

**PLAN COMMISSION AGENDA**  
**Monday, May 20, 2024 at 6:00 p.m.**  
**Caledonia Village Hall – 5043 Chester Lane**

**1. Meeting Called to Order**

**2. Roll Call**

**3. Approval of Minutes**

A. Meeting Minutes – April 29, 2024

**4. Public Comment:** Provides citizens a two-minute opportunity to voice their opinions to the Plan Commission. The Plan Commission is unable to respond as any discussion may conflict with open meeting requirements.

**5. Public Hearing and Possible Action on Items set for Public Hearing**

A. **CONDITIONAL USE AND BUILDING, SITE, AND OPERATIOPN PLAN REVIEW** – Review a request for a conditional use and approval of a building, site, and operation plan to allow the construction and utilization of a 160-foot telecommunication pole within a ±5,120 square-foot fenced compound with mechanical equipment located at 3426 Stephan Road submitted by Diamond Communications LLC, Applicant, Curtis Studey, Owner. (Parcel ID No. 104-04-23-18-006-000)

More information at Caledonia ZoningHub: <https://s.zoninghub.com/KKXZD5HCJB>

**6. New Business**

A. **CONDITIONAL USE EXTENSION AND NONMETALLIC MINING PERMIT RENEWAL REVIEW** – Review a request for the renewal of the nonmetallic mining permit and conditional use permit allowing for the continued operation of an existing limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation, as well as those activities permitted in the Village’s ordinances entitled “Regulation of Nonmetallic Mining” (Title 7, Chapter 11) and “Explosives and Blasting” (Title 7, Chapter 10). Applicants are subject to Title 16, Chapter 6, M-4 Quarrying District as applicable to the Village of Caledonia. Payne and Dolan Inc., Owner and Applicant. (Parcel ID Nos. 104-04-23-28-075-000, 104-04-23-28-074-000, 104-04-23-29-193-000, & 104-04-23-28-071-000) More Information at Caledonia ZoningHub: <https://s.zoninghub.com/BLZM4HR9RR>

B. **CONSULTATION** – Presentation of a concept commercial development for the property located at 7930 Hageman Road submitted and presented by Greg Thompson. (Parcel ID No. 104-04-22-07-053-000)

More Information at Caledonia ZoningHub: <https://s.zoninghub.com/XHIRZHTUVE>

**7. Adjournment**

Dated May 16, 2024

Jennifer Olsen  
Caledonia Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows: If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body. To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a “meeting” within the meaning of Wisconsin’s open meeting law. Nevertheless, only the commission’s agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

**1. Meeting called to order**

President Weatherston called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

**2. Roll Call/Introductions**

**PRESENT:** 5 – President Tom Weatherston, Trustee Nancy Pierce, Tom Knitter, Ron Bocciardi, and Michael Moore

**EXCUSED:** 1 – Joe Kiriaki

**ABSENT:** 1 – Ami May

**STAFF:** Development Director Peter Wagner, Director of Public Services Tony Bunkelman, Village Engineer Ryan Schmidt, Village Attorney Elaine Ekes, and Village Clerk Jennifer Olsen.

**3. Approval of Minutes**

Motion by Pierce to approve the minutes from March 25, 2024. Seconded by Moore. Motion carried unanimously.

**4. Public Comment**

The following people appeared to speak before the commission:  
*None*

**5. Public Hearing and Possible Action on Items set for Public Hearing**

- A. REZONE REVIEW – Consider a request to rezone ±223 acres on four abutting parcels located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District for the future development of a business park submitted by Ashley Ventures LLC, Applicant, Hintz Real Estate Development Company, Owner (Parcel ID Nos. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000).**
- B. PLANNED UNIT DEVELOPMENT REVIEW – Consider a request to approve a planned unit development overlay district for four parcels, consisting of ±223.115 acres, to provide flexibility in the design of a future business park as outlined in the proposed concept development plan located on four parcels at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 submitted by Ashley Ventures LLC, Applicant, Hintz Real Estate Development Company, Owner (Parcel ID Nos. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000).**

Staff presented on the two items, summarizing material provided in the packet.

**Public Hearing opened at 6:09PM**

*President Weatherston asked three times if anyone wanted to speak in favor of this proposal.*

**In Favor:**

*None*

*President Weatherston asked three times if anyone wanted to speak against this proposal.*

**Against:**

1. John Jacyna, 13448 Golf Road – Expected this to be more of a business park rather than industrial, and doesn't understand why Racine County didn't buy and run the golf course. Expressed a need for recreational opportunities in the Village.
2. Brent Anderson, 12511 Golf Road – Concerns about speed limit and traffic issues, and also would like the golf course to remain. Stated he doesn't want the business park nor does he want municipal water.

**Public Hearing closed at 6:15PM**

Christopher Rubacha and Joe Podge from Ashley Capital presented on the item, applicants and staff answered questions raised by the Commission.

**Motion by Bocciardi** to recommend to the Village Board that ±223 acres on four abutting parcels located at 3301 & 3047 USH 41 and two parcels located east of 3047 USH 41 be rezoned from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District for the following reasons:

1. The proposed rezoning is consistent with the industrial use recommendation in the 2018, I-94 Corridor Land Use Study.
2. The proposed rezoning is in accord with the 2035 Land Use Plan industrial/business park land use designation for the subject property.

**Seconded by Moore.**

**Motion carried 5-0.**

**Motion by Pierce** to recommend that the Village Board approves the creation of a Planned Unit Development Overlay District for the parcels located at 3301 & 3047 USH 41 and the two parcels located east of 3047 USH 41 consisting of ±223 acres with conditions outlined in Exhibit A and a Concept Development Plan in Exhibit B for the following reasons:

1. The proposed use is allowed by underlying zoning through the planned unit development review process.
2. The proposed planned unit development district is consistent with the 2035

**Seconded by Moore.**

**Motion carried, 5-0.**

**6. New Business**

- A. **CERTIFIED SURVEY MAP – Consider a certified survey map combining four parcels into one parcel located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 submitted by Ashley Ventures LLC, Applicant, Hintz Real Estate Development Company, Owner (Parcel ID Nos. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000).**

**Motion by Bocciardi** to recommend approval of the Certified Survey Map combining lots 104-04-22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000

subject to the 6 Conditions listed in the Village Engineer's Memo dated 4-17-2024.

**Seconded by Knitter.  
Motion carried 5-0.**

- B. LAND TRANSFER REVIEW – Review a resolution approving the sale of a Village owned parcel located at 6040 Douglas Avenue, the former Caledonia Fire Station No. 12, submitted by the Village of Caledonia, Applicant and Owner. (Parcel ID No. 10404-23-18-300-230)**

Staff presented on the item, summarizing the Resolution and listing the deed restrictions.

**Motion by Pierce** to adopt Resolution PC2024-02 approving the sale of a Village owned parcel located at 6040 Douglas Avenue, the former Caledonia Fire Station No. 12 for future commercial use.

**Seconded by Bocciardi.  
Motion carried 5-0.**

- C. PLAN COMMISSION POSITION ELECTION – Conduct nominations and elections for the positions of Plan Commission Vice-President and Secretary.**

Nominations for Vice-President:

- Joe Kiriaki – Approved

Nominations for Secretary:

- Ron Bocciardi - Approved

**7. Adjournment**

Meeting adjourned at 6:48PM

*Respectfully submitted,*

*Jennifer Olsen  
Village Clerk*



### PLAN COMMISSION REPORT

Item No. **5A**

Proposal: Conditional Use and Building, Site, and Operation Plan Reviews

Description: Review a request to approve a conditional use and building, site, and operations plan for a proposed cell tower located at 3426 Stephan Road.

Applicant(s): Diamond Communications LLC

Address(es): 3426 Stephan Road

**Suggested Motions:** That the Plan Commission recommends to the Village Board that a conditional use for the construction and use of a 160-foot monopole (plus two-foot lightning rod) mobile service support structure and a ±5,120 square foot compound for the property located at 3624 Stephan Road be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use will not adversely affect the surrounding properties.

That the Plan Commission recommends to the Village Board that a building, site, and operation plan for the construction of a 160-foot monopole (plus two-foot lightning rod) mobile service support structure and a ±5,120 square foot equipment compound for the property located at 3624 Stephan Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use will not adversely affect the surrounding properties.

Owner(s): Curtis L. Studey

Tax Key(s): 104-04-23-18-006-000

Lot Size(s): 28.71 acres

Current Zoning District(s): R-4, Single-Family Residential

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Medium Density Residential, Secondary Environmental Corridor

**Background:** The applicant is requesting approval for a conditional use, along with a building, site, and operation plan, for a wireless communications tower facility. The proposed location is adjacent to a Southeast Wisconsin Regional Planning Commission (SEWRPC) delineated secondary environmental corridor in the southwestern portion of the property at 3426 Stephan Road. Currently, the property is used for agriculture and includes a single-family home. The planned tower will be a 160-foot-tall monopole featuring a 2-foot lighting rod, and it will be situated within a fenced-in equipment compound covering approximately  $\pm 5,120$  square feet, as shown on the submitted site plan. To improve access to the facility, the applicant proposes to widen the existing driveway off Stephan Road to a 16-foot-wide gravel drive, with an additional 2 feet of cleared space on each side. Additionally, a new 16-foot-wide gravel drive, with 2 feet of cleared space on either side, will extend from Stephan Road to a  $\pm 40'$  x  $\pm 63'$  gravel turnaround area south of the proposed equipment compound.

The proposed tower complies with Title 16, Chapter 14 of the Village Municipal Code regarding Mobile Tower Siting. Engineering has no concerns or issues with the proposed siting of the facility. Due to the existing tree buffer that provides natural screening, and given that there will be no vibration, noise, air pollution, odor, electromagnetic radiation, glare/heat, toxic or noxious chemicals, waste material, drainage, or hazardous materials on site, the proposed tower and equipment area will have minimal negative impact on the surrounding area. If the Plan Commission is comfortable with the proposed communications tower, staff has drafted a suggested motion for consideration.

### EXHIBIT A CONDITIONS

#### Diamond Tower V LLC Cell Tower Located at 3426 Stephan Road

1. **Building Permit.** The applicant must obtain a building permit from the Village and pay all applicable zoning and building fees. The building permit card must be displayed in a prominent location at the project site, and a copy of these conditions must always be kept at the project site until the project has been completed.
2. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and any other users of the Property Owner with respect to the uses on the Property.
4. **Plans.** The proposed use (160' mobile service monopole with a 2' lightning rod and associated ground equipment) must be located, conducted, and utilized in compliance with the plans and documents received by the Village Planning Department on April 15, 2024.
5. **Lease Agreement.** Prior to the issuance of the building permit the applicant must provide a lease agreement or binding lease memorandum which shows on its face that it does not preclude the site owner from entering into leases on the site with other provider(s); the legal descriptions and amount of property leased; in the event of abandonment, the Village reserves the right to remove the tower at the property owner's expense.
6. **Abandonment.** Any mobile service support structure and facilities not in operation for a continuous period of twelve (12) months shall be considered abandoned. In such circumstances, the owner of the mobile service support structure and facility must remove the support structure must remove the support structure and all supporting equipment, buildings, and foundations to a depth of five (5) feet, and must restore the location to its natural condition

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(except any grading may remain in the after-condition as determined by the Zoning Administrator) within ninety (90) days of receipt of notice from the Zoning Administrator. If removal and restoration to the satisfaction of the zoning administrator does not occur within the said ninety (90) days, the Village may remove and salvage said mobile service support structure and facility and restore the site at the expense of the mobile service provider or property owner. The applicant must submit a copy of a signed agreement, which may be the lease agreement, between the property owner and the owner of the mobile service facility detailing requirements for abandonment and subsequent removal based on the provisions of Section 16-14-7(a) of Municipal Code. Said agreement must also identify that the agreement is binding on future property owner(s) and future owner(s) of the mobile service support structure and facility. The mobile service support structure and facility must be recorded in the Register of Deeds Office and a copy of the deed must be filed with the Zoning Administrator prior to the issuance of the building permit.

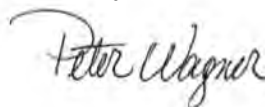
7. **Liability.** The Village does not warrant any mobile service support structure against design or structural failure. The Village does not certify that the design is adequate for any tower and the Village hereby accepts no liability through the issuance of a conditional use permit or building permit.
8. **Illumination Not Allowed.** Mobile service support structures must not be illuminated except as required by the Wisconsin Division of Aeronautics or the Federal Aviation Administration.
9. **Fencing.** Per Section 15-5-3(b) of Municipal Code, a fence with barbed wire is prohibited.
10. **Security For Removal.** The applicant shall provide to the Village, prior to the issuance of the permit, a performance bond in the amount of twenty thousand dollars (\$20,000.00) to guarantee that the tower and all supporting equipment, buildings, and foundations will be removed when no longer in operation. The Village must be named as obligee in the bond, and it must approve the bonding company. The face of the bond must reflect that the Village will be given notice if the bonding company cancels the bond. If prior to the removal of the tower, tower removal rates exceed twenty thousand dollars (\$20,000.00), the Village reserves the right to require a corresponding increase in the bond amount.
11. **Pre-Development Agreement.** The applicant must execute a Pre-Development Agreement with the Village of Caledonia at an amount determined by the Village of Caledonia. Contact the Village of Caledonia at 262-835-4451 to execute the Pre-Development agreement.
12. **Continued Compliance.** Upon written inquiry by the Plan Commission, the permit holder under this section shall have the burden of presenting credible evidence establishing to a reasonable degree of certainty the continued compliance with all conditions placed upon the conditional use permits. Failure to establish compliance with all conditions placed upon the conditional use will be grounds for revocation.
13. **Performance Standards.** The applicant must comply with the provisions of Section 16 Chapter 14 Mobile Tower Siting of the Village of Caledonia's Municipal Code.
14. **Expiration.** This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project will be required to go through the conditional use review process.

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15. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
  16. **Property Maintenance Required.** A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of structures and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include cleaning up litter; sweeping, cleaning, and repairing paved surfaces; and cleaning and repairing fence materials.
  17. **Access.** The applicants must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
  18. **Compliance with Law.** The applicants are responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations.
  19. **Reimburse Village Costs.** Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
  20. **Amendments to Conditional Use Approval. No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval.** All addition, deletion, and/or change requests must be submitted to the Caledonia Zoning Administrator in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
  21. **Agreement.** By accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Diamond Communications LLC, Curtis L. Studey, and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
  22. **Subsequent Owner or Operator.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
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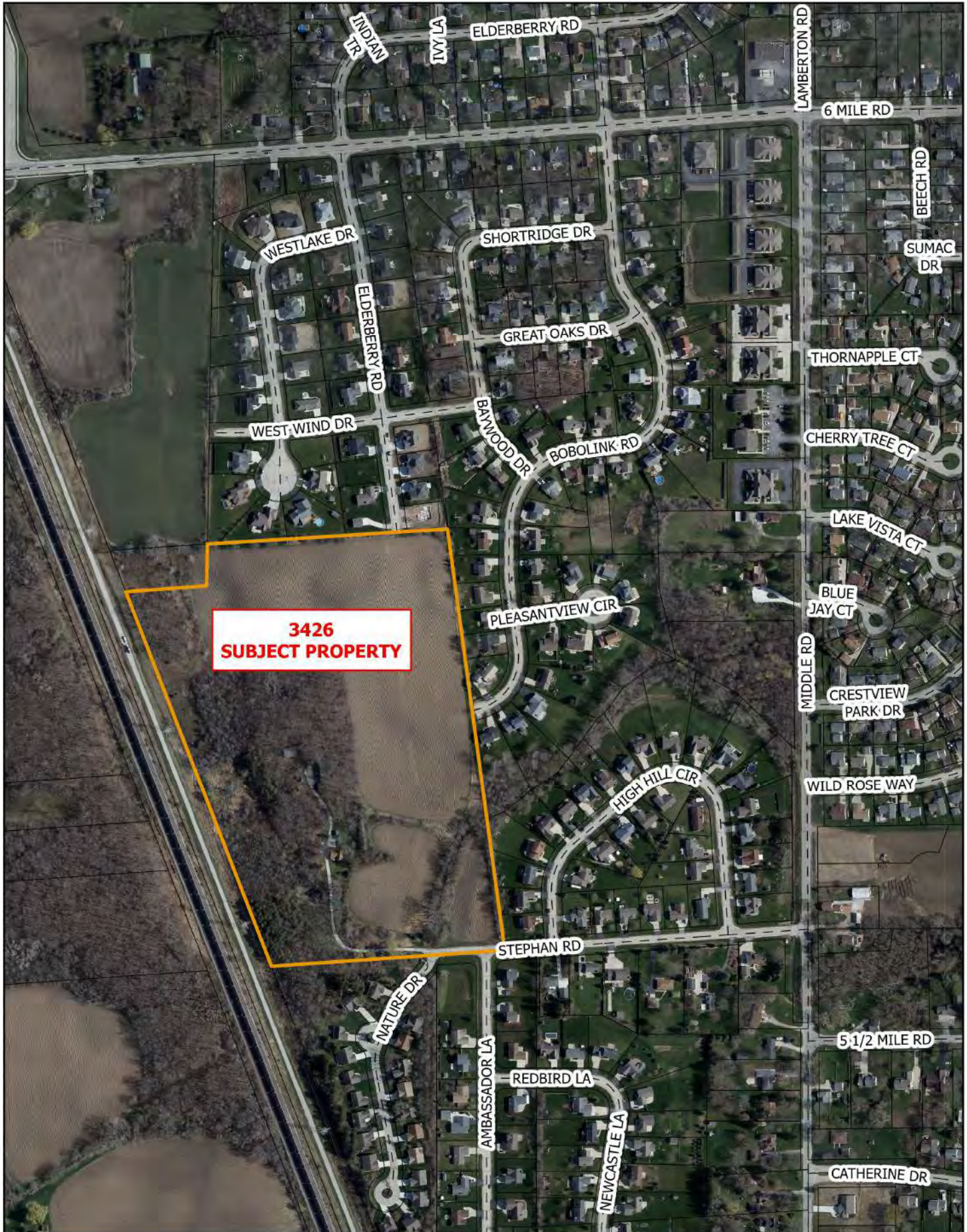
Prepared by:

Todd Roehl  
Planner/Zoning Administrator

Respectfully submitted by:

Peter Wagner, AICP  
Development Director





# O'NEILCANNON

HOLLMAN DEJONG & LAING S.C.

Claude J. Krawczyk • Attorney • [claudio.krawczyk@wilaw.com](mailto:claudio.krawczyk@wilaw.com)

April 15, 2024

Mr. Peter Wagner, AICP  
Development Director  
Village of Caledonia  
5043 Chester Lane  
Racine, WI 53402  
[PWagner@caledonia-wi.gov](mailto:PWagner@caledonia-wi.gov)

RE: Diamond Towers V LLC, a Delaware limited liability company (Applicant”), CUP and Site Plan Applications for a new 162-foot monopole mobile service support structure (the “Monopole”) to be located at 3426 Stephan Road, Village of Caledonia, Wisconsin (the “Site”)

Dear Mr. Wagner:

On February 27, 2024, as agent for and on behalf of the Applicant, and in accordance with Section 16-14-4 of the Village of Caledonia Zoning Ordinance and Section 66.0404 of the Wisconsin Statutes, I submitted ten items as application materials and supporting documents for this proposed new Monopole at the Site. Your office acknowledged receipt of those items.

However, the original submittal placed the Monopole within a SEWRPC delineated secondary environmental corridor on the Site. Therefore, the Applicant has negotiated a lease revision with the Property Owner and has redesigned the facility to place the Monopole outside the environmental corridor. Accordingly, I have enclosed two complete copies of revised construction drawings and a site plan dated April 8, 2024, prepared by Edge Consulting Engineers, Inc. and Meridian Surveying, LLC (the “Revised Site Plans”). The Revised Site Plans now depict the Monopole to be constructed within an asymmetrical parcel that contains approximately 5,120 square feet of land at the Site—in a location outside of the environmental corridor.

The balance of this letter addresses the Village Building, Site and Operation (“BSO”) plan procedure requirements:

1. Full name and contact information of the Applicant, Agent and Property Owner:

(a) Applicant: Diamond Communications LLC  
120 Mountain Avenue  
Springfield, NJ 07081  
Attention: Jamie Lahr  
262-649-4431  
[jlahr@diamondcomm.com](mailto:jlahr@diamondcomm.com)

(b) Property Owner: Chris Studey  
3470 Sagecrest Terrace  
Fort Worth, TX 76109  
817-924-3774  
[studeycurtis@gmail.com](mailto:studeycurtis@gmail.com)

(c) Agent: O'Neil, Cannon, Hollman, DeJong & Laing S.C.  
111 E. Wisconsin Avenue, Suite 1400  
Milwaukee, Wisconsin 53202  
Attention: Claude Krawczyk  
414-276-5000  
[claude.krawczyk@wilaw.com](mailto:claude.krawczyk@wilaw.com)

2. Full name and contact information of petitioner's engineer and surveyor:

(a) Engineer: Edge Consulting Engineers, Inc.  
624 Water Street  
Prairie Du Sac, WI 53578  
Attention: Aaron Kenealy  
608-644-1449  
[Akenealy@edgeconsult.com](mailto:Akenealy@edgeconsult.com)

(b) Surveyor: Meridian Surveying, LLC  
N9637 Friendship Drive  
Kaukauna, WI 54130  
Attention: Craig Keach  
920-993-0881  
[Ckeach@meridian-wi.com](mailto:Ckeach@meridian-wi.com)

3. The existing zoning district is R-4. There is no proposed zoning district change.
4. The current land uses on the subject property are a single-family house and agricultural.
5. The proposed land uses for the subject property are the same, with the addition of the Monopole within an approximate 80 x 75 foot compound (5120 SF) at the Site, accessed by a new 16' gravel access drive within a 20' access and utility easement.
6. The land use designation for the property depicted on the Village Comprehensive Plan are medium density residential and environmental corridor uses.
7. The existing environmental features of the property include a SEWRPC delineated secondary environmental corridor. The Site was moved from its initial proposed location within the secondary environmental corridor. The current location shown on the plans is outside of that feature and results in minimal tree cutting. Additionally,

the tree buffer helps shield the compound location as well. No additional landscaping is proposed as the site is in a wooded area and trees would need to be removed to be replaced with landscaping. The location is not in any wetlands on the property.

8. Once construction is complete, there will be no additional residents, employees or customers accessing or using the Site. The proposed Monopole is unmanned. Technicians may visit the site every 6-8 weeks and will use the 40' gravel turnaround for parking.
9. There are no dwelling units or enclosed buildings proposed on the property. In addition to the Monopole, there will be an electrical backboard, a back-up generator and cabinets for wireless carrier equipment within the gravel compound.
10. There will be no change to its density, floor area ratios; open space ratios or landscape surface area ratios as there will be now new dwelling units or other enclosed areas proposed on the property.
11. There is no water or sewage service proposed or needed for the installation. The only public utilities that will be used at the proposed location are power and fiber optic lines.
12. There will be no increase in traffic due to the proposed installation. A single technician may visit the site every 6-8 weeks using a normal SUV-type vehicle for access.
13. There are no potential nuisances created by the proposed installation. The access will be made from the existing driveway and, after construction is complete, will generally be very limited. There is a parking area for the technician on site. No exterior storage will be used inside or outside the fenced compound other than equipment being used in the operations of the communication equipment on the tower. The only exterior light is a safety light on the equipment. There will be no vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious chemicals, waste material, drainage or hazardous materials on site.
14. The exterior building and fencing materials will be a six-foot-high chain link fence with three strands of barbed wire above it for a total height of seven feet. Vinyl privacy slats will be added to the fence.
15. The Monopole is designed to accommodate four wireless communications carriers. AT&T Mobility Corporation (AT&T) will be the initial tenant and is proposing to locate its antenna array at the 155' antenna centerline of the Monopole. This will fill a significant gap in coverage for AT&T customers in the Village of Caledonia area. Additional carriers such as Verizon, T-Mobile and US Cellular will likely seek to lease space on the Monopole and within the original fenced equipment compound on the

ground in the future. No additional land will be needed to accommodate up to three additional carriers.

16. Here is some final additional information which may assist the Plan Commission's understanding of the intended use and its relationship to nearby properties.

- (a) The Applicant moved the location of the Monopole and compound from its previous location within the SEWRPC delineated secondary environmental corridor to the west. Relocation to the east was not possible as there is an existing 30' water main easement running North/South.
- (b) The Applicant believes and the submissions provided indicate that the proposed installation at this Site is the least intrusive means of filling a wireless service significant coverage gap in this growing area.
- (c) The Monopole has also been designed with a fall zone of 50 feet. In the event of a very remote catastrophic collapse, the failed Monopole would remain on the subject parcel.
- (d) No landscaping is proposed as the Site is in a wooded area and installation of any landscaping would require the removal of mature trees.

Please contact me if you have any questions or concerns or if you need any additional information. If none, please provide written notice that the application is complete. Please also confirm that this matter will be heard before the Village Plan Commission on Monday May 20, 2024.

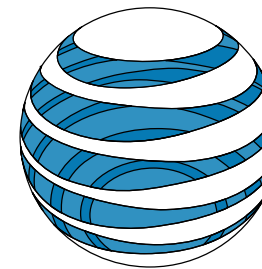
We understand that, at least 10 days before the meeting, we must display a sign on the parcel stating a CUP request is going before the Plan Commission. We also understand that the sign is available at Village Hall and that a \$10.00 fee for the sign will be deducted from our deposit. If the sign is not displayed 10 days prior to the meeting, we understand that this application will be held over until the next Plan Commission meeting. After the meeting, we will return the sign to the Village Hall.

O'Neil, Cannon, Hollman, DeJong & Laing S.C.

BY:   
\_\_\_\_\_  
Claude J. Krawczyk



**AT&T SITE NAME: TBD**  
**AT&T SITE ID NUMBER: TBD**  
**FA NUMBER: FBD**  
**3426 STEPHAN ROAD**  
**RACINE, WI 53402**  
**VILLAGE OF CALEDONIA**  
**RACINE COUNTY**  
**SITE NAME: MRK TRAIL**  
**SITE ID NUMBER: WI047**



**at&t**  
 mobility corp.

CONSULTANT:  
  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:

**SHEET INDEX**

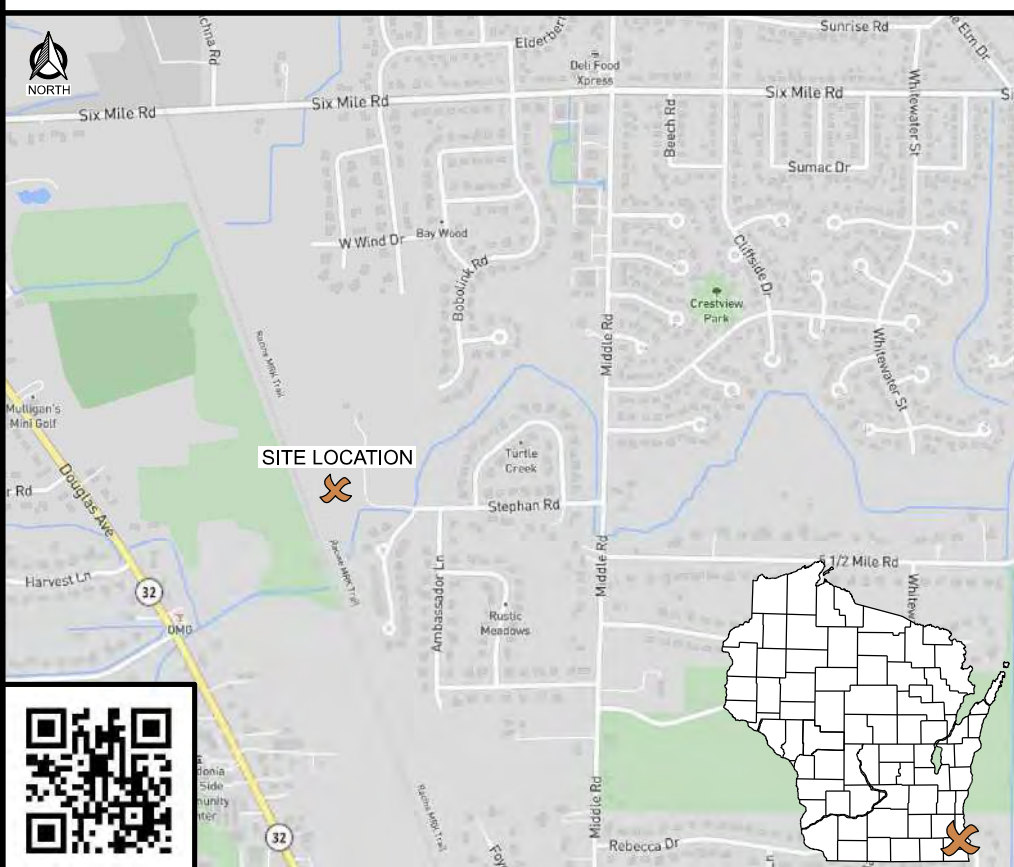
NO.:	SHEET TITLE
G-001	TITLE SHEET
G-002	GENERAL SPECIFICATIONS
G-003	GENERAL SPECIFICATIONS
1-3	SURVEY * * COMPLETED BY OTHERS
C-101	SITE PLAN
C-102	ENLARGED SITE PLAN
C-501	CONSTRUCTION DETAILS
C-502	FENCE DETAILS
T-201	SITE ELEVATION
E-101	GROUNDING PLAN
E-102	UTILITY PLAN
E-501	GROUNDING DETAILS
E-502	UTILITY DETAILS
E-503	UTILITY DETAILS
R-901	SITE PHOTOS

**DIAMOND CONSTRUCTION SECTION**

AT&T C-101	SITE PLAN
AT&T C-102	COMPOUND PLAN
AT&T A-501	EQUIPMENT ELEVATIONS
AT&T A-502	EQUIPMENT DETAILS
AT&T T-001	ANTENNA SPECIFICATIONS
AT&T T-002	EQUIPMENT SPECIFICATIONS
AT&T T-003	EQUIPMENT SPECIFICATIONS
AT&T T-201	SITE ELEVATION
AT&T T-301	ANTENNA AND EQUIPMENT CONFIGURATION
AT&T T-501	INSTALLATION DETAILS
AT&T T-502	ICE BRIDGE DETAILS
AT&T T-503	DC/FIBER SYSTEM DIAGRAM
AT&T E-001	GROUNDING AND ELECTRICAL SPECIFICATIONS
AT&T E-101	GROUNDING PLAN
AT&T E-102	UTILITY PLAN
AT&T E-501	GROUNDING DETAILS
AT&T E-502	GROUNDING AND UTILITY DETAILS
AT&T E-503	ELECTRICAL DIAGRAM AND PANEL SCHEDULE
AT&T E-504	DC WIRING DIAGRAM

**AT&T CONSTRUCTION SECTION**

**SITE LOCATION MAP**



**UTILITY INFORMATION**

**ELECTRIC SERVICE PROVIDER**  
 TBD  
 CONTACT:  
 PHONE:  
 WORK ORDER #:  
  
**FIBER SERVICE PROVIDER**  
 TBD  
 CONTACT:  
 PHONE:  
 WORK ORDER #:  
  
**NATURAL GAS PROVIDER**  
 TBD  
 CONTACT:  
 PHONE:  
 WORK ORDER #:

ONE CALL  
 SYSTEMS INTERNATIONAL  
  
 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGERS HOTLINE  
  
 TOLL FREE: 1-800-242-8511  
 FAX A LOCATE: 1-800-242-5811  
  
 WI STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**DIRECTORY**

**TOWER OWNER:**  
 DIAMOND COMMUNICATIONS, LLC.  
 120 MOUNTAIN AVE.  
 SPRINGFIELD, NJ 07081  
 CONTACT: JAMIE LAHR  
 PHONE: 262.649.4431  
  
**ANCHOR TENANT:**  
 AT&T MOBILITY CORPORATION  
 930 NATIONAL PARKWAY  
 SCHAUMBURG, IL 60173  
  
**ENGINEERING COMPANY:**  
 EDGE CONSULTING ENGINEERS, INC.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 CONTACT: AARON KENEALY  
 PHONE: 608.644.1449  
  
**SURVEYOR:**  
 MERIDIAN SURVEYING, LLC  
 N9637 FRIENDSHIP DRIVE  
 KAUKAUNA, WI 54130  
 CONTACT: CRAIG KEACH  
 PHONE: 920.993.0881

**PROJECT INFO**

**SITE LOCATION:**  
 3426 STEPHAN ROAD  
 RACINE, WI 53402  
  
**PROPERTY OWNER:**  
 CURTIS STUDEY  
 3470 SAGECREST TERRACE  
 FORT WORTH, TX 76109  
  
**SITE COORDINATES (PER 1A CERTIFICATION):**  
 LAT (NAD 1983/2011): 42°-48'-24.21"  
 LONG (NAD 1983/2011): 87°-49'-19.44"  
 GROUND ELEVATION (NAVD 88): 648.7'  
  
**PLSS INFORMATION:**  
 PART OF SW1/4 OF THE NE1/4,  
 SECTION 18, T4N., R.23E.,  
 VILLAGE OF CALEDONIA,  
 RACINE COUNTY  
 WISCONSIN

**TITLE SHEET**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: WI047  
 RACINE, WISCONSIN 53402

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>G-001</b>

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: \_\_\_\_\_

ENGINEER SEAL:  
  
 PRELIMINARY - NOT FOR CONSTRUCTION  
  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

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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.

