

CONDITIONAL USE PERMIT NO. 841

REPORT OF THE PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE
TO THE COUNTY BOARD ON A HEARING FOR A CONDITIONAL USE PERMIT

TO THE COUNTY BOARD OF SUPERVISORS OF LA CROSSE COUNTY:

The La Crosse County Planning, Resources and Development Committee, having considered to application filed by:

PETER SCHAU OF TON 80 REALTY SERVICES, INC., PO BOX 578790, CHICAGO, IL 60657; ACTING ON BEHALF OF VERIZON WIRELESS AND CENTRAL STATES TOWER II, LLC; AND FOR RICHARD & BARBARA SCHOMBURG, W3679 COUNTY ROAD C, WEST SALEM, WI 54669

and having held a public hearing on the 1st day of August, 2011 for a Conditional Use Permit to remove and replace an existing 190-ft guyed communications tower, with a new 145-ft monopole tower (total height will be 150-ft with lightning rod). Installation will include twelve panel type antennas. A temporary tower antenna support structure will be located on the site while a new tower is being constructed. On completion of the project, the facility will be owned by Central States Twoer II, LLC and Verizon Wireless will operate as a tenant on 2.3 acres of land zoned AGRICULTURE DISTRICT in the Town(s) of HAMILTON on land described as follows:

Lot 1 of Certified Survey Map No. 1 in Volume 1, T/W a 20-ft access easement. Town of Hamilton.

And pursuant to s. 59.69 Wis. Stats. and s. 17.36 Zoning Code: the Committee did publish and receive proof of a Class II notice of the hearing; did receive receipts of mailing of the notices to the affected Town Clerk(s); did hold a public hearing to hear testimony or correspondence from the people; and, did receive and consider action from the affected Town Board(s). The Committee, under s. 91.48(1), Wis. Stats., along with the affected Town Board(s), under s. 17.36(4), have the authority to approve the application with integral conditions or to disapprove of the application. Having considered the entire record the Committee's recommendation is to:

By a vote of 5 in favor; 2 excused (Keil, Mach) the Committee recommends approval of Conditional Use Permit No. 841 subject to the following sixteen (16) conditions:

1. Verizon Wireless & Central States Tower II, LLC are granted a permit for one 145-ft monopole communications tower with related equipment shed or cabinets and easement;
2. Tower may be constructed to be expanded in height by amendment of this Conditional Use Permit. No light is required on top of the tower;
3. The tower will be deigned to handle three (3) additional carriers for future co-locations for wireless phone, data and internet access only;
4. The owned area shall be fenced to a height of 8-ft with barbed wire top and existing vegetation may be used for screening and landscaping and a Certified Survey Map is required before a Zoning/Occupancy Permit is issued;
5. The owner of the telecommunications facility shall completely remove the facility, including subsurface structures and restore the site to its pre-construction state when the facility is no longer used for its permitted purpose;
6. A bond, letter of credit or other suitable financial guarantee shall be filed with the La Crosse County Zoning, Planning and Land Information Department in the amount of \$10,000;
7. The owner of the facility shall file a yearly report and fee pursuant to Section 28.10 and 28.13 of the Telecommunications Ordinance;
8. No hazardous materials may be stored on site other than batteries and items normally found in such facilities, such as propane;
9. The tower will be colored gray because of its placement in the field;
10. This permit is transferable per Section 28.14;
11. The access easement shall be kept clean and open in case of any emergency;
12. No advertising will be allowed on the tower;
13. No vendors, no concession stands, no camping, no standing and no seating will be allowed within the tower drop zone;
14. One sign, attached to the fence, with contact information and phone number in case of emergency is required;
15. Any applicable sormwater and erosion control permits are required before any Zoning/Occupancy Permits are obtained; and
16. A temporary tower antenna structure will be located on the site while the new tower is being constructed and shall be removed within six (6) months of issuance of Zoning/Occupancy Permit.

Dated this 10th day of August 2011

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Jeff Bluske
Jeff Bluske, Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Donald F Meyer
Donald F Meyer - Chair

