and answered questions from the Plan Commission.

A letter from Keith and Erica Vogel, W240N6711 Maple Ave, Sussex was read and stated they did not want a fence put up.

Bill Kioski, W239N6891 Michele Ln, Sussex stated that trucks are coming in and out all day long. He is happy that they added lighting and security cameras to the property.

Margaret Rothlisberger, W167N8455 Theodore Ave, Menomonee Falls, is not concerned about the noise level.

Barb Zoellick, N66W24034 Champeny Rd., Sussex states that she wants a fence put up.

Mike Dupont stated that he will work with the neighbors regarding planting trees and/or putting up a fence.

Commissioner Muckerheide has no opinion and wants to look at the property.

Commissioner Knapp wants a fence put up for security and felt a concern that a fence be required in order to be consistent with other outside storages.

Trustee Zoellick wants a fence put up for security.

Commissioner Anderson asked about lights. Does not think the property has to be fenced.

Commissioner Schulist wants to look at the property to see the lights and thinks screening may be an option.

A motion by LeDonne, seconded by Knapp to adjourn the public hearing until the November 21, 2023 Plan Commission meeting. Motion Carried 6-0

**Consideration and possible action on a recommendation to the Village Board for the Final Plat for the Golden Fields of Sussex development located at N74W24659 Lauren Drive.**

A motion by Anderson, seconded by Schulist to approve the Final Plat and recommend to the Village Board to approve the Final Plat for Golden Fields of Sussex subdivision on the property identified by Tax Key No. 203.999.001 subject to the following conditions of approval:

1. Standard conditions of approval for Final Plats.
2. Reconciliation of the comments and conditions by the Village Engineer in the memo dated September 21, 2023.
3. Compliance with conditions from Waukesha County and the Wisconsin DOA.
4. The standard conditions of Exhibit A.

Motion Carried 6-0

**Other Items for Future Discussion**

None

**Adjournment**

A motion by Muckerheide, seconded by Anderson to adjourn the meeting at 7:32p.m.

Motion carried 6-0

Respectfully submitted,  
Jen Boehm  
Deputy Clerk



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## MEMORANDUM

TO: Plan Commission  
FROM: Gabe Gilbertson, Community Development Director  
RE: Plan Commission meeting of November 21, 2023  
DATE: November 16, 2023

All Code Sections in this memo refer to the March 25, 2014 Sussex Municipal Code Chapter 17 with subsequent amendments thereto.

**02. Minutes of the Plan Commission meeting of October 17, 2023.**

**03. Consideration and possible action on Permitted Uses and Site Plans:**

**A. Discussion and possible action on a Plan of Operation for the 7-Eleven located at N64W24925 Main Street.**

This site is zoned B-3. The gas station on the subject property is currently a 7-Eleven. The franchisee that currently owns the business will be leaving and corporate will take over this location. The use has an approved conditional use permit from 2015 under Section 71.0506(A)(12)(a) and (g). The hours of operation or use of the property are not changing. The site has 24 parking stalls and per Code they are required to have 24.

**Policy Question:**

1. Are there any concerns with the plan of operation?
2. Are there any property maintenance concerns that need to be addressed at this time?
3. There is a Conditional Use Permit on file for the subject property. When the property changed ownership in 2018, the owner submitted a notarized statement that they were the new owners and agreed to the conditions and terms set forth in the conditional use permit. Staff will require the same document be submitted with the new owners.

**Action Items:**

1. Act on the Plan of operation.

**Staff Recommendation:** Staff recommends approval of the Plan of Operation for the 7-Eleven located at N64W24925 Main Street and subject to the standard conditions of Exhibit A, and subject to the following condition:

1. Submit to Village Staff a signed and notarized statement acknowledging and agreeing to the terms set forth in the Conditional Use Permit approved by the Plan

Commission on September 17, 2015 and that this is only an operator change and no other changes will be made to the location.

**B. Discussion and possible action on a Plan of Operation for Dorner Manufacturing located at W251N5350 Business Drive.**

This site is zoned BP-1 Business Park. Dorner Manufacturing is a permitted use in accordance with Section 17.0420(A)(6)(d)(3) in the BP-1 Business Park District. Dorner Manufacturing will occupy the remaining roughly 68,000 square feet in the 150,000 square foot Wangard industrial building in the Highland Business Park. The Marek Group occupies the other roughly 82,000 square feet.

Hours of operation would be from 5:00 am until 12:30 am Monday through Thursday, 5:00 am until 4:00 pm on Friday and 5:00 am until 12:00 pm on Saturdays. There could be up to 25 employees over two shifts.

Parking code requires one stall per employee on the largest shift. Because the number of employees on the largest shift is 25, the Code requires a total of 25 parking stalls. The site has a total of 102 parking stalls and 52 stalls are dedicated to the other user of the building, leaving 50 parking stalls for Dorner Manufacturing. The use meet minimum parking requirements of the Code.

**Policy Question:**

1. Are there any concerns with the plan of operation?
2. Are there any property maintenance concerns that need to be addressed at this time?

**Action Items:**

1. Act on the Plan of operation.

**Staff Recommendation:** Staff recommends approval of the Plan of Operation for Dorner Manufacturing located at W251N5350 Business Drive and subject to the standard conditions of Exhibit A.

**C. Discussion and possible action on a Plan of Operation for Sterling Tax Services located at N64W24801 Main Street.**

This site is zoned B-3 Highway Business District. Sterling Tax Services already operates their business in Sussex at a different location and is moving to the subject property. The business is a permitted use under Section 17.0418(A)(4)(a).

According to the Plan of Operation application, the hours of operation will be between 9:00 am and 7:00 pm Monday through Thursday and between 9:00 am and 3:00 pm Friday through Sunday. Hours of operation may be decreased during the business' off-season. There would be 2 employees on a single shift.

The site has 102 parking stalls with 60 stalls allocated to the existing users. The Code requires a total of 12 parking stalls, or a total of 72 parking stalls for the entire site.

**Policy Question:**

1. Are there any concerns with the plan of operation?
2. Are there any property maintenance concerns that need to be addressed at this time?

**Action Items:**

1. Act on the Plan of operation

**Staff Recommendation:** Staff recommends approval of the Plan of Operation for Sterling Tax Services located at N64W24801 Main Street and subject to the standard conditions of Exhibit A.

**04. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans.**

**A. Discussion and possible action on a Conditional Use Permit for an Accessory Apartment according to Section 17.0506(B)(5) located at N61W23728 Sumac Lane.**

The subject property is zoned RS-4 Single Family Residential. The property owners received Village approval for a home addition that could function as a separate living space for an additional family member. At the time of issuing the permit, the space was only accessible through the existing home and was not considered an Accessory Apartment. The property owners are now applying for a conditional use permit to install a doorway on the addition that would allow for the space to function as a separate residence from the existing home.

The Petitioner will need to prove the standards/conditions attached to this memo during the Public Hearing process. The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

**Policy Question:**

1. Are there any concerns the Plan Commission has that they may want the applicant to address at the public hearing.
2. The Code requires the following for Accessory Apartments and the conditions will be applied to the Conditional Use Permit:
  - a. The principle dwelling has a minimum living area of 1,000 square feet, excluding the accessory dwelling unit.
  - b. The principle dwelling unit is owner occupied.
  - c. There may be only one accessory apartment per principle dwelling unit.
  - d. The accessory apartment shall have a minimum living area of 600 square feet and no more than one bedroom.
  - e. The accessory apartment shall be occupied by a person related to the owner of the principle dwelling unit by blood, marriage or adoption.

**Action Items:**

1. Direct staff to schedule the public hearing.

**Staff Recommendation:** Staff recommends scheduling the public hearing for the December 19, 2023 meeting.

**B. Discussion and possible action on a Conditional Use Permit for a new wireless communications facility located at N249W5889 Executive Drive.**

The subject property is zoned I-1 Institutional and is owned by the Village and is where the Executive Drive water tower is located. Verizon is proposing to install a new wireless communication facility at the subject property and requires a conditional use permit under Section 17.0509(C). The proposed facility consists of new antenna mounted on top of the water tower and a 675 square foot equipment building for Verizon's ground equipment and two additional rooms for other carriers. A fenced in 20 foot by 22.5 foot area on the south side of the equipment building will house the emergency generator and a meter rack.

The Petitioner will need to prove the standards/conditions attached to this memo during the Public Hearing process. The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

**Policy Question:**

1. Are there any concerns the Plan Commission has that they may want the applicant to address at the public hearing.

**Action Items:**

1. Direct staff to schedule the public hearing.

**Staff Recommendation:** Staff recommends scheduling the public hearing for the December 19, 2023 meeting.

**C. Reconvene the Public Hearing on a Legal Non-Conforming Conditional Use Permit for Mike Dupont for a self-storage building and outdoor storage in the B-3 Highway Business Zoning District located at W240N6689 Maple Ave.**

The subject property is zoned B-3 Highway Business District and has a legal-nonconforming mini-warehouse and an illegal outdoor storage facility operation on it. The property began expanding the outdoor storage component when Village Staff notified the property owner that per Section 17.0506(A)(11)(a) outside storage may be permitted for commercial uses in the B-3 Highway Business District with a Conditional Use Permit. There is currently an existing outdoor storage use installed between 2020 and 2022 without approval from the Village of Sussex, which is required to be made part of the Legal Non-Conforming Conditional Use Permit in order to continue.

The applicant submitted a conditional use permit application for the addition of an approximately 170 foot by 40 foot outdoor storage area. The Conditional Use Permit would incorporate the proposed storage area and the existing storage area.

The Petitioner will need to prove the standards/conditions attached to this memo during the Public Hearing process. The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

**Action Items:**

1. Reconvene the public hearing at the subject property located at W240N6689 Maple Ave.

**Staff Recommendation:** Staff recommends the Plan Commission reconvene the public hearing at the subject property located at W240N6689 Maple Ave.

**D. Travel to W240N6689 Maple Ave to observe the subject property in conjunction with the Legal Non-Conforming Conditional Use Permit for Mike Dupont for a self-storage building and outdoor storage in the B-3 Highway Business Zoning District located at W240N6689 Maple Ave.**

**Action Items:**

1. Reconvene the public hearing at Civic Center Boardroom located at N64W23760 Main Street.

**Staff Recommendation:** Staff recommends the Plan Commission reconvene the public hearing at the Civic Center Boardroom located at N64W23760 Main Street.

**E. Return to the Village of Sussex Civic Center Boardroom to continue the Public Hearing on a Legal Non-Conforming Conditional Use Permit for Mike Dupont for a self-storage building and outdoor storage in the B-3 Highway Business Zoning District located at W240N6689 Maple Ave.**

The Petitioner will need to prove the standards/conditions attached to this memo during the Public Hearing process. The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

**Policy Question:**

1. Are there any concerns with the Conditional Use or Plan of Operation?
2. Are there any concerns from the public hearing you want added in the CU document?

- a. The Plan Commission will need to consider if this is a use the Board is comfortable formalizing with the Conditional Use Permit.
- b. The applicant has planted evergreens around the area where the proposed outdoor storage space is, Staff recommends the installation of a solid fence to fully screen the outdoor storage. The applicant would also be required to pave both outdoor storage areas as gravel is not permitted in the commercial zoning districts.
- c. The Plan Commission may want to consider limiting what is permitted to be stored outdoors to residential recreational vehicles, i.e., trailers, boats, campers, etc.

**Action Items:**

1. Direct staff to prepare the Conditional Use Order and to reconvene the public hearing on the Conditional Use Order at the December 19, 2023 Plan Commission meeting.

**Staff Recommendation:** Staff recommends preparing the Conditional Use Order and reconvening the public hearing at the December 19, 2023 Plan Commission meeting

**05. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:**

**06. Other Items for future discussion.**

**07. Adjournment.**



# *SLS Consulting, Inc.*

Full-Service Business Licensing

Phone: 630-519-3915

Sue Swanson

slsconsulting@comcast.net

October 11, 2023

Village of Sussex  
N64W23760 Main Street  
Sussex, WI 53089

Re: 7-Eleven Plan of Operation

Enclosed you will find the Plan of Operation forms and payment for the 7-Eleven located at 24925 Silver Spring Dr. Sussex, WI. The current franchisee will be leaving the business and corporate will take over the location.

Please review and let me know if you need additional information. Please advise to the next steps in the process.

Thank you in advance for your assistance with this change over.

Sincerely,



Sue Swanson



Project Name \_\_\_\_\_

Tax Key # 231.996.004

## VILLAGE OF SUSSEX PLAN OF OPERATION PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to [ggilbertson@villagesussex.org](mailto:ggilbertson@villagesussex.org).

The following fees are required at the time of submittal:

<input checked="" type="checkbox"/> Plan of Operation fee	\$175.00
<input type="checkbox"/> Conditional Use fee (if necessary)	\$210.00
<input type="checkbox"/> Pre Occupancy inspection fee	\$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: Change of Operator  
no changes will be made to the location

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Sue Swanson Phone # (630) 519-3915

E-mail: SLSConsulting@comcast.net

For office use only:

Met with staff on: \_\_\_\_\_

Paid fees on: 10/19/23 CN# 3776

To be on the Plan Commission Agenda for: \_\_\_\_\_

Original forms to the following:

Plan of Operation to Jeremy \_\_\_\_\_

Service reimbursement \_\_\_\_\_

Emergency Contact to Sheriff Dept \_\_\_\_\_

Wastewater Permit to WWTP \_\_\_\_\_

Any outstanding fees owed on the property? \_\_\_\_\_



## PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? yes (change of operator) If yes, is this a new CU? NO

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? \_\_\_\_\_

Tax Key # SUX V0231996004

Zoning: \_\_\_\_\_

Address of Tenant Space: 24925 Silver Spring Drive Sussex, WI 53089

### 1. Name of Business:

7-Eleven # 35844H

Business

Address

24925 Silver Spring Drive Sussex, WI (262) 246-7333

City, State, Zip

Phone #

electronicrenewals@7-11.com

Fax #

Email address

### 2. Business owner contact information:

7-Eleven, Inc.

Contact

Address

3200 Hackberry Rd. Irving TX 75063 (972) 828-0711

City, State, Zip

Phone #

Fax #

Email address

### 3. Building/Land owner contact information:

FCPT Holdings LLC

Contact

Address

591 Redwood Highway Mill Valley, CA 94941 (415) 965-8030

City, State, Zip

Phone #

Fax #

Email address

### 4. Number of Employees/Shifts:

6-8

3

Employees

Shifts

### 5. Days of Operation:

Put an X in box that applies:

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

24 hours / 7 days a week

6. Is this an extension of an existing operation? \_\_\_\_\_

7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? \_\_\_\_\_ Do you need an Outdoor Establishment Permit? \_\_\_\_\_  
If yes, explain: \_\_\_\_\_

If yes, please obtain and complete permit application.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: N/A

11. Dimension of area to be occupied \_\_\_\_\_ Total square footage 2652

If applicable list square footage according to 1<sup>st</sup> floor \_\_\_\_\_ 2<sup>nd</sup> floor \_\_\_\_\_

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:

Total Number of Parking Spaces 23 Number of spaces needed per code \_\_\_\_\_

Number of spaces allocated for employee parking 4

Dimensions of parking lot \_\_\_\_\_ Is parking lot paved? yes

13. Signage: What type of signage are you proposing for your business?

If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

X Keith Jones  
Name

10/9/23  
Date

\_\_\_\_\_  
Title or Position

I am aware and approve of the business to be operating in the building owned by \_\_\_\_\_

X [Signature]  
Name

10/9/23  
Date

VP & Secretary  
Title or Position





## WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: 7-Eleven # 35844H

Address: 24925 Silver Spring Dr., Sussex WI 53089

Owner/Operator: 7-Eleven, Inc.

Standard Industrial Classification #: 44 5120

How many people do you employ? 6-8

What are your businesses hours of work? 24 hrs./7 days a week

Who is responsible for water quality? ( List job titles)  
Store manager

Time and Duration of Discharge: 24/7

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):  
24/7

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

General Cleaning

Please list each product your business produces. (Include type, amount and rate of production):

N/A

What are the constituents and characteristics of your wastewater?

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form



N64W23760 Main Street  
Sussex, Wisconsin 53089  
Phone (262) 246-5200  
FAX (262) 246-5222  
Email: [info@villagesussex.org](mailto:info@villagesussex.org)  
Website: [www.villagesussex.org](http://www.villagesussex.org)

**VILLAGE OF SUSSEX  
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

**PLEASE PRINT LEGIBLY**

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

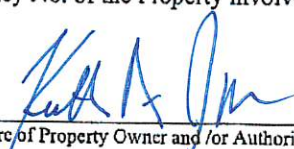
7-Eleven, INC.

P.O. BOX 139044 Dallas TX 75313

Business Name: 7-Eleven #35844H

Name of Owner and Address of the Property involved in the Request (if different from above):

Tax Key No. of the Property involved in the Request: SUXV 0231996004

X   
Signature of Property Owner and /or Authorized Agent

10/9/23  
Date

Signature of Village Official Accepting Form

Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.



**Village of Sussex Fire Department**  
**N63 W24335 Main Street**  
**Sussex, Wisconsin 53089**

Fire Station - *PHONE*  
262-246-5197  
Fire Station - *FAX*  
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

**Business Name:** 7-Eleven # 35844H

**Business Address:** 24925 Silver Spring Drive Sussex WI 53089

**Business Phone #:** (262) 246-7333

**Business**

**Email:** \_\_\_\_\_

**Business Emergency Contacts**

**Name and Phone #:** Daniel Stachnik (414) 559-9203

**Name and Phone #:** David Griffin (920) 342-1512

**Name and Phone #:** \_\_\_\_\_

**Building Owner Name:** FCPT Holdings, LLC

**Building Owner Email:** propertymanagement@fcpt.com

**Building Owner Emergency Contacts**

**Name and Phone #:** Ryan Mesick (415) 432-8024

**Name and Phone #:** \_\_\_\_\_

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No



Project Name \_\_\_\_\_

Tax Key # \_\_\_\_\_

VILLAGE OF SUSSEX  
PLAN OF OPERATION  
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to [ggilbertson@villagesussex.org](mailto:ggilbertson@villagesussex.org).

The following fees are required at the time of submittal:

<input checked="" type="checkbox"/> Plan of Operation fee	\$175.00
<input type="checkbox"/> Conditional Use fee (if necessary)	\$210.00
<input checked="" type="checkbox"/> Pre Occupancy inspection fee	\$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: JASON HOEPPNER Phone # 262-853-5547

E-mail: jason.hoeppner@dorner.com

For office use only:

Met with staff on: \_\_\_\_\_

Paid fees on: \_\_\_\_\_

To be on the Plan Commission Agenda for: \_\_\_\_\_

Original forms to the following:

Plan of Operation to Jeremy \_\_\_\_\_

Service reimbursement \_\_\_\_\_

Emergency Contact to Sheriff Dept \_\_\_\_\_

Wastewater Permit to WWTP \_\_\_\_\_

Any outstanding fees owed on the property? \_\_\_\_\_





## PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? 7 NO If yes, is this a new CU? 1

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU?                     

Tax Key #                     

Zoning:                     

Address of Tenant Space: W2511 N5350 BUSINESS DRIVE, SUSSEX, WI

### 1. Name of Business:

DORNER Mfg. CO. P.

Business

975 COTTONWOOD AVE HARTLAND, WI 53029 262-367-7600

Address

City, State, Zip

Phone #

CUSTOMERSERVICE@DORNER.COM

Fax #

Email address

### 2. Business owner contact information:

COLUMBUS MCKINNON CORPORATION

Contact

13320 BALLANTYNE CORPORATE PLACE, SUITE D CHARLOTTE, NC 28277

Address

City, State, Zip

Phone #

716-689-5400

Fax #

Email address

### 3. Building/Land owner contact information:

WANGARD OPERATIONS LLC

Contact

1200 N. MAYFAIR RD, SUITE 410 MILWAUKEE, WI 53226 414-777-1200

Address

City, State, Zip

Phone #

spfaller@wangard.com

Fax #

Email address

### 4. Number of Employees/Shifts:

25  
Employees

2  
Shifts

### 5. Days of Operation:

Put an X in box that applies:

Hours

Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	

5am - 12:30am

5am - 4:30pm

5am - Noon

6. Is this an extension of an existing operation? Yes
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? no Do you need an Outdoor Establishment Permit? NO  
If yes, explain: \_\_\_\_\_  
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: \_\_\_\_\_
11. Dimension of area to be occupied \_\_\_\_\_ Total square footage 68,453  
If applicable list square footage according to 1<sup>st</sup> floor N/A 2<sup>nd</sup> floor N/A

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking: 102 (Auto)  
Total Number of Parking Spaces 43 (Trailer) Number of spaces needed per code \_\_\_\_\_  
Number of spaces allocated for employee parking 90  
Dimensions of parking lot \_\_\_\_\_ Is parking lot paved? yes

13. Signage: What type of signage are you proposing for your business?  
N/A - NO PLANS AT THIS TIME  
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Jason L. Hoeggen  
Name  
Mfg Services Mgr  
Title or Position

10-27-23  
Date

I am aware and approve of the business to be operating in the building owned by WAKEFORD OPERATIONS LLC.

Jason L. Hoeggen  
Name  
Mfg Services Mgr  
Title or Position

10-27-23  
Date



Columbus McKinnon Corporation | 13320 Ballantyne Corporate Place Suite D, Charlotte, NC 28277 | P 716.689.5400 | F 716.689.5644 | [www.cmco.com](http://www.cmco.com)

Business use for Dorner Mfg. Corp. at Sussex Highlands building

The use of the building will be for what is considered “light manufacturing”. The initial use will be for assembly of individual conveyors and conveyor systems. This includes the use of pneumatic and battery powered hand tools. We would be using air, and electricity via 110V, 208V, and 480V. We may eventually be constructing crates for shipping the conveyors using a chop saw or a table saw, and a staple gun.

We may use a portion of the space for warehouse storage of parts to be used in conveyors. We may also bring in an aluminum saw and small equipment, such as an arbor press and a drill press.

---

CONVEYANCE SOLUTIONS

**DORNER**

**GARNEY**



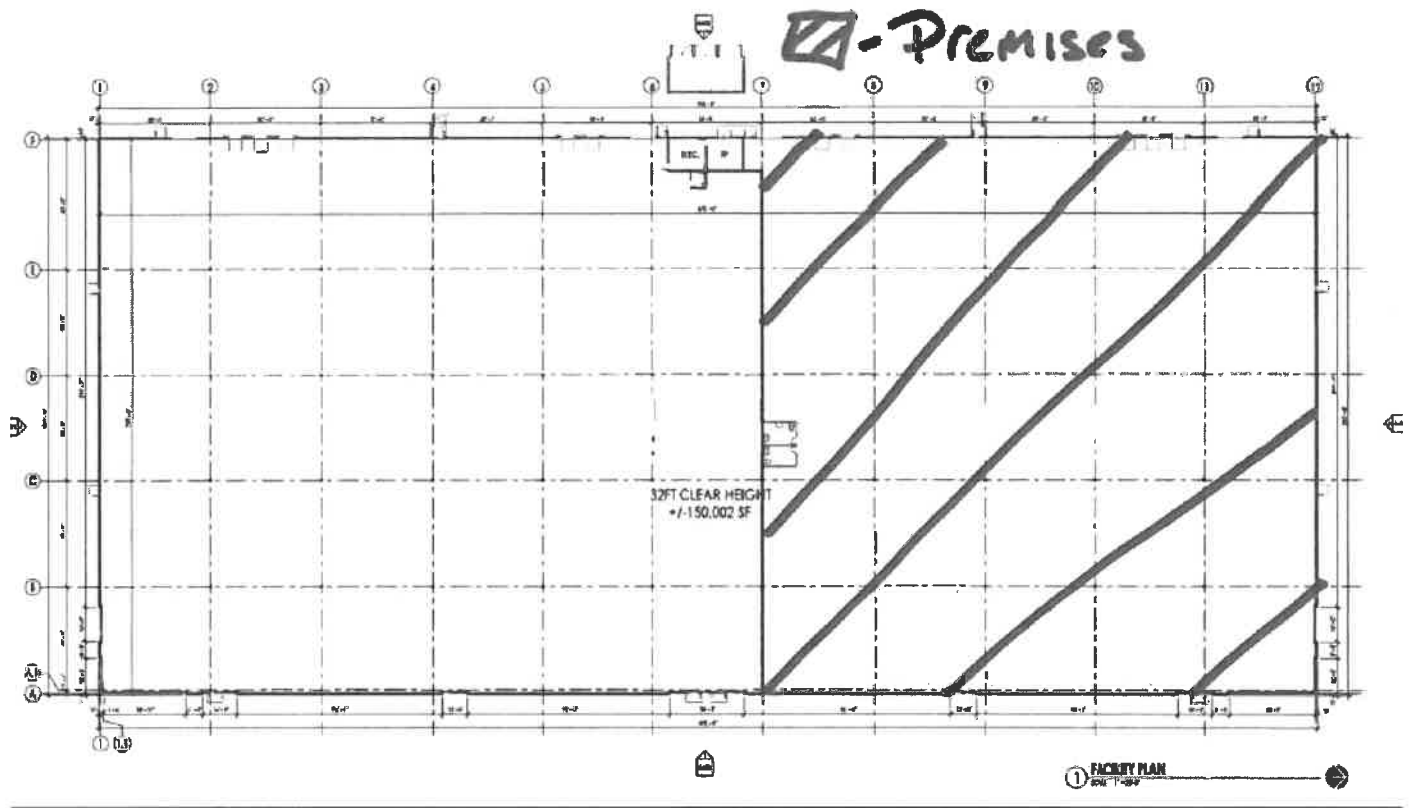
**MAGNETEK**

**montratec**



EXHIBIT "A"

DEPICTION OF PREMISES





## WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: DOANER MFG CORP

Address: 975 COTTONWOOD AVE. HARTLAND WI 53029

Owner/Operator: \_\_\_\_\_

Standard Industrial Classification #: 3535

How many people do you employ? 250 (but 10-20 people at Sussex location)

What are your businesses hours of work? 6AM - 2:30pm at Sussex location

Who is responsible for water quality? (List job titles)

JASON HEEPPNER - MFG. Services MANAGER

Time and Duration of Discharge: \_\_\_\_\_

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):  
\_\_\_\_\_

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

Assembly of CONVEYORS

Please list each product your business produces. (Include type, amount and rate of production):

CONVEYORS & CONVEYOR SYSTEMS

What are the constituents and characteristics of your wastewater?

ORDINARY WASTEWATER FROM BATHROOMS & SINKS

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

[Print Form](#)

[Clear Form](#)



**Village of Sussex Fire Department**  
**N63 W24335 Main Street**  
**Sussex, Wisconsin 53089**

Fire Station - PHONE  
262-246-5197  
Fire Station - FAX  
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

**Business Name:** DORNER MFG. CORP.

**Business Address:** 975 Cottonwood Ave Hartland, WI 53029

**Business Phone #:** 262-367-7600

**Business**

**Email:** customer.service@dotner.com

**Business Emergency Contacts**

**Name and Phone #:** JASON HOEPFNER 262-853-5547

**Name and Phone #:** TIM HANSON 262-352-6809

**Name and Phone #:** MIKE HOSCH 414-416-4245

**Building Owner Name:** WANGARD OPERATIONS LLC

**Building Owner Email:** npfaller@wangard.com

**Building Owner Emergency Contacts**

**Name and Phone #:** NGRA Pfaller 262-777-0705

**Name and Phone #:** EMERGENCY ANSWERING SERVICE/MS 414-777-1200

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No

PER WANGARD REP, NGRA Pfaller, "there are currently keys in the Knox Box; however, we will be REKEYING your PREMISES DURING THE TI PROJECT AND WILL NEED TO PROVIDE AN UPDATED KEY TO THE KNOX BOX AT THAT TIME."



N64W23760 Main Street  
Sussex, Wisconsin 53089  
Phone (262) 246-5200  
FAX (262) 246-5222  
Email: [info@villagesussex.org](mailto:info@villagesussex.org)  
Website: [www.villagesussex.org](http://www.villagesussex.org)

**VILLAGE OF SUSSEX  
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

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**PLEASE PRINT LEGIBLY**

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

Highlands A Industrial LLC c/o Stewart M. Wangard

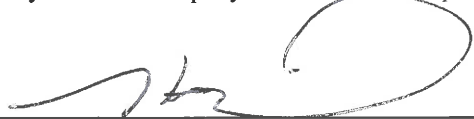
1200 N Mayfair Road, Suite 410, Milwaukee, WI 53226

Business Name: \_\_\_\_\_

Name of Owner and Address of the Property involved in the Request (if different from above):

W251 N5350 Business Drive, Sussex, WI

Tax Key No. of the Property involved in the Request: SUXV \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Property Owner and /or Authorized Agent

10-31-2023  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Village Official Accepting Form

\_\_\_\_\_  
Date

*A copy of this completed form shall be provided to the Village Clerk for billing purposes.*





Project Name \_\_\_\_\_

Tax Key # 231.996.001

VILLAGE OF SUSSEX  
PLAN OF OPERATION  
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to [ggilbertson@villagesussex.org](mailto:ggilbertson@villagesussex.org).

The following fees are required at the time of submittal:

<u>X</u> Plan of Operation fee	\$175.00
_____ Conditional Use fee (if necessary)	\$210.00
_____ Pre Occupancy inspection fee	\$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: Sterling Tax is an existing, approved business in  
the Village. We simply have a change of address.  
Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Cindy Gramz Phone # 262-932-0005  
E-mail: Cindy@Sterlingtax.biz

For office use only:

Met with staff on: \_\_\_\_\_

Paid fees on: 11/7/23 #5068

To be on the Plan Commission Agenda for: \_\_\_\_\_

Original forms to the following:

Plan of Operation to Jeremy \_\_\_\_\_

Service reimbursement \_\_\_\_\_

Emergency Contact to Sheriff Dept \_\_\_\_\_

Wastewater Permit to WWTP \_\_\_\_\_

Any outstanding fees owed on the property? \_\_\_\_\_



## PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? \_\_\_\_\_ If yes, is this a new CU? \_\_\_\_\_

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? \_\_\_\_\_

Tax Key # \_\_\_\_\_

Zoning: \_\_\_\_\_

Address of Tenant Space: Nb4 W24801 Main St., Site 109

1. Name of Business: Sterling Tax Service, LLC

Business Nb4 W24801 Main St., #109 262-932-0005  
 Address 262-932-0046 City, State, Zip 10400 Sterlingtax.biz Phone #  
 Fax # \_\_\_\_\_ Email address

2. Business owner contact information: Cindy Gramz

Contact W275 N7280 Red Cedar Ct. Hartland, WI 53029  
 Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_ Phone #  
 Fax # \_\_\_\_\_ Email address cindy@sterlingtax.biz 262-331-1554

3. Building/Land owner contact information: Indian Creek Partnership c/o J+A Management Services

Contact 2831 N. Grandview Blvd. #222 Pewaukee, WI 53072  
 Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_ Phone #  
 Fax # \_\_\_\_\_ Email address lpfaff@judsonrealestate.com 262-695-8800

4. Number of Employees/Shifts: 2 - all year 1  
 Employees Shifts

5. Days of Operation: 10 - Jan - April

Put an X in box that applies:  
 Hours  
 Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X

Tax Season: 9-7 9-7 9-7 9-7 9-3 9-3 9-3  
 Off Season: 9-4 9-4 9-4 9-4

6. Is this an extension of an existing operation? not extension- change of address only
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? no Do you need an Outdoor Establishment Permit? no  
If yes, explain: \_\_\_\_\_  
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? na
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? no If yes, explain: \_\_\_\_\_
11. Dimension of area to be occupied \_\_\_\_\_ Total square footage 2189  
If applicable list square footage according to 1<sup>st</sup> floor 2189 2<sup>nd</sup> floor -

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:  
Total Number of Parking Spaces \_\_\_\_\_ Number of spaces needed per code \_\_\_\_\_  
Number of spaces allocated for employee parking \_\_\_\_\_  
Dimensions of parking lot \_\_\_\_\_ Is parking lot paved? \_\_\_\_\_

13. Signage: What type of signage are you proposing for your business?  
GElexan face, LED bulbs, light-box style sign > APPROVED  
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Cynthia Gramz 11/7/2023  
Name Date  
Owner / Tax Professional / Bookkeeper  
Title or Position

I am aware and approve of the business to be operating in the building owned by \_\_\_\_\_.

\_\_\_\_\_  
Name Date  
\_\_\_\_\_  
Title or Position



**Village of Sussex Fire Department**  
**N63 W24335 Main Street**  
**Sussex, Wisconsin 53089**

Fire Station - *PHONE*  
262-246-5197  
Fire Station - *FAX*  
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

**Business Name:** Sterling Tax Service, LLC  
**Business Address:** N64 W24801 Main Street, Suite 109  
**Business Phone #:** 262-932-0005  
**Business Email:** 1040c Sterlingtax.biz

**Business Emergency Contacts**

**Name and Phone #:** Cindy Gramz 262-337-1554  
**Name and Phone #:** Christina White 262-246-6567  
**Name and Phone #:** \_\_\_\_\_

**Building Owner Name:** Indian Creek Partnership c/o J+A Management Services  
**Building Owner Email:** lpfaff@judsonrealestate.com

**Building Owner Emergency Contacts**

**Name and Phone #:** Liz Pfaff 262-695-8800 - Property Mgr.  
**Name and Phone #:** \_\_\_\_\_

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No

Sterling Tax Service LLC

Services provided: bookkeeping, payroll, and tax preparation  
(individual and business)

Items/Products Sold: Documents related to above services

Items Stored on Premises: Documents related to above services





Will Schlosser, Sales Agent  
262-695-8800  
wschlosser@judsonrealestate.com

Jack Russell, Sales Agent  
262-695-8800  
jrussell@judsonrealestate.com

Judson & Associates, S.C.  
2831 N. Grandview Blvd., Suite 222  
Pewaukee, WI 53072



Project Name \_\_\_\_\_  
Tax Key # SUXVOZ46118

texted to  
Greg Cops  
10/17/23

VILLAGE OF SUSSEX  
PLAN OF OPERATION  
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to [ggilbertson@villagesussex.org](mailto:ggilbertson@villagesussex.org).

The following fees are required at the time of submittal.

<input type="checkbox"/> Plan of Operation fee	\$175.00
<input checked="" type="checkbox"/> Conditional Use fee (if necessary)	\$210.00
<input type="checkbox"/> Pre Occupancy inspection fee	\$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: Dedicated exterior door access to in-law suite - residential.

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Greg Cops Phone # 920-903-0919

E-mail: greg.cops@linkedlivinghomes.com

For office use only:

Met with staff on:	_____
Paid fees on:	_____
To be on the Plan Commission Agenda for:	_____
Original forms to the following:	_____
Plan of Operation to Jeremy	_____
Service reimbursement	_____
Emergency Contact to Sheriff Dept	_____
Wastewater Permit to WWTP	_____
Any outstanding fees owed on the property?	_____



## PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? yes If yes, is this a new CU? yes

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? \_\_\_\_\_

Tax Key # SUXV0246118

Zoning \_\_\_\_\_

Address of Tenant Space: N61 W23728 Sumac Lane, Sussex, WI

1. Name of Business:

Linked Living Homes / Seniors First Remodeling

Business

Address

925 N Perkins St. Appleton 920-903-0919

City, State, Zip

Phone #

Fax #

greg.cops@linkedlivinghomes.com

Email address

2. Business owner contact information:

Contact

Greg Cops

Address

City, State, Zip

920-903-0919

Phone #

Fax #

Email address

3. Building/Land owner contact information:

Contact

Nancy Gin Shaffer, aka Nancy Gin

Address

City, State, Zip

as above 262-389-1401

Phone #

Fax #

Email address

4. Number of Employees/Shifts:

Employees

Shifts

5. Days of Operation:

Put an X in box that  
applies  
Hours  
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday



6. Is this an extension of an existing operation? \_\_\_\_\_
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? \_\_\_\_\_ Do you need an Outdoor Establishment Permit? \_\_\_\_\_  
If yes, explain: \_\_\_\_\_  
If yes, please obtain and complete permit application
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? \_\_\_\_\_
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? \_\_\_\_\_ If yes, explain: \_\_\_\_\_
11. Dimension of area to be occupied \_\_\_\_\_ Total square footage \_\_\_\_\_  
If applicable list square footage according to 1<sup>st</sup> floor \_\_\_\_\_ 2<sup>nd</sup> floor \_\_\_\_\_

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business

12. Parking:  
Total Number of Parking Spaces \_\_\_\_\_ Number of spaces needed per code \_\_\_\_\_  
Number of spaces allocated for employee parking \_\_\_\_\_  
Dimensions of parking lot \_\_\_\_\_ Is parking lot paved? \_\_\_\_\_

13. Signage: What type of signage are you proposing for your business? \_\_\_\_\_

If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17 (0806)

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Greg Lops  
Name  
Owner Linked Living Homes  
Title or Position

10/9/23  
Date

I am aware and approve of the business to be operating in the building owned by Nancy Gin and Roger Bruss  
Nancy Gin  
Name  
Owner  
Title or Position

10/15/23  
Date



N64W23760 Main Street  
Sussex Wisconsin 53089  
Phone (262) 246-5200  
FAX (262) 246-5222  
Email: [info@villagesussex.org](mailto:info@villagesussex.org)  
Website: [www.villagesussex.org](http://www.villagesussex.org)

**VILLAGE OF SUSSEX  
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

**PLEASE PRINT LEGIBLY**

Name and Mailing Address of the Property Owner and or Authorized Agent for Invoices:

Linked Living Homes - Greg Lops  
925 N Perkins St. Appleton, WI

Business Name: \_\_\_\_\_

Name of Owner and Address of the Property involved in the Request (if different from above):

\_\_\_\_\_  
\_\_\_\_\_

Tax Key No. of the Property involved in the Request: SUXV 0246118

Nancy A. Lops  
Signature of Property Owner and or Authorized Agent

10/15/23  
Date

\_\_\_\_\_  
Signature of Village Official Accepting Form

\_\_\_\_\_  
Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.



## WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

Owner/Operator: n/a

Standard Industrial Classification #: \_\_\_\_\_

How many people do you employ? \_\_\_\_\_

What are your businesses hours of work? \_\_\_\_\_

Who is responsible for water quality? ( List job titles)

Time and Duration of Discharge: \_\_\_\_\_

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged.

Please list each product your business produces. (Include type, amount and rate of production):

What are the constituents and characteristics of your wastewater?

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

[Print Form](#)

[Clear Form](#)



**Village of Sussex Fire Department**  
**N63 W24335 Main Street**  
**Sussex, Wisconsin 53089**

Fire Station - *PHOENIX*  
262-246-5197  
Fire Station - *FLA*  
262-246-5196

Waukesha County Sheriff - Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: na

Business Address: \_\_\_\_\_

Business Phone #: \_\_\_\_\_

Business \_\_\_\_\_

Email: \_\_\_\_\_

**Business Emergency Contacts**

Name and Phone #: \_\_\_\_\_

Name and Phone #: \_\_\_\_\_

Name and Phone #: \_\_\_\_\_

Building Owner Name: \_\_\_\_\_

Building Owner Email: \_\_\_\_\_

**Building Owner Emergency Contacts**

Name and Phone #: \_\_\_\_\_

Name and Phone #: \_\_\_\_\_

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No





25' Rear setback

10' side setback

Gin  
Mother-In-Law Suite  
680 sqft

20'

34'

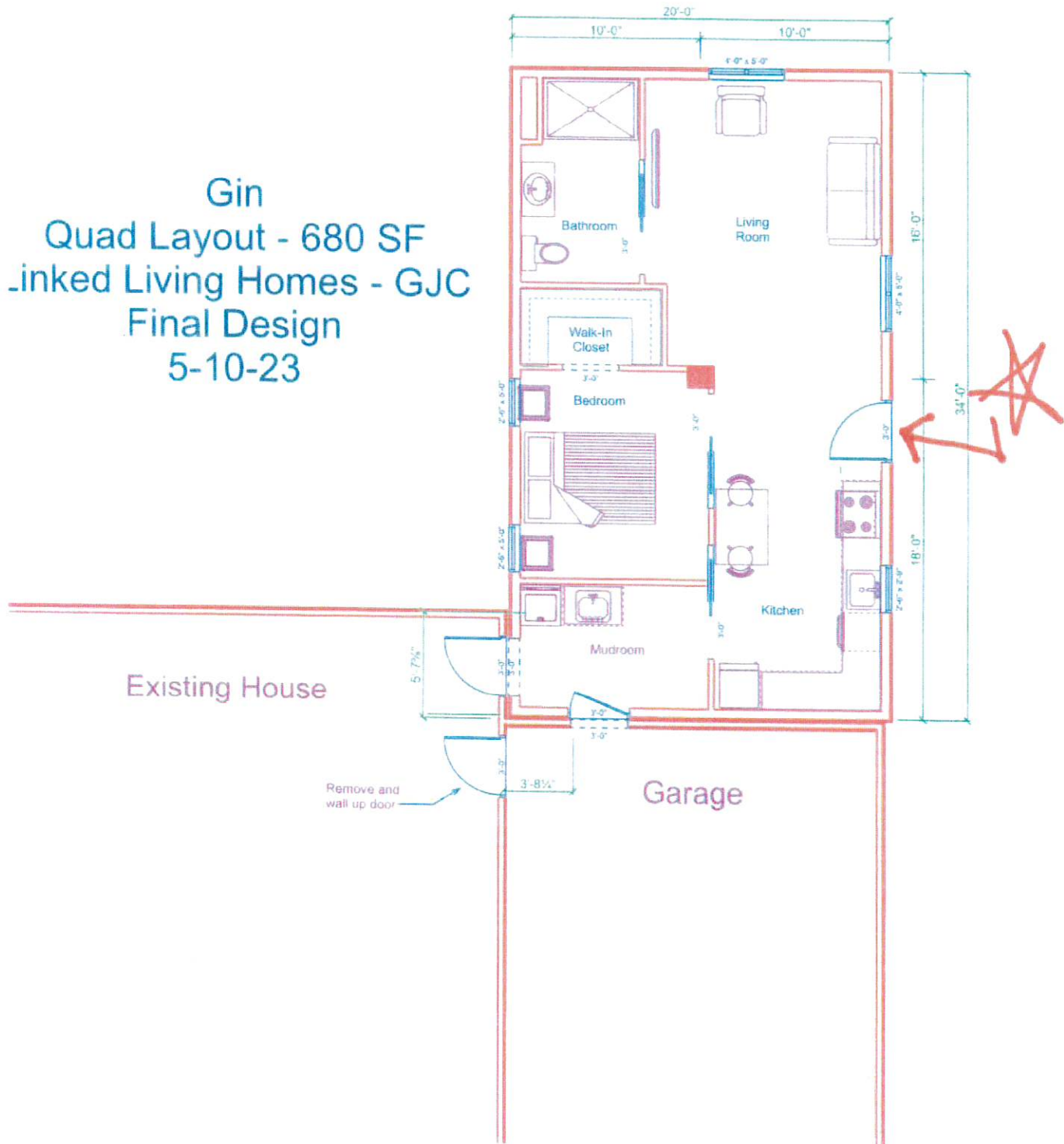
13'

12'

N61W23728 Sumac Ln

30' front setback

Gin  
Quad Layout - 680 SF  
Linked Living Homes - GJC  
Final Design  
5-10-23



## **Impact Report - Conditional Use Permit - N61W23728 Sumac Ln - Gin**

A conditional use permit is being applied for in order to add an exterior door the the living space behind the garage located at N61W23728 Sumac Ln. Please see impact categories and comments below. The addition of this door will have little to no impact to the neighborhood/village.

### **Impact to:**

- Neighboring properties - Neighbors to the east would periodically see residents walking to their new front door on the east side of the living space.
- Traffic - No impact - not changing the number of residents at the property
- Parking - No impact - not changing the number of residents at the property
- Noise - No impact - not changing the number of residents at the property
- Odor - No impact - no odor producing work
- Safety - No impact - no safety concerns added
- Crime - No impact - no crime related changes
- Hours of operation - No impact - not changing the number of residents at the property
- Health and sanitation - No impact - no health or sanitation related changes
- Property maintenance - minimal impact - New sidewalk will require shoveling by residents

### **The Conditional Use Standards:**

17.0502 APPLICATION. Applications for conditional use permits shall be made to the Village on forms furnished by the Village and shall include Sections A, E, F and G. and may include any or all of Sections B, C, and D. as determined by the Administrator:

A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.

B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.

C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.

D. Additional information as may be required by the Plan Commission or Administrator. **{This may come out during the Public Hearing.}**

E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.

F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

A. Upon receipt of the application, foregoing data and fees, the Plan Commission shall establish a date for a public hearing and shall public notice of the hearing once each week for two consecutive weeks in the official newspaper. Notice of the public hearing shall be given to the owners of all lands within 200' of any part of the land included in such conditional use by mail at least 10 days before such public hearing. A copy of the notice of public hearing along with pertinent information



relative to the specific nature of the matter (copy of application and map) shall be transmitted without delay to the Plan Commission. Compliance with this subparagraph shall not be a condition precedent to proper legal notice and no hearing or action taken thereon shall be deemed invalid or illegal because of any failure to mail the notices provided for in this subparagraph.

B. The procedure for public hearing before the Plan Commission shall be as follows: 1. Any person may appear in person, by agent, or attorney. 2. The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence. 3. The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner the costs shall be split evenly unless otherwise agreed to by the parties.

C. Within 95 days of the completion of the hearing conducted by the Plan Commission, the Plan Commission shall render its written determination stating the reasons therefore. If additional time is necessary beyond the 95 days referred to above, such time may be extended with the consent of the petitioner. Failure of the Plan Commission to render a decision as set forth shall constitute approval of the permit. The factual basis of any decision shall be solely the evidence presented at the hearing. The Village Clerk shall mail a copy of the determination to the applicant.

D. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

E. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise authorized to be modified by a conditional use. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

F. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above.

## **The Zoning District Standards Section 17.0411 Rs-4 SINGLE-FAMILY RESIDENTIAL DISTRICT**

**17.0411**

**Rs-4 SINGLE-FAMILY RESIDENTIAL DISTRICT**

The Rs-4 Residential District is intended to accommodate existing single-family residential development where densities may reach 6.1 dwelling units per net acre in order that single-family dwellings in this district shall not be rendered nonconforming uses. This district is intended to accommodate existing development, and accordingly, no undeveloped land shall be placed in the district.

A. Permitted Uses

1. Single-family dwellings (with attached or detached garages).
2. Community living arrangements and community-based residential facilities which have a capacity of eight (8) or fewer persons, subject to the limitations set forth in Section 62.23(7)(I) of the Wisconsin Statutes.
3. Family day care home.
4. Foster family home.

B. Permitted Accessory Uses

1. Home occupations and professional home offices.
2. Gardening, tool, and storage sheds incidental to the residential use.
3. Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered engineer shall certify that the structure is adequate to support the load.
4. Roof-mounted solar collectors provided that a registered engineer shall certify that the structure is adequate to support the load.

C. Conditional Uses

1. Conditional uses as allowed in Section 17.0500 Conditional Uses.

D. Lot Area and Width

1. Lots shall be a minimum of 7,200 square feet in area and shall be not less than 50 feet in width.
2. Each Rs-4 district lot shall maintain 50 percent of the lot area in permanent open space; exclusive of dwellings, garages, storage sheds, driveways, and parking areas. A patio, deck, swimming pool, or tennis court may be considered as open space.

E. Building Height and Area

1. No building or parts of a building shall exceed 30 feet in height.
2. The total minimum finished living area of a one-story, two-story or bi-level dwelling shall be 1,200 square feet.
3. The minimum finished first floor area of a bi-level or two-story dwelling shall be 800 square feet.
4. A tri-level dwelling shall have a minimum finished living area of 1,200 square feet.
5. The upper two levels of a tri-level dwelling shall be fully finished.
6. The lower level of a tri-level dwelling may contain unfinished living area provided that the minimum finished floor area requirement is provided on the upper two levels.
7. All living areas--finished and unfinished--shall comply with the energy conservation requirements of the Uniform Dwelling Code (Chapters SPS 320-325 of the Wisconsin Administrative Code).

8. No dwelling level providing less than 200 square feet of finished living area shall be used in the calculation of living area.

F. Setback and Yards

1. There shall be a minimum building setback of 30 feet from the street right-of-way. For properties abutting Maple Avenue the street right-of-way setback shall be 20 feet.
2. Side Yard
  - (a). There shall be a side yard on each side of the principal structure of not less than 10 feet in width; or
  - (b). The Plan Commission may make a finding to allow the expansion/reconstruction of a principal structure such that one side yard is reduced in width below 10 feet if it finds all of the following:
    - (1) The principal structure was constructed prior to 1980.
    - (2) One side yard width remains at least 10 feet in width.
    - (3) The reduced side yard is the greater of at least 1 foot in width or the narrowest current side yard setback of the existing principal structure or detached garage.
    - (4) The expansion of the principal structure within the reduced side yard setback does not encroach into the street yard closer than the existing principal structure.
    - (5) The expansion does not impact the welfare and safety of the area.
3. There shall be a rear yard of not less than 25 feet.
4. No building or structure shall be located closer than 15 feet to a F-1 Floodway District, F-2 Floodplain Conservancy District, or LCO Lowland Conservancy Overlay District boundary; however, the Plan Commission may, in its sole discretion, after balancing the interests of the property owner and the public interest in wetland protection, allow a setback of less than 15 feet from a F-1 Floodway District, F-2 Floodplain Conservancy District, or LCO Lowland Conservancy Overlay District boundary if: (a) the proposed setback will be no less than 5 feet; (b) the average setback for the entire property from the adjacent wetlands will be at least 15 feet; and,
  - (c) the Village Engineer has approved a plan to restore, define, and protect the adjacent wetlands. Where shoreland regulations apply no building or structures shall be located closer than as allowed by Village shoreland regulations.

G. Erosion Control

1. See Chapter 14 of the Municipal Code of the Village.

**17.0506**

**CONDITIONAL USES**

A. **RESIDENTIAL CONDITIONAL USES**

The following residential and quasi-residential uses shall be conditional uses and may be permitted as specified in this section. Petitioners for conditional uses in the residential section must produce an "Impact Report" detailing the impacts of said use to neighboring properties and to Village services from traffic, parking, and overflow parking, noise, odor, safety, crime, hours of operation,

health and sanitation, and property maintenance issues. The Village Administrator shall analyze said report along with any supplemental reports from the Village, and its agents, to create an impact report for the application utilizing the Professional and Technical Trade standards for traffic, noise, dust, light, crime and fire prevention, etc. as a guide for the same. The Petitioner shall then prove by substantial evidence how their use will mitigate and address the findings of the impact report. In addition additional standards shall apply for specific types of uses as follows:

5. Accessory Apartments in all single-family residential districts provided that:
  - a) The principle dwelling has a minimum living area of 1,000 square feet, excluding the accessory dwelling unit;
  - b) The principle dwelling unit is owner occupied;
  - c) There may be only one accessory apartment per principle dwelling unit;
  - d) The accessory apartment shall have a minimum living area of 600 square feet and no more than one bedroom; and,
  - e) The accessory apartment shall be occupied by a person related to the owner of the principle dwelling unit by blood, marriage or adoption.

#### **Site Plan Review Standards 17.1000**

17.1002 PRINCIPLES To implement and define criteria for the purposes set forth in Section 17.1001, the following principles are established to apply to all new structures and uses and to changes or additions to existing structures and uses.

A. No structure, or use shall be established that is counter to the intent of the Design Standards nor shall the same be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Village. Structures and uses in the B-4 Central Mixed Use District shall also adhere to the intent of the Downtown Development and Design Plan.

B. No structure shall be permitted:

1. The design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
2. The design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or 17.1000 drabness, in order to realize architectural uniqueness between lots.
3. Where any exposed facade is not constructed or faced with a finished material or color which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

C. The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing a street shall be finished with brick or decorative masonry material. Such masonry facing shall extend for a

distance of at least 10 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.

D. Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

E. Structures and uses shall make appropriate use of open spaces and the Plan Commission may require appropriate landscaping and planting screens. All landscaped areas shall provide a mix of climax trees, tall and medium deciduous trees, tall and medium coniferous trees, deciduous and coniferous shrubs, and grasses. The appropriate mix shall be determined by the Plan Commission.

F. No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may permit the outdoor display of product or merchandise when it makes a finding that such display is essential to a business or industrial use.

G. Structures and uses shall be provided with adequate services as approved by the appropriate utility and serve to implement the recommendations of Utility and Stormwater Management Plans of the Village.

H. Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead door shall face upon a street right-of-way unless a determination is made by the Plan Commission to allow the same, as described herein.

1. The Plan Commission shall not allow the same unless the Plan Commission first finds either a or b: (a) That the loading dock or overhead door is set back at least 75 feet from the street right-of-way and adequate vehicle turnaround areas have been provided on the lot, such that no maneuvering of vehicles will take place within the street right-of-way in order to access the loading dock or overhead door. (b) That the building is on a lot within the M-1 Industrial District and the building has a previously approved loading dock facing the street.

2. If the Plan Commission finds (1) (a) or (1) (b), above, then the Plan Commission may allow the loading dock or overhead door to face the street right-of-way upon consideration of the following additional factors, without limitation by reason of enumeration: 17.1000 (a) Whether the loading dock or overhead door is set back sufficiently from the street right-of-way to adequately limit the adverse visual impact of the loading dock or overhead door; (b) Whether the number of loading docks or overhead doors that are proposed to face the street right-of-way, due to their number, would create an adverse visual impact; (c) Whether the natural terrain and other existing features of the lot may affect the visual impact of the loading dock or overhead door; and (d) Whether the loading dock or overhead door will be appropriately screened with landscape berms or other landscaping.

**Any other standards from Chapter 17 that may be relevant.**



Project Name Hwy 164 & K

Tax Key # SUXV0278999005

VILLAGE OF SUSSEX  
PLAN OF OPERATION  
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to [ggilbertson@villagesussex.org](mailto:ggilbertson@villagesussex.org).

The following fees are required at the time of submittal:

<input checked="" type="checkbox"/> Plan of Operation fee	\$175.00
<input checked="" type="checkbox"/> Conditional Use fee (if necessary)	\$210.00
<input type="checkbox"/> Pre Occupancy inspection fee	\$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: \_\_\_\_\_  
\_\_\_\_\_

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Peter Schau, Terra Consulting Group Phone # (773) 919-5112

E-mail: petes@terra ltd.com

For office use only:

Met with staff on: \_\_\_\_\_

Paid fees on: \_\_\_\_\_

To be on the Plan Commission Agenda for: \_\_\_\_\_

Original forms to the following:

Plan of Operation to Jeremy \_\_\_\_\_

Service reimbursement \_\_\_\_\_

Emergency Contact to Sheriff Dept \_\_\_\_\_

Wastewater Permit to WWTP \_\_\_\_\_

Any outstanding fees owed on the property? \_\_\_\_\_

DAID 9/25/23 #28418



## PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? Yes If yes, is this a new CU? Yes

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? \_\_\_\_\_

Tax Key # SUXV0278999005

Zoning: I1-Institutional District

Address of Tenant Space: N249N5889 Executive Drive, Sussex, WI 53089

### 1. Name of Business:

Verizon Wireless Unmanned Mobile Service Facility

Business	c/o-David Hendrixon	
1701 Golf Road, Tower 2, Suite 400	Rolling Meadows, IL 60008	(231) 578-8860
Address	City, State, Zip	Phone #
N/A	david.hendrixon@verizonwireless.com	
Fax #	Email address	

### 2. Business owner contact information:

Peter Schau, Agent for Verizon Wireless

Contact		
Terra Consulting Group, 600 Busse Highway, Park Ridge, IL 60068	(773) 919-5112	
Address	City, State, Zip	Phone #
N/A	petes@terraltd.com	
Fax #	Email address	

### 3. Building/Land owner contact information:

Village of Sussex (Municipal Water Tower)-Jeremy Smith, Village Administrator

Contact		
N64W23760 Main Street	Sussex, WI 53089	(262) 246-5200
Address	City, State, Zip	Phone #
(262) 246-5222	jsmith@sussexwi.gov	
Fax #	Email address	

4. Number of Employees/Shifts: N/A-Unmanned Site N/A-Unmanned Site  
Employees Shifts

### 5. Days of Operation:

Put an X in box that applies:

Hours  
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X	X	X
N/A	N/A	N/A	N/A	N/A	N/A	N/A



6. Is this an extension of an existing operation? No
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? No Do you need an Outdoor Establishment Permit? No  
If yes, explain: N/A  
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? No If yes, explain: N/A
11. Dimension of area to be occupied 26' x 70' Total square footage 1,820 sf  
If applicable list square footage according to 1<sup>st</sup> floor N/A 2<sup>nd</sup> floor N/A

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:  
Total Number of Parking Spaces 1 Number of spaces needed per code 1  
Number of spaces allocated for employee parking \_\_\_\_\_  
Dimensions of parking lot Irregular, existing Is parking lot paved? Yes

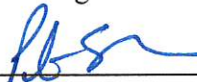
13. Signage: What type of signage are you proposing for your business?

No business ID signage proposed.

If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

  
Name  
Agent for Verizon Wireless  
Title or Position

9/19/2023  
Date

I am aware and approve of the business to be operating in the building owned by \_\_\_\_\_.

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Title or Position

\_\_\_\_\_  
Date



N64W23760 Main Street  
Sussex, Wisconsin 53089  
Phone (262) 246-5200  
FAX (262) 246-5222  
Email: [info@villagesussex.org](mailto:info@villagesussex.org)  
Website: [www.villagesussex.org](http://www.villagesussex.org)

**VILLAGE OF SUSSEX  
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

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**PLEASE PRINT LEGIBLY**

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

Peter Schau, Terra Consulting Group

600 Busse Highway, Park Ridge, IL 60068

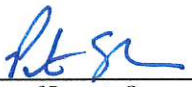
Business Name: Verizon Wireless

Name of Owner and Address of the Property involved in the Request (if different from above):

Village of Sussex

N64W23760 Main Street, Sussex, WI 53089

Tax Key No. of the Property involved in the Request: SUXV 0278999005

, on behalf of Verizon Wireless  
Signature of Property Owner and /or Authorized Agent

9/19/2023  
Date

\_\_\_\_\_  
Signature of Village Official Accepting Form

\_\_\_\_\_  
Date

*A copy of this completed form shall be provided to the Village Clerk for billing purposes.*



**Village of Sussex Fire Department**  
**N63 W24335 Main Street**  
**Sussex, Wisconsin 53089**

Fire Station - *PHONE*  
262-246-5197  
Fire Station - *FAX*  
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

**Business Name:** Verizon Wireless

**Business Address:** 1701 Golf Road, Tower 2, Suite 400, Rolling Meadows, IL 60008

**Business Phone #:** (847) 706-7434

**Business**

**Email:** ilwipropertymanagement@verizon.com

**Business Emergency Contacts**

Name and Phone #: Network Operations Center (NOC) / (800) 264-6620

Name and Phone #: \_\_\_\_\_

Name and Phone #: \_\_\_\_\_

**Building Owner Name:** Village of Sussex

**Building Owner Email:** jbaumann@sussexwi.gov

**Building Owner Emergency Contacts**

Name and Phone #: Sussex Public Works / (262) 246-5200

Name and Phone #: \_\_\_\_\_

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No





**Via: USPS Priority Mail**

September 19, 2023

Gabe Gilbertson  
Community Development Director  
Village of Sussex  
N64W23760 Main Street  
Sussex, WI 53089

**Re: Plan of Operation & Conditional Use Permit Application Submittal/Verizon Wireless-Class 1 Collocation /Village of Sussex Water Tower/W249N5889 Executive Drive, Sussex, WI 53089.**

**Parcel ID #: SUXV0278999005.**

Dear Director Gilbertson,

On behalf of our client Verizon Wireless, enclosed please find the required project information along with a completed **Village of Plan of Operation Procedure List Form and Plan of Operation Application Form** with a conditional use request for a Class 1 Collocation upon the above referenced Village of Sussex water tower and property. This application and its corresponding submittal information have been prepared in accordance with the Village of Sussex Ordinance Section **17.0509 Wireless Telecommunications Mobile Service Facilities** and the State of Wisconsin Mobile tower siting regulations found at Wis. Stat. Sect. 66.0404.

The application procedures for a class 1 collocation requiring a substantial modification to an existing mobile service support structure (water tower) and mobile service facility (communications equipment) are found at Wis. Stat. Sect. 66.0404(2)(b) and list six (6) requirements for a completed application.

Below is a narrative on these six (6) requirements, including the specific project information.

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

**Applicant (s):**

Verizon Wireless  
Attn: David Hendrixon  
1701 Golf Road, Tower 2, Suite 400  
Rolling Meadows, IL 60008

**Contact Individual:**

Peter Schau  
Terra Consulting Group  
600 Busse Highway  
Park Ridge, IL 60068

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

W249N5889 Executive Drive, Sussex, WI 53089  
Parcel ID #(s): SUXV0278999005

The affected structure is an existing +/-118' tall Village of Sussex spheroid water tower located in the rear yard of the above referenced 1.874 acre parcel currently home to their well and pumping station. Verizon Wireless is proposing to install its antennas and equipment upon a new tank top mounting rail increasing the maximum height of all existing and proposed appurtenances to 129' 6" AGL.

## **3. The location of the proposed mobile service facility.**

W249N5889 Executive Drive, Sussex, WI 53089  
Parcel ID #(s): SUXV0278999005

The proposed mobile service facility will consist of the installation of the Verizon Wireless antennas and equipment upon a new tank top mounting rail to be added to the existing +/-118' tall Village of Sussex spheroid water tower located in the rear yard of the above referenced 1.874 acre parcel. Verizon Wireless will route its coax/cabling down the interior of the water tower where it will exit the base bell and continue underground to its BTS equipment to be housed in one bay of a new 15' x 45' multi-carrier equipment building located west of the water tower. The Verizon Wireless ground facilities will consist of an interior build out of a dedicated 15' x 15' equipment room in the new building, and a free-standing diesel fueled backup power generator to be located south of the building in a 20' x 22' 6" fenced yard. Both the multi-carrier shelter and fenced yard space will be located within 26' x 70' licensed ground area and will be served by a 20' wide access easement, a 15' and a 10' wide utility easement(s), and three 5' wide coax easements. These new tank mounted equipment installations, ground improvements, licensed premises, and easement areas are all depicted in the enclosed survey and construction drawings.

## **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.**

Verizon Wireless is proposing to install its antennas and equipment upon a new tank top mounting rail on top of the existing +/-118' tall Village of Sussex spheroid water tower increasing the maximum height of all existing and proposed appurtenances to 129' 6" AGL. By definition of Wis. Stat. Sect. 66.0404(1)(s)(1), this would not be considered a "substantial modification" of the existing support structure. However, by definition of Wis. Stat. Sect. 66.0404(1)(s)(4) the proposed development of the equipment compound to a site where one doesn't already exist is considered a "substantial modification" qualifying this proposal as a class 1 collocation. See the enclosed construction drawings depicting the proposed modifications to the support structure and equipment locations and details.

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

The Verizon Wireless proposal is for a class 1 collocation on an existing mobile service support structure.

**6. If the application is to construct a new mobile service support structure, an explanation as to why the application chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has the 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.**

The Verizon Wireless proposal is for a class 1 collocation on an existing mobile service support structure.

### **ADDITIONAL DISCUSSION**

This application is for a proposed class 1 collocation at the Village of Sussex water tower and utility facility by its proposed licensee Verizon Wireless. The property is located in the I-1 Institutional District and abuts Village of Sussex BP-1, Business Park properties to the South, East, and West, and the Village of Sussex / Village of Lisbon jurisdictional boundary to the north.

The proposed design has been developed in collaboration with the Village of Sussex Planning & Development, Public Works, and Engineering staff to meet both the standards and objectives of the Village as the Lessor (and fee owner) of the property, but also ensure that it is consistent with the Village's use and operation of the tank, applicable village zoning and land use regulations, design standards, and its tree preservation code.

The proposed tank modifications have also been reviewed by USG Water Solutions, the Village's designated vendor for water tank maintenance. USG will also oversee and inspect the modifications and perform the necessary coating repairs to the tank.

Provisions for the necessary utility services needed to operate the site (power, fiber) will be made with local providers, and will be installed in a manner which least disturbs the existing ground. The installation of the utilities will not alter the topography of the site so the existing drainage patterns will be adequate, as they exist.

The equipment will operate continuously at this unmanned facility. It will require no additional parking or facilities for employees other than those which currently exist upon the improved surfaces of the property. Verizon Wireless' cell site technicians will visit the site periodically, typically a couple hours once per month, for the testing and monitoring of the maintenance and security of its equipment at the site. The facility will not generate any substantial traffic and very little noise, and besides the new tank top antenna mounting rail and attachments, the remainder of the equipment will have a minimal increase to the existing visual impact to the surrounding area.

The proposed backup generator unit will operate as needed during power outages and intermittently during routine testing cycles. Verizon Wireless will typically test run the unit twice per month for 15 to 30 minutes at a time. Generators utilized by Verizon Wireless at all of its facilities contain sound attenuated enclosures to minimize the noise generated by the unit so that it will not unduly impact the surrounding area.



Granting of this Conditional Use Permit will provide a great benefit for the community, in that it will provide additional wireless communication services in an area that Verizon Wireless currently has inconsistent coverage/service. This installation will allow Verizon Wireless to provide its most technologically advanced wireless communication services, at their highest level of quality, to the resident and visitor populations of the Village of Sussex and surrounding areas.

The proposed facility will not require any public participation or result in any public cost for public facilities and services which would be detrimental to the economic welfare of the community. In fact, the wireless communication services offered by Verizon Wireless are desired by both businesses and individuals alike, and will be an economic asset to the community. The enhanced E-911 services provided by facilities such as these will also assist in the protection of the public health, safety, and welfare of the community.

Upon approval of this Plan of Operation/Conditional Use Permit, Verizon Wireless will finalize the license agreements with the Village of Sussex for its proposed use of the water tower and ground locations as described.

Finally, I believe the above information satisfies the applicable application requirements of the Village of Sussex and as preempted by the Wis. Stat. Section 66.0404. Should you have any additional information needs or questions regarding the application, the enclosed materials, or the proposed use of the site, please contact me directly at (773) 919-5112, or by e-mail at [petes@terraltd.com](mailto:petes@terraltd.com).