**1.00 GENERAL REQUIREMENTS**

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- B. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.
- C. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
- D. THE CONTRACTOR SHALL PROVIDE THE MATERIALS APPROVED BY THE FIRE MARSHALL FOR FILLING OR SEALING PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- E. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM THE START OF THE PROJECT TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO ASSESS CONDITIONS THAT MAY ADVERSELY AFFECT THE WORK OR THE COST OF THE WORK.
- G. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION OF NEW PORTION OF THE WORK AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE A & E.
- H. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
- I. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE A & E.
- J. ANY REFERENCE TO THE WORDS APPROVED OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.
- K. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
- L. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING CODES/SPECIFICATIONS:
  - i. LATEST LOCAL JURISDICTIONAL BUILDING CODES.
  - ii. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS
  - iii. AMERICAN CONCRETE INSTITUTE (ACI)
  - iv. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
  - v. ANSI/EIA - 222 - E
  - vi. UNIFORM BUILDING CODE (UBC)
  - vii. BUILDING OFFICIALS & CODE ADMINISTRATION (BOCA)
  - viii. NATIONAL ELECTRICAL CODE (NEC) WITH ALL AMENDMENTS
  - ix. AMERICAN INSTITUTE FOR STEEL CONSTRUCTION OR SPECIFICATIONS (AISC)
  - x. UFE SAFETY CODE NIFFA - 101
  - xi. FEDERAL AVIATION REGULATIONS

**1.03 CONFLICTS**

- A. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSION AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE SDM OR DESIGNATED REPRESENTATIVES FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH WORK IN THE AFFECTED AREAS.
- B. THE CONTRACTOR SHALL NOTIFY A & E OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS AND NOTES PRIOR TO STARTING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AFTER THE START OF CONSTRUCTION THAT HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE A & E AND SHALL INCUR ANY EXPENSES REQUIRED TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE A & E.
- C. THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING WHICH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.
- D. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED WILL BE ACCEPTED AS A REASON FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL THE REQUIREMENTS OF THE CONTACT DOCUMENTS.

**1.07 PROTECTION**

- A. PROTECT FINISHED SURFACES, INCLUDING JAMBS AND WALLS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.
- B. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIAL TO BE MOVED OVER SUCH SURFACES.
- C. MAINTAIN FINISHED SURFACES CLEAN, UNMARRED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY THE SDM.
- D. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.

**1.08 REPAIRS AND REPLACEMENTS**

- A. IN EVENT OF DAMAGES, THE CONTRACTOR SHALL NOTIFY OWNER SDM, THEN PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AT NO ADDITIONAL COST TO OWNER.
- B. ADDITIONAL TIME THAT IS REQUIRED TO SECURE REPLACEMENTS AND TO MAKE REPAIRS WILL NOT BE CONSIDERED BY OWNER TO JUSTIFY EXTENSION IN THE CONTRACT TIME FOR COMPLETION.

**1.10 CLEAN UP**

- A. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING, INCLUDING ALL TOOLS, SCAFFOLDING AND SURPLUS MATERIALS, AND SHALL LEAVE THE WORK AREA CLEAN AND READY FOR USE EACH DAY.
- B. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, DUST, SMUDGES, AND OTHER FOREIGN MATTER.
  - i. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
  - ii. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.
- C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, SMUDGES AND OTHER FOREIGN MATTER.
  - i. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
  - ii. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.
- D. CONTRACTOR SHALL WASH AND WAX FLOOR PRIOR TO FINAL ACCEPTANCE FROM SDM. WAX SHALL BE THE ANTI-STATIC TYPE.

**1.12 RELATED DOCUMENTS AND COORDINATION**

- A. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCES OF THE WORK EACH CONTRACTOR JUST REFERS ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- B. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES, AND FOR SUPERVISING, SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.

**1.13 SHOP DRAWINGS**

- A. CONTRACTOR TO SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS AND THROUGH THE GENERAL CONTRACT TO THE SDM FOR APPROVAL.
- B. SHOP DRAWINGS FOR ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD UNLESS SPECIFICALLY NOTED OTHERWISE; CONTRACTOR SHALL NOT FABRICATE STEEL UNTIL DRAWINGS HAVE BEEN ACCEPTED IN WRITING.
- C. ALL SHOP DRAWINGS TO BE REVISED, CHECKED AND CORRECTED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE SDM.

**1.14 PRODUCTS AND SUBSTITUTIONS**

- A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBMISSION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED INSPECTIONS AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
- B. ALL NECESSARY PRODUCT DATA AND CUT SHEETS SHOULD PROPERLY INDICATES AND DESCRIBE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE SDM, SUBMIT ACTUAL SAMPLES TO THE SDM FOR APPROVAL IN LIEU OF CUT SHEETS.

CONSULTANT:



624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
PHONE: 608.644.1449  
www.edgeconsult.com

CLIENT:




**GENERAL SPECIFICATIONS**  
SITE NAME: MRK TRAIL  
SITE ID NUMBER: W1047  
RACINE, WISCONSIN 53402

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>G-002</b>

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**1.15 COMPLIANCE**

- A. ALL MATERIALS, DESIGN AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME ARE LISTED HEREIN) ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE CARRIER WITH THE CERTIFICATES OF OCCUPANCY (IF REQUIRED), JOB SITE PERMITTED PLANS AND INSPECTION CARD WITH ALL FINAL INSPECTION SIGNATURES AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCES. WHERE NO CODES EXIST, THE WORK SHALL CONFORM TO THE UNIFORM BUILDING CODE AND/OR THE SPECIFICATIONS HEREIN, WHICHEVER IS MORE STRINGENT AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THIS EFFECT.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE GOVERNING CODES AND TO NOTIFY THE SDM OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
- C. REFERENCES TO ANY STANDARD OR CODE OF PRACTICES IN THIS SPECIFICATION SHALL BE DEEMED TO MEAN THE EDITION CURRENT AT THE TIME OF AWARD OF THE CONTRACT.
- D. THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN IN THESE DRAWINGS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT TO MOBILITY, SIGHT OR HEARING, THEREFORE, PER THE APPLICABLE CODES; THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.
- E. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION SPECIAL STIPULATIONS AS OUTLINED IN THE JOB SPECIFICATIONS, OR AS DIRECTED BY THE SDM.
  - i. ANS/EIA - 222 - G
  - ii. UNIFORM BUILDING CODE (UBC)
  - iii. BUILDING OFFICIALS & CODE ADMINISTRATION (BOCA)
  - iv. NATIONAL ELECTRICAL CODE (NEC) WITH ALL AMENDMENTS
  - v. AMERICAN INSTITUTE FOR STEEL CONSTRUCTION OR SPECIFICATIONS (AISC)
  - vi. LIFE SAFETY CODE NFFA - 101
  - vii. FEDERAL AVIATION REGULATIONS

**SERVICE NOTES:**

- A. ELECTRICAL PLANS, DETAILS, AND DIAGRAMS ARE DIAGRAMMATIC ONLY; VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS WITH OWNER; PLACEMENT AND ROUTING OF ALL COMPONENTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
- B. SERVICE EQUIPMENT SHALL HAVE A FAULT WITHSTAND RATING EQUAL TO OR EXCEEDING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL. INSTALLATION SHALL BE FREE FROM ALL FAULTS AND GROUNDS.
- C. ALL ELECTRICAL EQUIPMENT, CONDUITS, AND SUPPORT SHALL BE ABLE TO WITHSTAND 80 M.P.H. WIND SPEED; EXPOSURE C.
- D. ALL ELECTRICAL EQUIPMENT SHALL HAVE A PERMANENTLY AFFIXED NEOPRENE PLASTIC LABEL - BLACK ON WHITE; LETTER HEIGHT SHALL BE 1/4"; ALL NAMEPLATES TO BE FASTENED WITH (2) STAINLESS STEEL SCREWS, NOT ADHESIVE.
- E. ALL WIRING SHALL BE COPPER WITH THHN/THWN DUAL RATED 600V, COLOR CODED, #12 AWG MINIMUM UNLESS NOTED OTHERWISE.

**CONDUIT NOTES:**

- A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS, OR EXPOSED ON BUILDING EXTERIOR.
- B. ELECTRICAL METALLIC TUBING SHALL BE U.L. LABEL; FITTING SHALL BE GLAND RING COMPRESSION TYPE.
- C. CORING THROUGH FLOORS AND WALLS SHALL NOT BE DONE WITHOUT FINAL APPROVAL OF BUILDING OWNER OR OWNER REPRESENTATIVE.
- D. CORING SHALL NOT BE PERFORMED DURING WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER.

**GENERAL NOTES:**

- A. SUBMITTAL OF BID INDICATES CONTRACTOR IS FAMILIAR WITH ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED AS DETAILED AND OUTLINED IN THESE DRAWINGS.
- B. THE ELECTRICAL PORTION OF THESE DRAWINGS IS ONLY A PART OF THE OVERALL DESIGN. IT IS NECESSARY FOR THE ELECTRICIAN TO CONSIDER ALL ASPECTS OF THIS PROJECT WHEN BIDDING AND PLANNING THE WORK.
- C. IN THE EVENT OF A CONFLICTING DESIGN OR NOTATION, THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OR RESTRICTIVE METHOD UNTIL A CLARIFICATION IS MADE.
- D. ALL THINGS, WHICH IN THE OPINION OF THE CONTRACTOR ARE DEFICIENCIES, OMISSIONS, CONTRADICTIONS, OR AMBIGUITIES, IN THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE WORK PROCEEDS; ALL CLARIFICATIONS MUST BE RECEIVED IN WRITING IN ORDER FOR THE MATTER TO BE CONSIDERED RESOLVED.
- E. ELECTRICAL WORK SHALL INCLUDE BUT NOT LIMITED TO ALL MATERIALS AND LABOR TO COMPLETE ALL ELECTRICAL SYSTEMS INCLUDING LIGHTING, LOW VOLTAGE SYSTEMS, PANELS, POWER AND TELEPHONE DATA SERVICE, CONTROL WIRING, AND GROUNDING.
- F. ALL WORK TO BE EXECUTED IN A WORKMAN LIKE MANNER AND SHALL PRESENT A NEAT, UNIFORM, AND WELL INSTALLED APPEARANCE; THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION, CLEAN-UP AND RESTORATION OF OWNER FACILITIES ASSOCIATED WITH THE WORK.
- G. SUBMITTAL OF BID INDICATES CONTRACTOR IS AWARE AND WILL CONFORM TO ALL LOADING AND UNLOADING RESTRICTIONS, ELEVATOR RESTRICTIONS, AND UNDERSTANDS OWNER EXPECTATION REGARDING TO THE SCHEDULE OF CORING AND OTHER TENANT IMPACTING ACTIVITIES.
- H. CONTRACTOR TO VERIFY ACCEPTANCE OF THESE PLANS AND DESIGNS WITH THE LOCAL UTILITY COMPANY ENGINEER BEFORE THE START OF ANY WORK AND ORDERING OF ANY MATERIAL.
- I. CONTRACTOR TO VERIFY OWNER APPROVAL OF ANY PLANNED OUTAGES PRIOR TO SUBMITTAL OF BID.

**THIS SPACE INTENTIONALLY LEFT BLANK**

CONSULTANT:  
  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:  
  


**GENERAL SPECIFICATIONS**

SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
LMK	11/27/22	REV. A
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CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>G-003</b>

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N1/4 CORNER  
SECTION 18  
T.4N., R.23E.  
(MON. FND.)

2650.91'

WEST LINE OF THE NE1/4, SECTION 18

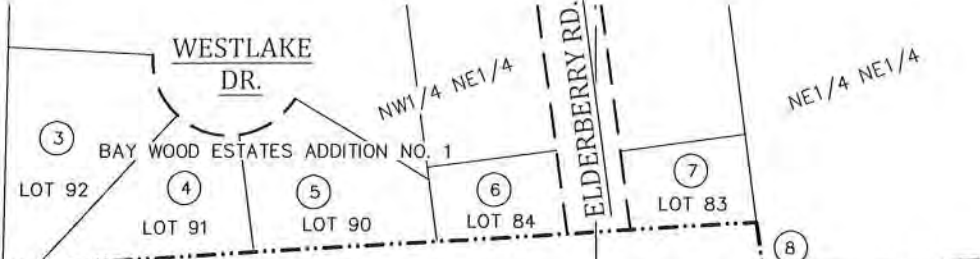
N00°-35'-21"W

CENTER OF  
SECTION 18  
T.4N., R.23E.

S86°-04'-56"W

SOUTH LINE OF THE NE1/4, SECTION 18

WETLANDS PER WI  
DNR GIS DATA



EXCEPTION NO. 2  
30' WIDE WATER MAIN EASEMENT  
PER BOOK 2091, PAGE 144, DOC. NO. 1349946

BEARINGS REFERENCED TO THE WISCONSIN  
STATE PLANE COORDINATE SYSTEM  
(NAD83/2011) - SOUTH ZONE AND THE SOUTH  
LINE OF THE NE1/4, SECTION 18, T.4N., R.23N.,  
WHICH BEARS: S86°-04'-56"W



- PARCEL OWNERSHIP INFORMATION**
- (1) #104-04-23-18-006-000 - CURTIS L STUDEY
  - (2) #104-04-23-18-007-000 - JEROME J & DONNA M LUDWIG TRUST
  - (3) #104-04-23-18-005-210 - JONATHAN & LISA BAHR
  - (4) #104-04-23-18-005-200 - CHRISTOPHER & TERI NITKA
  - (5) #104-04-23-18-005-190 - JOHN & JENNIFER SOCHA
  - (6) #104-04-23-18-005-140 - KELLY SALVHUS & LISA PEDERSEN
  - (7) #104-04-23-18-005-120 - LAWRENCE SURA
  - (8) #104-04-23-18-302-480 - JON & MARIE HERRITZ
  - (9) #104-04-23-18-303-050 - KRISTIE LINGO
  - (10) #104-04-23-18-303-040 - NICK DREA
  - (11) #104-04-23-18-303-030 - JOHN CAMMACK
  - (12) #104-04-23-18-303-020 - SHAWN & STEPHANIE GENKE
  - (13) #104-04-23-18-303-010 - STEPHAN & MARY SORSEK
  - (14) #104-04-23-18-303-180 - GREGORY & JILL MILLER
  - (15) #104-04-23-18-303-220 - AIDAN & ANNELESE BELCHER
  - (16) #104-04-23-18-303-210 - MARCEL VANIE & RACHEL HARLESTON
  - (17) #104-04-23-18-303-200 - CAROLYN TOBIAS
  - (18) #104-04-23-18-303-190 - JANE RUH
  - (19) #104-04-23-18-208-070 - CHERYL LEIBKE
  - (20) #104-04-23-18-209-010 - WISCONSIN ELECTRIC POWER COMPANY

- LEGEND-**
- = 1" X 18" IRON PIPE SET
  - = 1" IRON PIPE FOUND
  - ⊙ = COUNTY MONUMENT FOUND
  - ⊗ = WATER VALVE
  - ⊕ = FIRE HYDRANT
  - ⊖ = STORM INLET (ROUND)
  - ⊙ = MANHOLE
  - ⊕ = EXISTING POWER POLE
  - B.O.C. = BACK OF CURB
  - - - DPL - - - = OVERHEAD ELECTRIC
  - - - W - - - = WATER MAIN
  - ~~~~~ = EDGE OF BRUSH/WOODS
  - - - - - = PROPERTY LINE
  - ☼ = EXISTING SPRUCE TREE
  - ☽ = EXISTING CEDAR TREE
  - ☾ = EXISTING TREE



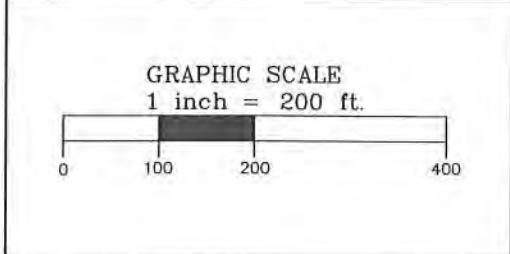
SURVEYOR'S CERTIFICATE  
I, Craig A. Keach, Professional Land Surveyor  
of Meridian Surveying, LLC, certify that I have surveyed the  
described property and that the map shown is a true and accurate  
representation thereof to the best of my knowledge and belief.

Dated this 8th day of APRIL, 2024.

*Craig A. Keach*  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
Craig A. Keach, S-2333

SURVEYED FOR:

820 MORRIS TURNPIKE, SUITE 104  
SHORT HILLS, NJ 07078



**MERIDIAN**  
SURVEYING, LLC

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

SITE NAME:  
MRK TRAIL

SITE NUMBER:  
W047

SITE ADDRESS:  
3426 STEPHAN ROAD  
RACINE, WI 53402

PROPERTY OWNER:  
CURTIS STUDEY  
3470 SAGECREST TERRACE  
FORT WORTH, TX 76109

PARCEL NO.: 104-04-23-18-006-00

DEED REFERENCE: DOC. NO. 2071145

**LEASE EXHIBIT**  
FOR  
**DIAMOND COMMUNICATIONS**  
BEING A PART OF THE SW1/4 OF THE  
NE1/4, SECTION 18, T.4N., R.23E.,  
VILLAGE OF CALEDONIA,  
RACINE COUNTY, WISCONSIN

5	3/25/24	Revised Easements	JD
5	3/25/24	Revised Lease and Easements	JD
4	10/26/22	Revised Text	JD
3	10/11/22	Added Lease and Easements	JD
2	9/2/22	Added Additional Locates	JD
1	8/22/22	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 8-15-22
CHECKED BY: S.C.D.	FIELD BOOK: M-68, PG. 1
JOB NO.: 13818	SHEET 1 OF 3

**SURVEYOR'S CERTIFICATE**

I, Craig A. Keach, 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 **8th** day of **APRIL**, 2024

*Craig A. Keach*  
 WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Craig A. Keach, S-2333



**PROPOSED TOWER BASE**

LATITUDE: 42°-48'-24.21"  
 LONGITUDE: 87°-49'-19.44"  
 (Per North American Datum of 83/2011)  
 Ground Elevation: 648.7'  
 (Per North American Vertical Datum of 1988)

**-LEGEND-**

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊕ = COUNTY MONUMENT FOUND
- ⊗ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊙ = STORM INLET (ROUND)
- ⊙ = MANHOLE
- ⊕ = EXISTING POWER POLE
- B.O.C. = BACK OF CURB
- - - - - = OVERHEAD ELECTRIC
- - - - - = WATER MAIN
- ~~~~~ = EDGE OF BRUSH/WOODS
- - - - - = PROPERTY LINE
- ☼ = EXISTING SPRUCE TREE
- ⊙ = EXISTING CEDAR TREE
- ⊕ = EXISTING TREE

**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. 20223305671.

-THIS SURVEY WAS MADE WITH THE AID OF A TITLE REPORT PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY AS COMMITMENT NO. 01-22032836-01S WITH AN EFFECTIVE DATE OF JULY 6, 2022. ALL ENCUMBRANCES, IF ANY, ARE PLOTTED AND SHOWN.

-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 PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55101C0112D, DATED MAY 2 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

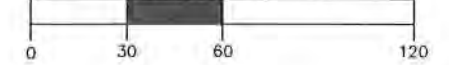
**WETLAND NOTE:**  
 -THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

**SURVEYED FOR:**



820 MORRIS TURNPIKE, SUITE 104  
 SHORT HILLS, NJ 07078

GRAPHIC SCALE  
 1 inch = 60 ft.



**MERIDIAN SURVEYING, LLC**

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

**SITE NAME:**  
 MRK TRAIL

**SITE NUMBER:**  
 W047

**SITE ADDRESS:**  
 3426 STEPHAN ROAD  
 RACINE, WI 53402

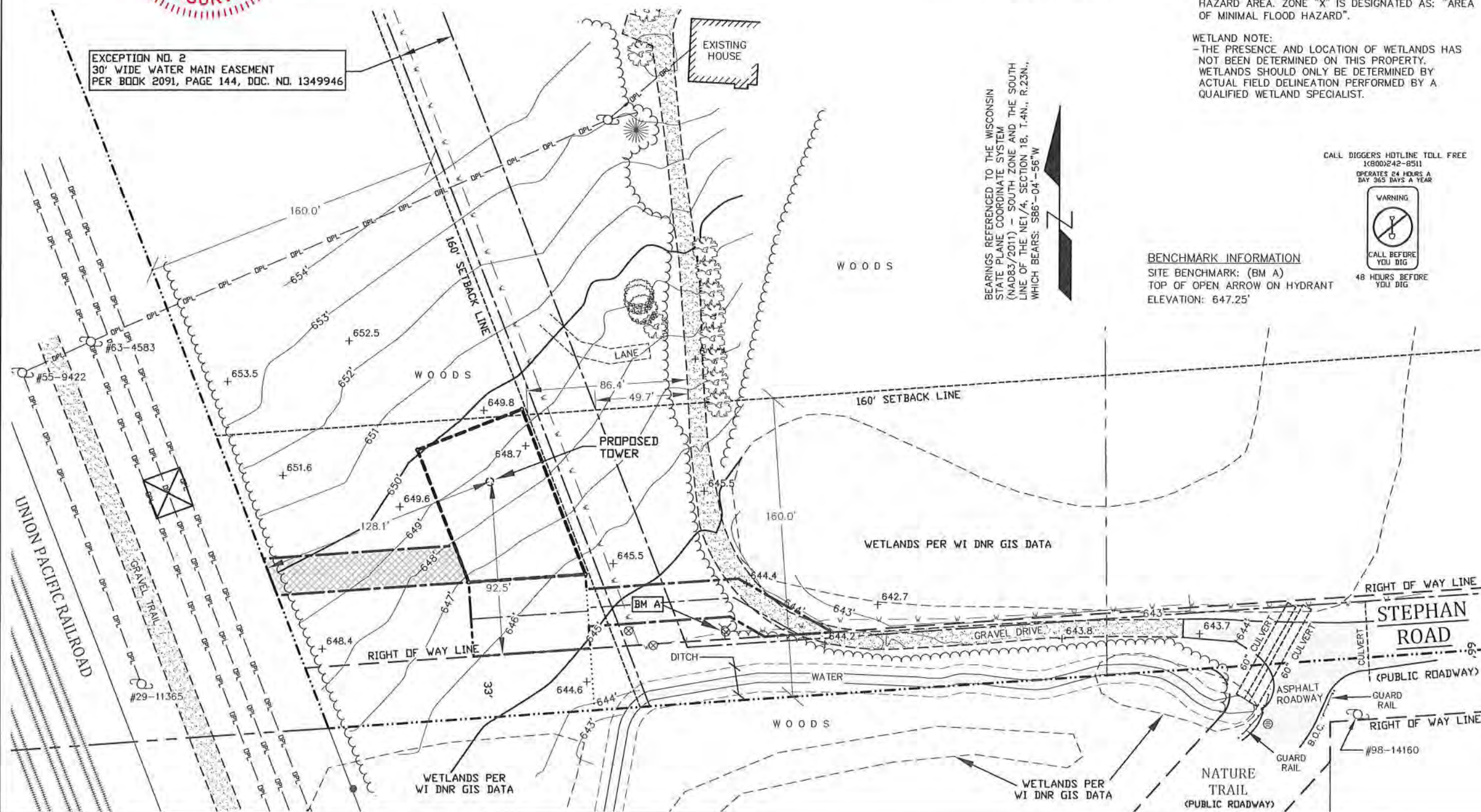
**PROPERTY OWNER:**  
 CURTIS STUDEY  
 3470 SAGECREST TERRACE  
 FORT WORTH, TX 76109

**PARCEL NO.:** 104-04-23-18-006-00  
**DEED REFERENCE:** DOC. NO. 2071145

**LEASE EXHIBIT**  
 FOR  
**DIAMOND COMMUNICATIONS**  
 BEING A PART OF THE SW1/4 OF THE  
 NE1/4, SECTION 18, T.4N., R.23E.,  
 VILLAGE OF CALEDONIA,  
 RACINE COUNTY, WISCONSIN

5	3/25/24	Revised Easements	JD
5	3/25/24	Revised Lease and Easements	JD
4	10/26/22	Revised Text	JD
3	10/11/22	Added Lease and Easements	JD
2	9/2/22	Added Additional Locates	JD
1	8/22/22	Preliminary Survey	JD

<b>DRAWN BY:</b> J.D.	<b>FIELD WORK DATE:</b> 8-15-22
<b>CHECKED BY:</b> S.C.D.	<b>FIELD BOOK:</b> M-68, PG. 1
<b>JOB NO.:</b> 13818	<b>SHEET</b> 2 OF 3



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - SOUTH ZONE AND THE SOUTH LINE OF THE NE1/4, SECTION 18, T.4N., R.23N., WHICH BEARS: S86°-04'-56"W

CALL DIGGERS HOTLINE TOLL FREE (800)242-8511  
 OPERATES 24 HOURS A DAY 365 DAYS A YEAR  
 WARNING  
 CALL BEFORE YOU DIG  
 48 HOURS BEFORE YOU DIG

**BENCHMARK INFORMATION**  
 SITE BENCHMARK: (BM A)  
 TOP OF OPEN ARROW ON HYDRANT  
 ELEVATION: 647.25'

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83/2011) - SOUTH ZONE AND THE SOUTH LINE OF THE NE1/4, SECTION 18, T.4N., R.23E., WHICH BEARS: S86°-04'-56"W



**SURVEYOR'S CERTIFICATE**  
I, Craig A. Keach, 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 08 day of APRIL, 2024

*Craig A. Keach*  
WISCONSIN PROFESSIONAL LAND SURVEYOR  
Craig A. Keach, S-2333



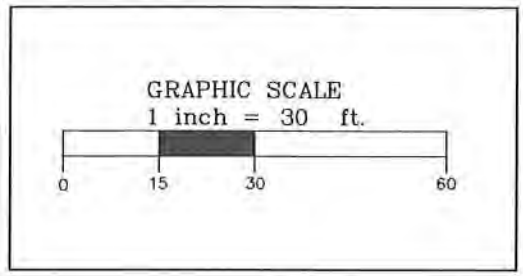
**-LEGEND-**

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊕ = COUNTY MONUMENT FOUND
- ⊗ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊖ = STORM INLET (ROUND)
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- B.O.C. = BACK OF CURB
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- — — = PROPERTY LINE
- ☀ = EXISTING SPRUCE TREE
- ⊙ = EXISTING CEDAR TREE
- ⊕ = EXISTING TREE

LINE TABLE		
Line #	Direction	Length
L1	S03°55'04"E	7.96'
L2	N86°04'56"E	81.73'
L3	S60°30'51"E	57.73'
L4	S86°04'56"W	36.33'
L5	N60°30'51"W	21.40'
L6	S86°04'56"W	75.73'
L7	S03°55'04"E	11.78'
L8	S86°04'56"W	62.89'
L9	N03°55'04"W	39.75'
L10	N86°04'56"E	62.89'
L11	S86°04'56"W	102.82'
L12	N21°15'16"W	20.95'
L13	N86°04'56"E	102.79'
L14	S21°21'09"E	20.96'

