

**TOWN OF WYOMING  
PLAN COMMISSION**

**SUBMITTAL PACKAGE**

**PART ONE – GENERAL INFORMATION**

LAND OWNER Phillip and Cheryl Limmex

LOCATION Approximately 6642 Lower Wyoming Road, Spring Green, WI 53588

ADDRESS 6601 Lower Wyoming Road, Spring Green, WI 53588

PHONE NUMBER 608.588.4599

LEGAL DESCRIPTION Section 34 Town 8 N  
Range 3 E NE 1/4 NE 1/4

**PART TWO – REQUEST**

(Please check all appropriate boxes, utilizing attachment 1 & 2 as a references.)

- Rezone                       Land Division                       Conditional Use Permit
- Driveway - Access                       Driveway - Internal                       Building Siting
- Signage                       PCD (Planned Complex Development)                       PCD Modification
- Other (Please Explain)

**PART THREE – Request Information**

On the back of this sheet or on additional sheets / attachments, please provide:

- Complete description of request
- Clear photographs, maps or other information
- Names and addresses of all land owners whose property is contiguous to the property for which the request is being submitted.
- Would you be available to show the property to the Commission?
- 
- Any time per Phil Limmex.

Date \_\_\_\_\_ Time \_\_\_\_\_

## PART FOUR SUBMITTAL REQUIREMENTS

The applicant/developer is responsible for obtaining the submittal package and all necessary copies of the township ordinances, fulfilling the following requirements and adhering to the meeting schedules set by the Wyoming Planning and Landmark Commission. Submittal deadlines will be strictly enforced.

1. Obtain the names and addresses of all landowners whose property is contiguous to the property in question and include that list as a part of the submittal.

**Sent Letters to property** owners notifying them of the project and meeting within a 2 mile radius. Sent post cards to residents with a 4 mile radius of tower for a Meet and Greet to explain project on May 23, 2017. Submitted article in Dodgeville Chronicle at noon on May 23, 2017 and the Spring Green Home News on May 25, 2017 for publication the following week.

2. Complete an original and 14 copies of the submittal package and mail (or deliver) the original and copies to the Chairperson of the Planning and Landmark Commission NO LESS THAN TWO WEEKS prior to the Planning and Landmark Commission meeting date.

**Scheduled to Meet Mike Degan** at 11:00 am at Town Hall on Tuesday May 23, 2017

3. Include with the submittal **the appropriate fee** in the form of a check or money order made out to the "Town of Wyoming." See attached fee schedule.

**\$200.00 Fee paid previously** for the 04.11.17 Plan Commission Meeting. Per Mike Degan, no additional fee was required with the tabling of this agenda item.

4. Provide a description (and map, if applicable) of the existing zoning and existing conditional uses, if any. This includes the Lower Wisconsin Riverway Zoning Ordinances.

**The 40 acre parcel is zoned Agricultural (A1).** This parcel has no existing conditional uses attached to it. The subject is outside the Lower Wisconsin Riverway Boundary. Per Chairman, Mark Kupp, it does not fall under the Lower Wisconsin Riverway Boundary Ordinances.

**An extensive array of maps** and aerial photos are included in the submittal package for the June 6, 217 Town of Wyoming Plan Commission Meeting.

5. List details of the proposed zoning changes, if the submittal is for rezoning, and include copies of the Iowa County zoning request form.

**There are no Zoning Changes** sought for the parcel and thus no rezoning request form has been submitted to Iowa County. The farming operation on the parcel will only be slightly impacted. Crops can be still planted along the driveway and up to the chain link fence of the tower compound.

6. Project timetable, including construction start date, construction completion date (phases if necessary), future plans, and building type, specifications and dimensions.

**The project timetable** is often dependent on the permitting and regulatory process. Per an agreement with the Lessor's, we would forecast the start of construction date to be May 2018. This would allow for the frost to break up and the weight restrictions on the towns roads to be lifted.

The next phase would be the construction phase when all local, state and federal regulatory compliance standards have been met. This phase is approximately 8 weeks if all required materials are in stock at our various vendors.

Future plans include spaces for three (3) additional providers or carriers to be able to collocate on the structure. This would include AT&T locating here to bring better service to visitors in the area. As the anchor tenant, Bug Tussel Wireless would use outdoor cabinets for its ground equipment inside the fenced compound.

7. Traffic impact projections (if necessary).

**A Traffic Impact Projection** for the 8 week construction phase would be higher with several trips by various contractors to the site per day. After the construction phase is completed, a radio frequency testing phase with lighten traffic to the site to several per week. After the testing phase is completed and the facility is fully operational, a technician will visit the site a few times a month to check the ground equipment.

8. Internal circulation projections (if necessary).

**After the construction** and testing phases, very little internal circulation will occur.

9. Erosion control plan.

**A typical Erosion Control** Plan will be used during the construction phase. The use of silt fencing and other control methods will be placed around the excavated portions of the project for the tower and driveway. These placements will impede the soil run off. We have a more detailed Erosion Control Plan as depicted in the full set of Wisconsin licensed engineer wet stamped construction drawings.