Sincerely,

*Peter Schau*

Peter Schau  
Terra Consulting Group, LTD.,  
on behalf of Verizon Wireless





GENERAL

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

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

- OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES. INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES, AND SIMILAR RELEASES.
- SUBMIT RECORD DRAWINGS, DAMAGE, OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
- COMPLETE FINAL CLEAN-UP REQUIREMENTS, INCLUDING TOUCH-UP PAINTING. TOUCH-UP AND OTHERWISE REPAIR AND RESTORED MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING/PROJECT CLOSEOUT

- COMPLETE THE FOLLOWING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATE OF COMPLETION:
  - CLEAN THE PROJECT SITE, YARD AND GROUNDS IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT, AREAS OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED TO A SMOOTH, EVEN-TEXTURED SURFACE.
  - REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM THE SITE.
  - REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT BUILDING.
  - CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
  - REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT BUILDING, MANHOLES AND SIMILAR SPACES.
  - REMOVE LABELS THAT ARE NOT PERMANENT LABELS.
  - TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY BE REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NO PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
  - LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.
  - DUST OFF ALL EQUIPMENT, INCLUDING BATTERY PACKS, WITHIN EQUIPMENT BUILDING.
  - GENERAL CONTRACTOR TO CLEAN AND APPLY STATIC-FREE WAX TO THE FLOORS ONCE FINAL SHELTER EQUIPMENT AND ACCESSORIES ARE COMPLETED.
- REMOVAL OF PROTECTION

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

PER VILLAGE OF SUSSEX:

TOUCH UP PAINTING ON THE TOWER AFTER INSTALLATION NEEDS TO BE COMPLETED BY THE VILLAGE'S MAINTENANCE CONTRACTOR WITH THE BILL FOR THE COSTS GOING TO VERIZON

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

- WORK INCLUDED - SEE SITE PLAN
- DESCRIPTIONS

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

QUALITY ASSURANCE

- APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).
- APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (AS NEEDED).
- PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.

SEQUENCING

- CONFIRM SURVEY STAKES AND SET ELEVATIONS STAKES PRIOR TO ANY CONSTRUCTION.
- COMPLETELY GRUB THE ACCESS DRIVE WITH TURN-AROUND, UNDERGROUND UTILITY EASEMENTS (IF APPLICABLE), AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATERIAL.
- CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.
- BRING THE LEASE AREA AND ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.
- APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS SUCH THAT THE STERILIZER ONLY COMES IN CONTACT WITH PROPOSED GRAVEL SURFACES
- GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITIY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AND ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION. WATER TO ENSURE GROWTH.
- REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY THE PROJECT MANAGER.
- AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.

SUBMITTALS

- BEFORE CONSTRUCTION
  - IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO (2) COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD. REFER TO PLANS FOR LANDSCAPING REQUIREMENTS.
  - PLACE FILL OR STONE IN SIX (6) INCH MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
- AFTER CONSTRUCTION
  - MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
  - MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER.
  - LANDSCAPING WARRANTY STATEMENT.

WARRANTY

- IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
- SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FOM DATE OF FINAL INSPECTION.
- DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS PRIOR TO FINAL INSPECTION.
- LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION.

DIVISION 2: SITE WORK (CONTINUED)

SECTION 02200 - EARTHWORK AND DRAINAGE (CONTINUED)

PART 2 - PRODUCTS

MATERIALS

- ROAD AND SITE MATERIALS SHALL CONFORM TO DOT SPECIFICATIONS (UNLESS OTHERWISE NOTED). ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.
- SOIL STABILIZED FABRIC SHALL BE MIRAFI - 500X.

PART 3 - EXECUTION

PREPARATION

- CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE WITH TURN-AROUND, AND UNDERGROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
- PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW GRADE.
- UNLESS OTHERWISE INSTRUCTED BY LEASEE, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
- PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
- WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH A STABILIZED MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
- PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, REMOVE SOFT SPOTS, PLACE SELECT FILL, AND COMPACT TO 95% MODIFIED PROCTOR.

INSTALLATION

- GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE WITH TURN-AROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPOILS RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
- CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
- BRING THE ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
- AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
- THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE NOTED.
- WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
- THE TOP SURFACE COURSE SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE SITE FENCE, UNLESS OTHERWISE NOTED, AND SHALL COVER THE AREA AS INDICATED.
- NO SLOPES ARE TO BE GREATER THAN 3:1.
- APPLY RIP-RAP TO THE SIDES OF DITCHES AND DRAINAGE SWALES WHERE INDICATED ON THE DRAWINGS.
- RIP-RAP ENTIRE DITCH FOR SIX (6) FEET IN ALL DIRECTIONS AT CULVERT OPENINGS. (WHEN APPLICABLE)
- APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIP-RAPPED.
- UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.

CONSULTANT:



CLIENT:



GENERAL SPECIFICATIONS  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY:	PCM
PLOT DATE:	10/20/2023
PROJECT NUMBER:	32691
SET TYPE:	DRAFT
SHEET NUMBER:	G-002

DIVISION 2: SITE WORK (CONTINUED)

SECTION 02200 - EARTHWORK AND DRAINAGE (CONTINUED)

PART 2 - PRODUCTS (CONTINUED)

2. INSTALLATION (CONTINUED)

- N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT AN ANGLE NO GREATER THAN 60° OFF THE DITCH LINE. RIP-RAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX (6) FEET ABOVE THE CULVERT ENTRANCE.
- O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- P. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

3. FIELD QUALITY CONTROL

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

4. PROTECTION

- A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
- B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" x 2" x 4' - 0" WOODEN STAKES EXTENDING TWO-FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
- C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

DIVISION 16: UTILITY

SECTION 16050 - BASIC UTILITY MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE UTILITY EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT/ENGINEER LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. UTILITY PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF UTILITY EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
5. ALL CONDUIT SHALL HAVE A PULL CORD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE UTILITY "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.

PAINTING NOTES:

PAINTING SPECIFICATIONS:

1. THE FOLLOWING PAINTING SPECIFICATIONS & REQUIREMENTS SHALL BE CONSIDERED TYPICAL, UNLESS OTHER SPECIFICATIONS ARE PROVIDED BY THE TANK OWNER.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TEMP COATING BOTH SIDES OF ALL WELDED OR DAMAGED COATING SURFACES.
- A. CLEAN ALL WELDS OR DAMAGED COATING SURFACES TO SSPC-SP11 "POWER TOOL CLEANING TO BARE METAL" AND FEATHER BACK THE EDGES 2" INTO TIGHTLY ADHERED COATING.
- B. APPLY ONE SPOT PRIME COAT WITH REQUIRED PRIMER AT 4-6 MILS DFT PER COAT. IF TEMPERATURES ARE EXPECTED TO REMAIN BELOW 50 DEGREES, TEMPORARILY COAT WITH COLD GALVANIZING SPRAY TO HOLD THE METAL UNTIL WEATHER CONDITIONS ARE FAVORABLE FOR FULL COATING.
3. CONTRACTOR SHALL ALSO PRIME AND PAINT ALL WELDED EXTERIOR RAILINGS AND PENETRATIONS TO EXTERIOR SURFACE PAINTING SPEC. ANY NON-GALVANIZED ANTENNA MOUNTS & MAST PIPES ARE ALSO REQUIRED TO BE PAINTED.
4. EXTERIOR SURFACE PAINTING REQUIREMENTS:
- A. EXTERIOR SURFACES TO BE PAINTED SHALL BE CLEANED TO SSPC-SP11 "POWER TOOL CLEANING TO BARE METAL" AND FEATHER BACK THE EDGES 2" INTO TIGHTLY ADHERED COATING.
- B. THE EXTERIOR SURFACE PAINT SYSTEM SHALL BE TWO PRIME COATS OF REQUIRED PRIMER AT 4-6 MILS DFT PER COAT AND ONE FINISH COAT OF PAINT TO 3 MILS DFT.
- C. THE THREE-COAT SYSTEM SHALL BE APPLIED AT 3.0 - 6.0 MILS PER COAT, TO AN OVERALL THICKNESS OF 11.0 - 15.0 MILS.
- D. EXTERIOR FINISH SHALL BE TNAMEC SERIES 72, COLOR: TANK WHITE.
5. INTERIOR WET PAINTING REQUIREMENTS:
- A. THE FOLLOWING RECOMMENDATIONS SHALL BE CONSIDERED TYPICAL FOR ALL WET INTERIOR REPAIRS UNLESS OTHER SPECIFICATIONS ARE PROVIDED BY THE TANK OWNER.
- B. WET INTERIOR COATING REPAIRS SHALL BE MADE FROM A SANITIZED RAFT. AFTER COATING IS COMPLETE, THE RESERVOIR SHALL BE DRAINED AND CLEANED.
- C. INTERIOR WET SURFACES TO BE PAINTED SHALL BE CLEANED TO SSPC-SP11 "POWER TOOL CLEANING TO BARE METAL" AND FEATHER BACK THE EDGES 2" INTO TIGHTLY ADHERED COATING..
- D. THE INTERIOR WET SURFACE PAINT SYSTEM SHALL BE TNAMEC SERIES N140F AT 16.0 - 20.0 MILS DFT.
6. COORDINATE PAINTING SCHEDULE WITH TOWER OWNER. IF APPLICABLE, PAINT ALL THE NEW STEEL IN A SHOP SETTING, PRIOR TO DELIVERY TO THE SITE.
7. FOLLOW ALL PAINT MANUFACTURERS' RECOMMENDATIONS WHEN USING THEIR PRODUCTS. CONTACT PAINT MANUFACTURER TO OBTAIN SUITABLE SURFACE PREPARATION SYSTEM FOR PROPOSED SURFACE.

PER VILLAGE OF SUSSEX:

TOUCH UP PAINTING ON THE TOWER AFTER INSTALLATION NEEDS TO BE COMPLETED BY THE VILLAGE'S MAINTENANCE CONTRACTOR WITH THE BILL FOR THE COSTS GOING TO VERIZON

WATER TANKS BUILT PRIOR TO 1978 ARE MORE LIKELY TO HAVE LEAD BASED COATINGS. ORIGINAL WATER TOWER DRAWINS ARE DATED MAY, 1995

IT IS RECOMMENDED THAT THE CONTRACTOR SHOULD TEST FOR LEAD AND USE THE APPROPRIATE PPE WHEN WELDING, CUTTING OR GRINDING ON THIS TANK.

CONSULTANT:



**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:



CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

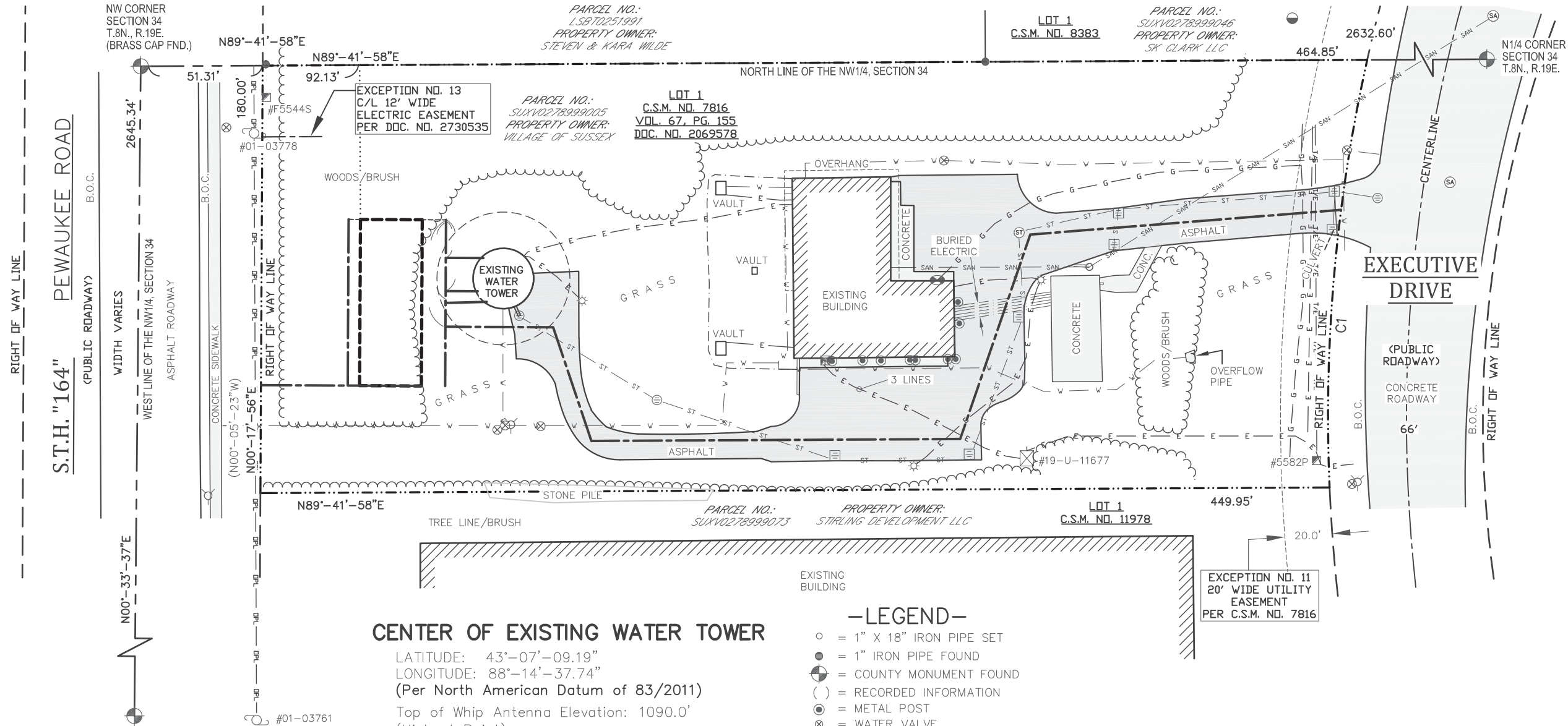
GENERAL SPECIFICATIONS  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY	PCM
PLOT DATE	10/20/2023
PROJECT NUMBER	32691
SET TYPE	DRAFT
SHEET NUMBER	G-003





CENTER OF EXISTING WATER TOWER

LATITUDE: 43°-07'-09.19"  
LONGITUDE: 88°-14'-37.74"  
(Per North American Datum of 83/2011)  
Top of Whip Antenna Elevation: 1090.0'  
(Highest Point)  
Top of Water Tower Elevation: 1081.9'  
Top of Vent Elevation: 1081.6'  
Paint Ring Elevation: 1028.5'  
Paint Ring Elevation: 1023.6'  
Ground Elevation: 960.0'  
(Per North American Vertical Datum of 1988)