SURVEYED FOR:

820 MORRIS TURNPIKE, SUITE 104  
SHORT HILLS, NJ 07078



**MERIDIAN**  
**SURVEYING, LLC**

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

SITE NAME:  
**MRK TRAIL**

SITE NUMBER:  
**W047**

SITE ADDRESS:  
**3426 STEPHAN ROAD  
RACINE, WI 53402**

PROPERTY OWNER:  
CURTIS STUDEY  
3470 SAGECREST TERRACE  
FORT WORTH, TX 76109

PARCEL NO.: 104-04-23-18-006-00

DEED REFERENCE: DOC. NO. 2071145

**LEASE EXHIBIT**  
FOR  
**DIAMOND COMMUNICATIONS**  
BEING A PART OF THE SW1/4 OF THE  
NE1/4, SECTION 18, T.4N., R.23E.,  
VILLAGE OF CALEDONIA,  
RACINE COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
5	3/25/24	Revised Easements	JD
5	3/25/24	Revised Lease and Easements	JD
4	10/26/22	Revised Text	JD
3	10/11/22	Added Lease and Easements	JD
2	9/2/22	Added Additional Locates	JD
1	8/22/22	Preliminary Survey	JD

DRAWN BY: *J.D.* FIELD WORK DATE: *8-15-22*

CHECKED BY: *S.C.D.* FIELD BOOK: *M-68, PG. 1*

JOB NO.: *13818* SHEET *3* OF *3*

TITLE REPORT: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NO. 01-22032836-01S  
EFFECTIVE DATE: JUNE 28, 2022  
FEE SIMPLE TITLE VESTED IN: CURTIS L. STUDEY

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
- ORDER CORRECTING DESCRIPTIONS IN CONVEYANCES, RECORDED 09/19/1945 AS BOOK 86, PAGE 252 OF RACINE COUNTY RECORDS. **THIS IS NOT A SURVEY RELATED ITEM.**
  - GRANT OF EASEMENT IN FAVOR OF CRESTVIEW SANITARY DISTRICT, A MUNICIPAL CORPORATION, RECORDED 09/10/1991, AS BOOK 2091, PAGE 144 OF RACINE COUNTY RECORDS. **APPLIES TO PARENT PARCEL AND IS PLOTTED AND SHOWN.**
  - RESOLUTION NO. 2006-08 RESOLUTION CREATING CRESTVIEW SEWER UTILITY DISTRICT OF THE VILLAGE OF CALEDONIA, RECORDED 02/13/2006 AS INSTRUMENT NO. 2072271 OF RACINE COUNTY RECORDS. **THIS IS NOT A SURVEY RELATED ITEM.**
  - RESOLUTION NO. 2006-09 RESOLUTION CREATING CRESTVIEW WATER UTILITY DISTRICT OF THE VILLAGE OF CALEDONIA, RECORDED 02/13/2006 AS INSTRUMENT NO. 2072269 OF RACINE COUNTY RECORDS. **THIS IS NOT A SURVEY RELATED ITEM.**
  - RESOLUTION 2007-10 RESOLUTION CREATING CALEDONIA EAST WATER UTILITY DISTRICT AND CALEDONIA EAST SEWER UTILITY DISTRICT FOR TH VILLAGE OF CALEDONIA ADOPTED MARCH 20, 2007, RECORDED 04/04/2008 AS INSTRUMENT NO. 2126809 OF RACINE COUNTY RECORDS. **THIS IS NOT A SURVEY RELATED ITEM.**  
NOTE: AFFIDAVIT OF CORRECTION, RECORDED 04/26/2007, AS INSTRUMENT NO. 2129598 OF RACINE COUNTY RECORDS. **THIS IS NOT A SURVEY RELATED ITEM.**
  - RESOLUTION CREATING CALEDONIA WATER UTILITY DISTRICT AND CALEDONIA SEWER UTILITY DISTRICT, RECORDED 10/19/2010 AS INSTRUMENT NO. 2265167 OF RACINE COUNTY RECORDS. **THIS IS NOT A SURVEY RELATED ITEM.**  
NOTE: AFFIDAVIT OF CORRECTION, RECORDED 11/16/2010, AS INSTRUMENT NO. 2268473 OF RACINE COUNTY RECORDS. **THIS IS NOT A SURVEY RELATED ITEM.**

**PARENT PARCEL**

SITUATED IN THE COUNTY OF RACINE AND STATE OF WISCONSIN AND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 23 EAST, BOUNDED AS FOLLOWS: BEGIN AT A POINT ON THE EAST AND WEST 1/4 LINE WHICH POINT IS 990.3 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 18; CONTINUE WEST ON SAID 1/4 LINE 764.7 FEET TO THE EASTERLY LINE OF RIGHT OF WAY OF THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY 1464.2 FEET; THENCE EAST 1105.1 FEET TO A POINT 1167.2 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 1374 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN.

TAX ID NO: 104-04-23-18-006-000

**DERIVATION CLAUSE**

BEING THE SAME PROPERTY CONVEYED TO CURTIS L. STUDEY, GRANTEE, FROM FOSTER STREET, L.C., A TEXAS LIMITED LIABILITY COMPANY, GRANTOR RECORDED 02/06/2006, AS INSTRUMENT NO: 2071145 OF RACINE COUNTY RECORDS.

**LEASE PARCEL**

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP FOUR (4) NORTH, RANGE TWENTY-THREE (23) EAST, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, CONTAINING 5,120 SQUARE FEET (0.118 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE S86°-04'-56"W 1609.03 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 18; THENCE N03°-55'-04"W 72.75 FEET TO THE POINT OF BEGINNING; THENCE S86°-04'-56"W 62.89 FEET; THENCE N21°-21'-09"W 75.91 FEET; THENCE N68°-38'-51"E 60.00 FEET; THENCE S21°-21'-09"E 94.75 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**20 FOOT WIDE ACCESS EASEMENT**

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP FOUR (4) NORTH, RANGE TWENTY-THREE (23) EAST, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, CONTAINING 4,866 SQUARE FEET (0.112 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE S86°-04'-56"W 1609.03 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 18; THENCE N03°-55'-04"W 72.75 FEET TO THE POINT OF BEGINNING; THENCE S03°-55'-04"E 7.96 FEET; THENCE N86°-04'-56"E 81.73 FEET; THENCE S60°-30'-51"E 57.73 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STEPHAN ROAD; THENCE S86°-04'-56"W 36.33 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, THENCE N60°-30'-51"W 21.40 FEET; THENCE S86°-04'-56"W 75.73 FEET; THENCE S03°-55'-04"E 11.78 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STEPHAN ROAD; THENCE S86°-04'-56"W 62.89 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE N03°-55'-04"W 39.75; THENCE N86°-04'-56"E 62.89 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**20 FOOT WIDE UTILITY EASEMENT**

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP FOUR (4) NORTH, RANGE TWENTY-THREE (23) EAST, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, CONTAINING 2,056 SQUARE FEET (0.047 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE S86°-04'-56"W 1609.03 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 18; THENCE N03°-55'-04"W 72.75 FEET; THENCE S86°-04'-56"W 62.89 FEET TO THE POINT OF BEGINNING; THENCE S86°-04'-56"W 102.82 FEET TO A POINT ON THE EASTERLY LINE OF THE WE ENERGIES PROPERTY; THENCE N21°-15'-16"W 20.95 FEET ALONG SAID EASTERLY LINE; THENCE N86°-04'-56"E 102.79 FEET; THENCE S21°-21'-09"E 20.96 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.



**COLOR LEGEND:**

= APPROXIMATE AREA OF ENVIRONMENTAL CORRIDOR

**APPROX. DISTANCE TO PROPERTY LINES:**

- TOWER CENTER TO NORTH PROPERTY LINE = 1260'±
- TOWER CENTER TO SOUTH PROPERTY LINE = 126'±
- TOWER CENTER TO EAST PROPERTY LINE = 652'±
- TOWER CENTER TO WEST PROPERTY LINE = 133'±

CONSULTANT:

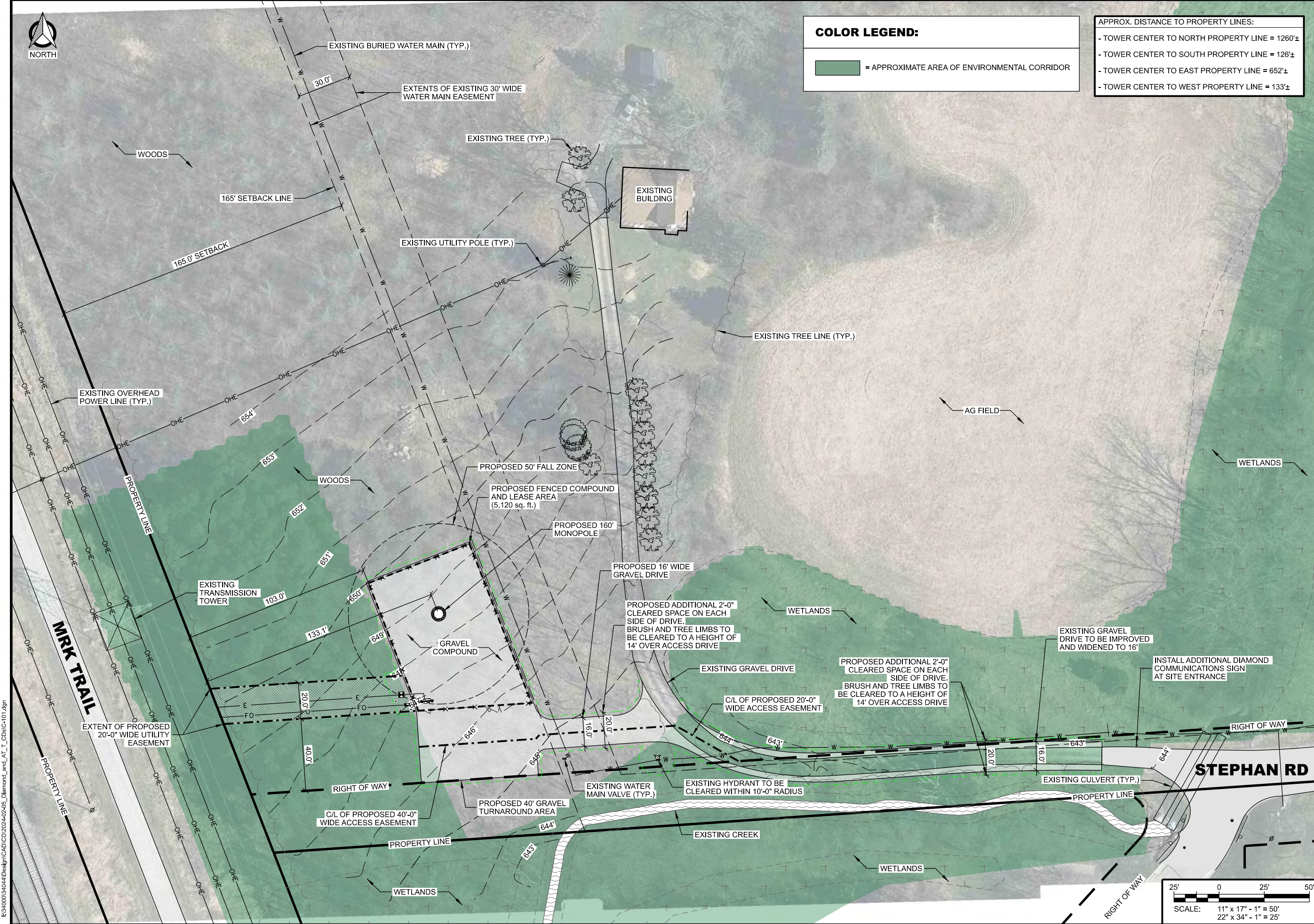
**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
PHONE: 608.644.1449  
www.edgeconsult.com

CLIENT:

**Diamond**  
Communications LLC

**at&t**  
mobility corp.

**SITE PLAN**  
SITE NAME: MRK TRAIL  
SITE ID NUMBER: W1047  
RACINE, WISCONSIN 53402

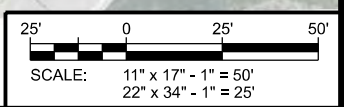


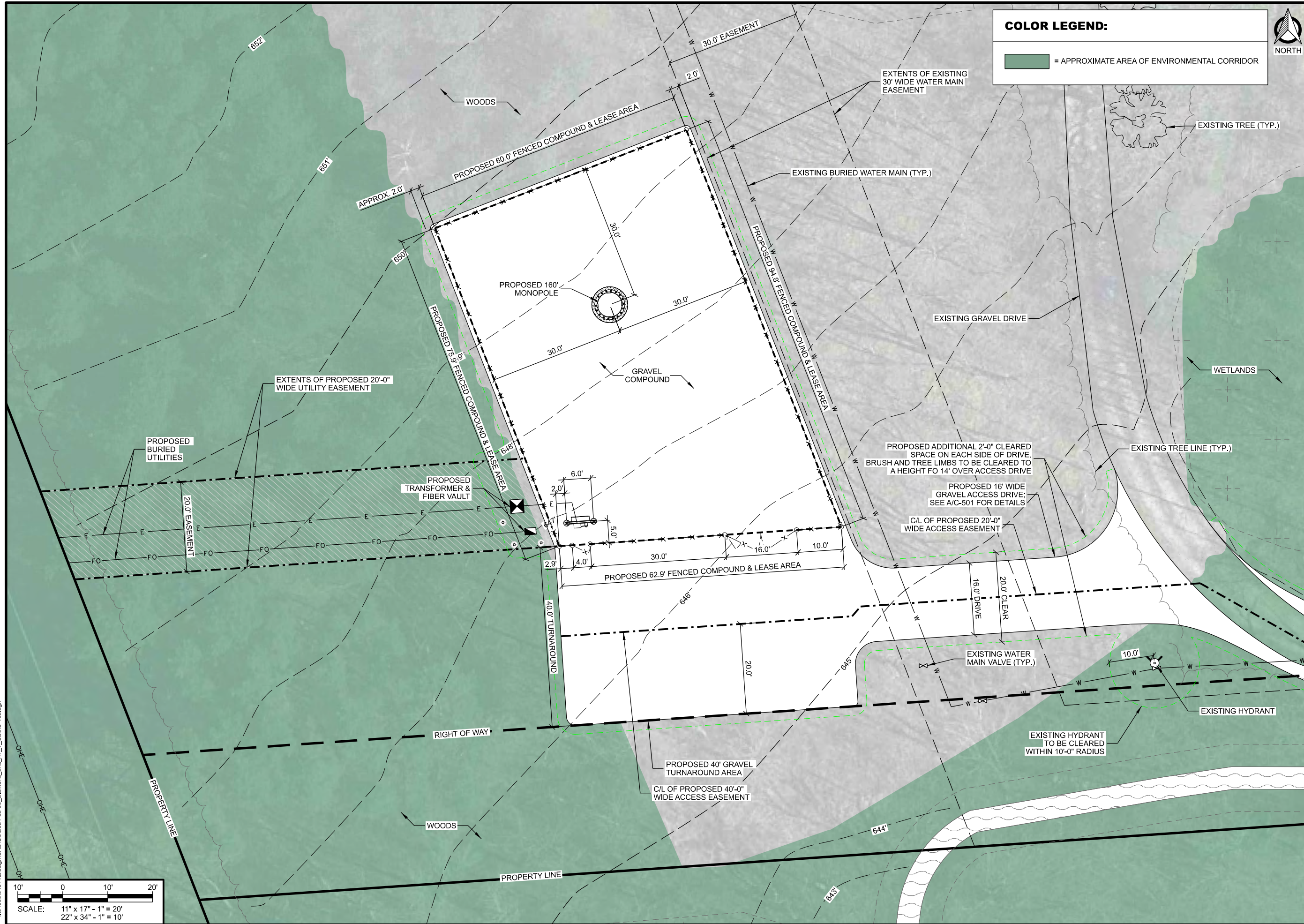
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SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>C-101</b>





**COLOR LEGEND:**

[Green Shaded Area] = APPROXIMATE AREA OF ENVIRONMENTAL CORRIDOR



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

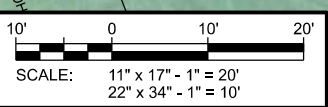
**ENLARGED SITE PLAN**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402

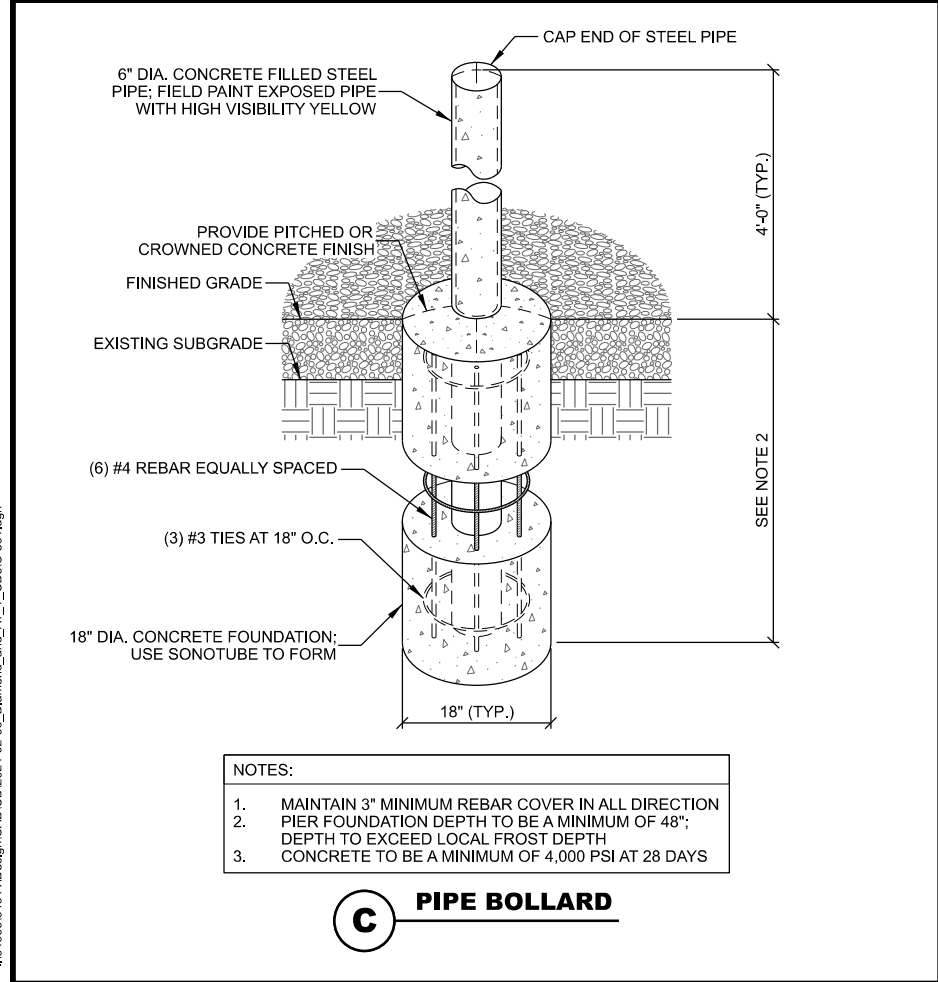
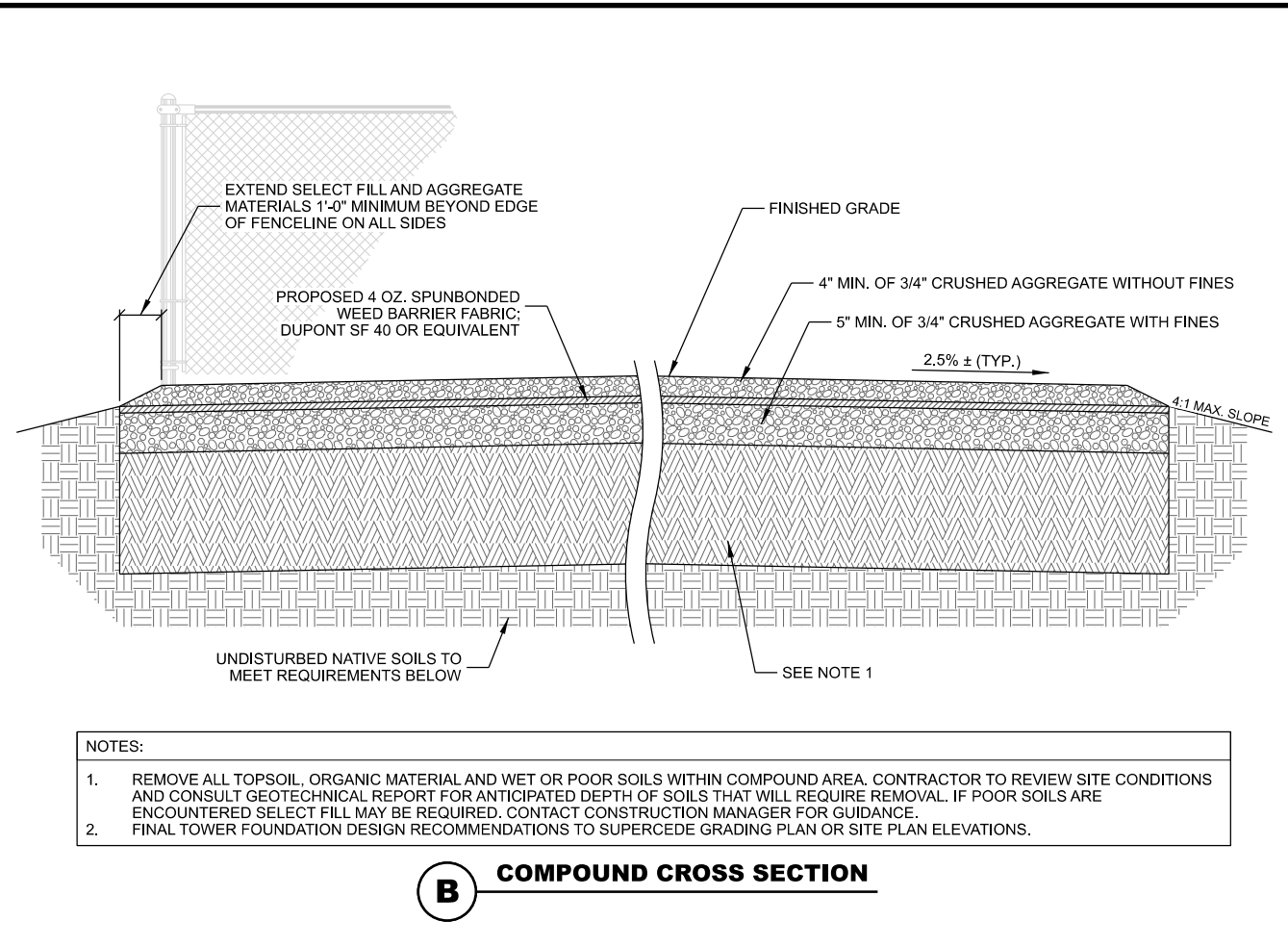
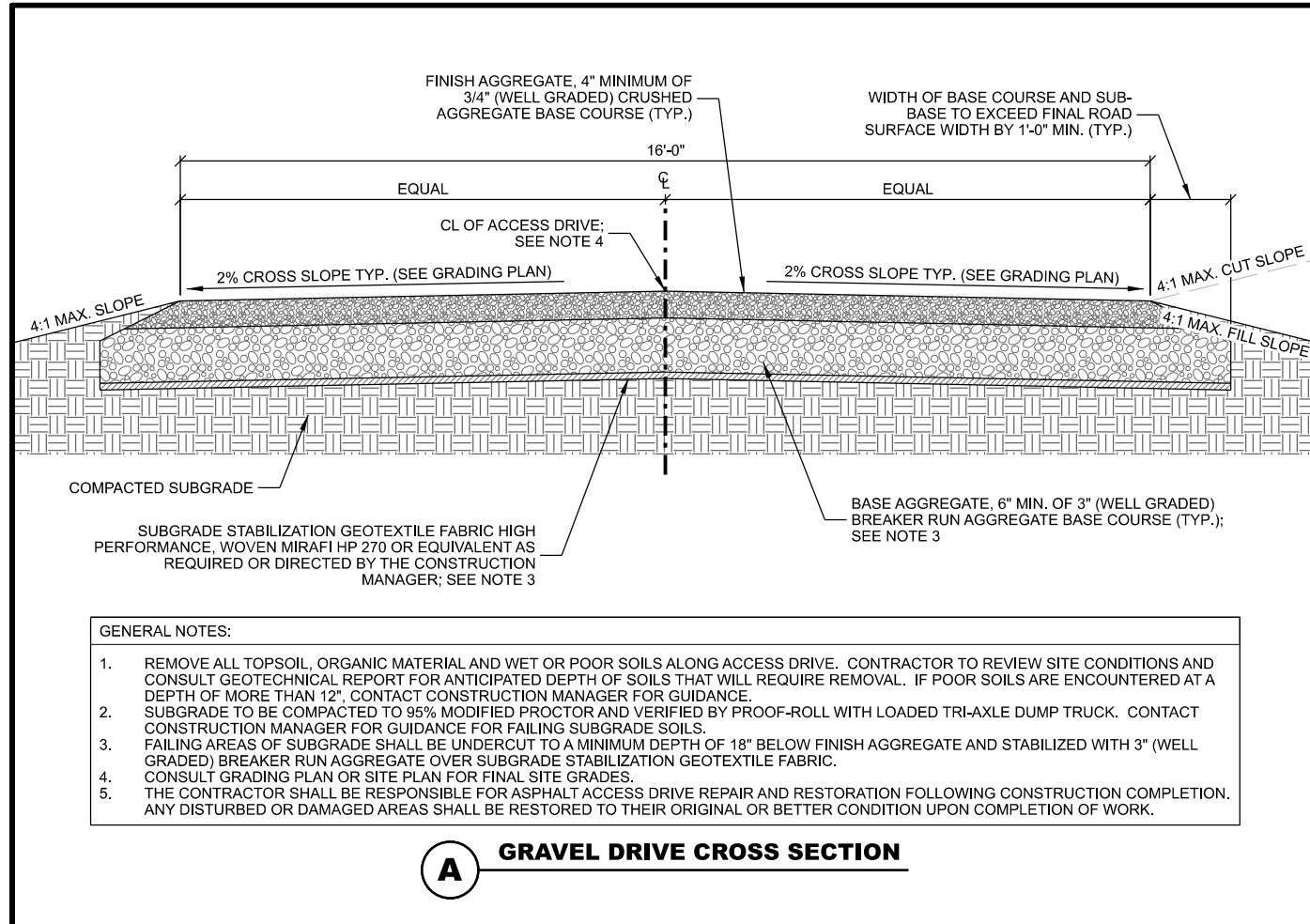
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TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>C-102</b>

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**THIS SPACE INTENTIONALLY LEFT BLANK**

CONSULTANT:

**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
PHONE: 608.644.1449  
www.edgeconsult.com

CLIENT:

**Diamond**  
COMMERCIAL REAL ESTATE

**at&t**  
mobility corp.

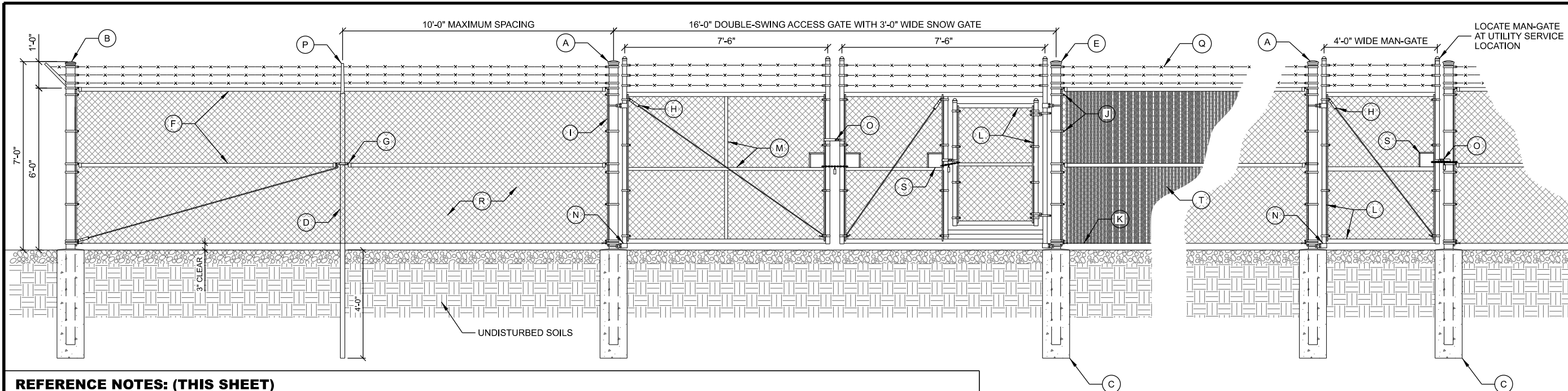
**CONSTRUCTION DETAILS**  
SITE NAME: MRK TRAIL  
SITE ID NUMBER: W1047  
RACINE, WISCONSIN 53402

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
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TJT	04/01/24	REV. E

