



APPLICANT: VB BTS II, LLC



**APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL FOR
THE PROPOSED MOBILE SERVICE SUPPORT STRUCTURE AT**

**1898 CREEK RD.
MOSINEE, WI 54455
PARCEL NO. 145-27080930998**

VERTICAL BRIDGE SITE ID# – US-WI-5446 KRONENWETTER

Table of Contents

1. Letter of Application
2. Application Materials
3. Site Data Sheet
4. Legal Description
5. Narrative Overview
6. Compliance with State Statute
7. Conditional Use Permit Standards
8. Section 520-26 (C)(1-2)(a-n) Telecommunications antenna and tower Standards
9. Carrier Affidavit – Sworn Statement of Need
10. Carrier RF Propagation Maps
11. FAA Determination Letter
12. Site Plan

Letter of Application

April 19, 2023

Mr. Peter Wegner
Community Development Director
Village of Kronenwetter
1582 Kronenwetter Drive
Kronenwetter, WI 54455

RE: Proposed Vertical Bridge Mobile Service Support Structure – US-WI-5446 Kronenwetter
1898 Creek Rd., Mosinee, WI 54455
Parcel No. 145-27080930998

Dear Mr. Wegner:

LCC Telecom Services, on behalf of the applicant, VB BTS II, LLC (“Vertical Bridge”), has finalized an agreement with the property owners of the site referenced above to develop and construct a mobile service support structure and facility that will be available to be used by wireless carriers. The proposed shared use facility is designed to house the equipment necessary to provide clear and uninterrupted wireless telecommunications services to the residents and visitors of the Village of Kronenwetter and surrounding areas.

This mobile service support structure is being constructed pursuant to Section 66.0404 of the Wisconsin State Statutes and Section 520-26(C) (Telecommunications towers) of the Village of Kronenwetter Zoning Ordinance. A Conditional Use Permit is required for the siting and construction of any new mobile service support structure and facility. The proposed mobile service support structure will consist of a 195’-0” tall monopole tower with a 4’-0” lightning rod for a total height of 199’-0”, to be located within a 50’-0” x 50’-0” ground area. The proposed tower will be erected, owned, and operated by Vertical Bridge. Vertical Bridge has a commitment with Cellcom, a wireless services providers, for this site. Additionally, the facility will be open for collocation to other wireless providers.

On September 9, 2022, the Village of Kronenwetter approved a Conditional Use Permit for the proposed mobile service support structure which will consist of a 195’-0” tall monopole tower with a 4’-0” lightning rod for a total height of 199’-0”, to be located within a 50’-0” x 50’-0” ground area. Following the zoning approval, Building Permit #22-1026-223 was issued by the Village on November 14, 2022. Following this date, the Department of Natural Resources indicated they would not permit the approved tower in the location submitted as part of the Conditional Use Permit. The Department of Natural Resources delineated the wetlands which essentially will require the tower to be relocated approximately 75’ due north of the originally approved location.

On behalf of the applicant VB BTS II, LLC (“Vertical Bridge”), LCC Telecom Services has submitted all required documentation for the proposed tower, in accordance with Section 66.0404 of the Wisconsin State Statutes, and Sections Section 520-26 (C)(1-2)(a-n) (Telecommunications antennas and towers) and of the Village of Kronenwetter Zoning Ordinance for this application to be deemed complete. Should you have any questions please feel free to contact me. I look forward to working with you during the review

and approval process. Vertical Bridge looks forward to helping provide the Village of Kronenwetter with improved wireless coverage.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bieniek", written in a cursive style.

Michael Bieniek, AICP
Zoning Director
LCC Telecom Services
10700 Higgins Road, Suite 240
Rosemont, IL 60018
mbieniek@lcctelecom.com
Cell – (847) 287-1156
Fax – (847) 608-1299

cc: Steve Hedges, Project Manager, Vertical Bridge

Application Materials

Required Attachments

Attach a written statement of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

Attach a site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use.

Attach a written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria:

- Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvement, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or other plan, program, map or ordinance adopted by the Village?
- Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
- Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
- Does the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

Applicant Acknowledgement

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator or his/her designee to enter onto the property for the purposed outlined operation.

[Signature]

4/20/23

Applicant

Date

Robert L. Konkel

4/19/23

Owner

Date

[Signature]

4/20/23

Prepared By

Date

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

Renewal Recommendation: 1 year 2 year 3 year 4 year 5 year

Conditions (see attached)

Site Data Sheet

Applicant:	VB BTS II, LLC (“Vertical Bridge”) 750 Park of Commerce Drive Suite 200 Boca Raton, FL 33487
Authorized Agent:	Michael Bieniek, AICP LCC Telecom Services 10700 Higgins Road Suite 240 Rosemont, IL 60018
Tower Owner:	VB BTS II, LLC 750 Park of Commerce Drive Suite 200 Boca Raton, FL 33487
Applicant’s Interest in the Property:	Leasehold
Property Owner:	Robert & Donna Konkol
Address of Property:	1898 Creek Rd. Mosinee, WI 54455
Parcel Number:	145.27080930998
Request:	Application for a Conditional Use Permit and any other approvals or permits necessary to erect a 195’-0” monopole tower with a 4’-0” lightning rod for a total height of 199’-0” to be located within a 50’-0” x 50’-0” ground area.