SURVEYOR'S CERTIFICATE

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

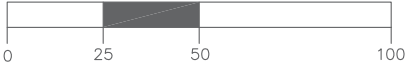
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊙ = COUNTY MONUMENT FOUND
- ( ) = RECORDED INFORMATION
- ⊗ = METAL POST
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- ⊗ = STORM MANHOLE
- ⊗ = STORM INLET (ROUND)
- ⊗ = STORM INLET (SQUARE)
- ⊗ = MANHOLE
- ⊗ = TELEPHONE PEDESTAL
- ⊗ = LIGHT POLE
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- B.O.C. = BACK OF CURB
- ST — ST — = STORM SEWER MAIN
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- T/E — T/E — = BURIED ELEC. & TELE.
- W — W — = WATER MAIN
- G — G — = BURIED GAS LINE
- ~~~~~ = EDGE OF BRUSH/WOODS
- — — = PROPERTY LINE
- ⊗ = EXISTING TREE

GRAPHIC SCALE  
1 inch = 50 ft.



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD27) - SOUTH ZONE AND THE NORTH LINE OF THE NW1/4, SECTION 34, T.8N., R.19E., WHICH BEARS: N89°-41'-58"E

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



48 HOURS BEFORE YOU DIG

CURVE TABLE					
Curve #	Radius	Length	Delta	Chord	
C1	691.50'	181.29	015°01'16"	S5°01'36"W	180.77'

SURVEY NOTES:

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

—DIGGERS HOTLINE TICKET NO. 20220903237.

—PRIVATE UTILITIES MARKED ON 3-07-2022.

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

—ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE EXISTING TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55133C0201G, DATED NOVEMBER 05 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

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

SURVEYED FOR:

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

SURVEYED FOR:

**verizon**  
1515 WOODFIELD ROAD  
SUITE 1400  
SCHAUMBURG, IL 60173

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

SITE NAME:  
HWY 164 & K

SITE NUMBER:  
557386

SITE ADDRESS:  
W249N5889 EXECUTIVE DRIVE  
SUSSEX, WI 53089

PROPERTY OWNER:  
VILLAGE OF SUSSEX  
N64W23760 MAIN STREET  
SUSSEX, WI 53089

PARCEL NO.: SUXV0278999005

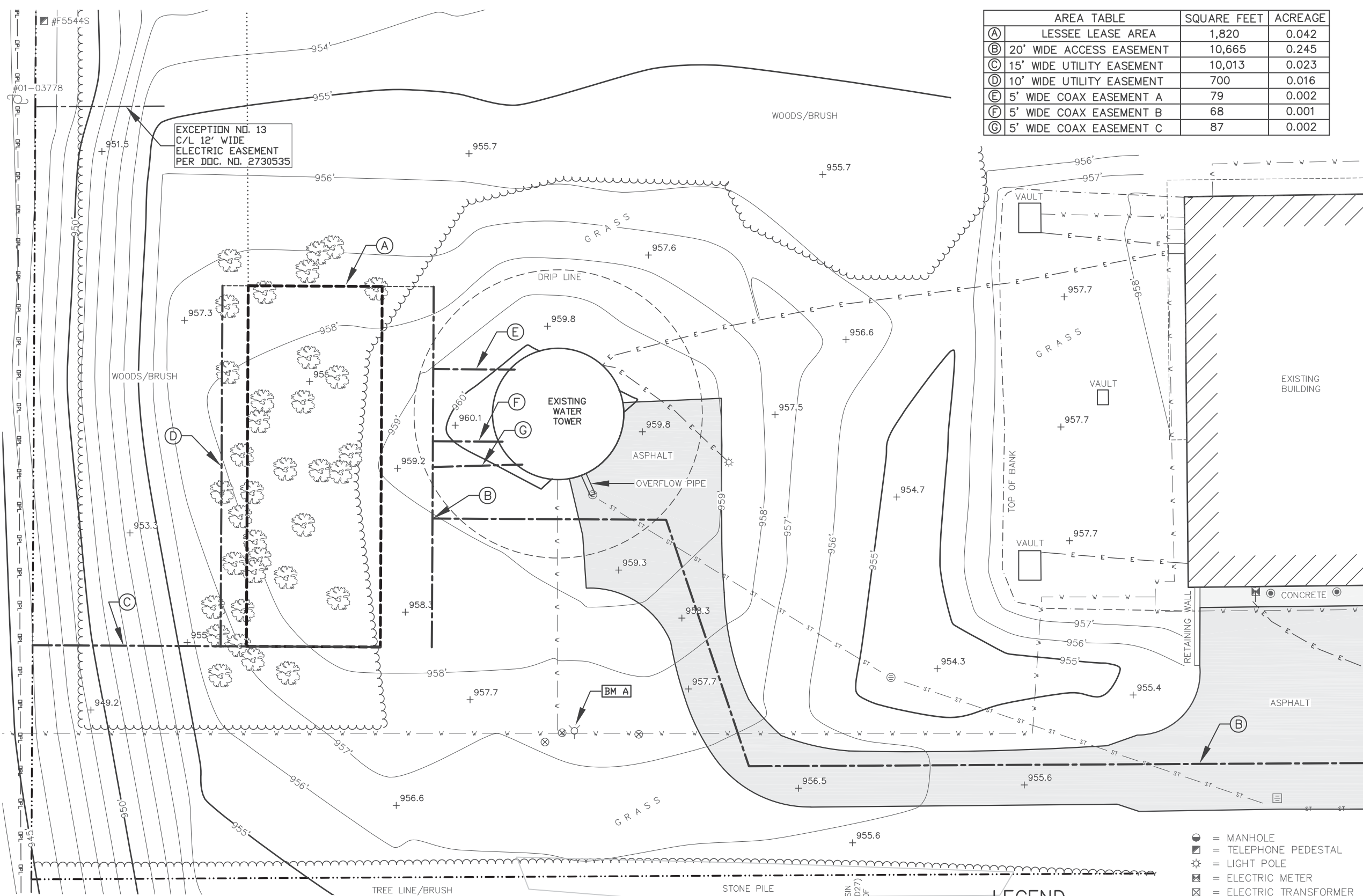
ZONED: I1-INSTITUTIONAL DISTRICT

DEED REFERENCE: DOC. NO. 2089161

**LEASE EXHIBIT**  
FOR  
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 34, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

8	8-4-23	Revised Easements	JB
7	7-27-23	Revised Easements	JB
6	5-5-23	Revised Lease & Easements	JD
5	12-5-22	Revised Easements	JB
4	10-26-22	Added Tree Info	JB
3	10-14-22	Added Lease & Easements	JB

DRAWN BY: J.D.	FIELD WORK DATE: 3-7-22
CHECKED BY: S.C.D.	FIELD BOOK: P-308, PG. 5
JOB NO.: 13505	SHEET 1 OF 5



AREA TABLE		SQUARE FEET	ACREAGE
(A)	LESSEE LEASE AREA	1,820	0.042
(B)	20' WIDE ACCESS EASEMENT	10,665	0.245
(C)	15' WIDE UTILITY EASEMENT	10,013	0.023
(D)	10' WIDE UTILITY EASEMENT	700	0.016
(E)	5' WIDE COAX EASEMENT A	79	0.002
(F)	5' WIDE COAX EASEMENT B	68	0.001
(G)	5' WIDE COAX EASEMENT C	87	0.002

EXCEPTION NO. 13  
C/L 12' WIDE  
ELECTRIC EASEMENT  
PER DOC. NO. 2730535

SURVEYED FOR:

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

SURVEYED FOR:

**verizon**  
1515 WOODFIELD ROAD  
SUITE 1400  
SCHAUMBURG, IL 60173

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

SITE NAME:  
HWY 164 & K

SITE NUMBER:  
557386

SITE ADDRESS:  
W249N5889 EXECUTIVE DRIVE  
SUSSEX, WI 53089

PROPERTY OWNER:  
VILLAGE OF SUSSEX  
N64W23760 MAIN STREET  
SUSSEX, WI 53089

PARCEL NO.: SUXV0278999005

ZONED: I1-INSTITUTIONAL DISTRICT

DEED REFERENCE: DOC. NO. 2089161

**LEASE EXHIBIT**  
FOR  
VERIZON WIRELESS PERSONAL  
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BEING A PART OF THE NW1/4 OF THE  
NW1/4, SECTION 34, T.8N., R.19E.,  
VILLAGE OF SUSSEX,  
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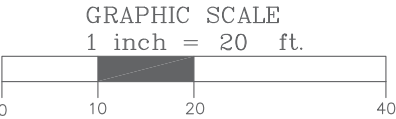
DRAWN BY: J.D.	FIELD WORK DATE: 3-7-22
CHECKED BY: S.C.D.	FIELD BOOK: P-308, PG. 5
JOB NO.: 13505	SHEET 2 OF 5

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

**BENCHMARK INFORMATION**  
SITE BENCHMARK: (BM A)  
CHISELED "X" ON TOP OF FLANGE BOLT OF  
HYDRANT NEXT TO OPEN ARROW ON NW SIDE  
ELEVATION: 959.20'



BEARINGS REFERENCED TO THE WISCONSIN  
STATE PLANE COORDINATE SYSTEM (NAD27)  
- SOUTH ZONE AND THE NORTH LINE OF  
THE NW1/4, SECTION 34, T.8N., R.19E.,  
WHICH BEARS: N89°-41'-58"E

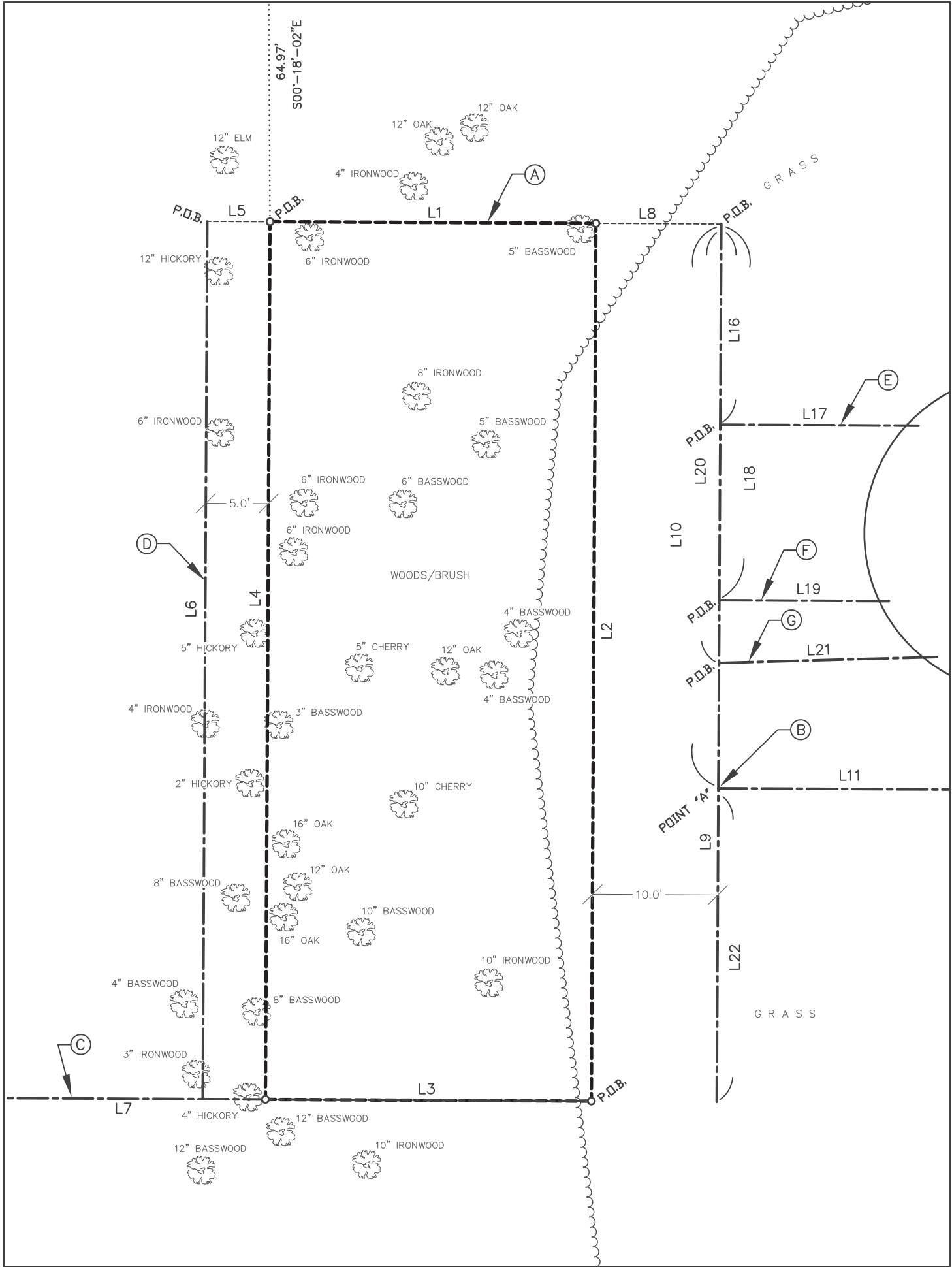
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- ⊕ = LIGHT POLE
- ⊕ = ELECTRIC METER
- ⊕ = ELECTRIC TRANSFORMER
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- B.O.C. = BACK OF CURB





AREA TABLE		SQUARE FEET	ACREAGE
(A)	LESSEE LEASE AREA	1,820	0.042
(B)	20' WIDE ACCESS EASEMENT	10,665	0.245
(C)	15' WIDE UTILITY EASEMENT	10,013	0.023
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BEARINGS REFERENCED TO THE WISCONSIN  
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- SOUTH ZONE AND THE NORTH LINE OF  
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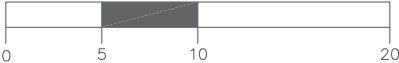
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I, Steven C. DeJong, Professional Land Surveyor  
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Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

GRAPHIC SCALE  
1 inch = 10 ft.



SURVEYED FOR:

**Edge**  
Consulting Engineers, Inc.  
624 Water Street  
Prairie du Sac, WI 53578  
608.644.1449 voice  
608.644.1549 fax  
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**MERIDIAN**  
SURVEYING, LLC

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

SITE NAME:  
HWY 164 & K

SITE NUMBER:  
557386

SITE ADDRESS:  
W249N5889 EXECUTIVE DRIVE  
SUSSEX, WI 53089

PROPERTY OWNER:

VILLAGE OF SUSSEX  
N64W23760 MAIN STREET  
SUSSEX, WI 53089

PARCEL NO.: SUXV0278999005

ZONED: I1-INSTITUTIONAL DISTRICT

DEED REFERENCE: DOC. NO. 2089161

LEASE EXHIBIT

FOR  
VERIZON WIRELESS PERSONAL  
COMMUNICATIONS LP d/b/a VERIZON WIRELESS  
BEING A PART OF THE NW1/4 OF THE  
NW1/4, SECTION 34, T.8N., R.19E.,  
VILLAGE OF SUSSEX,  
WAUKESHA COUNTY, WISCONSIN

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7	7-27-23	Revised Easements	JB
6	5-5-23	Revised Lease & Easements	JD
5	12-5-22	Revised Easements	JB
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3	10-14-22	Added Lease & Easements	JB

DRAWN BY: J.D.	FIELD WORK DATE: 3-7-22
CHECKED BY: S.C.D.	FIELD BOOK: P-308, PG. 5
JOB NO.: 13505	SHEET 3 OF 5





LESSEE LEASE AREA

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7816, RECORDED IN VOLUME 67 OF CERTIFIED SURVEY MAPS ON PAGES 155-166 AS DOCUMENT NO. 2069578 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY; LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHT (8) NORTH, RANGE NINETEEN (19) EAST, VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN CONTAINING 1,820 SQUARE FEET (0.042 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N89°-41'-58"E 92.13 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 34; THENCE S00°-18'-02"E 64.97 FEET TO THE POINT OF BEGINNING; THENCE S89°42'-04"E 26.00 FEET; THENCE S00°-17'-56"W 70.00 FEET; THENCE N89°-42'-04"W 26.00 FEET; THENCE N00°-17'-56"E 70.00 FEET TO THE POINT OF BEGINNING; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

20 FOOT WIDE LESSEE ACCESS EASEMENT

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7816, RECORDED IN VOLUME 67 OF CERTIFIED SURVEY MAPS ON PAGES 155-166 AS DOCUMENT NO. 2069578 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY; LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHT (8) NORTH, RANGE NINETEEN (19) EAST, VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN CONTAINING 10,665 SQUARE FEET (0.245 ACRES) OF LAND AND BEING TEN (10) FEET EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N89°-41'-58"E 92.13 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 34; THENCE S00°-18'-02"E 64.97 FEET; THENCE S89°-42'-04"E 36.00 FEET TO THE POINT OF BEGINNING; THENCE S00°-17'-56"W 45.00 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A"; THENCE CONTINUING S00°-17'-56"W 25.00 FEET TO THE POINT OF TERMINATION. ALSO BEGINNING AT SAID POINT "A"; THENCE S89°-42'-04"E 45.34 FEET; THENCE S18°-34'-44"E 50.49 FEET; THENCE N89°-41'-58"E 155.20 FEET; THENCE N18°-54'-28"E 91.00 FEET; THENCE N85°-27'-03"E 131.21 FEET TO A POINT ON THE WEST LINE OF EXECUTIVE DRIVE AND THE POINT OF TERMINATION. THE SIDE LOT LINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE WEST LINE OF SAID EXECUTIVE DRIVE.

15 FOOT WIDE UTILITY EASEMENT

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7816, RECORDED IN VOLUME 67 OF CERTIFIED SURVEY MAPS ON PAGES 155-166 AS DOCUMENT NO. 2069578 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY; LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHT (8) NORTH, RANGE NINETEEN (19) EAST, VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN CONTAINING 10,013 SQUARE FEET (0.023 ACRES) OF LAND AND BEING 7.50 FEET EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N89°-41'-58"E 92.13 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 34; THENCE S00°-18'-02"E 64.97 FEET; THENCE S89°42'-04"E 26.00 FEET; THENCE S00°-17'-56"W 70.00 FEET TO THE POINT OF BEGINNING; THENCE N89°-42'-04"W 67.50 FEET TO A POINT ON THE EAST LINE STATE HIGHWAY 164 AND THE POINT OF TERMINATION. THE SIDE LOT LINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO TERMINATE AT SAID EAST LINE OF STATE HIGHWAY 164.

10 FOOT WIDE UTILITY EASEMENT

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7816, RECORDED IN VOLUME 67 OF CERTIFIED SURVEY MAPS ON PAGES 155-166 AS DOCUMENT NO. 2069578 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY; LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHT (8) NORTH, RANGE NINETEEN (19) EAST, VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN CONTAINING 700 SQUARE FEET (0.016 ACRES) OF LAND AND BEING FIVE (5) FEET EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N89°-41'-58"E 92.13 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 34; THENCE S00°-18'-02"E 64.97 FEET; THENCE N89°42'-04"W 5.00 FEET TO THE POINT OF BEGINNING; THENCE S00°-17'-56"W 70.00 FEET TO THE POINT OF TERMINATION.

5 FOOT WIDE COAX EASEMENT (A)

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7816, RECORDED IN VOLUME 67 OF CERTIFIED SURVEY MAPS ON PAGES 155-166 AS DOCUMENT NO. 2069578 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY; LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHT (8) NORTH, RANGE NINETEEN (19) EAST, VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN CONTAINING 79 SQUARE FEET (0.002 ACRES) OF LAND AND BEING 2.50 FEET EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N89°-41'-58"E 92.13 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 34; THENCE S00°-18'-02"E 64.97 FEET; THENCE S89°42'-04"E 36.00 FEET; THENCE S00°-17'-56"W 16.00 FEET TO THE POINT OF BEGINNING; THENCE S89°-42'-04"E 14.83 FEET TO THE POINT OF TERMINATION.

5 FOOT WIDE COAX EASEMENT (B)

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7816, RECORDED IN VOLUME 67 OF CERTIFIED SURVEY MAPS ON PAGES 155-166 AS DOCUMENT NO. 2069578 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY; LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHT (8) NORTH, RANGE NINETEEN (19) EAST, VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN CONTAINING 68 SQUARE FEET (0.001 ACRES) OF LAND AND BEING 2.50 FEET EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N89°-41'-58"E 92.13 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 34; THENCE S00°-18'-02"E 64.97 FEET; THENCE S89°42'-04"E 36.00 FEET; THENCE S00°-17'-56"W 30.00 FEET TO THE POINT OF BEGINNING; THENCE S89°-42'-04"E 12.75 FEET TO THE POINT OF TERMINATION.

5 FOOT WIDE COAX EASEMENT (C)

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7816, RECORDED IN VOLUME 67 OF CERTIFIED SURVEY MAPS ON PAGES 155-166 AS DOCUMENT NO. 2069578 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY; LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHT (8) NORTH, RANGE NINETEEN (19) EAST, VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN CONTAINING 87 SQUARE FEET (0.002 ACRES) OF LAND AND BEING 2.50 FEET EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N89°-41'-58"E 92.13 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 34; THENCE S00°-18'-02"E 64.97 FEET; THENCE S89°42'-04"E 36.00 FEET; THENCE S00°-17'-56"W 35.00 FEET TO THE POINT OF BEGINNING; THENCE N88°-26'-13"E 17.39 FEET TO THE POINT OF TERMINATION.

PARENT PARCEL

ALL THAT PARCEL OF LAND IN THE VILLAGE OF SUSSEX IN THE COUNTY OF WAUKESHA AND STATE OF WISCONSIN AS MORE FULLY DESCRIBED IN DEED DOCUMENT NUMBER 2089161 AND PARCEL # SUXV0278999005, BEING KNOWN AND DESIGNATED AS:

LOT 1 OF CSM 7816, RECORDED IN VOLUME 67, PAGES 155-162 AS DOCUMENT 2069578 IN THE OFFICE OF THE REGISTER OF DEEDS, WAUKESHA COUNTY.

EXCEPTING AND RESERVING THEREFROM THAT PROPERTY CONVEYED FROM VILLAGE OF SUSSEX TO STEVEN O. DABLE AND MICHELLE OLSON BY DEED DATED 11/25/1997 AND RECORDED 12/18/1997, DOC # 2273429, WAUKESHA COUNTY RECORDS.

PARCEL NUMBER: SUXV0278999005

BEING THE SAME PROPERTY ACQUIRED BY THE VILLAGE OF SUSSEX BY DEED OF MLI/SCC LIMITED PARTNERSHIP, DATED 11/21/1995 AND RECORDED 12/22/1995 IN DOCUMENT NUMBER : 2089161

TITLE REPORT REVIEW

TITLE REPORT: AMC SETTLEMENT SERVICES

COMMITMENT NO. 50024312

EFFECTIVE DATE: MARCH 29, 2023

FEE SIMPLE TITLE VESTED IN: VILLAGE OF SUSSEX

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

SCHEDULE B-II

(1-7)THESE ARE GENERAL STATEMENTS AND NOT SPECIFIC ENCUMBRANCES AND OTHERWISE NON-SURVEY RELATED ITEMS.

- (8) SUBJECT TO AWARD OF DAMAGES BY WAUKESHA COUNTY BOARD OF SUPERVISORS TO COUNTY HIGHWAY COMMITTEE FOR IMPROVEMENT OF COUNTY TRUNK HIGHWAY "J" RECORDED 07/06/1970 IN DOCUMENT NUMBER 764021, WAUKESHA COUNTY RECORDS. **THIS DESCRIBES THE PRESENT DAY RIGHT OF WAY FOR S.T.H. 164 (PEWAUKEE ROAD). PLOTTED AND SHOWN.**
- (9) SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FOR SUSSEX CORPORATE CENTER BY MOONEY LESAVAGE INVESTMENTS, INC., AS GENERAL PARTNER OF, AND ON BEHALF OF, MLI/SCC LIMITED PARTNERSHIP AND MLI/TRAPP LIMITED PARTNERSHIP DATED 09/08/1995 AND RECORDED 09/27/1995 IN DOCUMENT NUMBER 2069577, WAUKESHA COUNTY RECORDS. **DOES APPLY BUT IS NOT A SURVEY RELATED MATTER.**
- (10) SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON CERTIFIED SURVEY MAP NO. 7815 DATED 09/13/1995 AND RECORDED 09/27/1995 IN DOCUMENT NUMBER 2069576, WAUKESHA COUNTY RECORDS. **ALL EASEMENT AND ENCUMBRANCES, IF ANY, ARE PLOTTED AND SHOWN.**

AFFIDAVIT OF CORRECTION FOR CERTIFIED SURVEY MAP NO. 7815 DATED 02/21/1996 AND RECORDED 04/01/1996 IN DOCUMENT NUMBER 2112246, WAUKESHA COUNTY RECORDS.

- (11) SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON CERTIFIED SURVEY MAP NO. 7816 DATED 09/14/1995 AND RECORDED 09/27/1995 IN DOCUMENT NUMBER 2069578, WAUKESHA COUNTY RECORDS. **ALL EASEMENT AND ENCUMBRANCES, IF ANY, ARE PLOTTED AND SHOWN.**
- (12) SUBJECT TO GRANT OF EASEMENT FOR ELECTRIC, GAS AND COMMUNICATION SERVICE FROM MLI/SCC LIMITED PARTNERSHIP AND MLI/TRAPP LIMITED PARTNERSHIP TO WISCONSIN ELECTRIC POWER COMPANY, WISCONSIN BELL, INC. AND WISCONSIN GAS COMPANY DATED 09/14/1995 AND RECORDED 09/27/1995 IN DOCUMENT NUMBER 2069579, WAUKESHA COUNTY RECORDS. **DOES NOT APPLY TO THE SUBJECT PROPERTY.**
- (13) SUBJECT TO OVERHEAD DISTRIBUTION EASEMENT FROM VILLAGE OF SUSSEX TO WISCONSIN ELECTRIC POWER COMPANY DATED 11/27/2001 AND RECORDED 12/10/2001 IN DOCUMENT NUMBER 2730535, WAUKESHA COUNTY RECORDS. **DOES APPLY AND IS PLOTTED AND SHOWN.**
- (14) SUBJECT TO ENROLLED ORDINANCE 158-22, AMENDMENT TO WAUKESHA COUNTY STREET AND HIGHWAY WIDTH MAP BY THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA RECORDED 09/18/2003 IN DOCUMENT NUMBER 3067628, WAUKESHA COUNTY RECORDS. **DOES APPLY BUT IS NOT A SURVEY RELATED MATTER.**

SURVEYED FOR:



SURVEYED FOR:



SITE NAME: HWY 164 & K
SITE NUMBER: 557386
SITE ADDRESS: W249N5889 EXECUTIVE DRIVE SUSSEX, WI 53089

PROPERTY OWNER:  
VILLAGE OF SUSSEX  
N64W23760 MAIN STREET  
SUSSEX, WI 53089

PARCEL NO.: SUXV0278999005

ZONED: I1-INSTITUTIONAL DISTRICT

DEED REFERENCE: DOC. NO. 2089161

LEASE EXHIBIT			
FOR VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS			
BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 34, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN			
8	8-4-23	Revised Easements	JB
7	7-27-23	Revised Easements	JB
6	5-5-23	Revised Lease & Easements	JD
5	12-5-22	Revised Easements	JB
4	10-26-22	Added Tree Info	JB
3	10-14-22	Added Lease & Easements	JB

DRAWN BY: J.D.	FIELD WORK DATE: 3-7-22
CHECKED BY: S.C.D.	FIELD BOOK: P-308, PG. 5
JOB NO.: 13505	SHEET 5 OF 5



EXCAVATION & CONSTRUCTION NOTES:

SOIL EROSION AND SEDIMENTATION CONTROLS/ BEST MANAGEMENT PRACTICES:  
TO PREVENT ANY NEGATIVE IMPACT TO THE SENSITIVE RECEPTORS, SEDIMENT AND  
EROSION CONTROL MEASURES, SUCH AS SILT FENCES, STRAW WATTLES, AND OTHER  
STORM-WATER BEST MANAGEMENT PRACTICES, MUST BE IMPLEMENTED PRIOR TO  
AND MAINTAINED THROUGHOUT CONSTRUCTION

STAGING AND STOCKPILING RESTRICTIONS:  
CONSTRUCTION RELATED STAGING AND STOCKPILING OF SOILS AND EQUIPMENT MAY  
NOT OCCUR IN THE VICINITY OF THE SENSITIVE RECEPTORS OR IN A MANNER THAT  
WILL CAUSE IMPACTS

SEE "NOTICE TO CONTRACTOR" DOCUMENTS AT THE END OF THESE DRAWINGS FOR  
ADDITIONAL INFORMATION

ANY MUD, DIRT, OR DEBRIS TRACKED ONTO THE EXISTING ASPHALT DRIVE OR  
ADJACENT STREETS MUST BE CLEANED DAILY

CONSULTANT:



CLIENT:



CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**SITE PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

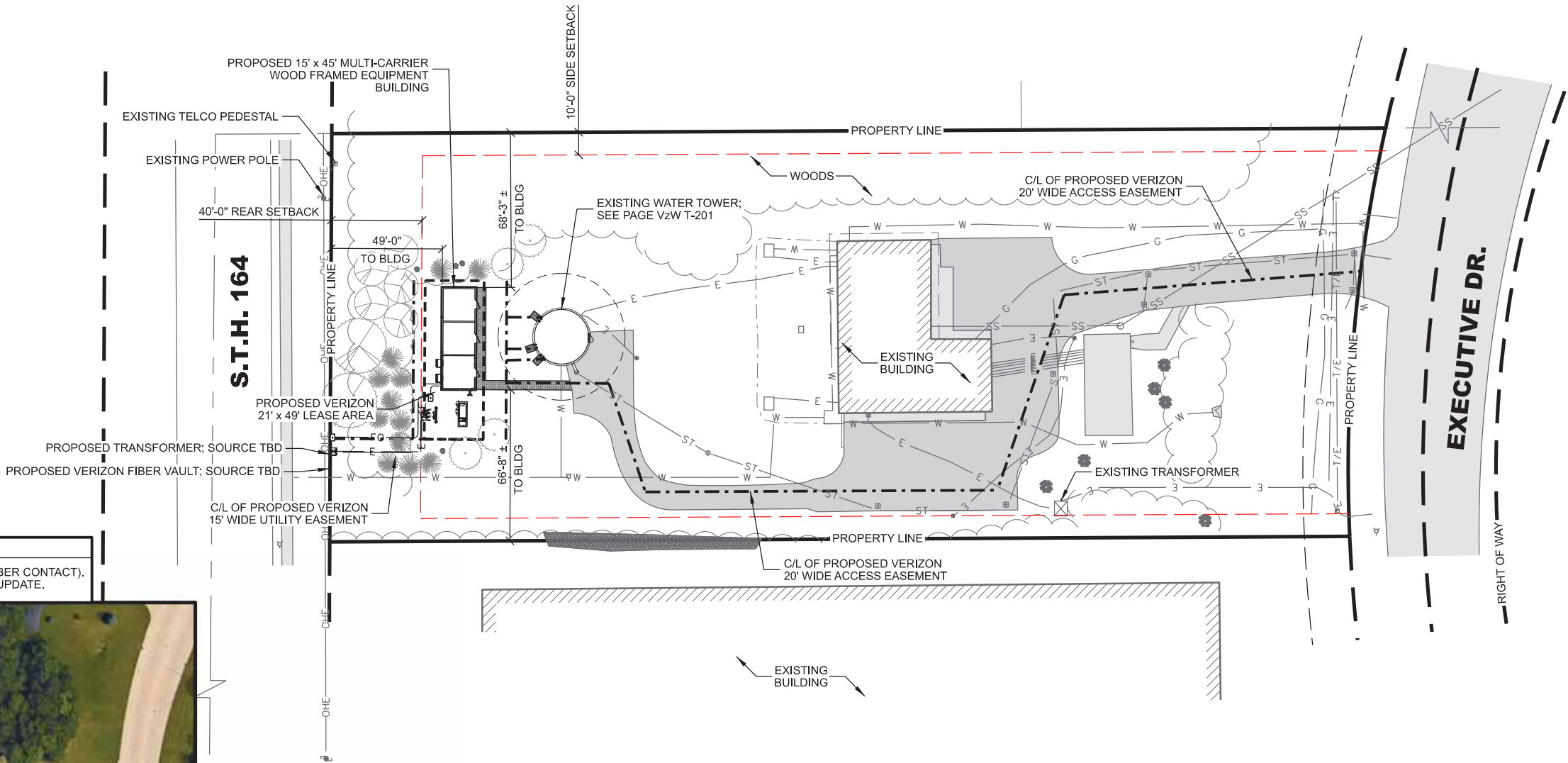
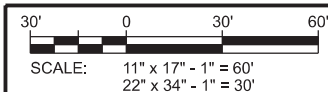
CHECKED BY: PCM

PLOT DATE: 10/20/2023

PROJECT NUMBER: 32691

SET TYPE: DRAFT

SHEET NUMBER: **VzW C-101**



UTILITY NOTE:

PER VILLAGE RESTRICTIONS; ALL  
UTILITIES ARE TO BE ROUTED FROM  
S.T.H. 164 SIDE OF THE PROPERTY

NOTE:

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



APPROX. SHELTER LOCATION

**A**

**AERIAL OVERVIEW OF SITE**





EXISTING POWER POLE

## CONCRETE SIDEWALK

**NOTE:**

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



**A**

## SITE OVERVIEW

**B**

### PROPOSED BUILDING LOCATION

— PROPERTY LINE

NOTE:

SEE PAGE VzW L-102 FOR PROPOSED LANDSCAPING

CONSULTANT:



624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
[www.edgeconsult.com](http://www.edgeconsult.com)

CLIENT:



CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**ENLARGED SITE PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:		
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CV	10/06/22	REV. A
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CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY	PCM
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PLOT DATE	10/20/2023
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PROJECT NUMBER	32691
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SET TYPE	DRAFT
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SHEET  
NUMBER **VzW C-102**

I:\32600\32691\Design\CAD\CD\Plot\VZW\_C-102.dgn

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NOTE:

EXTERIOR OF PROPOSED EQUIPMENT BUILDING TO MATCH EXISTING BUILDING. FINAL BRICK COLOR TO BE SELECTED BY THE VILLAGE PER MANUFACTURERS SAMPLES

C/L OF PROPOSED VERIZON 10' WIDE UTILITY EASEMENT

CLEAR TREES & BRUSH A MAXIMUM 10' BEYOND WEST SIDE OF LEASE AREA TO ACCOMMODATE BURIED UTILITIES AND GROUNDING

PROPOSED LANDSCAPING; SEE V2W L-102 FOR DETAILS

EASEMENT EXTENT

C/L OF PROPOSED VERIZON 15' WIDE UTILITY EASEMENT

PROPOSED VERIZON BURIED FIBER; SEE V2W E-102

PROPOSED VERIZON BURIED ELECTRIC; SEE V2W E-102

PROPOSED 15' x 45' MULTI-CARRIER WOOD FRAMED EQUIPMENT BUILDING

PRO. VERIZON 26'-0" LEASE AREA

PRO. 15'-0" BUILDING

PROPOSED VERIZON 26' x 70' LEASE AREA

FUTURE EQUIP. RM

FUTURE EQUIP. RM

PROPOSED VERIZON EQUIP. RM

PROPOSED TUBE ENTRY WITH 4" PORT FOR GPS CABLE(S)

PRO. BURIED CONDUITS FROM GENERATOR

PROPOSED VERIZON FIBER VAULT; SEE V2W E-102

PRO. MULTI-METER UTILITY RACK; SEE V2W E-504

(2) PROPOSED WALL MOUNTED GPS ANTENNAS; SEE V2W C-501 FOR DETAILS

PROPOSED VERIZON TERTIARY DIESEL GENERATOR ON 4' x 11' CONCRETE PAD; SEE PAGES V2W E-001 & E-002

PROPOSED 20'-0" x 22'-6" CEDAR FENCED COMPOUND; SEE V2W C-503

PRO. 22'-6" CEDAR COMPOUND

PRO. 20'-0" CEDAR COMPOUND

PROPOSED 4' WIDE CONCRETE SIDE WALK; SEE V2W C-502 FOR DETAILS

(4) PROPOSED BURIED 6" DIA. SCH. 80 PVC CONDUITS (TYP.) FOR FUTURE CARRIER

C/L OF 5' WIDE COAX EASEMENT FOR POSSIBLE FUTURE CARRIER

(4) PROPOSED BURIED 6" DIA. SCH. 80 PVC CONDUITS (TYP.) FOR FUTURE CARRIER

C/L OF PROPOSED VERIZON 5' WIDE COAX EASEMENT

PROPOSED 4' WIDE CONCRETE SIDE WALK

C/L OF PROPOSED VERIZON 20' WIDE ACCESS EASEMENT

EXISTING BURIED WATERMAIN

TANK DRIP LINE

PROPOSED COAX CONDUIT STUB-UPS IN CONCRETE PAD AT TOWER BASE; (TYP. OF 3 LOCATIONS). SEE V2W C-501 FOR DETAILS

APPROX. LOCATION OF EXISTING TOWER INTERIOR CLIMB LADDER

EXISTING WATER TOWER; SEE PAGE V2W T-201

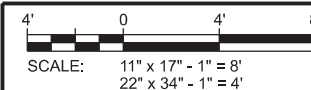
(4) PRO. 6" DIA. BELL PENETRATIONS (TYP. AT 3 LOCATIONS). SEE PAGE S-502 FOR DETAILS

OVERFLOW PIPE

TOWER ACCESS DOOR

ASPHALT TURNAROUND

MATCH TOP OF CONCRETE INTO ASPHALT



CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
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www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**COMPOUND PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
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CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY:

PCM

PLOT DATE:

10/20/2023

PROJECT NUMBER:

32691

SET TYPE:

DRAFT

SHEET NUMBER:

**V2W C-103**





COMPOUND NOTE:

FENCED COMPOUND TO BE BE CONCRETE PER VILLAGE REQUIREMENTS. CONCRETE PAD TO BE 5" THICK AND EXTEND OUT TO THE FACE OF THE CEDAR FENCED COMPOUND; APPROX. 20'-0" x 22'-6". SEE PAGE VzW C-502 FOR DETAILS

INSTALL 1/2" EXPANSION JOINT AT BUILDING FOUNDATION.

EXTEND UTILITY RACK CONCRETE FOOTINGS A MIN. OF 3" ABOVE CONCRETE

SLEEVE ALL CONDUITS EXTENDING OUT OF THE CONCRETE PAD

POUR GENERATOR PAD SEPARATELY AND EXTEND 6" ABOVE CONCRETE COMPOUND PAD, SEE VzW E-101 FOR DETAILS

C/L OF PROPOSED VERIZON 10' WIDE UTILITY EASEMENT

PROPOSED 10" x 10" HINGED OPENING TO BE INSTALLED IN FENCE FOR METER READ-OUT. SEE VzW C-503 FOR DETAILS

EASEMENT EXTENT

PROPOSED VERIZON BURIED FIBER; SEE VzW E-102 FOR DETAILS

C/L OF PROPOSED VERIZON 15' WIDE UTILITY EASEMENT

PROPOSED VERIZON BURIED ELECTRIC; SEE VzW E-102 FOR DETAILS

PROPOSED MULTI-CARRIER EQUIPMENT BUILDING; SEE PAGES VzW A-101 THRU A-503 FOR DETAILS

PROPOSED VERIZON EQUIPMENT ROOM

PROPOSED TUBE ENTRY WITH 4" PORT FOR GPS CABLE(S). SEE VzW C-502 FOR DETAILS

PROPOSED VERIZON GPS ANTENNA SECURED TO SHELTER (TYP. OF 2); SEE PAGE VzW C-501 FOR DETAILS

PRO. VERIZON FIBER VAULT; SEE VzW E-102

CONCRETE COMPOUND (VzW C-502)

PROPOSED VERIZON TERTIARY DIESEL GENERATOR ON 4'-0" x 11'-0" CONCRETE PAD. SEE PAGE VzW E-001 & E-002

PROPOSED 4' CEDAR MAN GATE

PROPOSED 22'-6" CEDAR COMPOUND

PROPOSED VERIZON 26'-0" LEASE AREA

PROPOSED 20'-0" x 22'-6" CEDAR FENCED COMPOUND; SEE VzW C-503 FOR DETAILS

PROPOSED VERIZON 26' x 70' LEASE AREA

PROPOSED 4' WIDE CONCRETE SIDE WALK; SEE VzW C-502 FOR DETAILS

C/L OF PROPOSED VERIZON 20' WIDE ACCESS EASEMENT

CONSULTANT:

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624 WATER STREET  
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www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**ENLARGED COMPOUND PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:

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CV	09/27/23	REV. H
CV	10/20/23	REV. I

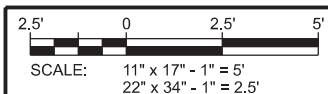
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PLOT DATE: 10/20/2023

PROJECT NUMBER: 32691

SET TYPE: DRAFT

SHEET NUMBER: **VzW C-104**

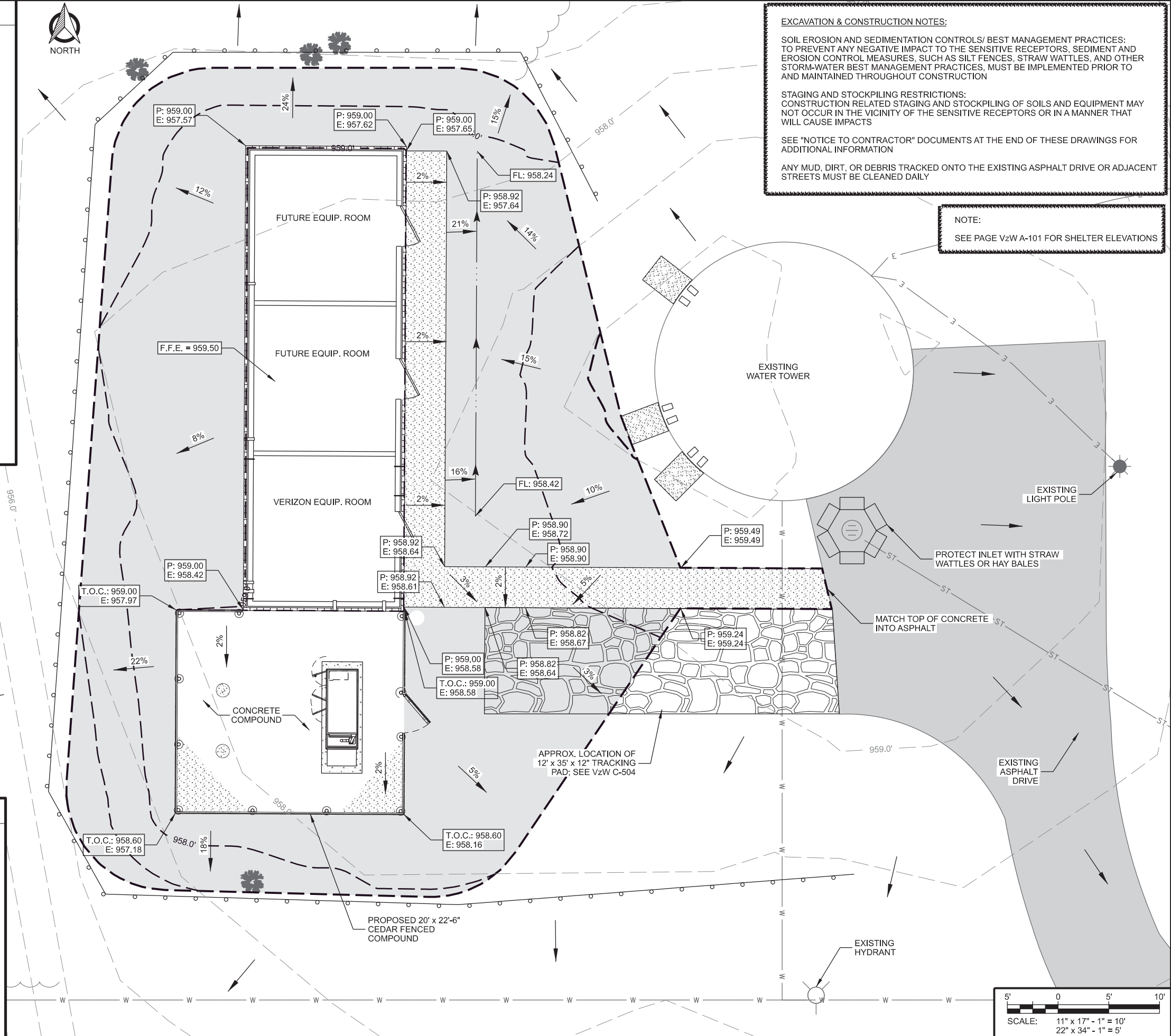


### GRADING NOTES: (THIS SHEET)

- CONTOUR INTERVAL IS 1 FOOT.
- PERIMETER CONTROLS AND STONE TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. INCLUDING CLEARING AND GRUBBING OPERATIONS. STONE TRACKING PAD SHALL BE A 12'X35' MIN. CONSISTING OF 3" BREAKER STONE.
- CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES, BEYOND THOSE SHOWN IN THIS PLAN, SUITABLE FOR THEIR MEANS AND METHODS TO KEEP ALL SEDIMENT ON SITE DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES IMPLEMENTATION OF SILT FENCE, EROSION BALES, TRACKING PADS, DIVERSION BERMS AND/OR OTHER APPROPRIATE DEVICES.
- CONTRACTOR SHALL GRADUALLY MATCH INTO EXISTING GRADE. NO PROPOSED EARTHWORK SHALL HAVE A GREATER SLOPE THAN 3:1. FINISHED SITE TO BE GRADED TO MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
- DRIVEWAY GRADE WITHIN 25 FEET OF PUBLIC ROAD ACCESS POINT SHALL BE LESS THAN 10% (10:1).
- FINISHED GRADE SLOPES GREATER THAN 4:1, DITCH BOTTOMS AND GRASS SURFACES WITHIN 6 FEET OF ANY PAVED OR GRAVEL SURFACE REQUIRE EROSION MAT (TYPE 2.D - 12 MONTH LONGEVITY, DOUBLE NET EROSION CONTROL BLANKET)
- ALL DISTURBED GRASS/TURF AREAS SHALL BE RESTORED WITH TOPSOIL, SEED AND MULCH. TOPSOIL TO BE 6-INCHES MINIMUM. SEED TO CONSIST OF NATIVE PURE LIVE SEED (PLS) AT 98% PURITY AND 95% GERMINATION. MULCH TO BE WEED-FREE GRAIN STRAW.
- CONTRACTOR TO PERFORM MAINTENANCE AND INSPECTION OF EROSION CONTROL DEVICES AND EXPOSED GRADE THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT 0.5 INCHES OR GREATER WHICH RESULTS IN RUNOFF. CONTRACTOR SHALL CONTINUE MAINTENANCE AND INSPECTION UNTIL FULL VEGETATION ESTABLISHMENT AND/OR PROJECT ACCEPTANCE.
- CONTRACTOR TO REMOVE EROSION CONTROL MEASURES AFTER PROJECT ACCEPTANCE.
- SEE SHEET SURVEY FOR BENCHMARK LOCATIONS.

### LEGEND: (THIS SHEET)

- EXISTING CONTOUR GRADES
- PROPOSED CONTOUR GRADES
- SPOT ELEVATIONS  
P = PROPOSED ELEV.  
E = EXISTING ELEV.  
FL = FLOW LINE  
IE = INVERT ELEV.  
TOC = TOP OF CONC.
- PROPOSED DRAINAGE PATH
- SILT FENCE
- LIMITS OF DISTURBANCE
- EROSION MAT



### EXCAVATION & CONSTRUCTION NOTES:

SOIL EROSION AND SEDIMENTATION CONTROLS/ BEST MANAGEMENT PRACTICES: TO PREVENT ANY NEGATIVE IMPACT TO THE SENSITIVE RECEPTORS, SEDIMENT AND EROSION CONTROL MEASURES, SUCH AS SILT FENCES, STRAW WATTLES, AND OTHER STORM-WATER BEST MANAGEMENT PRACTICES, MUST BE IMPLEMENTED PRIOR TO AND MAINTAINED THROUGHOUT CONSTRUCTION

STAGING AND STOCKPILING RESTRICTIONS: CONSTRUCTION RELATED STAGING AND STOCKPILING OF SOILS AND EQUIPMENT MAY NOT OCCUR IN THE VICINITY OF THE SENSITIVE RECEPTORS OR IN A MANNER THAT WILL CAUSE IMPACTS

SEE "NOTICE TO CONTRACTOR" DOCUMENTS AT THE END OF THESE DRAWINGS FOR ADDITIONAL INFORMATION

ANY MUD, DIRT, OR DEBRIS TRACKED ONTO THE EXISTING ASPHALT DRIVE OR ADJACENT STREETS MUST BE CLEANED DAILY

### NOTE:

SEE PAGE V2W A-101 FOR SHELTER ELEVATIONS

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
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CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**GRADING PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

### SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
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CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY: PCM

PLOT DATE: 10/20/2023

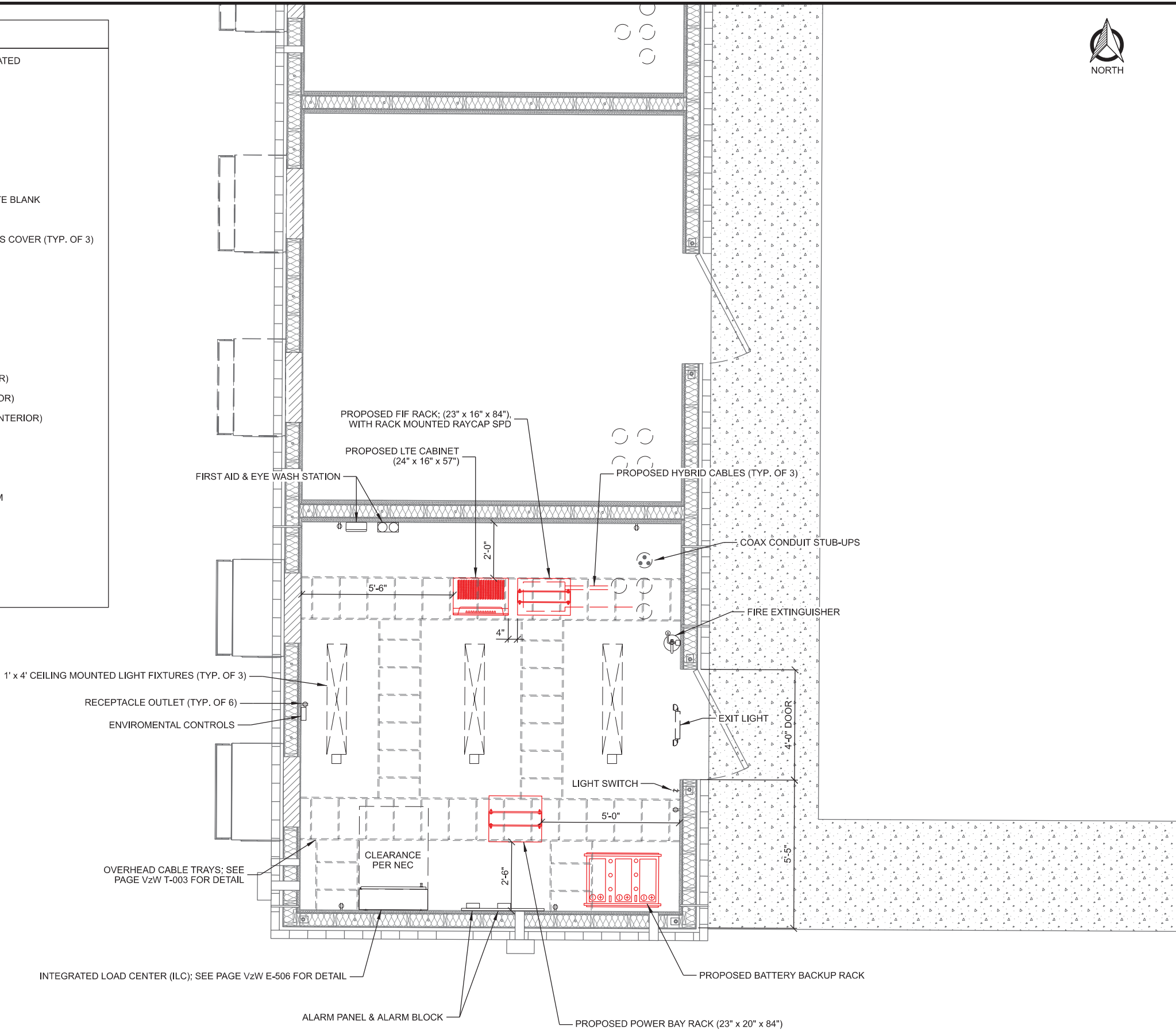
PROJECT NUMBER: 32691

SET TYPE: DRAFT

SHEET NUMBER: V2W C-105

ITEM LIST

- DOOR, 4870 16 GA. GALV., W/ 161 PREP POLYSTYRENE INSULATION, 1.5 HOUR FIRE RATED
- DOOR LOCK
- LOCK GUARD, 5" x 7"
- PULL HANDLE
- DOOR STOP (BLACK RUBBER)
- MAGNETIC DOOR ALARM (SENTROL #1085-N) OR APPROVED EQUAL
- DOOR CLOSURE, 90°
- SIGN NFPA "SULFURIC ACID (BATTERIES) MSDS HZRD BLUE 3, RED 0, YELLOW 2, WHITE BLANK
- FIXTURE, LED EXIT/ FLOOD COMBO WITH RED LETTERS WHITE BOX
- FIXTURE, INTERIOR LIGHT, 32W, W/A 1 BULB 201 CORRIDOR SURFACE MOUNT W/ LENS COVER (TYP. OF 3)
- SWITCH 20AMP 120V SINGLE POLE AC TOGGLE. MOUNT 54" A.F.F.
- SWITCH 20AMP 120V TOGGLE W/ 2 SWITCH COVER IN 4X4 JUNCTION BOX
- 20AMP DUPLEX RECEPTACLE/ 4" X 4" J.B. MOUNT 18" ABOVE FINISHED FLOOR
- 4" X 4" J.B. (1/2" & 3/4" KNOCKOUT)
- SMOKE DETECTOR
- HIGH/ LOW TEMP AIR ALARM (#2E206) OR APPROVED EQUAL
- GROUND BAR 1/4" x 4" x 24" GALV. STEEL STAMPED "PROPERTY OF VERIZON" (MASTER)
- GROUND BAR 1/4" x 4" x 20" GALV. STEEL STAMPED "PROPERTY OF VERIZON" (INTERIOR)
- TELCO GROUND BAR 1/4" x 4" x 8" GALV. STEEL STAMPED "PROPERTY OF VERIZON" (INTERIOR)
- FIRE EXTINGUISHER, 10# CO2 W/ TAG
- EYE WASH STATION, 1QT. BOTTLE
- FIRST AID KIT
- 6" x 6" ALARM JUNCTION BOX. SUPPLIED AND INSTALLED BY ELECTRICIAN. ALL ALARM WIRING CONDUITS WILL JOIN HERE & BE ROUTED TO 66 PUNCH BLOCK
- DATA PUNCH DOWN BLOCK MOUNTED ON TELCO BOARD
- HIGH HUMIDTY ALARM (#2E453) OR APPROVED EQUAL
- INTEGRATED LOAD CENTER PANEL
- 18" WIDE CABLE TRAY



CONSULTANT:

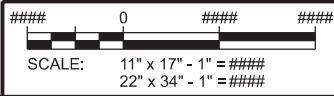
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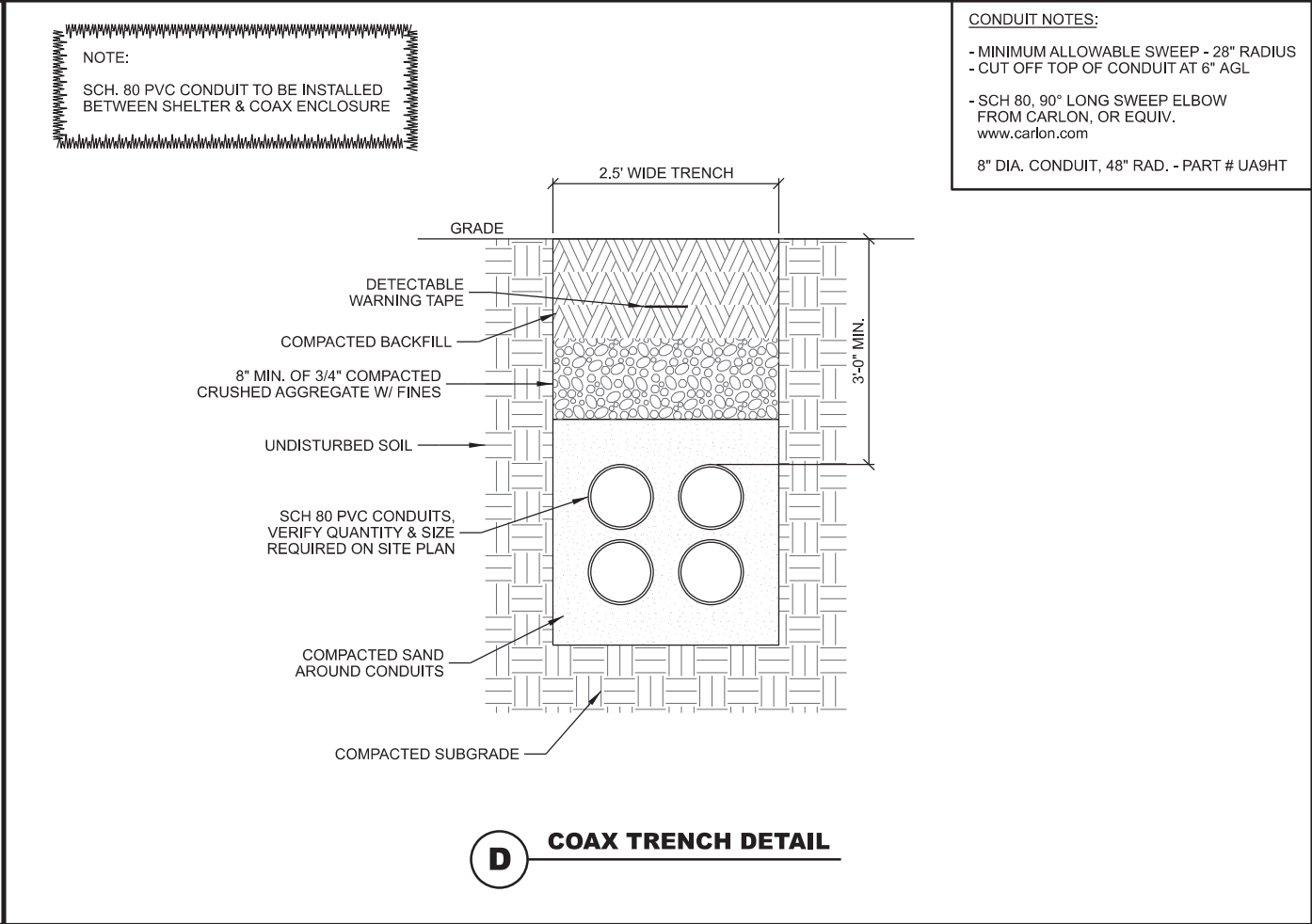
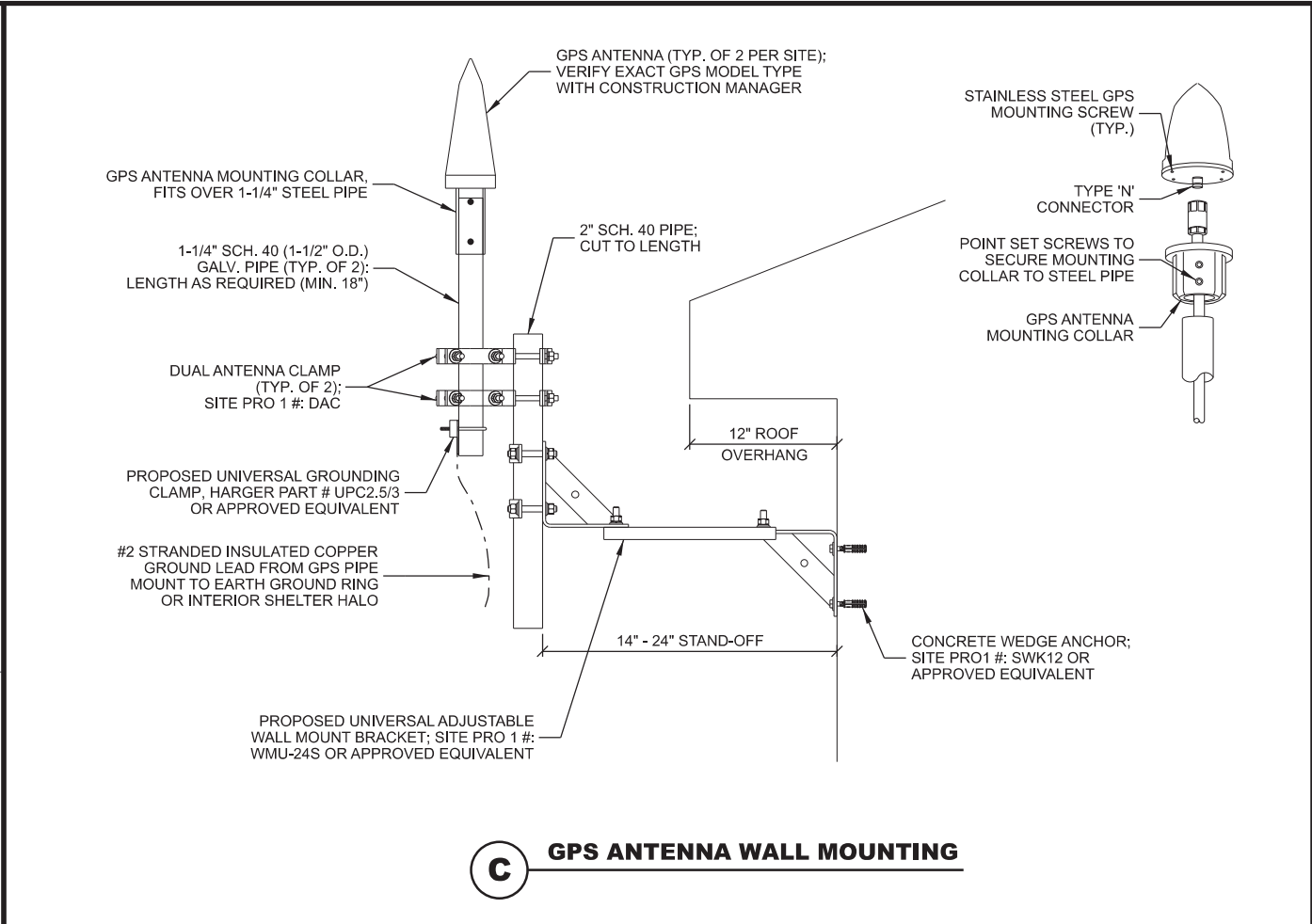
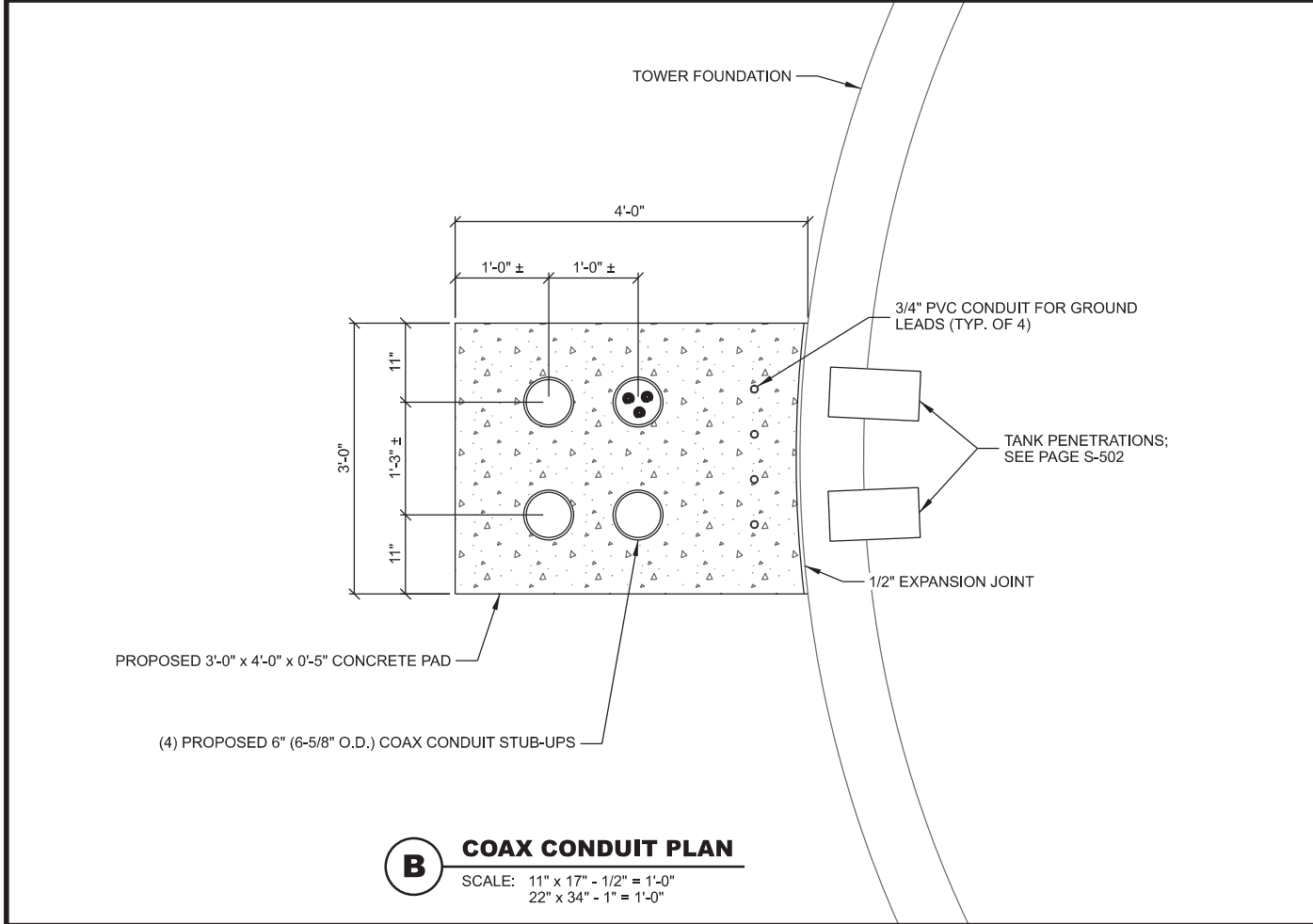
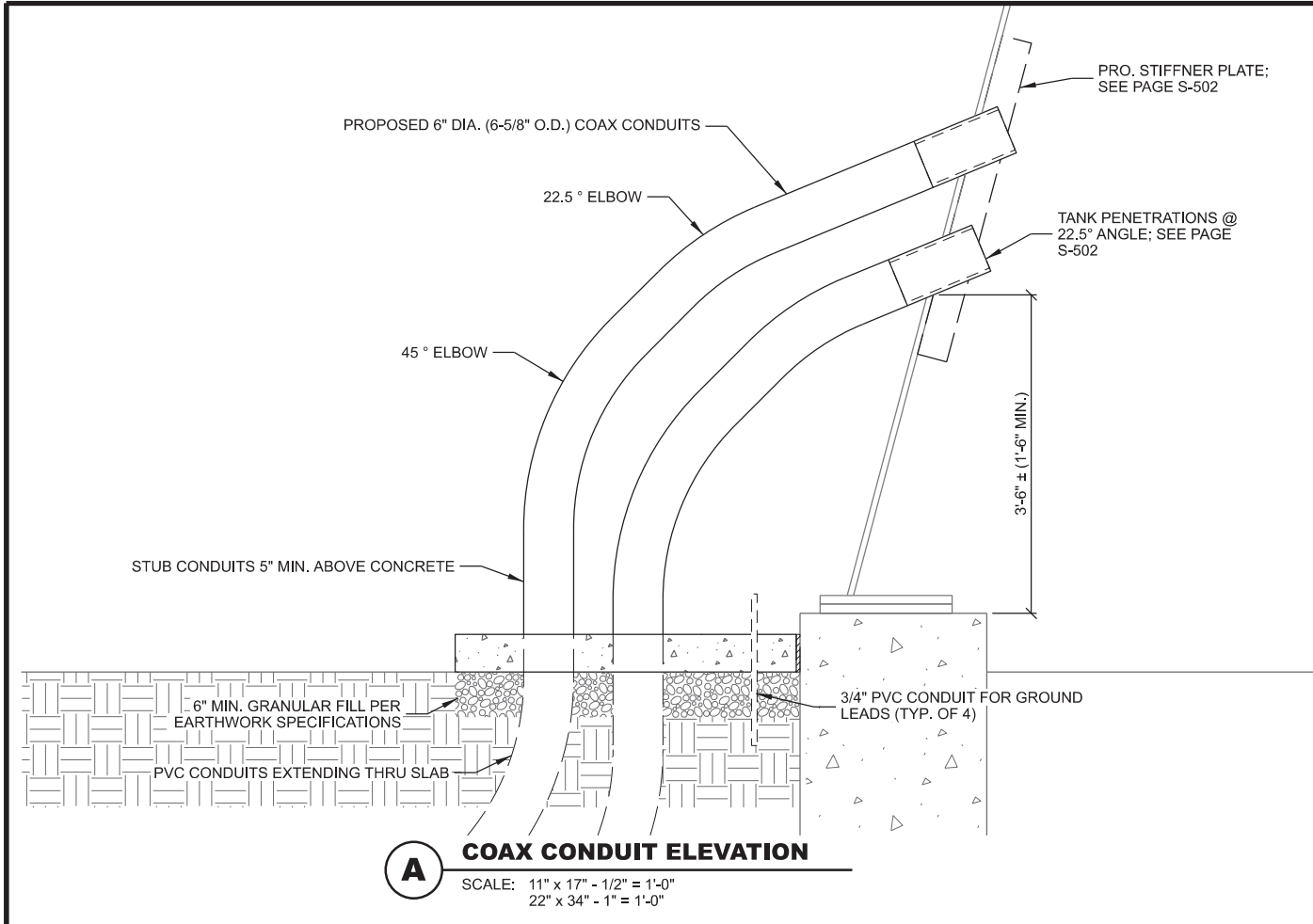
**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**EQUIPMENT ROOM LAYOUT PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I
CHECKED BY:		PCM
PLOT DATE:		10/20/2023