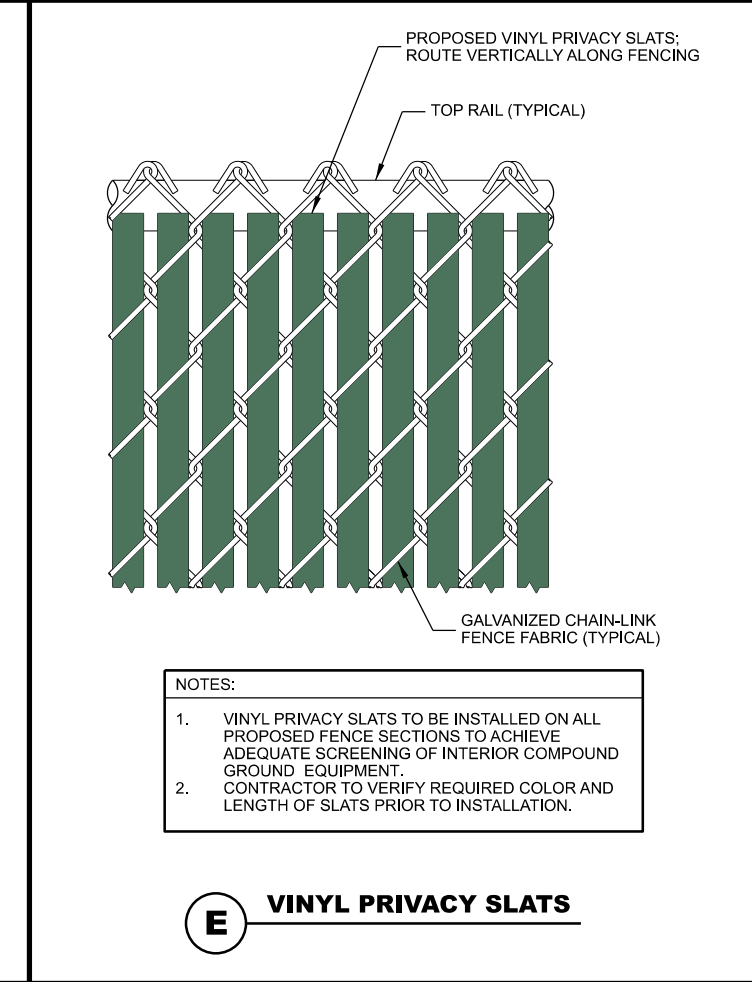
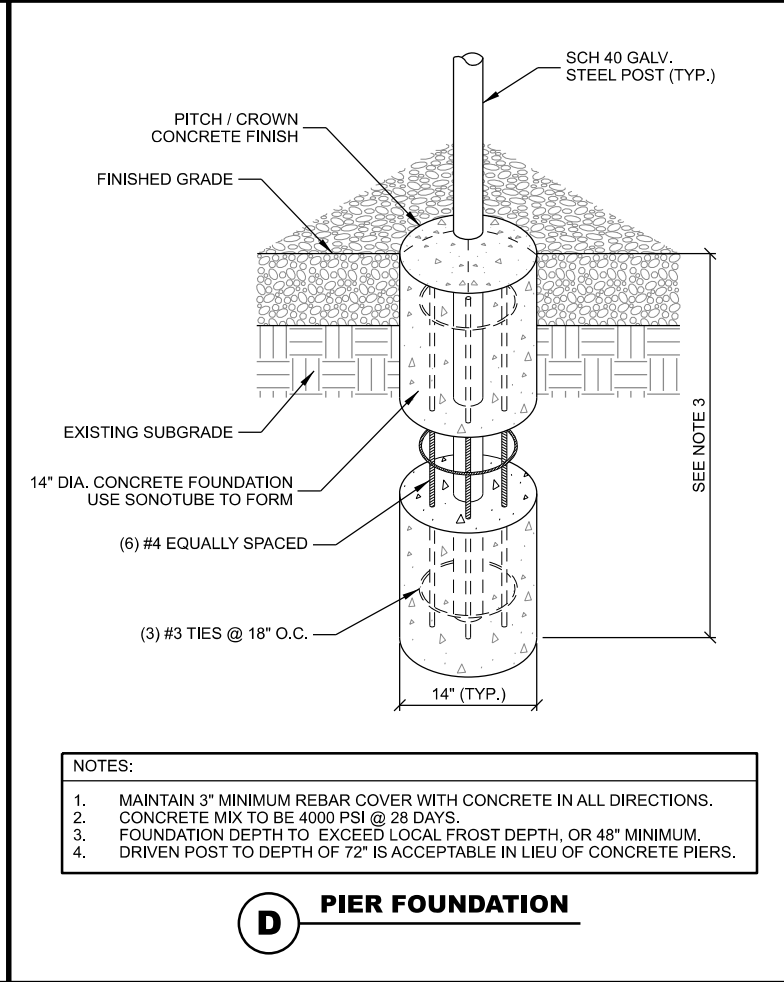
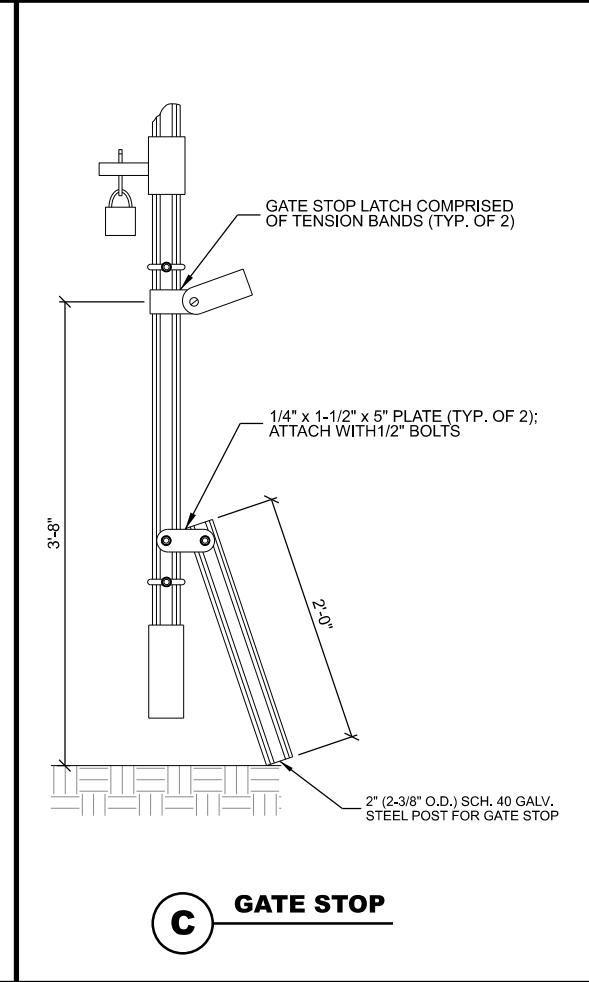
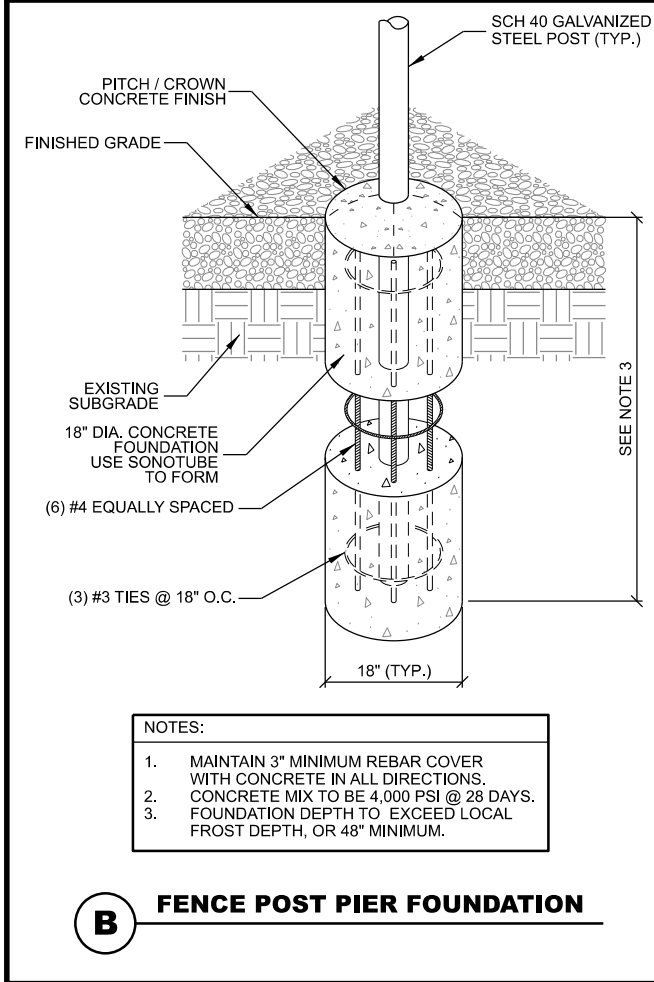
CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>C-501</b>

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- REFERENCE NOTES: (THIS SHEET)**
- |  |   |   |
|--|---|---|
| (A) 4" (4-1/2" O.D.) SCH. 40 GALV. STEEL GATE POST   | (G) OFFSET BRACE RAIL ENDS FOR MID BRACE RAIL                                   | (N) MALLEABLE BUTT HINGES (TYP.)  |
| (B) 4" (4-1/2" O.D.) SCH 40 GALV. STEEL CORNER POST  | (H) 5/16" O.D. TRUSS ROD WITH TRUSS TIGHTENER ASSEMBLY                          | (O) GATE LATCH; VERIFY REQUIREMENTS WITH FENCE MANUFACTURER                                     |
| (C) CONCRETE PIER FOUNDATION AT CORNERS AND GATE; SEE DETAIL BELOW   | (I) 3/16" x 3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE FABRIC           | (P) 45° BARB ARM FENCE POST CAP   |
| (D) 2" (2-3/8" O.D.) SCH. 40 GALV. STEEL INTERMEDIARY LINE POSTS; LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C | (J) 3/4" TENSION BAND (TYP.).   | (Q) (3) STRANDS OF 4 PT. GALV. BARB WIRE  |
| (E) FENCE POST CAP (SIZE VARIES)   | (K) TENSION WIRE  | (R) #9 GAUGE GALV. CHAIN LINK FENCE FABRIC WITH TWISTED TOP SELVAGE AND KNUCKELD BOTTOM SELVAGE |
| (F) 1-1/4" (1.66" O.D.) TOP RAIL & MID BRACE RAIL PIPE   | (L) 1-1/2" (1.9" O.D.) SCH. 40 GALV. STEEL FENCE GATE FRAME                     | (S) 6" x 6" HANDHOLE FOR CHAIN LOCK   |
|  | (M) 1-1/4" (1.66" O.D.) SCH. 40 GALV. STEEL HORIZONTAL AND VERTICAL GATE BRACES | (T) VINYL PRIVACY SLATS (TYP.) (MID-RAIL REQUIRED)  |

**A COMPOUND FENCE**



CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:  
**Diamond**  
 COMMERCIAL LLC  
**at&t**  
 mobility corp.

**FENCE DETAILS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402

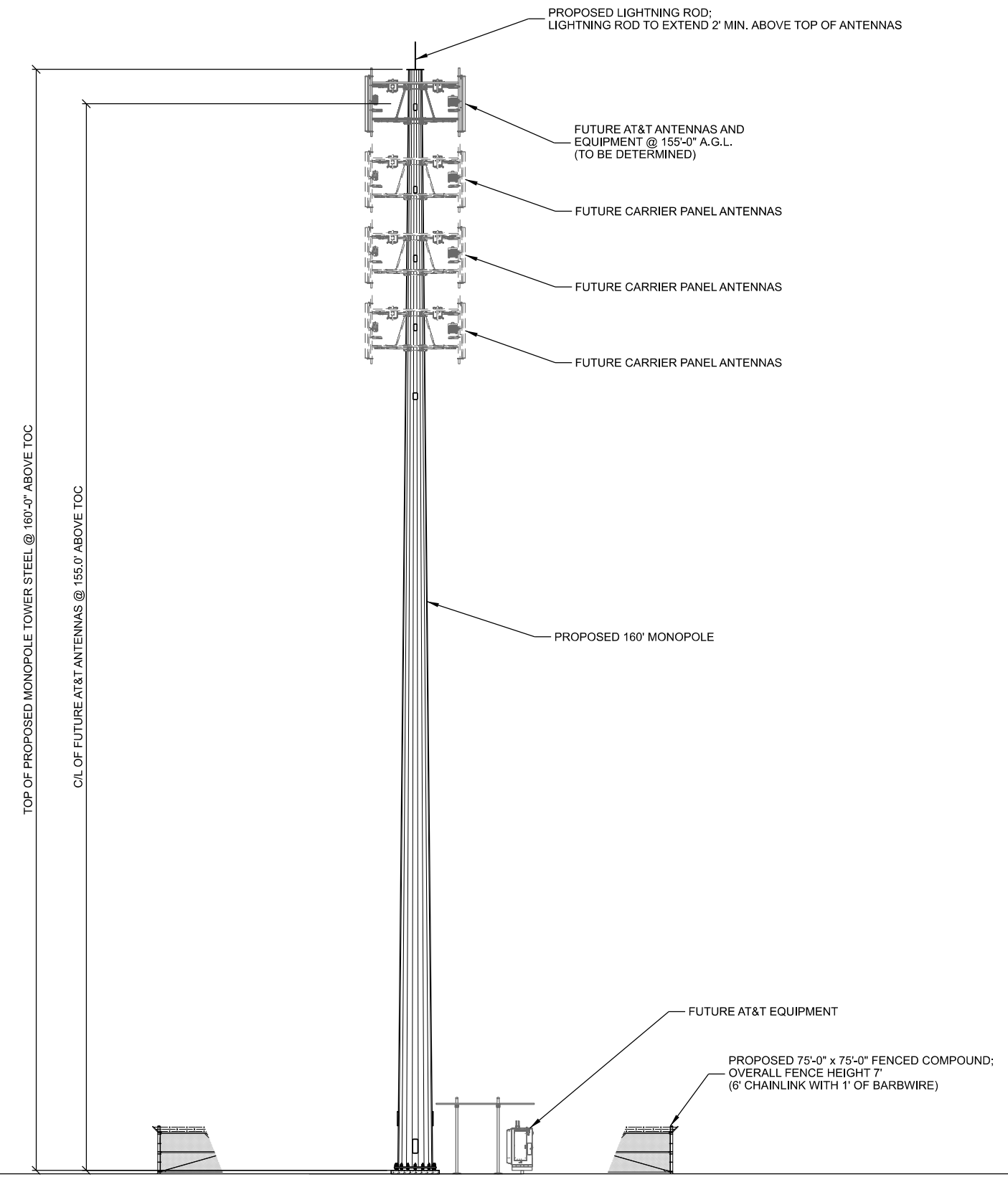
SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>C-502</b>

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**SITE ELEVATION**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402



**A SITE ELEVATION**  
 SCALE: 11" x 17" - 1" = 20'  
 22" x 34" - 1" = 10'

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>T-201</b>

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**KEYNOTES: (THIS SHEET)**

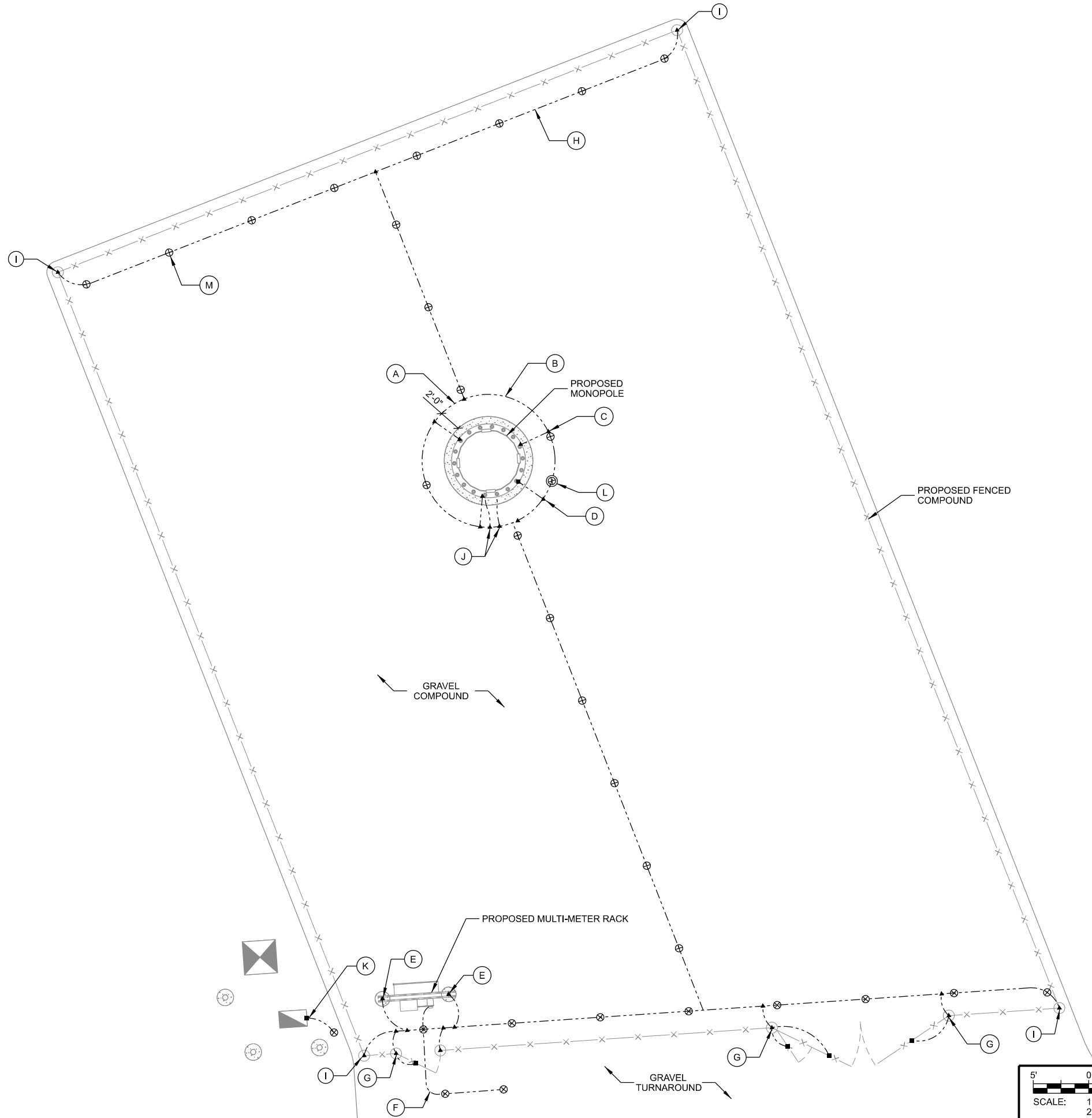
- (A) MAINTAIN 2-FOOT CLEARANCE FROM ALL STRUCTURES
- (B) TOWER GROUND RING, #2 SOLID BARE TINNED COPPER
- (C) GROUND LEADS FROM TOWER STEEL TO GROUND RING (TYP. OF 3) (USE GROUNDING TABS WHEN AVAILABLE), #2 SOLID BARE TINNED COPPER
- (D) TOWER FOUNDATION GROUND, #2 SOLID BARE TINNED COPPER
- (E) MULTI-METER RACK POST (TYP.)
- (F) GROUND ELECTRIC METER HOUSING TO (2) INDEPENDENT GROUND RODS, SPACED 10' O.C. WITH #2 SOLID BARE TINNED COPPER
- (G) GATE GROUND LEAD
- (H) PERIPHERAL GROUND RING SHOULD BE INSTALLED 1' TO 2' INSIDE THE FENCED LINE, #2 SOLID BARE TINNED COPPER
- (I) FENCE CORNER GROUND LEAD, GROUND FENCE WITHIN 25- FEET OF TOWER
- (J) (2) #2 SOLID BARE TINNED COPPER LEADS TO GROUND RING FOR FUTURE CARRIER GROUND BAR
- (K) 4" x 12" x 1/4" GROUND BAR INSIDE FIBER HAND HOLE; CONTRACTOR TO DRIVE GROUND ROD AND CLAMP TO GROUND BAR
- (L) GROUND INSPECTION WELL
- (M) GROUND ROD

**GROUNDING LEGEND: (THIS SHEET)**

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD
- ⊗ GROUND INSPECTION WELL
- ⊗ COPPER CLAD GROUND ROD, (5/8" DIA. x 8' LONG) SPACE @ 10' O.C. MAX.
- ⊗ COPPER PLATE, (18" x 18" x .032" THK) SPACE @ 10' O.C. MAX.

**NOTES: (THIS SHEET)**

1. ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT NEC AND NFPA 780 CODE.
2. THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED PRIOR TO BACK FILLING WITH RESULTS APPROVED BY THE CARRIER. THE SYSTEM SHALL PROVIDE 5 OHM OR LESS RESISTANCE UPON COMPLETION.
3. HIGH COMPRESSION TYPE CONNECTORS SHALL BE USED FOR SECONDARY GROUNDING CONDUCTOR TO MAIN GROUNDING CONDUCTOR CONNECTIONS. AFTER INSPECTION CONNECTIONS SHALL BE WRAPPED WITH ELECTRICAL VINYL TAPE.
4. ALL MECHANICAL CONNECTIONS SHALL INCLUDE ANTI-OXIDANT COMPOUND BETWEEN LUG & CONNECTION POINT. SCRAPE PAINT FROM OBJECT BEING CONNECTED TO. TOUCH UP PAINT ANY EXPOSED METAL AFTER CONNECTION IS INSTALLED.
5. GROUNDING CONDUCTORS SHALL MAINTAIN, TO THE EXTENT PRACTICAL, A HORIZONTAL OR DOWNWARD DIRECTION FREE FROM UP AND DOWN POCKETS. THE RADIUS OF BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL NOT BE SHARPER (LESS) THAN 90°.
6. THE MAXIMUM HORIZONTAL AND VERTICAL SPACING BETWEEN GROUNDING CONDUCTOR (NOT IN CONDUIT) SUPPORTS SHALL NOT EXCEED 4 FT.
7. IF A GROUNDING CONDUCTOR IS INSTALLED IN FERROUS METAL CONDUITS, THE CONDUCTOR SHALL BE BONDED TO THE TOP AND BOTTOM OF THE CONDUIT.
8. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE ON BOTH ENDS.
9. ALL ABOVE GRADE EXOTHERMIC CONNECTIONS (TO GALVANIZED ITEMS) SHALL BE SPRAYED WITH COLD GALVANIZING COMPOUND TO PREVENT CORROSION.
10. GROUND RINGS & TOP OF RODS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE.
11. INSTALL 18" x 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE. REFER TO GEOTECH REPORT FOR SOIL CONDITIONS.



CONSULTANT:



CLIENT:



**GROUNDING PLAN**

SITE NAME: MRK TRAIL  
SITE ID NUMBER: W1047  
RACINE, WISCONSIN 53402

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

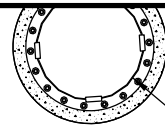
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PLOT DATE: 4/1/2024

PROJECT NUMBER: 34044

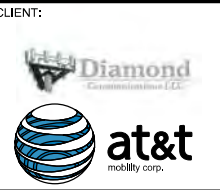
SET TYPE: DRAFT

SHEET NUMBER: **E-101**



PROPOSED MONOPOLE;  
SEE T-201 FOR DETAILS

CONSULTANT:  
**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
PHONE: 608.644.1449  
www.edgeconsult.com



**UTILITY PLAN**  
SITE NAME: MRK TRAIL  
SITE ID NUMBER: W1047  
RACINE, WISCONSIN 53402

EXTENTS OF  
PROPOSED 20'-0" WIDE  
UTILITY EASEMENT

PROPOSED BURIED ELECTRIC  
FROM R.O.W. TO TRANSFORMER;  
APPROX. 105' IN LENGTH;  
VERIFY EXACT SOURCE WITH  
LOCAL PROVIDERS

PROPOSED TRANSFORMER

PROPOSED BURIED ELECTRIC CONDUIT FROM  
TRANSFORMER TO MULTI-METER RACK;  
DIAMOND CONTRACTOR TO FURNISH AND INSTALL  
(2) 4" SCH 40 PVC CONDUITS;  
APPROX. 15' IN LENGTH

PROPOSED MULTI-METER RACK

EXISTING 30' WIDE WATER  
MAIN EASEMENT  
PER BOOK 2091, PAGE 144,  
DOC. NO. 1349946

30'-0" WIDE WATER MAIN EASEMENT

2'-0"

PROPOSED BURIED FIBER FROM  
R.O.W. TO FIBER VAULT;  
APPROX. 105' IN LENGTH;  
VERIFY EXACT SOURCE WITH  
LOCAL PROVIDERS

PROPOSED FIBER VAULT; TO  
BE INSTALLED BY DIAMOND  
CONTRACTOR

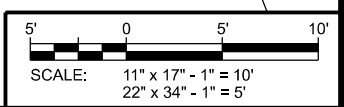
PROPOSED CONCRETE  
BOLLARD (TYP. OF 3)

GRAVEL  
TURNAROUND

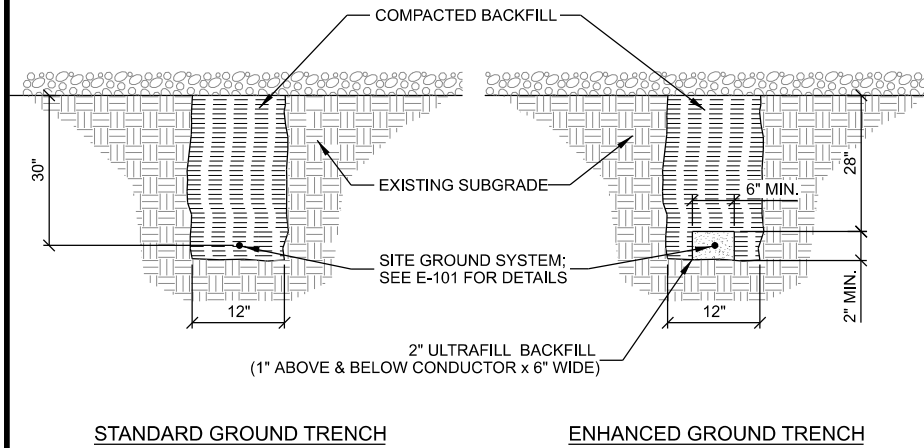
SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>E-102</b>

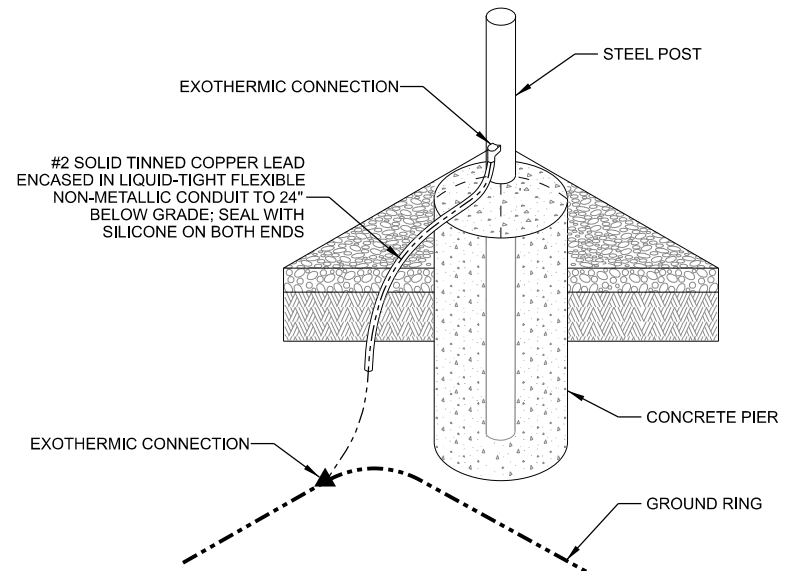


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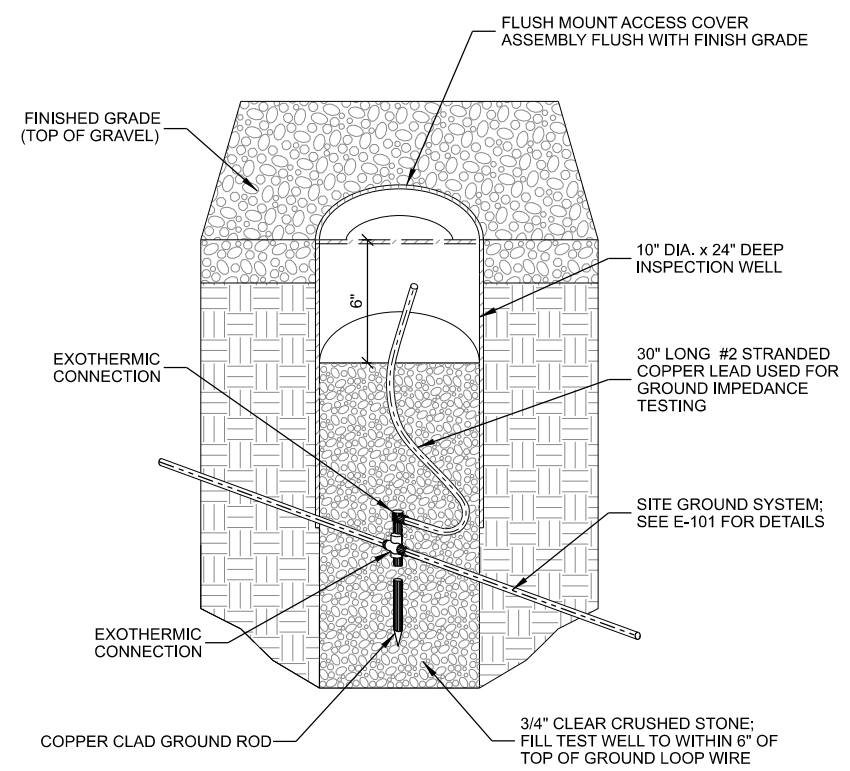


- NOTES:**
1. GROUNDING TRENCHES TO BE BACK FILLED WITH NATIVE SOIL.
  2. COMPACT BACK FILL TO 95% MODIFIED PROCTOR.
  3. CONTACT PSC MINIMUM 24HRS NOTICE PRIOR TO BACK FILLING TO ALLOW FOR INSPECTION.