Legal Description

EXHIBIT A

The following tract of land in Marathon County, State of Wisconsin:

The Northwest Quarter (NW1/4)) of the Southwest Quarter (SW1/4), in Section Nine (9), Township Twenty-seven (27) North, Range Eight (8) East, subject to existing roads.

Parcel Id #14527080930998

This being a portion of the property conveyed to Robert Frank Konkol and Donna Mae Konkol, his wife, as Joint Tenants, from John Rudolph and Priscilla Rudolph, his wife, as Joint Tenants, in a Warranty Deed dated May 21, 1971 and recorded October 11, 1971 in Book 125 Page 152 as Instrument No. 631569.

Narrative Overview

VB BTS II, LLC (“Vertical Bridge”) seeks approval of a Conditional Use Permit and any other permits or approvals necessary in order to install a new mobile service support structure and facility on property located at 1898 Creek Rd., Mosinee, WI 54455. Vertical Bridge proposes to erect this tower and will be offering it as a shared facility to Cellcom (with whom Vertical Bridge already has a commitment) and any other communication carriers that have a need for a facility in this area. Vertical Bridge thus submits this Application (as that term is defined in Section 66.0404 of the Wisconsin State Statutes) seeking a permit for the siting and construction of a new mobile service support structure and facilities. The proposed site is located in an AR, Agricultural Residential District. Communication towers are an allowable conditional use in Attachment 520-1 to the zoning code, which lists allowable uses in rural districts, including the AR district. The property consists of a house along with a wooded parcel.

The wireless mobile service facility that Vertical Bridge is proposing to install on the property for Cellcom is necessary to provide uninterrupted wireless services to the residents and visitors of the Village of Kronenwetter and surrounding area, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. All registered wireless provider’s technology operates at various radio frequency bands allocated by the FCC as part of their license.

Wireless systems operate on a grid system where overlapping cells mesh together, forming a seamless network. No single site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. The proposed site at 1898 Creek Rd., Mosinee, WI 54455 is within the geographic area deemed necessary by engineers for the anchor wireless telecommunications provider to provide uninterrupted services.

In accordance with the Village of Kronenwetter Zoning Ordinance Sections 520-26, Vertical Bridge has made application to install a new mobile service support facility. The proposed new mobile service support facility will consist of a 195’-0” tall monopole tower with a 4’-0” lightning rod for a total height of 199’-0” to be located within a 50’-0” x 50’-0” ground area.

On September 9, 2022, the Village of Kronenwetter approved a Conditional Use Permit for the proposed mobile service support structure which will consist of a 195’-0” tall monopole tower with a 4’-0” lightning rod for a total height of 199’-0”, to be located within a 50’-0” x 50’-0” ground area. Following the zoning approval, Building Permit #22-1026-223 was issued by the Village on November 14, 2022. Following this date, the Department of Natural Resources indicated they would not permit the approved tower in the location submitted as part of the Conditional Use Permit. The Department of Natural

Resources delineated the wetlands which essentially will require the tower to be relocated approximately 75' due north of the originally approved location.

After the initial construction, the proposed facility will be unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. Access will be provided via an easement with the proposed access entry point being an existing field entrance off of Creek Road. Utilities required to service the facility are power and fiber. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. Additionally, there is no impact on the Village of Kronenwetter's utilities such as water and sanitation, as they are not used at the site.

In accordance with FCC regulations, the mobile service facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. Wireless technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance goals of providing the most reliable wireless coverage possible in this area.

The proposed mobile service facility will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Vertical Bridge will comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Vertical Bridge, looks forward to working with the Village of Kronenwetter to bring the benefits of the proposed improved wireless services to the area. The addition of the facility will ensure the best uninterrupted wireless services for the Village of Kronenwetter. This application addresses all standards of the Village of Kronenwetter Zoning Ordinance and satisfies the requirements of Section 520-26.

Compliance with State Statute

The 2013 Biennial Budget Act (Act 20) modified the regulatory powers of local governments in regard to applications for mobile service facilities and support structures. The law was enacted to impose consistent statewide standards regarding the regulation of placement of mobile service facilities and support structures. In order to achieve this consistency, the state statute preempts local ordinances to the extent that they are inconsistent with the statute.

The proposed facility is governed by Wis. Stat. § 66.0404 of the Wisconsin Statutes, entitled “Mobile Tower Siting Regulations”. The submittal requirements of this statute have also been codified in the Kronenwetter Zoning Ordinance. The proposed facility meets the requirements of §66.0404.

Application Requirements- Wis. Stat. § 66.0404(2)(b)(1-6).

§66.0404(2)(b) of the state statute sets out specific requirements and timelines for an application to construct a new mobile service support structure. These requirements are defined by Wis. Stat. § 66.0404(2)(b)(1-6), and identify six categories of information that may be required to constitute a complete application for a substantial modification or a new site. In this case, five of the six categories are required based on the site type as a new mobile service facility and support structure and the other category is not required.

The following information is required under the statute in order for an application to be complete. The statute requirement is listed below in bold, with the compliant document or information identified or outlined below the requirement.

1. The name and business address of, and the contact individual for, the applicant. Wis. Stat. § 66.0404(2)(b)(1).

The applicant is VB BTS II, LLC. Michael Bieniek, AICP, of LCC Telecom Services is the agent of and contact individual for VB BTS II, LLC. His business address is 10700 W. Higgins Road, Suite 240 Rosemont, IL 60018.