PROJECT NUMBER:		32691
SET TYPE:		DRAFT
SHEET NUMBER:		<b>VzW C-106</b>







CONSULTANT:

**Edge**  
Consulting Engineers, Inc

624 WATER STREET  
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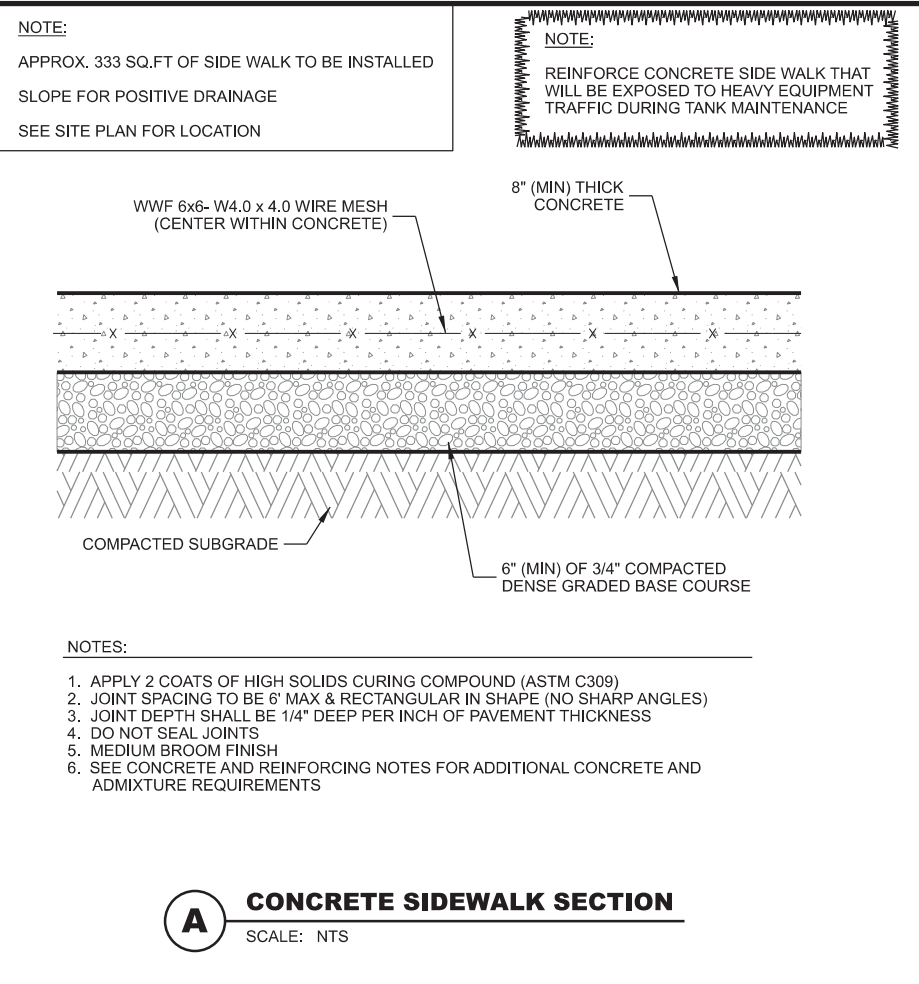
CLIENT:

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ROLLING MEADOW, IL 60008

**COAX ENCLOSURE AND GPS DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

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CV	10/20/23	REV. I
CHECKED BY:		PCM
PLOT DATE:		10/20/2023
PROJECT NUMBER:		32691
SET TYPE:		DRAFT
SHEET NUMBER:		<b>VzW C-501</b>



**CONCRETE AND REINFORCING NOTES:**

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS.
2. ALL EXPOSED CONCRETE SURFACES EXPOSED TO VIEW SHALL HAVE A SURFACE FINISH SF-2.0 IN ACCORDANCE WITH ACI 301.
3. ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A 28-DAY COMPRESSIVE STRENGTH ( $f_c$ ) OF 4,000 PSI. EXPOSED EXTERIOR CONCRETE TO BE AIR ENTRAINED WITH 6% AIR CONTENT. CONTRACTOR TO PERFORM CONCRETE SLUMP TEST (5" MAX SLUMP). NO WATER TO BE ADDED AFTER SLUMP HAS BEEN MEASURED.
4. ALL CONCRETE REINFORCING SHALL BE ASTM A615 GRADE 60 AND PLACED IN ACCORDANCE WITH ACI STANDARDS W/ 3" MIN COVERAGE IF CAST AGAINST EARTH AND 2" MIN COVERAGE OTHERWISE.
5. REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH FOUNDATION TO A DEPTH OF AT LEAST 2'-0" BELOW FOUNDATION.
6. SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE.
7. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM ALL FOUNDATIONS.

MANUFACTURER: SITE PRO 1  
MODEL: TEP20

TUBE ENTRY WITH 4" PORT

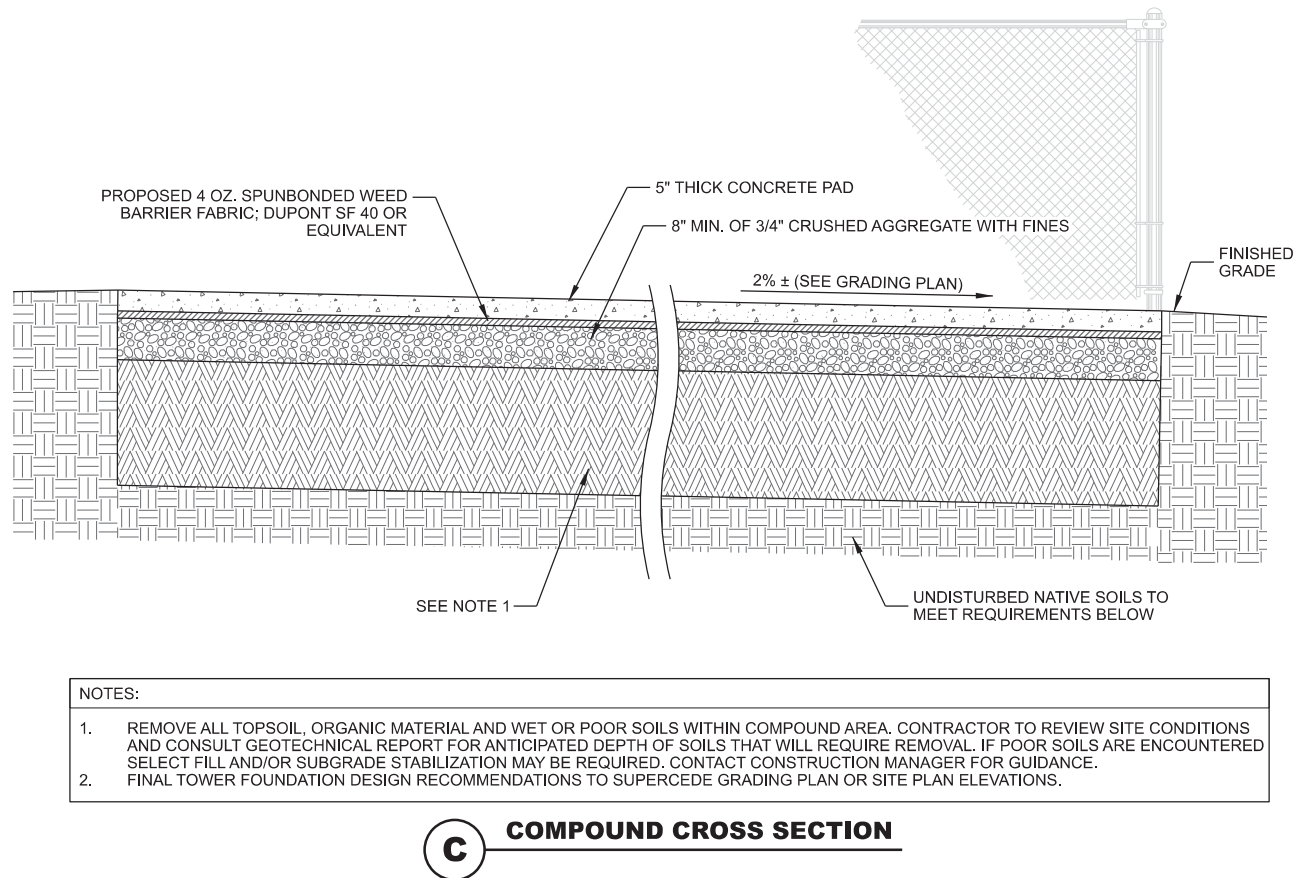
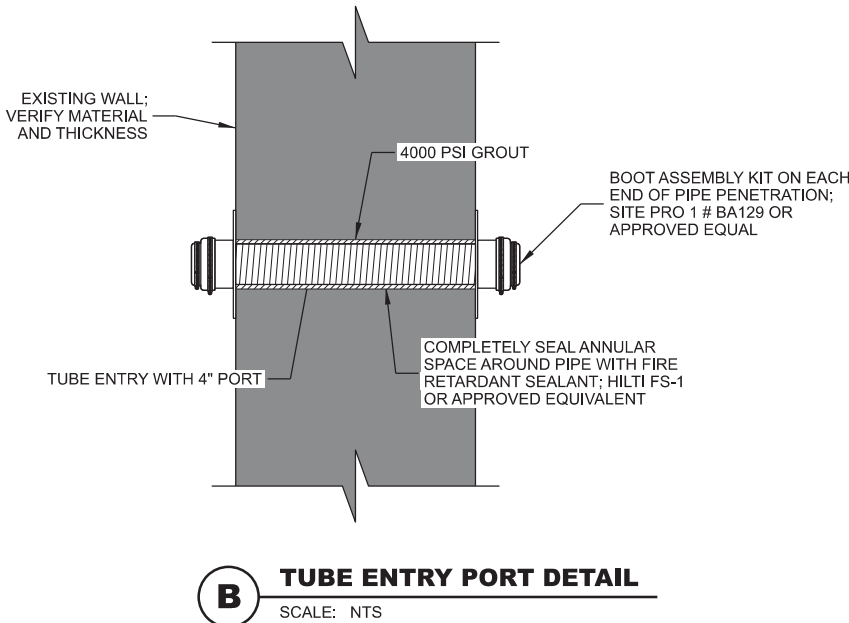
PROVIDES A SINGLE ENTRY PORT FOR RUNNING  
FEEDLINES THROUGH A WALL OR ROOF

INCLUDES TWO SEALANT RETAINER RINGS FOR  
WEATHERPROOFING

THREADED PVC CONDUIT (3-3/8" O.D., 2-3/4" I.D.)

USE WITH A 4" BOOT TO WEATHERPROOF FEEDLINES(S)

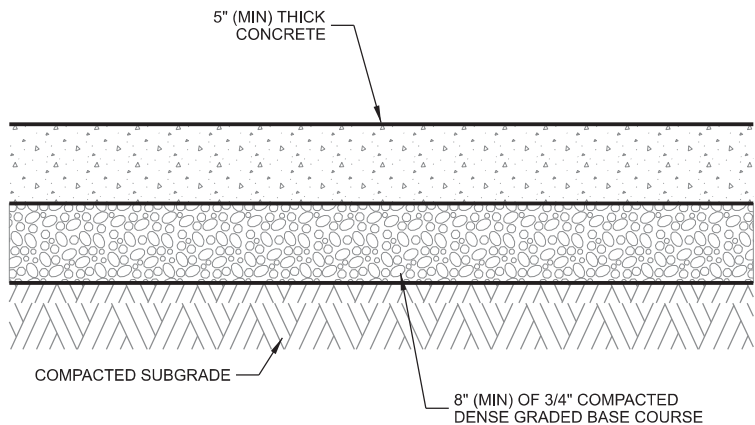
FOR USE ON WALLS UP TO 20" THICK; PVC TUBE CAN BE  
CUT TO LENGTH FOR THINNER APPLICATIONS



NOTE:

COMPOUND TO BE FINISHED WITH CONCRETE.  
EXTEND CONCRETE TO EXTERIOR FACE OF FENCE

SEE GRADING PLAN FOR ELEVATIONS AND SLOPE



NOTES:

1. APPLY 2 COATS OF HIGH SOLIDS CURING COMPOUND (ASTM C309)
2. JOINT SPACING TO BE 6' MAX & RECTANGULAR IN SHAPE (NO SHARP ANGLES)
3. JOINT DEPTH SHALL BE 1/4" DEEP PER INCH OF PAVEMENT THICKNESS
4. DO NOT SEAL JOINTS
5. MEDIUM BROOM FINISH
6. SEE CONCRETE AND REINFORCING NOTES FOR ADDITIONAL CONCRETE AND ADMIXTURE REQUIREMENTS

**D CONCRETE COMPOUND SECTION**  
SCALE: NTS

CONSULTANT:

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ROLLING MEADOW, IL 60008

**CONSTRUCTION DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
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CV	10/20/23	REV. I

CHECKED BY:	PCM
PLOT DATE:	10/20/2023
PROJECT NUMBER:	32691
SET TYPE:	DRAFT
SHEET NUMBER:	<b>VzW C-502</b>

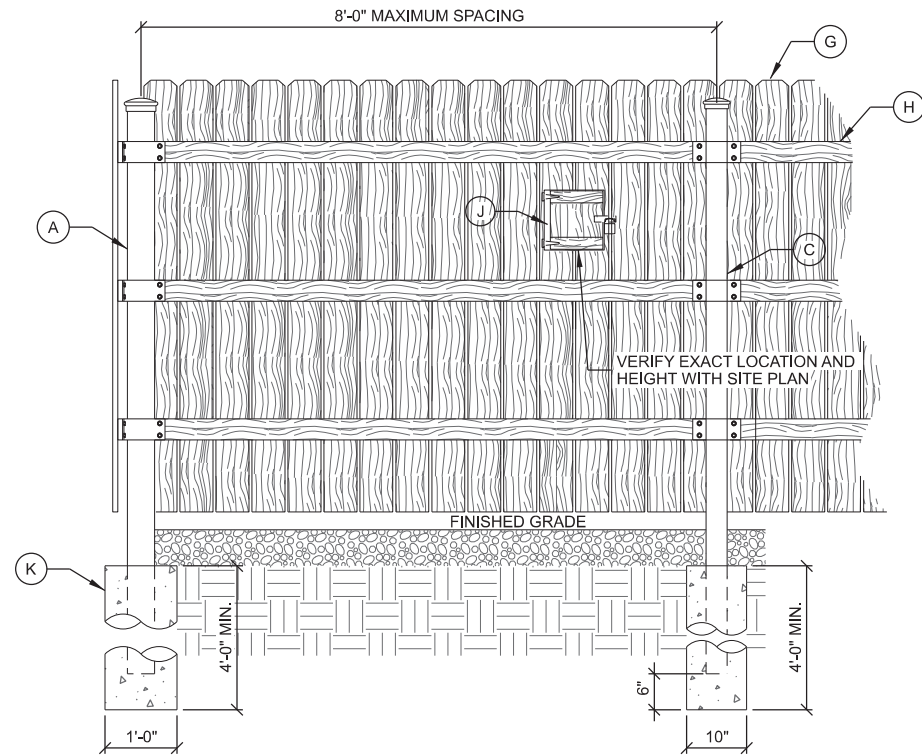


KEYNOTES: (THIS SHEET)

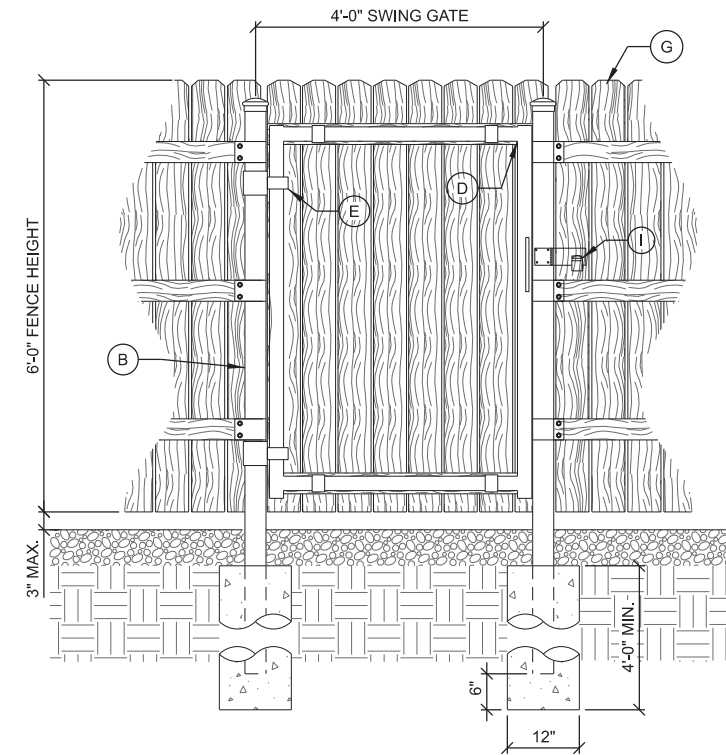
- A. 4" DIA. SCHEDULE 40 GALVANIZED STEEL CORNER POSTS; PROVIDE END CAP.
- B. 3" DIA. SCHEDULE 40 GALVANIZED STEEL GATE POSTS; PROVIDE END CAP.
- C. 3" DIA. SCHEDULE 40 GALVANIZED STEEL INTERMEDIARY LINE POSTS TO BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.; PROVIDE END CAP.
- D. 2" WELDED STEEL GATE FRAME
- E. HEAVY DUTY BUTT HINGES
- F. 3/8" DIA. TENSION ROD
- G. 1" x 6" DOG-EARED VERTICAL CEDAR PLANKS SECURED TO HORIZONTAL RAILS. FINISH WITH CLEAR WOOD SEALER.
- H. 2" x 4" HORIZONTAL CEDAR BACKING RAILS SECURED TO FENCE POSTS WITH MANUFACTURER APPROVED HARDWARE. FINISH WITH CLEAR WOOD SEALER.
- I. LATCH WITH PADLOCK ON EXTERIOR GATE (GRAINGER @1XMP1 OR EQUIVALENT).
- J. 10" x 10" HINGED OPENING FOR ELECTRICAL METER READ-OUT. VERIFY EXACT POSITION AND HEIGHT WITH SITE PLAN.
- K. 12" DIA. CONCRETE PIER AT GATE & CORNER POSTS, 10" DIA. AT LINE POSTS. SEE DETAIL BELOW

GENERAL NOTES:

CONTRACTOR TO FOLLOW MANUFACTURER INSTALLATION RECOMMENDATIONS. ALL HARDWARE TO FOLLOW MANUFACTURER SPECIFICATIONS.

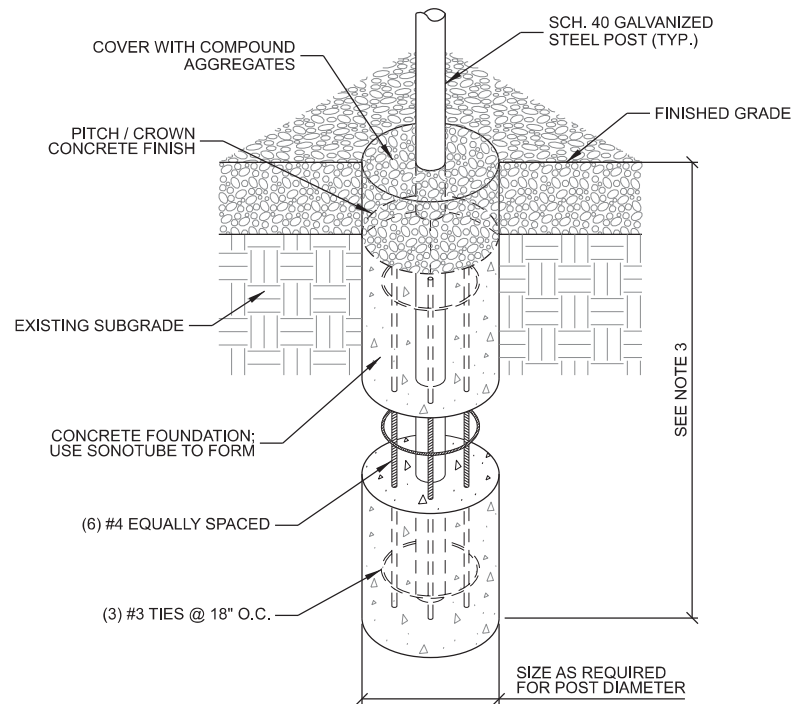


FENCE SECTION



MAN GATE (INTERIOR)

A CEDAR FENCE WITH MAN GATE DETAILS



NOTES:

1. MAINTAIN 3" MINIMUM REBAR COVER WITH CONCRETE IN ALL DIRECTIONS.
2. CONCRETE MIX TO BE 4,000 PSI @ 28 DAYS.
3. FOUNDATION DEPTH TO EXCEED LOCAL FROST DEPTH, OR 48" MINIMUM.

B FENCE POST PIER FOUNDATION

FENCING NOTES: (THIS SHEET)

SCOPE:

- 1.1 THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FENCING.

SPECIAL REQUIREMENTS:

- 2.1 ALL FITTINGS, HARDWARE AND STEEL MEMBERS USED FOR SITE AREA FENCING, SHALL BE HOT DIPPED GALVANIZED (ASTM A153) OR OTHER APPROVED NON CORROSIVE MATERIAL AND CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74).
- 2.2 ALL NON-CORROSIVE MATERIAL SHALL BE PRE-APPROVED BY THE PROJECT MANAGER.
- 2.3 ANY DAMAGE TO GALVANIZING OR NON-CORROSIVE COATING DURING CONSTRUCTION SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S RECOMMENDED METHODS.
- 2.4 ALL WOOD TO BE CEDAR WITH CLEAR WOOD SEALER FINISH.

FENCE POSTS:

- 3.1 LOCATION OF CORNER POSTS SHALL BE DETERMINED FROM STAKES AND PROPERTY PINS INSTALLED BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT FOR THE PROJECT. IF THE STAKES ARE NOT PRESENT OR DO NOT CONFORM TO THE SITE PLAN, CONSULT WITH THE PROJECT MANAGER.
- 3.2 CORNERS AND GATE POST FOR SITE SHALL BE 4" DIA. SCHEDULE 40 GALVANIZED PIPE. INTERMEDIARY POSTS SHALL BE 2-1/2" OR 3" DIA. SCHEDULE 40 GALVANIZED PIPE.
- 3.3 CORNER POSTS SHALL BE SET WITHIN ONE INCH (1") OF DIMENSIONS INDICATED ON THE SITE PLAN.
- 3.4 FENCE POSTS SHALL BE VERTICALLY PLUMB IN ALL PLANES WITHIN 1/2 INCH (1/2").
- 3.5 CORNER AND GATE POST FOUNDATIONS SHALL BE A MINIMUM FOUR FEET (4') DEEP OR SIX INCHES (6") BELOW THE FROST LINE, WHICHEVER IS GREATER, WITH MINIMUM THREE INCH (3") CLEARANCE BETWEEN BOTTOM OF POST AND BOTTOM OF THE HOLE.
- 3.6 POST FOUNDATIONS GATE AND CORNER POSTS SHALL BE 12 INCHES (12") IN DIAMETER. INTERMEDIARY POSTS FOUNDATIONS SHALL BE 10 INCHES (10") IN DIAMETER.
- 3.7 LINE POSTS BETWEEN CORNER AND GATE POSTS SHALL BE EQUALLY SPACED WITH AN EIGHT FOOT (8') MAXIMUM SPACING. GATE POST LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED WITH THE PROJECT MANAGER.
- 3.8 ALL POSTS SHALL BE CAPPED.
- 3.9 ALL FOUR CORNERS POSTS AND BOTH GATE POSTS SHALL BE CONNECTED TO THE SITE GROUNDING SYSTEM (REFER TO GROUNDING SYSTEM STANDARD).

FENCE ENCLOSURE:

- 4.1 ENCLOSURE BACKING RAILS TO CONSIST OF 2 INCH (2") BY 4 INCH (4") NOMINAL CEDAR PLANKS. ALL CEDAR TO HAVE CLEAR WOOD SEALER FINISH.
- 4.2 ENCLOSURE BOARDS TO BE HEAVY DUTY 1 INCH (1") BY 6 INCH (6") NOMINAL CEDAR PLANKS. ALL CEDAR TO HAVE CLEAR WOOD SEALER FINISH.
- 4.3. ALL ENCLOSURE BOARDS TO BE SECURED TO FENCE POSTS WITH MANUFACTURER APPROVED HARDWARE. CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS

GATE:

- 5.1 LOCATION OF GATE SHALL CONFORM TO THE SITE PLAN. GATE SIZE SHALL BE 12'-0" WIDE (UNLESS OTHERWISE NOTED).
- 5.2 GATE FRAME TO BE CONSTRUCTED OF 2 INCH (2") WELDED STEEL WITH HEAVY DUTY HINGES. CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.
- 5.3 GATE HINGES SHALL PROVIDE FOR 180 DEGREE RADIUS GATE SWING. ANY HINGE NUTS SHALL BE ON THE INSIDE AND DOUBLE-NUT TO DETER UNAUTHORIZED ENTRY.
- 5.4 GATE SHALL BE INSTALLED PLUMB AND SHALL OPEN AND CLOSE FREELY.
- 5.5 GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.

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CONSULTANT:



CLIENT:

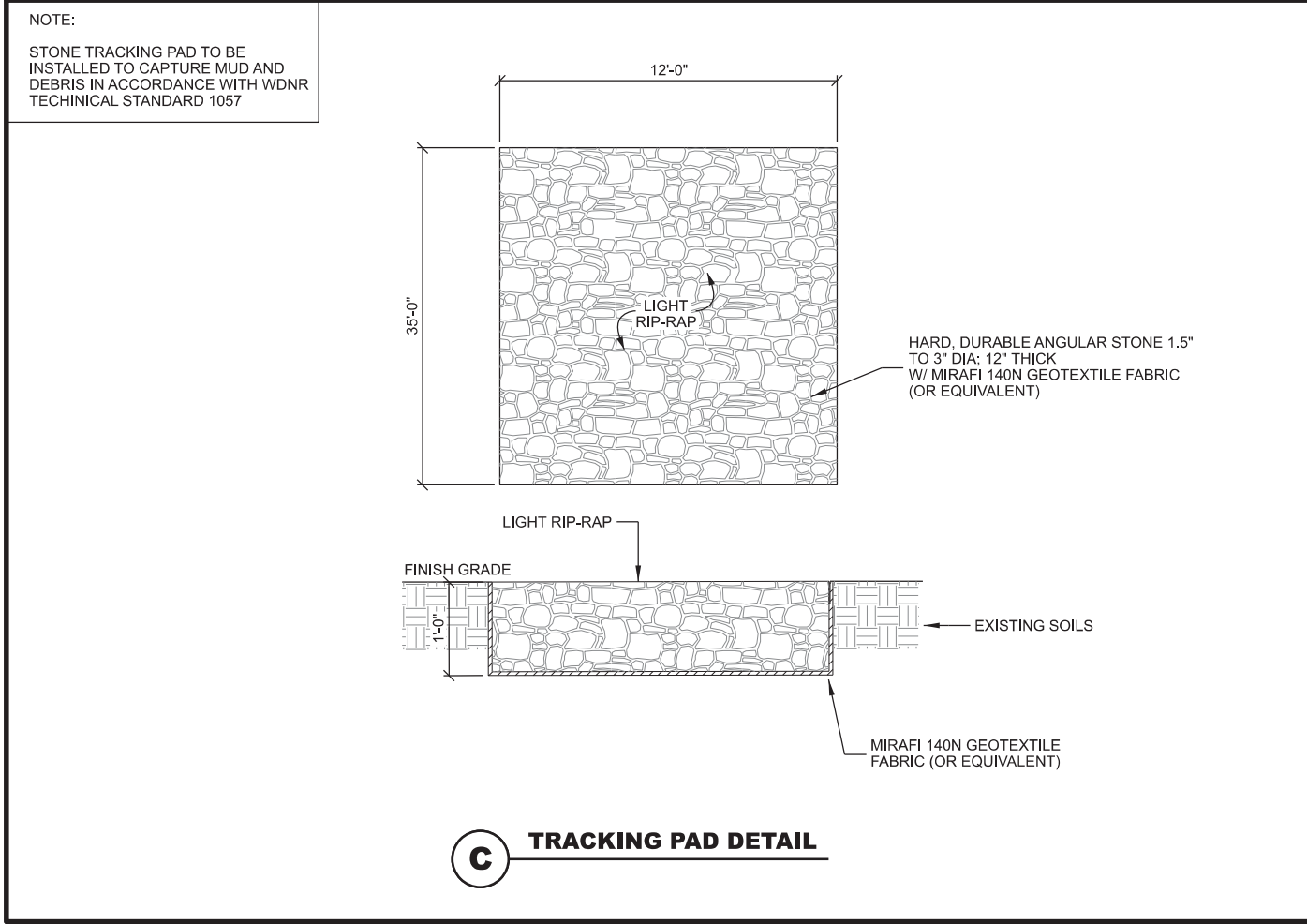
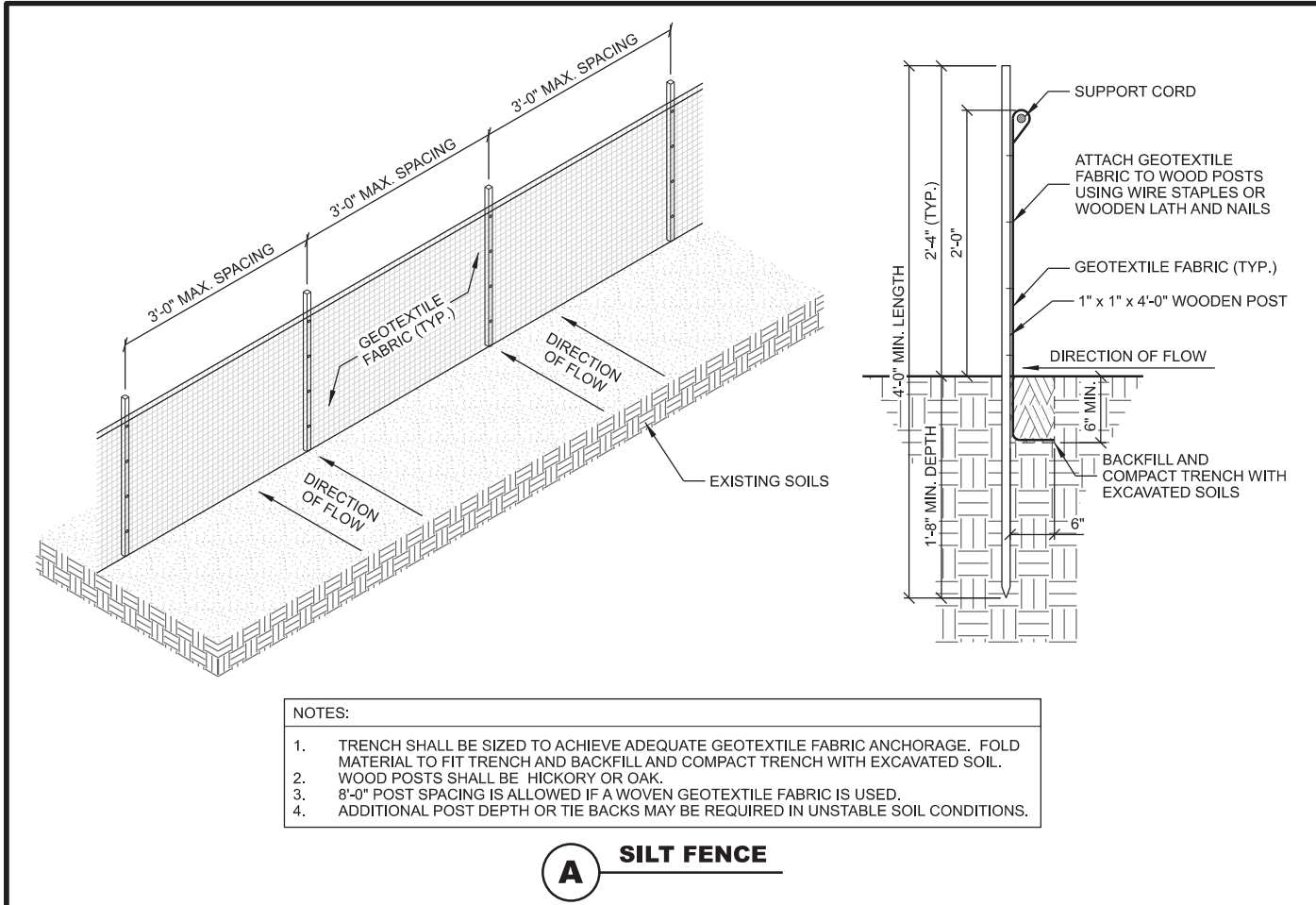


FENCE & GATE DETAILS  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

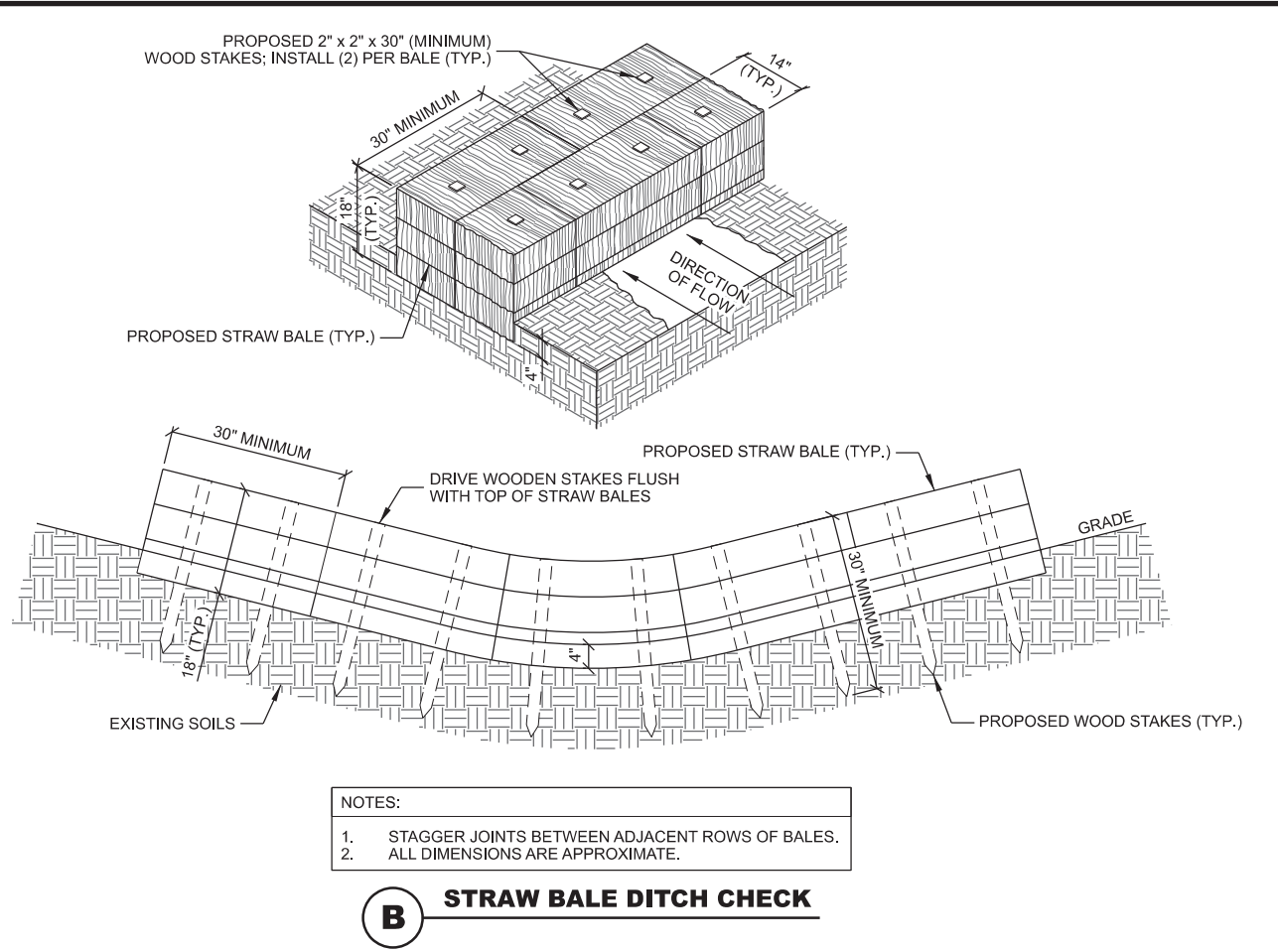
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CHECKED BY:	PCM
PLOT DATE:	10/20/2023
PROJECT NUMBER:	32691
SET TYPE:	DRAFT
SHEET NUMBER:	VzW C-503



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CONSULTANT:

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1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**GRADING DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

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**A** SITE OVERVIEW



**B** SITE OVERVIEW



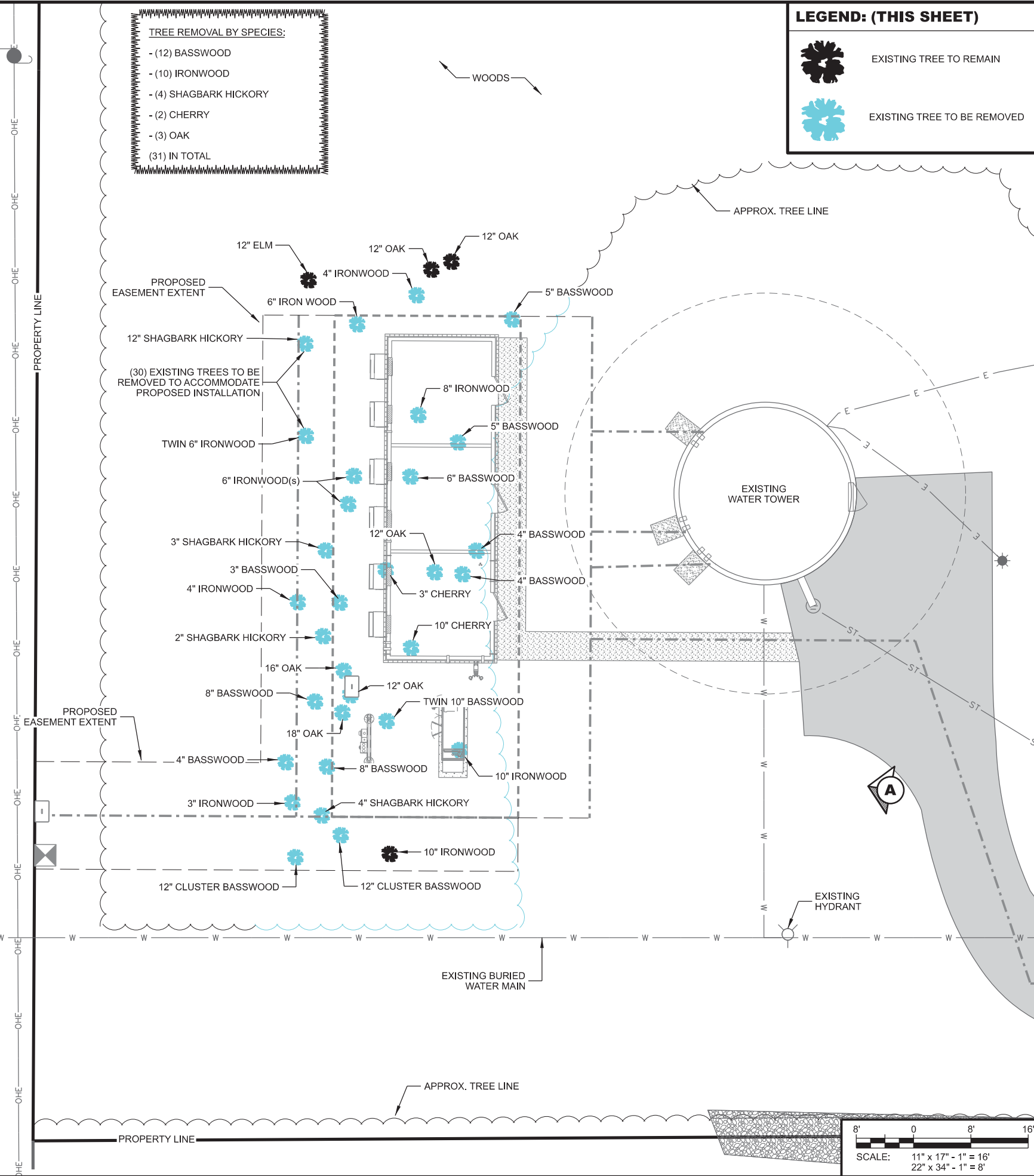
**C** APPROX. UTILITY RACK LOCATION



SIDE WALK

SIDE WALK

EXISTING HYDRANT



CONSULTANT:

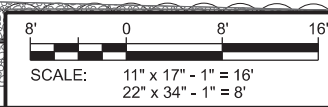
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**LANDSCAPE PRESERVATION PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

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PLOT DATE:		10/20/2023
PROJECT NUMBER:		32691
SET TYPE:		DRAFT
SHEET NUMBER:		<b>L-101</b>



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S.T.H. 164

RIGHT OF WAY

CONCRETE SIDE WALK

HWY 164 & K  
Village Of Sussex  
Plant List - 04/24/23

Deciduous Trees

Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Spacing
TA	4	Tilia americana	Basswood	60-80'	35-50'	2" BB	15' o.c.
CO	5	Carya ovata	Shagbark Hickory	80'	40'	2" BB	15' o.c.
QS	2	Quercus x schuettei	Hybrid Swamp x Bur Oak	75'	70'	2.5" BB	24' o.c.

Evergreen

Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Spacing
JV	12	Juniperus virginiana	Eastern Red Cedar	30-40'	15-20'	6'	12' o.c.

NOTES: (THIS SHEET)

1. PLANT CONTAINER OR BALLED-AND-BURLAPED PLANTS IN SPRING OR FALL.
2. PLANT ON A RAISED BED TO ENSURE PROPER DRAINAGE.
3. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION.
4. MINIMIZE DISTURBANCE TO EXISTING SITE TREES, PLANTS AND NATURAL ROCK OUT AS MUCH AS POSSIBLE FOR PROPOSED CONSTRUCTION.
5. ALL PROPOSED LANDSCAPE TREES AND SHRUBS SHALL BE PURCHASED FROM A LOCAL NURSERY WITH PLANT STOCK THAT ARE ACCLIMATED TO THE CLIMATIC VARIATION OF THE LOCAL REGION.
6. BEFORE LANDSCAPE TREES ARE PLANTED, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOT LINE LISTED ON G-001.
7. ALL DISTURBED SOILS LOCATED ADJACENT TO THE COMPOUND AND/OR WITHIN THE PLANTING AREAS SHALL BE LOOSENEED PRIOR TO ALL LANDSCAPE PLANTING.
8. AMEND NATIVE SOIL AS REQUIRED WITH ORGANIC MATTER SUCH AS PEAT MOSS AND/OR MANURE TO ENSURE ROOT ESTABLISHMENT OF NEWLY PLANTED TREES IF THE NATIVE SOIL CONSISTS OF SANDY LOAMS OR CLAYEY SOILS.
9. A ROOT STIMULATOR SUCH AS HI-YIELD OR EQUIVALENT SHALL BE UTILIZED PER THE MANUFACTURERS RECOMMENDATIONS AT THE TIME OF PLANTING.
10. MAINTENANCE TO INCLUDE WATERING OF NEWLY PLANTED TREES AT MINIMUM ONCE PER WEEK WITH A HOSE ON TRICKLE AT THE BASE OF THE TRUNK FOR A MIN. 30 MINUTES PER PLANT UNTIL FINAL ROOT ESTABLISHMENT, AND DURING DROUGHT CONDITIONS; AND SHEARING/ PRUNING OF LANDSCAPE TREES TO PROVIDE ACCESS AROUND COMPOUND AND TO THE ADJACENT DRAINAGE AREA.

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LANDSCAPE PLAN  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

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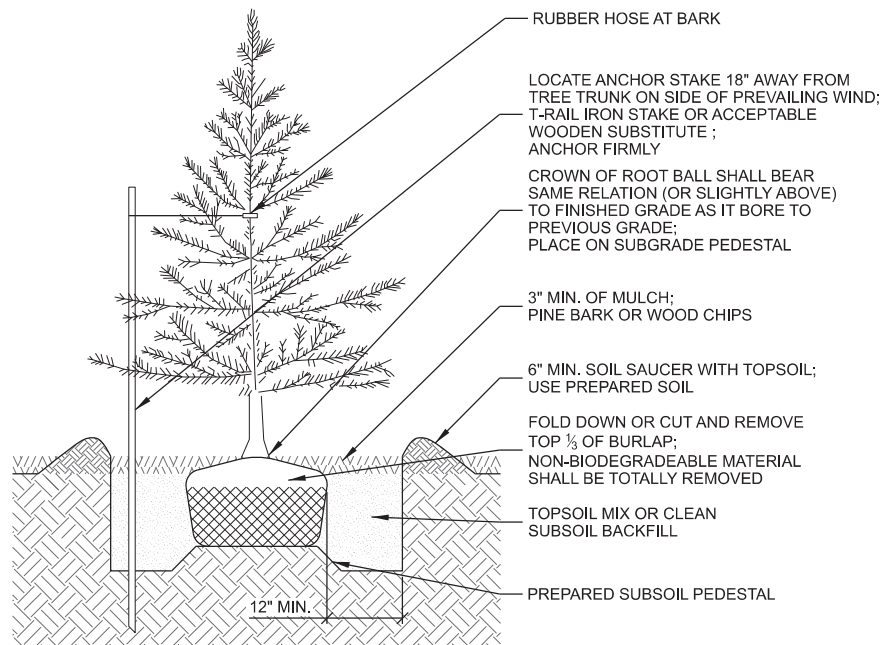
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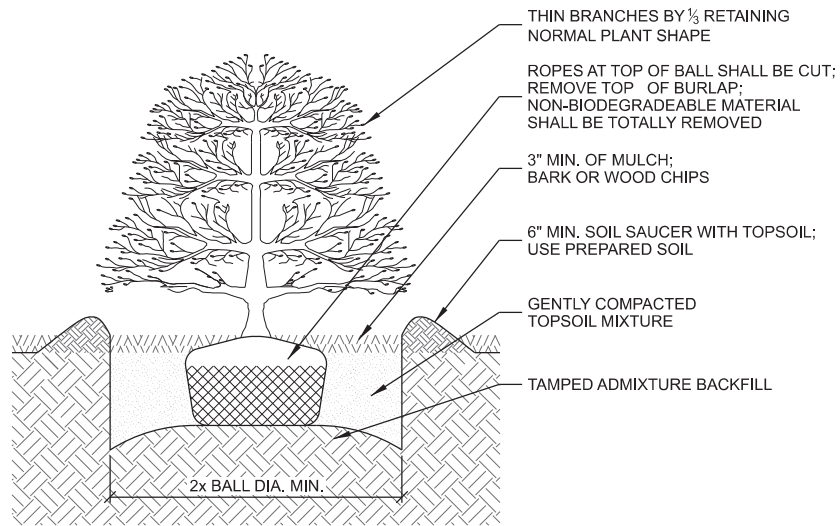
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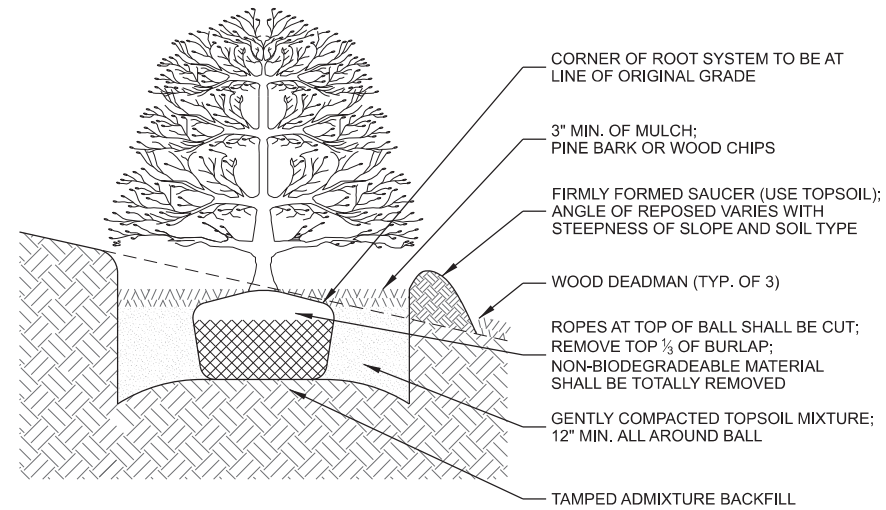
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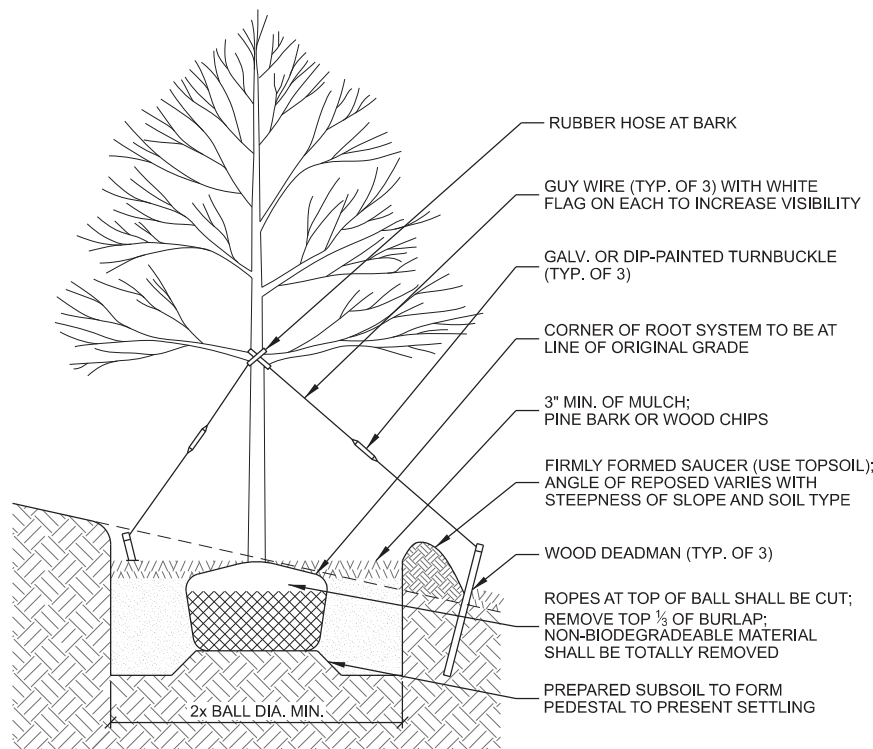
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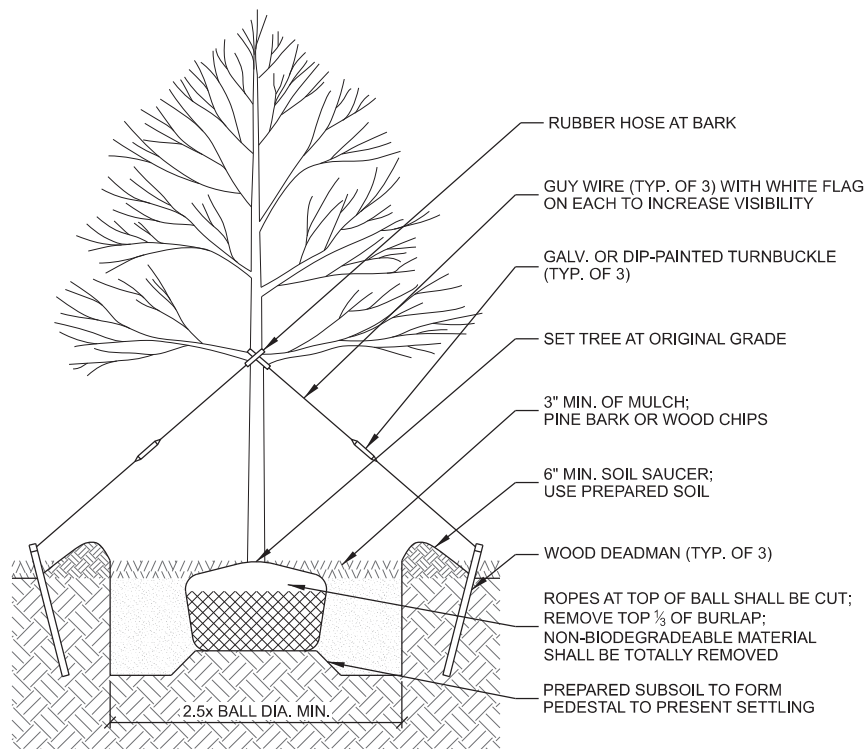
**B SHRUB PLANTING: BALL AND BURLAP**



**C SHRUB PLANTING ON SLOPE: BALL AND BURLAP**



**D DECIDUOUS TREE PLANTING ON SLOPE**



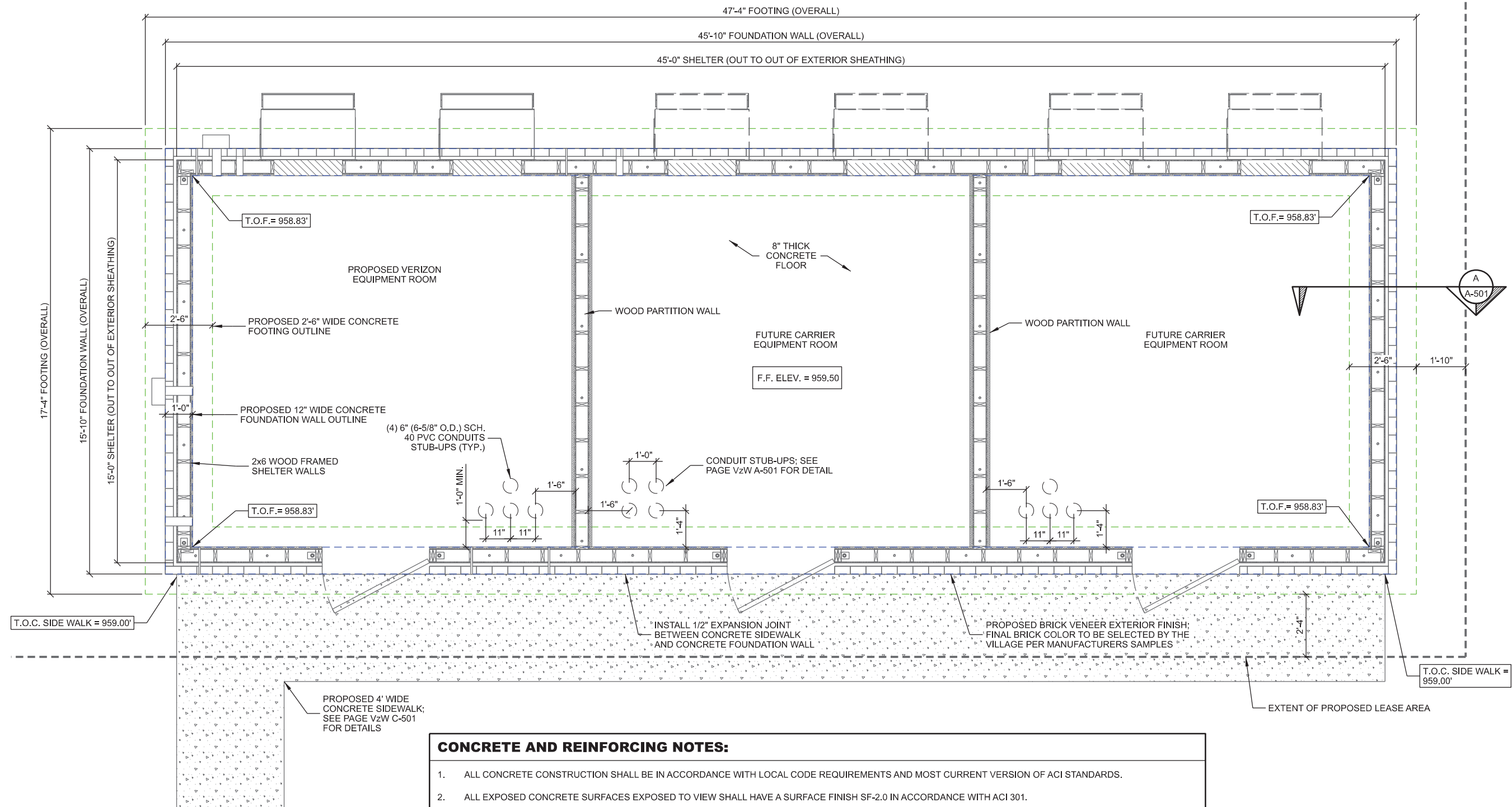
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ELEVATION CALLOUT NOTES:  
E = EXISTING GRADE  
P = PROPOSED GRADE  
T.O.F. = TOP OF FOUNDATION WALL  
F.F. = FINISHED FLOOR

#### CONCRETE AND REINFORCING NOTES:

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- ALL EXPOSED CONCRETE SURFACES EXPOSED TO VIEW SHALL HAVE A SURFACE FINISH SF-2.0 IN ACCORDANCE WITH ACI 301.
- ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A 28-DAY COMPRESSIVE STRENGTH ( $f'_c$ ) OF 4,000 PSI. EXPOSED EXTERIOR CONCRETE TO BE AIR ENTRAINED WITH 6% AIR CONTENT. CONTRACTOR TO PERFORM CONCRETE SLUMP TEST (4" MAX SLUMP). NO WATER TO BE ADDED AFTER SLUMP HAS BEEN MEASURED.
- ALL CONCRETE REINFORCING SHALL BE ASTM A615 GRADE 60 AND PLACED IN ACCORDANCE WITH ACI STANDARDS W/ 3" MIN COVERAGE IF CAST AGAINST EARTH AND 2" MIN COVERAGE OTHERWISE.
- REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH FOUNDATION TO A DEPTH OF AT LEAST 2'-0" BELOW FOUNDATION.
- GEOTECHNICAL REPORT NOT COMPLETED AT TIME OF DESIGN.
- SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM ALL FOUNDATIONS.
- CONCRETE FLOOR JOINTS TO BE PLACED APPROX. 15' APART. JOINT DEPTH SHALL BE 1/4" DEEP PER INCH OF PAVEMENT THICKNESS. SAW CUT JOINTS TO BE DONE 4- 12 HOURS AFTER CONCRETE HAS BEEN FINISHED. APPLY 2 COATS OF HI SOLIDS CURING COMPOUND (ASTM C309). DO NOT SEAL JOINTS.

#### A SHELTER FOUNDATION PLAN

SCALE: 11" x 17" - 1/4" = 1'-0"  
22" x 34" - 1/2" = 1'-0"

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
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608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

#### SHELTER FOUNDATION PLAN HWY 164 & K (FUZE # 16805550) SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY:	PCM
PLOT DATE:	10/20/2023
PROJECT NUMBER:	32691
SET TYPE:	DRAFT
SHEET NUMBER:	VzW A-101

CONSULTANT:

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d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**SHELTER FRAMING PLAN**  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY:

PCM

PLOT DATE:

10/20/2023

PROJECT NUMBER:

32691

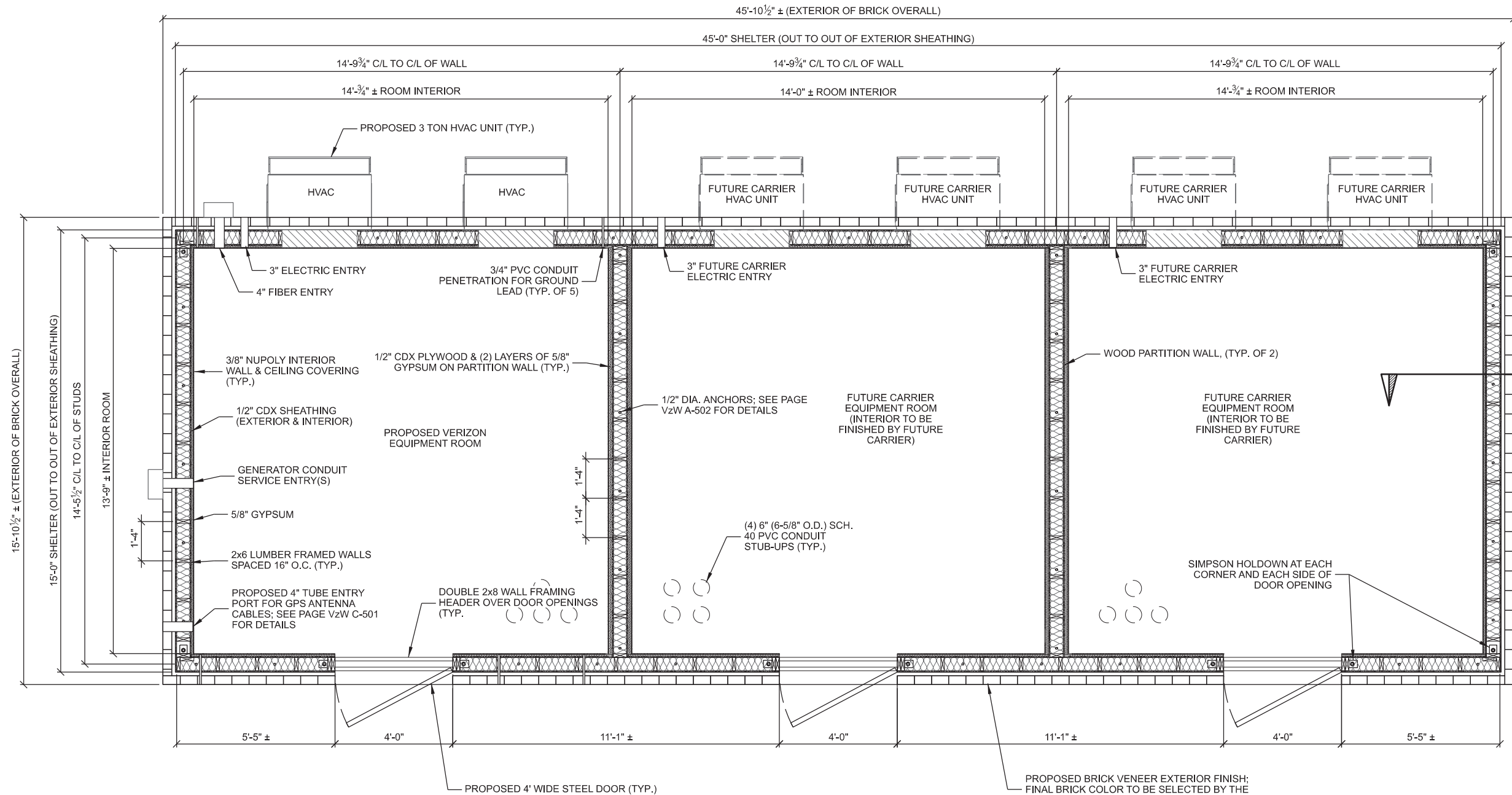
SET TYPE:

DRAFT

SHEET NUMBER:

**VzW A-102**

© EDGE CONSULTING ENGINEERS, INC.



NOTE:

G.C. TO VERIFY LOCATION OF UTILITY CONDUIT ENTRY

G.C. TO VERIFY LOCATION OF COAX CONDUIT STUB-UPS INSIDE SHELTER; CONDUIT STUB-UPS AT TOWER BASE TO BE IN-LINE WITH TOWER BELL PENETRATIONS

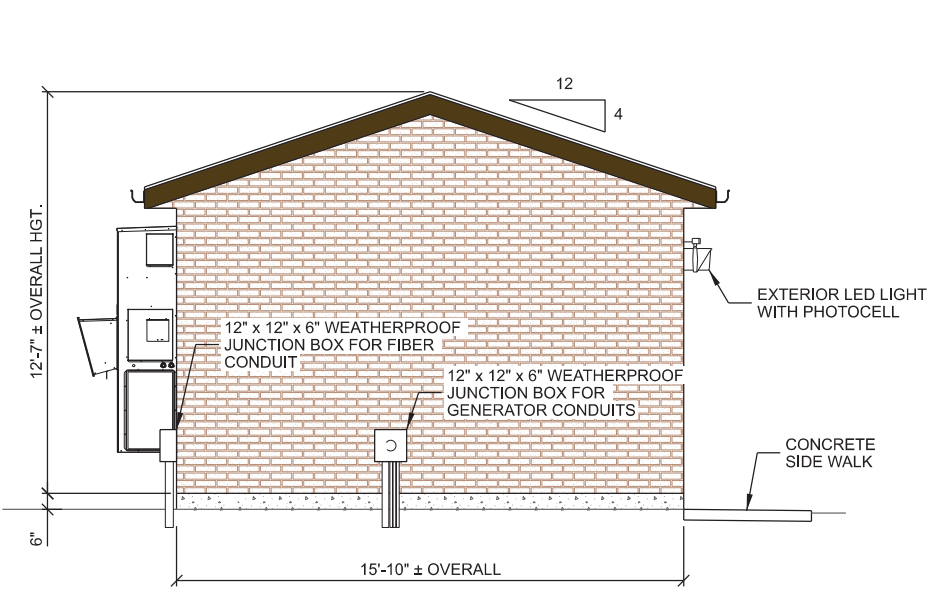
BUILDING ROOF 12" OVERHANG  
NOT SHOWN FOR CLARITY

**A SHELTER FRAMING PLAN**

SCALE: 11" x 17" - 1/4" = 1'-0"  
22" x 34" - 1/2" = 1'-0"

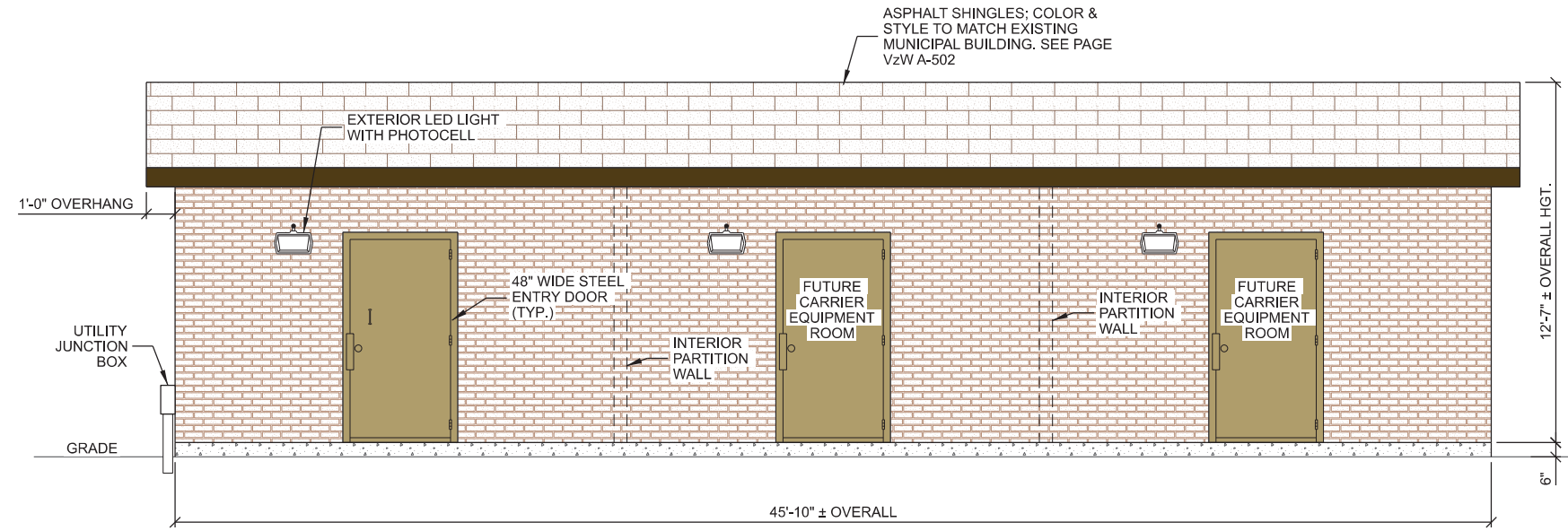
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CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I
CHECKED BY:		PCM
PLOT DATE:		10/20/2023
PROJECT NUMBER:		32691
SET TYPE:		DRAFT
SHEET NUMBER:		VzW A-201

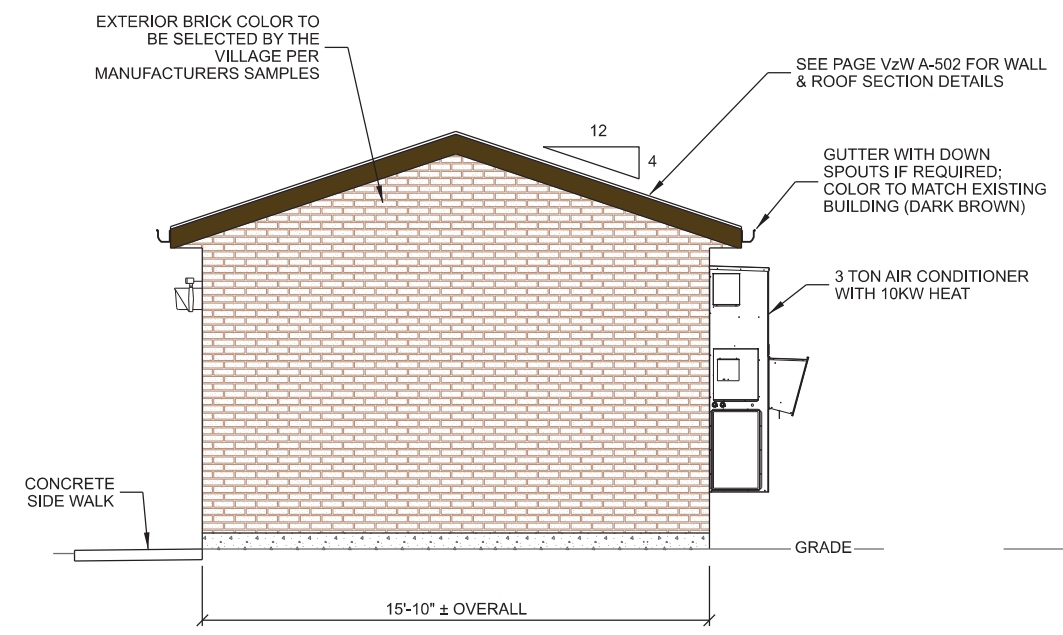


**A SOUTH SHELTER ELEVATION**

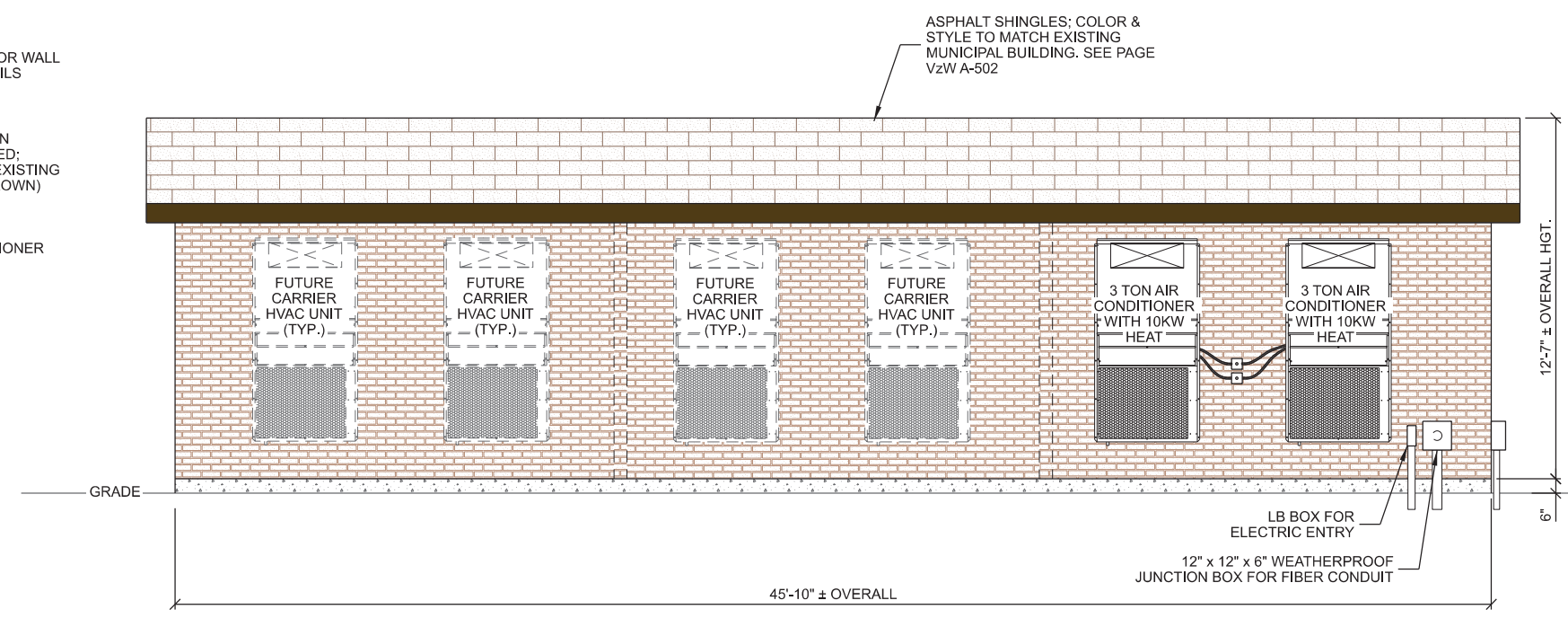
EXTERIOR FINISH SCHEDULE	
SHINGLES:	MATCH TO EXISTING BUILDING
SIDING:	BRICK VENEER
SOFFIT:	DARK BROWN
DOOR:	MATCH TO EXISTING BUILDING
GUTTER:	DARK BROWN



**B EAST SHELTER ELEVATION**

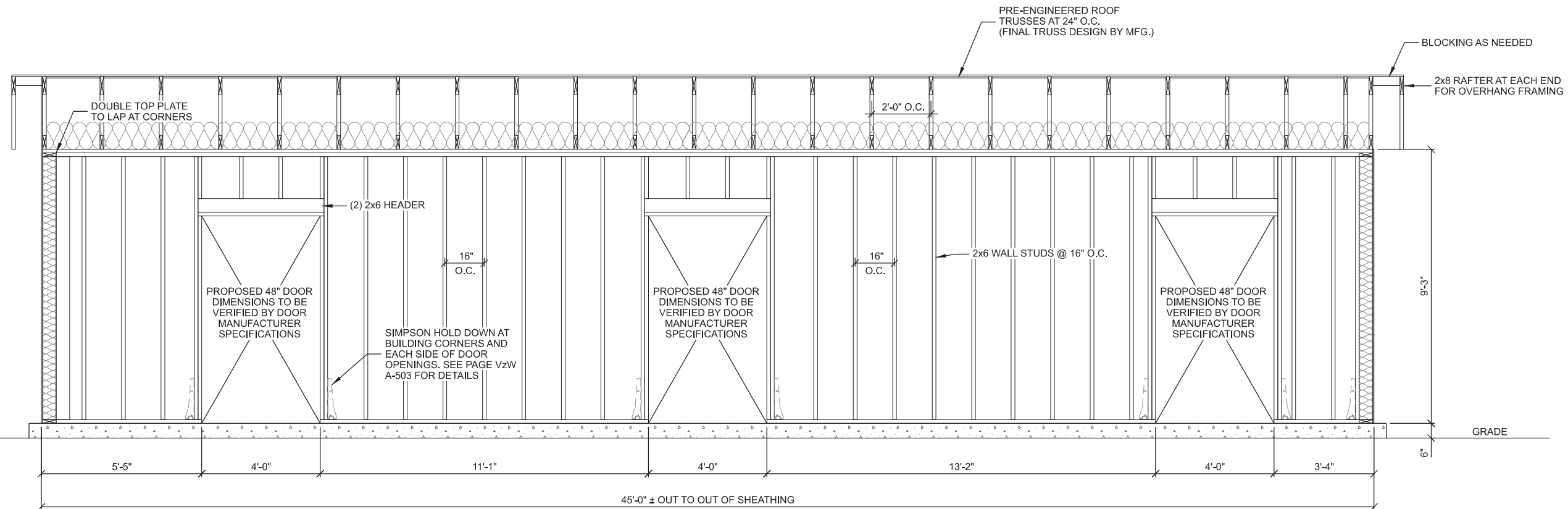


**C NORTH SHELTER ELEVATION**

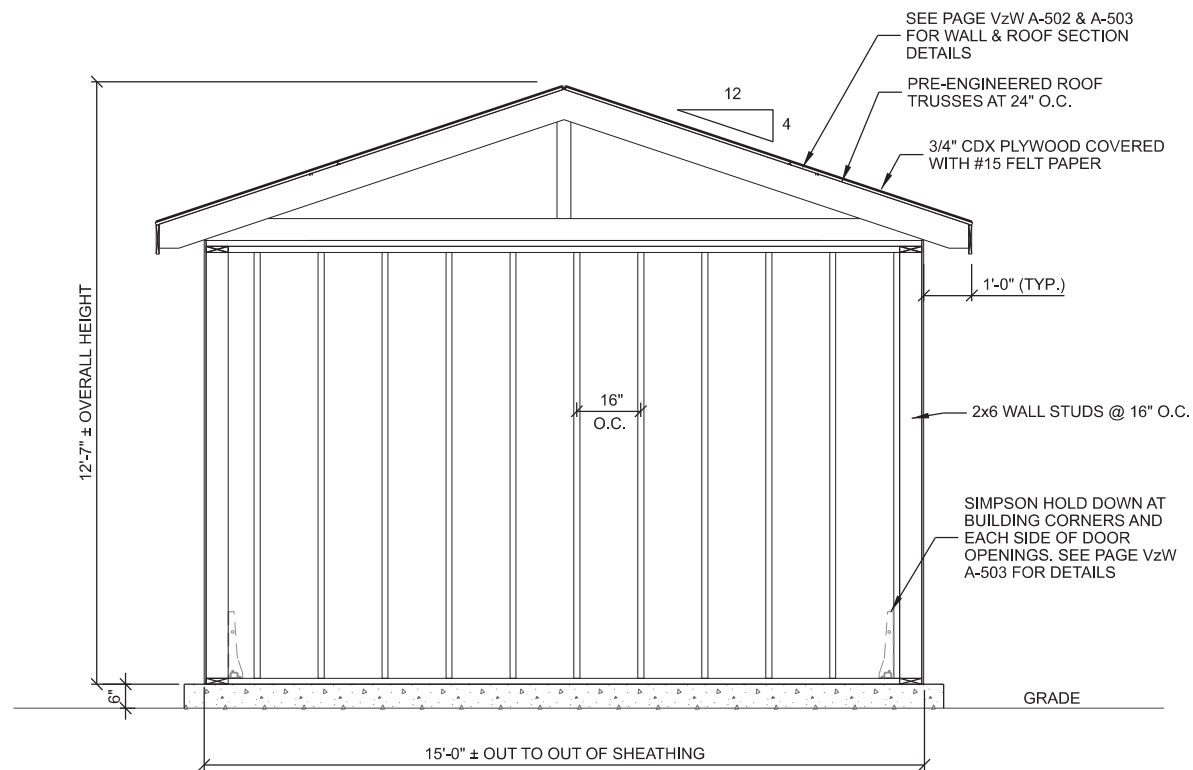


**D WEST SHELTER ELEVATION**

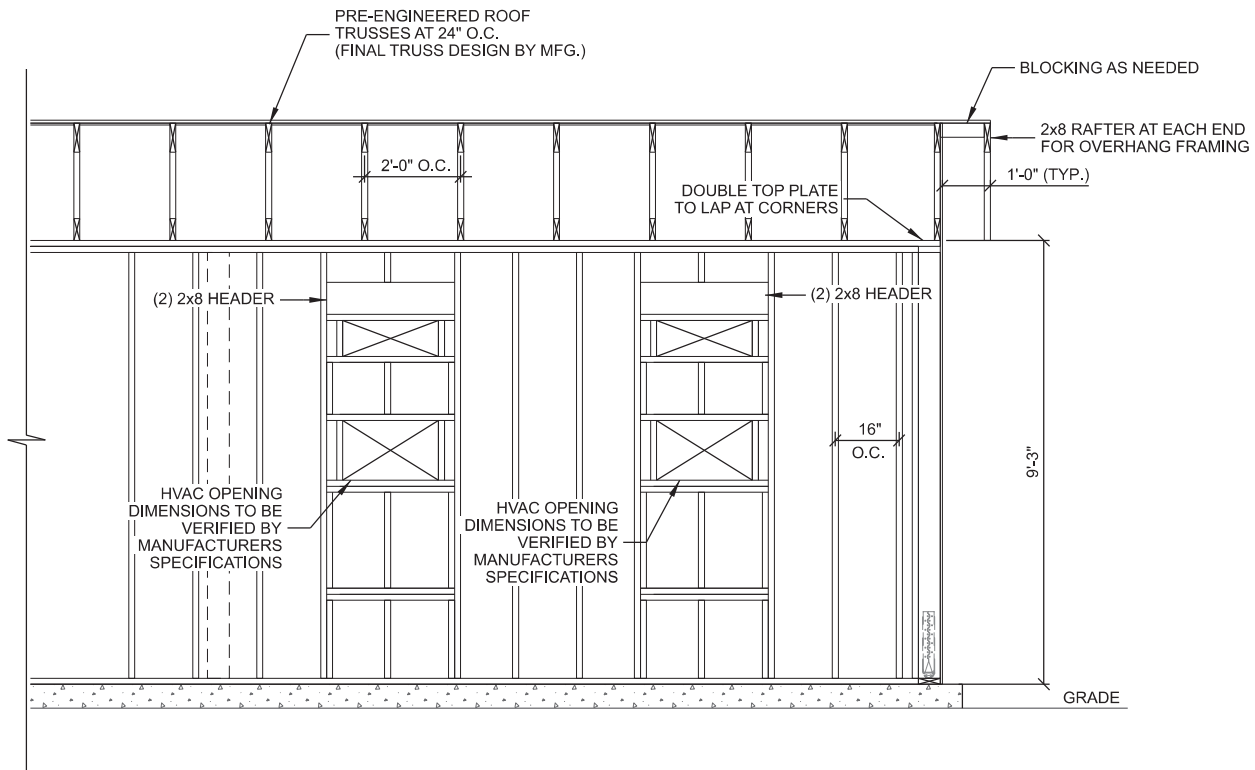




**A EAST FRAMING ELEVATION**  
 SCALE: 11" x 17" - 1/4" = 1'-0"  
 22" x 34" - 1/2" = 1'-0"



**B SOUTH FRAMING ELEVATION**  
 SCALE: 11" x 17" - 1/4" = 1'-0"  
 22" x 34" - 1/2" = 1'-0"



**C PARTIAL WEST FRAMING ELEVATION**  
 SCALE: 11" x 17" - 1/4" = 1'-0"  
 22" x 34" - 1/2" = 1'-0"

CONSULTANT:

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CLIENT:

**verizon**  
 CHICAGO SMSA LIMITED PARTNERSHIP  
 d/b/a VERIZON WIRELESS  
 1701 GOLF ROAD  
 TOWER 2, SUITE 400  
 ROLLING MEADOW, IL 60008

**SHELTER FRAMING ELEVATIONS**  
 HWY 164 & K (FUZE # 16805550)  
 SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY: PCM

PLOT DATE: 10/20/2023

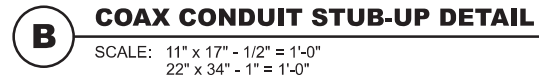
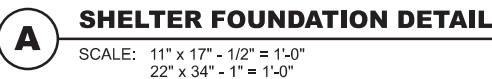
PROJECT NUMBER: 32691

SET TYPE: DRAFT

SHEET NUMBER: VzW A-202

TYPE "N" / S MORTAR	TYPE "M" MORTAR	NET AREA COMPRESSIVE STRENGTH*
1250	1300	1000
1900	2150	1500
2800	3050	2000
3750	4050	2500
4800	5250	3000

SEE PAGE VzW A-502 FOR TOP OF WALL  
AND ROOF FRAMING DETAILS

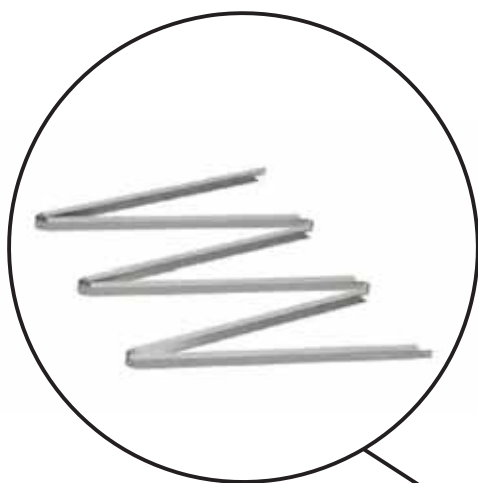


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**verizon** ✓  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**SHELTER FOUNDATION DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I
CHECKED BY	PCM	
PLOT DATE	10/20/2023	
PROJECT NUMBER	32691	
SET TYPE	DRAFT	
SHEET NUMBER	VzW A-501	



FRAMING NOTE:

- WOOD FRAMING CONNECTIONS NOT SPECIFICALLY CALLED OUT IN THE PLANS SHALL BE PER THE FASTENING SCHEDULE, TABLE 2304.9.1, PER THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE
- ALL SIMPSON CONNECTORS SHALL BE ZMAX (G185) OR HOT-DIP GALVANIZED (HDG)

INTERIOR  
FINISH SCHEDULE

FLOOR TILE:	OFF WHITE, SPECKLED
BASE BOARD:	DARK GRAY

WOOD CONSTRUCTION NOTES:

CONTRACTOR TO FOLLOW AMERICAN WOOD COUNCIL (AWC) WOOD FRAME CONSTRUCTION MANUAL.

1. TIMBER DESIGN & INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
2. ALL CONNECTIONS SHALL HAVE A CORROSION RESISTANT COATING APPLIED.
3. ALL SIZES SHOWN FOR TIMBER MEMBERS ARE STANDARD NOMINAL DIMENSIONS.
4. ALL 2x12 AND LARGER TIMBER MEMBERS SHALL BE SOUTHERN PINE No. 2 OR BETTER. ALL OTHER MEMBERS MAY BE SPRUCE-PINE-FIR No. 2 OR BETTER. IF SPECIFIC SPECIES AND GRADE OF LUMBER IS UNAVAILABLE, CONTACT STRUCTURAL ENGINEER FOR SUITABLE SUBSTITUTIONS.
5. PLYWOOD SHEATHING TO BE GRADED APA STRUCTURAL 1.
6. ALL EXTERIOR EXPOSED TIMBER MEMBERS AND INTERIOR MEMBERS IN CONTACT W/ CONCRETE OR OTHERWISE NOTED TO BE PRESSURE TREATED WITH A NON-ARSENATE COMPOUND.

7. ALL BOLTS, LAG SCREWS, AND NAILS SHALL HAVE A HOT DIP GALVANIZED FINISH.

8. ALL SIMPSON CONNECTORS SHALL BE ZMAX (G185) OR HOT-DIP GALVANIZED (HDG).

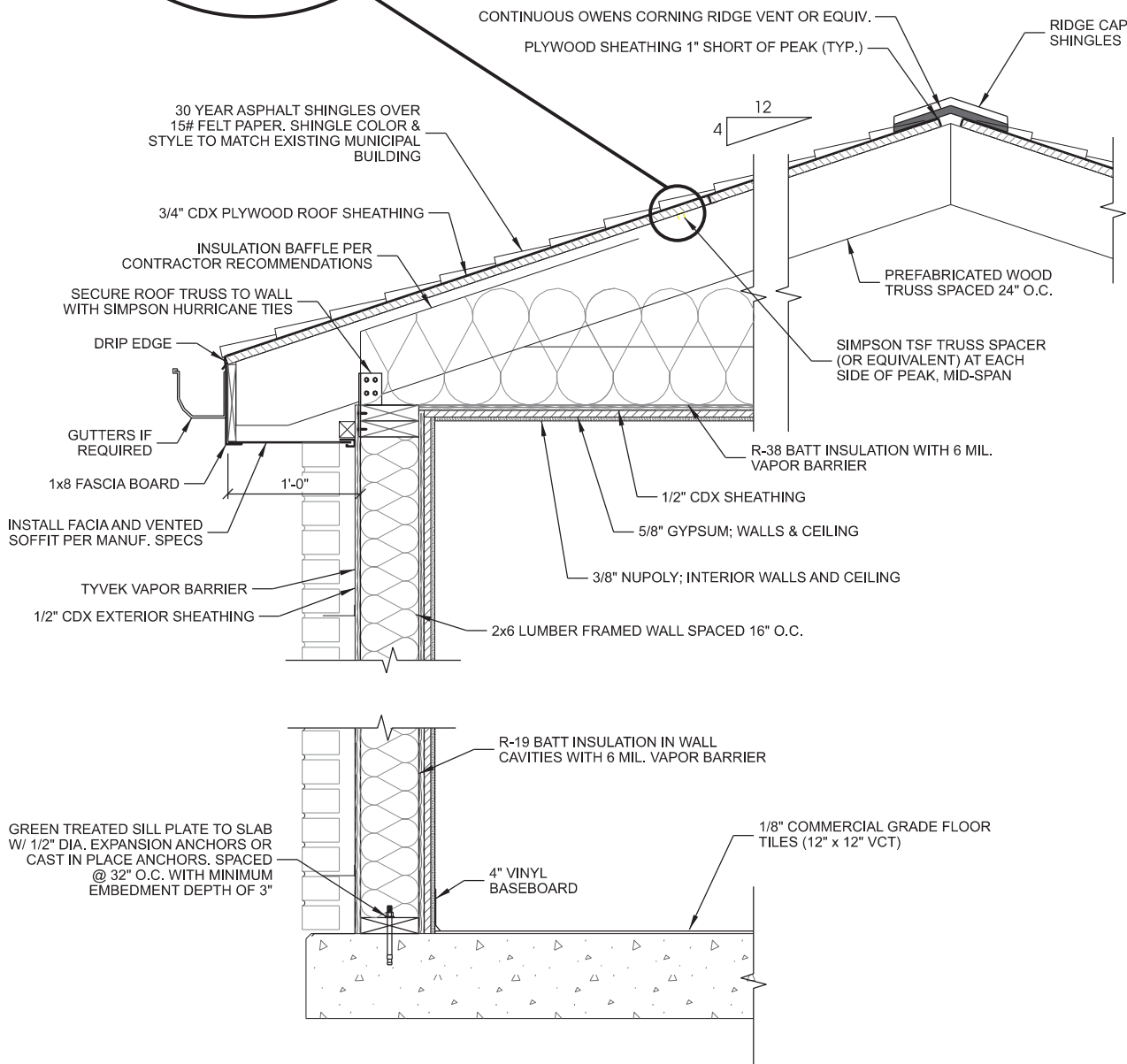
9. ROOF TRUSSES TO BE DESIGNED BY THE TRUSS MANUFACTURER PER THE REQUIREMENTS OF THE STATE ENROLLED BUILDING CODE AND THE BUILDING PLANS. SUPPLIER TO PROVIDE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 2303.4.1.

10. THE CONTRACTOR SHALL SUBMIT FOR REVIEW PRIOR TO CONSTRUCTION (1) ONE SET OF CONSTRUCTION PLANS PROVIDED BY THE ROOF TRUSS PROVIDER.

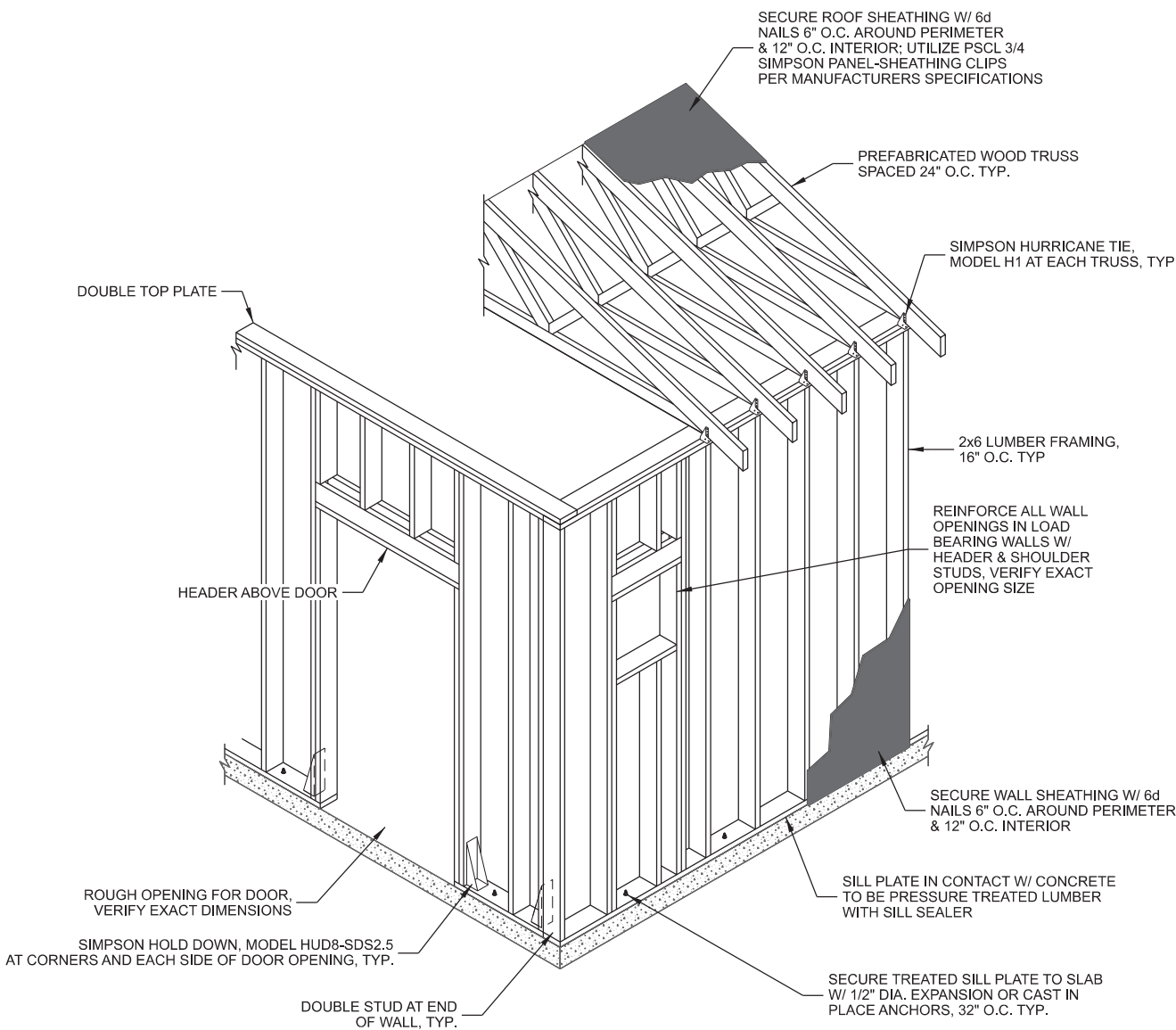
11. THE INSTALLATION OF BOLTS IN TIMBER MEMBERS SHALL MEET THE REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1.

12. BOLT HOLES IN TIMBER MEMBERS SHALL BE A MIN. OF 1/32" TO A MAX. OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN AND SIDE MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

13. A STANDARD CUT WASHER, METAL PLATE OR STAMPED STEEL STRAP OR PLATE, OF SIZE NOT LESS THAN THE STANDARD CUT WASHER, SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.



**A** SHELTER WALL & ROOF SECTION DETAIL  
SCALE: NTS



**B** TYP. SHELTER WALL FRAMING  
SCALE: NTS

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
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CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
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1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

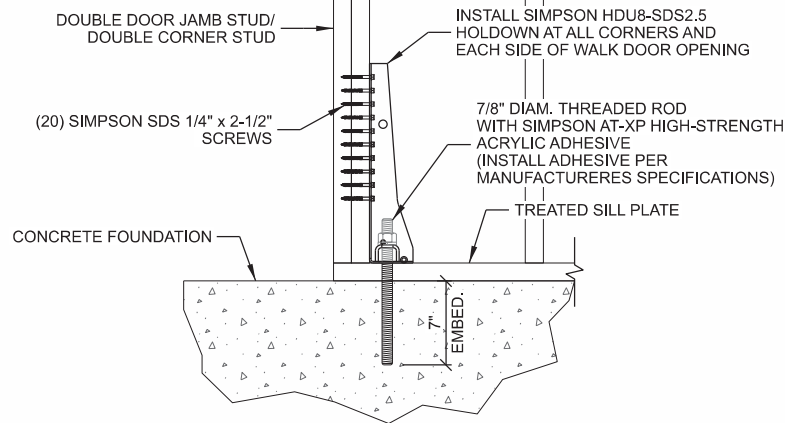
**SHELTER FRAMING DETAILS**  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

SUBMITTAL:

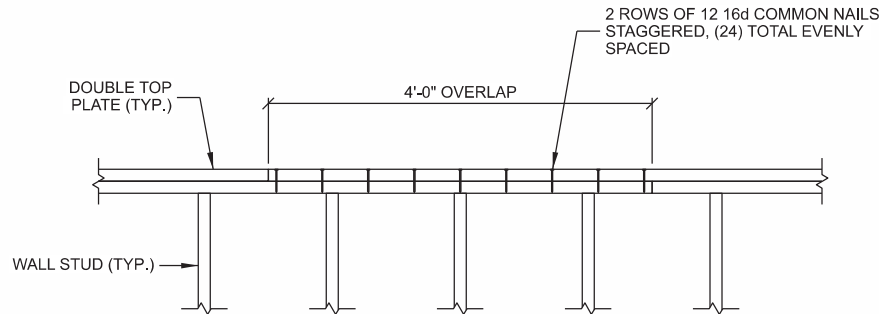
INT.	DATE	DESCRIPTION:
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CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY	PCM
PLOT DATE	10/20/2023
PROJECT NUMBER	32691
SET TYPE	DRAFT
SHEET NUMBER	<b>VzW A-502</b>

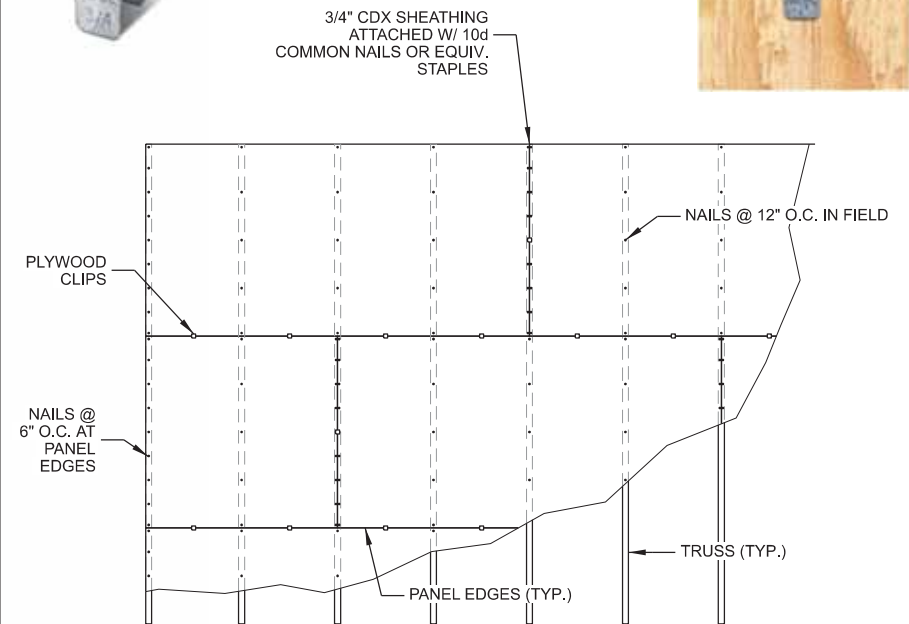




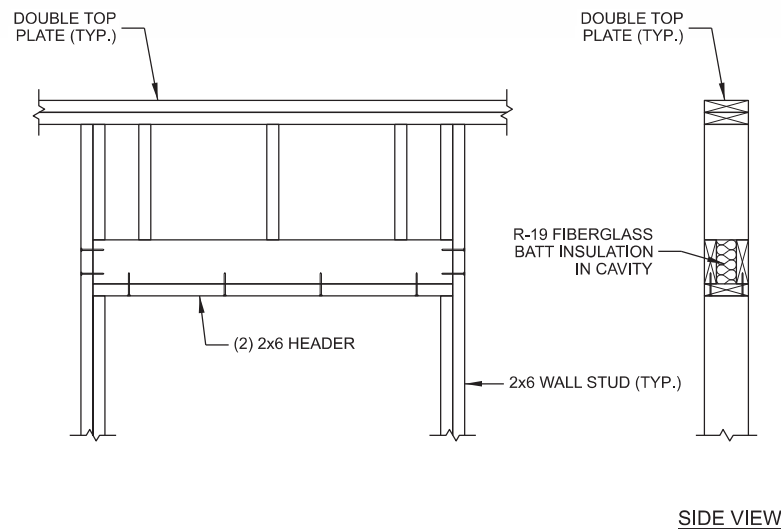
**A** **HOLDDOWN DETAIL**  
SCALE: NTS



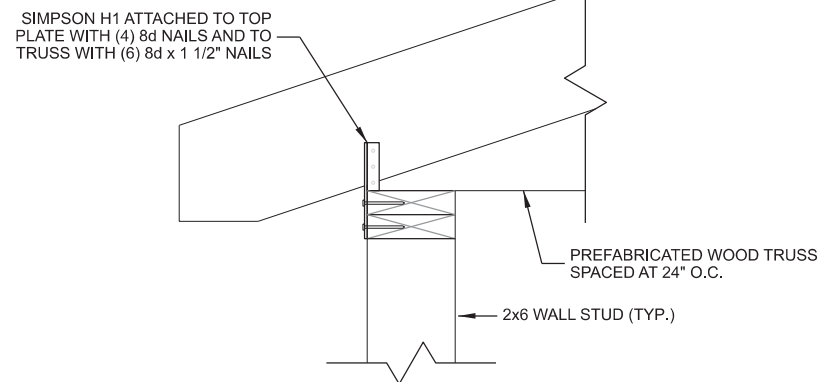
**B** **TOP PLATE SPLICE DETAIL**  
SCALE: NTS



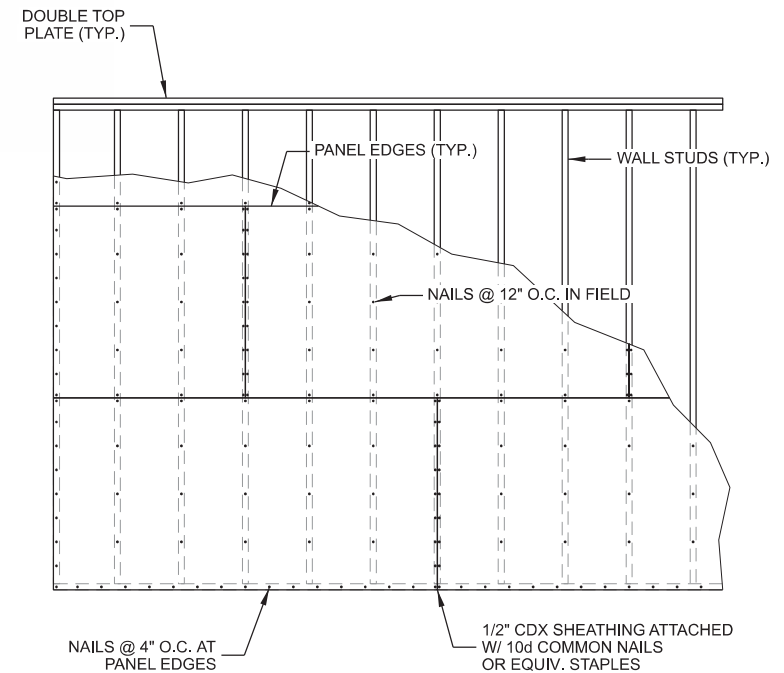
**C** **UNBLOCKED WOOD ROOF DIAPHRAGM NAILING**  
SCALE: NTS



**D** **HEADER DETAIL**  
SCALE: NTS



**E** **TRUSS TO WALL DETAIL**  
SCALE: NTS



**F** **UNBLOCKED WOOD WALL DIAPHRAGM NAILING**  
SCALE: NTS

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ROLLING MEADOW, IL 60008

**SHELTER FRAMING DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
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CV	10/20/23	REV. I
CHECKED BY:		PCM
PLOT DATE:		10/20/2023
PROJECT NUMBER:		32691
SET TYPE:		DRAFT
SHEET NUMBER:		<b>VzW A-503</b>

NHH-65C-R2B



6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 2x RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One RET for low band and one RET for both high bands to ensure same tilt level for 4x Rx or 4x MIMO

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	16.0	16.1	17.3	17.7	18.3	18.2
Beamwidth, Horizontal, degrees	65	62	74	66	62	59
Beamwidth, Vertical, degrees	9.0	7.9	5.6	5.2	4.9	4.5
Beam Tilt, degrees	0–11	0–11	0–7	0–7	0–7	0–7
USLS (First Lobe), dB	21	18	19	20	22	18
Front-to-Back Ratio at 180°, dB	35	31	33	29	29	30
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR   Return Loss, dB	1.5   14.0	1.5   14.0	1.5   14.0	1.5   14.0	1.5   14.0	1.5   14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	400	400	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA\*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	15.8	15.9	16.9	17.5	18.0	17.9
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.4	±0.4	±0.3	±0.6	±0.4
Gain by Beam Tilt, average, dBi	0°   15.9 5°   15.9 11°   15.5	0°   15.8 5°   16.0 11°   15.7	0°   16.9 4°   17.0 7°   16.9	0°   17.4 4°   17.5 7°   17.4	0°   17.9 4°   18.0 7°   18.0	0°   17.8 4°   17.9 7°   17.9
Beamwidth, Horizontal Tolerance, degrees	±1.2	±1.6	±5.3	±3.4	±6	±3.1
Beamwidth, Vertical Tolerance, degrees	±0.6	±0.4	±0.3	±0.2	±0.2	±0.2
USLS, beampeak to 20° above beampeak, dB	15	14	17	16	17	15
Front-to-Back Total Power at 180° ± 30°, dB	26	24	28	25	25	24
CPR at Boresight, dB	18	26	20	25	20	17
CPR at Sector, dB	15	9	11	10	8	2

\* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper Time to Raise the Bar on BSAs](#).

NHH-65C-R2B

Band	Multiband
Performance Note	Outdoor usage
Total Input Power, maximum	500 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	6
RF Connector Quantity, low band	2
RF Connector Quantity, high band	4
RF Connector Interface	7-16 DIN Female
Color	Light gray
Grounding Type	RF connector body grounded to reflector and mounting bracket
Radiator Material	Copper   Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	393.0 N @ 150 km/h 88.3 lbf @ 150 km/h
Wind Loading, lateral	330.0 N @ 150 km/h 74.2 lbf @ 150 km/h
Wind Loading, maximum	757.0 N @ 150 km/h 170.2 lbf @ 150 km/h
Wind Speed, maximum	241 km/h   150 mph

Dimensions

Length	2438.0 mm   96.0 in
Width	301.0 mm   11.9 in
Depth	180.0 mm   7.1 in
Net Weight, without mounting kit	23.4 kg   51.6 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal Bias Tee	Port 1   Port 3
Internal RET	High band (1)   Low band (1)
Power Consumption, idle state, maximum	2 W
Power Consumption, normal conditions, maximum	13 W
Protocol	3GPP/3GPP2 2.0 (Single RET)
RET Interface	8-pin DIN Female   8-pin DIN Male
RET Interface, quantity	2 female   2 male

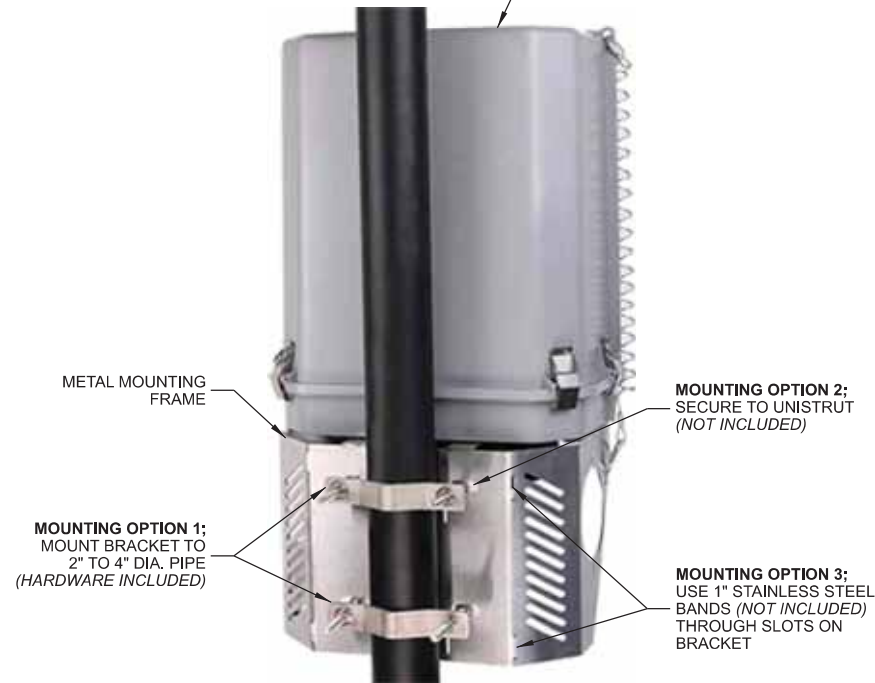
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CV	09/27/23	REV. H
CV	10/20/23	REV. I
CHECKED BY:	PCM	
PLOT DATE	10/20/2023	
PROJECT NUMBER	32691	
SET TYPE	DRAFT	
SHEET NUMBER	VzW T-001	





**MANUFACTURER:** RAYCAP  
**MODEL:** MOUNTING BRACKET  
**INCLUDED WITH RAYCAP SPD.**

RAYCAP SURGE  
— PROTECTOR DEVICE  
(SPD)

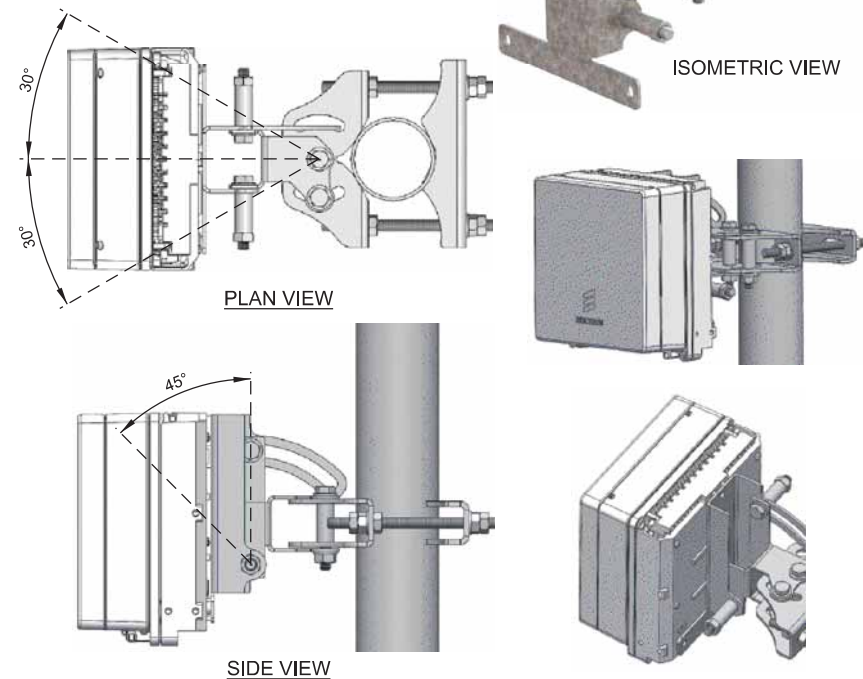


## A RAYCAP SURGE PROTECTOR DEVICE (SPD) MOUNT

**MANUFACTURER:** ERICSSON  
**MODEL:** SXX 109 2165/1  
**WEIGHT:** 6 LBS

BRACKET FOR ATTACHING MICRO ERS  
UNITS TO A POLE, WALL, ANGLE TOWER  
OR SQUARE TUBE.

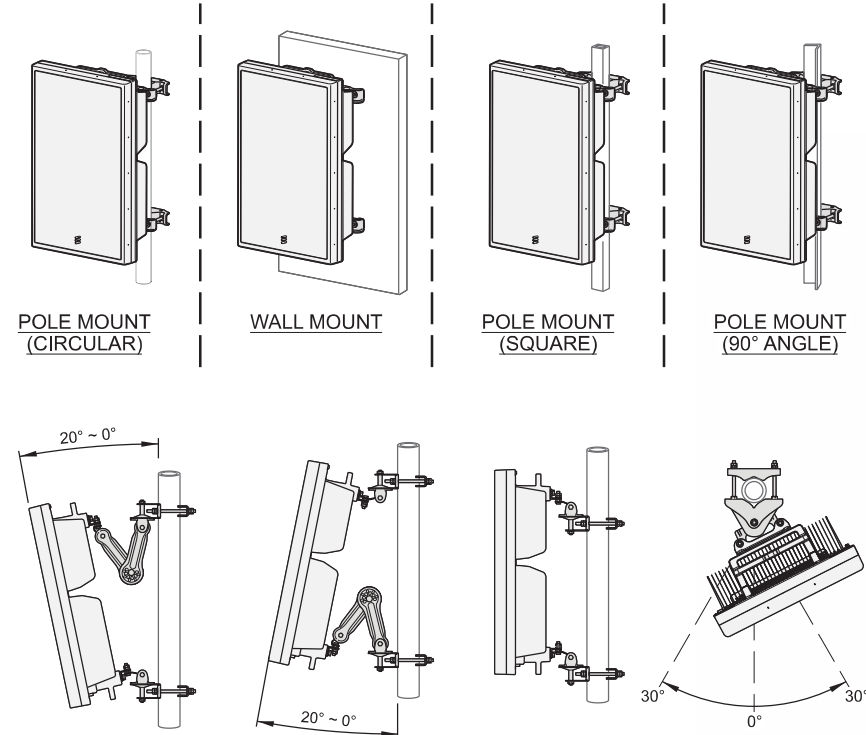
TO BE USED WITH MICRO ERS RADIOS



## C MICRO ERS TILT BRACKET

**MANUFACTURER:** ERICSSON  
**MODEL:** SXK 109 2064/1 (SWIVEL ANGLE)  
 SXK 109 2065/1 (SWIVEL ANGLE AND TILT ANGLE)  
**WEIGHT:** 9.7 LBS. (SWIVEL ANGLE)  
 13.0 LBS. (SWIVEL ANGLE AND TILT ANGLE)

POLE	CICULAR	SQUARE	90° ANGLE
MIN. OUTER DIMENSION	3" DIA.	2" x 2"	2" x 2"
MAX. OUTER DIMENSION	4.5" DIA.	3.15" x 3.15"	3.15" x 3.15"

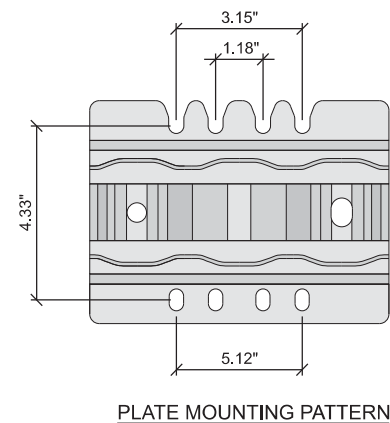


## B ERICSSON SWIVEL MOUNT KIT

**MANUFACTURER:** ERICSSON  
**MODEL:** SXK 109 1973/2  
**WEIGHT:** 3.75 LBS

BRACKET FOR ATTACHING TWO STANDARD OR HEAVY ERS UNITS WITH A HOLE PATTERN OF CC 30 MM AND/OR CC 80 MM., EITHER TO A POLE, WALL, ANGLE TOWER OR SQUARE TUBE.

BOLTS FOR ATTACHING TWO ERS UNITS ARE SUPPLIED IN THE PACKAGE.



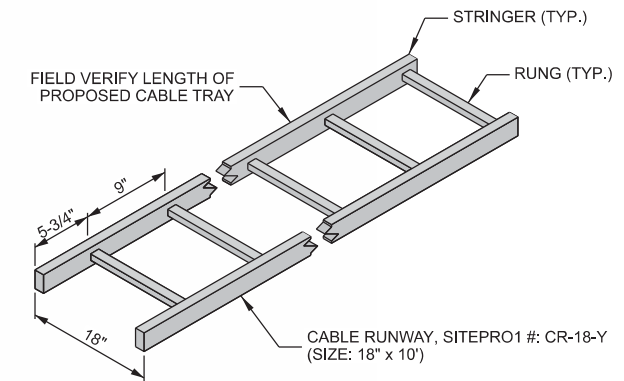
## D DUAL ERS BRACKET

NOTE:

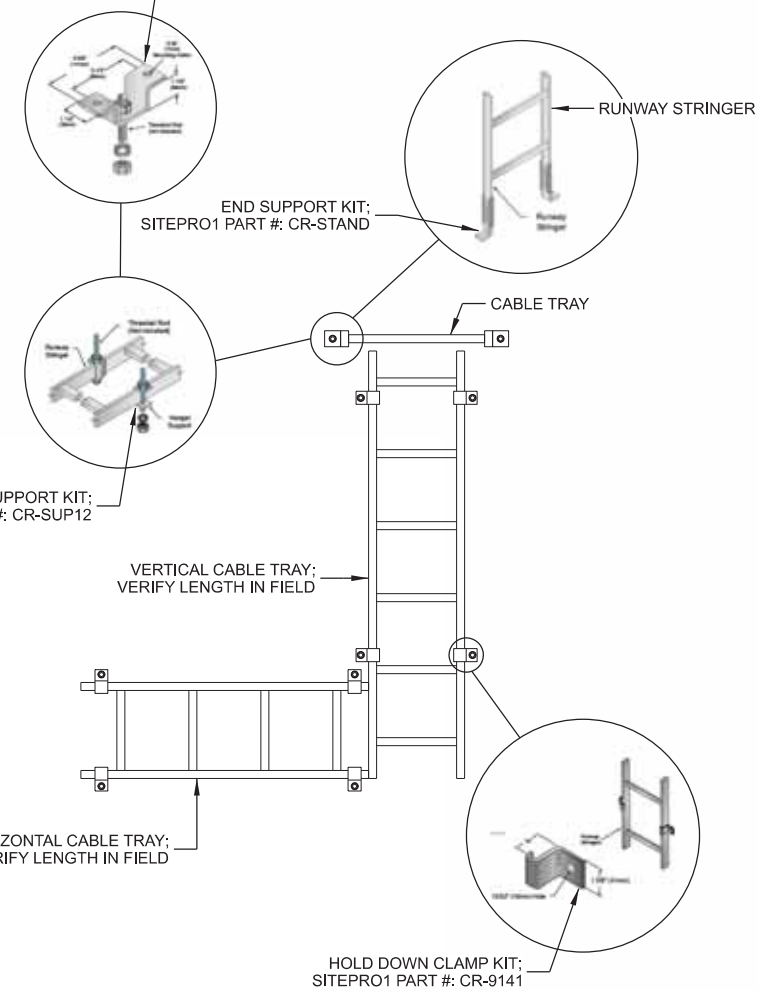
3/8" x 1-1/2" TUBULAR STEEL  
STRINGER  
1/2" x 1" WELDED STEEL RINGS  
SITEPRO1 PART #: CR-18-Y OR  
APPROVED EQUIVALENT.

RUNWAY SUPPORT KIT; SITEPRO 1  
PART #: CR-SUP12 OR APPROVED  
EQUIVALENT

CEILING HANGING KIT; SITEPRO 1  
PART # CR-HANG12 OR APPROVED  
EQUIVALENT



CEILING HANGING KIT;  
SITEPRO1 PART #: CR-HANG12



## E CABLE TRAY DETAIL

CONSULTANT:



CLIENT:



**MOUNTING SPECIFICATIONS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

**SUBMITTAL:**

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED

BCM

PLOT

10/00/0000

PROJECT

32691

SET

DRAFT

QUEST



☒ YES ☐ NO

Date: 11/28/2022

PER VILLAGE OF SUSSEX:

TOUCH UP PAINTING ON THE TOWER AFTER  
INSTALLATION NEEDS TO BE COMPLETED BY  
THE VILLAGE'S MAINTENANCE CONTRACTOR WITH  
THE BILL FOR THE COSTS GOING TO  
VERIZON

NOTES:	
1.	CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNAS WITH PROJECT MANAGER AND FINAL RF DESIGN.
2.	CONTRACTOR TO VERIFY LIGHTNING ROD EXTENDS 2' MIN. ABOVE ALL ANTENNAS & EQUIPMENT.
3.	REFER TO STRUCTURAL REVIEW NOTE ON G-001.

SCALE: 11" x 17" - 1" = 16'-0"  
22" x 34" - 1" = 8'-0"



CLIENT:

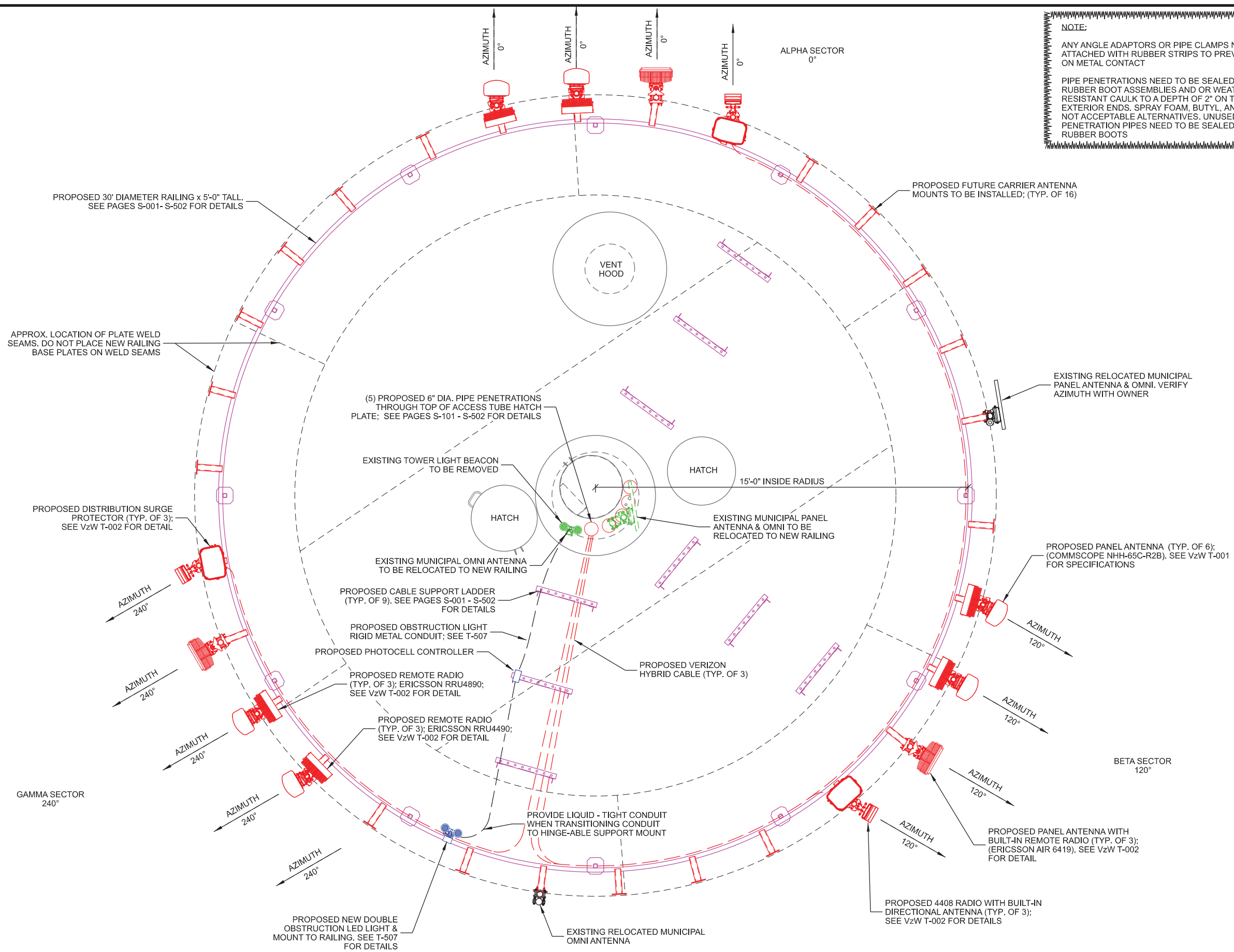
**verizon** 

CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

[illegible]© EDGE CONSULTING ENGINEERS, INC



NORTH



NOTE:

ANY ANGLE ADAPTORS OR PIPE CLAMPS NEED TO BE ATTACHED WITH RUBBER STRIPS TO PREVENT METAL ON METAL CONTACT

PIPE PENETRATIONS NEED TO BE SEALED WITH RUBBER BOOT ASSEMBLIES AND OR WEATHER RESISTANT CAULK TO A DEPTH OF 2" ON THE EXTERIOR ENDS. SPRAY FOAM, BUTYL, AND TAPE ARE NOT ACCEPTABLE ALTERNATIVES. UNUSED PENETRATION PIPES NEED TO BE SEALED WITH SOLID RUBBER BOOTS

CONSULTANT:

**Edge**  
Consulting Engineers, Inc  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**ANTENNA CONFIGURATION  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN**

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY: PCM

PLOT DATE: 10/20/2023

PROJECT NUMBER: 32691

SET TYPE: DRAFT

SHEET NUMBER: **VzW T-301**

**A ANTENNA AND EQUIPMENT LAYOUT**

SCALE: 11" x 17" - 1/4" = 1'-0"  
22" x 34" - 1/2" = 1'-0"

NOTES:

- ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
- SEE VzW T-501 FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.

R:\32690\32691\Design\CADD\CD\Plan\TzW\_T-501.dgn

2-1/2" SCH. 40 (2-7/8" O.D.) x 108" LONG GALVANIZED ANTENNA MAST PIPE (TYP.)

PANEL ANTENNA (TYP.); SEE PAGE T-301 FOR QTY. AND LAYOUT

REMOTE RADIO (TYP.); SEE T-001 FOR DETAIL; SEE T-301 FOR QTY. AND LAYOUT

RAYCAP SPD (TYP.); SEE T-001 FOR DETAIL; SEE T-301 FOR QTY. AND LAYOUT

NEW RAILING; SEE STRUCTURAL ANALYSIS REF. ON G-001 FOR DETAILS

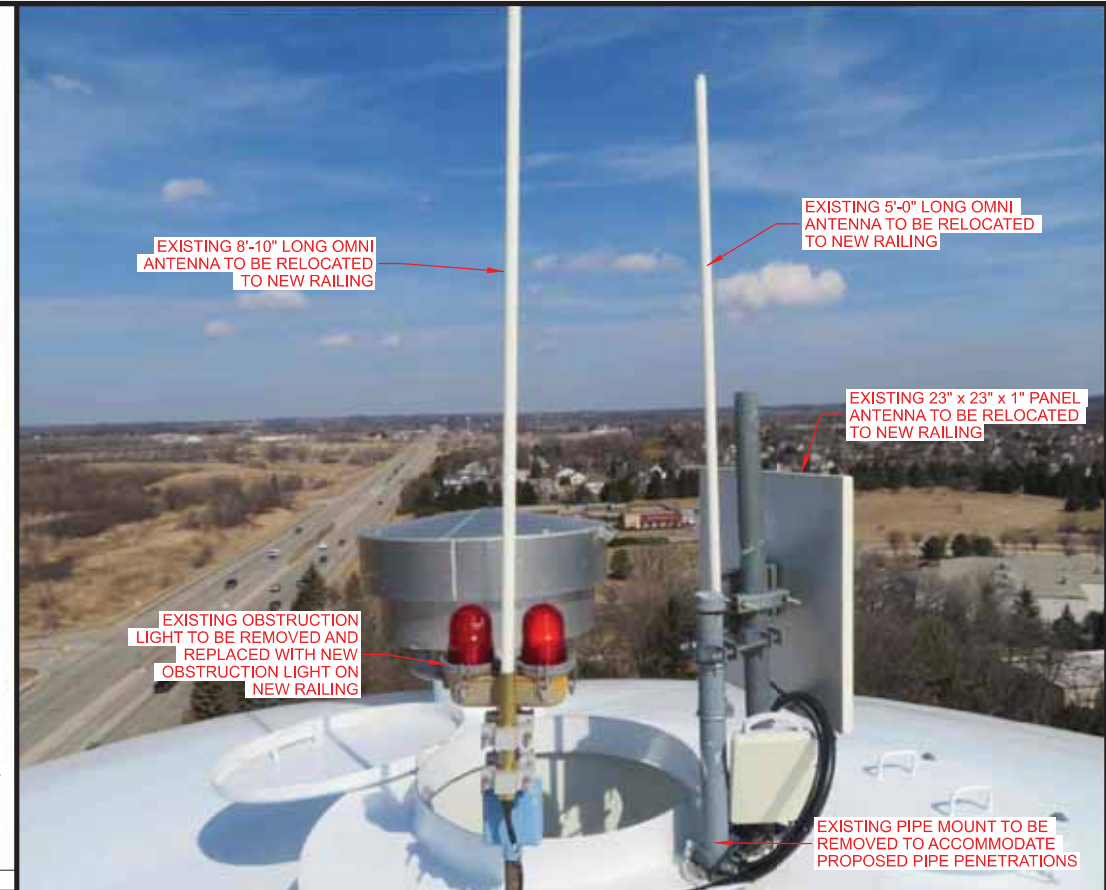
PROPOSED GROUND BAR AT EACH SECTOR (TYP.). SEE E-501 FOR DETAILS

ANTENNA SUPPORT BRACKET SECURED TO NEW RAILING; (TYP.). SEE PAGE S-501 FOR DETAILS

INTERIOR VIEW

A

(TYP.) RADIO EQUIPMENT INSTALLATION



B

EXISTING MUNICIPAL ANTENNAS TO BE RELOCATED



C

EXISTING MUNICIPAL ANTENNAS TO BE RELOCATED

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**ANTENNA MOUNT AND INSTALLATION DETAILS**  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY: PCM

PLOT DATE: 10/20/2023

PROJECT NUMBER: 32691

SET TYPE: DRAFT

SHEET NUMBER: VzW T-501



Antenna Summary

Added

700	1900	AWS	AWS3	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
LTE	LTE 5G	LTE	LTE			COMMSCOPE,AND	NHH-65C-R2B	120	124	0(A) 120(B) 240(C)		false	PHYSICAL	6	000000001900056293
					5G	Ericsson	AIR6419	120	121.2	0(A) 120(B) 240(C)		false	PHYSICAL	3	
				LTE		ERICSSON	KRE105281/1	120	120.3	0(A) 120(B) 240(C)		false	PHYSICAL	3	

Removed

700	1900	AWS	AWS3	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
No data available.															

Retained

700	1900	AWS	AWS3	CBRS	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity	Item ID
No data available.															

Added: 12    Removed: 0    Retained: 0

NOTE:  
1. RF DESIGN AND DETAILS ON THIS SHEET PROVIDED BY VERIZON AND AR INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.



MIDWEST > Upper Midwest > Illinois/Wisconsin > Wisconsin > Hwy 164 and K - D  
RF Submit by: Patel, Dhwanil - dhwanil.patel@verizonwireless.com - 9/26/2023, 11:12:09 AM  
EE Submit by: Tutt, Bradley - bradley.tutt@verizonwireless.com - 9/28/2023, 3:04:21 PM

A ANTENNA SUMMARY

Equipment Summary

Added														
Equipment Type	Location	700	1900	AWS	AWS3	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity	Item ID
Alarm	Tower							RAYCAPINC-001	3315-ALM-RS485			PHYSICAL	3	0000000019000070
Hybrid Cable	Tower							COMMSCOPET-001	HFT1206-24SV4-xxxG			PHYSICAL	3	
OVP Box	Tower							RAYCAPINC-001	RVZDC-3315-PF-48		1-5/8 inch	PHYSICAL	3	000000001900422
Power Plants	Ground (Outdoor)							GEMINIPOWE-001	109142980			PHYSICAL	2	000000001900153
Power Plants	Ground (Outdoor)							GEMINIPOWE-001	109149778			PHYSICAL	2	000000001900153
Power Plants	Ground (Outdoor)							GEMINIPOWE-001	109157434			PHYSICAL	1	000000001900153