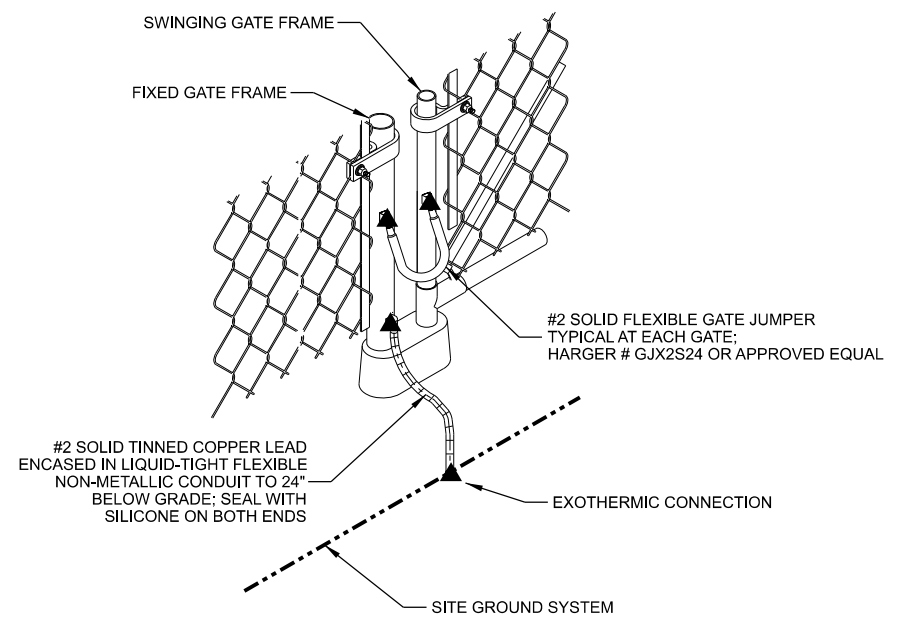
**A GROUND TRENCH**



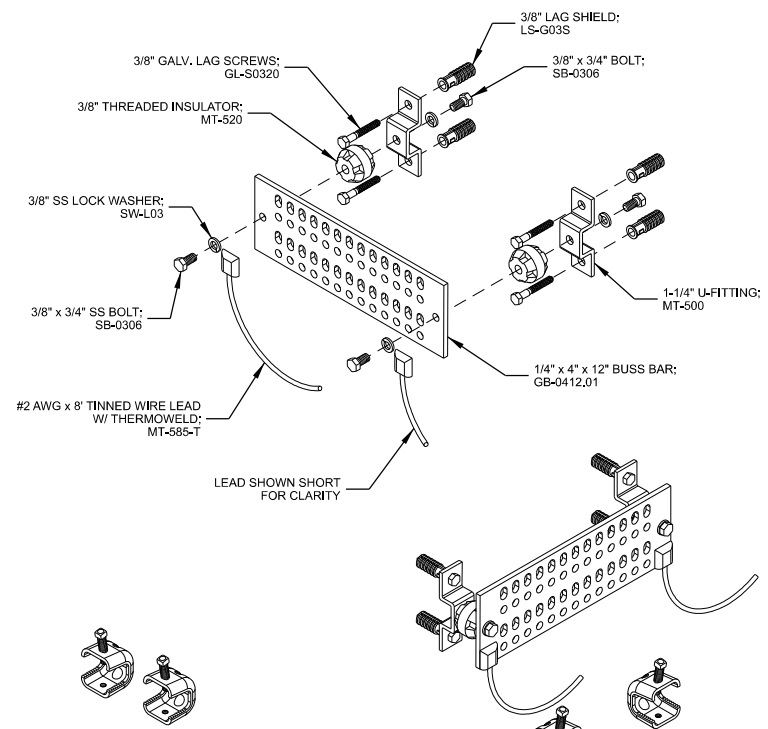
**B POST GROUNDING**



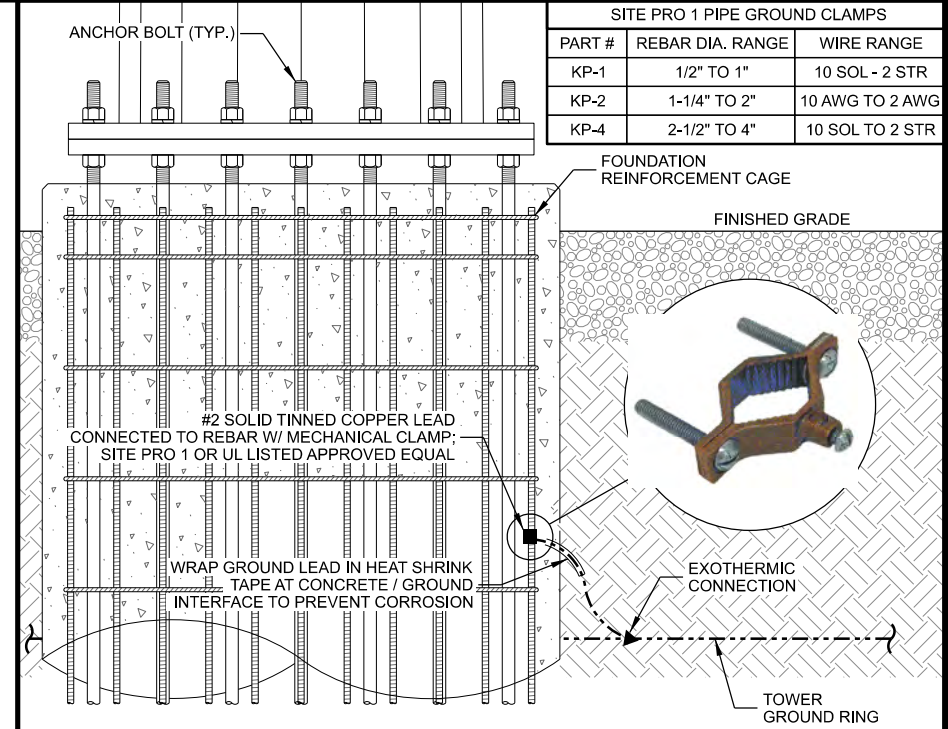
**C INSPECTION WELL**



**D FENCE GATE GROUNDING**



**E GROUND AND BUSS BAR**



- NOTES:**
1. FOUNDATION SHOWN IS TYPICAL. SEE TOWER FOUNDATION PLANS FOR REINFORCEMENT DETAILS.
  2. FOUNDATION GROUNDING PER NEC 250.52(3)(A). GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" CONCRETE AND BE MADE TO A MIN. 20' CONTINUOUS REBAR.

**F TOWER FOUNDATION GROUNDING**

CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:  
**Diamond**  
 COMMUNICATIONS LLC  
**at&t**  
 mobility corp.

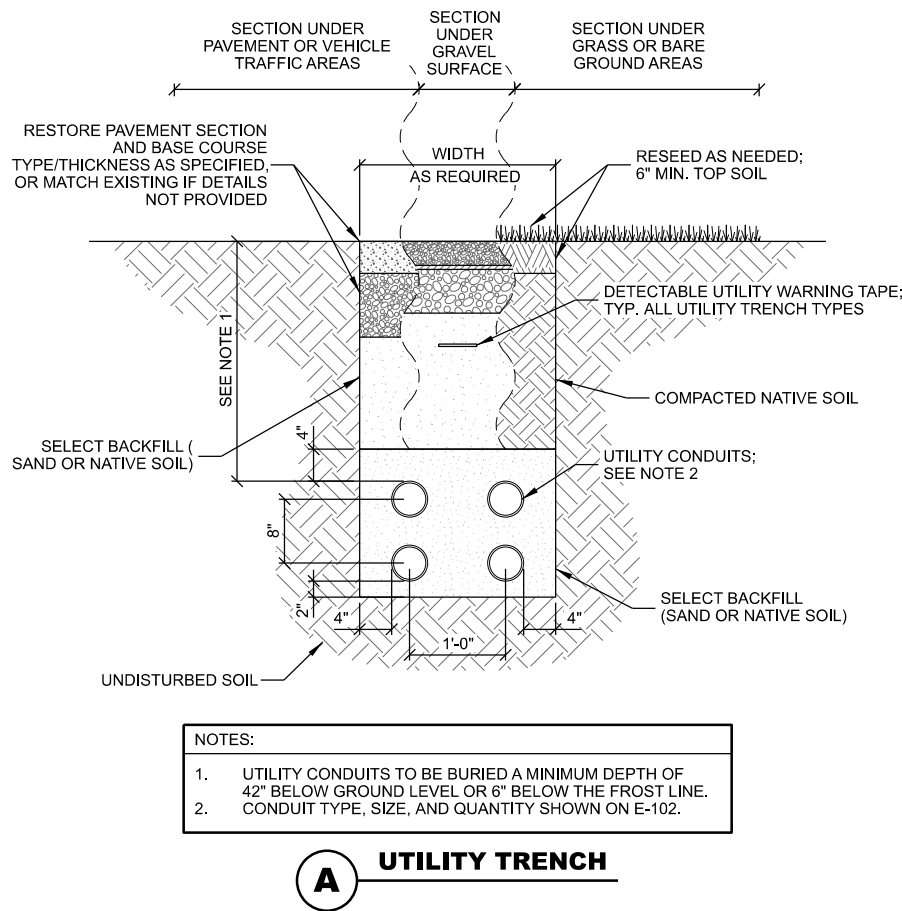
**GROUNDING DETAILS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: WJ047  
 RACINE, WISCONSIN 53402

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

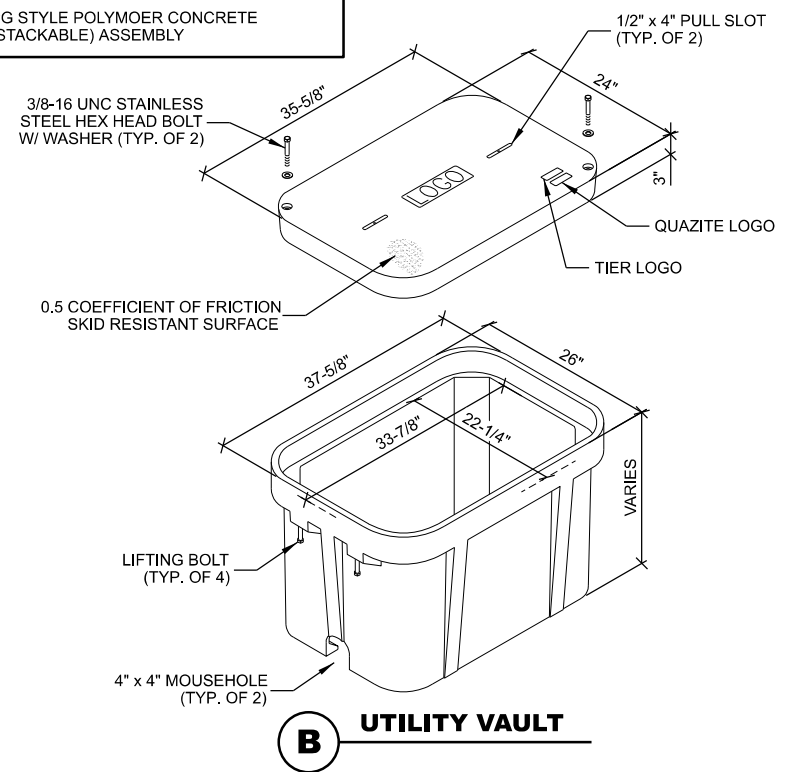
CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>E-501</b>

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**A UTILITY TRENCH**

**MANUFACTURER:** QUAZITE  
**MODEL:** PG2436BA36 (SPLICE BOX)  
**DIMENSIONS:** 37-5/8" x 26" x 36" (L x W x D)  
**MODEL:** PG2436BA24 (PULL BOX)  
**DIMENSIONS:** 37-5/8" x 26" x 24" (L x W x D)  
**MODEL:** PG2436KK00 (COVER)  
**DIMENSIONS:** 35-5/8" x 24" x 3" (L x W x D)  
 PG STYLE POLYMOER CONCRETE (STACKABLE) ASSEMBLY



**B UTILITY VAULT**

**WARNING TAPE & TRACE WIRE NOTES: (THIS SHEET)**

- 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.
- WARNING TAPE SHALL BE RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH AND INSTALLED 12 INCHES ABOVE THE TOP OF THE CONDUITS
- TRACER WIRE SHALL RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH OF THE BURIED GAS AND ELECTRIC CONDUITS
- TRACER WIRE SHALL BE SECURED TO THE CONDUIT AND MAINTAINED ABOVE THE CONDUIT CENTERLINE DURING TRENCH BACKFILLING.
- TRACER WIRE TO EXTEND TO THE TOP OF PVC ABOVE CONCRETE ON BOTH ENDS - LOOP AND WRAP AROUND APPROPRIATE CONDUIT.
- TRACER WIRE SHALL CONSIST OF 14GA. SOLID COPPER WIRE WITH A CORROSION PROTECTIVE COATING.
- 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.

**THIS SPACE INTENTIONALLY LEFT BLANK**

**UTILITY DETAILS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: WJ047  
 RACINE, WISCONSIN 53402

SUBMITTAL:

INT.	DATE	DESCRIPTION
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>E-502</b>

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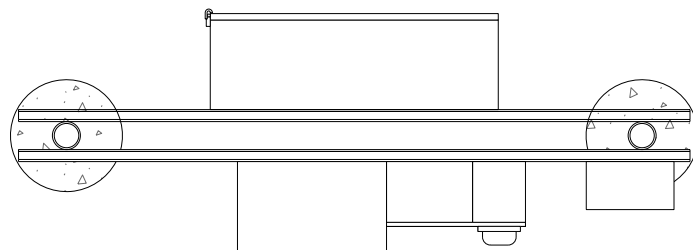
APPROVAL NOTE:

UTILITY RACK LAYOUT HAS BEEN REVIEWED BY ELECTRIC PROVIDER. ALL DIMENSIONS FROM UTILITY RACK DETAIL TO BE APPROVED BY: (POINT OF CONTACT) (UTILITY COMPANY)

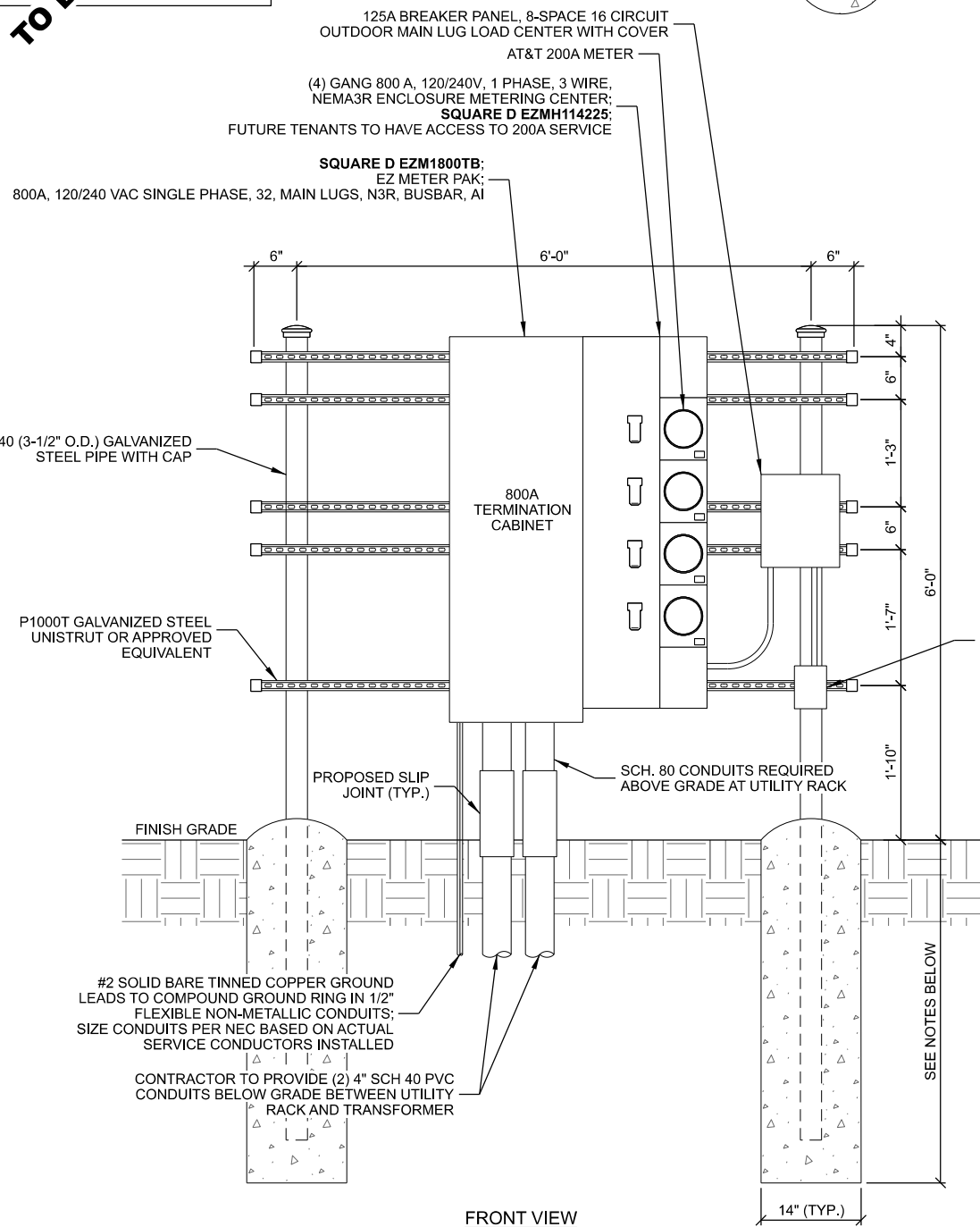
**TO BE REVIEWED**

NOTES:

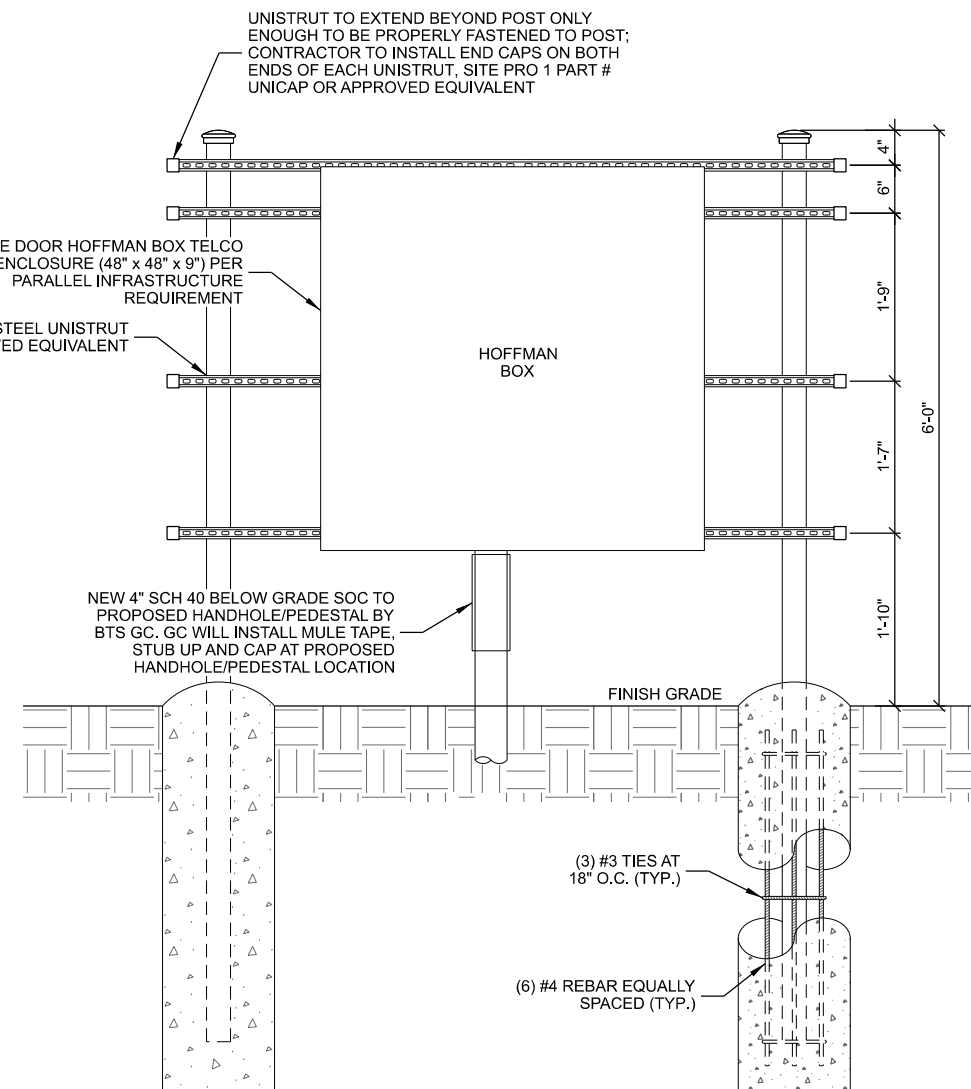
1. LEVER BY-PASS METER SOCKET REQUIRED. METER TO BE LABELED WITH LEGIBLE PLACARD.
- 2.
3. MAIN DISCONNECT TO BE LABELED WITH PLACARD OF THE SITE ADDRESS.



PLAN VIEW



FRONT VIEW



BACK VIEW

NOTES:

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. FINAL LAYOUT AND DESIGN DETERMINED BY CONTRACTOR/UTILITY, VERIFY FINAL DESIGN WITH THE CARRIER.
5. CONCRETE FOR PIER TO BE A MINIMUM OF 4,000 PSI AT 28 DAYS.
6. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.
7. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.
8. AT MULTI GANGED METER INSTALLATIONS ROUTE A 3/0 GREEN THWN STRANDED COPPER CONDUCTOR FROM THE N-G CONNECTION POINT TO JUST ABOVE THE EARTH SURFACE. THIS CONDUCTOR SHALL BE ROUTED THROUGH PVC ABOVE FINISHED GRADE TO AVOID THEFT AND BARE UPON ENTRY INTO EARTH & BONDED TO AN APPROVED DRIVEN GROUND ROD.
9. ATTACH CABINETS W/ SPRING LOADED WASHERS TO UNISTRUTS.

**A MULTI-METER UTILITY RACK**

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

CONSULTANT:



CLIENT:



**UTILITY DETAILS**

SITE NAME: MRK TRAIL  
SITE ID NUMBER: WJ047  
RACINE, WISCONSIN 53402

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY: APK

PLOT DATE: 4/1/2024

PROJECT NUMBER: 34044

SET TYPE: DRAFT

SHEET NUMBER: **E-503**



**A** **EXISTING ACCESS DRIVE**



**B** **PROPOSED LEASE AREA LOCATION**



**C** **SITE OVERVIEW**



**D** **PROPOSED UTILITY ROUTING**

CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:  
  


**SITE PHOTOS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: WI047  
 RACINE, WISCONSIN 53402

SUBMITTAL:

INT.	DATE	DESCRIPTION
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT

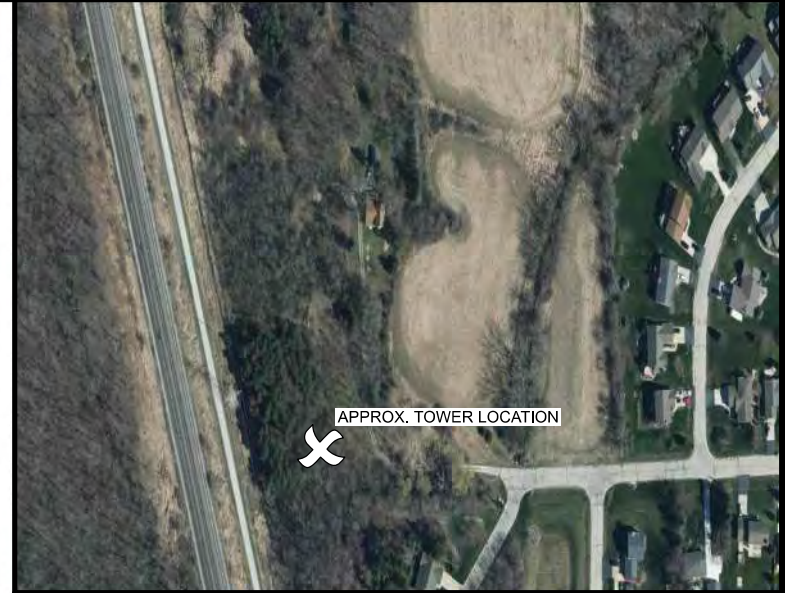
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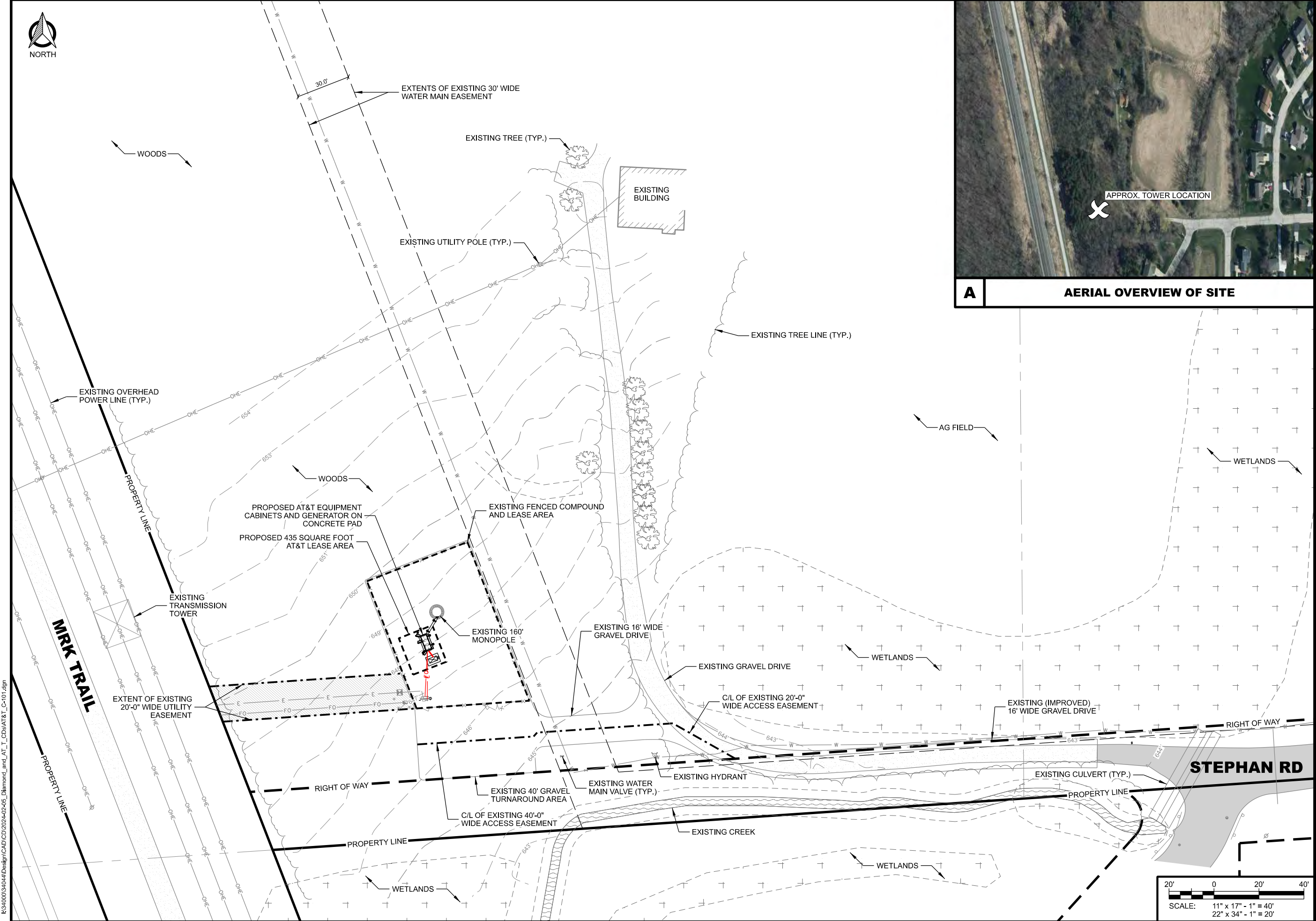


CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:  
**Diamond**  
 Communications LLC  
**at&t**  
 mobility corp.