10. Post construction drainage plan.

**A post construction drainage** plan will see these control methods in place until the excavated soil is removed. All exposed soil areas are to be stabilized no later than 14 days after

construction activity has temporarily or permanently ceased. Any areas damaged by erosion shall be repaired to its original condition and protected from further erosion.

In addition, three (3) 18" x 20' corrugated galvanized steel culverts will be placed along the driveway to facilitate drainage. The culverts will be placed according to the topography of the land. The culverts will have flared end walls set in 4" gravel and back filled with finish gravel. Please see C-11 in the full set of Wisconsin licensed engineer wet stamped construction drawings (site plans).

11. Utility analysis sewer, water, electric.

**As for a Utility Analysis**, the only utility used at the site will be electric power. Bug Tussel Wireless will obtain service from Alliant Energy with our own meter installed in a typical multi meter H frame inside the fenced compound. No water or sewage services are required at this unmanned fixed internet wireless service facility. After the construction clean up and refuse removal, no more refuse will be generated.

12. Services refuse pickup, police and fire protection.

**Bug Tussel Wireless** will obtain an E911 address from Iowa County, as part of our due diligence process, for emergency services. Once the subject is constructed, all construction refuse will be removed. No refuse service will be required as the communications facility is unmanned.

13. Signage plan (you must obtain a copy of the sign ordinance).

**The township E911 address sign** and a small sign on the fenced compound (for identification purposes) with contact details is all the signage on site.

14. Conceptual site plan (map, minimum size 8 1/2 x 11 scale 1"= 100" conceptual plans/1"=20' for detail plans. This **MUST INCLUDE** parking, lighting, building mass, circulation, driveway entrance/egress, screening from roads, utilities.

**An extensive revised conceptual site plan** is included in the submittal package shows the site's parking, lighting, building plan, driveway entrance/egress, screening from road and utilities. In addition, the site plan shows an aerial depiction of the proposed tower placement along with the driveway route. The 100' x 100' lease area is depicted with a 50' x 50' gravel compound area that will be fenced off. Detail is also provided for the placement of the ground equipment and H frame.

Per the Town of Wyoming's Driveway Ordinance Specifications, the driveway shall intersect with Lower Wyoming Road at approximately a 90 degree angle. There will be a 300' safety vision window on either side of the entrance onto Lower Wyoming Road. No trees will be cut down for the entrance (though some may be trimmed to have an 18' overhead clearance). The driveway shall be designed and maintained to prevent mud, debris and gravel from running onto the town road or adjoining ditch. Water shall be diverted from running onto or across the intersecting town road. Please see revised site plan drawings for extensive cross section and construction details.

We will use an 18" diameter culvert. Based on the Town's recommendation, the desired length will be purchased. The driveway itself will be 12' wide made of 3" of breaker rock with ¾" finish gravel. The slope of the driveway will be less than 10%. Gates will be at least 30' from the public right of way. The gates will open at least 2' wider than the driveway. Please see revised site plan drawings for gate placement details.

Per the Lessor's request, and as stated in the lease, Bug Tussel Wireless will purchase and install two (2) cattle grade gates at the access driveway. These will be constructed of sixteen (16) gauge steel with six (6) rails each. Please see revised site plan drawings.

15. Topographic (when appropriate) showing existing areas, vegetation, unusual site characteristics, historical significance, slopes and elevations.

**A topographical map has** been included in the revised site plan drawings. There are no unusual characteristics or historical significance on the parcel.

16. Existing conditions, including access, surrounding uses, soil conditions and soil types, Wetland considerations, Wisconsin Riverway considerations, flora and fauna considerations, endangered species considerations and air quality.

**As noted above,** the subject property is not located in the Lower Wisconsin River Boundary. There are no flora or fauna concerns of note as the proposed location of the tower is in an agricultural field. Air quality will remain very high as the tower and its equipment emits no substances. Very little noise is emanates from the Bug Tussel Wireless outdoor cabinets.

17. Health and safety risks.

**There are no inherent Health** and Safety Risks with the proposed tower project. Per the 1996 Telecommunication Act, no political entity may deny a tower solely on the erroneous health threat. An American Cancer Study on these types of communication facilities was provided at the April 11, 2017 Town of Wyoming Plan Commission meeting. This report will also be on file for the June 6, 2017 meeting as well.

These self-support towers are designed to collapse down telescopically upon themselves. This particular 250' model is designed at 50%. State law requires a Wisconsin Licensed Engineer to issue a Fall Zone letter stating the tower would collapse within a 125' Fall Zone... at 50% of its height. That letter is included in the submittal package. Another state law requirement is notarized affidavit stating that Bug Tussel Wireless was unable to collocate on another tower within 1.5 miles of the proposed site location. That affidavit is also included.

18. Visibility from main highways and national landmarks, visual impact.

**We have carefully considered the** Town of Wyoming's Land Use Policies in order to retain its rural character. We have worked for almost 2 years to find a site to meet the criteria and standards as set forth by the township. 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 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.**