2. The location of the proposed or affected support structure. Wis. Stat. § 66.0404(2)(b)(2).

A support structure is defined in Wis. Stat. §66.0404(1)(l) as “a freestanding structure that is designed to support a mobile service facility”. In this case, the proposed support structure is a 195’-0” tall monopole tower with a 4’-0” lightning rod for a total height of 199’-0”.

The support structure is proposed to be located at 1898 Creek Rd, Mosinee, WI 54455. The support structure will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease area is part of a larger parent parcel at the above address. The support structure location is depicted on the site plans that have been submitted as part of this application.

3. The location of the proposed mobile service facility. Wis. Stat. § 66.0404(2)(b)(3).

A mobile service facility is defined in Wis. Stat. §66.0404(1)(l) as “a set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discreet geographic

area.” In this case, the equipment consists of base station equipment, along with antennas, transmitters, receivers, power supplies, cabling and associated equipment. All the equipment is necessary to operate the facility.

The proposed mobile service facility is also to be located at 1898 Creek Rd, Mosinee, WI 54455. The mobile service facility will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease parcel is part of a larger parent parcel at the above address. The location of the mobile service facility is depicted on the site plans that have been submitted as part of this application.

4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling and related equipment associated with the proposed modifications. Wis. Stat. § 66.0404(2)(b)(4).

Wis. Stat. §66.0404(2)(b)(4) applies only to substantial modification applications. Substantial modifications apply only to the modification of existing sites and not to the construction of a new site. Accordingly, this information is not required for this application.

5. A construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure. Wis. Stat. § 66.0404(2)(b)(5).

The construction plan required for a new mobile service support structure and facility under Wis. Stat. §66.0404(2)(b)(4) has been submitted as part of this application. The construction plan includes all the elements required under the state statute.

6. An explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant’s search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider. Wis. Stat. § 66.0404(2)(b)(6).

A sworn statement as described above from Cellcom (with whom Vertical Bridge has a commitment) has been attached to this application for the proposed mobile support structure to be located at 1898 Creek Rd, Mosinee, WI 54455.

Conditional Use Permit Standards

For each application for a Conditional Use, the Zoning Administrator shall report to the Plan Commission findings and recommendations, including the stipulation of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest.

- (1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed wireless telecommunications facility will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. To the contrary, enhanced wireless telecommunications will be beneficial to the health, safety and welfare of the area. As people are eliminating their landline services and the demand for better service increases, the welfare of the area will be improved through enhanced wireless services.

- (2) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.

The uses, values and enjoyment of other property in the neighborhood for purposes already permitted will be in no foreseeable manner substantially impaired or diminished by the establishment of the proposed wireless telecommunications facility. The facility takes up a small footprint, meets the terms of the ordinance and is located in an agricultural field with existing tree coverage to the south that will remain. As more and more people rely on wireless technology, the enhanced coverage will be a benefit to residents in the area and will be compatible with the use of the adjacent land.

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

The establishment of the proposed wireless telecommunications facility will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The area is a mix of uses along the highway and larger agricultural lots to the east. The site is far removed from any sensitive uses and is naturally screened to the south. In the event of any development, the improved wireless telecommunications in the area will be a significant benefit to all current and future residents as the facility will bring improved telecommunications services to the area.

- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided. The only required utilities for a wireless telecommunications facility are power and fiber which are both readily available at this location. No other municipal services will be necessary. The proposed access road is an existing field entrance located off of Creek Road.

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

As stated above, the proposed access road is an existing field entrance located off of Creek Road. The proposed wireless telecommunications facility is unstaffed. After construction is complete, the location will only be visited approximately once per month by a technician in a van sized vehicle. There will be no traffic congestion in the public streets as a result of the installation at this property.

- (6) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

The proposed wireless telecommunications facility is allowable as a conditional use in the AR, Agriculture and Residential District and will conform to all of the applicable requirements of that district.

- (7) That the proposed use does not violate floodplain regulations governed by the county.

The proposed wireless telecommunications facility does not violate floodplain regulations governed by the county. There are no floodplains located in this area.

- (8) That adequate measures have been or will be taken to prevent and control water pollution, including sedimentation, erosion and runoff, approved by the appropriate jurisdictional authority.

Adequate measures will be taken to prevent and control water pollution, including sedimentation, erosion and runoff, the location of the proposed wireless telecommunications facility is in an agricultural field with existing tree coverage to the south that will remain. The 12' wide access easement and 50' x 50' lease parcel will be graveled so as to provide a semi-impervious surface.

- (9) That such use will comply with the regulations and conditions specified in this article for such use.

The proposed use will comply with the appropriate regulations and conditions of the Village of Kronenwetter's Zoning Ordinance and Section 66.0404 of the Wisconsin State Statutes. Compliance with specific standards applicable to wireless communications facilities are outlined below.

Section 520-26 (C)(1-2)(a-n) Telecommunications antennas and tower Standards

(c) *Conditional use permit requirement.* Telecommunications facilities, telecommunications support facilities, and telecommunications towers are permitted as a conditional use in the following districts:

- (1) Agriculture and Residential.
- (2) Agricultural.
- (3) Commercial.
- (4) Industrial.