THE COUNTY BOARD took the following action this 18th of August, 2011

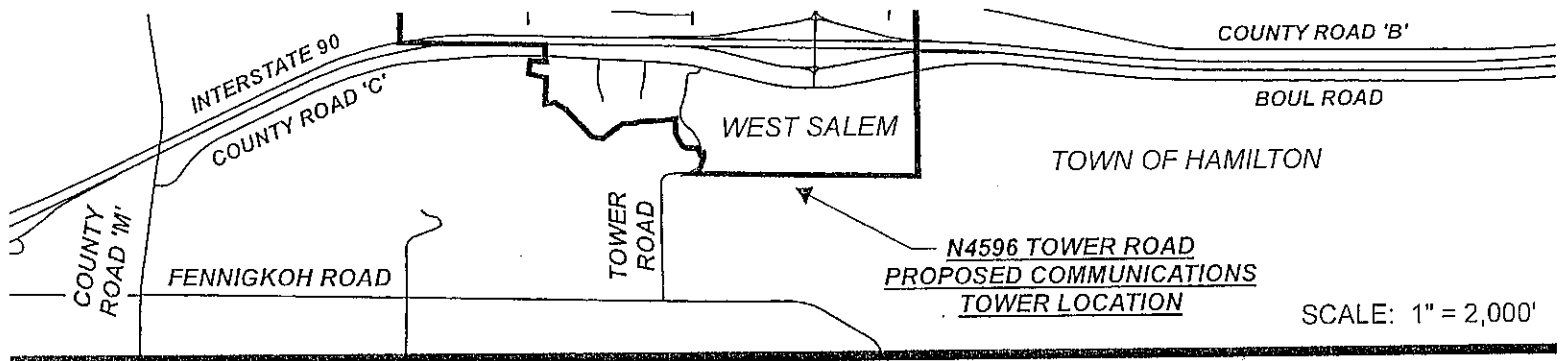
Approved subject to conditions as outlined ✓ JP

Disapproved the application _____

STATE OF WISCONSIN
COUNTY OF LA CROSSE

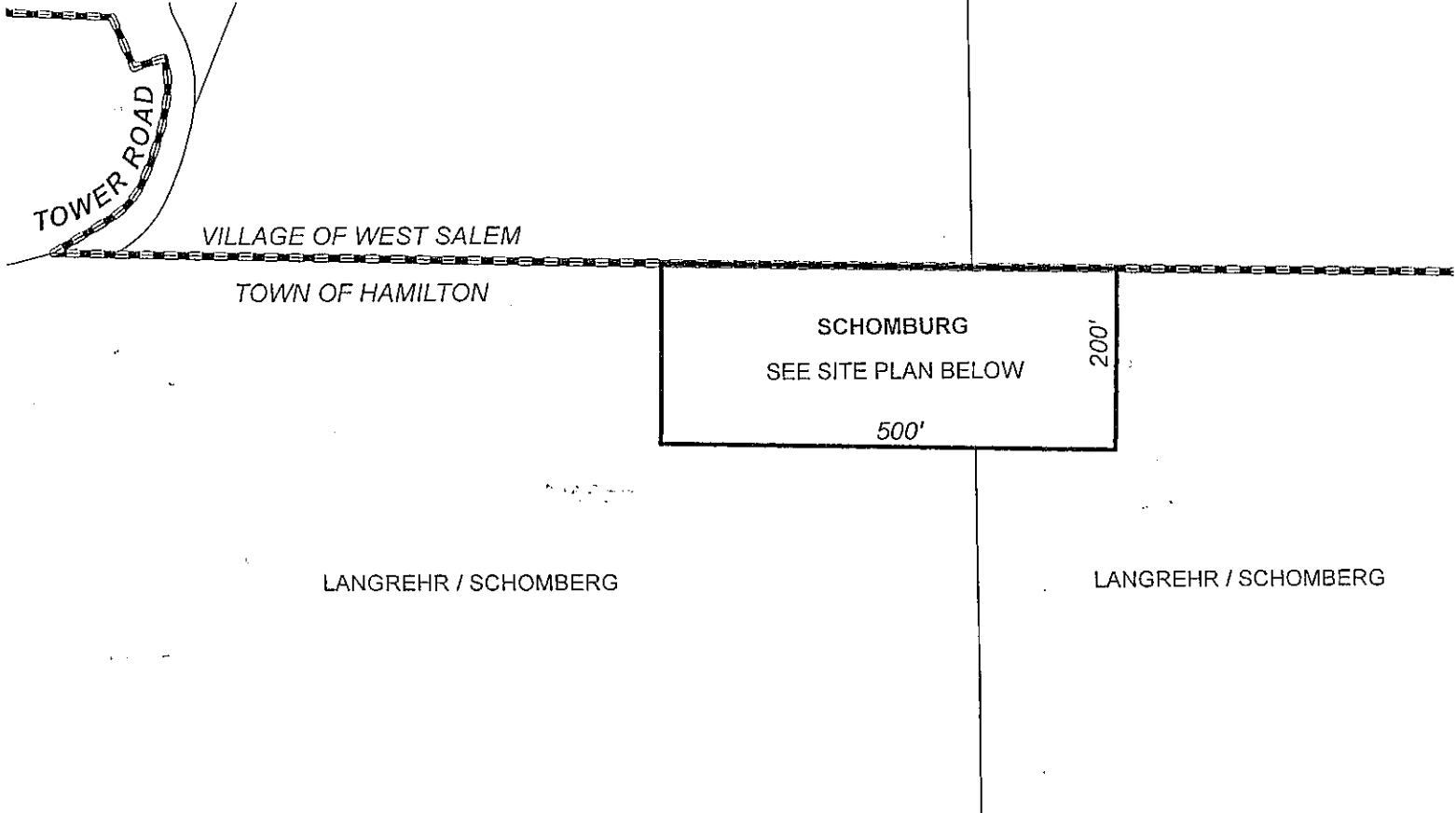
I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original conditional use permit required by law to be in my custody and which the County Board of Supervisors of La Crosse County approved at a meeting held on the 18th day of August, 2011.