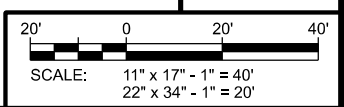
**A** AERIAL OVERVIEW OF SITE



**SITE PLAN**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402

SUBMITTAL:		
INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

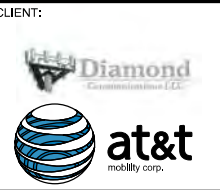
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PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T C-101</b>



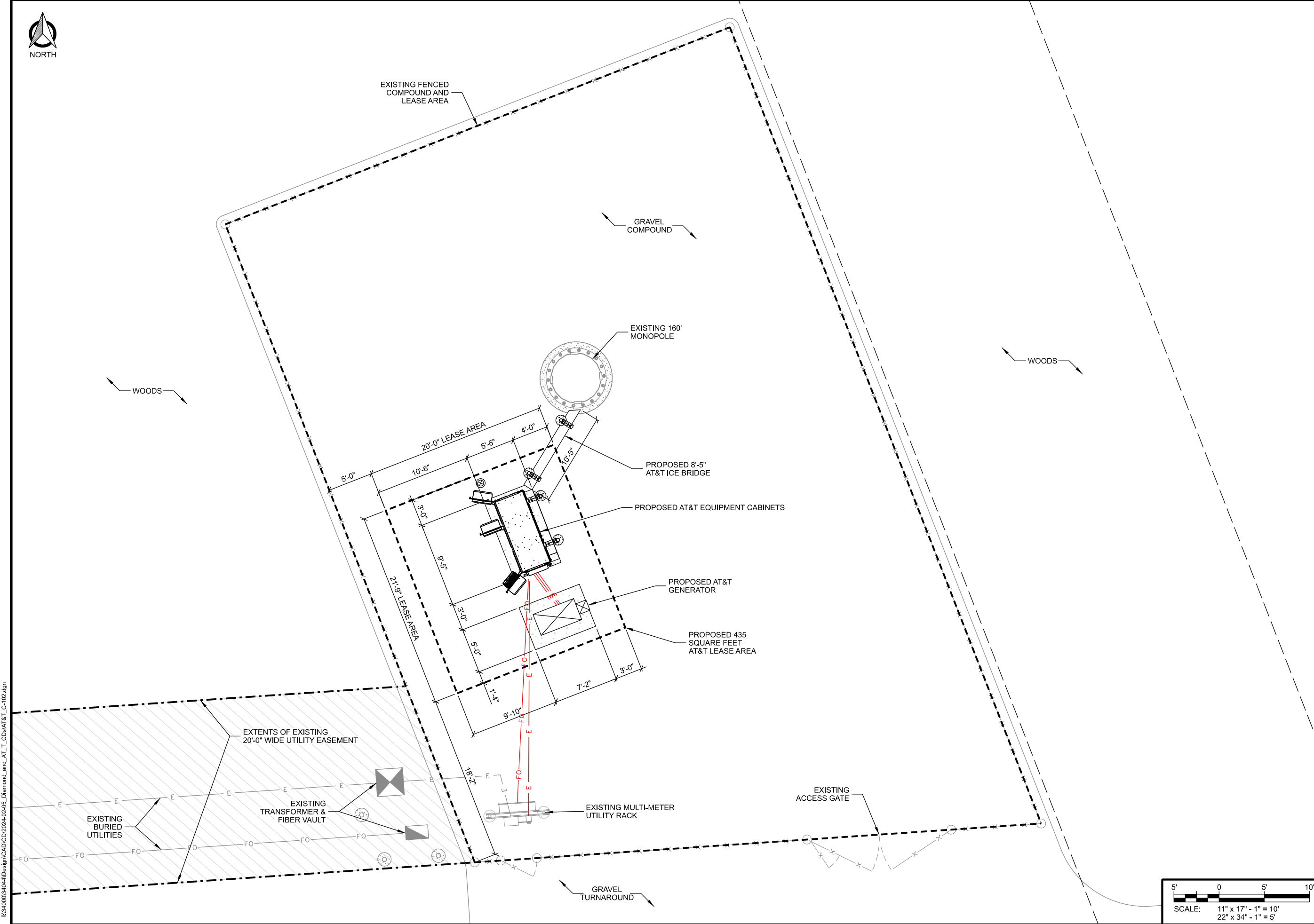
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CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com



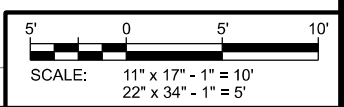
**COMPOUND PLAN**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402



SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T C-102</b>



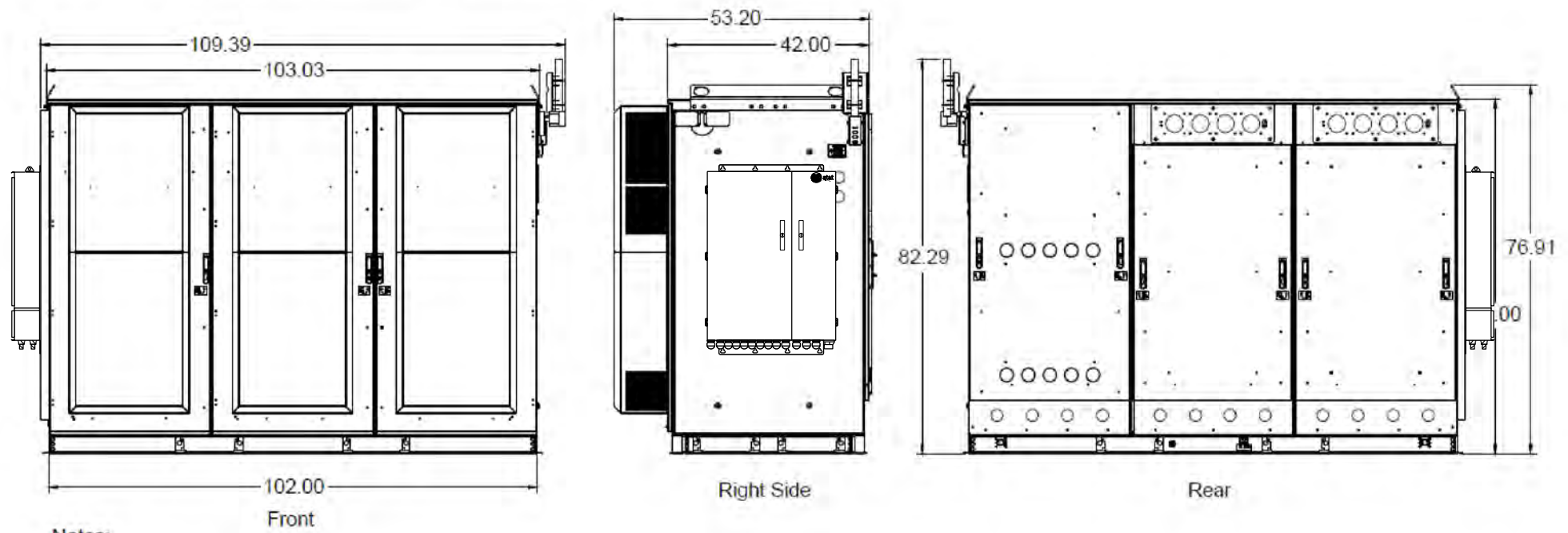
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MANUFACTURER: VERTIV  
 MODEL: NETSURE X701 WUC 3-BAY  
 P/N #: F2020030  
 DIMENSIONS: 74" x 102" x 53.41" (H x W x D)  
 WEIGHT: 4442 LBS.

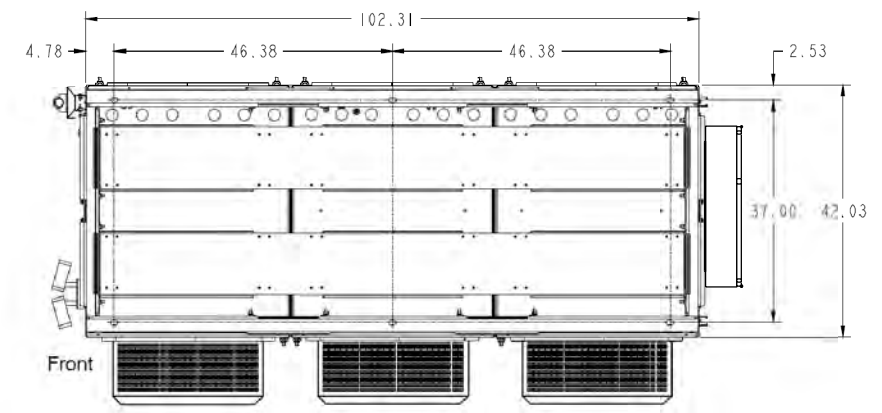
CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:  
  

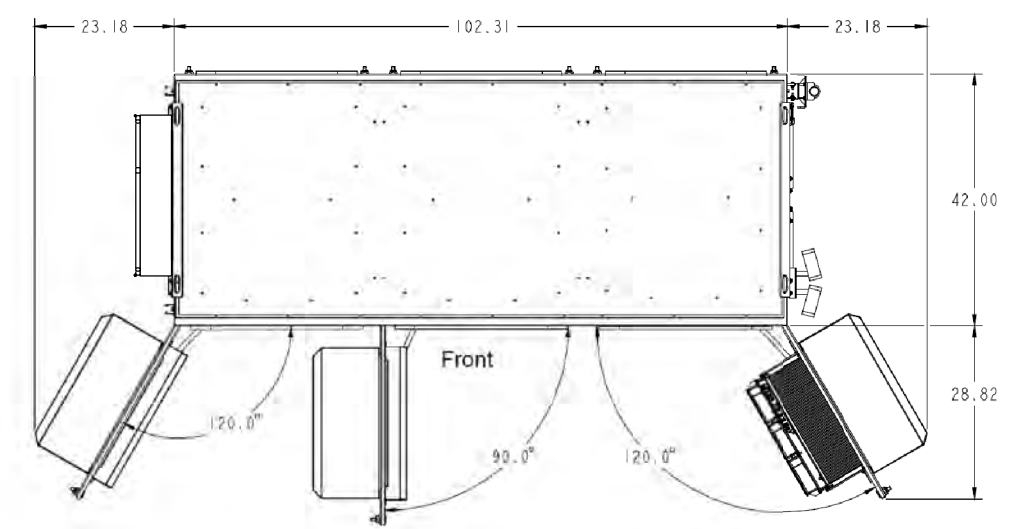
Notes:  
 1. All dimensions are in inches.

**ELEVATION VIEWS**



Notes:  
 1. All dimensions are in inches.  
 Enclosure Bottom Views

**BOTTOM VIEW**



**TOP VIEW**

**A WALK-UP-CABINET 3-BAY**

**EQUIPMENT ELEVATIONS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: WI047  
 RACINE, WISCONSIN 53402

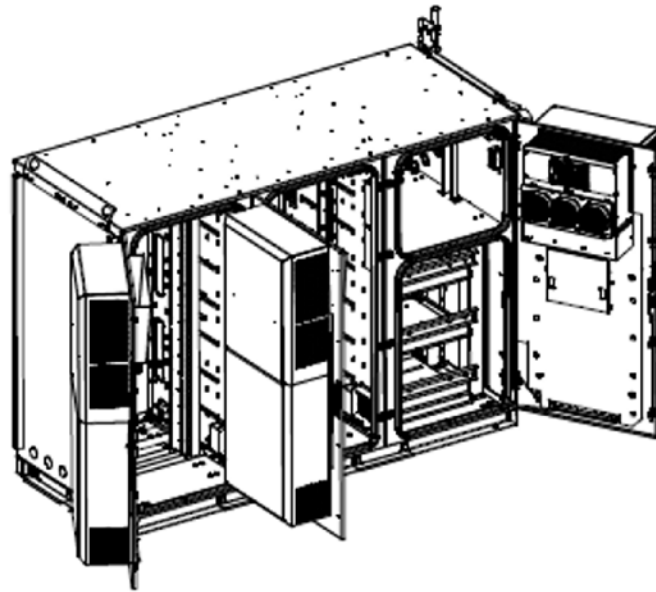
SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T A-501</b>

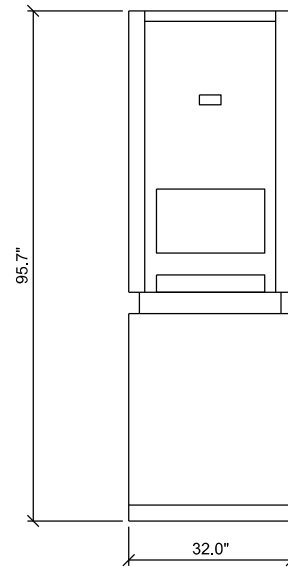
R:\34000\34044\Design\CAD\CDD\2024-02-05\_Diamond\_and\_AT\_T\_CDs\AT&T\_A-501.dgn

MANUFACTURER: VERTIV  
 MODEL: NETSURE X701 WUC 3-BAY  
 P/N #: F2020030  
 DIMENSIONS: 74" x 102" x 53.41" (H x W x D)  
 WEIGHT: 4442 LBS.

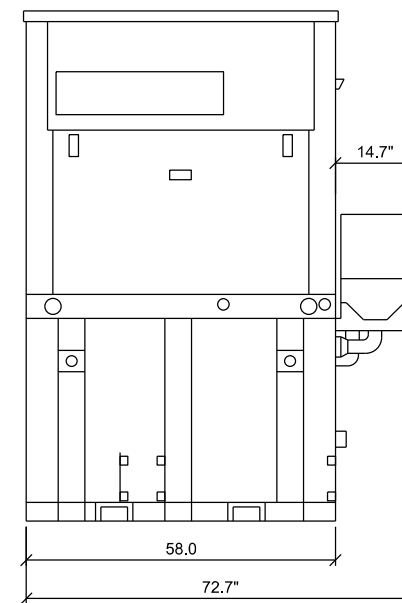


**A** WALK UP CABINET (WUC)

MANUFACTURER: KOLAR POWER  
 MODEL: 20RE0ZK-C, 240V TELECOM DIESEL  
 DIMENSIONS: 58" x 30" x 95.7" (L x W x H) FOOTPRINT  
 72.7" x 32" x 95.7" (L x W x H) OVERALL  
 WEIGHT: 2250 LBS.



FRONT VIEW



SIDE VIEW

**B** DIESEL GENERATOR

**GENERATOR INSTALLATION GUIDELINES/NOTES:**

1. EXHAUST IS AIMED AWAY FROM OR PARALLEL TO THE STRUCTURE.
2. EXHAUST IS NOT DIRECTED AT PLAY AREAS, PATIOS OR OTHER AREAS WHERE PEOPLE CONGREGATE.
3. THE NEAREST WINDOW, VENT, DOOR OR SIMILAR STRUCTURE OPENING IS AT LEAST 5 FEET FROM THE EXHAUST END OF THE SET.
4. SET HAS PROPER OFFSET FROM STRUCTURE.
5. WINDOWS & DOORS ON ADJACENT WALLS ARE CLOSED.
6. FURNACE AND OTHER SIMILAR INTAKES ARE AT LEAST 10 FEET FROM EXHAUST END OF SET.
7. 4" THICK CONCRETE PAD EXTENDING 6" BEYOND GENSET ON ALL SIDES.
8. WEED BARRIER & GRAVEL BED TO EXTEND 4 FT. FROM EXHAUST OUTLET. NO PLANTS, SHRUBS OR OTHER COMBUSTIBLES ALLOWED IN GRAVEL AREA.
9. SENSITIVE PLANTS, PATIO FURNITURE, ETC. ARE AT LEAST 8 FEET FROM EXHAUST END OF SET.
10. REFER TO OWNERS MANUAL FOR OTHER INSTALLATION CONSTRAINTS.
11. THE RECOMMENDED DISTANCE FROM A STRUCTURE IS DEPENDENT ON STATE AND LOCAL CODES. NFPA 37 (STANDARDS FOR THE INSTALLATION AND USE OF STATIONARY COMBUSTION ENGINES AND GAS TURBINES) STATES THIS DISTANCE SHOULD BE AT LEAST 5 FEET FROM A COMBUSTIBLE MATERIAL. FOR IN STALLATIONS NEAR NON-COMBUSTIBLE MATERIAL BE SURE TO LEAVE A MINIMUM DISTANCE OF 3 FEET TO ENSURE PROPER GENERATOR COOLING.

CONSULTANT:

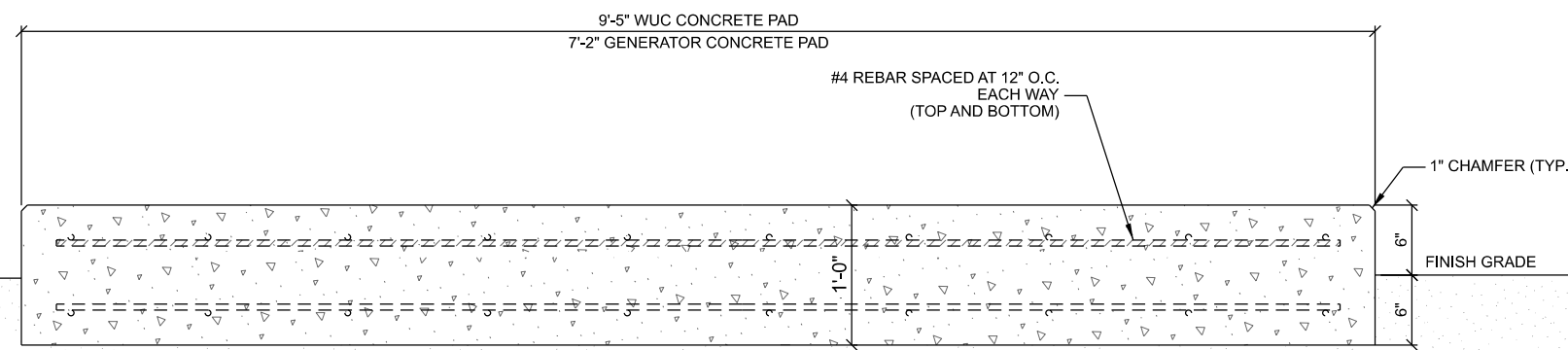


CLIENT:



**EQUIPMENT DETAILS**

SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402



**C** TYPICAL FOUNDATION

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SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T A-502</b>

\* FOUNDATION DESIGN BY OTHERS

### NNH4-65B-R6H4



12-port sector antenna, 4x 698-896 and 8x 1695-2360 MHz, 65° HPBW, 6x RET

- Features broadband Low Band (698-896 MHz) and High Band (1695-2360 MHz) arrays for 4T4R (4x MIMO) capability for Band 14, AWS, PCS and WCS applications.
- Non-stacked high band array design provides higher gain and narrower vertical beamwidth than traditional antenna designs.
- Independent tilt for all arrays.
- Array configuration provides capability for 4T4R (4x MIMO) on Low band and Dual 4T4R (4x MIMO) on High band.
- Optimized SFR performance across all operating bands.
- Excellent wind loading characteristics.
- The antenna is supplied with mounting kits that provide 0 degree of mechanical down-tilt; optional down-tilt mounting kits are available.

#### General Specifications

<b>Antenna Type</b>	Sector
<b>Band</b>	Multiband
<b>Color</b>	Light gray
<b>Grounding Type</b>	RF connector (in)conduits and lolly grounded to reflector and mounting bracket
<b>Performance Note</b>	Outdoor usage   Wind loading figures are validated by wind tunnel measurements described in white paper WP-112524-EN.
<b>Radome Material</b>	Fiberglass, UV resistant
<b>Radiator Material</b>	Low loss circuit board
<b>Reflector Material</b>	Aluminum
<b>RF Connector Interface</b>	4.3-16 Female
<b>RF Connector Location</b>	Bottom
<b>RF Connector Quantity, High Band</b>	8
<b>RF Connector Quantity, Low Band</b>	4
<b>RF Connector Quantity, Total</b>	12

#### Remote Electrical Tilt (RET) Information

<b>RET Hardware</b>	CommRET v2
<b>RET Interface</b>	8-pin DIN Female   8-pin DIN Male
<b>RET Interface, quantity</b>	1 female   1 male

### NNH4-65B-R6H4

<b>Input Voltage</b>	10-30 Vdc
<b>Internal RET</b>	High band (4)   Low band (2)
<b>Power Consumption, active state, maximum</b>	8 W
<b>Power Consumption, idle state, maximum</b>	1 W
<b>Protocol</b>	3GPP R15 2.0 (Multi-RET)

#### Dimensions

<b>Width</b>	498 mm   19.626 in
<b>Depth</b>	197 mm   7.756 in
<b>Length</b>	1848 mm   72.756 in
<b>Net Weight, antenna only</b>	32.8 kg   72.812 lb

#### Array Layout

Array	Freq (MHz)	Conns	RET (MERT)	AISG RET UID
A1	698-896	1-2	1	CXXXXXXXXXXXXXXXXXmm.1
A2	698-896	3-4	2	CXXXXXXXXXXXXXXXXXmm.2
Y1	1695-2360	5-6	3	CXXXXXXXXXXXXXXXXXmm.3
Y2	1695-2360	7-8	4	CXXXXXXXXXXXXXXXXXmm.4
Y3	1695-2360	9-10	5	CXXXXXXXXXXXXXXXXXmm.5
Y4	1695-2360	11-12	6	CXXXXXXXXXXXXXXXXXmm.6

#### Port Configuration



### NNH4-65B-R6H4



#### Electrical Specifications

<b>Impedance</b>	50 Ohm
<b>Operating Frequency Band</b>	1695 - 2360 MHz   896 - 896 MHz
<b>Polarization</b>	+45°
<b>Total Input Power, maximum</b>	480 W @ 50 °C

#### Electrical Specifications

	R1-R2	R1-R2	Y1-Y4	Y1-Y4	Y1-Y4	Y1-Y4
<b>Frequency Band, MHz</b>	698-806	806-896	1695-1880	1880-1990	1920-2180	2300-2360
<b>RF Port</b>	1-4	1-4	5-12	5-12	5-12	5-12
<b>Gain, dBi</b>	14.2	14.6	16.7	17.3	17.9	16.4
<b>Beamwidth, Horizontal, degrees</b>	65	64	70	67	61	59
<b>Beamwidth, Vertical, degrees</b>	11.5	10.2	6.9	6.5	6	5.4
<b>Beam Tilt, degrees</b>	2-14	2-14	2-12	2-12	2-12	2-12
<b>USLS (First Lobe), dB</b>	16	18	16	19	19	16
<b>Front-to-Back Ratio at 180°, dB</b>	30	30	33	34	34	34
<b>Isolation, Cross Polarization, dB</b>	25	25	25	25	25	25

### NNH4-65B-R6H4

<b>Isolation, Inter-band, dB</b>	25	25	25	25	25
<b>VSWR Return loss, dB</b>	13(140)	13(140)	13(140)	13(140)	13(140)
<b>PIM, 3rd Order, 2 x 20 W, dBc</b>	-150	-150	-150	-150	-150
<b>Input Power per Port at 50°C, maximum, watts</b>	300	300	250	250	200

#### Electrical Specifications, BASTA

	698-806	806-896	1695-1880	1880-1990	1920-2180	2300-2360
<b>Gain by all Beam Tilts, average, dBi</b>	13.8	14.6	16.1	16.9	17.5	16
<b>Gain by all Beam Tilts Tolerance, dB</b>	+0.6	+0.5	+0.7	+0.6	+0.6	+0.5
<b>Beamwidth, Horizontal Tolerance, degrees</b>	+0.7	+0.2	+0.4	+0.5	+0.9	+0.6
<b>Beamwidth, Vertical Tolerance, degrees</b>	+0.9	+0.7	+0.5	+0.3	+0.4	+0.2
<b>USLS, beampeak to 20° above beampeak, dB</b>	16	16	12	15	15	16
<b>Front-to-Back Total Power at 180° ± 30°, dB</b>	30	31	37	36	37	36
<b>CPR at Boresight, dB</b>	24	23	19	19	20	17
<b>CPR at Sector, dB</b>	12	10	7	8	8	8

#### Mechanical Specifications

<b>Effective Projective Area (EPA), frontal</b>	0.59 m²   6.351 ft²
<b>Effective Projective Area (EPA), lateral</b>	0.18 m²   1.938 ft²
<b>Wind Loading @ Velocity, frontal</b>	629.0 N @ 150 km/h (141.4 lbf @ 150 km/h)
<b>Wind Loading @ Velocity, lateral</b>	191.0 N @ 150 km/h (42.9 lbf @ 150 km/h)
<b>Wind Loading @ Velocity, maximum</b>	755.0 N @ 150 km/h (169.7 lbf @ 150 km/h)
<b>Wind Loading @ Velocity, rear</b>	435.0 N @ 150 km/h (97.5 lbf @ 150 km/h)
<b>Wind Speed, maximum</b>	241 km/h   149.75 mph

#### Packaging and Weights

<b>Width, packed</b>	565 mm   22.244 in
<b>Depth, packed</b>	309 mm   12.165 in
<b>Length, packed</b>	2035 mm   80.118 in
<b>Weight, gross</b>	44.3 kg   97.665 lb

**ANTENNA SPECIFICATIONS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: WJ047  
 RACINE, WISCONSIN 53402

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

<b>CHECKED BY</b>	APK
<b>PLOT DATE</b>	4/1/2024
<b>PROJECT NUMBER</b>	34044
<b>SET TYPE</b>	DRAFT
<b>SHEET NUMBER</b>	<b>AT&amp;T T-001</b>

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T T-002</b>

# Base OVP, Distribution and Fiber cabinet **DC50-48-60-96-50F**



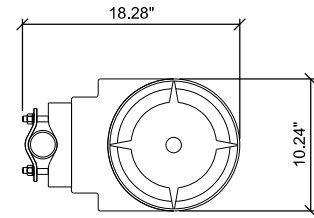
**ATT Item Number: CEQ.54898**

- **DC50-48-60-96-50F** Base OVP Cabinet with the following features
- Power compartment:
  - Strikesorb OVP Protection on each Supply to Return and Return to Ground mode.
  - New **Strikesorb 25-V1-FV-SQ** Module used to save space
    - Class 1 SPD per IEC 61643-11
    - 7.5 kA 10/350
    - 60kA 8/20
    - **Meets AT&T Spec**
  - Space for (50) AM style breakers with bullet style plugs
  - Up to 400A input per each 25-circuit distribution bank (X2)
  - Large Ground bar for DC trunks
  - (2) 2.5" Conduit fittings for DC Input conductors from WIC/WUC
  - Glands for up to (17) 8AWG, 6AWG, or 4AWG 3-pair DC Trunks
- Fiber compartment:
  - 96 Duplex LC bulkhead with fiber management
  - (2) 2.5" Conduit fittings for fiber input from WIC/WUC
  - (8) Fiber divider head mounting brackets
  - Glands for up to 6 fiber trunks to tower/rooftop

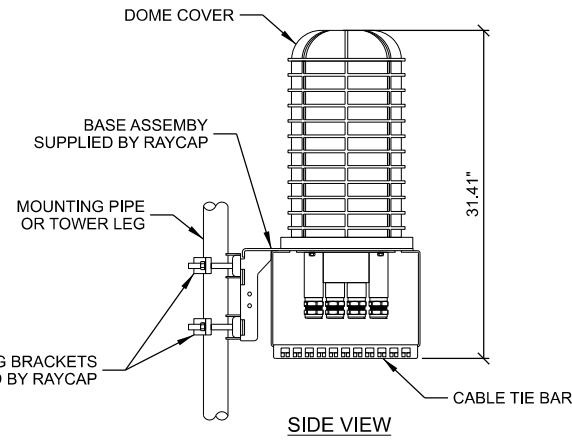
Strikesorb®



**MANUFACTURER:** RAYCAP  
**MODEL:** DC9-48-60-24-8C-EV  
**DIMENSIONS:** 31.41" x 10.24" (H x DIA.)  
**WEIGHT:**  
 16.0 LBS. (WITHOUT MOUNT)  
 26.2 LBS. (WITH MOUNT)  
**WIND LOADING:**  
 150 M.P.H. (SUSTAINED): 105.7 LBS. (470 N)  
 195 M.P.H. (GUST): 213.6 LBS. (950 N)



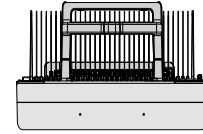
PLAN VIEW



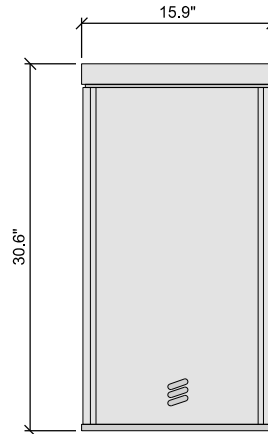
SIDE VIEW

**A DC SURGE PROTECTOR DEVICE (SQUID)**

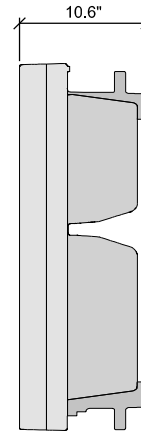
**MANUFACTURER:** ERICSSON  
**MODEL:** AIR6449  
**DIMENSIONS:** 30.6" x 15.9" x 10.6" (H x W x D)  
**WEIGHT:** 82.7 LBS.