Power Plants	Ground (Outdoor)							GEMINI POWER SYSTEMS INC	109163473			PHYSICAL	10	1900436527
Power Plants	Ground (Outdoor)							GEMINIPOWE-001	1600390862A			PHYSICAL	1	000000001900073
Power Plants	Ground (Outdoor)							GEMINIPOWE-001	848817635			PHYSICAL	1	000000001900153
Power Plants	Ground (Outdoor)							GEMINIPOWE-001	848822321			PHYSICAL	1	000000001900452
Power Plants	Ground (Outdoor)							GEMINIPOWE-001	848828938			PHYSICAL	1	000000001900153
Power Plants	Ground (Outdoor)							GEMINIPOWE-001	850021775			PHYSICAL	4	000000001900157

RRU	Tower					LTE		Ericsson	4408 B48 DC			PHYSICAL	3	
RRU	Tower					LTE		Ericsson	4490			PHYSICAL	3	
RRU	Tower					LTE 5G	LTE	Ericsson	4890			PHYSICAL	3	
RRU	Tower							5G	Ericsson	AIR6419		PHYSICAL	0	
	Ground (Outdoor)							ERICSSON INC	KDU1370093/11			PHYSICAL	2	1900441543
	Ground (Outdoor)							JMA INFORMATION TECHNOLOGY	PB-19-SYS-16-BB			PHYSICAL	1	1900400629
	Ground (Outdoor)							JMA INFORMATION TECHNOLOGY	PB-PSU-162-BB			PHYSICAL	6	1900400627
	Ground (Outdoor)							JMA INFORMATION TECHNOLOGY	PB-PSU-COV-BB			PHYSICAL	2	1900400632
	Ground (Outdoor)							RAYCAP INC	RVZDC-4520-RM-48			PHYSICAL	2	1900410978
	Ground (Outdoor)							ASENTRIA CORP	S3406CRANCAB1			PHYSICAL	1	1900077176

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B EQUIPMENT SUMMARY

CONSULTANT:



624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:



CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

RF SUMMARY  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I
CHECKED BY:	PCM	
PLOT DATE:	10/20/2023	
PROJECT NUMBER:	32691	
SET TYPE:	DRAFT	
SHEET NUMBER:	VzW T-502	



K:\2600\3269\1\Design\CAD\CD\Plot\z\W\_T-503.dgn

Service Info			
AWS3 LTE			
Sector	01	02	03
Antenna Model	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	ANDREW	ANDREW	ANDREW
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	4	4	4
Tip Height	124	124	124
Regulatory Power	140.2	182.62	182.62
DLEARFCN	67086	67086	67086
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	769.13	1001.84	1001.84
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4890	4890	4890
Number of Tx, Rx Lines	4,4	4,4	4,4
Position	2	2	2
Transmitter Id	12951572	12951575	12951578
Source	ATOLL_API	ATOLL_API	ATOLL_API
CBRS 3.5 GHz			
Sector	19	20	21
Antenna Model	KRE105281/I	KRE105281/I	KRE105281/I
Antenna Make	ERICSSON	ERICSSON	ERICSSON
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	9	9	9
Tip Height	120.3	120.3	120.3
Regulatory Power	27.97	27.97	27.97
DLEARFCN	55790	56090	55990
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	38.35	38.35	38.35
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4408 B48 DC	4408 B48 DC	4408 B48 DC
Number of Tx, Rx Lines	4,4	4,4	4,4
Position	14513701	14513710	14513707
Transmitter Id	ATOLL_API	ATOLL_API	ATOLL_API
Source			
1900 MHz LTE			
Sector	19	20	21
Antenna Model	KRE105281/I	KRE105281/I	KRE105281/I
Antenna Make	ERICSSON	ERICSSON	ERICSSON
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	9	9	9
Tip Height	120.3	120.3	120.3
Regulatory Power	27.97	27.97	27.97
DLEARFCN	55890	55790	56090
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	38.35	38.35	38.35
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4408 B48 DC	4408 B48 DC	4408 B48 DC
Number of Tx, Rx Lines	4,4	4,4	4,4
Position	14513704	14513702	14513711
Transmitter Id	ATOLL_API	ATOLL_API	ATOLL_API
Source			
2100 MHz LTE			
Sector	20	21	
Antenna Model	KRE105281/I	KRE105281/I	KRE105281/I
Antenna Make	ERICSSON	ERICSSON	ERICSSON
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	9	9	9
Tip Height	120.3	120.3	120.3
Regulatory Power	27.97	27.97	27.97
DLEARFCN	55990	55790	55790
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	38.35	38.35	38.35
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4408 B48 DC	4408 B48 DC	4408 B48 DC
Number of Tx, Rx Lines	4,4	4,4	4,4
Position	14513708	14513705	14513703
Transmitter Id	ATOLL_API	ATOLL_API	ATOLL_API
Source			
1900 MHz 5G NR			
Sector	0001	0002	0003
Antenna Model	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	ANDREW	ANDREW	ANDREW
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	2	2	2
Tip Height	124	124	124
Regulatory Power	304.42	304.42	304.42
DLEARFCN	875	875	875
Channel Bandwidth(MHz)	15	15	15
Total ERP (W)	2504.96	2504.96	2504.96
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4890	4890	4890
Number of Tx, Rx Lines	4,4	4,4	4,4
Position	1	1	1
Transmitter Id	12951579	12951580	12951581
Source	ATOLL_API	ATOLL_API	ATOLL_API
2100 MHz 5G NR			
Sector	01	02	03
Antenna Model	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	ANDREW	ANDREW	ANDREW
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	2	2	2
Tip Height	124	124	124
Regulatory Power	182.59	182.59	182.59
DLEARFCN	2325	2325	2325
Channel Bandwidth(MHz)	15	15	15
Total ERP (W)	1502.45	1502.45	1502.45
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4890	4890	4890
Number of Tx, Rx Lines	4,4	4,4	4,4
Position	2	2	2
Transmitter Id	12951571	12951574	12951577
Source	ATOLL_API	ATOLL_API	ATOLL_API
rL-Sub6			
Sector	0001	0002	0003
Antenna Model	AIR6419	AIR6419	AIR6419
Antenna Make	Ericsson	Ericsson	Ericsson
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	3	3	3
Tip Height	121.2	121.2	121.2
Regulatory Power	918.71	918.71	918.71
DLEARFCN	650006, 654652	650006, 654652	650006, 654652
Channel Bandwidth(MHz)	40.100	100.40	40.100
Total ERP (W)	37239.17	37239.17	37239.17
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	AIR6419	AIR6419	AIR6419
Number of Tx, Rx Lines	2,2	2,2	2,2
Position			
Transmitter Id	12951567	12951568	12951569
Source	ATOLL_API	ATOLL_API	ATOLL_API

21	21
120	240
0	240
9	KRE105281/I
120.3	KRE105281/I
27.97	ERICSSON
56090	ERICSSON
10	120
38.35	0
	9
	120.3
	120.3
	27.97
	27.97
	55990
Ericsson	10
4408 B48 DC	38.35
4,4	38.35
14513712	
ATOLL_API	Ericsson
	4408 B48 DC
	4,4
	14513709
	ATOLL_API
	14513706
	ATOLL_API

NOTE:

- RF DESIGN AND DETAILS ON THIS SHEET PROVIDED BY VERIZON AND ARE INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

A

## SERVICE INFORMATION

700 MHz LTE			
Sector	01	02	03
Antenna Model	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	COMMScope	COMMScope	COMMScope
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	0	0	0
Tip Height	124	124	124
Regulatory Power	140.11	140.11	140.11
DLEARFCN	5230	5230	5230
Channel Bandwidth(MHz)	10	10	10
Total ERP (W)	1260.96	1260.96	1260.96
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4490	4490	4490
Number of Tx, Rx Lines	4,4	4,4	4,4
Position	1.2	1.2	1.2
Transmitter Id	12951570	12951573	12951576
Source	ATOLL_API	ATOLL_API	ATOLL_API
1900 MHz LTE			
Sector	01	02	03
Antenna Model	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	ANDREW	ANDREW	ANDREW
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	2	2	2
Tip Height	124	124	124
Regulatory Power	304.42	304.42	304.42
DLEARFCN	875	875	875
Channel Bandwidth(MHz)	15	15	15
Total ERP (W)	2504.96	2504.96	2504.96
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4890	4890	4890
Number of Tx, Rx Lines	4,4	4,4	4,4
Position	1	1	1
Transmitter Id	12951579	12951580	12951581
Source	ATOLL_API	ATOLL_API	ATOLL_API
1900 MHz 5G NR			
Sector	0001	0002	0003
Antenna Model	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	ANDREW	ANDREW	ANDREW
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	2	2	2
Tip Height	124	124	124
Regulatory Power	304.42	304.42	304.42
DLEARFCN	875	875	875
Channel Bandwidth(MHz)	15	15	15
Total ERP (W)	2504.96	2504.96	2504.96
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4890	4890	4890
Number of Tx, Rx Lines	4,4	4,4	4,4
Position	1	1	1
Transmitter Id	12951579	12951580	12951581
Source	ATOLL_API	ATOLL_API	ATOLL_API
2100 MHz LTE			
Sector	01	02	03
Antenna Model	NHH-65C-R2B	NHH-65C-R2B	NHH-65C-R2B
Antenna Make	ANDREW	ANDREW	ANDREW
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	2	2	2
Tip Height	124	124	124
Regulatory Power	182.59	182.59	182.59
DLEARFCN	2325	2325	2325
Channel Bandwidth(MHz)	15	15	15
Total ERP (W)	1502.45	1502.45	1502.45
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4890	4890	4890
Number of Tx, Rx Lines	4,4	4,4	4,4
Position	2	2	2
Transmitter Id	12951571	12951574	12951577
Source	ATOLL_API	ATOLL_API	ATOLL_API
rL-Sub6			
Sector	0001	0002	0003
Antenna Model	AIR6419	AIR6419	AIR6419
Antenna Make	Ericsson	Ericsson	Ericsson
Antenna Centerline(Ft)	120	120	120
Mechanical Down-Tilt(Deg.)	0	0	0
Electrical Down-Tilt	3	3	3
Tip Height	121.2	121.2	121.2
Regulatory Power	918.71	918.71	918.71
DLEARFCN	650006, 654652	650006, 654652	650006, 654652
Channel Bandwidth(MHz)	40.100	100.40	40.100
Total ERP (W)	37239.17	37239.17	37239.17
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	AIR6419	AIR6419	AIR6419
Number of Tx, Rx Lines	2,2	2,2	2,2
Position			
Transmitter Id	12951567	12951568	12951569
Source	ATOLL_API	ATOLL_API	ATOLL_API


Service Comments

CONSULTANT:



624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
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CLIENT:



CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

## RF SUMMARY

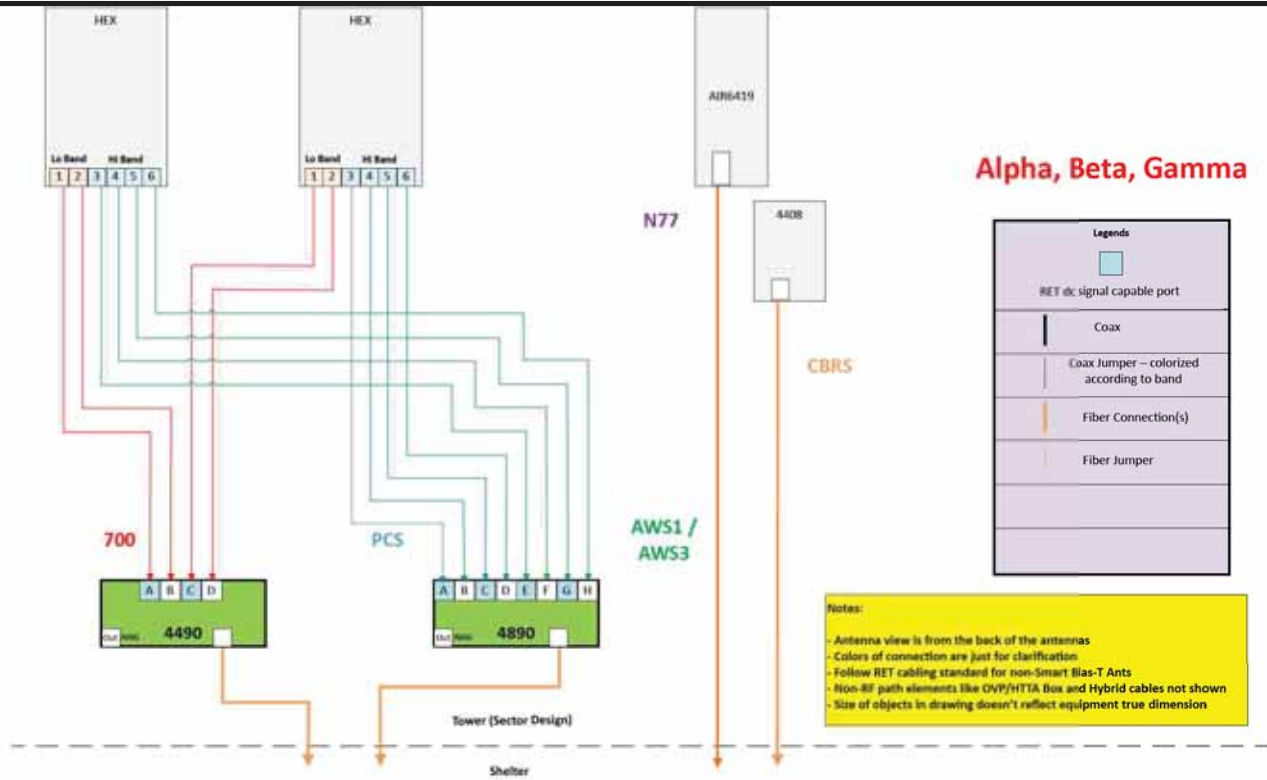
### HWY 164 & K (FUZE # 16805550)

### SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
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CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY	PCM
PLOT DATE	10/20/2023
PROJECT NUMBER	32691
SET TYPE	DRAFT
SHEET NUMBER	VzW T-503



NOTE:

1. RF DESIGN AND DETAILS ON THIS SHEET PROVIDED BY VERIZON AND ARE INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

**A RF PLUMBING DIAGRAM**

HYBRID CABLE LENGTH			
	ALPHA RAYCAP	BETA RAYCAP	GAMMA RAYCAP
PROPOSED HYBRID CABLE QUANTITY	1	1	1
LENGTH FROM SHELTER SOURCE TO TANK BASE PENETRATION	60 FT	60 FT	60 FT
LENGTH FROM T.O.C. TO TOWER TOP HATCH PENETRATION	120 FT	120 FT	120 FT
LENGTH FROM HATCH PENETRATION TO RAYCAP SPD	68 FT	37 FT	43 FT
TOTAL LENGTH OF CABLE	248 FT	217 FT	223 FT
** HYBRID CABLE LENGTH NOT TO EXCEED 367'			

JUMPER CABLE LENGTH CHECK	
IS THE DISTANCE FROM SURGE PROTECTOR TO RADIO UNIT LESS THAN 30'?	
ALPHA SECTOR	YES
BETA SECTOR	YES
GAMMA SECTOR	YES

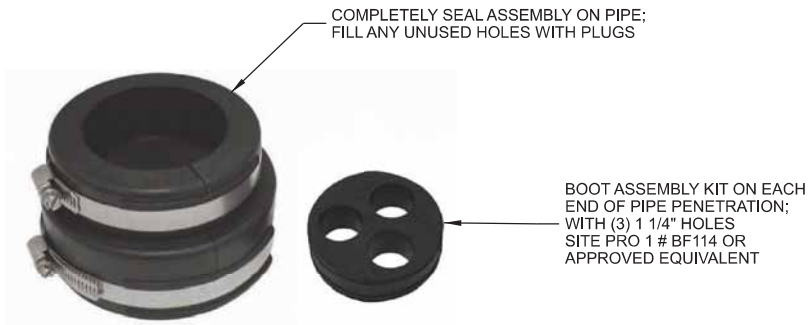
NOTE:

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

**B CABLE LENGTHS**

Raycap Layout - (6) OVP per Sector					
POWER					
3	HB/FD MIMO			6	Spare
2	HB			5	CBRS
1	LB			4	C-Band
FIBER					
1	2	3	4	5	6
LB	HB	HB / FD MIMO	Spare	CBRS	Spare
7	8	9	10	11	12
C-Band (1)	C-Band (2)	C-Band (3)	Spare	Spare	Spare

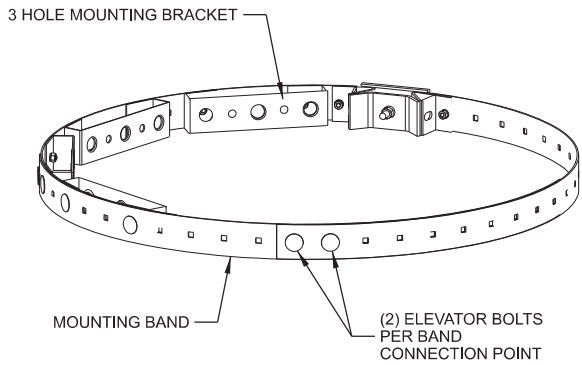
**D SURGE PROTECTOR LAYOUT**



**E 6" & 6-5/8" BOOT ASSEMBLY KIT**

MANUFACTURER: COMMSCOPE  
MODEL: EX-P1060 (MOUNTING BAND)  
MODEL: EX-PH3 (MOUNTING BRACKET)  
EXPANSION/COMPRESSION MOUNTING BAND FOR 10" TO 60" OD ROUND OR POLYGON MONOPOLES OR 36" TO 60" ID WATER TOWER ACCESS TUBES  
3 HOLE MOUNTING BRACKET FOR EXPANDING LINE CAPACITY ON EX-PRESS BAND

COMPRESSION CHART	
DIAMETER	BAND LENGTH
30"	92"
32"	98"
34"	104"
36"	110"
38"	116"
40"	124"
42"	130"
44"	136"
46"	142"
48"	148"
50"	154"
52"	160"
54"	168"
56"	174"
58"	180"
60"	186"



NOTE:

1. SPACE BANDS EVERY 4' O.C. ALONG ACCESS TUBE  
2. MOUNT BRACKETS IN ACCORDANCE W/ OSHA REQUIREMENTS. 30" IS REQ. BEHIND CLIMBER.  
3. 1/8" NEOPRENE GASKET TO BE AS WIDE AS BAND AND LOCATED BEHIND THE ENTIRE CIRCUMFERENCE. INSTALL TO AVOID PAINT SCRAPING & CORROSION. (ORDERED SEPERATELY)

**C EXPANSION MOUNTING BAND**

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
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www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

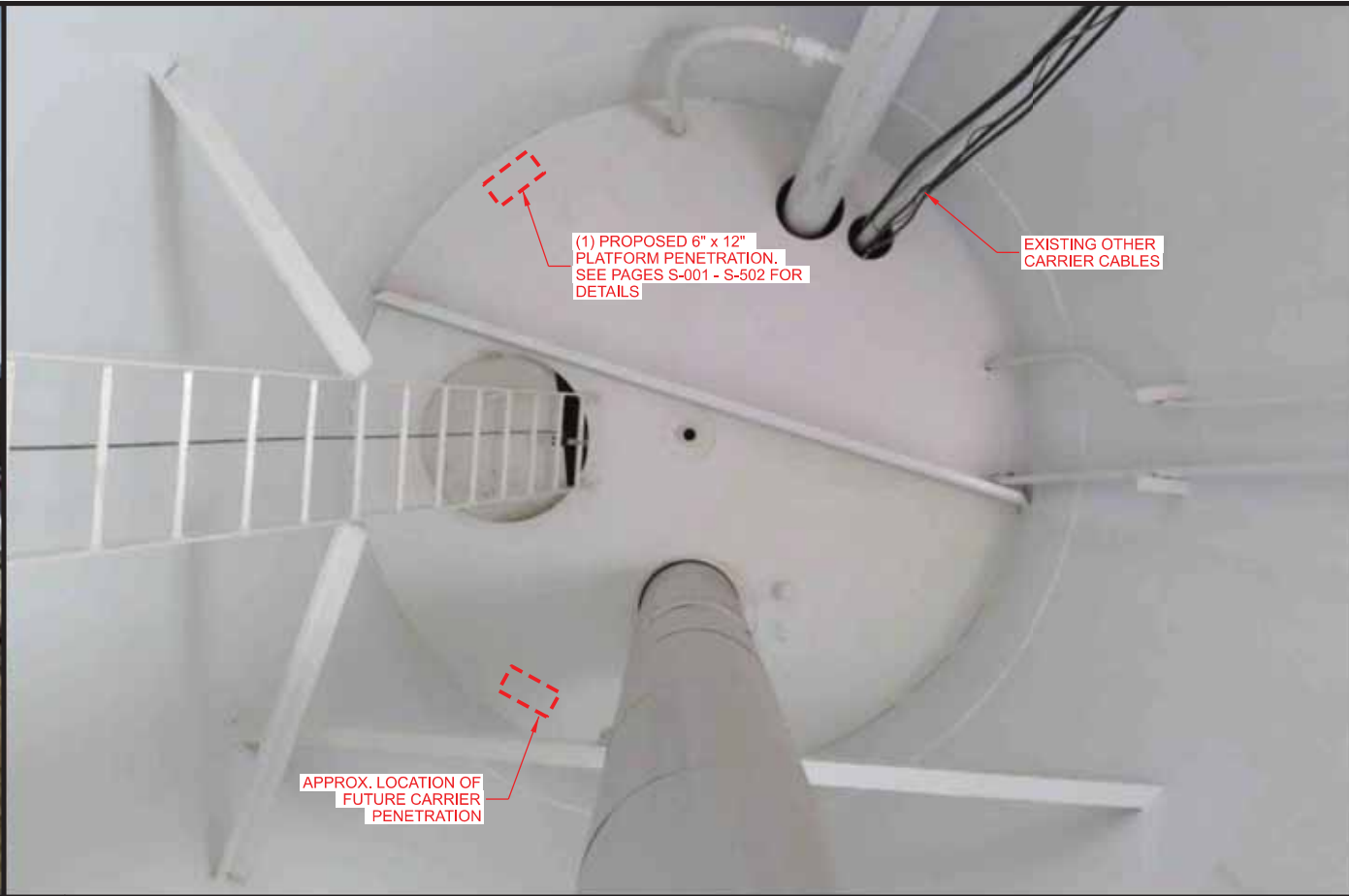
**CABLING DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITAL:		
INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
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CV	05/08/23	REV. D
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CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I
CHECKED BY	PCM	
PLOT DATE	10/20/2023	
PROJECT NUMBER	32691	
SET TYPE	DRAFT	
SHEET NUMBER	VzW T-504	

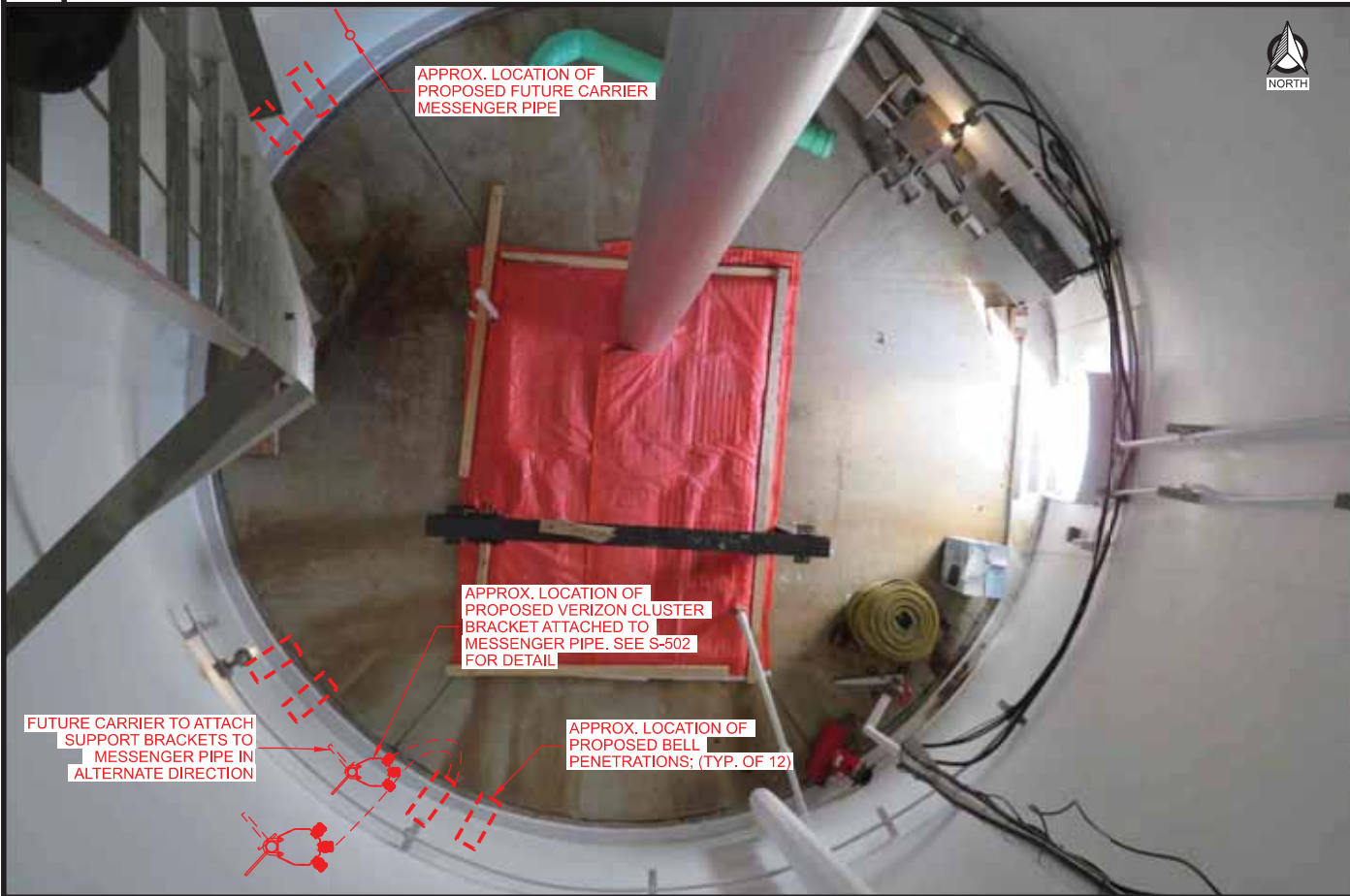




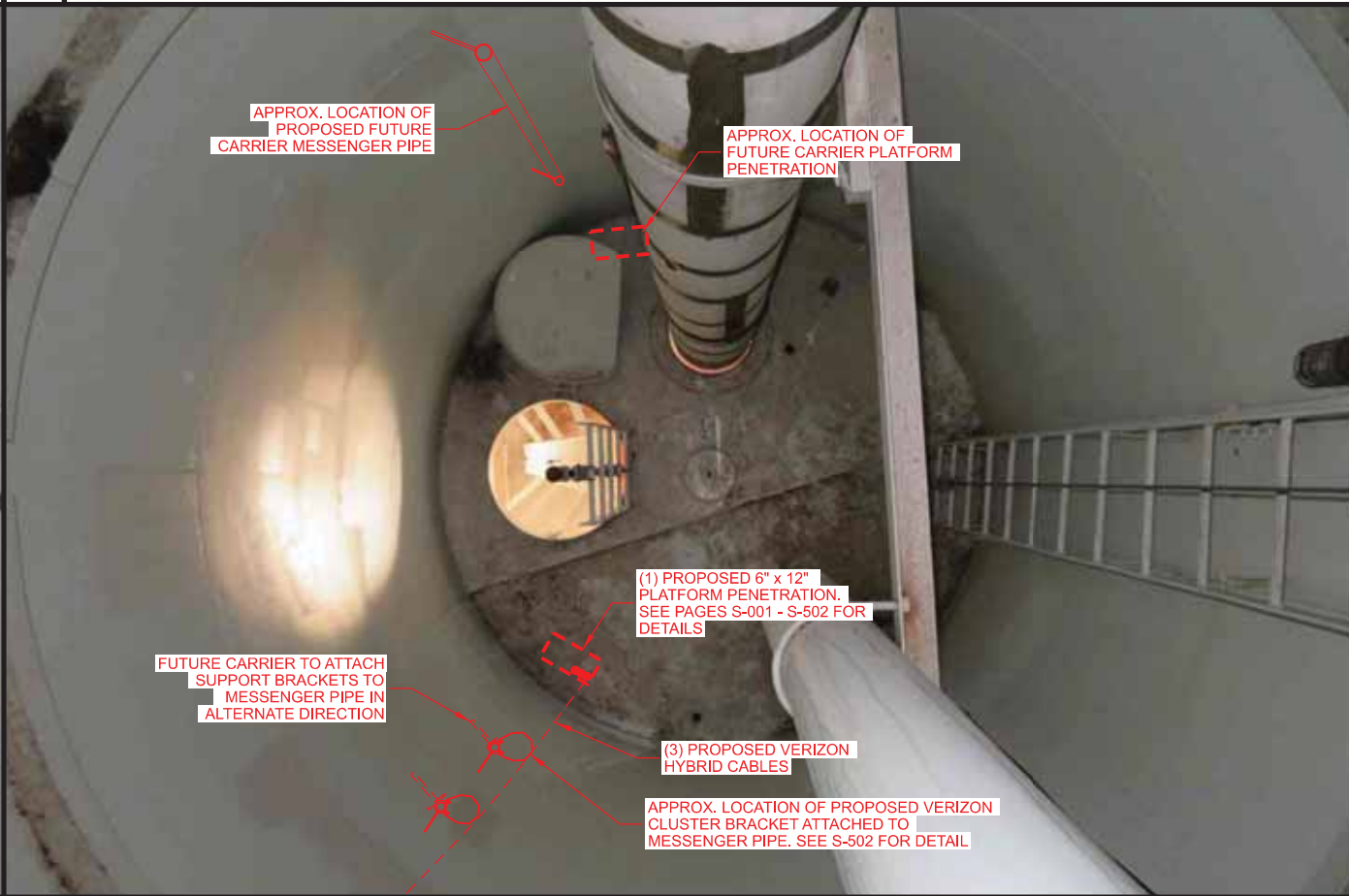
**A** EXTERIOR OF TANK BASE



**C** BOTTOM OF 1ST CONDENSATE PLATFORM (LOOKING UP)



**B** INTERIOR OF TANK BASE



**D** 1ST CONDENSATE PLATFORM (LOOKING DOWN)

CONSULTANT:

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www.edgeconsult.com

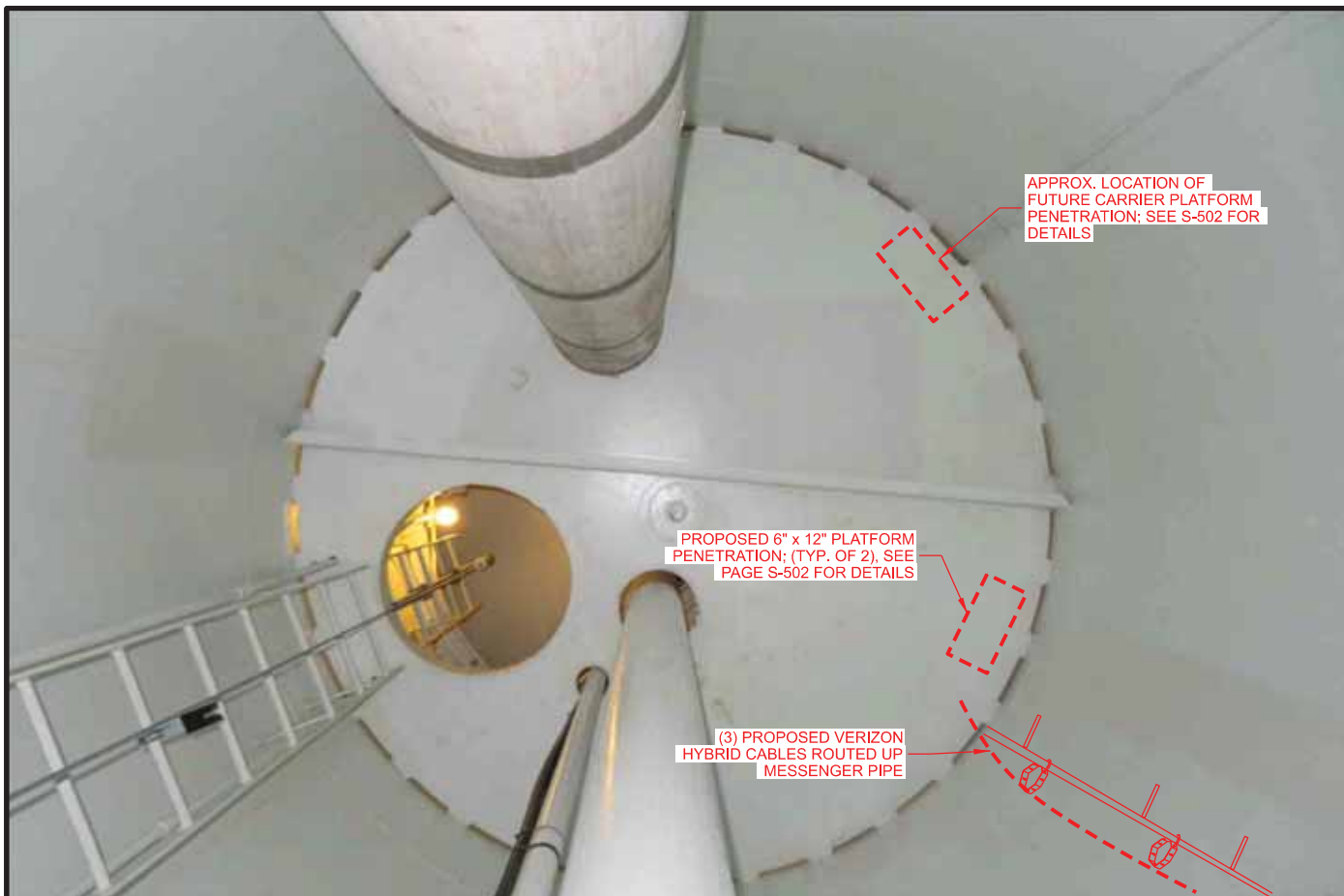
CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**CABLE ROUTING**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
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CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I
CHECKED BY:		PCM
PLOT DATE:		10/20/2023
PROJECT NUMBER:		32691
SET TYPE:		DRAFT
SHEET NUMBER:		VzW T-505





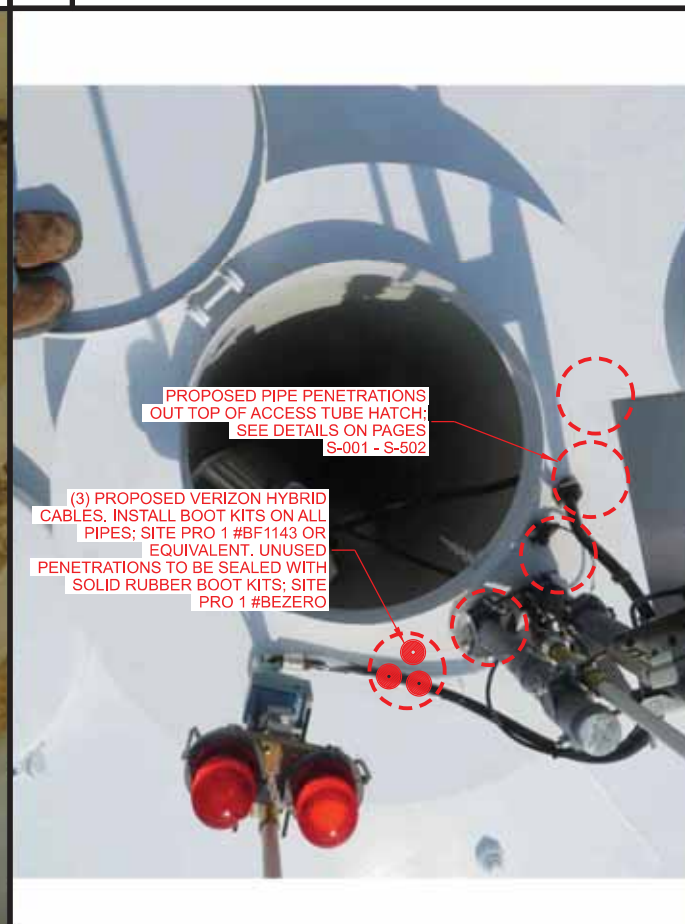
**A** **BOTTOM OF 2ND CONDENSATE PLATFORM (LOOKING UP)**



**C ACCESS TUBE (LOOKING UP)**



## B 2ND CONDENSATE PLATFORM (LOOKING DOWN)



**D TOP OF TANK HATCH PLATE**



## E TOP OF TANK HATCH PLATE INTERIOR

CONSULTANT:



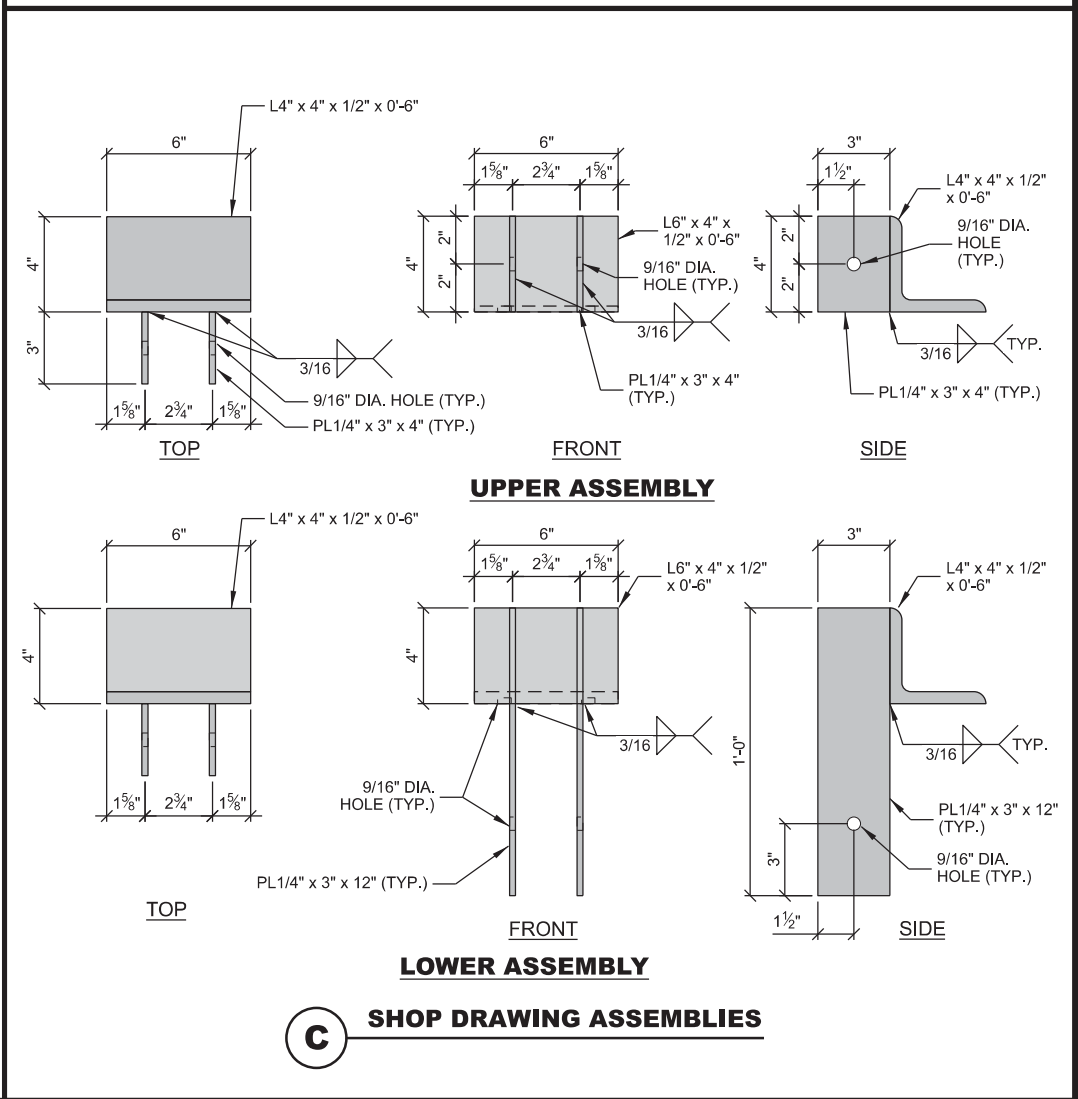
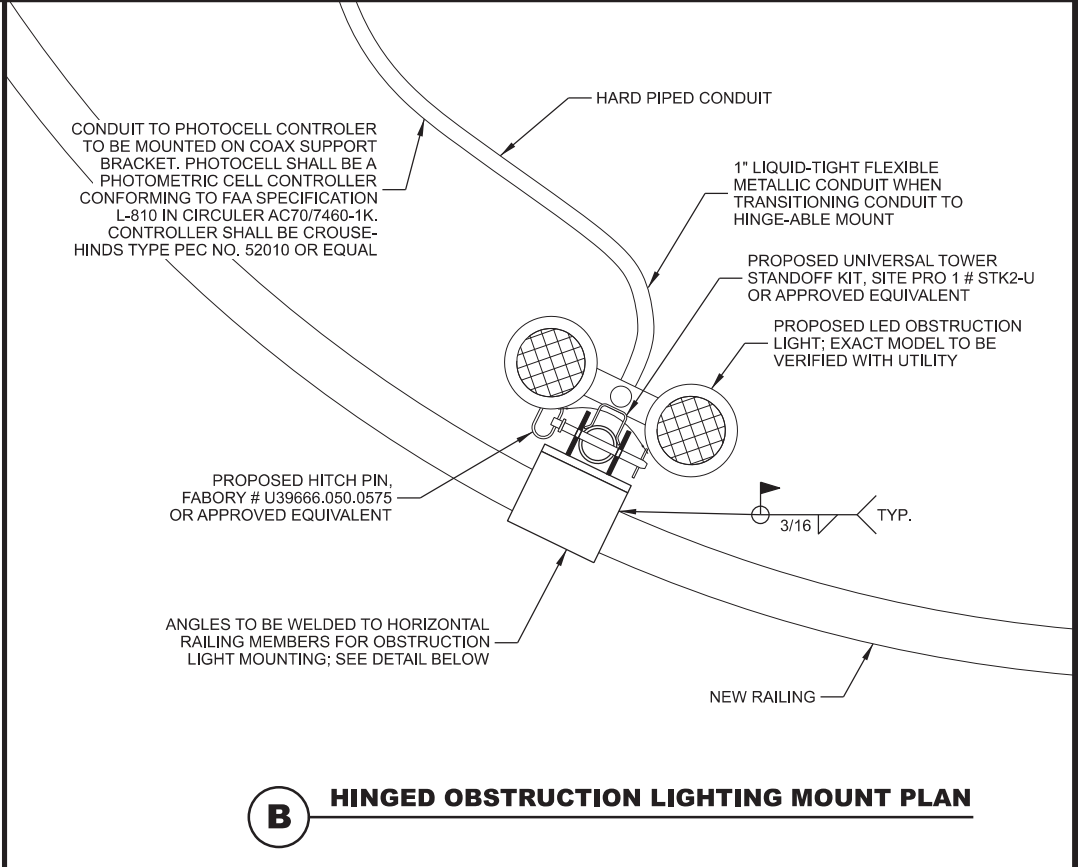
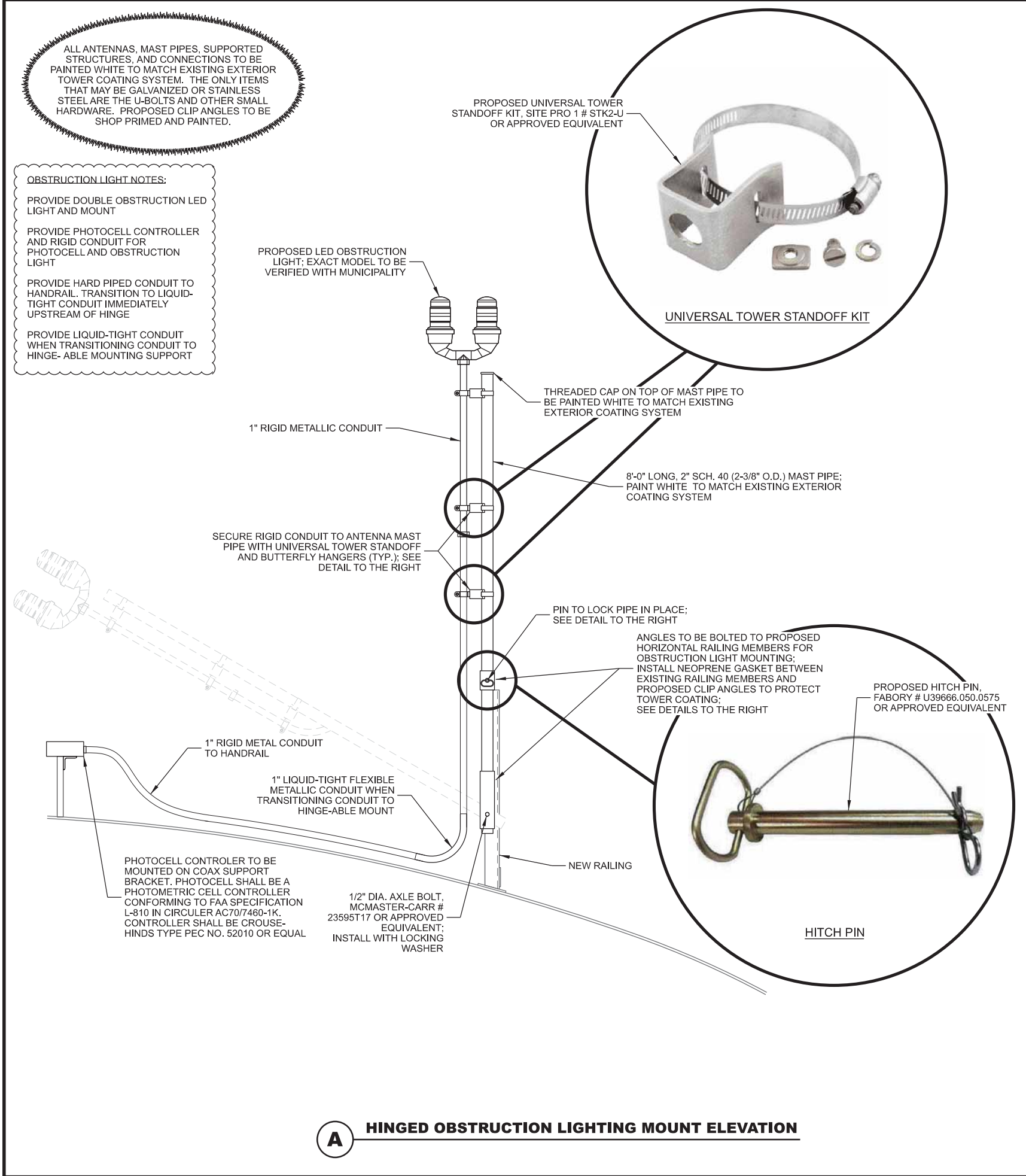
**CLIENT:**



**CABLE ROUTING**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
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CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I
CHECKED BY		PCM
PLOT DATE		10/20/2023
PROJECT NUMBER		32691
SET TYPE		DRAFT
SHEET NUMBER		<b>VzW T-506</b>





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CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**OBSTRUCTION LIGHT DETAILS**  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
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CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY: PCM

PLOT DATE: 10/20/2023

PROJECT NUMBER: 32691

SET TYPE: DRAFT

SHEET NUMBER: **VzW T-507**

K:\2691\32691\Design\CADD\CD Plot\T-507.dgn

GENERAL

1.

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THE PROPER FIT AND CLEARANCE IN THE FIELD. CONTACT EDGE CONSULTING ENGINEERS, INC. IF ANY DISCREPANCIES EXIST.
- DO NOT SCALE DRAWINGS.
2.

THIS DRAWING IS NOT VALID IF LOADS OTHER THAN THOSE CONSIDERED IN THE STRUCTURAL ANALYSIS ARE ADDED TO OR REMOVED FROM THE STRUCTURE UNLESS APPROVED IN WRITING BY EDGE CONSULTING ENGINEERS, INC.
3.

THE PROPOSED LOADS SHALL NOT BE ADDED TO THE STRUCTURE UNTIL ALL MODIFICATIONS ARE MADE AND APPROVED BY THE WELDING INSPECTOR.
4.

THE DRAWINGS REPRESENT THE FINISHED STRUCTURE UNLESS NOTED OTHERWISE. THE DRAWINGS DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES AND PRACTICES.
5.

THE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS OR EQUIPMENT FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, ERECTION PROCEDURES AND SEQUENCE, SHORING, BRACING, RIGGING, GUYS, SCAFFOLDING, FORMWORK, AND OTHER WORK AIDS TO SAFELY PERFORM THE WORK SHOWN ON THE DRAWINGS.
6.

BEFORE PROCEEDING WITH ANY WORK ADJACENT TO OR WITHIN THE EXISTING STRUCTURE, THE CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING CONDITIONS. DURING THE PROCESS OF CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE EXISTING STRUCTURE WHERE THE EXISTING STRUCTURE IS MODIFIED TO ACCOMMODATE NEW CONSTRUCTION AND FOR PROTECTING FROM DAMAGE THOSE PORTIONS OF THE EXISTING STRUCTURE WHICH ARE TO REMAIN.
7.

THE CONTRACTOR SHALL NOT CUT, CORE, DRILL, OR OTHERWISE ALTER THE EXISTING STRUCTURAL ELEMENTS OTHER THAN THE MODIFICATIONS SHOWN ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL OF EDGE CONSULTING ENGINEERS, INC.
8.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ON-SITE SAFETY ASSOCIATED WITH THE WORK TO BE PERFORMED. ALL SAFETY REQUIREMENTS AS DICTATED BY OSHA AND THE LOCAL JURISDICTION'S SHALL BE FOLLOWED.
9.

IT SHOULD BE UNDERSTOOD THAT THE CONTRACTOR IS THE GUARANTOR OF ALL WORK AND RESPONSIBLE TO CONSTRUCT THE TOWER SITE ACCORDING TO APPLICABLE PLANS, SPECIFICATIONS AND STANDARDS.
10.

SECTIONS, DETAILS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE, UNLESS OTHERWISE SHOWN.
11.

ALL MATERIALS, WORKMANSHIP, AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE.
12.

ALL PROPOSED INSTALLATIONS SHALL NOT DENY OR INTERFERE WITH AND ACCESS TO ANY OPERATIONAL OR SAFETY EQUIPMENT/APPURTENANCES.

PROTECTIVE GROUNDING

1.

TOWER GROUNDING SHALL BE IN ACCORDANCE WITH CHAPTER 10 OF THE TIA-222 REV. G CODE WITH THE FOLLOWING EXCEPTIONS:

- UNO, NO TESTING TO VERIFY FINAL RESISTANCE SHALL BE COMPLETED UNLESS IT IS SPECIFICALLY REQUESTED BY THE CLIENT.

- ALTERNATE GROUNDING METHODS FOR SPECIFIC SITE CONDITIONS DESIGNED IN ACCORDANCE WITH MOTOROLA R56 "STANDARDS AND GUIDELINES FOR COMMUNICATION SITES" MAY BE USED WITH ENGINEER APPROVAL.

SHEET INDEX

NO.: SHEET TITLE

S-001	STRUCTURAL NOTES **
S-002	STRUCTURAL MODIFICATION CHECKLIST **
S-101	RAIL MODIFICATION PLAN **
S-501	RAIL MODIFICATION DETAILS **
S-502	TOWER MODIFICATION DETAILS **

\*\* REVIEWED AND APPROVED BY STRUCTURAL ENGINEER

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

STRUCTURAL ENGINEER OF RECORD



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

Signature:

Date: 10.11.2023

STRUCTURAL STEEL

1.

STRUCTURAL STEEL DESIGN AND FABRICATION SHALL BE IN ACCORDANCE WITH THE CURRENT AISC STEEL CONSTRUCTION MANUAL.
2.

MATERIAL PROPERTIES ARE TO BE AS INDICATED BELOW UNLESS NOTED OTHERWISE.

W-SHAPES	Fy = 50 KSI (A992 OR A572 Gr 50)
C-SHAPES & ANGLES	Fy = 36 KSI (A36)
PLATES & BARS	Fy = 36 KSI (A36)
SQUARE TUBES	Fy = 50 KSI (A500 Gr C)
ROUND TUBES	Fy = 35 KSI (A53 TYPE S, Gr B)
RODS	Fy = 36 KSI (A36)
ANCHOR RODS	Fy = 36 KSI (F1554-Gr 36)
U-BOLTS	Fu = 58 KSI MIN.

3.

MINIMUM BOLT EDGE DISTANCES ARE TO BE THE LARGER OF THE EXISTING CONDITION OR THE TABLE PROVIDED BELOW UNLESS APPROVED BY THE ENGINEER.

BOLT DIAMETER (IN)	1/2	5/8	3/4	7/8	1	1 1/8	1 1/4	1 1/2	1 5/8	1 3/4
MIN. EDGE DISTANCE	3/4	7/8	1	1 1/8	1 1/4	1 1/2	1 5/8	1 3/4	1 3/4	1 3/4

4.

ALL CONNECTION BOLTING IS TO BE WITH A-325X BOLTS UNLESS NOTED OTHERWISE. BOLTS NEED ONLY BE TIGHTENED TO THE SNUG-TIGHT CONDITION. SNUG-TIGHT IS DEFINED AS THE TIGHTNESS OBTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY SPUD WRENCH. ALL U-BOLT CLAMP CONNECTIONS ARE TO BE INSTALLED IN A PRETENSIONED CONDITION USING THE TURN OF THE NUT OR ALTERNATIVE PROCEDURE REFERENCED BY AISC.
5.

ALL STEEL FRAMING MEMBERS, CONNECTION PLATES, FASTENERS AND ANCHOR BOLTS EXPOSED TO EARTH OR WEATHER TO HAVE HOT-DIP GALVANIZED FINISH UNLESS OTHERWISE SPECIFIED. APPLY COATING BY THE HOT-DIP PROCESS FOR GALVANIZING ACCORDING TO ASTM A123 OR ASTM A153.
6.

ALL DINGS, SCRAPES, MARS AND WELDS IN THE GALVANIZED AREA SHALL BE COATED WITH A ZINC-RICH PAINT, APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
7.

AFTER ZINC-RICH PAINT IS DRY, OVERCOAT WITH AN APPROPRIATE PAINT WITH THE SAME COLOR AS THE EXISTING.
8.

SUBMIT SHOP DRAWINGS DETAILING FABRICATION OF STRUCTURAL STEEL COMPONENTS TO ENGINEER OF RECORD.
9.

STEEL BEAMS WITH RESIDUAL CAMBER RESULTING FROM MILL FABRICATION OR ROLLING SHALL BE SHOP FABRICATED AND ERECTED SUCH THAT THIS RESIDUAL CAMBER COUNTERACTS GRAVITY LOAD DEFLECTION.
10.

U.N.O., POST INSTALLED ANCHORS ARE TO BE HILTI HIT HY 200 ADHESIVE ANCHORS FOR SOLID BASE MATERIAL AS MANUFACTURED BY HILTI FASTENING SYSTEMS OF TULSA, OKLAHOMA OR APPROVED EQUAL. THE STEEL ANCHORS ARE TO BE HILTI HAS-R THREADED ROD OR CONTINUOUSLY THREADED STAINLESS STEEL ROD THAT COMPLY WITH ASTM F593 CW2 AND THAT HAVE THREAD CHARACTERISTICS COMPARABLE WITH ANSI B1.1 UNC COARSE THREAD SERIES. INSTALL ANCHORS WITH EMBEDMENT DEPTHS INDICATED.
11.

U.N.O., NON-SHRINK GROUT SHALL BE A NON-METALLIC PREMIXED FORMULATION EQUIVALENT TO MASTERFLOW 713 PLUS BY DEGUSSA BUILDING SYSTEMS WITH A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 6000 PSI. BEAM AND LINTEL PLATES SHALL BE FULLY GROUTED WITH A MINIMUM 1/2" NON-SHRINK GROUT. COLUMN BASE PLATES SHALL BE FULLY GROUTED WITH A MINIMUM OF 1 1/2" NON-SHRINK GROUT.
12.

METAL BAR GRATING SHALL BE FURNISHED AND INSTALLED ACCORDING TO ANSI/NAAMM MBG 531-00 METAL BAR GRATING MANUAL. METAL BAR GRATING SHALL BE WELDED STEEL GRATING FABRICATED FROM CARBON STEEL WITH MINIMUM BENDING STRESS OF FY=18,000 PSI AND E=29,000,000 PSI. THE MANUFACTURER SHALL SUBMIT (4) SETS OF PANEL FABRICATION DRAWINGS WITH ERECTION PLANS IDENTIFYING EACH PANEL WITH A MARK NUMBER AND PANEL DIMENSIONS. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO FABRICATION AND SHIPMENT OF GRATING. ALL GRATING PANELS SHALL BE CUT TO SIZE AND BANDED. GRATING SHALL BE FINISHED ACCORDING TO THE BID OPTION SELECTED. EACH GRATING PANEL SHALL BE TAGGED WITH THE ORDER NUMBER AND MARK NUMBER CORRESPONDING TO THE ERECTION PLAN. FIELD CUTTING OF GRATING IS NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER. GRATING MAY BE FASTENED TO STRUCTURE BY WELDS OR CLIPS ACCORDING NAAMM STANDARDS.

EXISTING STRUCTURE REINFORCEMENT

1.

MODIFICATIONS TO EXISTING STRUCTURES SHALL BE BASED UPON A RIGOROUS STRUCTURAL ANALYSIS.
2.

ALL STRUCTURAL MEMBERS/CONNECTIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE DESIGN CRITERIA.
3.

PRIOR TO IMPLEMENTATION OF THE CHANGED CONDITIONS AND/OR MODIFICATIONS, ITEMS ON THE DESIGN DOCUMENT REQUIRING VERIFICATION SHALL BE RESOLVED.

WATER TOWER SPECIFICATIONS

WELDING NOTES:

1.

ALL WELDING TO THE TANK STRUCTURE SHALL COMPLY WITH THE CURRENT ANSI/AWWA D100 STANDARD FOR WELDED STEEL TANKS FOR WATER STORAGE AND FEDERAL, STATE AND LOCAL CODES IN ADDITION TO AWS D1.1 STRUCTURAL WELDING CODE - STEEL.
2.

NO WELDING SHALL BE DONE WHEN THE AMBIENT TEMPERATURE IS BELOW 32 DEGREES FAHRENHEIT UNLESS THE REQUIREMENTS OF AWWA D100, SEC 10.2.1 ARE MET.
3.

WELDING TO THE TANK OR ACCESS TUBE OPPOSITE THE WATER LEVEL IS NOT PERMITTED. THE WATER LEVEL SHALL BE DRAWN DOWN TO A LEVEL TWO FEET BELOW THE POINT OF WELDING.
4.

WELDING CAUSES BLISTERING AND LOSS OF ADHESION TO THE INTERIOR PAINT OPPOSITE THE WELD. ALL DAMAGED PAINT SURFACES INSIDE AND OUT SHALL BE REPAIRED. EXTERIOR PAINT DAMAGE SHALL ALSO BE REPAIRED AFTER COMPLETION OF THE ANTENNA INSTALLATION. CONTRACTOR IS TO COORDINATE WITH TOWER OWNER ON EXISTING PAINT SYSTEM.
5.

PROTECT TANK SURFACES WITH WELDING BLANKETS ADJACENT TO WORK AREAS WHERE CUTTING, GRINDING AND WELDING ARE REQ'D.
6.

GALVANIZED COMPONENTS SHALL NOT BE WELDED DIRECTLY TO THE TANK SURFACE. OTHER GALVANIZED SURFACES SHALL BE GROUND FREE OF GALVANIZING BEFORE WELDING.
7.

UNACCEPTABLE WELDS SHALL BE REPAIRED AS REQUIRED TO MEET AWWA D100 REQUIREMENTS.
8.

ALL ELECTRODES SHALL BE LOW HYDROGEN E70XX ELECTRODES, PER AWS D1.1 SPECIFICATIONS UNLESS NOTED OTHERWISE.
9.

PRE-HEATING SHALL MEET THE MINIMUM TEMPERATURE REQUIREMENTS FOR STEEL GRADE AND THICKNESS IN CONFORMANCE WITH AWS D1.1.
10.

WELD SMOOTH AND AVOID UNDERCUTS AND BURRS. GRIND ALL WELDS SMOOTH SO THAT NO SHARP PROTRUSIONS REMAIN. SMOOTH IS DEFINED AS: "NO CUTS OR ABRASIONS OCCUR WHEN RUBBING YOUR HAND OVER WELD."

PENETRATION NOTES:

1.

ALL PIPE PENETRATIONS MUST CLEAR EXISTING TANK WELD SEAMS BY AT LEAST 6" (VERTICAL & HORIZONTAL).
2.

TANK WATER LEVEL MUST BE LOWERED TO 50% OF MAXIMUM CAPACITY AND STIFFENERS ADDED BEFORE OPENINGS ARE CUT. WATER LEVEL REDUCTION TO BE SCHEDULED AT MUNICIPALITY'S CONVENIENCE TO MATCH WATER DEMAND. PROVIDE 2 DAYS MINIMUM NOTICE TO MUNICIPALITY.
3.

CUT AND WELD PIPE SLEEVE IN PLACE COMPLETELY BEFORE REPEATING FOR ADDITIONAL SLEEVES.

CONSULTANT:



CLIENT:



STRUCTURAL ENGINEER:



KRECH OJARD & ASSOCIATES, INC.,  
101 PUTNAM STREET  
EAU CLAIRE, WI 54703  
715,552,7374

STRUCTURAL SPECIFICATIONS  
HWY 164 & K (FUZE #16805550)  
PEWAUKEE, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	09/27/22	STR. MODIFICATION
CV	10/10/23	STR. MOD. REV.1


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PLOT DATE	10/10/2023
PROJECT NUMBER	32691
SET TYPE	STRUCTURAL MODIFICATION
SHEET NUMBER	S-001

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MODIFICATION INSPECTION CHECKLIST		
PRE-CONSTRUCTION		
REPORT ITEM	DESCRIPTION	REQUIRED
SHOP DRAWINGS	FABRICATION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. THE CONTRACTOR SHALL PROVIDE THE APPROVED SHOP DRAWINGS TO THE MODIFICATION INSPECTOR FOR INCLUSION IN THE REPORT.	<input checked="" type="checkbox"/>
FABRICATION	A LETTER FROM THE FABRICATOR STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS AND THE CONTRACTOR DOCUMENTS SHALL BE PROVIDED TO THE MODIFICATION INSPECTOR FOR INCLUSION IN THE REPORT.	<input checked="" type="checkbox"/>
FABRICATOR CERTIFIED WELD INSPECTION	A CERTIFIED WELD INSPECTION SHALL BE COMPLETED ON ALL SHOP WELDS AND A REPORT SHALL BE PROVIDED TO THE MODIFICATION INSPECTOR FOR INCLUSION IN THE REPORT.	<input checked="" type="checkbox"/>
WELDER QUALIFICATION TEST RECORD	AN AWS WELDER QUALIFICATION TEST RECORD SHALL BE SUBMITTED TO THE MODIFICATION INSPECTOR FOR INCLUSION IN THE REPORT.	<input checked="" type="checkbox"/>
WELDING PROCEDURE SPECIFICATION (WPS)	A WPS (WITH SUPPORTING PQR's (PROCEDURE QUALIFICATION RECORD) IF REQUIRED) SHALL BE SUBMITTED TO THE MODIFICATION INSPECTOR FOR INCLUSION IN THE REPORT.	<input checked="" type="checkbox"/>
MATERIAL TEST REPORT (MTR)	MILL CERTIFICATION OF ALL MODIFICATION STEEL SHALL BE SUBMITTED TO THE MODIFICATION INSPECTOR FOR INCLUSION IN THE REPORT.	<input checked="" type="checkbox"/>
PACKING SLIPS	MATERIAL SHIPPING LIST SHALL BE PROVIDED TO THE MODIFICATION INSPECTOR FOR INCLUSION IN THE REPORT.	<input checked="" type="checkbox"/>
DURING CONSTRUCTION		
FOUNDATION INSPECTION	A VISUAL OBSERVATION OF THE EXCAVATION AND REBAR INSTALLATION SHALL BE PERFORMED BY THE MODIFICATION INSPECTOR PRIOR TO CONCRETE PLACEMENT.	<input type="checkbox"/>
CONCRETE	THE CONCRETE MIX DESIGN SHALL BE PROVIDED TO THE MODIFICATION INSPECTOR FOR INCLUSION IN THE REPORT. CONCRETE SLUMP AND COMPRESSIVE STRENGTH TESTS SHALL BE PERFORMED BY THE MODIFICATION INSPECTOR IN ACCORDANCE WITH ACI SPECIFICATIONS.	<input type="checkbox"/>
POST INSTALLED ANCHOR RODS	A VISUAL OBSERVATION OF THE POST INSTALLED ANCHOR ROD INSTALLATION SHALL BE PERFORMED BY THE MODIFICATION INSPECTOR TO ENSURE COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.	<input type="checkbox"/>
CERTIFIED WELD INSPECTION	A VISUAL WELD INSPECTION SHALL BE PERFORMED BY AN AWS CWI (CERTIFIED WELDING INSPECTOR) ON ALL WELDS IN ACCORDANCE WITH AWS D1.1 CLAUSE 6.	<input checked="" type="checkbox"/>
NDE (NONDESTRUCTIVE EXAMINATION) - CJP WELDS	FULL PENETRATION WELDS IN THE VICINITY OF THE BASE OF THE TOWER ARE REQUIRED TO BE 100% NDE INSPECTED BY UT (ULTRASONIC TESTING) IN ACCORDANCE WITH AWS D1.1.	<input type="checkbox"/>
NDE (NONDESTRUCTIVE EXAMINATION) - PJP WELDS	PARTIAL PENETRATION AND FILLET WELDS IN THE VICINITY OF THE BASE OF THE TOWER ARE REQUIRED TO BE 50% NDE INSPECTED BY MT (MAGNETIC PARTICLE TESTING) IN ACCORDANCE WITH AWS D1.1.	<input type="checkbox"/>
ON SITE COLD GALVANIZATION	THE GENERAL CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE MODIFICATION INSPECTOR VERIFYING THAT ANY ON-SITE COLD GALVANIZING WAS APPLIED IN ACCORDANCE WITH SPECIFICATIONS.	<input checked="" type="checkbox"/>
HIGH STRENGTH BOLT INSPECTION	A VISUAL OBSERVATION OF ALL HIGH STRENGTH BOLT INSTALLATION SHALL BE PERFORMED BY THE MODIFICATION INSPECTOR TO VERIFY MANUFACTURER'S TORQUE REQUIREMENTS. IF SPECIFIC TORQUE REQUIREMENTS BEYOND TURN-OF-NUT ARE SPECIFIED BY THE MANUFACTURER, THE MODIFICATION INSPECTOR SHALL SPOT CHECK TORQUE SPECIFICATIONS WITH A TORQUE WRENCH.	<input type="checkbox"/>
GUY WIRE TENSIONS	THE GENERAL CONTRACTOR SHALL PROVIDE A GUY WIRE TENSION REPORT TO THE MODIFICATION INSPECTOR INDICATING THE TEMPERATURE AND TENSION IN EVERY GUY CABLE FOR INCLUSION IN THE REPORT. TENSIONS SHALL ALSO BE VERIFIED BY THE MODIFICATION INSPECTOR.	<input type="checkbox"/>
TOWER PLUMB AND TWIST	TOWER PLUMB AND TWIST SHALL BE VERIFIED PER TIA SPECIFICATIONS BY MODIFICATION INSPECTOR.	<input type="checkbox"/>
POST CONSTRUCTION		
GENERAL CONTRACTOR AS-BUILT DOCUMENTS	THE GENERAL CONTRACTOR SHALL SUBMIT A COPY OF THE CONTRACT DOCUMENTS EITHER STATING "INSTALLED AS DESIGNED" OR NOTING ANY CHANGES THAT WERE REQUIRED AND APPROVED BY THE ENGINEER OF RECORD DUE TO FIELD CONDITIONS.	<input checked="" type="checkbox"/>
POST INSTALLED ANCHOR RODS	POST INSTALLED ANCHOR RODS SHALL BE TESTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND A REPORT SHALL BE PROVIDED TO THE MODIFICATION INSPECTOR FOR INCLUSION IN THE REPORT.	<input type="checkbox"/>
TOWER MODIFICATION	A FINAL VISUAL INSPECTION OF THE MODIFICATION SHALL BE COMPLETED BY THE MODIFICATION INSPECTOR TO ENSURE COMPLIANCE WITH THE DESIGN SPECIFICATIONS.	<input checked="" type="checkbox"/>

TO OBTAIN A QUOTE FOR POST-MOD INSPECTION:

CONTACT EDGE CONSULTING ENGINEERS, INC.

JACOB JOHNSON	-OR-	NATHAN LITSCHER
jjohnson@edgeconsult.com		nlitscher@edgeconsult.com
608.644.1449 EXT 400		608.644.1449 EXT 136

CONSULTANT:

 **Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

STRUCTURAL ENGINEER:



KRECH OJARD & ASSOCIATES, INC.  
101 PUTNAM STREET  
EAU CLAIRE, WI 54703  
715.552.7374

**MODIFICATION INSPECTION CHECKLIST**  
**HWY 164 & K (FUZE #16805550)**  
**PEWAUKEE, WISCONSIN**

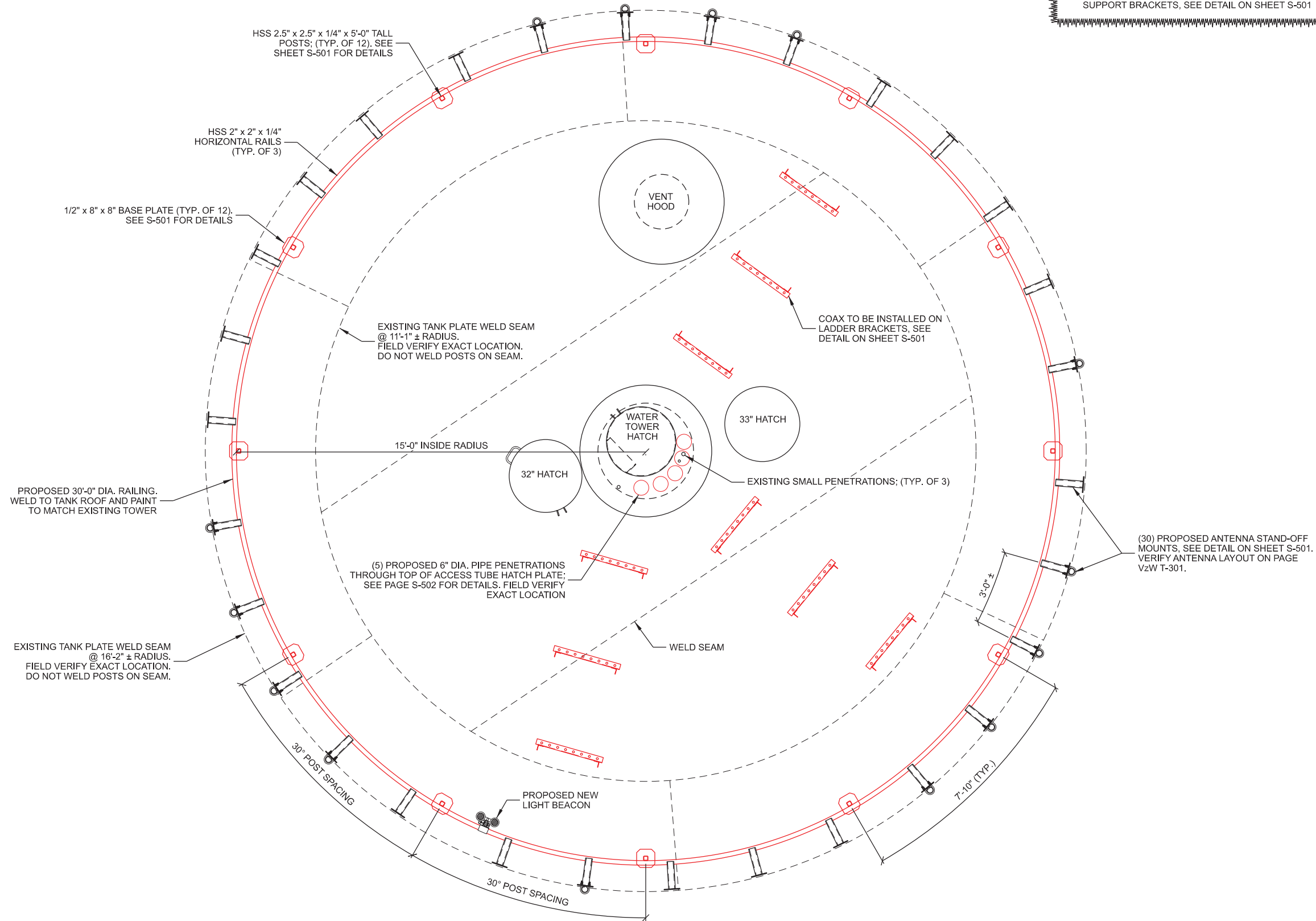