The proposed wireless telecommunications facility is located in the AR, Agriculture and Residential District and such facilities are an allowable conditional use in this district.

(b) *Conditional use – Communications towers.*

Each application for a conditional use permit, site plan approval, and/or building permit under this subsection shall include the following information:

[1]

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

The applicant is VB BTS II, LLC. Michael Bieniek, AICP, of LCC Telecom Services is the agent of and contact individual for VB BTS II, LLC. His business address is 10700 W. Higgins Road, Suite 240 Rosemont, IL 60018.

[2]

The location of the proposed or affected communications tower or other support structure.

A support structure is defined in Wis. Stat. §66.0404(1)(l) as “a freestanding structure that is designed to support a mobile service facility”. In this case, the proposed support structure is a 195’-0” tall monopole tower with a 4’-0” lightning rod for a total height of 199’-0”.

The support structure is proposed to be located at 1898 Creed Rd., Mosinee, WI 54455. The support structure will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). The support structure location is depicted on the site plans that have been submitted as part of this application.

[3]

The location of the proposed equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment.

A mobile service facility is defined in Wis. Stat. §66.0404(1)(l) as “a set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discreet geographic area.” In this case, the equipment consists of base station equipment, along with antennas, transmitters, receivers, power supplies, cabling and associated equipment. All the equipment is necessary to operate the facility.

The proposed mobile service facility is also to be located at 1898 Creed Rd., Mosinee, WI 54455. The mobile service facility will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). The location of the mobile service facility and all powersupplies, cabling, and associated equipment are depicted on the site plans that have been submitted as part of this application.

[4]

If the application is for a substantial modification to an existing communications tower or other 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. For purposes of this Subsection C, "substantial modification" means the modification of a communications tower, including the mounting of an antenna on such a structure, that does any of the following:

[a]

For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.

[b]

For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10% or more.

[c]

Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for co-location.

[d]

Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

Wis. Stat. §66.0404(2)(b)(4) and Section 66-220 (e)(2) apply only to substantial modification applications. Substantial modifications apply only to the modification of existing sites and not to the construction of a new site. Accordingly, this information is not required for this application.

[5]

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

The construction plan required for a new mobile service support structure and facility under Wis. Stat. §66.0404(2)(b)(4) and Section 66-220 (e)(1)(n) of the Village of Kronenwetter Zoning Ordinance has been submitted as part of this application. The construction plan includes all the elements required under the state statute.

[6]

If an application is to construct a new communications tower, an explanation as to why the applicant chose the proposed location and why the applicant did not choose co-location, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that co-location 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.

A sworn statement as described above from Cellcom (with whom Vertical Bridge has a commitment) has been attached to this application for the proposed mobile support structure to be located at 1898 Creek Rd., Mosinee, WI 54455.

[7]

Evidence and information to indicate compliance or intent to obtain compliance with other applicable provisions of this subsection and chapter.

Please see the answers to all of the criteria listed as evidence of compliance with the provisions of this subsection and chapter.

(b)

Each communications tower and modification thereto shall be erected and installed in accordance with the State Electrical Code adopted by reference in the National Electrical Code, Federal Communications Commission and the instructions of the manufacturer. In cases of conflict, the stricter requirements shall govern.

The proposed communications tower will be erected in compliance with all local, state and federal requirements.

(c)

If an application is to construct a new communications tower, the Village may consult with a third party to verify that co-location on an existing communication tower or other support structure 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. All costs and expenses associated with such consultation shall be borne by the applicant, except for travel expenses. Failure to pay such costs and expenses or provide related information to the third-party consultant shall be grounds for denial of the conditional use permit.

In the event a third party consultant is required, Vertical Bridge agrees to pay all reasonable costs associated with that review.

(d)

Each communications tower shall be placed or constructed so it can be utilized for the co-location of additional antenna arrays to the extent technologically and economically feasible. The Village shall, unless it is shown to be unreasonable, condition the granting of each conditional use permit upon the applicant placing or constructing the communications tower to accommodate, at a minimum height of 150 feet, the co-location of two additional antenna arrays similar in size and function to that placed on the tower by the applicant. Co-location sites need not be available on the tower as initially placed or constructed, provided that the tower will support the later addition of the required number of co-location sites at the specified minimum height. The holder of each conditional use permit under this Subsection C and the predecessor chapter shall make the co-location sites required hereunder available for the placement of technologically compatible antenna arrays and equipment upon contractual provisions that are standard in the industry and at prevailing market rates allowing the permit holder to recoup the cost of providing the co-location sites and a fair return on investment.

Co-location will be available on the proposed tower. Vertical Bridge is proposing a 195'-0" monopole tower which is designed to accommodate at least two additional wireless providers. Vertical Bridge

is in the industry to provide carriers with space on their towers. Once the tower is erected, Vertical Bridge notifies as many potential co-locators as possible.

(e)

Each communications tower and associated equipment shall, to the extent determined possible by the Village Board, be installed in a fashion to lessen the visual impacts of such installation.

[Amended 2-23-2021 by Ord. No. 21-04]

The proposed tower will have minimal visual impact due to the location chosen. The site is in an agricultural field with existing tree coverage to the south that will remain.

(f)

For communications towers erected after the effective date of this chapter, and in conjunction with the installation of new ground-mounted buildings or equipment totaling 300 square feet or greater, the applicant shall provide a buffer yard meeting the requirements of § 520-79C(4) along all property borders abutting residentially zoned property. Other landscaping requirements of Article XI shall also apply.

