



130 E. Walnut Street P.O. Box 1060 Green Bay, WI 54305-1060

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May 18, 2017

Mike Degen  
Chairman Town of Wyoming, Planning Commission  
PO Box 1013, Spring Green, WI 53588-5951

RE: On behalf of Cloud 1 LLC, I am updating our application for permits for township approval for a driveway access to a town road and internal driveway for Phillip & Cheryl Limmex for a fixed internet wireless communication tower to be constructed on their property (with an approximate address of 6601 Lower Wyoming Road, Spring Green, WI 53588 identified by Tax Key Number 028-0416.)

Dear Mr. Degen,

We have updated our application by making the suggested changes by the Plan Commission for a more complete application. We feel these changes have enhanced the work previously completed to keep the Town's distinctive rural character which we have worked so hard to comply with.

We have redesigned the tower and ground equipment to better reflect the Goals and Objectives of the Town of Wyoming Land Use Plan. With the redesign we have made sure to reuse the previously planned existing agricultural access point off Lower Wyoming Road and an existing agricultural road that runs along a fence line on the west side of the subject parcel. In addition to accessing the proposed communication facility, it will have the added benefit for Mr. Limmex to access the agriculturally used portion of the parcel.

The driveway goes along the fence line to the tower compound. Proposed is a 50' x 50' area that is used for the requested 25' turnaround radius and gives us the proper set back from the pond per Iowa County.

The fixed internet wireless tower has also been redesigned to lessen the impact on and to protect agricultural operations. The design was changed from a guyed 300' tower to a 250' self-support tower. Not only is the height decreased by 50', but the tower type was changed. A self-support tower does not require the guy wires and anchors on the ground to support the proposed tower. The elimination of the guy anchors lessens the impact on agricultural operations.

A written complaint submitted on April 11<sup>th</sup>, 2017 stated, "the proposed driveway cuts midway through a 40 acre rural farm field". It further states "It will bisect and cover over parts of that farm field". These statements strongly imply the proposed driveway would run across the entire field. These statements have been used to invoke a

provision in the Town of Wyoming Land Use Plan, under Standards and Criteria, which “mandate that” ...

6. “New private driveways shall not be permitted to cross or bisect product farmlands unless aligned along existing lines, fences or appropriate natural features such as...” a stream. (our completion of the language in the provision)

The proposed driveway does not “bisect” or “cut midway through a 40 acre farm field”. As the site plans clearly show, the proposed driveway is located only in the northwestern portion of the 40 acre parcel. The proposed driveway follows an existing fence line and is orientated along a “natural feature” (a pond), as stated in the Town of Wyoming Land Use Plan, under Standards and Criteria, Number 6. It meets the Iowa County set back requirement of being 75’ away from the pond.

Furthermore, it uses an existing agricultural access point and farm road off of Lower Wyoming Road. The proposed gravel driveway will help Mr. Limmex access the southern portion of the parcel during wet seasons. He stated this land is not farmable.

Nor is most of the rest of the 40 acres able to be tilled. So to state that the driveway would “cut midway through a 40 acre farm field” is very inaccurate. Per Mr. Limmex, only twelve acres are tillable and 3 acres are used for pasture. “There is another 15 that is in a set-aside program to encourage native wetland grasses and wildlife. This 15 is considered tillable as well but is not currently cropped. There 10 acres that is not accessible due to the stream that is woodlands”.

The 5000 square feet of the compound and turn around area is approximately .1147 tillable acres. Per Mr. Limmex, using the Iowa County Average yield per acre of 125 bushels, the yield would go down approximately 14.34 bushels of corn annually for the parcel.

Put another way, 99.23% of the 15 tillable acres is still productive agricultural land. With only 00.77 % of the 15 currently tillable acres used for the tower space.

Other suggestions such as a more detailed erosion control plan with a pre and post construction provisions overlaid on a topographical map with elevation heights have been included. We have also added to the site plan drawings the location, width and the direction of opening to the requested cattle gates by Mr. Limmex.

As previously noted, we have also added as requested a 25’ turnaround radius at the end of the driveway depicted with a circle in the site plans.



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We have worked hard to comply with the Town of Wyoming's desire to maintain distinctive rural character. We feel we have chosen a very good location for the project. We have carefully considered the Town of Wyoming's Land Use Policies in order to retain its rural character. We recognize the critical role that the Town of Wyoming places on retaining farm land, open spaces, scenic vistas landscapes and river scapes. We have purposefully stayed away from the Lower Wisconsin River Boundary and Tower Hill State Park.

We also understand the unique nature of the township with its special historical architecture and designated tourist features. We have intentionally chosen a site that is shielded from the view sheds of Taliesin and the House on the Rock by the surrounding ridges. We appreciate that these cultural features play defining role in the town's distinctive rural character.

**In conclusion, 85% of Americans use the Internet at least occasionally. Mobile data traffic is predicted to grow six (6) fold by 2020. By any measure, the demand for these services is growing exponentially. The State of Wisconsin recognizes this need and has appropriated general revenue funds for a rural broadband initiative. Iowa County is the process of conducting a survey to see where the need is. Bug Tussel Wireless is enduring to provide these needs in underserved areas now.**

**Per the Public Service Commission of Wisconsin Broadband coverage map, approximately 50% of the Town of Wyoming has no broadband service. Approximately another additional 25% is underserved.**

**Internet access is important for a small community's economic and business development, the education of their children, healthcare, public safety and access to information and entertainment. Farmers need the internet access to research seeds and fertilizer as well as finding machine parts. Rural Wisconsin communities need these services to maintain the higher quality of life they have chosen. Especially when a community is heavily reliant on tourism.**

Please call me with any questions you may have, I would be happy to answer them.

Thank you,

Scott Littell

Site Development Agent - Cloud 1 LLC aka Bug Tussel Wireless

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