SUBMITTAL:

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CV	10/10/23	STR. MOD. REV.1


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SHEET NUMBER	<b>S-002</b>



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NOTES:

1. FABRICATOR MAY LOCATE JOINTS IN CONTINUOUS RAILS AS NECESSARY TO AID IN INSTALLATION.
2. FINISHED RAIL MUST BE SMOOTH ARC TO MATCH DESIGNED RADIUS.
3. DO NOT WELD POSTS ON TOP OF TANK PLATE SEAMS. RAILING POSTS TO BE POSITIONED SO THAT ONE POST FALLS ON EACH PLATE.

A

ROOFTOP RAILING PLAN



CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

STRUCTURAL ENGINEER:

**KRECH OJARD**  
KRECH OJARD & ASSOCIATES, INC.  
101 PUTNAM STREET  
EAU CLAIRE, WI 54703  
715.552.7374

**RAIL MODIFICATION PLAN**  
**HWY 164 & K (FUZE #16805550)**  
**PEWAUKEE, WISCONSIN**

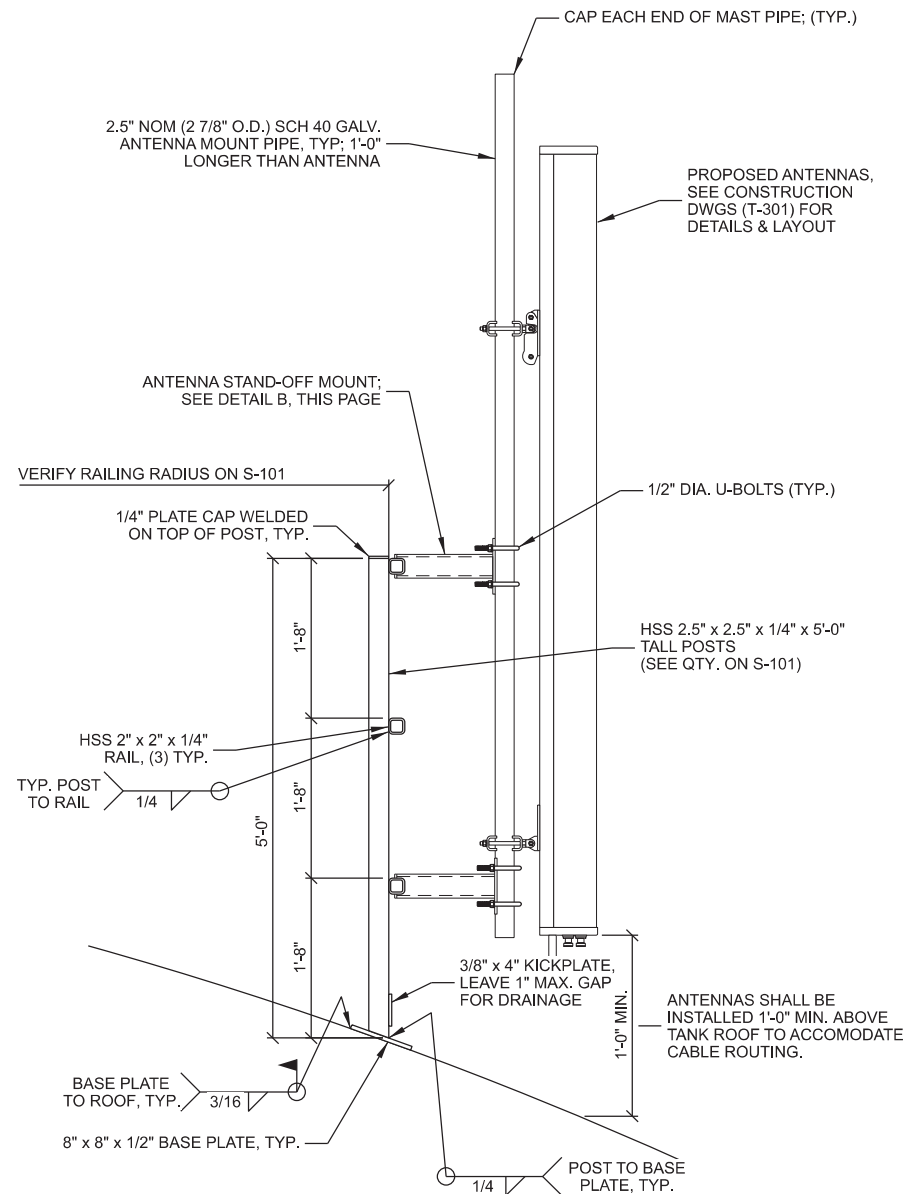
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CV	10/10/23	STR. MOD. REV.1

CHECKED BY:	SB
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PROJECT NUMBER:	32691
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SHEET NUMBER:	<b>S-101</b>

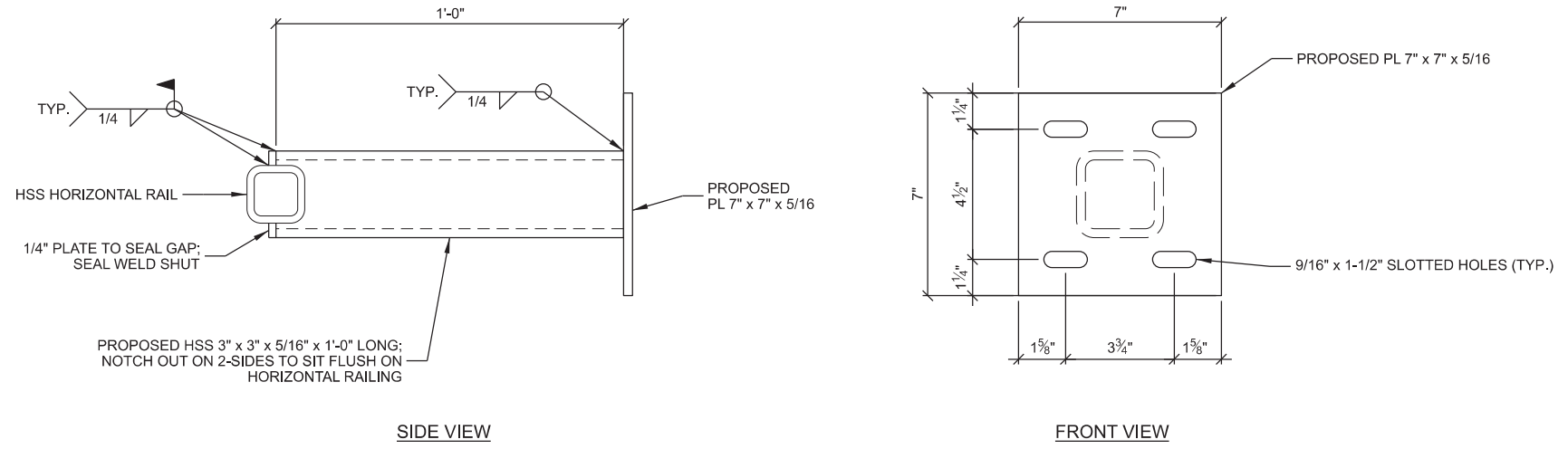


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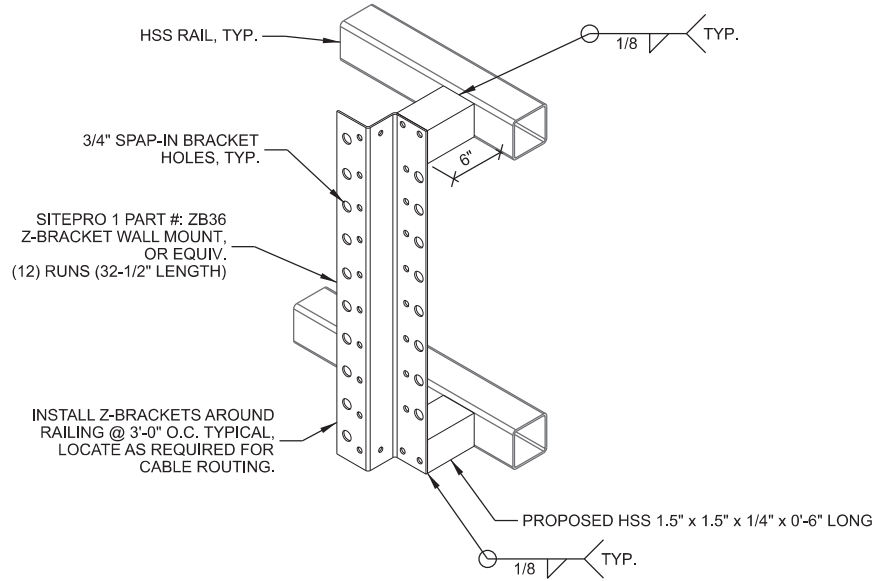


- NOTES:
- CONTRACTOR TO COORDINATE RAILING INSTALLATION WITH CITY TO MINIMIZE COATING REPAIRS.
  - RAILING TO BE SHOP PRIMED, AND PAINTED TO MATCH EXISTING TOWER COATING.
  - ALL WELDS SHALL BE SEAL WELDED TO PREVENT RUST.
  - ANY CLAMPED CONNECTION TO PAINTED STEEL SHALL HAVE A NEOPRENE GASKET TO PROTECT COATING.

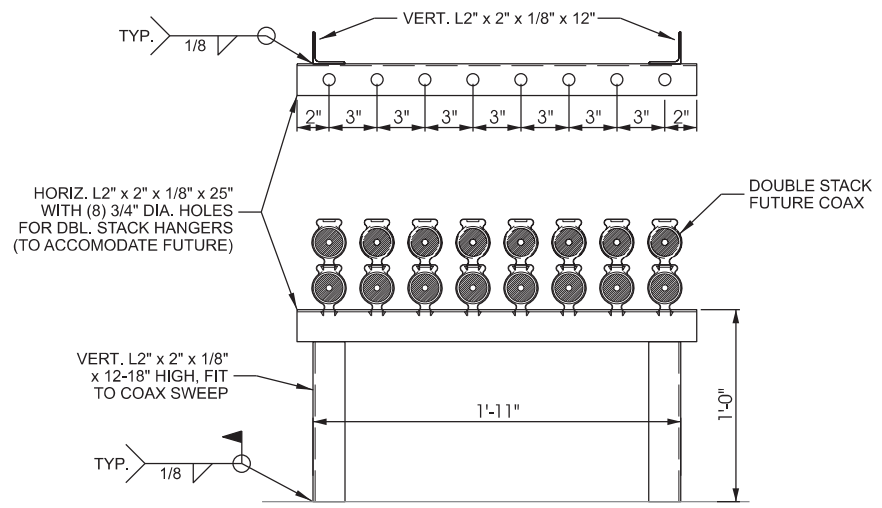
**A** RAILING SECTION



**B** ANTENNA STAND-OFF MOUNT DETAIL



**C** COAX SUPPORT BRACKET



NOTE:

PROPOSED WT ROOF COAX LADDER TO BE INSTALLED FOR COAX ROUTING TO RAILING FROM ACCESS TUBE PENETRATIONS. PAINT TO MATCH WT.

**D** COAX LADDER DETAIL

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

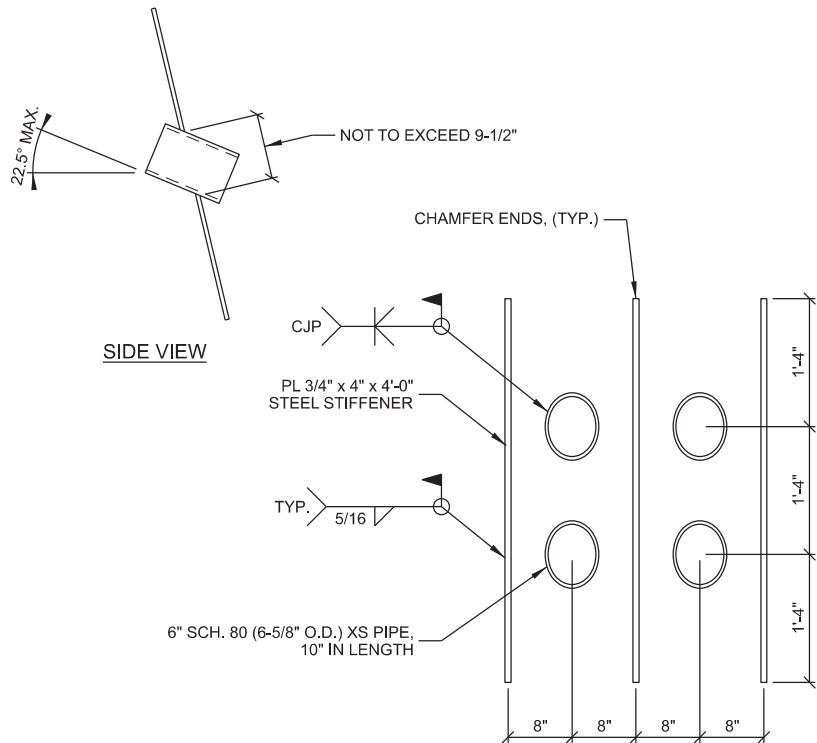
STRUCTURAL ENGINEER:

**KRECH OJARD**  
KRECH OJARD & ASSOCIATES, INC.  
101 PUTNAM STREET  
EAU CLAIRE, WI 54703  
715.552.7374

**RAIL MODIFICATION DETAILS**  
HWY 164 & K (FUZE #16805550)  
PEWAUKEE, WISCONSIN

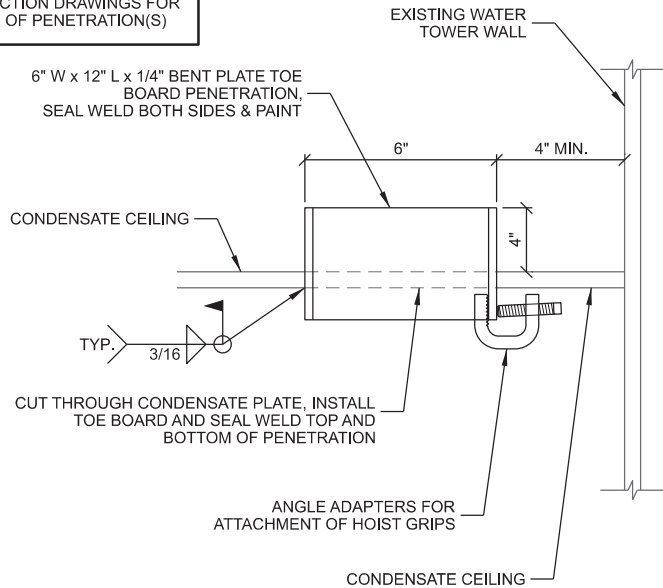
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INT.	DATE:	DESCRIPTION:
CV	09/27/22	STR. MODIFICATION
CV	10/10/23	STR. MOD. REV.1

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PLOT DATE:	10/10/2023
PROJECT NUMBER:	32691
SET TYPE:	STRUCTURAL MODIFICATION
SHEET NUMBER:	<b>S-501</b>



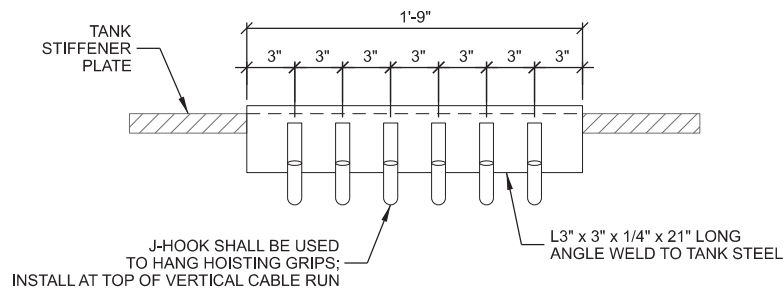
**A BELL PENETRATION REINFORCEMENT**

NOTE:  
SEE PAGES V2W T-505 & T-506 IN  
CONSTRUCTION DRAWINGS FOR  
LOCATION OF PENETRATION(S)



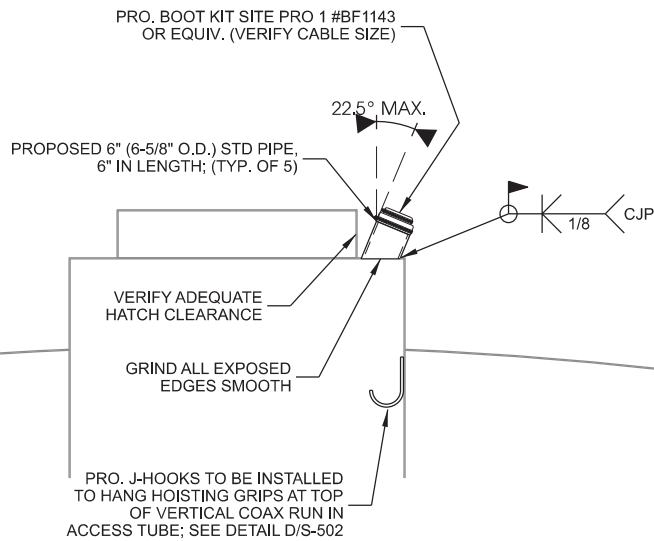
- NOTE:
1. FIELD VERIFY PENETRATION LOCATION; PREFERRED LOCATION TO BE 4\"
  2. ALL WATER TOWER PENETRATIONS AND WELDS TO BE PERFORMED IN ACCORDANCE WITH STRUCTURAL ANALYSIS.
  3. THE CONDENSATE CEILING AND UPPER PLATFORM ARE USUAL AREAS OF CORROSION CONCERN; IF UNUSUAL CORROSION IS OBSERVED IT SHOULD BE REPORTED FOR EVALUATION.

**B CONDENSATE PLATFORM PENETRATION**



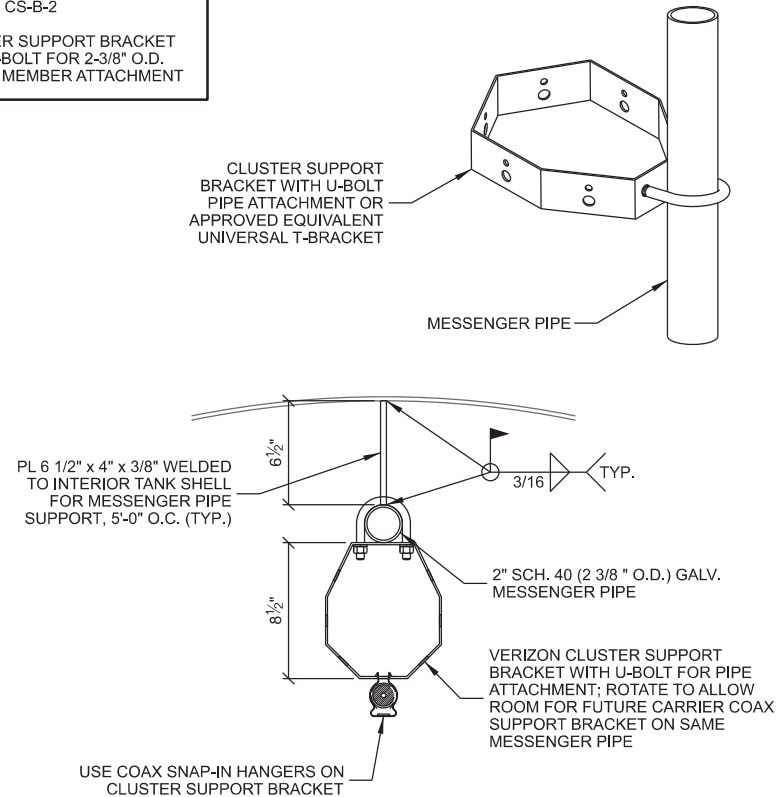
- NOTES:
1. J-HOOK BAR TO BE LOCATED AT TOP TOP OF VERTICAL CABLE RUN, TO HELP SUPPORT AND TRANSITION CABLE(S) INTO ACCESS TUBE

**D J-HOOK PLATE**



**E ACCESS TUBE PENETRATION DETAIL**

MANUFACTURER: ANDREW  
MODEL: CS-B-2  
CLUSTER SUPPORT BRACKET  
WITH U-BOLT FOR 2-3/8\"



**F CLUSTER BRACKET ON MESSENGER PIPE**

CONSULTANT:  
**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

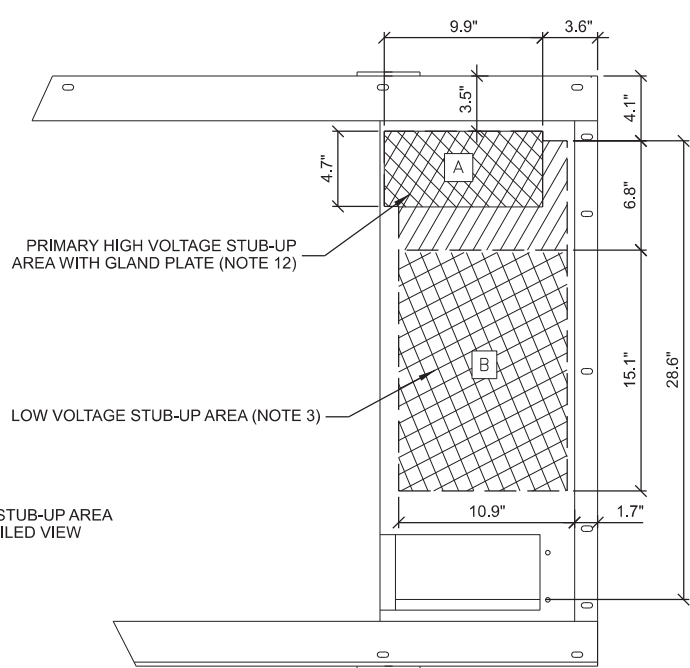
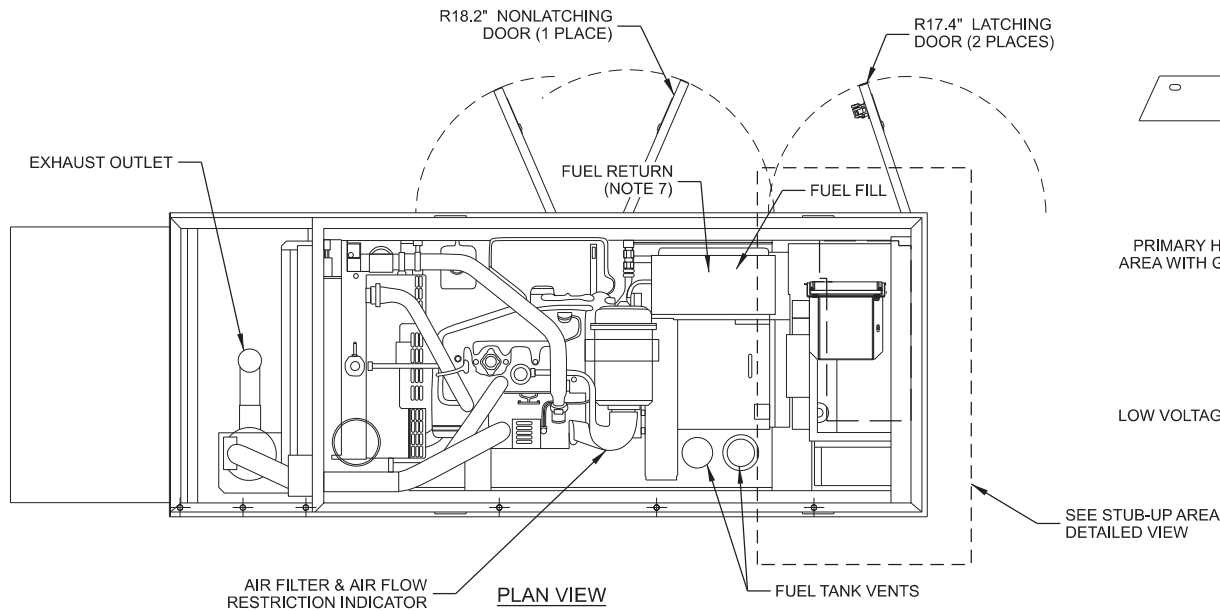
CLIENT:  
**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

STRUCTURAL ENGINEER:  
**KRECH OJARD**  
KRECH OJARD & ASSOCIATES, INC.  
101 PUTNAM STREET  
EAU CLAIRE, WI 54703  
715.552.7374

**TOWER MODIFICATION DETAILS**  
**HWY 164 & K (FUZE #16805550)**  
**PEWAUKEE, WISCONSIN**

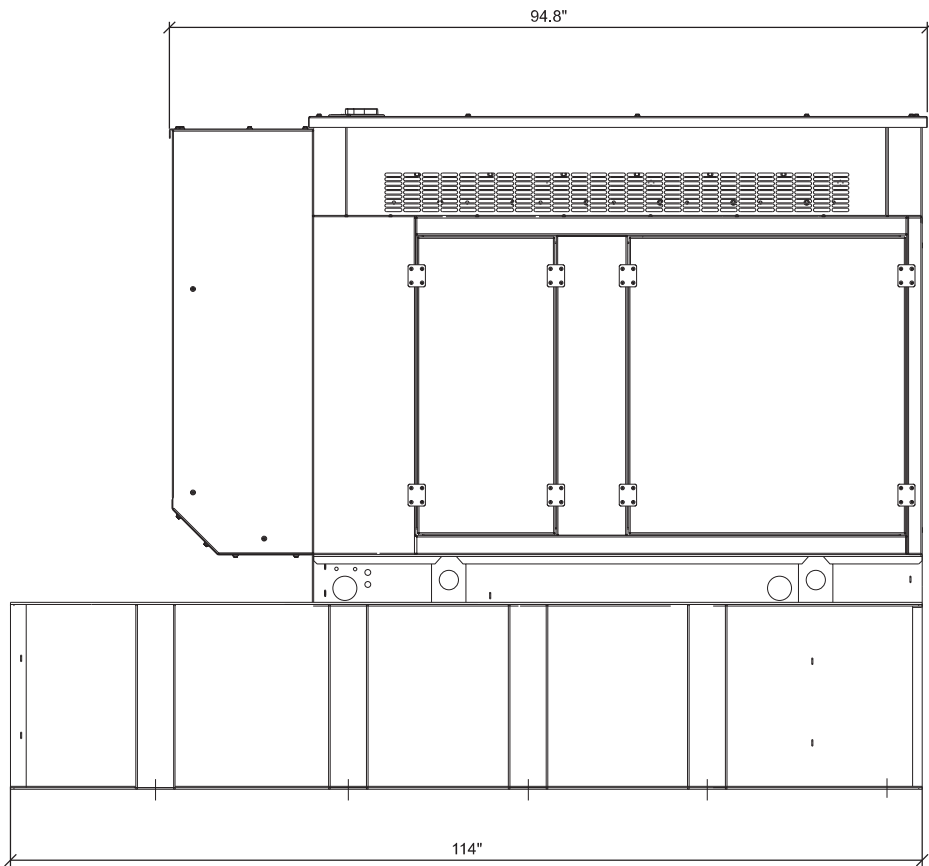
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INT.	DATE:	DESCRIPTION:
CV	09/27/22	STR. MODIFICATION
CV	10/10/23	STR. MOD. REV.1

CHECKED BY:	SB
PLOT DATE:	10/10/2023
PROJECT NUMBER:	32691
SET TYPE:	STRUCTURAL MODIFICATION
SHEET NUMBER:	<b>S-502</b>

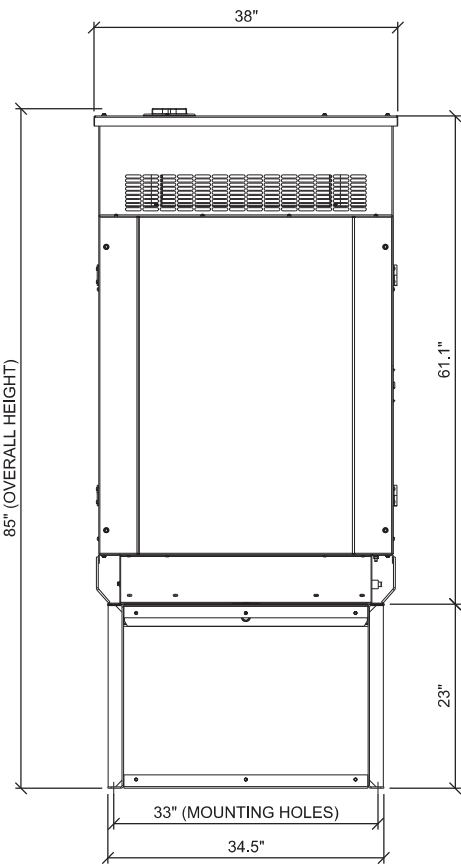


- NOTES:
- CONTROL PANEL INCLUDES BATTERY CHARGER WITH THREE PRONG CORD.
  - 1500W 120VAC ENGINE BLOCK HEATER WITH THREE PRONG CORD.
  - CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX. BOTTOM HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS. (USE LOW VOLTAGE STUB-UP AREA)
  - BATTERY (12 VOLT NEGATIVE GROUND SYSTEM)
  - MAIN LINE CIRCUIT BREAKER (MLCB) (MLCB HEIGHT MAY VARY WITH CB SELECTION) AC LOAD LEADS CONNECT DIRECTLY TO BOTTOM OF BREAKER.
  - CENTER OF GRAVITY & WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS.
  - ENGINE SERVICE CONNECTIONS:
    - INLET DIESEL = 3/8" NPT
    - RETURN DIESEL = 3/8" NPT
    - OIL DRAIN = 1/2" NPT
    - RADIATOR DRAIN = 1/2" NPT
    - EXHAUST OUTLET = 2.5" I.D.
  - STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
  - GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND DISCHARGE AIR IS NOT RECIRCULATED. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
  - BOTTOM OF GENERATOR SET MUST BE CLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
  - BOLTS OR STUDS USED TO MOUNT UNIT TO PAD SHALL BE 5/8" - 11 GRADE 5. USE STANDARD SAE TORQUE SPECS.
  - HIGH VOLTAGE STUB-UP AREA INCLUDES THE AC LOAD LEAD CONNECTIONS TO MLCB, NEUTRAL CONNECTION AND AUXILIARY 120/240V CONNECTION.
  - 200 GALLON USEABLE CAPACITY TERTIARY SPECIAL TANK.
  - IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATION.
  - UNIT IS SHIPPED WITH FUEL SUPPLY AND RETURN LINES DISCONNECTED AND PLUGGED BETWEEN ENGINE AND FUEL TANK. THIS HAS BEEN DONE TO FACILITATE PRESSURE TESTING OF THE TANK IN THE FIELD. FOR INFORMATION REGARDING CONNECTING THE FUEL SUPPLY AND RETURN LINES PRIOR TO START UP, SEE THE FUEL TANK FIELD TESTING PROCEDURE (0E5082) SUPPLIED IN THE TANK LOOSE VENTS KIT, WHICH IS SHIPPED WITH THIS GENERATOR.
  - SEE DRAWINGS 0C3850 FOR DISCHARGE DUCT REMOVAL. REMOVAL OF DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.
  - GENERATOR MUST BE GROUNDED.

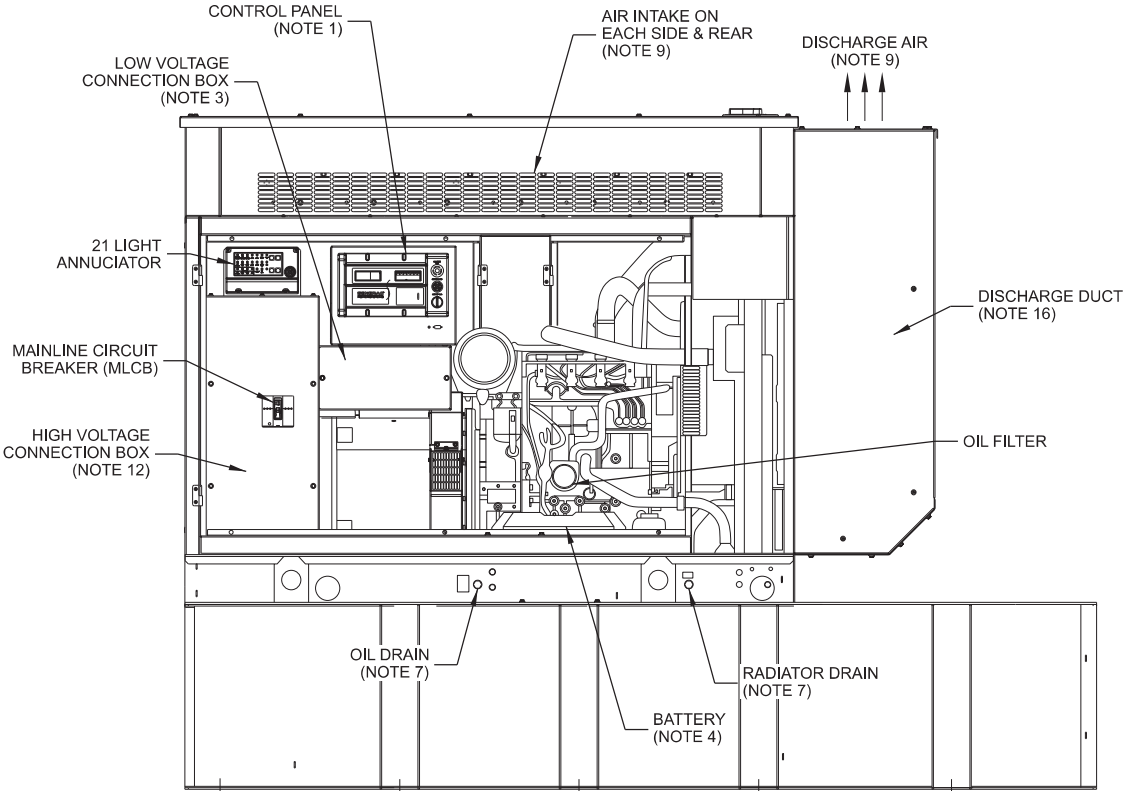
STUB-UP AREA DETAILED VIEW



LEFT VIEW



REAR VIEW



RIGHT VIEW  
(DOORS & SIDE PANELS REMOVED)

CONSULTANT:

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PRAIRIE DU SAC, WI 53578  
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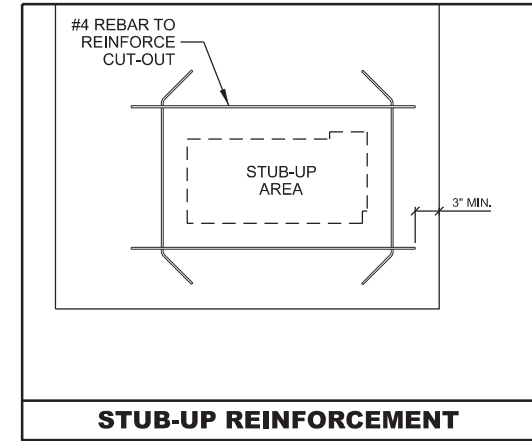
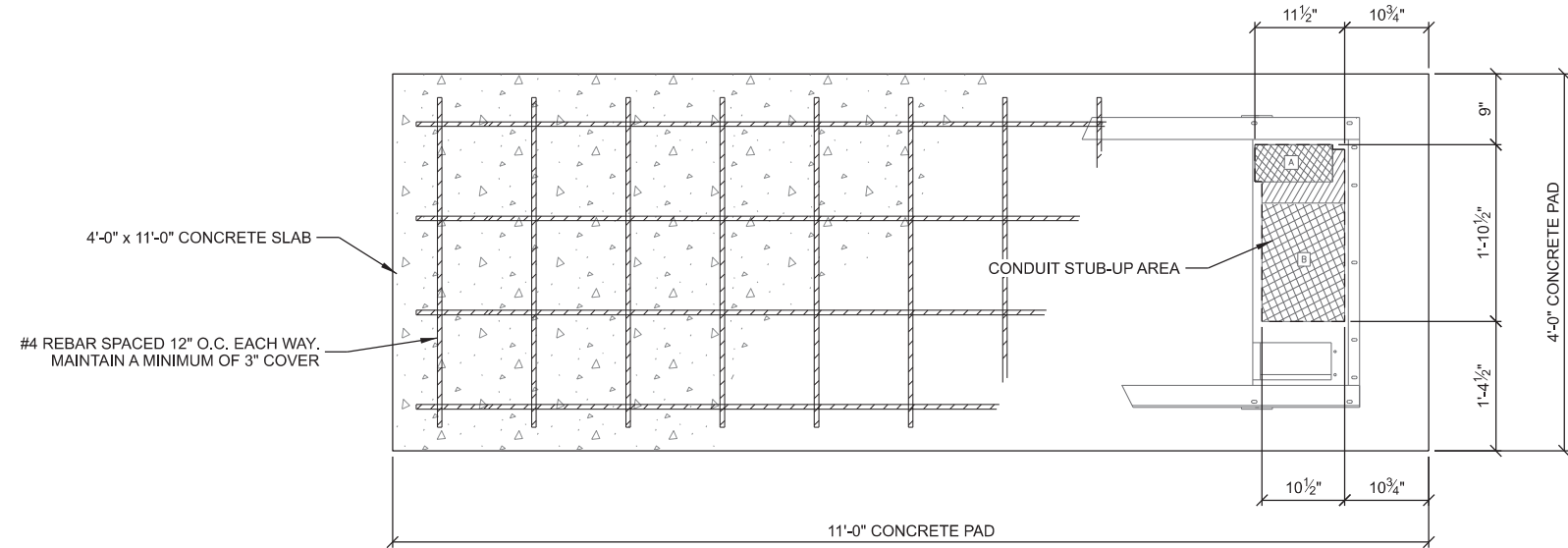
CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**GENERATOR SPECIFICATIONS**  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I
CHECKED BY:		PCM
PLOT DATE:		10/20/2023
PROJECT NUMBER:		32691
SET TYPE:		DRAFT
SHEET NUMBER:		VzW E-001

**A 30KW GENERAC DIESEL GENERATOR W/ TERTIARY TANK**



NOTE:  
VERIFY EXACT CONDUIT STUB-UP  
LOCATIONS WITH GENSET PLANS

**A** GENERAC DIESEL GENERATOR FOUNDATION LAYOUT

**GENERATOR CLEARANCE NOTE:**

- MINIMUM OF 10' OF CLEARANCE FROM COMBUSTIBLE WALL
- MINIMUM OF 5' OF CLEARANCE FROM A NON-COMBUSTIBLE WALL
- MINIMUM OF 20' OF CLEARANCE FROM AN OUTDOOR ELECTRICAL TRANSFORMER OR NORMAL POWER DISTRIBUTION EQUIPMENT

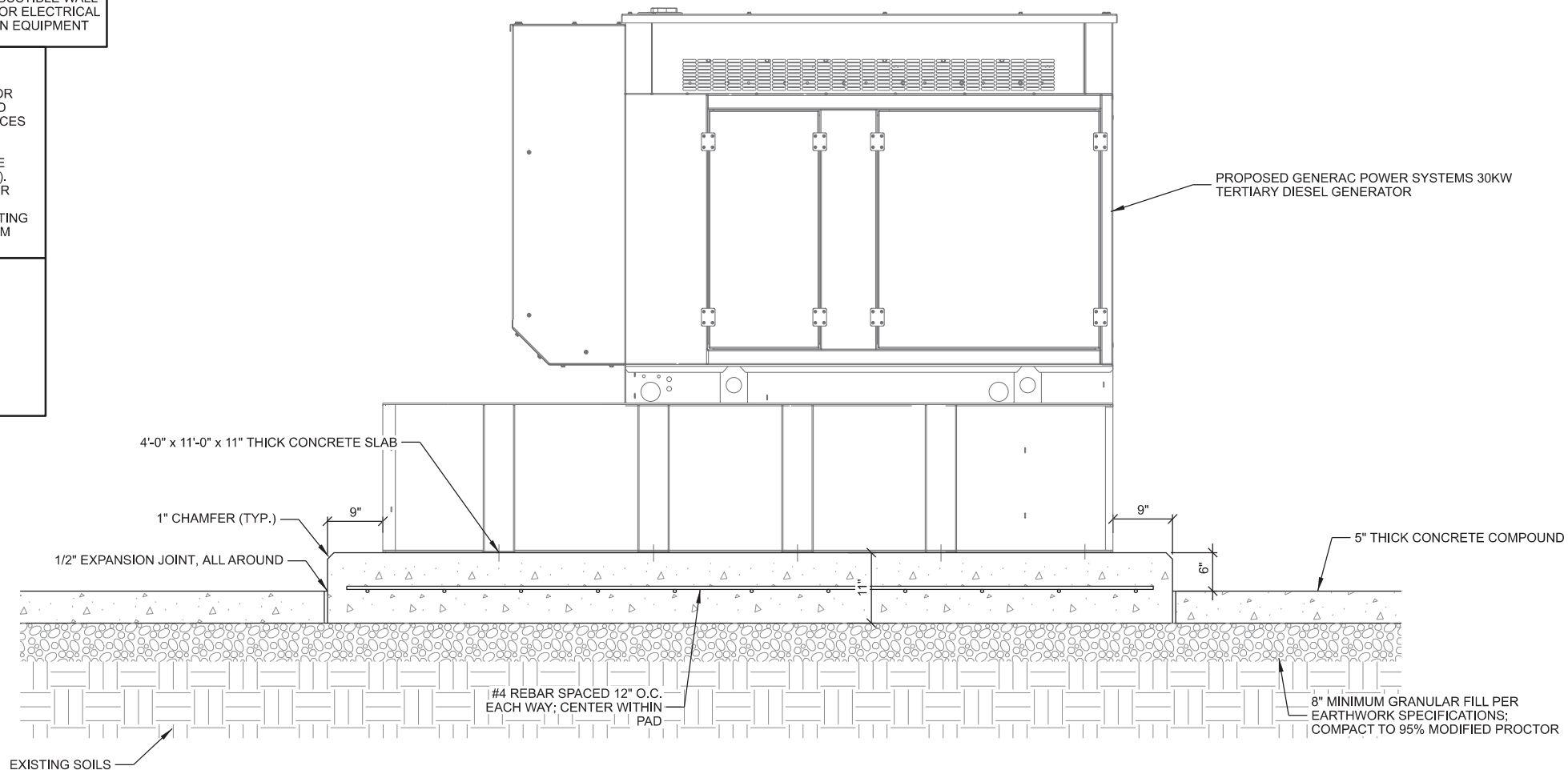
**NOTE:**

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

**NOTE:**

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

REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH CONCRETE PAD TO A DEPTH OF ATLEAST 2'-0" BELOW CONCRETE PAD



**B** GENERAC TERTIARY DIESEL GENERATOR FOUNDATION DETAIL

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**GENERATOR SPECIFICATIONS**  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

**SUBMITTAL:**

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CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

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PROJECT NUMBER:	32691
SET TYPE:	DRAFT
SHEET NUMBER:	VzW E-002



KEYNOTES: (THIS SHEET)

- (A) EQUIPMENT GROUND RING #2 AWG SOLID TINNED COPPER GROUND LEAD MIN. 4'-6" BURY OR 6" BELOW FROST WHICH EVER IS GREATER
- (B) MAINTAIN 2'-FOOT CLEARANCE FROM ALL STRUCTURES
- (C) INTERIOR MASTER GROUND BAR (MGB) BY BUILDING MANUFACTURER; CONTRACTOR TO EXTEND (2) #2 SOLID TINNED COPPER GROUND LEADS THROUGH BUILDING WALL @ 45 DEGREE ANGLE AND BOND TO EQUIPMENT BUILDING GROUND RING
- (D) BUILDING GROUND LEAD IN 3/4" DIAMETER PVC CONDUIT
- (E) HVAC GROUNDING, GROUND WITH MECHANICAL CLAMP (DUAL CRIMP COMPRESSION), SEE VzW E-503 FOR DETAIL
- (F) 5/8" DIAMETER x 10'-0" LONG COPPER CLAD GROUND ROD; SPACED AT 8' O.C.
- (G) BOND EQUIPMENT GROUND RING TO THE TOWER BASE PLATE WITH (2) #2 SOLID BARE TINNED COPPER GROUND LEADS
- (H) GENERATOR GROUND; SEE VzW E-501 FOR DETAILS
- (I) GPS GROUND TO INTERIOR SHELTER HALO
- (J) INSPECTION WELL (TYP.); SEE VzW 503 FOR DETAILS
- (K) TOWER GROUND BAR (TGB) INSTALLED ON INTERIOR OF TOWER; SEE VzW E-501 FOR DETAILS
- (L) 4" x 12" x 1/4" GROUND BAR INSIDE HAND HOLE; CONTRACTOR TO DRIVE 10' GROUND ROD & CLAMP TO GROUND BAR (IF APPLICABLE)
- (M) GROUND ELECTRIC METER TO (2) INDEPENDENT GROUND RODS, SPACED 10' O.C. WITH #2 AWG SOLID TINNED COPPER (IF APPLICABLE)
- (N) FENCE CORNER GROUND LEAD; SEE VzW E-503 FOR DETAILS
- (O) MULTI-METER RACK POST (TYP.)
- (P) GATE GROUND LEAD; SEE VzW E-503 FOR DETAILS

GROUNDING NOTE:

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

NOTES:

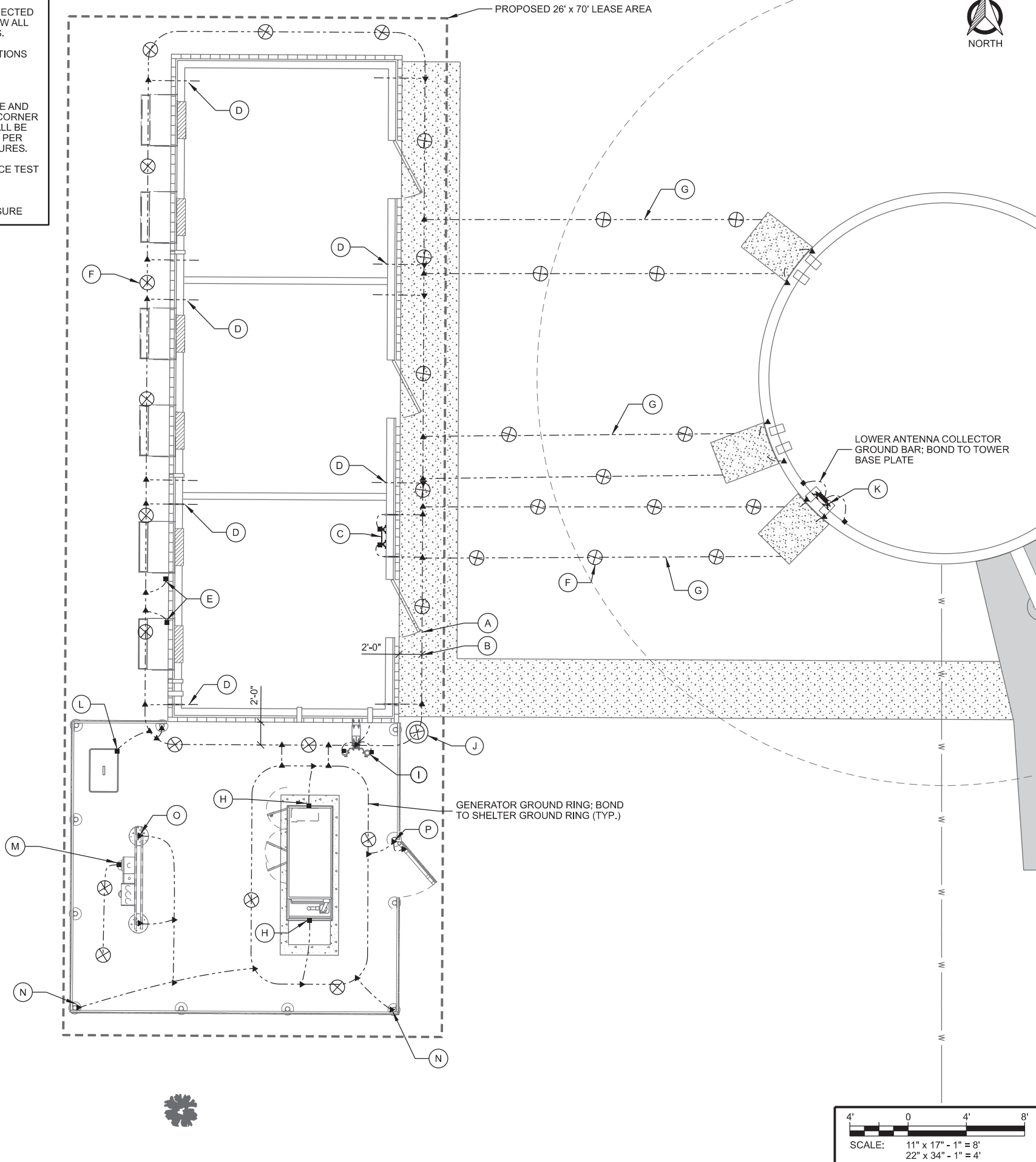
1. THE GROUNDING SHALL BE TESTED PRIOR TO FINAL BACKFILLING. DOCUMENTATION OF 5 OHM OR LESS RESISTANCE TO BE PROVIDED TO PROJECT MANAGER.
2. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE. PVC SHALL BE MIN. 16" INTO EARTH & EXTEND MIN. 6" ABOVE GROUND.
3. INSTALL 18" X 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE.

GROUNDING LEGEND: (THIS SHEET)

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD
- ⊗ INSPECTION WELL
- ⊗ 5/8" DIA. x 10'-0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MAX SEPARATION); TOP OF EACH GROUND ROD SHALL EXTEND NO MORE THAN 6" ABOVE BOTTOM OF TRENCH
- ⊗ 18" X 18" X .032" THK COPPER PLATE (10' MAX SEPARATION)

GROUNDING ELECTRODE SYSTEM NOTES:

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



CONSULTANT:

**Edge**  
Consulting Engineers, Inc  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**GROUNDING PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

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PLOT DATE: 10/20/2023

PROJECT NUMBER: 32691

SET TYPE: DRAFT

SHEET NUMBER: **VzW E-101**



NOTE:

UTILITIES TO BE DIRECTIONALLY BORED FROM  
HWY 164 TO THE PROPOSED FENCED COMPOUND

EXISTING SIDE WALK

EXISTING OVERHEAD POWER LINE

PROPOSED VERIZON FIBER VAULT (BELOW  
GRADE) AT R.O.W/ PROPERTY LINE MEET  
POINT (SOURCE TBD);  
SEE VzW E-505 FOR DETAILS

PROPOSED TRANSFORMER  
(SOURCE TBD)

NOTE:

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

UTILITY PROVIDER INFO:

ELECTRIC PROVIDER: TBD

FIBER OPTIC PROVIDER: TBD

CONSULTANT:

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**UTILITY PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

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CV	10/20/23	REV. I

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PCM

PLOT DATE:

10/20/2023

PROJECT NUMBER:

32691

SET TYPE:

DRAFT

SHEET NUMBER:

**VzW E-102**



- NOTES:
- THE LOCATIONS OF 4" x 4" JUNCTION BOXES AND SMALLER ITEMS CAN BE ADJUSTED AS REQUIRED TO PREVENT INTERFERENCE WITH TRIM PIECES. INTERFERENCE WITH OTHER COMPONENTS WILL REQUIRE TRIM TO BE CUT
  - ALL CONDUIT TO HAVE A MINIMUM OF 3/4" BETWEEN THEM
  - ALL RECEPTACLES TO BE MOUNTED 18" A.F.F.
  - ALL LIGHT SWITCHES TO BE MOUNTED 54" A.F.F.
  - ALL WIRE TO BE COPPER #12 AWG MINIMUM. NO BX OR ROMEX CABLE PERMITTED
  - ALL CONDUIT TO BE 1/2" UNLESS OTHERWISE NOTED.

CONDUIT KEY

- 1/2" CONDUIT
- - - 3/4" CONDUIT
- - - 1" CONDUIT

HVAC UNIT (TYP. OF 2)

ALL ELECTRICAL AND GROUNDING CONDUCTORS TO BE SURFACE MOUNTED ON THE INTERIOR OF THE EQUIPMENT ROOM AND PLACED IN CONDUIT WHEN CODE REQUIRES

1' x 4' CEILING MOUNTED LIGHT FIXTURE

FLEXIBLE NON-METALLIC CONDUIT

6" x 6" RECTIFIER JUNCTION BOX

4" x 4" JUNCTION BOX

EXIT LIGHT

120V, 20A RECEPTACLE OUTLET, (TYP. OF 6)

CLEARANCE PER NEC

6" x 6" JUNCTION BOX

INTEGRATED LOAD CENTER

INTEGRATED LOAD CENTER; SEE PAGE VzW E-506 FOR DETAIL

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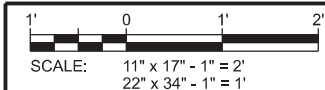
**SHELTER ELECTRICAL PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:

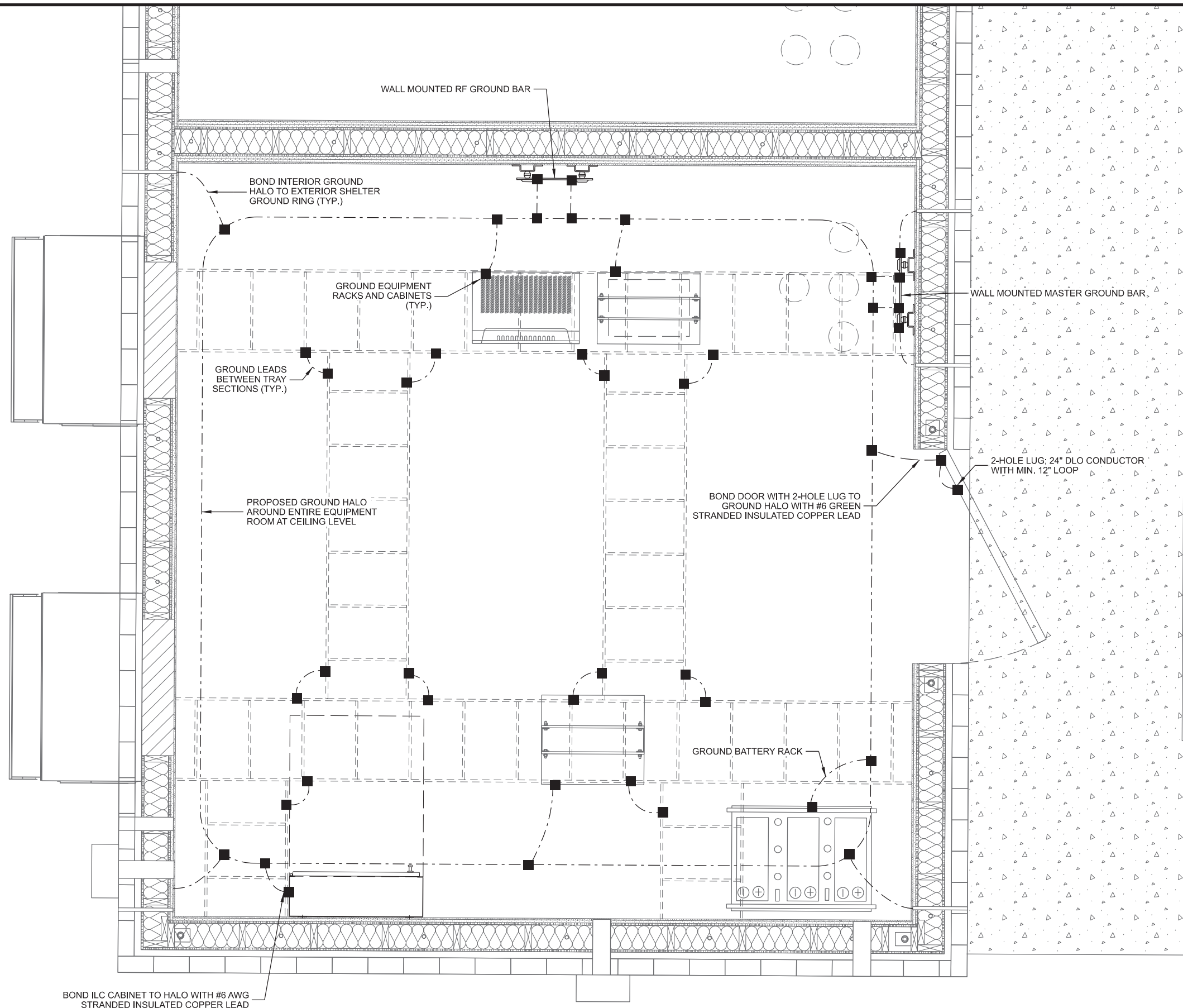
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CV	02/27/23	REV. C
CV	05/08/23	REV. D
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CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY:	PCM
PLOT DATE:	10/20/2023
PROJECT NUMBER:	32691
SET TYPE:	DRAFT

SHEET NUMBER **VzW E-103**







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CONSULTANT:

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**EQUIPMENT ROOM GROUNDING PLAN**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:

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CV	10/06/22	REV. A
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CV	02/27/23	REV. C
CV	05/08/23	REV. D
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CV	09/27/23	REV. H
CV	10/20/23	REV. I

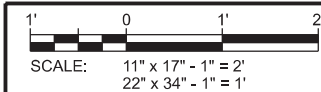
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PLOT DATE: 10/20/2023

PROJECT NUMBER: 32691

SET TYPE: DRAFT

SHEET NUMBER: **VzW E-104**



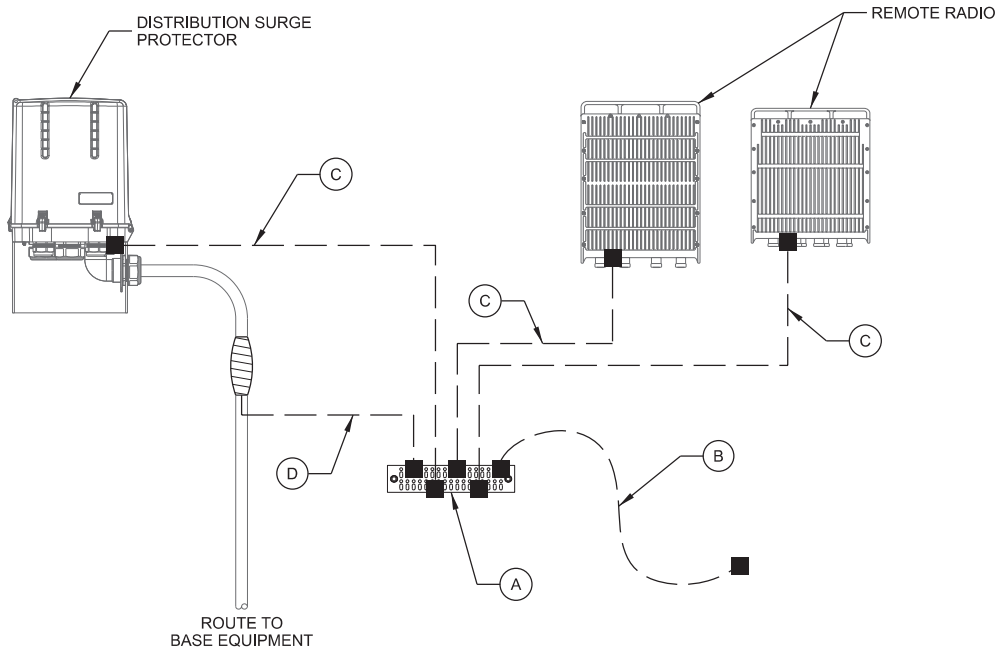


KEYNOTES: (THIS SHEET)

- (A) 1/4" x 4" x 12" COLLECTOR GROUND BAR (CGB) FOR CONNECTION OF MULTIPLE GROUND KITS AT ONE LEVEL
- (B) CGB GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL AND UL LISTED BONDING CLAMP TO TOWER STEEL AND/OR MOUNT STEEL
- (C) ANCILLARY EQUIPMENT GROUND KIT #2 AWG STRANDED INSULATED LEAD TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (D) CABLE GROUND #2 AWG STRANDED INSULATED TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (E) MASTER GROUND BAR BY BUILDING MFR. ELECTRICAL CONTRACTOR TO EXTEND (2) #2 SOLID BARE TINNED COPPER GROUND LEADS DOWN THROUGH BUILDING WALL AT 45° ANGLE AND INTO 3/4" PVC CONDUITS.
- (F) (2) #2 SOLID BARE TINNED COPPER GROUND LEADS IN SEALED 3/4" PVC CONDUITS FROM EQUIPMENT RING TO MGB. CONTRACTOR TO PROVIDE ALL REQ'D CADWELD CONNECTIONS; ALL LEADS TO BE ENCASED IN FLEXIBLE LIQUID-TIGHT CARFLEX CONDUIT TO 24" BELOW GRADE
- (G) PROVIDE (2) #2 SOLID BARE TINNED COPPER GROUND LEADS FROM LOWER TOWER GROUND BAR TO TOWER BASE PLATE STEEL

GROUNDING LEGEND: (THIS SHEET)

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD



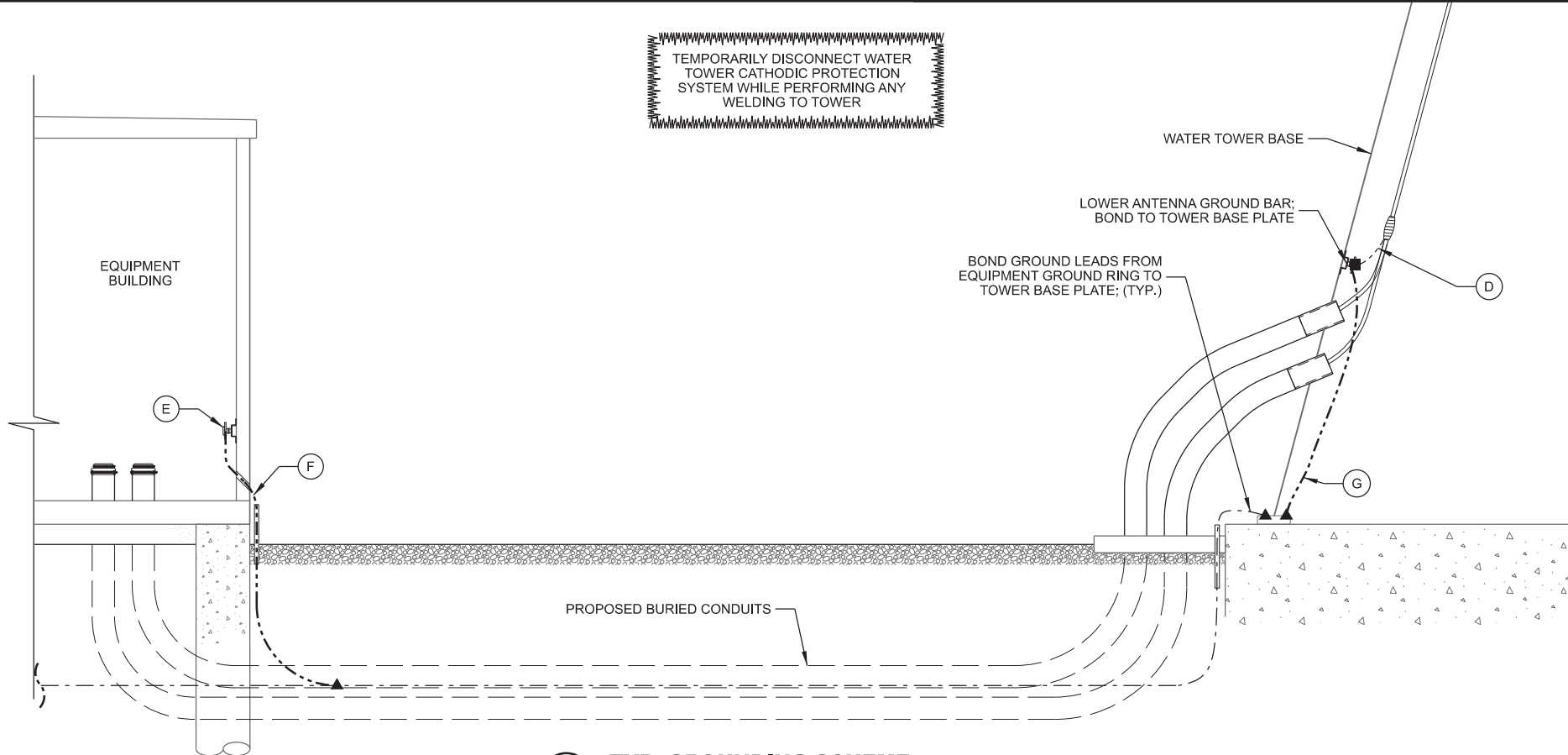
NOTES:

- ALL CABLING AND/OR GROUNDING RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION.
- CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE N.E.C.
- SCHEMATIC DETAIL ONLY. REFER TO ANTENNA AND EQUIPMENT CONFIGURATION FOR EQUIPMENT QUANTITY AND LOCATION.
- ALL GROUND LEADS TO BE ROUTED IN A DOWNWARD FASHION.

A ANTENNA LEVEL GROUNDING

NOTES: (THIS SHEET)

- ALL BELOW-GRADE CONNECTIONS ARE TO BE EXOTHERMICALLY WELDED A MINIMUM OF 48" BELOW GRADE.
- ALL LEADS EXTENDING ABOVE GRADE TO BE ENCASED IN 3/4" CONDUIT AND EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE AND 24" BELOW FINISHED GRADE.
- APPLY COLD GALVANIZATION TO ALL ABOVE-GROUND EXOTHERMICALLY WELDED CONNECTIONS.
- APPLY ANTI OXIDANT COMPOUND TO ALL MECHANICAL CONNECTIONS.
- UPPER AND LOWER TOWER GROUND BARS TO BE BONDED DIRECTLY TO TOWER STEEL WITH #2 CONDUCTORS.
- AIR TERMINAL TO EXTEND 2' ABOVE HIGHEST ANTENNA MIN. ON MAST PIPE MECHANICALLY FASTEN AIR TERMINAL TO MAST PIPE MAST PIPE TO BE MECHANICALLY CONNECTED TO TOWER STEEL

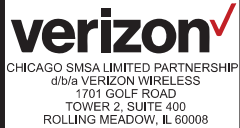


B TYP. GROUNDING SCHEME

CONSULTANT:



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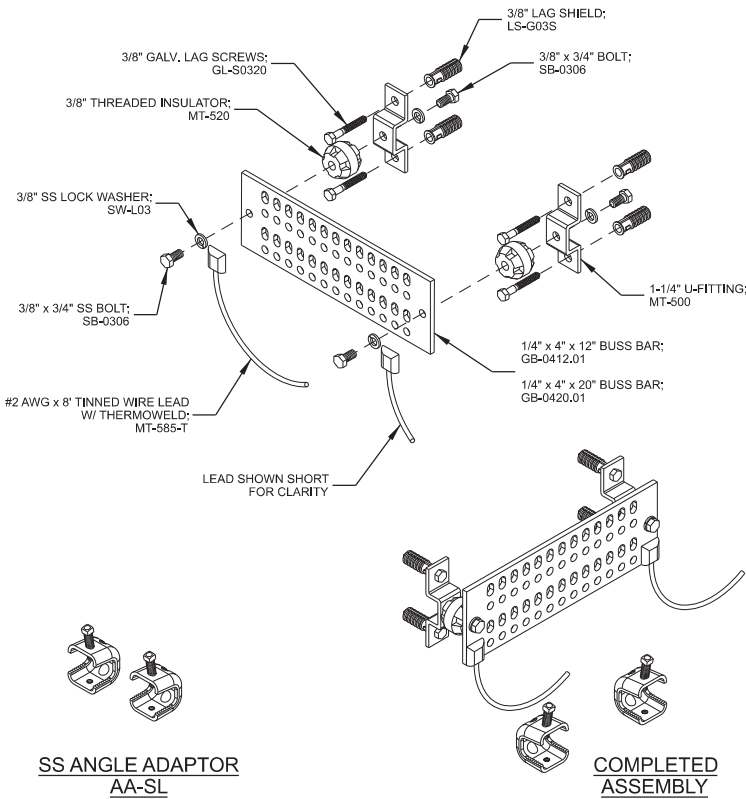


GROUNDING DETAILS  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

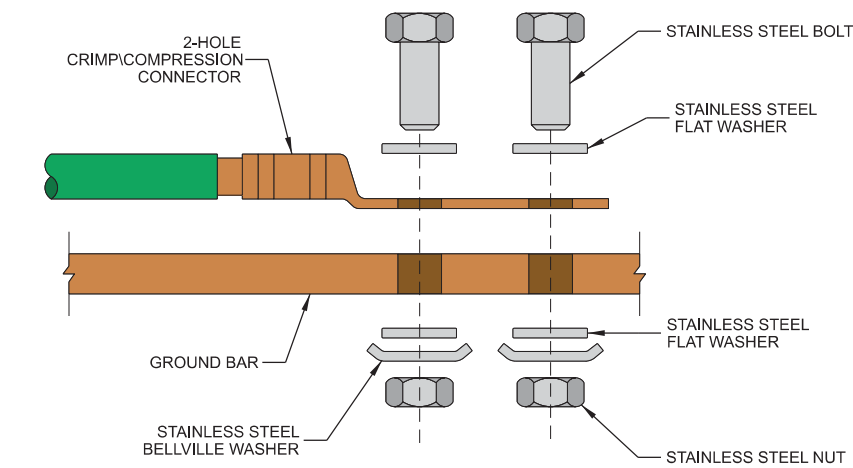
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PLOT DATE:	10/20/2023
PROJECT NUMBER:	32691
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SHEET NUMBER:	VzW E-501

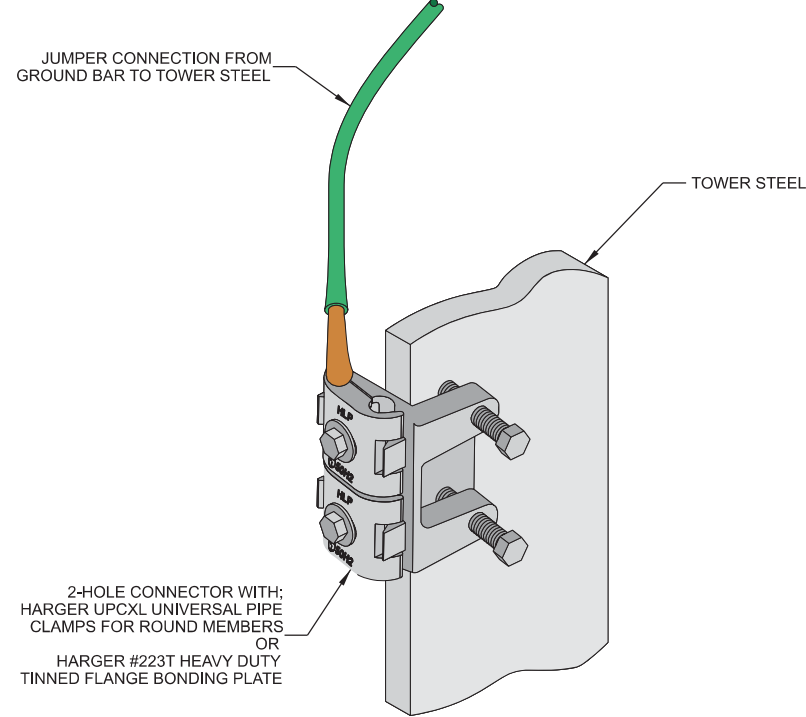


**A** GROUND AND BUSS BAR



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

**B** GROUNDING LUG

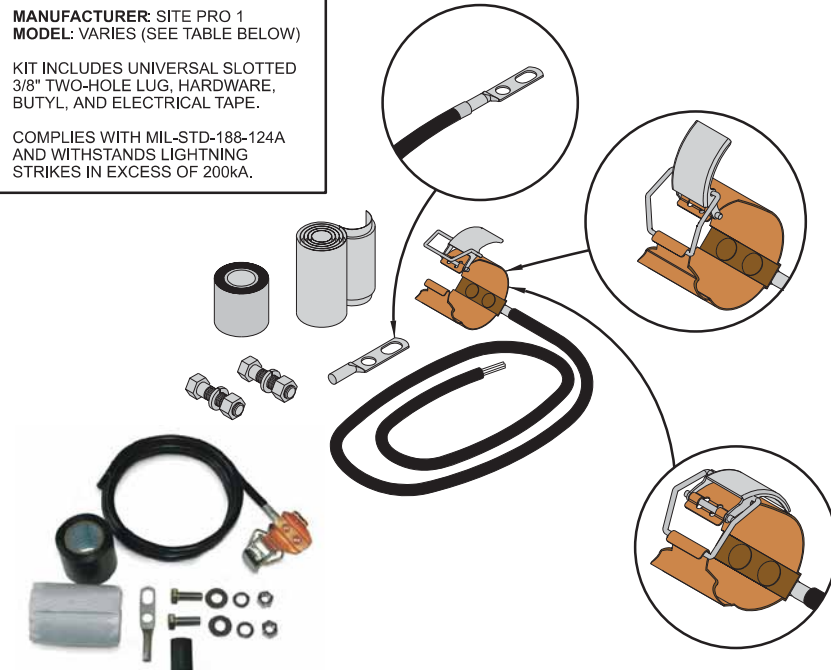


**C** GROUND BAR CONNECTION TO TOWER STEEL

MANUFACTURER: SITE PRO 1  
MODEL: VARIES (SEE TABLE BELOW)

KIT INCLUDES UNIVERSAL SLOTTED  
3/8" TWO-HOLE LUG, HARDWARE,  
BUTYL, AND ELECTRICAL TAPE.

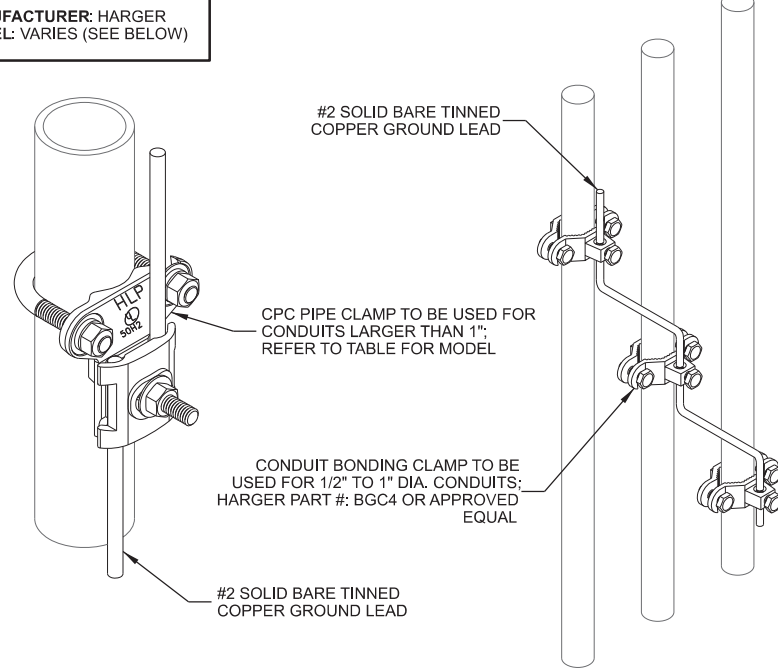
COMPLIES WITH MIL-STD-188-124A  
AND WITHSTANDS LIGHTNING  
STRIKES IN EXCESS OF 200kA.



PART #	CABLE SIZE & TYPE	LENGTH	LUG	WEIGHT
GK-C12	1/2" CORRUGATED	5'	UNATTACHED	1.50 LB.
GK-C78	7/8" CORRUGATED	5'	UNATTACHED	1.65 LB.
GK-C114	1-1/4" CORRUGATED	5'	UNATTACHED	1.70 LB.
GK-C158	1-5/8" CORRUGATED	5'	UNATTACHED	1.70 LB.
GK-C214	2-1/4" CORRUGATED	5'	UNATTACHED	1.80 LB.

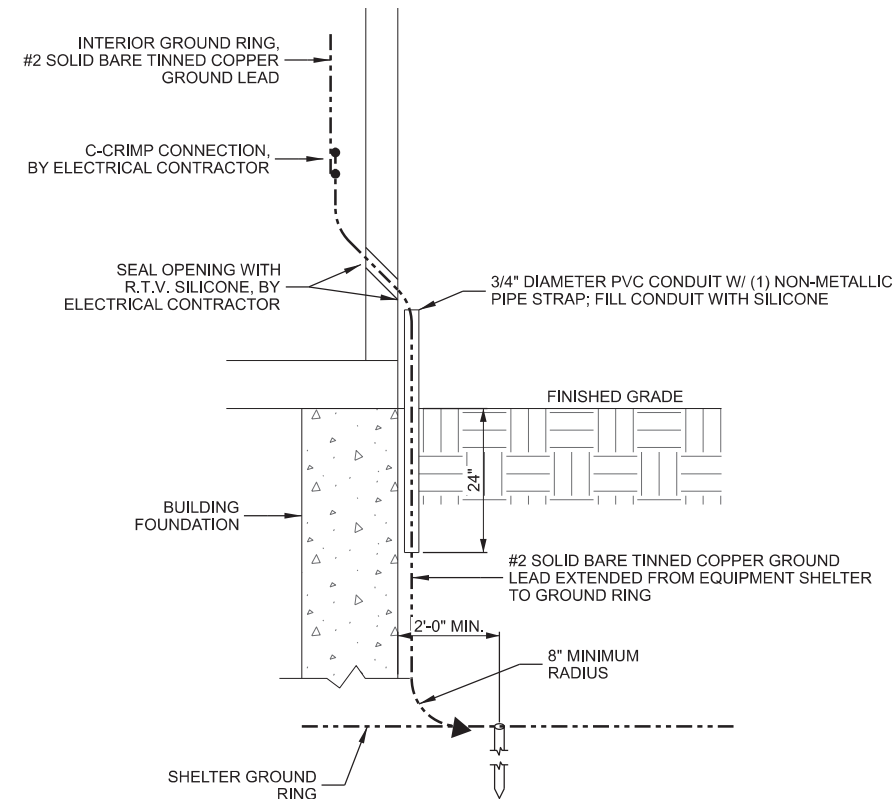
**D** CLIP ON GROUND KIT

MANUFACTURER: HARGER  
MODEL: VARIES (SEE BELOW)



PART #	NOMINAL PIPE SIZE RANGE	PIPE OUTSIDE DIAMETER
CPC1/1.25	1" - 1.25"	0.9375" - 1.7"
CPC1.5/2	1.5" - 2"	1.25" - 2.4"
CPC2.5/3	2.5" - 3"	2.5" - 3.5"
CPC3.5/4	3.5" - 4"	3.375" - 4.5"
CPC5/6	5" - 6"	4.75" - 6.63"

**E** CONDUIT GROUNDING



**F** BUILDING CORNER GROUNDING DETAIL

CONSULTANT:

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**GROUNDING DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:

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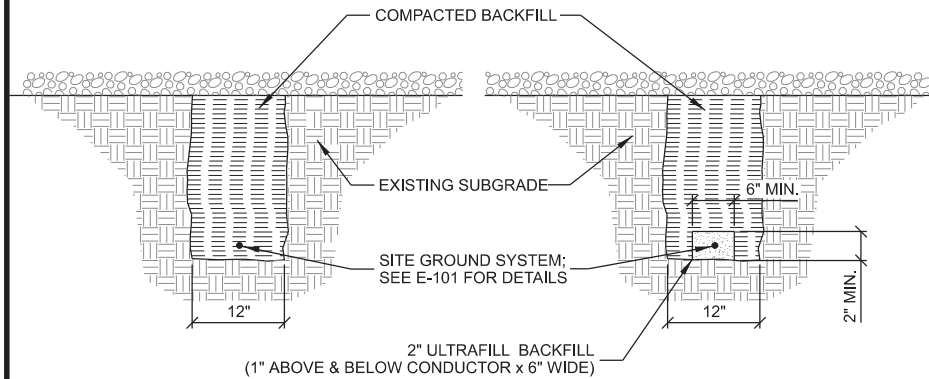
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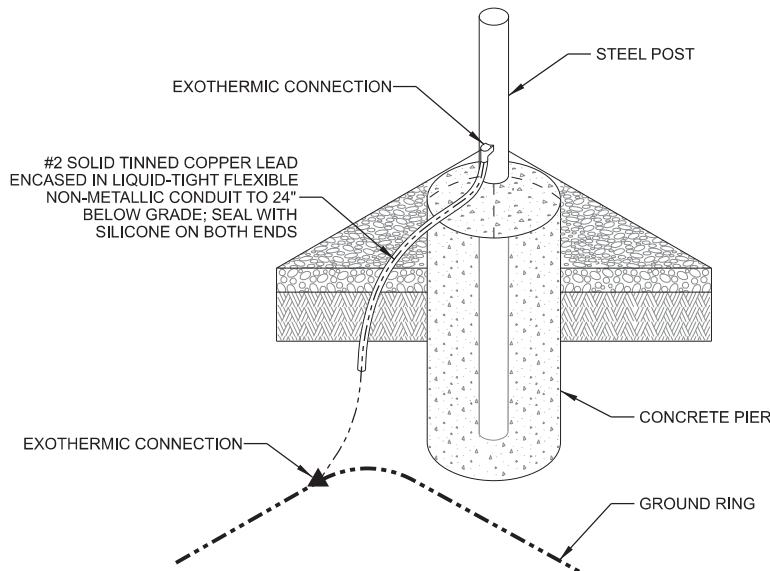
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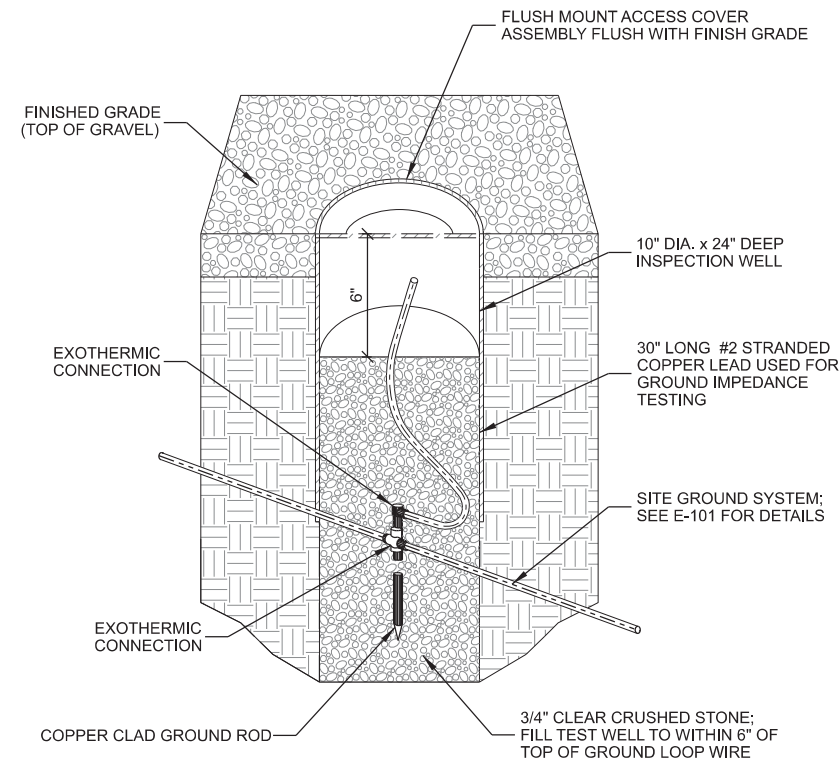
STANDARD GROUND TRENCH      ENHANCED GROUND TRENCH

- NOTES:
1. GROUNDING TRENCHES TO BE BACK FILLED WITH NATIVE SOIL.
  2. COMPACT BACK FILL TO 95% MODIFIED PROCTOR.
  3. CONTACT PSC MINIMUM 24HRS NOTICE PRIOR TO BACK FILLING TO ALLOW FOR INSPECTION.

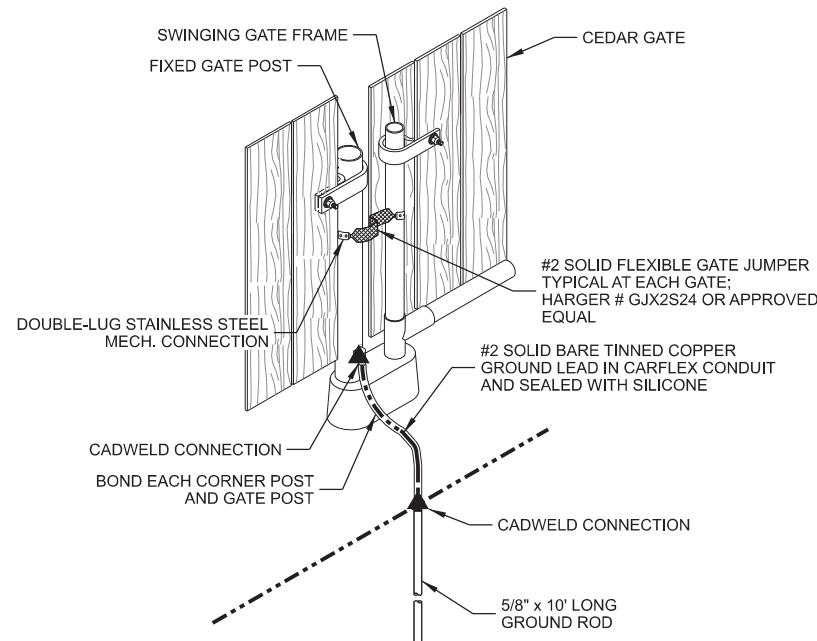
**A**      **GROUND TRENCH**



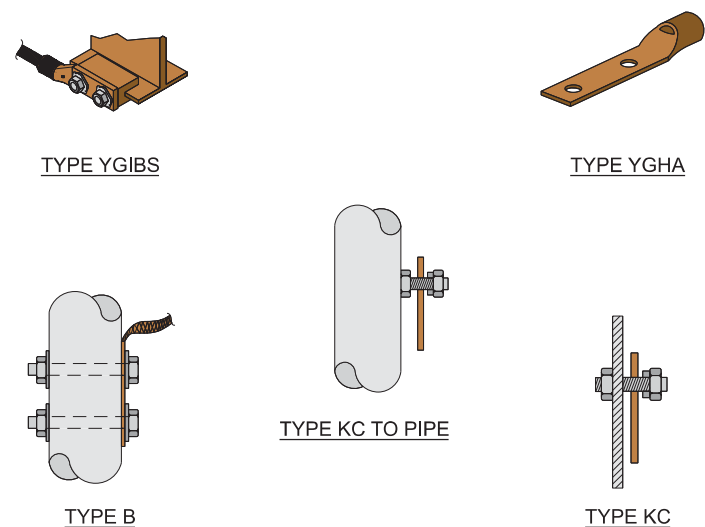
**B**      **POST GROUNDING**



**C**      **INSPECTION WELL**

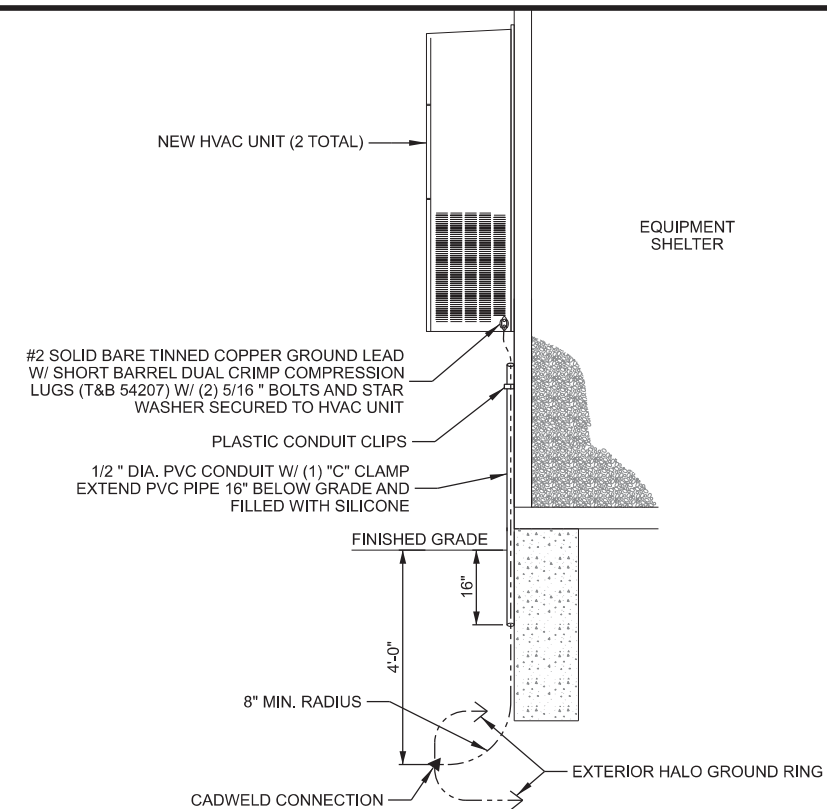


**D**      **GATE GROUNDING DETAIL**



- NOTES:
1. MECHANICAL "TYPES" SHOWN ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR OTHER POSSIBLE TYPES OF MECHANICAL CONNECTIONS THAT CAN BE USED IN STANDARD OR SPECIALLY DESIGNED GROUNDING PLANS.
  2. CONTRACTOR TO PROVIDE ALL REQUIRED MECHANICAL CONNECTIONS.

**E**      **MECHANICAL CONNECTIONS**



**F**      **HVAC GROUNDING DETAIL**

CONSULTANT:

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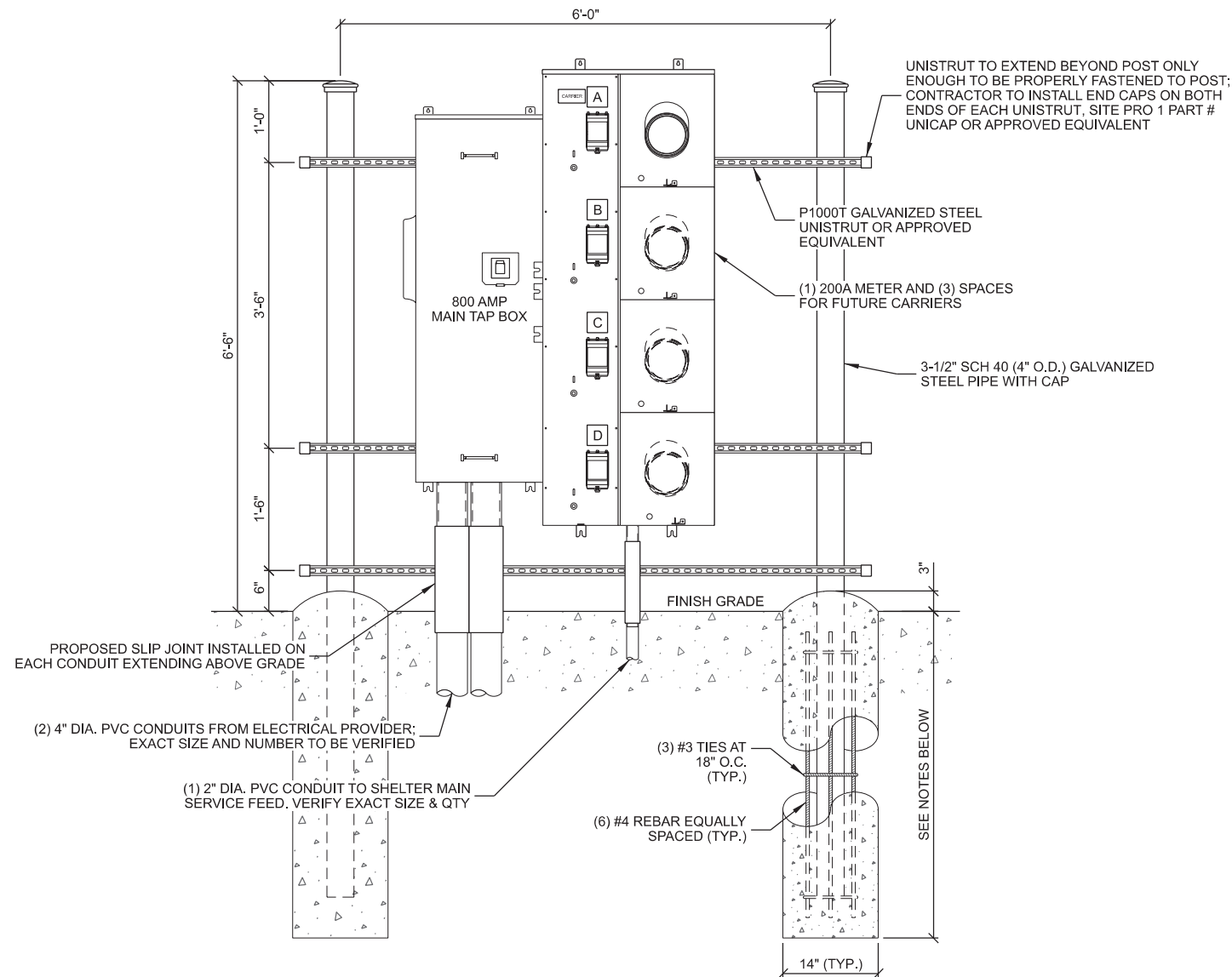
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**GROUNDING DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

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INT.	DATE:	DESCRIPTION:
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CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I
CHECKED BY:	PCM	
PLOT DATE:	10/20/2023	
PROJECT NUMBER:	32691	
SET TYPE:	DRAFT	
SHEET NUMBER:	VzW E-503	



UTILITY RACK LAYOUT HAS BEEN REVIEWED BY ELECTRIC PROVIDER; ALL DEVIATIONS FROM UTILITY RACK DETAIL TO BE APPROVED BY (CONTACT) FROM (PROVIDER)



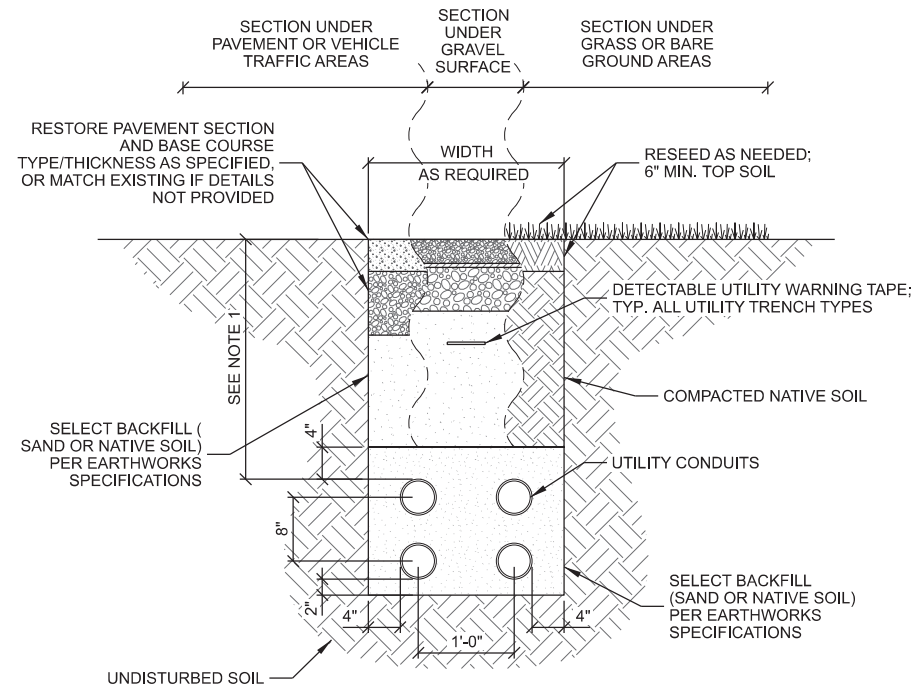
FRONT - ELECTRICAL SIDE

NOTE:

1. INSTALL PVC CONDUITS FOR SERVICE LATERAL CONNECTION TO UTILITY.
2. EXTEND SERVICE LATERAL CONDUITS UNDERGROUND BEYOND FENCELINE. CAP ENDS (NO DUCT TAPE ALLOWED) AND STAKE. EQUIP WITH PULL CORD. VERIFY REQUIREMENTS W/UTILITY PROVIDER.
3. MARK CARRIER METER SLOT @ BREAKER OR SOCKET EXTERIOR.
4. SOD EZ METER PAK, 120/240 VAC 1 PHASE, 3 WIRE OR EQUIV. VERIFY REQUIREMENTS WITH UTILITY PROVIDER
5. FINAL LAYOUT AND DESIGN DETERMINED BY CONTRACTOR/UTILITY. VERIFY FINAL DESIGN WITH THE CARRIER.
6. CONCRETE FOR PIER TO BE A MINIMUM OF 4,000 PSI AT 28 DAYS.
7. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.
8. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.

**A** **MULTI-METER UTILITY RACK**

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



NOTES:

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

**B** **UTILITY TRENCH**

**WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)**

1. WARNING TAPE TO BE INSTALLED ABOVE THE ELECTRICAL RUN FROM THE GENERATOR TO THE PLATFORM AND ABOVE THE FUEL LINE BETWEEN THE GENERATOR AND FUEL SOURCE.
2. WARNING TAPE SHALL BE RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH AND INSTALLED 12 INCHES ABOVE THE TOP OF THE CONDUITS
3. TRACER WIRE SHALL RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH OF THE BURIED GAS AND ELECTRIC CONDUITS
4. TRACER WIRE SHALL BE SECURED TO THE CONDUIT AND MAINTAINED ABOVE THE CONDUIT CENTERLINE DURING TRENCH BACKFILLING.
5. TRACER WIRE TO EXTEND TO THE TOP OF PVC ABOVE CONCRETE ON BOTH ENDS - LOOP AND WRAP AROUND APPROPRIATE CONDUIT.
6. TRACER WIRE SHALL CONSIST OF 14GA. SOLID COPPER WIRE WITH A CORROSION PROTECTIVE COATING.
7. INSTALL TRACER WIRE WITH SPACER AND SECURE PER MNFG. RECOMMENDATIONS - AT A MIN. EVERY 10' AND AT ALL BENDS. - DO NOT WRAP BURIED CONDUIT WITH TRACER WIRE TO AVOID UNNECESSARY STRESS ON TRACER. - CONTRACTOR TO CHECK CONTINUITY OF TRACER WIRE BEFORE AND AFTER BURIAL AND DOCUMENT RESULTS. 12" ABOVE THE TOP OF THE CONDUITS.

CONSULTANT:

**Edge**  
Consulting Engineers, Inc  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
608.644.1549 FAX  
www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**UTILITY DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

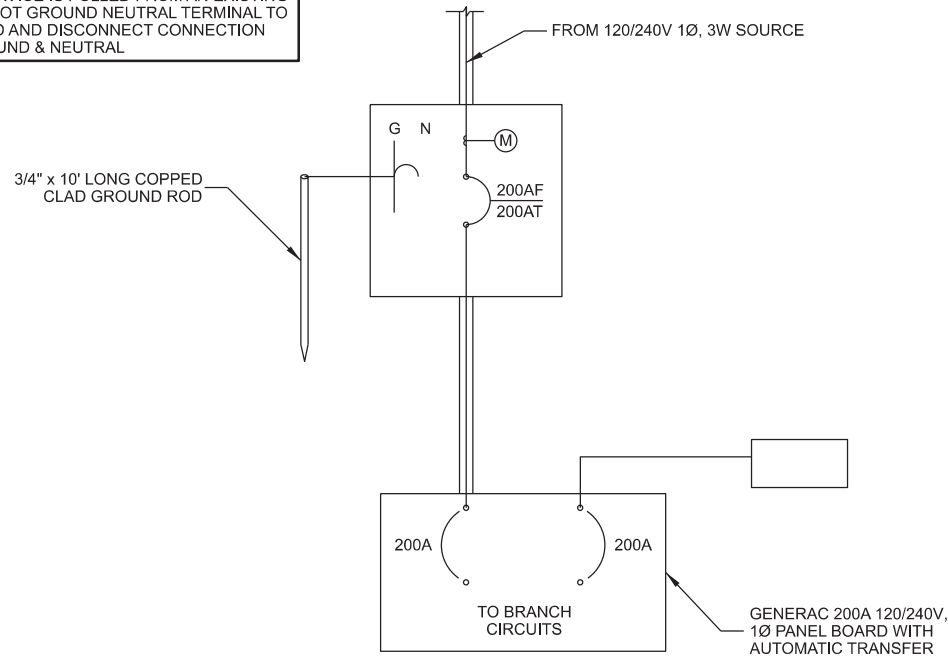
SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY:	PCM
PLOT DATE:	10/20/2023
PROJECT NUMBER:	32691
SET TYPE:	DRAFT
SHEET NUMBER:	<b>VzW E-504</b>

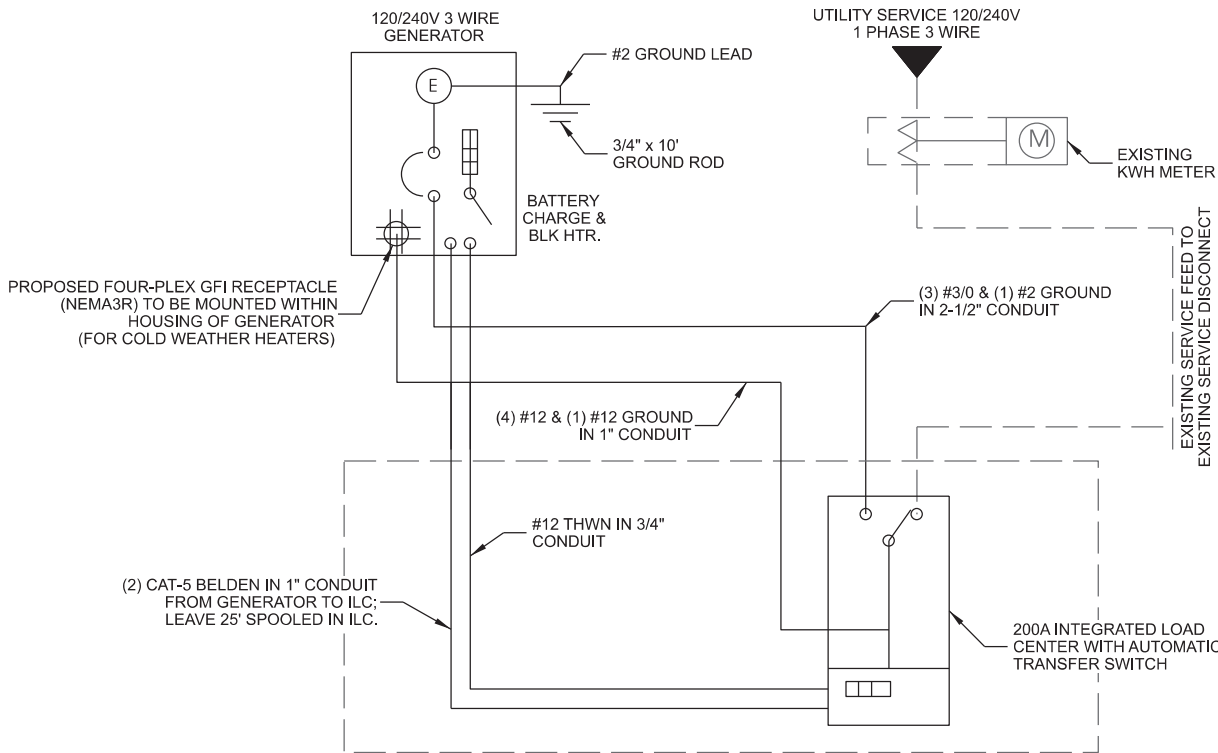


IF LESSEE SERVICE IS METERED AT A MULTI-METER GANG OR IF SERVICE IS PULLED FROM AN EXISTING BUILDING, DO NOT GROUND NEUTRAL TERMINAL TO EARTH GROUND AND DISCONNECT CONNECTION BETWEEN GROUND & NEUTRAL



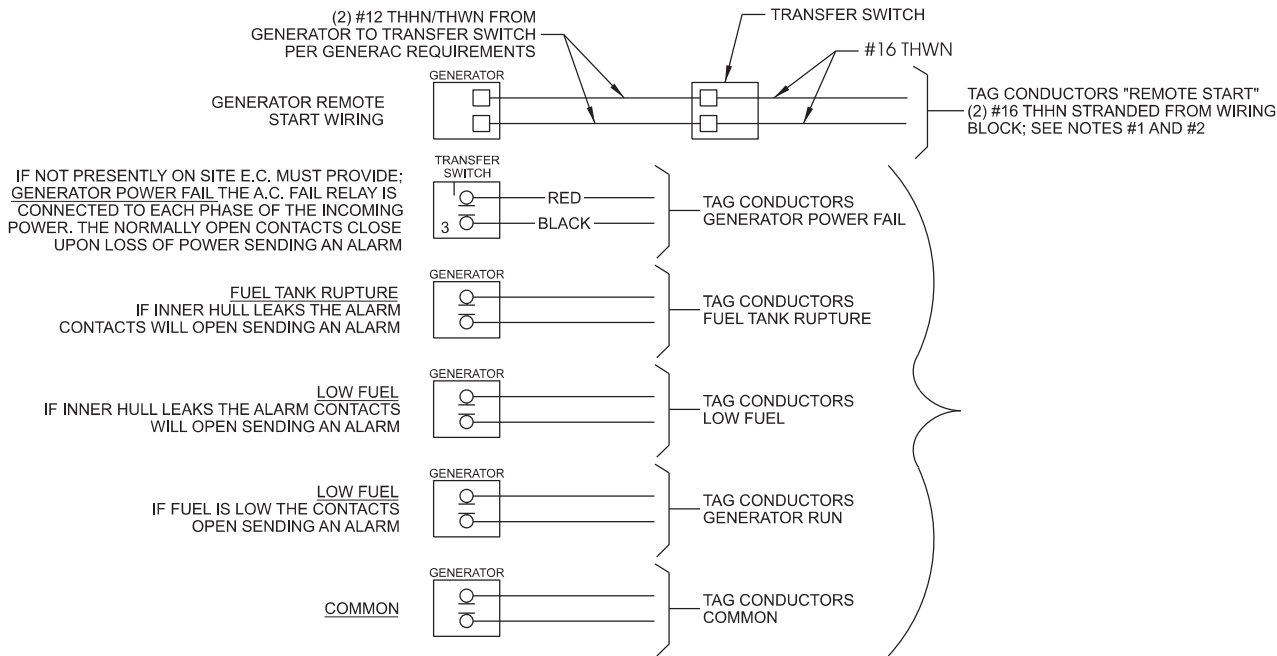
- NOTE:
- STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE ONLY.

### A ELECTRIC LINE DIAGRAM



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

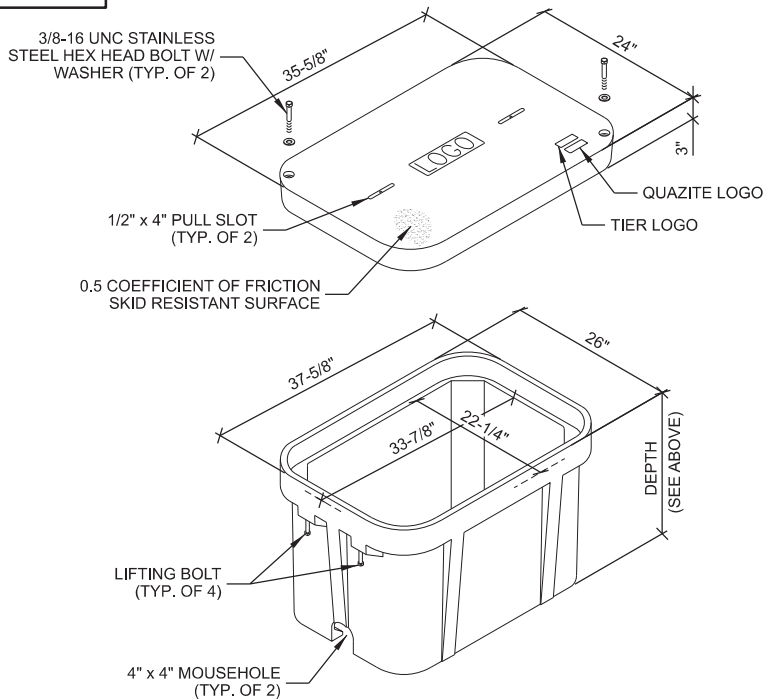
### B GENERATOR SINGLE LINE DIAGRAM



- NOTES:
- STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE ONLY.
  - ELECTRICAL CONTRACTOR TO PULL (1) #16 AWG SOLID RED AND (1) #16 AWG SOLID BLACK FROM THE TRANSFER SWITCH TO ALARM WIRING BLOCK FOR REMOTE START.
  - ELECTRICAL CONTRACTOR TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED. TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE BUNDLED NEATLY USING TIES AND SUPPORTED AT 24" INTERVALS FOR NEAT INSTALLATION.

### C GENERATOR ALARM WIRING

MANUFACTURER: QUAZITE  
MODEL: PG2436BA36 (SPlice BOX)  
PG2436BA24 (PULL BOX)  
PG2436KK00 (COVER)  
INSIDE DIMENSIONS:  
24" x 36" x 36" (L x W x D) SPLICE BOX  
24" x 36" x 24" (L x W x D) PULL BOX  
POLYMER CONCRETE BOX WITH OPEN BOTTOM



### D UNDERGROUND UTILITY VAULT

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
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PRAIRIE DU SAC, WI 53578  
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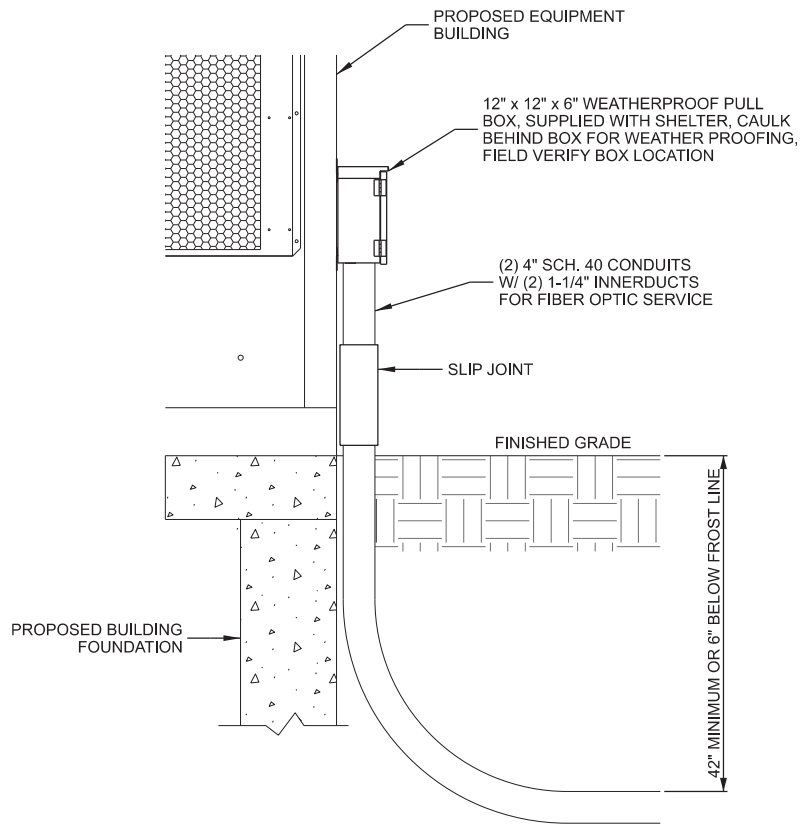
CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

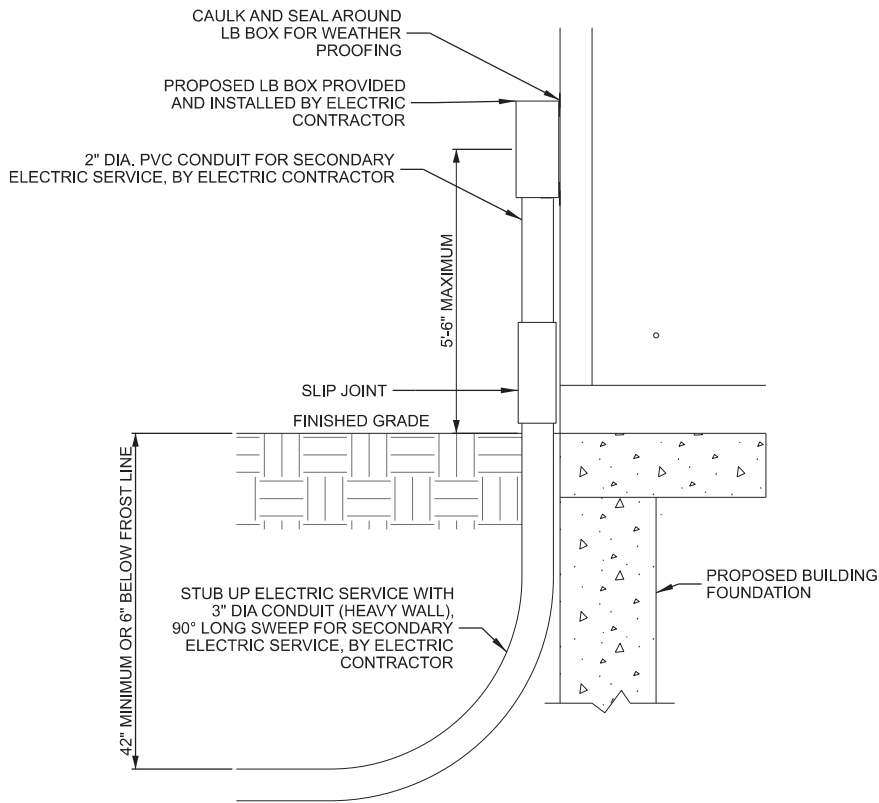
**ELECTRICAL DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
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CV	07/18/23	REV. E
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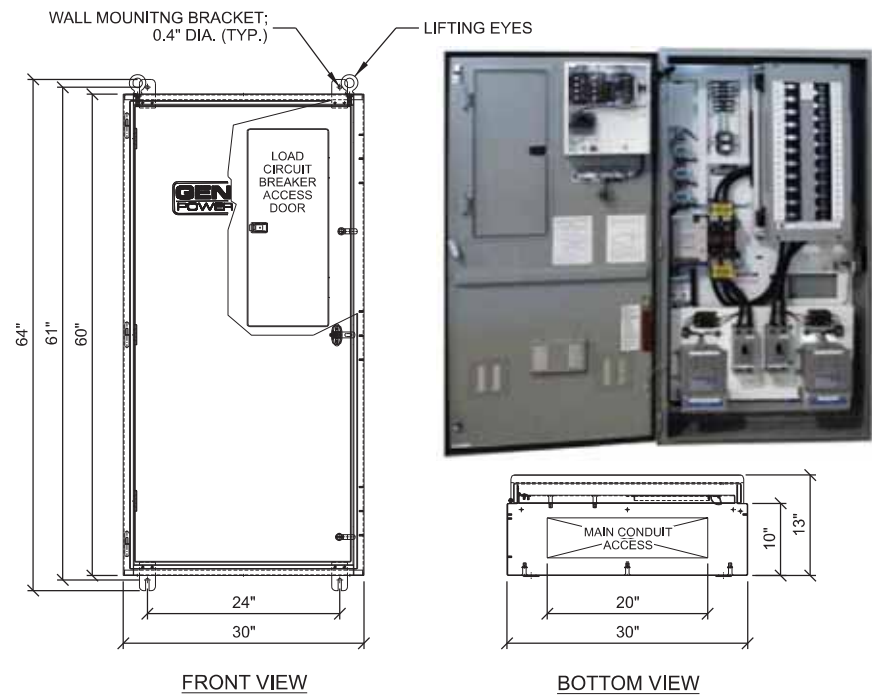
CHECKED BY:	PCM
PLOT DATE:	10/20/2023
PROJECT NUMBER:	32691
SET TYPE:	DRAFT
SHEET NUMBER:	VzW E-505



**A FIBER SERVICE ENTRANCE**



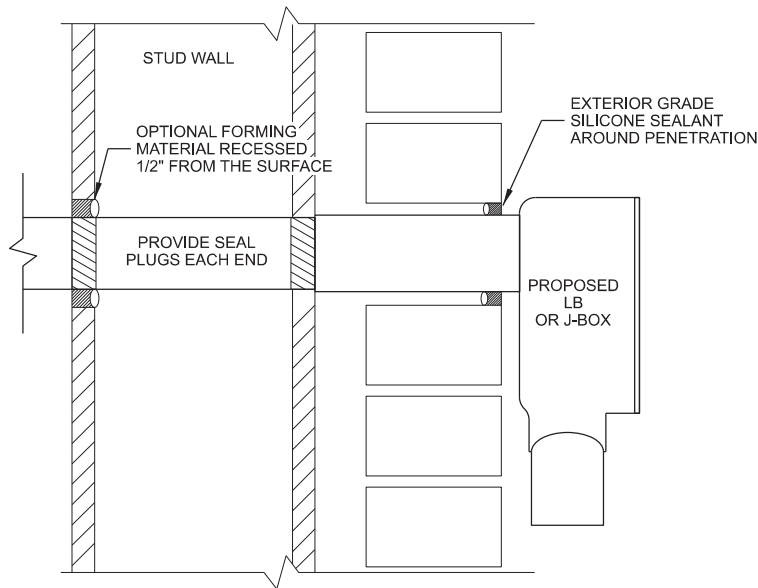
**B ELECTRIC SERVICE ENTRANCE**



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

**C INTEGRATED LOAD CENTER (ILC)**

NOTES:  
CONTRACTOR TO ENSURE WATER TIGHTNESS AT ALL EXTERIOR PENETRATIONS.



**D UTILITY CONDUIT PENETRATION DETAIL**

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:  
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CLIENT:  
**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

**ELECTRICAL DETAILS**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

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PROJECT NUMBER:	32691	
SET TYPE:	DRAFT	
SHEET NUMBER:	VzW E-506	

verizon  
Radio Frequency Exposure  
FCC Compliance Assessment

☒ Pre-Activation ☐ Post-Activation

SITE SPECIFIC INFORMATION			
Site Name	Hwy 164 and K - D	Multi-Licensee Facility	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Street Address	W249N5889 Executive Drive	Is Verizon a Significant Contributor to Co-Locator Areas Requiring Mitigation?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
City, State, Zip	Sussex, WI 53089	Verizon's Max % MPE (Predictive - Occupational)	3177.59%
Verizon's Max % MPE (Measured - Occupational)	N/A	Assessment Date	11/28/2022
Structure Type	Water Tank	Assessment Purpose	MODIFICATION
Broadcast (AM/FM/TV) Co-Locators	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Total Report Revisions	0
Total Access Points	2	Report Revision Date	N/A
Original Report Date	11/28/2022		
Compliance Status	<input type="checkbox"/> COMPLIANT AS DESIGNED <input type="checkbox"/> COMPLIANT PER RF SAFETY PLAN SUBMISSION <input checked="" type="checkbox"/> MITIGATION IS REQUIRED		

VERIZON'S WORST-CASE RF EMISSIONS IN ACCESSIBLE AREAS AT THIS FACILITY	
<input type="checkbox"/>	BELOW the General Population MPE limit
<input type="checkbox"/>	ABOVE the General Population MPE limit and BELOW the Occupational MPE limit
<input type="checkbox"/>	ABOVE the Occupational MPE limit and BELOW 10x the Occupational MPE limit
<input checked="" type="checkbox"/>	ABOVE 10x the Occupational MPE limit

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/ MARKER
Access Point(s)	<input checked="" type="checkbox"/> [2]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [2]	<input type="checkbox"/> dimensions
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions

n Sec. 4 (B)

Additional Compliance Requirements(s):			
N/A			
Consultant Legal Name	Telnet Inc.	Phone/Fax	(301) 840 7110 ext. 61062 or 61608
Address	7630 Standish Place, Rockville, MD 20855		

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2. Existing Site Characteristics

a. Structure

Physical Description	Antennas are mounted on top of the water tank.
Single-Family Home	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Latitude (NAD 83)	43°07'09.4"N
Longitude (NAD 83)	88°14'37.8"W
Total Analyzed Elevations (Roof Levels)	#4 (Top of Water Tank, Adj. Roof 1, Adj. Roof 2, and Ground levels)

b. Accessibility

Did the property owner or agent of the property owner (e.g. a security guard) grant you access to the rooftop?	N/A
If not - were you required to be escorted by Verizon personnel in order to gain access?	N/A
Were you required to provide any proof of identity to gain access?	N/A
What specific documents were required in order to gain access?	N/A
All access points locked at time of assessment?	N/A
All access points alarmed at time of assessment?	N/A
Were there any broken locks or inoperable alarms on any of the access points to the rooftop?	N/A
Were there any access issues caused by either the property owner or agent of the property owner?	N/A
Additional Notes:	N/A

c. Existing Verizon Observations

Existing Observations						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/ MARKER
Access Point(s)	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions

NOTE: The table above represents EXISTING compliance items implemented at this location.

Are Verizon signs posted on the front, back and sides of antenna arrays where possible?	N/A
Are Verizon signs visible from all areas of approach?	N/A
Are there any broken, damaged or illegible Verizon signs?	N/A
Are there any broken or damaged Verizon physical barriers?	N/A
Are there any Verizon indicative markers in need of repair or replacement?	N/A

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NOTE:

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CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
608.644.1449 VOICE  
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www.edgeconsult.com

CLIENT:

**verizon**  
CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

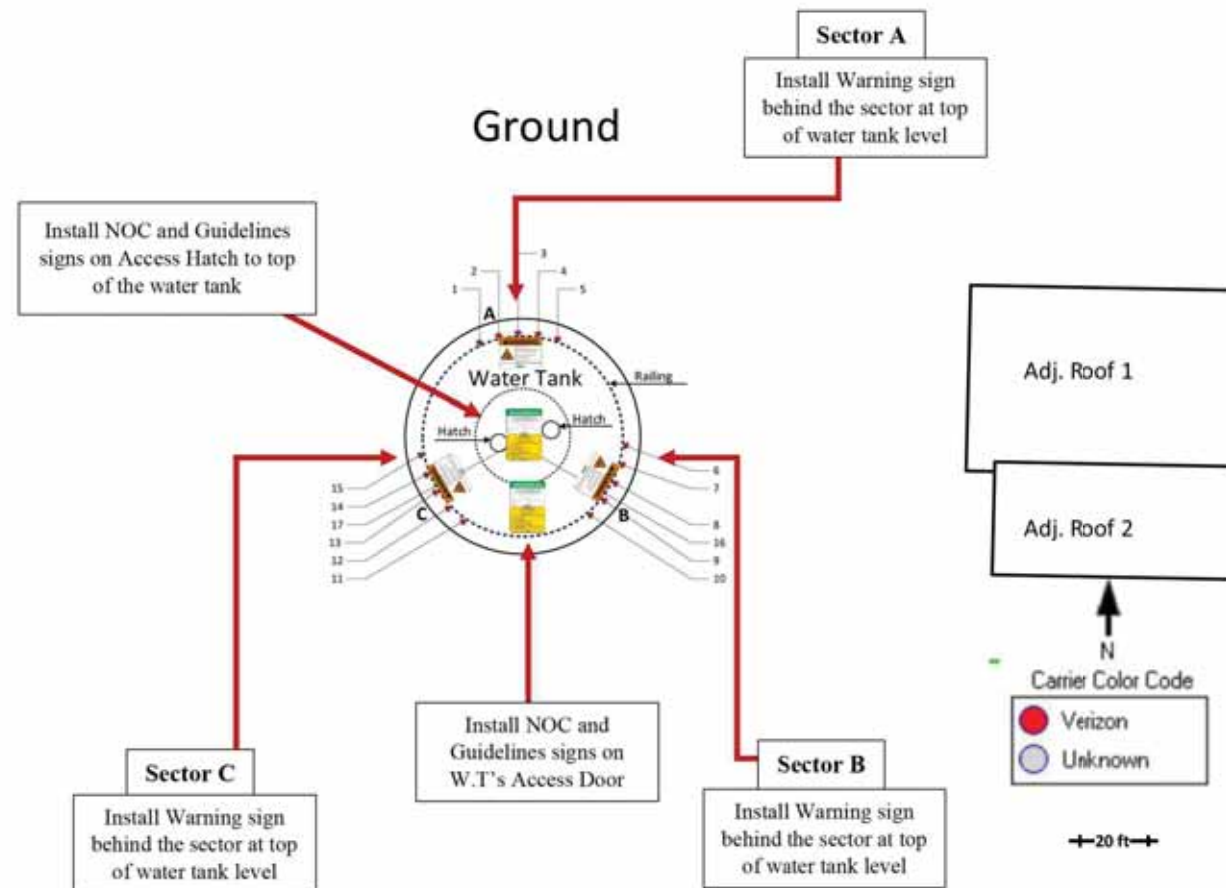
**RADIO FREQUENCY REPORT**  
HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
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CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY	PCM
PLOT DATE	10/20/2023
PROJECT NUMBER	32691
SET TYPE	DRAFT
SHEET NUMBER	<b>VzW RF-001</b>



**b. Signage/Barrier Diagram**

20

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Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/ MARKER