The proposed wireless telecommunications site does not abut residentially zoned property, the entire area is zoned AR District. No landscaping is proposed because as mentioned above existing mature vegetation will serve as a buffer.

(g)

A new or amended conditional use permit and site plan shall be required for a substantial modification to an existing communications tower. Neither a conditional use permit nor site plan approval shall be required for any modification, including co-location, that is not defined as a "substantial modification," but a building permit shall be required.

The application is not for a substantial modification, therefore this provision does not apply.

(h)

Prior to the issuance of a building permit for a communications tower erected after the effective date of this chapter, the applicant shall provide a written agreement stating that if the communications tower, antennas, or transmitters are unused for a period exceeding 12 months, the applicant shall remove the tower, antennas, or transmitters upon written request from the Zoning Administrator at no cost to the Village within 60 days of such request. If such listed items are not removed within 60 days of such notification, the Village may remove the items at the expense of the holder of the conditional use permit. Within 30 days of the date on which the tower use ceases, the permit holder shall provide the Village with written notice of the cessation of use. A performance bond or deposit of \$20,000 shall be required to ensure compliance with all applicable requirements for removal of the communications tower and equipment.

Vertical Bridge will comply with the terms of this section, including removal of the tower at their expense, in the event it is no longer used for a period exceeding 12 months. If required as a condition of approval, Vertical Bridge agrees to provide a removal bond in the amount required by the Village, not to exceed \$20,000.00.

(i)

The owner of any communications tower shall maintain insurance against liability for personal injury, death, or property damage caused by the maintenance and/or operation of the communications tower and accessory structures with a single combined limit of not less than \$1,000,000 per occurrence. The

policy shall contain a provision that it may not be canceled or materially modified without the approval of the Village. The owner shall provide the Village with a certificate of such insurance before issuance of a building permit and upon each policy renewal thereafter.

Vertical Bridge will maintain liability insurance throughout the life of the tower and will provide the Village a copy of such prior to issuance of the building permit.

(j)

Upon written inquiry from the Village, the recipient of a conditional use permit under this Subsection C shall have the burden of presenting credible evidence establishing the continued compliance with the approved plans and all conditions placed upon the conditional use permit. Failure to establish compliance with the approved plans and all conditions placed upon the conditional use permit shall be grounds for revocation of the permit. If the Village determines that it is necessary to consult with a third party to ascertain compliance with conditions on a conditional use permit, all costs and expenses associated with such consultation shall be borne by the holder of subject conditional use permit, except for travel expenses. Failure to pay such costs and expenses or provide information requested by the Village shall be grounds for revocation of the conditional use permit.

Vertical Bridge will establish and maintain compliance with the approved plans.

(k)

Upon written inquiry from the Village, any owner or operator of a communications tower shall provide information on the tower, including but not limited to available sites on the tower for potential co-locators; evidence that such co-location sites are in fact available for the placement of technologically compatible antenna arrays and equipment upon contractual provisions that are standard in the industry and at prevailing market rates allowing the tower owner to recoup the cost of providing the co-location sites and a fair return on investment; contact information for future co-location inquiries that the Village may receive; and number and placement of antenna arrays and ground-mounted equipment, type of service provided (e.g., 4G LTE, etc.), contact information, and expiration dates of user agreements or leases associated with all current users of the tower.

In the event a wireless company submits an inquiry to the Village regarding availability on the proposed tower, Vertical Bridge will provide any reasonable pertinent information.

(l)

In its evaluation of any permit or plan approval for a communications tower, the applicable limitations under §§ 66.0404(4) and 66.0406(2), Wis. Stats., shall apply.

The support materials submitted as part of the application are in accordance with Section 66.0404 of the Wisconsin State Statutes for a new mobile service support structure.

(m)

Minimum required off-street parking: one space per each employee vehicle needed for ongoing maintenance.

The proposed facility will not have any regular employees, after the initial construction, the proposed facility will be unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. The facility is designed with a turn-around in front of the gate which serves as the necessary short term parking space for the technician.