Ginny Dankmeyer, La Crosse County Clerk

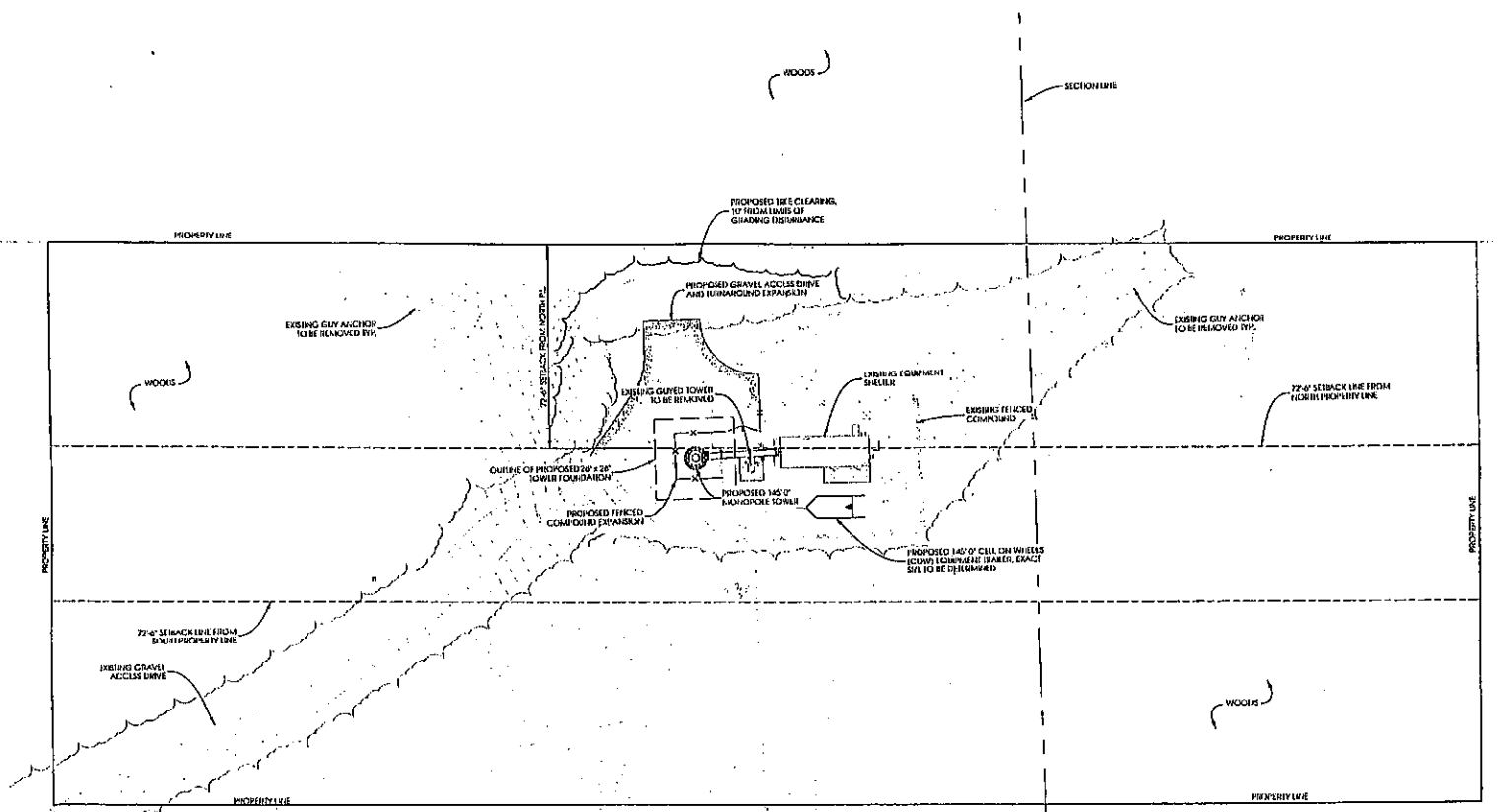


SCALE: 1" = 200'

ALL LANDS SHOWN HEREON LOCATED IN THE TOWN OF HAMILTON ARE ZONED TRANSITIONAL AGRICULTURE



EXISTING GUYED TOWER AND ANCHORS TO BE REMOVED AND REPLACED WITH A NEW 145-FT MONOPOLE TOWER



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LOT 1 OF CERTIFIED SURVEY MAP VOLUME 1, PAGE 1

TOWN OF HAMILTON

PETER SCHAU, TON 80 REALTY SERVICES, INC O.B.O. VERIZON WIRELESS & CENTRAL STATES TOWER II AND RICHARD & BARBARA SCHOMBURG