Access Point(s)	<input checked="" type="checkbox"/> [2]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [2]	<input type="checkbox"/> dimensions
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> dimensions

**NOTE: The table above represents EVERY compliance item that MUST be implemented at this location.**

### c. Signage/Barrier Installation Detail

<u>Mitigation/ Actions required</u>												
	GUIDELINES		NOTICE		CAUTION		WARNING		NOC INFO		BARRIER/MARKER	
Access Point(s)	☒[2]	□[#]	□[#]	□[#]	□[#]	□[#]	□[#]	□[#]	☒[2]	□[#]	□	dimensions
Alpha	□[#]	□[#]	□[#]	□[#]	□[#]	□[#]	☒[1]	□[#]	□[#]	□[#]	□	dimensions
Beta	□[#]	□[#]	□[#]	□[#]	□[#]	□[#]	☒[1]	□[#]	□[#]	□[#]	□	dimensions
Gamma	□[#]	□[#]	□[#]	□[#]	□[#]	□[#]	☒[1]	□[#]	□[#]	□[#]	□	dimensions
	ADD	REM	ADD	REM	ADD	REM	ADD	REM	ADD	REM	ADD ONLY	

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

SPECIAL MITIGATION INSTRUCTIONS	
Items to be Installed	<b>Water Tank's Access Door:</b> Install NOC and Guidelines signs <b>Top of Water Tank's Access Hatch:</b> Install NOC and Guidelines signs <b>Sector A:</b> Install Warning sign behind the sector at top of water tank level <b>Sector B:</b> Install Warning sign behind the sector at top of water tank level <b>Sector C:</b> Install Warning sign behind the sector at top of water tank level
Items to be Removed	N/A
Items to be Repaired/Replaced	N/A

21

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CONSULTANT:



CLIENT:



CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1701 GOLF ROAD  
TOWER 2, SUITE 400  
ROLLING MEADOW, IL 60008

# RADIO FREQUENCY REPORT

HWY 164 & K (FUZE # 16805550)  
SUSSEX, WISCONSIN

SUBMITTAL:

NT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
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CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY	PCM
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PLOT DATE	10/20/2023
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PROJECT NUMBER	32691
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SET TYPE	DRAFT
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SHEET	V-W BE 002
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Bordewieck, Maren - maren.bordewieck@verizonwireless.com - 10112022110653

### NOTICE TO CONTRACTOR - ENVIRONMENTAL CONDITIONS/RESTRICTIONS

Note: Verizon Wireless makes no representation or warranty as to the accuracy or completeness of the information below. Company is fully responsible for its own compliance with all applicable laws and regulations. To the extent that Company becomes aware of any additional environmental conditions, it agrees to immediately inform Verizon Wireless. The Company's response to this construction bid shall constitute the Company's acknowledgement and acceptance of the stated conditions and restrictions at the site.

### Project Information

Site Name	Hwy 164 and K - D
Site Number	617172556
Project Name	Hwy 164 and K
Project ID	16805550
Sub-Market Name	Illinois/Wisconsin
Street Address	W249N5889 Executive Drive
City	Sussex
State	WI
Zip Code	53089
County	Waukesha
Territory Environmental Compliance Reviewer	Bordewieck,Maren
Date environmental cleared by Territory	10/11/2022
Installation Details (Describe VZ, proposed equipment installation, including fiber/power direction, length, and method (trenching/directional boring), ground disturbance, generator fuel type and location, and proposed building/structure disturbances/penetrations.)	Verizon Wireless proposes to collocate panel-type antennae upon an existing 118-foot elevated water tank and place the associated equipment near the base of the tank within a 16 by 20-foot lease area within a future multi-carrier equipment building (the subject site) within the western portion of a larger municipal parcel (the overall property). An emergency generator is proposed to be situated within a 4 by 11-foot area south of the future equipment building. A 20-foot wide access and utility easement is proposed to run generally east from the subject site via an existing bituminous asphalt driveway to the point of access and existing utility sources along Executive Drive. Additional 10-foot wide utility easements are proposed to run south then west (fiber) and east (power) toward existing sources. A coaxial cable easement is proposed to run east from the subject site toward the base of the water tank then up through the interior of the tank to the proposed antennae elevation.
Is ground disturbance proposed?	Yes
Is a generator proposed or generator plug ?	Yes
Generator Fuel Type?	Diesel
Generator Power Type?	AC Generator
Are building/structure disturbances or penetrations proposed?	Yes
Is the building/structure painted?	Yes
Is paint disturbance proposed?	Yes
Year building/structure constructed	1996

### Environmental Conditions

The following environmental conditions have been identified at the project site:

RECs Identified?	Yes
Describe RECs	A Near Surface Soil Study was conducted within the proposed lease area and easement areas. According to the analytical results for six (6) submitted soil samples, lead was detected in the submitted samples at levels above Reporting Limits but below the current Background Threshold Value established by the State of Wisconsin, as well as, the applicable Residual Contaminant Levels (RCLs) for lead.
BERs Identified?	Yes
BER Types	Wetlands or Sensitive Receptors  Other
Describe BERs	There is a storm water catch basin approximately 50 feet east-northeast of the proposed generator.

Applicable legal requirements or Verizon Wireless policies and procedures may require that these conditions be communicated to all parties involved in the construction activities at the project site. To the extent that the scope of the project work includes measures to address these conditions, details of the work to be performed shall be as specified in the project documents and/or the Authorization Letter.

### Environmental Services

Company is required to comply fully with all applicable environmental, industrial hygiene, and worker health and safety laws and regulations; Verizon Wireless directions and/or instructions contained in this Notice to Contractor. Company shall retain qualified, appropriately specialized (and/or licensed, as required) and adequately insured environmental firms for the completion of specialized work as applicable. Company shall evaluate whether a Health and Safety Plan (HASP) is warranted. Verizon Wireless shall have the final authority to approve the selection of such environmental firms performing services on its behalf. The construction bid package shall include qualifications of proposed firms with respect to the following required services:

Company shall ensure at all times that only appropriately trained qualified, and licensed workers perform the required environmental services.

### Site Restrictions

It is the responsibility of Company to adhere to the following restrictions in response to the above environmental conditions.

Excavation/Construction	Yes
Excavation/Construction Type	Soil Erosion and Sedimentation Controls / Best Management Practices: To prevent any negative impact to the sensitive receptors, sediment and erosion control measures, such as silt fences, straw wattles, and other storm-water best management practices, must be implemented prior to and maintained throughout construction.  Staging and Stockpiling Restrictions: Construction related staging and stockpiling of soils and equipment may not occur in the vicinity of the sensitive receptors or in a manner that will cause impacts
Describe Excavation/Construction	There is a storm water catch basin approximately 50 feet east-northeast of the proposed generator.  This site is designated diesel-sensitive due to the vicinity storm water catch basin. The Submarket has chosen a diesel enhanced enclosure to meet the diesel-sensitive designation.  A Near Surface Soil Study was conducted within the proposed lease area and easement areas. According to the analytical results for six (6) submitted soil samples, lead was detected in the submitted samples at levels above Reporting Limits but below the current Background Threshold Value established by the State of Wisconsin, as well as, the applicable Residual Contaminant Levels (RCLs) for lead.  Excavated soils should remain on-site.  As a precaution for worker protection, dust and erosion control measures must be implemented during excavation/soil handling.
Diesel/Gasoline Restriction (DR)	No
Diesel Portable Generator Restricted	No
Diesel Sensitive (DS)	Yes
Fueling Plan Required	No
NS1D399 Option Chosen	Outdoor Diesel within a Diesel Enhanced Enclosure (DEE)

**PROCEDURE: This signed original is to be returned to VZW Construction and uploaded to FUZE Site Project Management (SPM) Module along with the EES Close-Out Notification.**

Contractor's Signature	
Contractor's Printed Name	
Date	
Company Name	
Company Address	
Phone Number	

CONSULTANT:



CLIENT:



**NOTICE TO CONTRACTOR**  
**HWY 164 & K (FUZE # 16805550)**  
**SUSSEX, WISCONSIN**

SUBMITAL:

INT.	DATE:	DESCRIPTION:
CV	10/06/22	REV. A
CV	12/05/22	REV. B
CV	02/27/23	REV. C
CV	05/08/23	REV. D
CV	07/18/23	REV. E
CV	08/18/23	REV. F
CV	09/18/23	REV. G
CV	09/27/23	REV. H
CV	10/20/23	REV. I

CHECKED BY	PCM
PLOT DATE	10/20/2023
PROJECT NUMBER	32691
SET TYPE	DRAFT
SHEET NUMBER	<b>VzW N-001</b>

### **The Conditional Use Standards:**

17.0502 APPLICATION. Applications for conditional use permits shall be made to the Village on forms furnished by the Village and shall include Sections A, E, F and G. and may include any or all of Sections B, C, and D. as determined by the Administrator:

A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.

B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.

C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.

D. Additional information as may be required by the Plan Commission or Administrator. **{This may come out during the Public Hearing.}**

E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.

F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

A. Upon receipt of the application, foregoing data and fees, the Plan Commission shall establish a date for a public hearing and shall public notice of the hearing once each week for two consecutive weeks in the official newspaper. Notice of the public hearing shall be given to the owners of all lands within 200' of any part of the land included in such conditional use by mail at least 10 days before such public hearing. A copy of the notice of public hearing along with pertinent information

relative to the specific nature of the matter (copy of application and map) shall be transmitted without delay to the Plan Commission. Compliance with this subparagraph shall not be a condition precedent to proper legal notice and no hearing or action taken thereon shall be deemed invalid or illegal because of any failure to mail the notices provided for in this subparagraph.

B. The procedure for public hearing before the Plan Commission shall be as follows: 1. Any person may appear in person, by agent, or attorney. 2. The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence. 3. The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner the costs shall be split evenly unless otherwise agreed to by the parties.

C. Within 95 days of the completion of the hearing conducted by the Plan Commission, the Plan Commission shall render its written determination stating the reasons therefore. If additional time is necessary beyond the 95 days referred to above, such time may be extended with the consent of the petitioner. Failure of the Plan Commission to render a decision as set forth shall constitute approval of the permit. The factual basis of any decision shall be solely the evidence presented at the hearing. The Village Clerk shall mail a copy of the determination to the applicant.

D. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

E. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise authorized to be modified by a conditional use. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

F. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above.

## **The Zoning District Standards Section 17.0424 I-1 Institutional District**

### **17.0424**

#### **I-1 INSTITUTIONAL DISTRICT**

The I-1 Institutional District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the Use for public purpose is anticipated to be permanent.

A. Permitted Uses

1. Arts, Entertainment, and Recreation
  - (a) Public theater and related theater, dance, musical, and performing arts companies
  - (b) Public related sports teams and clubs
  - (c) Public Museums, art galleries, historical sites, zoos, botanical gardens, golf courses, skiing facilities, marinas, fitness and recreation centers, playfields, athletic fields, fairgrounds exhibition halls
2. Education, Health Services, and Social Services
  - (a) Elementary and secondary schools
  - (b) Colleges, technical colleges, universities, and professional schools
  - (c) General medical services
  - (d) Publicly operated nursery care facilities
  - (e) Publicly operated residential mental retardation facilities
  - (f) Publicly operated social services (child and youth, disability)
  - (g) Community food services
  - (h) Emergency and relief services
  - (i) Publicly operated vocational rehabilitation services
  - (j) Religious facilities
  - (k) Cemeteries and crematories
3. Information Services
  - (a) Libraries and archives
4. Public Administration and Government Offices
  - (a) Public utilities, offices of federal, state, and local governments
5. Transportation and Warehousing
  - (a) U.S. postal service
  - (b) Public buildings and garages
6. Utilities
  - (a) Utility substations, utility distribution, wells, pumping stations and towers provided that all principal structures and uses are not less than 50 feet from any residential district lot line. The Plan Commission may reduce this setback if sufficient screening is established or if the structures are underground.
  - (b) Municipal sewage disposal/treatment plants.
7. Parking Lots
  - (a) Parking Lots, excluding multi-level parking garages, without a principal structure to serve the general public or an institutional facility on an adjacent property.

B. Permitted Accessory Uses

1. Residential quarters for caretakers or clergy.
2. Garages for storage of vehicles used in conjunction with the operation of a permitted use.
3. Off-street parking and lots, excluding multi-level parking garages
4. Service buildings and facilities normally accessory to the permitted use.
5. Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered engineer shall certify that the structure is adequate to support the load.



6. Roof-mounted solar collectors provided that a registered engineer shall certify that the structure is adequate to support the load.
- C. Conditional Uses
1. Conditional uses as allowed in Section 17.0500 Conditional Uses.
  2. No Adult Oriented Establishment except as permitted in accordance with Conditional Uses Section 17.0508.
- D. Lot Area and Width
1. Lots shall be a minimum area of 12,000 square feet in area and shall not be less than 80 feet in width.
  2. Lot coverage by buildings, accessory structures, surface parking and loading areas, and driveways shall occupy no more than 75 percent of the lot area. Landscaped open space shall occupy not less than 25 percent of the lot area.
- E. Building Height and Area
1. No principal building or part of a principal building shall exceed 30 feet in height.
  2. Residential uses permitted in the I-1 district shall comply with the building area requirements of the Rs-3 Single-Family Residential District.
- F. Setback and Yards
1. There shall be a minimum building setback of 30 feet from the right-of-way of all streets.
  2. There shall be a side yard on each side of all buildings not less than 10 feet in width.
  3. There shall be a rear yard of not less than 25 feet
  4. The Plan Commission may reduce setbacks within this district outside of a Planned Development Overlay District if it finds that in granting the reduced setbacks:
    - (a) The Site is masterplanned and provides an efficient use of land,
    - (b) The health, welfare, and safety of the public is not jeopardized by the setback reduction.
    - (c) The setback change will encourage pedestrian interaction between buildings.
    - (d) The reduced setback serves to implement the Design Standards of the Village.
  5. No building or structure shall be located closer than 15 feet to an F-1 Floodway District, F-2 Floodplain Conservancy District, or LCO Lowland Conservancy Overlay District boundary. Where shoreland regulations apply no building or structures shall be located closer than as allowed by Village shoreland regulations.
- G. Erosion Control
1. See Chapter 14 of the Village Municipal Code.
- H. Development Design Standards
1. The Village has established clear land use and design principals, as documented in the Village Development Design

Guidelines, to guide future development planning decisions towards implementation of the Village's Smart Growth 2020 Comprehensive Plan. These guidelines are intended to serve as basic criteria during reviews, and are not to be construed as the only applicable design elements. All development proposals shall be evaluated against the adopted Village vision of maintaining a small town atmosphere within the Village, featuring a generous amount of greenspace in residential, commercial, and industrial developments.

- I. Plans and Specifications to be Submitted to Plan Commission.
  1. To encourage an institutional use environment that is compatible with the residential character of the Village, building permits for permitted uses in the Institutional District shall not be issued without review and approval of the Plan Commission. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading, and landscape plans.

#### **17.5069 WIRELESS TELECOMMUNICATIONS MOBILE SERVICE FACILITIES**

- C. New Towers and Facilities. The applicant is not subject to the requirements of Section 17.0502 or 17.0503, and instead the siting and construction of a new mobile service support structure and facilities shall be subject to the following requirements:
  1. Application Process. The applicant shall submit a written application which shall include all of the following information:
    - a) The name and business address of, and the contact individual for, the applicant.
    - b) The location of the proposed tower.
    - c) The location of the mobile service facility.
    - d) A construction plan which describes the tower, equipment, network components, antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new tower.
    - e) An explanation as to why the applicant chose the proposed location, and why the applicant did not choose collocation, including a sworn statement from the responsible party attesting that collocation within the applicant's service area would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome.
  2. Determination of Completeness within 10 Days of Submittal. The Village Administrator shall review the application and determine whether the application is complete. If the application includes all of the foregoing information, the application shall be found to be complete. The Village Administrator shall notify the applicant in writing within ten days of receiving the application if it is found not to be complete, and such notice shall specify in detail the required information that was incomplete. Applicants are allowed to resubmit their applications as often as necessary until it is complete.

3. Conditional Use Review Procedure. The wireless telecommunications mobile service facility shall be a conditional use, however it is not subject to Section 17.0502 or 16.0503 of this code, and instead shall be reviewed pursuant to the following procedures:
- a) Public Hearing. Within a reasonable time after an application and all required information has been filed, a public hearing shall be held by the Plan Commission pursuant to this chapter.
  - b) Fee. Any petition shall be accompanied by a fee as set from time-to-time by the Village Board to defray the cost of notification and holding of public hearing. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of the conditions to be improved shall be charged to the Petitioner. Such fee shall not exceed the limits established by Wisconsin Statutes Section 66.0404(4)(d).
  - c) Requirements.
    - 1) Conditional use status shall not be granted to communication towers unless the tower is located so that there is sufficient radius of clear land around the tower so that its collapse shall be completely contained on the property, subject to the following. Except as provided in Subsection (4), below, if an applicant provides the Village with engineering certification showing that the tower is designed to collapse within a smaller area than the radius equal to the height of the tower, the smaller area shall be used unless the Village has and provides to the applicant substantial evidence that the engineering certification is flawed.
    - 2) All facilities shall meet all local, State and federal codes.
    - 3) Aesthetic Requirements. All users of the Village right-of- way shall comply with the following aesthetic standards:
      - a. In areas where facilities are currently nonexistent or underground, undergrounding is required.
      - b. No new above ground structures, including co- locations on existing structures, shall be placed within 500 feet of historic structures or historic districts designated by the National Register of Historic Places in Wisconsin or listed on the State Register of Historic Places. The 500-foot separation is waived for installations that are completely concealed from view, or are not visible from locations where the historic structure can be observed.
      - c. Attachments to existing structures shall be designed to be flush with the existing

structure as much as can reasonably be done, shall be a color that matches the existing structure and shall be the smallest size possible to reasonably accommodate the intended purpose. If the structure to which the attachment is made changes color due to repainting, resurfacing or other means, the attachment shall be modified to match the new color.

- d. Any party objecting to the requirements of this Subsection (3) shall have an opportunity to demonstrate that the requirement constitutes an effective prohibition in violation of State or Federal law, in an appeal made pursuant to Subsection 4.
- 4) Any tower that is constructed on or adjacent to a parcel of land on or adjacent to which single-family residential use is permitted shall be setback from every lot line of a parcel for which single-family residential use is permitted by a distance that equals or exceeds the height of the tower.
- d) Determination. The Plan Commission shall make a decision on the application within a reasonable time after the public hearing, provided further that final action shall be taken within 90 days of receipt of a complete application unless the time extended by the Petitioner. When making said decision the Plan Commission shall take into consideration the following: i. When redeveloping a property the effect that a tower has on said redevelopment. ii. The impacts on surrounding properties. iii. The need for service in the area. iv. The ability to co-locate and why co-location was not chosen, if it was not v. the construction plan of the tower and its adherence to the design standards of the Village. Said decision shall be stated in writing and a copy made a permanent part of the Village records. If conditional use status is not granted, the reasons therefor will be included in such record.
- e) Changes or Additions. Subsequent change or addition to the approved plans or use shall first be submitted for approval to the Plan Commission and, if in the opinion of the Plan Commission, such change or addition constitutes a substantial alteration, a public hearing before the Plan Commission shall be required and notice thereof be given pursuant to this Chapter.
- f) Conditions. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, among other issues as deemed



appropriate may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this Chapter; subject to the limitations of Section 17.0509(C)(4), below.

4. Limitations upon Authority. The Village review and action in the matter shall be subject to the limitations imposed by Wisconsin Statutes Sections 66.0404(4) and 66.0414, as applicable. In the event the applicant believes the Village has exceeded its authority in this regard, the applicant shall notify the Plan Commission in writing and the Plan Commission reserves the right to reconsider the matter, to ensure that applicable laws are followed.

### **Site Plan Review Standards 17.1000**

17.1002 PRINCIPLES To implement and define criteria for the purposes set forth in Section 17.1001, the following principles are established to apply to all new structures and uses and to changes or additions to existing structures and uses.

A. No structure, or use shall be established that is counter to the intent of the Design Standards nor shall the same be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Village. Structures and uses in the B-4 Central Mixed Use District shall also adhere to the intent of the Downtown Development and Design Plan.

B. No structure shall be permitted:

1. The design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

2. The design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or 17.1000 drabness, in order to realize architectural uniqueness between lots.

3. Where any exposed facade is not constructed or faced with a finished material or color which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

C. The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing a street shall be finished with brick or decorative masonry material. Such masonry facing shall extend for a distance of at least 10 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.

D. Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

E. Structures and uses shall make appropriate use of open spaces and the Plan Commission may require appropriate landscaping and planting screens. All landscaped areas shall provide a mix of climax trees, tall and medium deciduous trees, tall and medium coniferous trees, deciduous and coniferous shrubs, and grasses. The appropriate mix shall be determined by the Plan Commission.

F. No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may permit the outdoor display of product or merchandise when it makes a finding that such display is essential to a business or industrial use.

G. Structures and uses shall be provided with adequate services as approved by the appropriate utility and serve to implement the recommendations of Utility and Stormwater Management Plans of the Village.

H. Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead door shall face upon a street right-of-way unless a determination is made by the Plan Commission to allow the same, as described herein.

1. The Plan Commission shall not allow the same unless the Plan Commission first finds either a or b: (a) That the loading dock or overhead door is set back at least 75 feet from the street right-of-way and adequate vehicle turnaround areas have been provided on the lot, such that no maneuvering of vehicles will take place within the street right-of-way in order to access the loading dock or overhead door. (b) That the building is on a lot within the M-1 Industrial District and the building has a previously approved loading dock facing the street.

2. If the Plan Commission finds (1) (a) or (1) (b), above, then the Plan Commission may allow the loading dock or overhead door to face the street right-of-way upon consideration of the following additional factors, without limitation by reason of enumeration: 17.1000 (a) Whether the loading dock or overhead door is set back sufficiently from the street right-of-way to adequately limit the adverse visual impact of the loading dock or overhead door; (b) Whether the number of loading docks or overhead doors that are proposed to face the street right-of-way, due to their number, would create an adverse visual impact; (c) Whether the natural terrain and other existing features of the lot may affect the visual impact of the loading dock or overhead door; and (d) Whether the loading dock or overhead door will be appropriately screened with landscape berms or other landscaping.

**Any other standards from Chapter 17 that may be relevant.**



Project Name \_\_\_\_\_

Tax Key # 232 999.004

VILLAGE OF SUSSEX  
PLAN OF OPERATION  
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to [ggilbertson@villagesussex.org](mailto:ggilbertson@villagesussex.org).

The following fees are required at the time of submittal:

<input checked="" type="checkbox"/> Plan of Operation fee	\$175.00