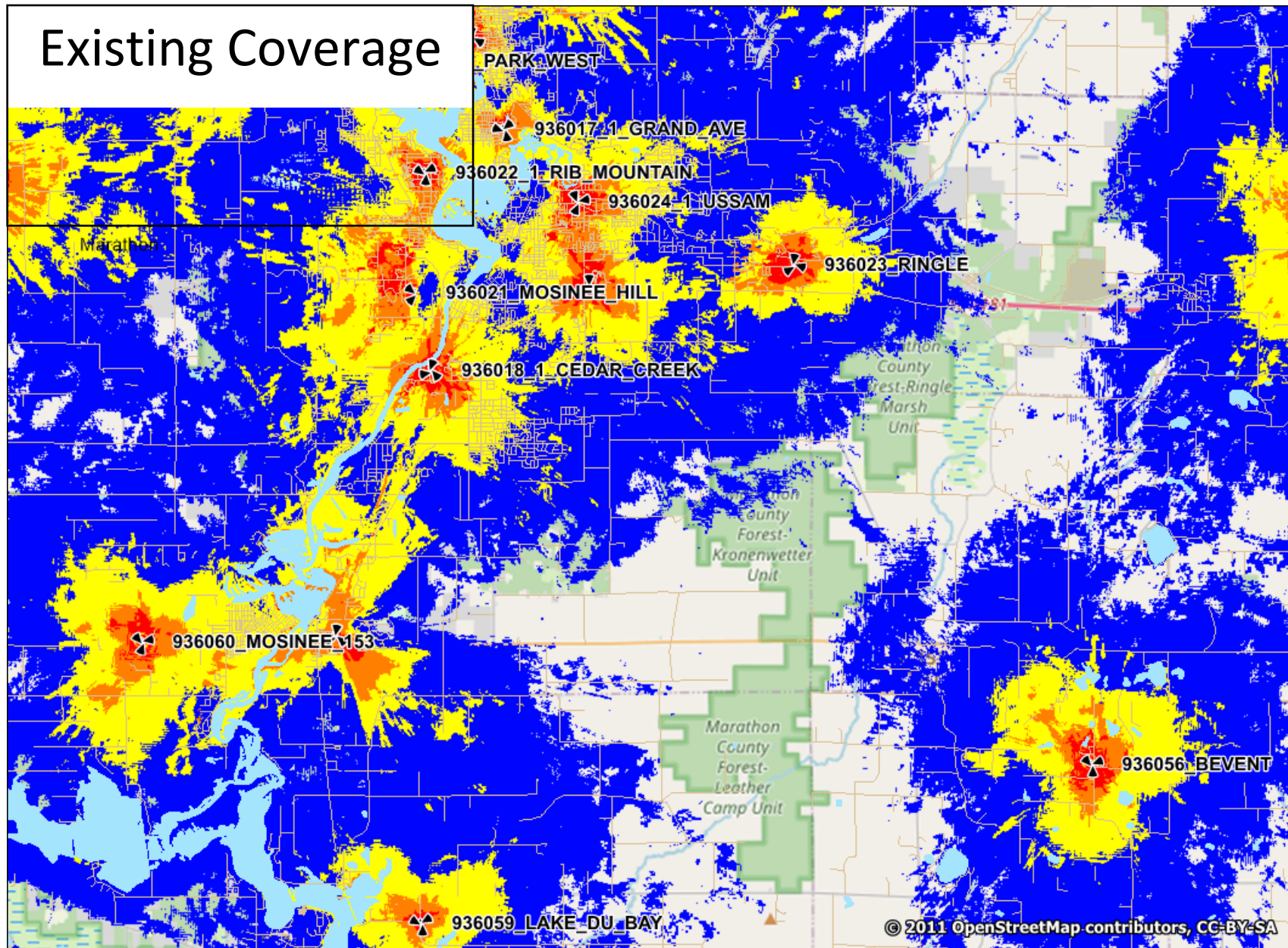
(n)

A minimum setback equal to the total height of the tower shall be required for any communications tower that is adjacent to a parcel that has single-family detached residences as a permitted use. See § 520-17 (Chapter 520 Attachment 1) and § 520-18 (Chapter 520 Attachment 2) for zoning districts that have single-family detached residences as a permitted land use.

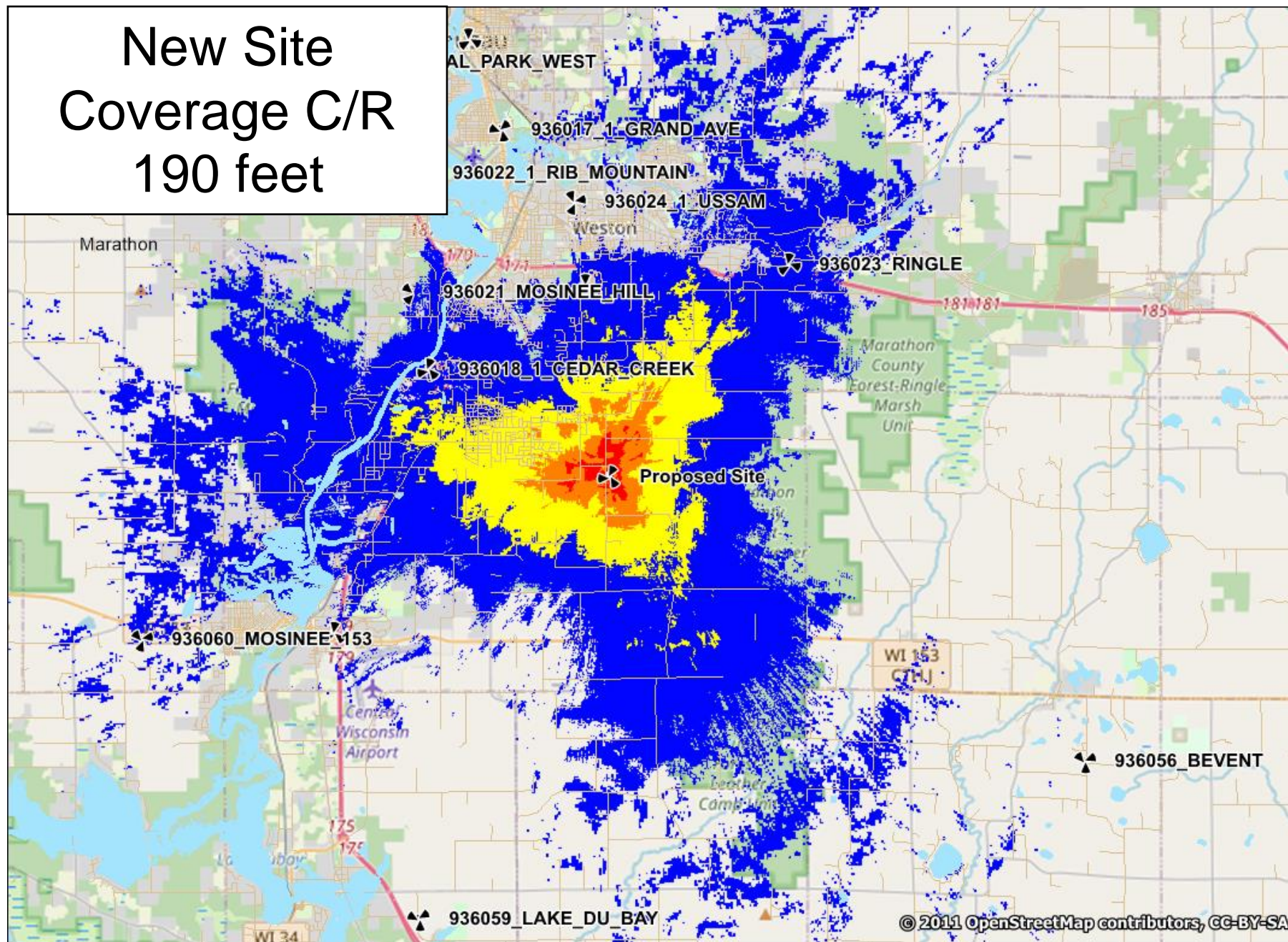
The proposed tower is approximately 200' from the nearest property lines which is in accordance with Section 66.0404 and this provision.