PLAN VIEW



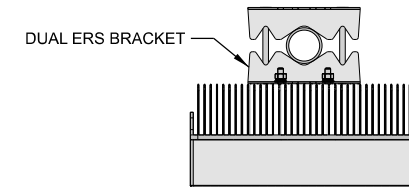
FRONT VIEW



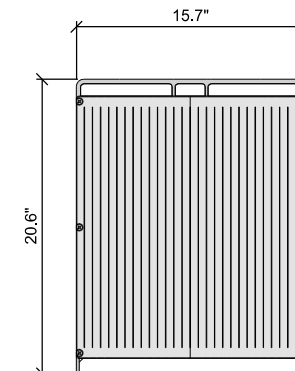
SIDE VIEW

**B ERICSSON AIR6449**

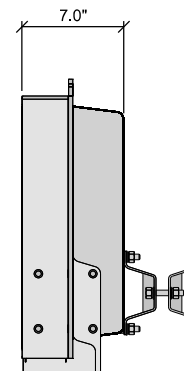
**MANUFACTURER:** ERICSSON  
**MODEL:** RADIO 4490  
**DIMENSIONS:** 20.6" x 15.7" x 7.0" (H x W x D)  
**WEIGHT:** 68.4 LBS



PLAN VIEW



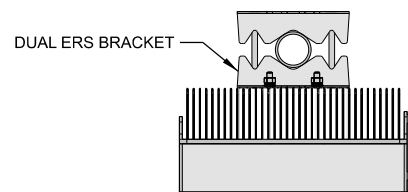
FRONT VIEW



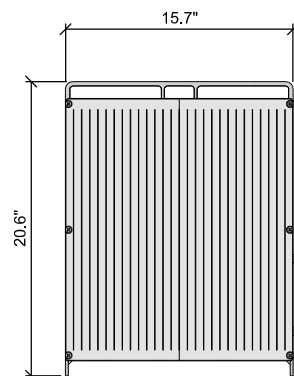
SIDE VIEW

**C ERICSSON RADIO 4490**

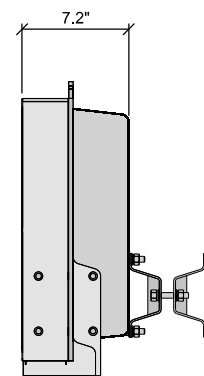
**MANUFACTURER:** ERICSSON  
**MODEL:** RADIO 4890  
**DIMENSIONS:** 20.6" x 15.7" x 7.2" (H x W x D)  
**WEIGHT:** 69.5 LBS



PLAN VIEW



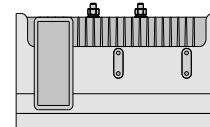
FRONT VIEW



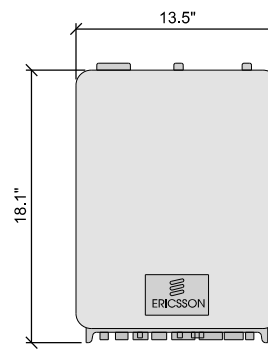
SIDE VIEW

**D ERICSSON RADIO 4890**

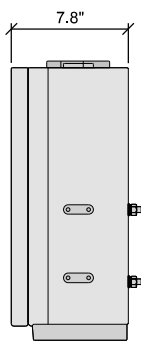
**MANUFACTURER:** ERICSSON  
**MODEL:** RADIO 4478 B14  
**DIMENSIONS:** 18.1" x 13.5" x 7.8" (H x W x D)  
**WEIGHT:** 56.2 LBS



PLAN VIEW



FRONT VIEW



SIDE VIEW

**E ERICSSON RADIO 4478**

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**CONSULTANT:**  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

**CLIENT:**  
**Diamond**  
 Communications LLC  
**at&t**  
 mobility corp.

**EQUIPMENT SPECIFICATIONS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: WJ047  
 RACINE, WISCONSIN 53402

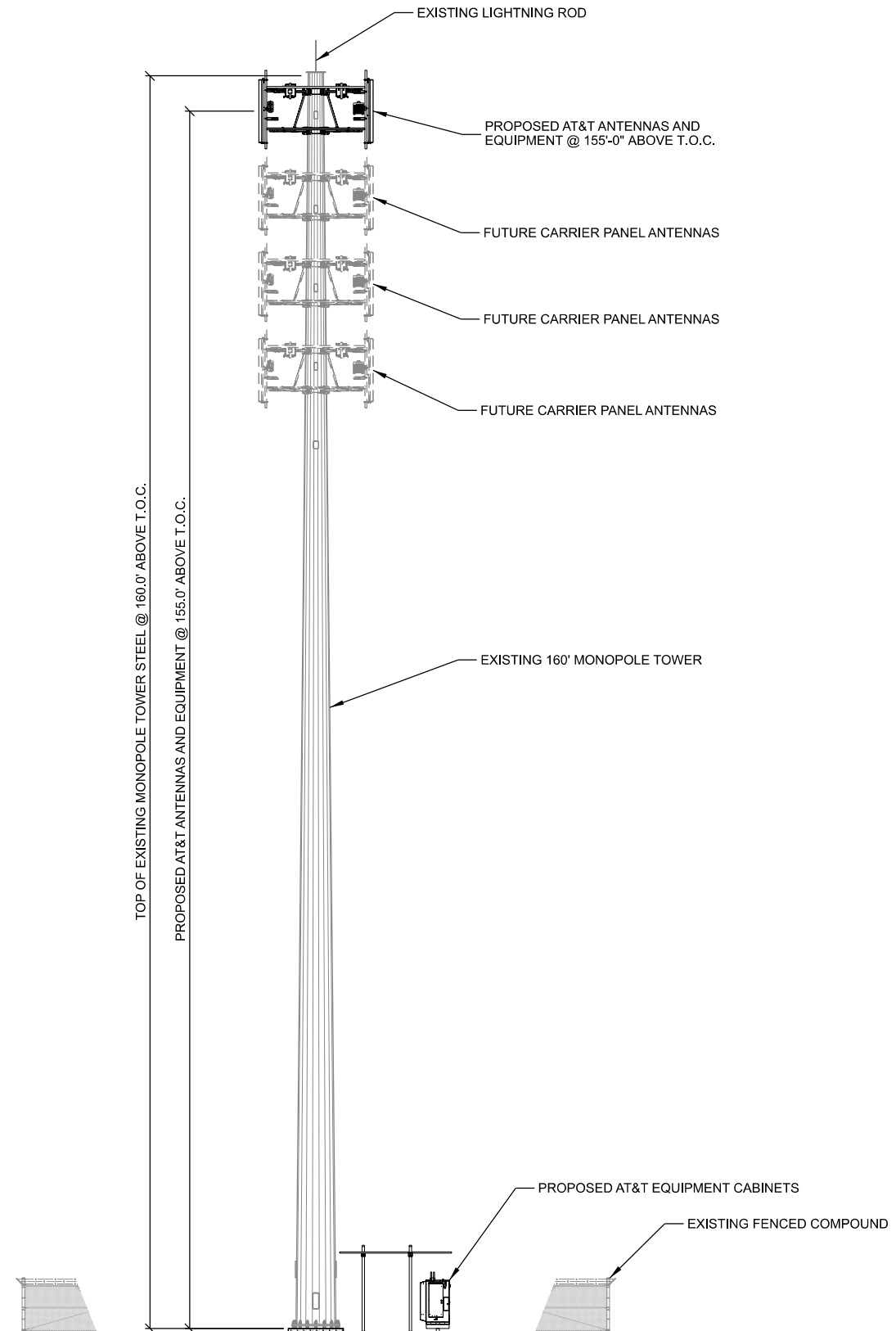
SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T T-003</b>

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**SITE ELEVATION**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402



**A SITE ELEVATION**  
 SCALE: 11" x 17" - 1" = 20'  
 22" x 34" - 1" = 10'

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY: APK

PLOT DATE: 4/1/2024

PROJECT NUMBER: 34044

SET TYPE: DRAFT

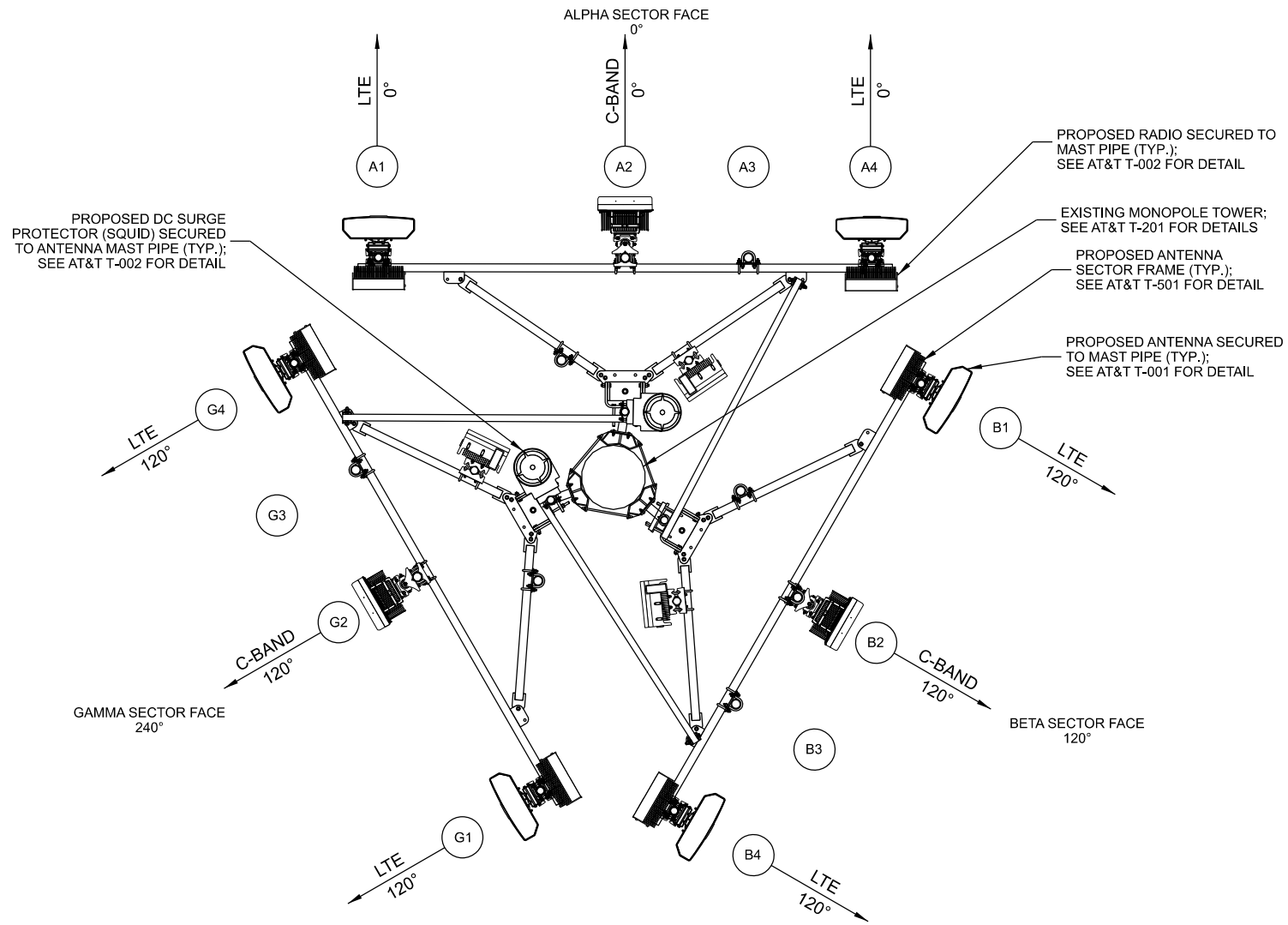
SHEET NUMBER: **AT&T T-201**

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CABLE SCHEDULE		
Quantity	Cable Type	Termination Point
4	# 6 DC TRUNK (0.930")	UPPER SQUID
1	24 PAIR FIBER TRUNK	UPPER SQUID

ANTENNA AND RADIO SCHEDULE							
	Antenna Position	Antenna Model	Technology	Azimuth	Antenna Height	Radio Quantity	Radio Model
ALPHA	A1	NNH4-65B-R6H4	LTE 700	0°	155'	1	ERICSSON RRU4490 B5/B12
			5G 850				
	A2	AIR6449	5G C BAND	0°	155'	-	-
	A3	-	-	-	-	-	-
BETA	A4	NNH4-65B-R6H4	LTE 700	0°	155'	2	ERICSSON RRU4890 B25/B66 ERICSSON RRU4478 B14
			LTE 1900/5G 1900 LTE AWS/5G AWS				
	B1	NNH4-65B-R6H4	LTE 700	120°	155'	1	ERICSSON RRU4490 B5/B12
	B2	AIR6449	5G C BAND	120°	155'	-	-
GAMMA	B3	-	-	-	-	-	-
			-				
	B4	NNH4-65B-R6H4	LTE 700	120°	155'	2	ERICSSON RRU4890 B25/B66 ERICSSON RRU4478 B14
	LTE 1900/5G 1900 LTE AWS/5G AWS						
GAMMA	G1	NNH4-65B-R6H4	LTE 700	240°	155'	1	ERICSSON RRU4490 B5/B12
			5G 850				
	G2	AIR6449	5G C BAND	240°	155'	-	-
	G3	-	-	-	-	-	-
GAMMA	G4	NNH4-65B-R6H4	LTE 700	240°	155'	2	ERICSSON RRU4890 B25/B66 ERICSSON RRU4478 B14
			LTE 1900/5G 1900 LTE AWS/5G AWS				



NOTE:

- ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
- CONTRACTOR TO INSTALL CABLE KEEPERS AS NEEDED ON ANY MOUNTS THAT MAY OBSTRUCT THE TOWER SAFETY CLIMB. THE SAFETY CLIMB CABLE SHALL BE ROUTED IN THE KEEPERS SUCH THAT IT DOES NOT RUB ON THE MOUNTS OR ANY RF CABLES.

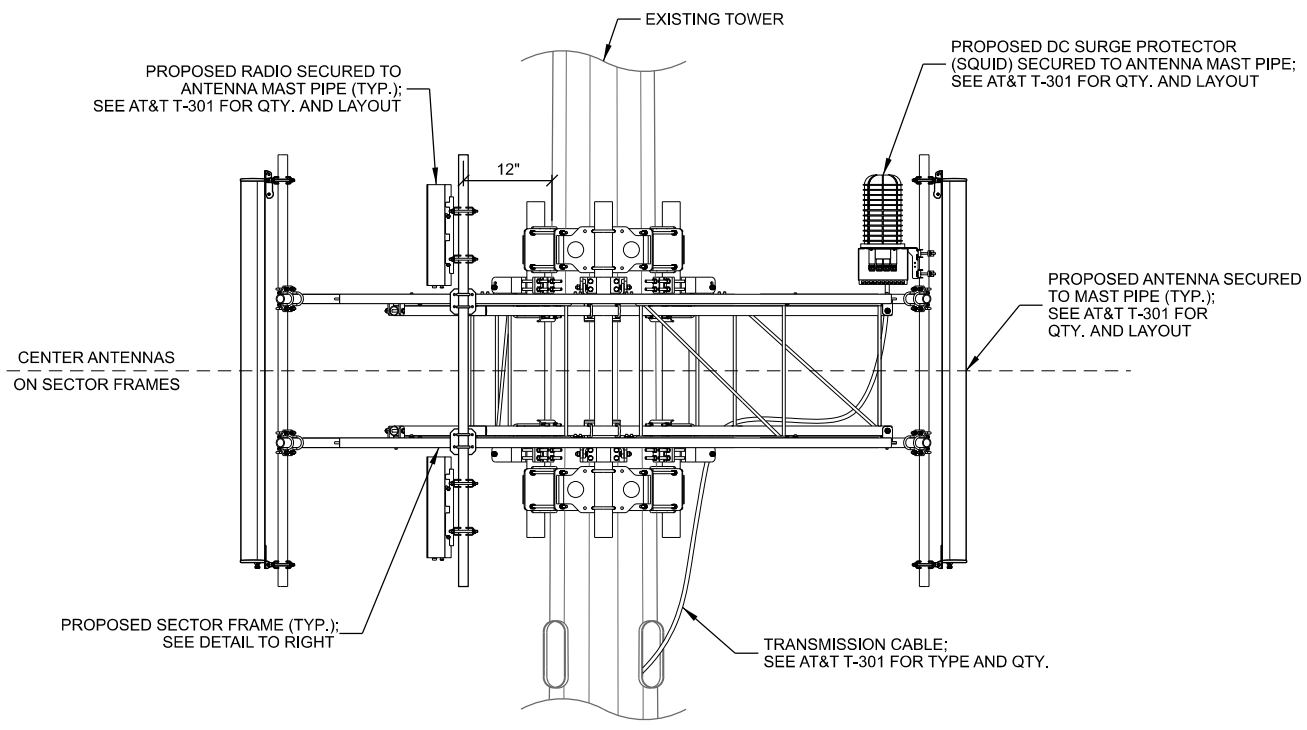
**A ANTENNA AND EQUIPMENT LAYOUT**  
 SCALE: 11" x 17" - 1/4" = 1'-0"  
 22" x 34" - 1/2" = 1'-0"

**ANTENNA AND EQUIPMENT CONFIGURATION**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402

SUBMITTAL:		
INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T T-301</b>

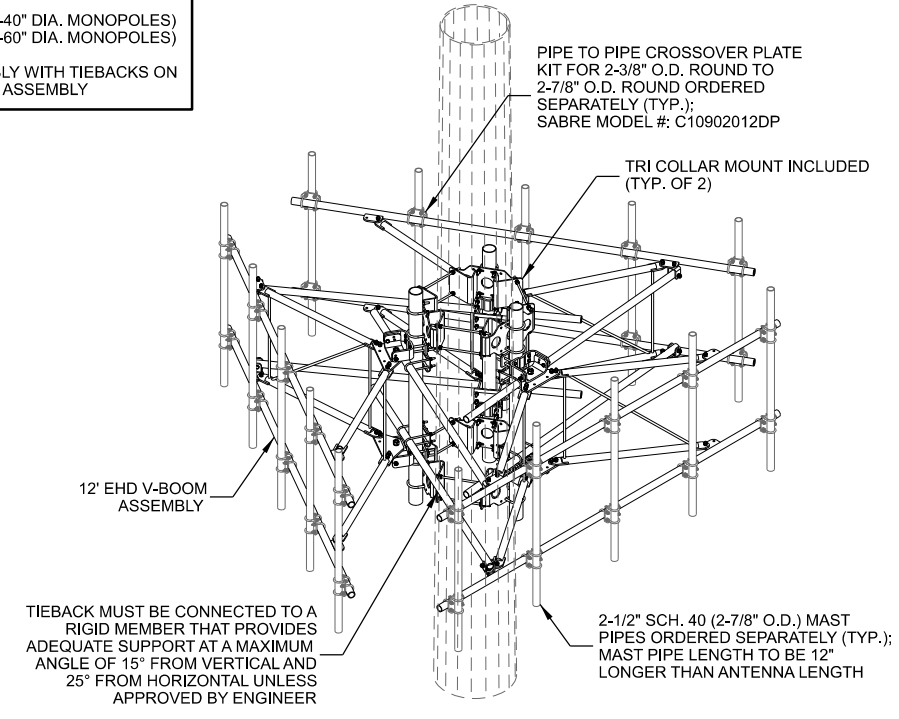
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NOTE:  
 1. ROUTE CABLES ALONG ROUND MEMBERS ON TOWER STANDOFFS OR TRAP BOXES AND SNAP-IN HANGERS; SEE DETAIL BELOW.  
 2. ROUTE POWER AND FIBER CABLES FROM RAYCAP SPD TO REMOTE RADIOS IN 1-1/4" INNERDUCT (TYP. EACH SECTOR); CONTRACTOR TO INSTALL INNERDUCT SO THAT THE ENDS TERMINATE EITHER HORIZONTALLY OR DOWN TO PREVENT WATER INGRESS.

**A ANTENNA & EQUIPMENT MOUNTING**

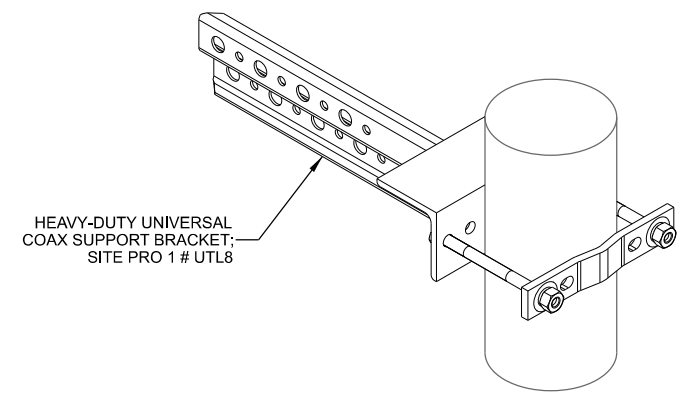
MANUFACTURER: SABRE  
 MODEL: C10-857-803 (10"-40" DIA. MONOPOLES)  
 C10-857-804 (12"-60" DIA. MONOPOLES)  
 12' EHD V-BOOM ASSEMBLY WITH TIEBACKS ON MONOPOLE PIPE MOUNT ASSEMBLY



NOTE:  
 1. CONTRACTOR TO VERIFY POLE DIAMETER AND SUITABILITY OF PROPOSED MOUNT FOR SITUATION. IF AN ALTERNATIVE SOLUTION IS PROPOSED, NOTIFY ENGINEER AND OWNER PRIOR TO PROCEEDING.

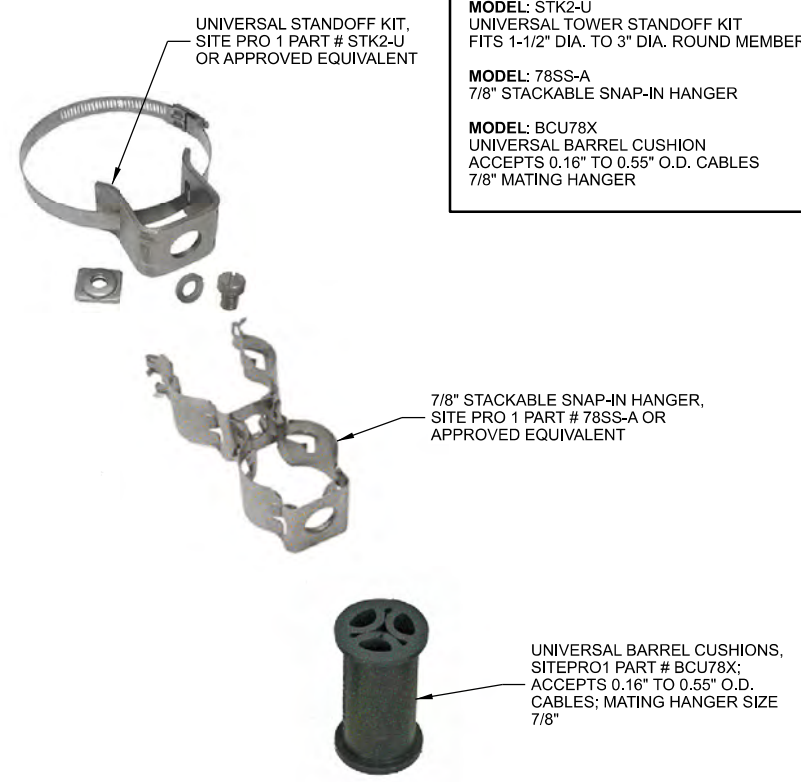
**B MONOPOLE SECTOR FRAME ASSEMBLY**

MANUFACTURER: SITE PRO 1  
 MODEL: UTL8  
 HEAVY-DUTY UNIVERSAL SUPPORT BRACKET  
 MOUNTS TO ROUND MEMBERS (1-1/2" O.D. TO 5-1/2" O.D.)  
 PUNCHED WITH 3/4" DIA. HOLES FOR SNAP-IN HANGERS AND 7/16" DIA. HOLES FOR HARDWARE  
 HOT-DIP GALVANIZED  
 CAN BE BOLTED DIRECTLY TO PIROD KNOCK-DOWN LEGS WITH INCLUDED HARDWARE



**C HEAVY-DUTY UNIVERSAL COAX SUPPORT BRACKET**

MANUFACTURER: SITE PRO 1  
 MODEL: STK2-U  
 UNIVERSAL TOWER STANDOFF KIT FITS 1-1/2" DIA. TO 3" DIA. ROUND MEMBERS  
 MODEL: 78SS-A  
 7/8" STACKABLE SNAP-IN HANGER  
 MODEL: BCU78X  
 UNIVERSAL BARREL CUSHION ACCEPTS 0.16" TO 0.55" O.D. CABLES 7/8" MATING HANGER



**D JUMPER ATTACHMENT**

NOTE:  
 IF AN ALTERNATIVE MOUNT IS PROPOSED, NOTIFY THE ENGINEER OR CONSTRUCTION MANAGER PRIOR TO PROCEEDING.

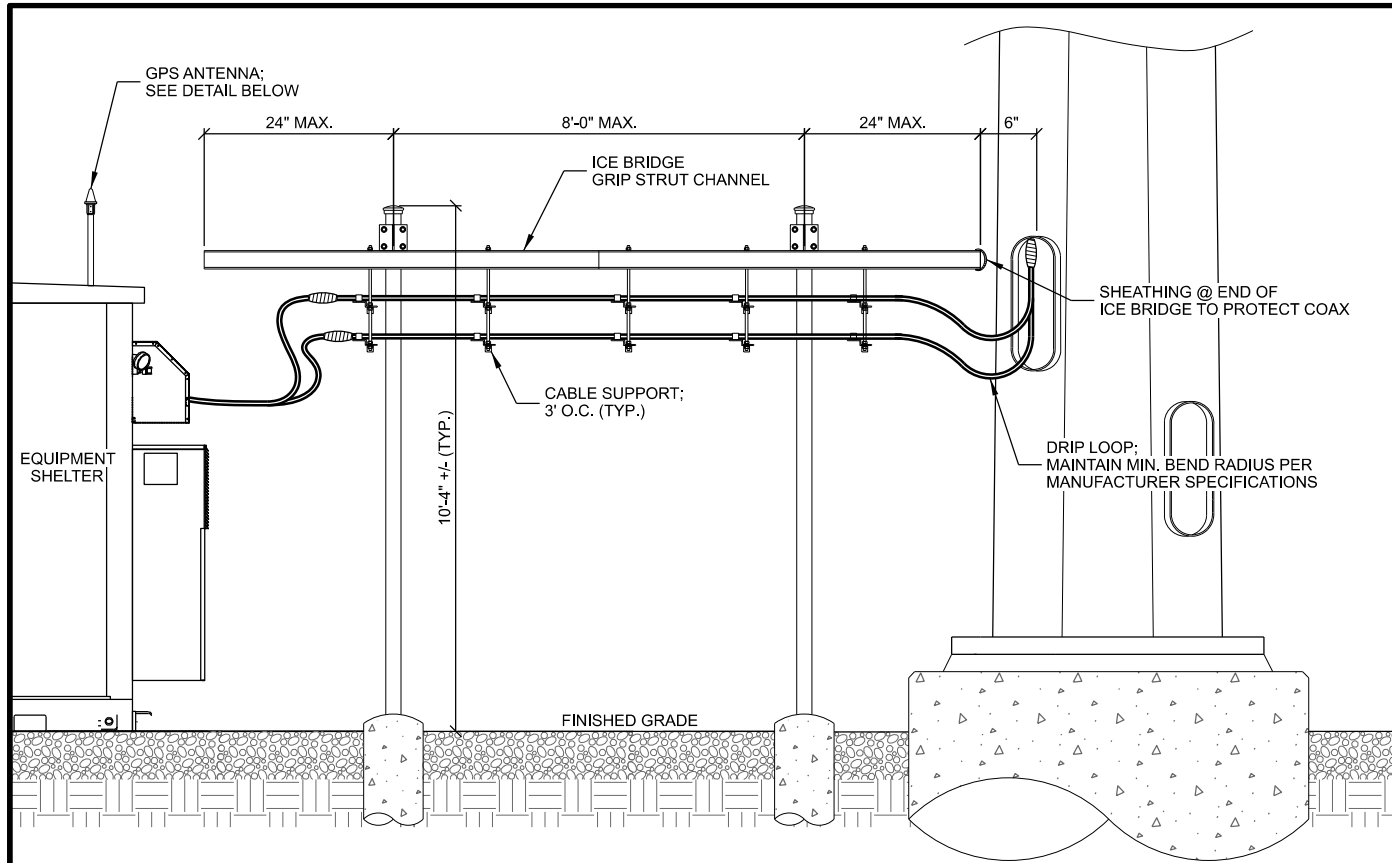
APPROVED AT&T MOUNTS	
MANUFACTURER	MODEL NUMBER
ADVANCED TOWER	HEAVY WLL-3M-NP
BETTER METAL	BVM-M12K-WLL-3
COMMSCOPE	MCG2C-12-B3
CONNECT-IT WIRELESS	3-PVFM12-3-B-M1045
KENWOOD TELECOM	T1672KT12-3SM
NEWAVE	M30-ATV-312-3
ROHN PRODUCTS	(1) RUGGED15P & (1) RPC1218
SABRE	C10-857-803
VALMONT	VFA10-HD3L5NP

SUBMITTAL:		
INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

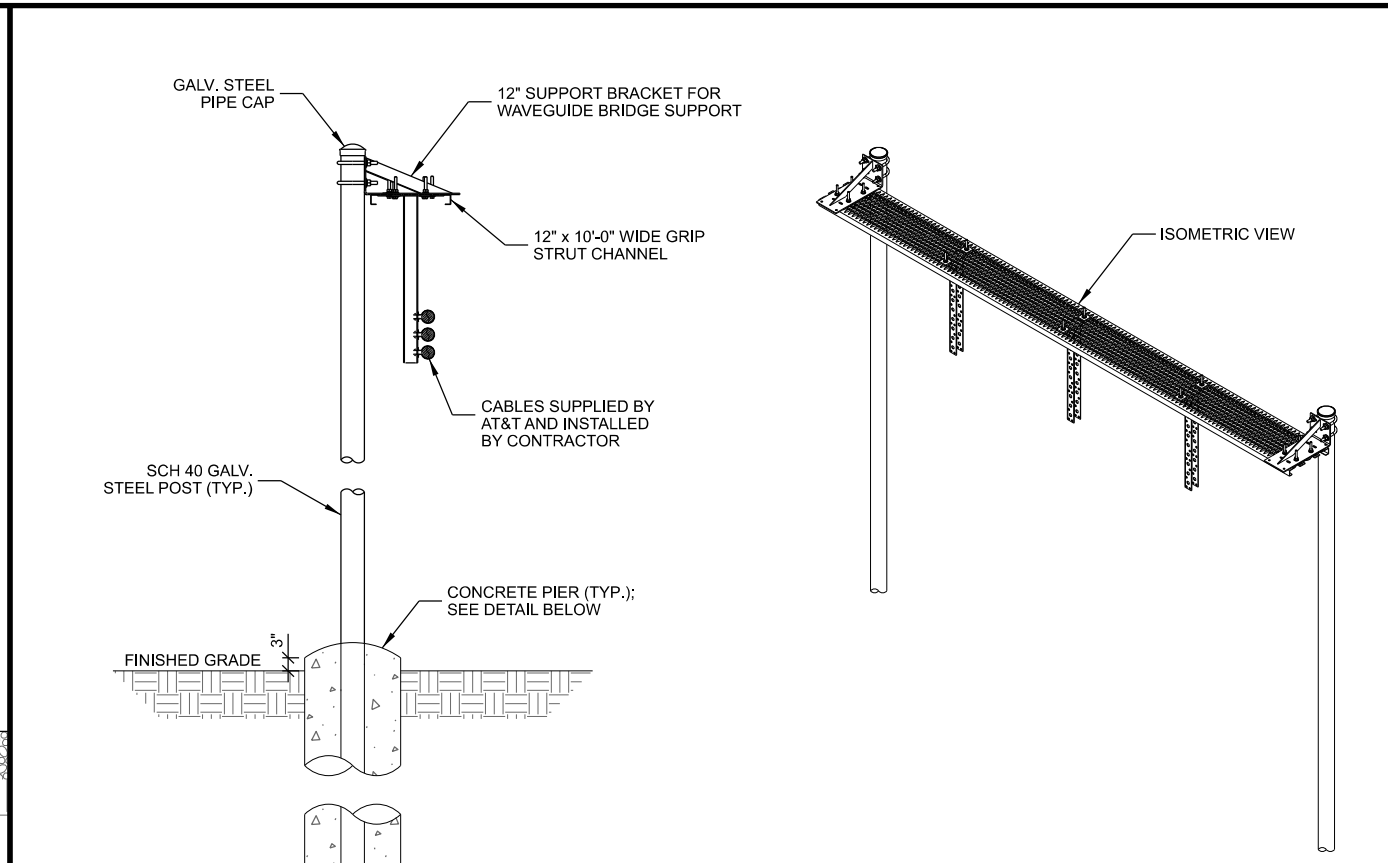
CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T T-501</b>