<input checked="" type="checkbox"/> Conditional Use fee (if necessary)	\$210.00
<input type="checkbox"/> Pre Occupancy inspection fee	\$100.00

• JUNE 20<sup>TH</sup>  
• AUGUST 15<sup>TH</sup>  
• SEPTEMBER 19<sup>TH</sup>

Please make check payable to: Village of Sussex (fees are non refundable)

Notes: ADDITIONAL PARKING, MULTI-USE

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: MIKE DUPONT Phone # 414-520-9989

E-mail: Kocherenterprises@live.com

For office use only:

Met with staff on: 6/19/23

Paid fees on: 6/19/23

To be on the Plan Commission Agenda for: AUGUST 2023

Original forms to the following:

Plan of Operation to Jeremy \_\_\_\_\_

Service reimbursement \_\_\_\_\_

Emergency Contact to Sheriff Dept \_\_\_\_\_

Wastewater Permit to WWTP \_\_\_\_\_

Any outstanding fees owed on the property? \_\_\_\_\_

PAID 6/19/23  
CHECK NO. 1241



## PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? YES If yes, is this a new CU? YES

(Conditional Use Permits require a Public Hearing)

OR an amendment to a CU? \_\_\_\_\_

Tax Key # 232-999.004

Zoning: B-3

Address of Tenant Space: W240N6689 MAPLE AVE.

1. Name of Business:

MIKES WOODLAND FARMS LLC

Business

P.O. BOX 456 SUSSEX, WI 53089 414-520-9989

Address

City, State, Zip

Phone #

Kocherenterprises@live.com

Fax #

Email address

2. Business owner contact information:

MIKE DUPONT OR MIKE KOCHER

Contact

W239N5718 MAPLE AVE. SUSSEX, WI 53089 414-520-9989

Address

City, State, Zip

Phone #

Kocher enterprises@live.com

Fax #

Email address

3. Building/Land owner contact information:

SAME

Contact

Address

City, State, Zip

Phone #

Fax #

Email address

4. Number of Employees/Shifts:

N/A  
Employees

N/A  
Shifts

5. Days of Operation:

Put an X in box that applies:  
Hours  
Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<u>N/A</u>						



6. Is this an extension of an existing operation? YES
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.
8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? NO Do you need an Outdoor Establishment Permit? NO  
If yes, explain: \_\_\_\_\_  
If yes, please obtain and complete permit application.
9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? N/A
10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: \_\_\_\_\_
11. Dimension of area to be occupied N/A Total square footage N/A  
If applicable list square footage according to 1<sup>st</sup> floor N/A 2<sup>nd</sup> floor N/A

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:  
Total Number of Parking Spaces 14-15 Number of spaces needed per code N/A  
Number of spaces allocated for employee parking \_\_\_\_\_  
Dimensions of parking lot 170' x 40' Is parking lot paved? RECYCLED ASPHLT

13. Signage: What type of signage are you proposing for your business?  
N/A

If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

MICHAEL DUPONT 6/19/23  
Name Date  
OWNER  
Title or Position

I am aware and approve of the business to be operating in the building owned by \_\_\_\_\_.

\_\_\_\_\_  
Name Date  
\_\_\_\_\_  
Title or Position



N64W23760 Main Street  
Sussex, Wisconsin 53089  
Phone (262) 246-5200  
FAX (262) 246-5222  
Email: [info@villagesussex.org](mailto:info@villagesussex.org)  
Website: [www.villagesussex.org](http://www.villagesussex.org)

**VILLAGE OF SUSSEX  
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

**PLEASE PRINT LEGIBLY**

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:


MIKE DUPONT / MIKE KOCHER  
P.O. BOX 456 SUSSEX, WI 53089

Business Name: MIKES WOODLAND FARMS LLC

Name of Owner and Address of the Property involved in the Request (if different from above):

SAME  
W240N6689 MAPLE AVE. SUSSEX, WI 53089

Tax Key No. of the Property involved in the Request: SUXV

  
Signature of Property Owner and /or Authorized Agent

6/12/2023  
Date

\_\_\_\_\_  
Signature of Village Official Accepting Form

\_\_\_\_\_  
Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: MIKES WOODLAND FARMS LLC

Address: W240 N6689 MAPLE AVE. SUSSEX, WI 53089

Owner/Operator: MIKE DUPONT / MIKE KOCHER

Standard Industrial Classification #: \_\_\_\_\_

How many people do you employ? N/A

What are your businesses hours of work? N/A

Who is responsible for water quality? ( List job titles)

N/A

Time and Duration of Discharge: N/A

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

N/A

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

NONE - PARKING ONLY

Please list each product your business produces. (Include type, amount and rate of production):

NONE

What are the constituents and characteristics of your wastewater?

NONE

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form



**Village of Sussex Fire Department**  
**N63 W24335 Main Street**  
**Sussex, Wisconsin 53089**

Fire Station - PHONE  
262-246-5197  
Fire Station - FAX  
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: MIKES WOODLAND FARMS LLC

Business Address: W240 N6689 MAPLE AVE SUSSEX, WI 53089

Business Phone #: 414-520-9989

Business Email: Kocherenterprises@live.com

**Business Emergency Contacts**

Name and Phone #: MIKE DUPONT 414-520-9989

Name and Phone #: MIKE KOCHER 414-975-9794

Name and Phone #: \_\_\_\_\_

Building Owner Name: MIKE DUPONT / MIKE KOCHER

Building Owner Email: Kocherenterprises@live.com

**Building Owner Emergency Contacts**

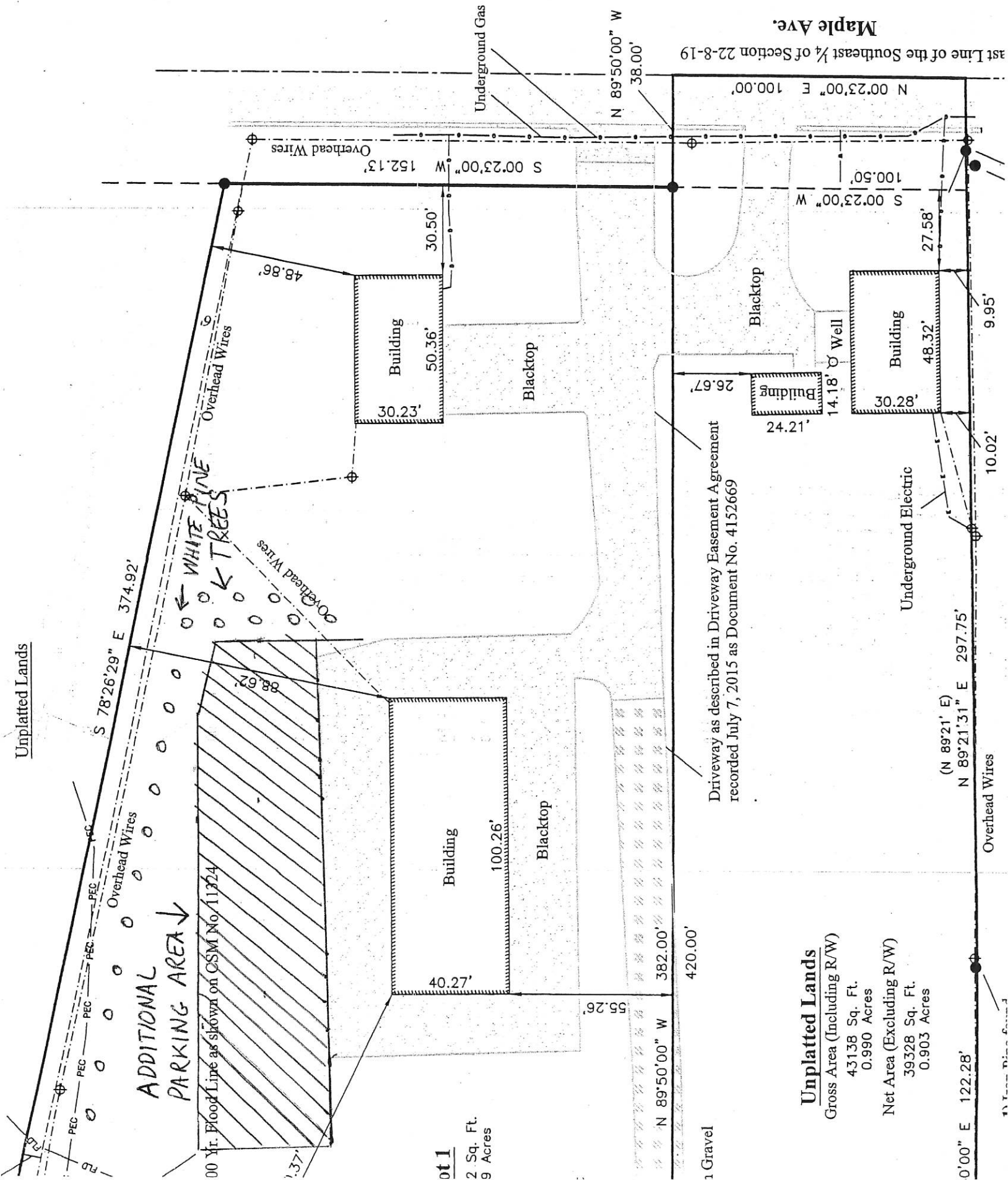
Name and Phone #: SAME

Name and Phone #: \_\_\_\_\_

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No



## Unplatted Lands



## Unplatted Lands

Gross Area (Including R/W)

43138 Sq. Ft.  
0.990 Acres

Net Area (Excluding R/W)

39328 Sq. Ft.  
0.903 Acres

## Impact Report for Mike's Woodland Farms, LLC

Reason for report: Increasing driveway size with the addition of parking

1. Neighboring properties-Neighbors impacted are Kieth adjacent to the proposed driveway addition and Bill Evers Excavating to the rear. Kieth has no issues but has commented that he prefers a natural barrier(I.E. planted trees) to a fence. Bill Evers also has no issue and is also the contractor who has been performing the excavating and grading. All other neighbors are on the complete opposite side of the property behind the main building and a naturally forested area.
2. Village services:

A. Traffic-unaffected as the addition is far into our property on our own driveway.

B. Parking and overflow parking-unaffected.

C. Noise-nothing out of the ordinary.

D. Odor-None

E. Safety-standard motor vehicle operation by a licensed driver.

F. Crime-Potential for vehicle theft as with any other parking lot or driveway in the community.

G. Hours of operation-N/A

H. Health and Sanitation-N/A

I. Property Maintenance-All normal maintenance performed by the owners. (I.E. grass cutting, tree and bush pruning/removal/planting, etc.) Snow removal is contracted. Large jobs are contracted out, such as excavation and grading.

### **The Conditional Use Standards:**

17.0502 APPLICATION. Applications for conditional use permits shall be made to the Village on forms furnished by the Village and shall include Sections A, E, F and G. and may include any or all of Sections B, C, and D. as determined by the Administrator:

A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.

B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.

C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.

D. Additional information as may be required by the Plan Commission or Administrator. **{This may come out during the Public Hearing.}**

E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.

F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

A. Upon receipt of the application, foregoing data and fees, the Plan Commission shall establish a date for a public hearing and shall public notice of the hearing once each week for two consecutive weeks in the official newspaper. Notice of the public hearing shall be given to the owners of all lands within 200' of any part of the land included in such conditional use by mail at least 10 days before such public hearing. A copy of the notice of public hearing along with pertinent information

relative to the specific nature of the matter (copy of application and map) shall be transmitted without delay to the Plan Commission. Compliance with this subparagraph shall not be a condition precedent to proper legal notice and no hearing or action taken thereon shall be deemed invalid or illegal because of any failure to mail the notices provided for in this subparagraph.

B. The procedure for public hearing before the Plan Commission shall be as follows: 1. Any person may appear in person, by agent, or attorney. 2. The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence. 3. The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner the costs shall be split evenly unless otherwise agreed to by the parties.

C. Within 95 days of the completion of the hearing conducted by the Plan Commission, the Plan Commission shall render its written determination stating the reasons therefore. If additional time is necessary beyond the 95 days referred to above, such time may be extended with the consent of the petitioner. Failure of the Plan Commission to render a decision as set forth shall constitute approval of the permit. The factual basis of any decision shall be solely the evidence presented at the hearing. The Village Clerk shall mail a copy of the determination to the applicant.

D. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

E. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise authorized to be modified by a conditional use. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

F. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above.

### **The Zoning District Standards Section 17.0418 B-3 Highway Business District**

#### **17.0418 B-3 HIGHWAY BUSINESS DISTRICT**

The B-3 Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such



traffic.

#### A. Permitted Uses

##### 1. Accommodations and Food Service

- (a) Hotels and motels
- (b) Bed and breakfast establishments
- (c) Restaurants, snack stands, and mobile food services. For a drivethrough the Plan Commission must find that the vehicle stacking and noise from its operation will not impact surrounding properties or any public roadway.
- (d) Bars
- (e) Food service contractors and caterers

##### 2. Arts, Entertainment, and Recreation Services

- (a) Promoter, agent, artists offices/studio
- (b) Theater companies and dinner theaters, dance, musical groups, and performing arts companies.

##### 3. Educational, Health Services, and Social Services

- (a) Fine arts and language schools and studios
- (b) Sports and recreation instruction
- (c) Automobile driving school
- (d) General medical services
- (e) Vocational rehabilitation services
- (f) Religious facilities
- (g) Business, secretarial, computer, training exam, cosmetology, barber and prep schools.
- (h) Commercial day care centers provided that any outside play area is surrounded by a security fence; that no day care center is located within 300 feet of a gasoline service station, underground gasoline storage tanks, or any other storage of explosive material; that no day care center shall be located in an area where air pollution caused by smoke, dust, gases, or other particulate matter would endanger children; that no day care center shall be located in an area where noise would be so loud, shrill, or have an impulse to endanger children; that traffic be managed in a manner to minimize danger to children; and provided that adequate parking and circulation be provided on the day care facility site in accordance with the standards set forth in Section 17.0603(K)(6)(h)(3) of this Ordinance.

##### 4. Finance, Insurance, Real Estate, and Leasing

- (a) Financial service institutions, for a drive-through the Plan Commission must find that the vehicle stacking and noise from its operation will not impact surrounding properties.
- (b) Financial investment, insurance offices, and similar financial products
- (d) Real estate, appraisers, developer offices, and offices of lessors for residential and non-residential properties, excluding lessors of mini-warehouses/self-storage
- (e) Office equipment rental and leasing
- (f) Rental Centers

##### 5. General Services

- (a) Repair and maintenance of consumer electronics, home and garden equipment, appliance, furniture/reupholsters, footwear and leather goods
- (b) Barber, beauty, nail salons, spa treatment services
- (c) Personal care and weight loss services
- (d) Funeral home and funeral services
- (e) Coin operated laundries and drycleaners
- (f) Dry cleaning and Laundry Services (non-industrial)
- (g) Photo finishing laboratories
- (h) General business offices
- (i) Travel and visitor services
- (j) General Construction trade services (carpenters, electricians, flooring services, lawn and landscaping services, lighting services, masonry services, painting services, plastering services, plumbing and heating contractors, roofing services, sheet metal services, welding services, and building showrooms)
- (k) Animal Boarding in the B-3 district provided that the animals are domestic pets including (dogs, cats, hamsters or similar pet rodents, pet fish, reptiles and pet birds). In no way shall the operation be allowed to board wild animals or any pets not included in the list above. The boarding shall be for limited periods of time with no animal allowed to be continually boarded for longer than 3 weeks in row. No boarding facility may sell, trade, or in any other way exchange animals. The Plan Commission when determining the appropriateness of the site for animal boarding shall take into account the available space for outside animal activity and the impact the noise of such a

facility will have on adjacent properties. An animal boarding operation shall be at least 1,000 feet from a residential zoned property, measured from the closest point where any boarded animal may be located to the closest residential zoning district property line.

The Plan Commission recognizes that customer's demands of animal boarding services and the culture related to taking care of pets is regularly evolving. These changes make it improbable to list all of the accessory uses of an animal boarding operation in the Code; therefore, the Plan Commission may consider accessory uses to the animal boarding operation such as, but not limited to; animal grooming, animal physical rehab, animal photography studios, retail sales of animal related products, if the Plan Commission finds the following:

1) The accessory use is consistent with the intent of the zoning district.

2) The accessory use is clearly established by the petitioner to be interrelated to and an accessory use of the principal animal boarding operation.

3) The site and or building are appropriately designed and located, or will be made so, to accommodate the accessory use and any impacts thereof.

#### 6. Information Services

(a) Radio/TV/Cable network, stations, news syndicates, excluding towers and dishes.

(b) Telecommunications services

(c) Motion picture and video production

(d) Newspaper, printers, paper and software publishers, recording studio record production, telecommunications services and data processing.

(e) Libraries and archives.

#### 7. Professional, Technical, Scientific, and Administrative Services

(a) Legal, notaries, and title services

(b) Accountants, tax preparation, payroll, and other accounting services

(c) Architects, landscape architects, engineering, surveying services

(d) Interior, industrial, graphic, and fashion design services

(e) Private investigators, locksmiths, security, and armored car services

(f) Janitorial services

(g) Pest control services

(h) Packaging and labeling service

(i) Veterinary Offices

(j) Offices of holding companies and regional managing offices

#### 8. Retail Trade

(a) Furniture, flooring, and home furnishing stores

(b) Appliances, electronics, camera, office supply and copying stores

(c) Home improvement and hardware stores

(d) Grocery, supermarkets, convenience, and specialty food stores/markets

(e) Liquor/packaged beverage and tobacco stores

(f) Pharmacy, drug, beauty supplies, food supplement, and medical supply stores

(g) Clothing, shoes, jewelry, luggage/leather goods, formal wear/costume stores

(h) Entertainment stores such as books, music, sporting goods, hobby, and video tape/disc/game rental.

(i) Gift shops, florists, variety stores, antiques, used merchandise

(j) Pet and pet supply stores

(k) Art dealers/store

(l) Internet sales shopping/mail order business and vending machine sales

(m) Building supply stores and general sales of industrial products, such as building materials, electrical supplies, heating supplies, lighting supplies, paint and painting supplies, plumbing supplies, roofing supplies, wallpaper and wallpaper supplies, and windows and doors.

(n) Outdoor Power Equipment

(o) Garden Centers

(p) Manufactured/mobile home sales

#### 9. Manufacturing/Assembly

(a) Processing and Assembling of Final Products provided that the limited industrial process does not exceed 2,000 square feet and the processing and assembling of final products shall be conducted entirely within an enclosed structure, and there shall be no outside storage of product or materials.

10. Public Administration and Government Services

(a) Governmental and cultural uses such as fire and police stations, community centers, public works garages, government administration buildings, parks and playgrounds.

11. Transportation and Warehousing

(a) Courier, delivery, postal service businesses

12. Parking Lots

(a) Parking lots are permitted without a principal structure, provided that the property owner submits a parking plan to the Plan Commission, and the Plan Commission approves the parking plan. The parking plan shall indicate whether the private parking area described in the parking plan may be used by the general public when the parking spots are not needed for the private use. If the plan so indicates, and if the plan is approved, then general public parking uses may be permitted upon such terms and conditions as are agreed upon in writing between the Village Board and the property owner, in a form approved by the Village Attorney. The Plan Commission shall approve the parking plan only if it finds all of the following:

(1) The lot where the proposed parking is located must be immediately adjacent to a lot that is zoned B-4 Central Mixed Use District that is proposed for development or change of use; and

(2) The adjacent B-4 Central Mixed Use District lot must have inadequate parking available on the lot to serve the new development or change of use, per the requirements of Section 17.0603 of this Code; and

(3) The parking plan must demonstrate that the parking lot will be in full compliance with all applicable requirements of this Code, except as to any modifications that may be granted pursuant to Section 17.0603(L) of this Code;

and

(4) Deed restrictions must be imposed and agreements must be entered between the adjacent lot owners, to the satisfaction of the Village Attorney, to allow the parking area to be used by the adjacent lot owner in compliance with the parking plan; and

(5) Subject to such reasonable conditions as the Plan Commission may deem to be necessary or appropriate.

13. Housing. Single-Family residential detached homes only if the use is constructed prior to January 1, 2010.

B. Permitted Accessory Uses

1. Accessory garages for storage of vehicles used in conjunction with the operation of the business or for occupants of the premises.

2. Off-street parking and loading areas. Multi-level parking garages shall be designed to minimize impact to adjacent properties and be designed to architecturally match the principal structure.

3. Residential quarters for the owner or proprietor located in the same building as the business.

4. Rental efficiency and one-bedroom apartments on a non-ground level provided there shall be a minimum floor area of 350 square feet for an efficiency apartment and 420 square feet for a one-bedroom apartment.

5. Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered engineer shall certify that the structure is adequate to support the load.

6. Roof-mounted solar collectors provided that a registered engineer shall certify that the structure is adequate to support the load.

C. Conditional Uses

1. Conditional uses as allowed in Section 17.0500 Conditional Uses.

2. No Adult Oriented Establishment except as permitted in accordance with Conditional Uses Section 17.0508.

D. Lot Area and Width

1. Lots shall have a minimum area of 10,000 square feet and shall be not less than 75 feet in width.

2. Lot coverage by buildings, accessory structures, surface parking and loading areas, and driveways shall occupy no more than 75 percent of the lot area. Landscaped open space shall occupy not less than 25 percent of the lot area.

E. Building Height

1. No principal building or parts of a principal building shall exceed 30 feet in height.

F. Setback and Yards

1. There shall be a minimum building setback of 30 feet from the right-of-way of all streets.

2. There shall be a side yard on each side of all buildings not less than 15 feet in width.

3. There shall be a rear yard of not less than 25 feet.

4. No building or structure shall be located closer than 15 feet to an F-1 Floodway District, F-2 Floodplain Conservancy District, or LCO Lowland Conservancy Overlay District boundary. Where shoreland regulations apply no building or structures shall be located closer than as allowed by Village shoreland regulations.

G. Erosion Control

1. See Chapter 14 of the Village Municipal Code.

H. Development Design Guidelines

1. The Village has established clear land use and design principals, as documented in the Village Design Guidelines, to guide future development planning decisions towards implementation of the Village's Smart Growth 2020 Comprehensive Plan. These guidelines are intended to serve as basic criteria during reviews, and are not to be construed as the only applicable design elements. All development proposals shall be evaluated against the adopted Village vision of maintaining a small town atmosphere within the Village, featuring a generous amount of greenspace in residential, commercial, and industrial developments.

I. Plans and Specifications to be submitted to Plan Commission

1. To encourage a business environment that is compatible with the residential character of the Village, building permits for permitted uses in Business Districts shall not be issued without review and approval of the Plan Commission. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading, and landscape plans.

**17.0506**

**CONDITIONAL USES**

A. The following agricultural, mining, commercial, industrial, and institutional uses shall be conditional uses and may be permitted as specified, but all Conditional Use applicants must produce a "Impact Report" detailing the impacts of said use to neighboring properties and to Village services from traffic, parking, and overflow parking, noise, odor, safety, crime, hours of operation, health and sanitation, and property maintenance issues. The Village Administrator shall analyze said report along with any supplemental reports from the Village, and its agents, to create an impact report for the application utilizing the Professional and Technical Trade standards for traffic, noise, dust, light, crime and fire prevention, etc. as a guide for the same. The Petitioner shall then prove by substantial evidence how their use will mitigate and address the findings of the impact report. In addition additional standards shall apply for specific types of uses as follows:

11. Miscellaneous Items (Towers/Antenna and Outside Storage)

a) Commercial Use Outside Storage. Outside storage maybe permitted for commercial uses in the B-1, B-2, B-3, B-4, BP-1, and OP-1, districts. All outside storage areas shall be at least 100 feet from residential, park, and institutional districts located in the Village or adjacent community. In all cases, outside storage shall be screened from all sides. All screening plans are subject to Plan Commission review and approval. Screening shall be a permanent opaque wall matching the materials of the building and may include fencing as deemed appropriate by the Plan Commission. The Plan Commission may allow vegetative screening in part or in whole, where it determines the vegetative screening shall provide sufficient and aesthetically pleasing screening and said screening is appropriate for the type of items being screened from view. The height of the wall necessary shall be sufficient to screen the product(s) in the outside storage area. The Plan Commission shall set the appropriate height of any fencing based upon the site conditions and the types of outdoor storage to be screened. Outside Storage shall not be construed to include the temporary or seasonal outdoor sales or



services allowed as part of a Village approved outdoor sales and services permit.

### **Site Plan Review Standards 17.1000**

17.1002 PRINCIPLES To implement and define criteria for the purposes set forth in Section 17.1001, the following principles are established to apply to all new structures and uses and to changes or additions to existing structures and uses.

A. No structure, or use shall be established that is counter to the intent of the Design Standards nor shall the same be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Village. Structures and uses in the B-4 Central Mixed Use District shall also adhere to the intent of the Downtown Development and Design Plan.

B. No structure shall be permitted:

1. The design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

2. The design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or 17.1000 drabness, in order to realize architectural uniqueness between lots.

3. Where any exposed facade is not constructed or faced with a finished material or color which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

C. The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing a street shall be finished with brick or decorative masonry material. Such masonry facing shall extend for a distance of at least 10 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.

D. Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

E. Structures and uses shall make appropriate use of open spaces and the Plan Commission may require appropriate landscaping and planting screens. All landscaped areas shall provide a mix of climax trees, tall and medium deciduous trees, tall and medium coniferous trees, deciduous and coniferous shrubs, and grasses. The appropriate mix shall be determined by the Plan Commission.

F. No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may permit the outdoor display of

product or merchandise when it makes a finding that such display is essential to a business or industrial use.

G. Structures and uses shall be provided with adequate services as approved by the appropriate utility and serve to implement the recommendations of Utility and Stormwater Management Plans of the Village.

H. Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead door shall face upon a street right-of-way unless a determination is made by the Plan Commission to allow the same, as described herein.

1. The Plan Commission shall not allow the same unless the Plan Commission first finds either a or b: (a) That the loading dock or overhead door is set back at least 75 feet from the street right-of-way and adequate vehicle turnaround areas have been provided on the lot, such that no maneuvering of vehicles will take place within the street right-of-way in order to access the loading dock or overhead door. (b) That the building is on a lot within the M-1 Industrial District and the building has a previously approved loading dock facing the street.

2. If the Plan Commission finds (1) (a) or (1) (b), above, then the Plan Commission may allow the loading dock or overhead door to face the street right-of-way upon consideration of the following additional factors, without limitation by reason of enumeration: 17.1000 (a) Whether the loading dock or overhead door is set back sufficiently from the street right-of-way to adequately limit the adverse visual impact of the loading dock or overhead door; (b) Whether the number of loading docks or overhead doors that are proposed to face the street right-of-way, due to their number, would create an adverse visual impact; (c) Whether the natural terrain and other existing features of the lot may affect the visual impact of the loading dock or overhead door; and (d) Whether the loading dock or overhead door will be appropriately screened with landscape berms or other landscaping.

**Any other standards from Chapter 17 that may be relevant.**