Carrier RF Propagation Maps

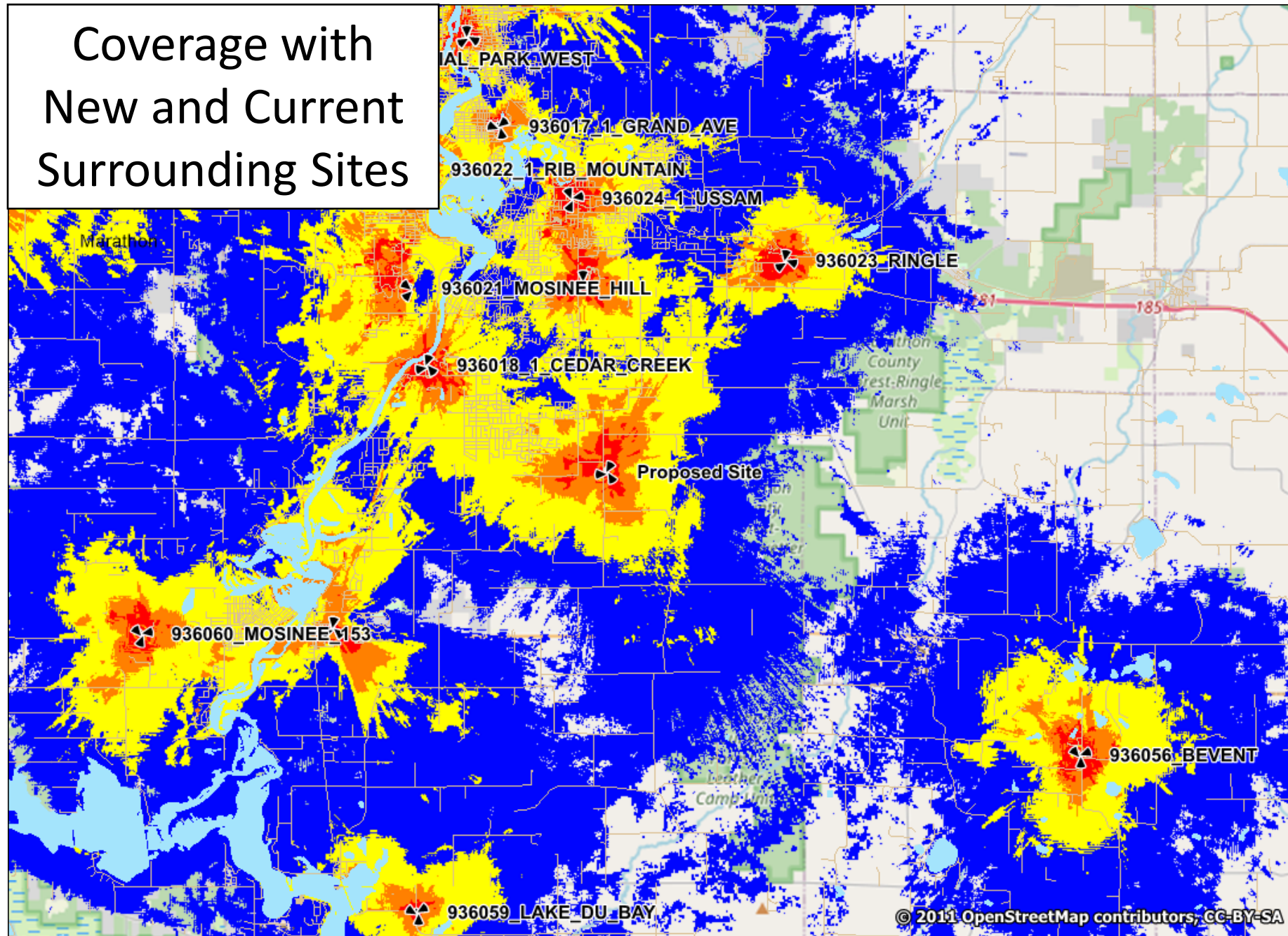
Existing Coverage



New Site Coverage C/R 190 feet



Coverage with New and Current Surrounding Sites



Carrier Affidavit – Sworn Statement of Need

AFFIDAVIT
SWORN STATEMENT OF NEED FOR A NEW MOBILE SERVICE SUPPORT STRUCTURE
IN SUPPORT OF NEW TOWER CONSTRUCTION PURSUANT TO WIS. STAT. §66.0404

STATE OF WISCONSIN)
)
COUNTY OF BROWN)

The undersigned, Arthur Hall, being first duly sworn on oath, deposes and states as follows:

1. My name is Arthur Hall and I am employed by Nsighttel Wireless, LLC (hereinafter referred as "Cellcom") as its Director of RF Engineering. My Cellcom job duties include, among other things, responsibility and oversight of Cellcom's wireless network. This includes responsibility over the placement of the newly proposed mobile service support structure and facilities at address of 1898 Creek Rd, Mosinee, WI 54455 in the Village of Kronenwetter, Marathon County, with a property parcel ID number of 14527080930998, and Lat/Long coordinates of 44.834500, -89.571422 (the "New Tower Location").

2. This Sworn Statement is made pursuant to Wis. Stat. §66.0404(2)(b)6.


3. I make and submit this Sworn Statement in support of the accompanying application and supplement documents for the request of zoning approval submitted by applicant VB BTS, LLC ("Vertical Bridge"), and pursuant to which Vertical Bridge proposes to develop and construct a 195-foot monopole tower (overall structure height 199' with lightning rod attachment) and related telecommunications equipment at the New Tower Location described in Section 1 above and depicted on the site plans submitted along with the application.

4. Vertical Bridge is in the business of, among other things, developing, constructing and operating mobile service support structures and facilities (a/k/a telecommunications towers or cell towers) and leasing space on those structures and facilities to wireless carriers such as Cellcom. Relevant to the present application, Cellcom and Vertical Bridge desire that Vertical Bridge develop and build the referenced tower and lease space thereupon to Cellcom as part of improving Cellcom's wireless telecommunications network in the surrounding area of the New Tower Location.

5. Cellcom is improving and upgrading its network's wireless coverage and capacity in the area of the New Tower Location to provide needed improvement to signal strength, in-building penetration, and reliable, high-speed wireless data capability. In order to accomplish these objectives, Cellcom and Vertical Bridge are proposing the new mobile support structure tower and related telecommunications site at the New Tower Location described in Section 1 above.

6. The proposed mobile service support structure and facilities at the New Tower Location is a necessary infrastructure addition and will become an integral part of Cellcom's wireless network. The primary functions of the proposed site are to provide enhanced, reliable wireless coverage and additional capacity which will help ensure seamless wireless data capabilities and connectivity to Cellcom's customers in the area. Without this site, the signal strength and data capacity in the area will not be adequate for a reliable network. As consumption of data services surge, the importance of this site also surges. Cellcom has evaluated the existing structure locations in the search ring. There are no existing towers or other tall structures within the search ring that could accommodate Cellcom's equipment to achieve these network improvements, including the same mobile service functionality, coverage, and capacity, so collocation is technically infeasible. Consequently, because collocation on existing structures would not provide the required wireless coverage, signal strength, or data speeds to the coverage objective and intended areas, the proposed new mobile service support structure is necessary to provide the coverage and capacity required for a fully functioning wireless network.

Dated this 29TH day of June, 2022.



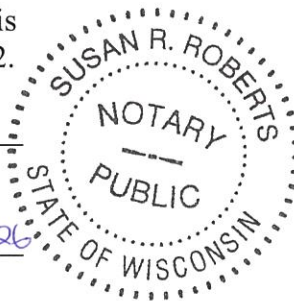
Arthur Hall
Director of RF Engineering
Nsighttel Wireless, LLC d/b/a Cellcom

Subscribed and sworn before me this
29 day of June, 2022.

Susan R. Roberts

Notary Public, State of Wisconsin

My commission: expires 3/17/26



FAA Determination Letter



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

Aeronautical Study No.
2022-AGL-4544-OE

Issued Date: 04/12/2022

Richard Hickey
VB BTS, LLC
750 Park of Commerce Dr.
Suite 200
Boca Raton, FL 33487

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

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

Structure:	Tower US-WI-5446 Kronenwetter
Location:	Mosinee, WI
Latitude:	44-50-04.20N NAD 83
Longitude:	89-34-17.12W
Heights:	1213 feet site elevation (SE)
	199 feet above ground level (AGL)
	1412 feet above mean sea level (AMSL)

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

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

This determination expires on 10/12/2023 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

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

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

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

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

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

If we can be of further assistance, please contact our office at (816) 329-2508, or vee.stewart@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AGL-4544-OE.

Signature Control No: 512309269-523402265

(DNE)

Vee Stewart
Specialist

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2022-AGL-4544-OE

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





Site Plan