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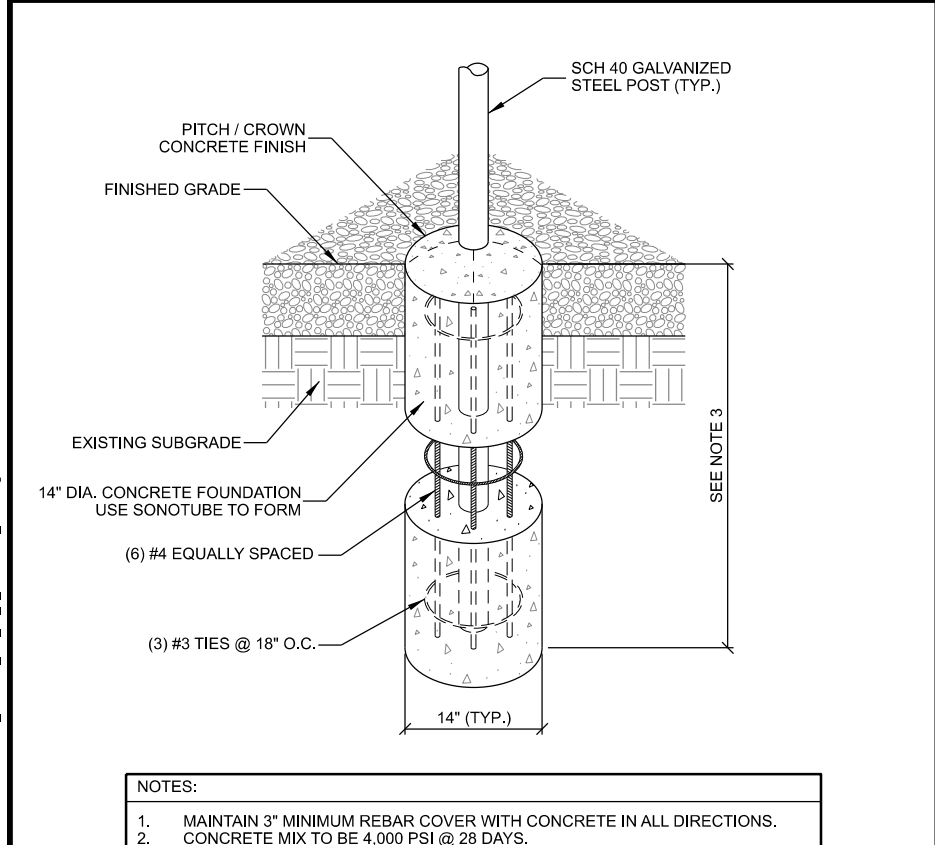




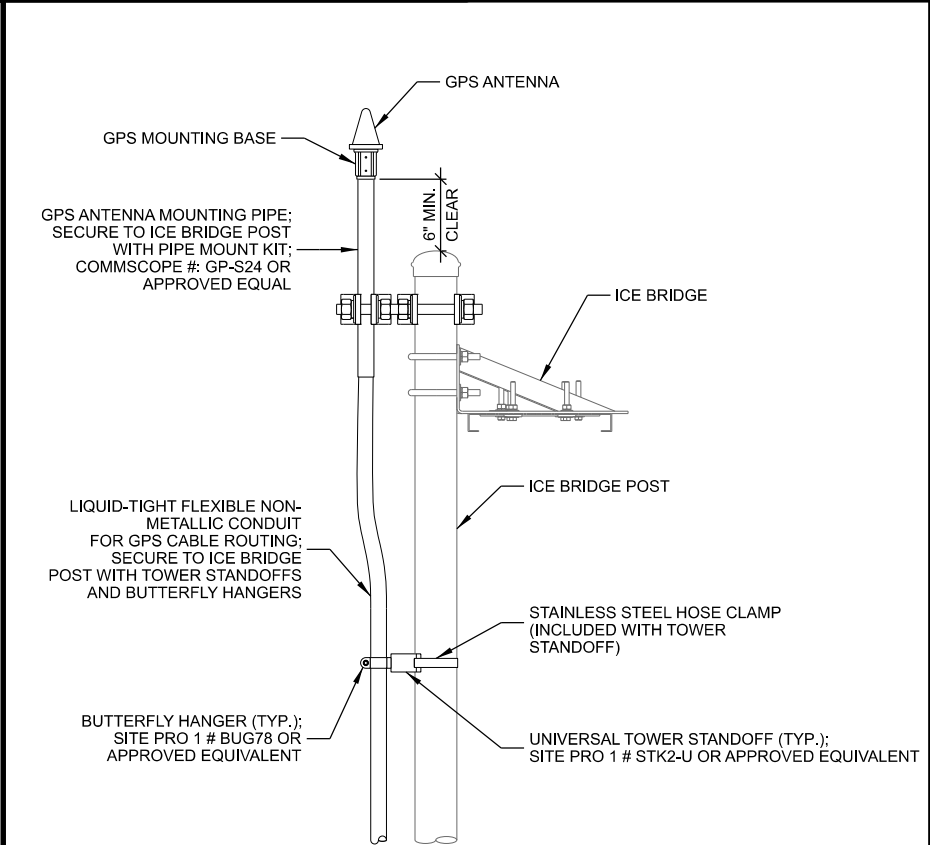
**A ICE BRIDGE INSTALLATION**



**B TYP. ICE BRIDGE**



**C PIER FOUNDATION**



**D GPS ANTENNA MOUNTING**

- ICE BRIDGE NOTES : (THIS SHEET)**
- FOR COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 8' FOR A 10' SECTION.
  - SPLICES IN SECTIONS OF BRIDGE CHANNEL SHALL BE INSTALLED AT SUPPORTS, WHERE POSSIBLE, OR AT MOST 2' FROM A SUPPORT.
  - FREE ENDS OF ICE BRIDGE CHANNELS SHALL NOT EXCEED A CANTILEVER DISTANCE OF 2' FROM A SUPPORT.
  - CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH COLD GALVANIZING SPRAY.
  - DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH MANUFACTURER'S AND ENGINEER'S APPROVAL.
  - DEVIATIONS FROM ICE BRIDGE FOUNDATIONS SHOWN ON SITE SPECIFIC DRAWINGS OR STANDARD DETAILS REQUIRE ENGINEERING APPROVAL.

CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:

**ICE BRIDGE DETAILS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402

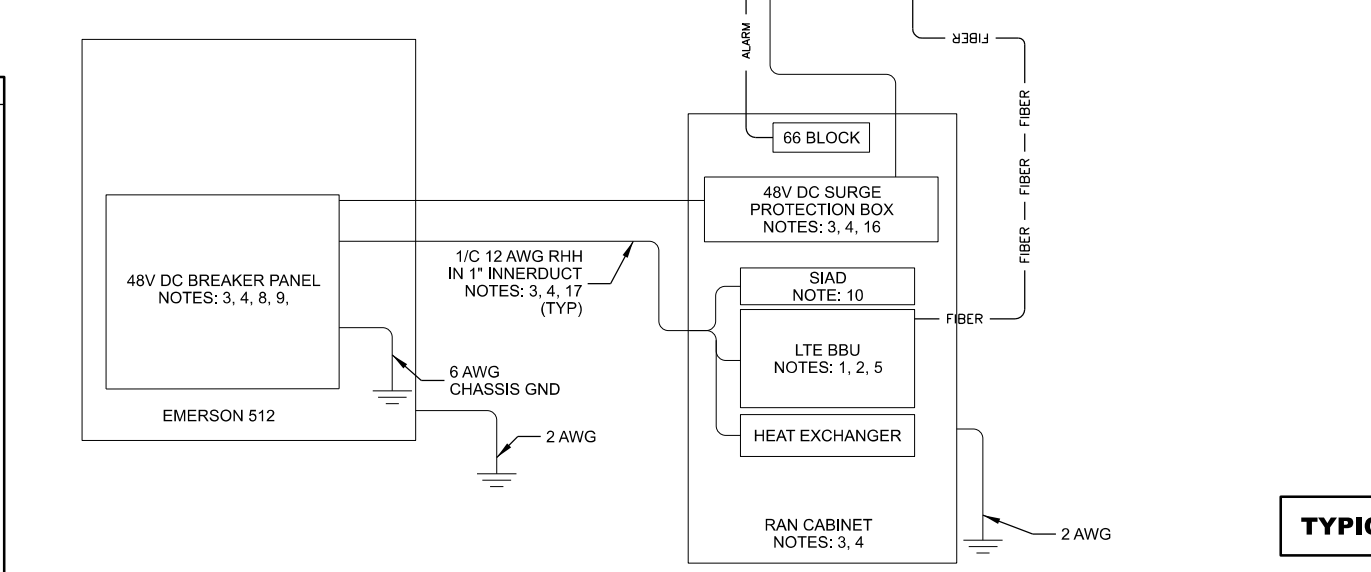
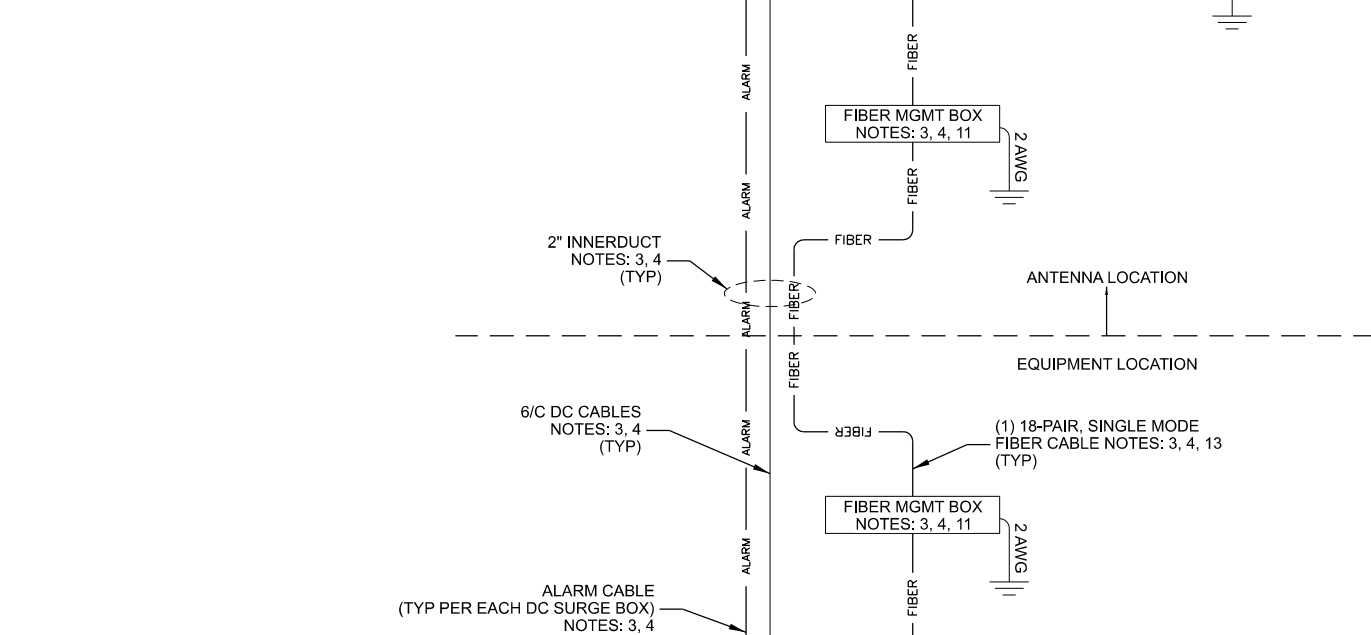
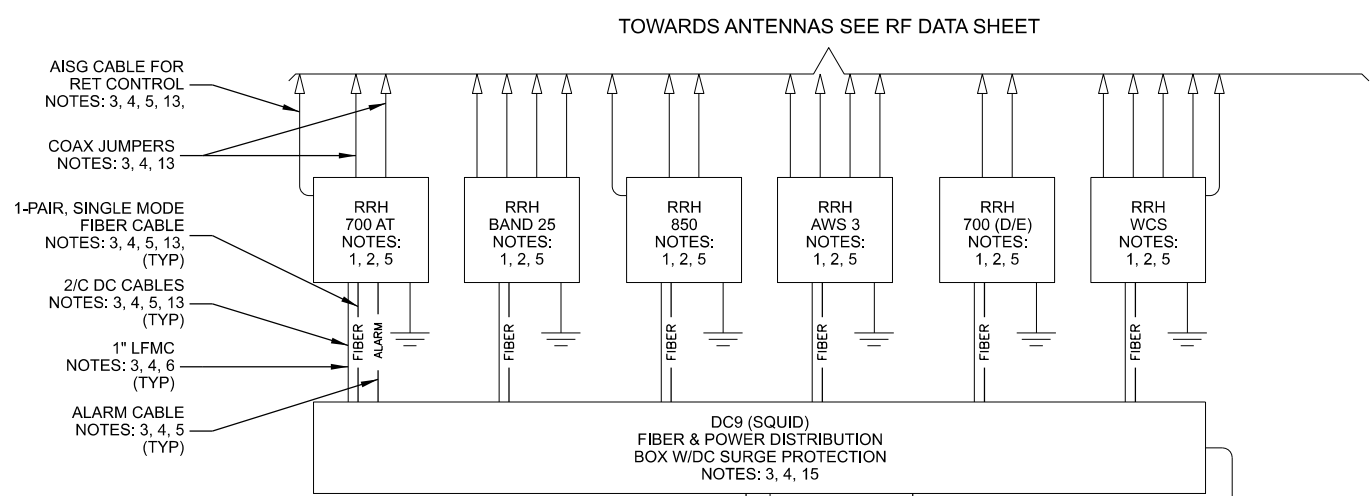
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TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T T-502</b>

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**DC/FIBER SYSTEM DIAGRAM**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402



**TYPICAL PER SECTOR**

**A DC/FIBER SYSTEM DIAGRAM**

NOTES:  
 DC/FIBER SYSTEM DIAGRAM  
 SUPPLIED BY OTHERS AND  
 INCLUDED FOR CONVENIENCE

- NOTES:
- FURNISHED BY OEM/AT&T.
  - INSTALLED BY OEM OR AS SCOPED BY MARKET.
  - FURNISHED BY OTHERS
  - INSTALLED BY OTHERS
  - FINAL CONNECTION BY OEM OR AS SCOPED BY MARKET.
  - OPEN END OF LFMC TO BE LEFT WEATHERPROOFED UNTIL TERMINATED.
  - DELETED.
  - BREAKERS SPECIFIED SOLD SEPARATELY.
  - BREAKERS TO BE TAGGED AND LOCKED OUT.
  - SIAD IS FURNISHED AND INSTALLED BY OTHERS AND INCLUDES POWER CONNECTIONS AND FIBER TO THE UNIT OR AS SCOPED BY MARKET. INSTALL 10 AWG CHASSIS GROUND, PROVIDE (2) 10A BREAKERS FROM A 24V DC POWER SOURCE OR (2) 5A BREAKERS FROM A 48V DC POWER SOURCE AND CONNECT USING MFR POWER CABLE WITH SPECIAL CONNECTOR.
  - FIBER MANAGEMENT BOX IS J-SOURCE MODEL 12126FM4SEC.
  - LEC TO FURNISH AND INSTALL NETWORK INTERFACE DEVICE.
  - LEAVE COILED AND PROTECTED UNTIL TERMINATED.
  - DELETED
  - FIBER AND POWER DISTRIBUTION BOX 4/48V SURGE SHALL BE RAYCAP MODEL DC6-48-60-18-8F.
  - POWER DISTRIBUTION W/DC SURGE PROTECTION BOX SHALL BE RAYCAP MODEL DC6-48-60-0-18.
  - SINGLE-CONDUCTOR DC POWER CABLES SHALL BE TELCOFLEX OR KS24194, COPPER, UL LISTED RHH NON-HALOGEN, LOW SMOKE WITH BRAIDED COVER, TYPE TC (1/0 AND LARGER), UNLESS OTHERWISE NOTED, STRANDING SHALL BE CLASS B (TYPE III) FOR CABLES SIZES 14, 12 & 10 AWG AND CLASS 1 (TYPE IV) FOR SIZES 8 AWG AND LARGER. CABLES SHALL BE COLOR CODED RED FOR +24V, BLUE FOR -48V AND GRAY FOR 24V AND 48V RETURN CONDUCTORS.
  - MULTI-CONDUCTOR DC POWER CABLES SHALL COPPER, CLASS B STRANDED WITH FLAME RETARDANT PVC JACKET, TYPE TC, UL LISTED FOR 90°C DRY/ 75°C WET INSTALLATION.
  - 10A FUSE FOR HEAT EXCHANGER FURNISHED AND INSTALLED BY OTHERS.
  - DELETED
  - GROUNDING WIRES SHALL BE COPPER, GREEN THHN/THWN UL LISTED FOR 90°C DRY/75°C WET INSTALLATION. MINIMUM SIZE IS 6 AWG UNLESS NOTED OTHERWISE.
  - RET CONTROL FROM THE RRH IS AN OPTIONAL METHOD OF CONNECTION. REFER TO RF DATA SHEET FOR APPLICABILITY.
  - DELETED.
  - FIBER AND POWER DISTRIBUTION BOX 4/48V SURGE SHALL BE RAYCAP MODEL DC6-48-60-0-1E.
  - FIBER MANAGEMENT BOX IS COMMSCOPE MODEL FB 18188.
  - FIBER AND POWER DISTRIBUTION BOX 4/48V SURGE SHALL BE RAYCAP MODEL DC12-48-60-0-25E.

SUBMITTAL:

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TJT	04/01/24	REV. E

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PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T T-503</b>

**GROUNDING NOTES:**

- GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
- ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
- GROUNDING CONNECTIONS TO GROUND RODS, GROUND RING WIRE, TOWER BASE AND FENCE POSTS SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL. WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
- GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL. AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
- GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
- ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
- INSTALL #2 AWG GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 BARE TINNED COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
- REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
- THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITION ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"X10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 BARE TINNED COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
- IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45°.
- EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
- CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE AT&T CONSTRUCTION MANAGER.
- ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 BARE TINNED COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
- PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE INC.), PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR EQUAL.
- ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY AN AT&T REPRESENTATIVE, AND RECORDED ON THE "GROUND RESISTANCE TEST" FORM.
- WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN 3/4" PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL.
- PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDIZATION PAINT.
- ANY SITE WHERE THE EQUIPMENT (BTS, CABLE BRIDGE, PPC, GENERATOR, ETC.) IS LOCATED WITHIN 6 FEET OF METAL FENCING, THE GROUND RING SHALL BE BONDED TO THE NEAREST FENCE POST USING (3) RUNS OF #2 BARE TINNED COPPER WIRE.

**CABLE COLOR CODING NOTES:**

- SECTOR ORIENTATION/AZIMUTH WILL VARY FROM REGION AND IS SITE SPECIFIC. REFER TO RF REPORT FOR EACH SITE TO DETERMINE THE ANTENNA LOCATION AND FUNCTION OF EACH TOWER SECTOR FACE.
- THE ANTENNA SYSTEM CABLES SHALL BE LABELED WITH VINYL TAPE EXCEPT IN LOCATIONS WHERE ENVIRONMENTAL CONDITIONS CAUSE PHYSICAL DAMAGE, THEN PHYSICAL TAGS ARE PREFERRED.
- THE STANDARD IS BASED ON EIGHT COLORED TAPES - RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE & VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR SUBCONTRACTOR ON SITE.
- USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLES BY SECTOR AND NUMBER AS SHOWN ON "CABLE MARKING COLOR CONVENTION TABLE".
- WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN GSM/3G AND IS-136 TDMA IS ENCOUNTERED, THE SUBCONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING AND TAGGING STANDARD THAT IS OUTLINED IN THE CURRENT VERSION OF ND-00027. IN THE ABSENCE OF AN EXISTING COLOR CODING TAGGING SCHEME, OR WHEN INSTALLING PROPOSED COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
- ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE A MINIMUM OR (3) WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
- ALL COLOR BANDS INSTALLED AT THE TOP OF TOWER SHALL BE A MINIMUM OF 3" WIDE AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE IN BETWEEN EACH COLOR.
- ALL COLOR CODES SHALL BE INSTALLED AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE TO SIDE.
- IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE GSM TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

**CABLE MARKING TAGS:**

WHEN USING THE ALTERNATIVE LABELING METHOD, EACH RF CABLE SHALL BE IDENTIFIED WITH A METAL ID TAG MADE OF STAINLESS STEEL OR BRASS. THE TAG SHALL BE 1-1/2" IN DIAMETER WITH 1/4" STAMPED LETTERS AND NUMBERS INDICATING THE SECTOR, ANTENNA POSITION AND CABLE NUMBER. ID MARKING LOCATIONS SHOULD BE AS PER "CABLE MARKING LOCATIONS TABLE". THE TAG SHOULD BE ATTACHED WITH CORROSION PROOF WIRE AROUND THE CABLE AT THE SAME LOCATION AS DEFINED ABOVE. THE TAG SHOULD BE LABELED AS SHOWN ON THE "GSM AND UMTS LINE TAG" DETAIL.

CABLE MARKING LOCATIONS TABLE	
①	EACH JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
②	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS AT THE TOP JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS PRIOR TO ENTERING THE BTS OR SHELTER.
③	CABLE ENTRY PORT ON THE INTERIOR OF SHELTER.
④	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
⑤	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

**ELECTRICAL NOTES**

- SUBMITTAL OF BID INDICATES THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- VERIFY HEIGHTS WITH PROJECT MANAGER PRIOR TO INSTALLATION.
- THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
- CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS ENERGIZED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.

**ELECTRICAL NOTES (CONTINUED)**

- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
- ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIAL AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- PROPERLY SEAL ALL PENETRATIONS. PROVIDE UL LISTED FIRE-STOPS WHERE PENETRATIONS ARE MADE THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SILICONE SEALANT.
- DELIVER ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
- ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG., UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THHW, RATED IN ACCORDANCE WITH NEC 110-14(C).
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECTED.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE; ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
- CONDUIT:
  - RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
  - ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
  - LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT & RECTIFIERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL-SIZE GROUND CONDUCTOR.
  - CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILINGS OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
  - PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS. PROVIDE UV-RESISTANT CONDUIT WHERE EXPOSED TO THE ATMOSPHERE. PROVIDE GROUND CONDUCTOR IN ALL PVC RUNS; EXCEPT WHERE PERMITTED BY CODE TO OMIT.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS; EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
- CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
- COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE CONTRACTOR.
- VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS & CIRCUITS NOT SCHEDULED FOR REMOVAL.
- RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.

CONSULTANT:  
  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:  
  


**GROUNDING AND ELECTRICAL SPECIFICATIONS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
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CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T E-001</b>

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**KEYNOTES: (THIS SHEET)**

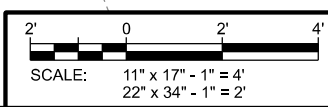
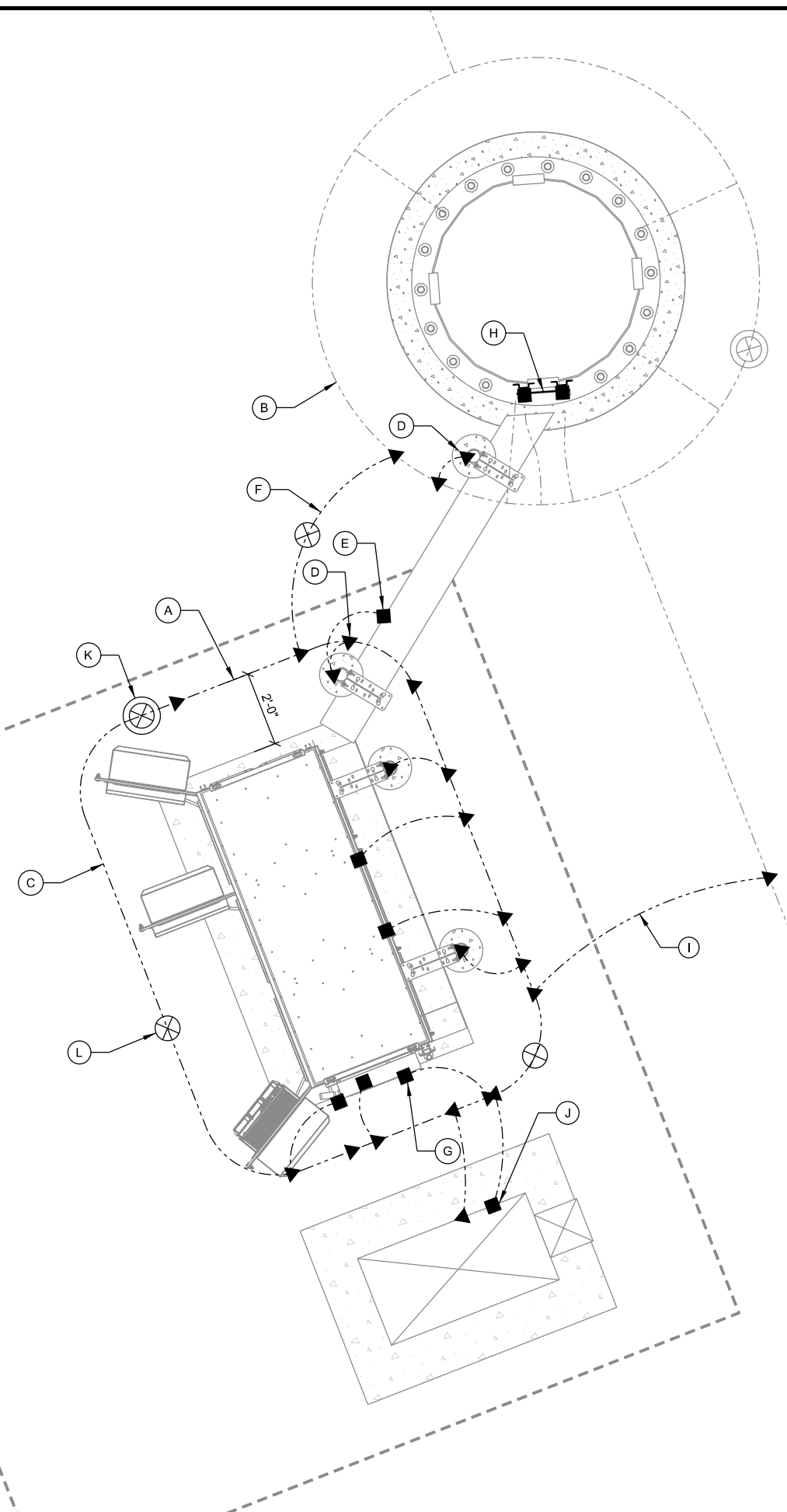
- (A) MAINTAIN 2-FOOT CLEARANCE FROM ALL STRUCTURES
- (B) TOWER GROUND RING; HAND DIG TO VERIFY EXACT LOCATION
- (C) EQUIPMENT SHELTER GROUND RING #2 SOLID BARE TINNED COPPER; SEE AT&T E-502 FOR DETAILS
- (D) ICE BRIDGE POST GROUND (TYP.); SEE AT&T E-501 FOR DETAILS
- (E) ICE BRIDGE SECTION GROUNDS; SEE AT&T E-501 FOR DETAILS
- (F) BOND EQUIPMENT GROUND RING TO THE TOWER GROUND RING WITH EXOTHERMIC CONNECTION (TYP.)
- (G) LOAD CENTER GROUND LEAD TO EQUIPMENT PLATFORM GROUND RING; SEE AT&T E-501 FOR DETAILS
- (H) LOWER TOWER GROUND BAR; SEE AT&T E-501 FOR DETAILS
- (I) EQUIPMENT GROUND RING TO FENCED COMPOUND GROUND RING; SEE AT&T E-501 FOR DETAILS
- (J) GENERATOR GROUND LEAD TO EQUIPMENT PLATFORM GROUND RING; SEE AT&T E-501 FOR DETAILS
- (K) GROUND INSPECTION WELL
- (L) GROUND RODS

**GROUNDING LEGEND: (THIS SHEET)**

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD
- ⊗ GROUND INSPECTION WELL
- ⊗ COPPER CLAD GROUND ROD, (5/8" DIA. x 8' LONG) SPACE @ 10' O.C. MAX.
- ⊗ COPPER PLATE, (18" x 18" x .032" THK) SPACE @ 10' O.C. MAX.

**NOTES: (THIS SHEET)**

1. ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT NEC AND NFPA 780 CODE.
2. THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED PRIOR TO BACK FILLING WITH RESULTS APPROVED BY THE CARRIER. THE SYSTEM SHALL PROVIDE 5 OHM OR LESS RESISTANCE UPON COMPLETION.
3. HIGH COMPRESSION TYPE CONNECTORS SHALL BE USED FOR SECONDARY GROUNDING CONDUCTOR TO MAIN GROUNDING CONDUCTOR CONNECTIONS. AFTER INSPECTION CONNECTIONS SHALL BE WRAPPED WITH ELECTRICAL VINYL TAPE.
4. ALL MECHANICAL CONNECTIONS SHALL INCLUDE ANTI-OXIDANT COMPOUND BETWEEN LUG & CONNECTION POINT. SCRAPE PAINT FROM OBJECT BEING CONNECTED TO. TOUCH UP PAINT ANY EXPOSED METAL AFTER CONNECTION IS INSTALLED.
5. GROUNDING CONDUCTORS SHALL MAINTAIN, TO THE EXTENT PRACTICAL, A HORIZONTAL OR DOWNWARD DIRECTION FREE FROM UP AND DOWN POCKETS. THE RADIUS OF BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL NOT BE SHARPER (LESS) THAN 90°.
6. THE MAXIMUM HORIZONTAL AND VERTICAL SPACING BETWEEN GROUNDING CONDUCTOR (NOT IN CONDUIT) SUPPORTS SHALL NOT EXCEED 4 FT.
7. IF A GROUNDING CONDUCTOR IS INSTALLED IN FERROUS METAL CONDUITS, THE CONDUCTOR SHALL BE BONDED TO THE TOP AND BOTTOM OF THE CONDUIT.
8. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE ON BOTH ENDS.
9. ALL ABOVE GRADE EXOTHERMIC CONNECTIONS (TO GALVANIZED ITEMS) SHALL BE SPRAYED WITH COLD GALVANIZING COMPOUND TO PREVENT CORROSION.
10. GROUND RINGS & TOP OF RODS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE.
11. INSTALL 18" x 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE. REFER TO GEOTECH REPORT FOR SOIL CONDITIONS.



CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:

**GROUNDING PLAN**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402

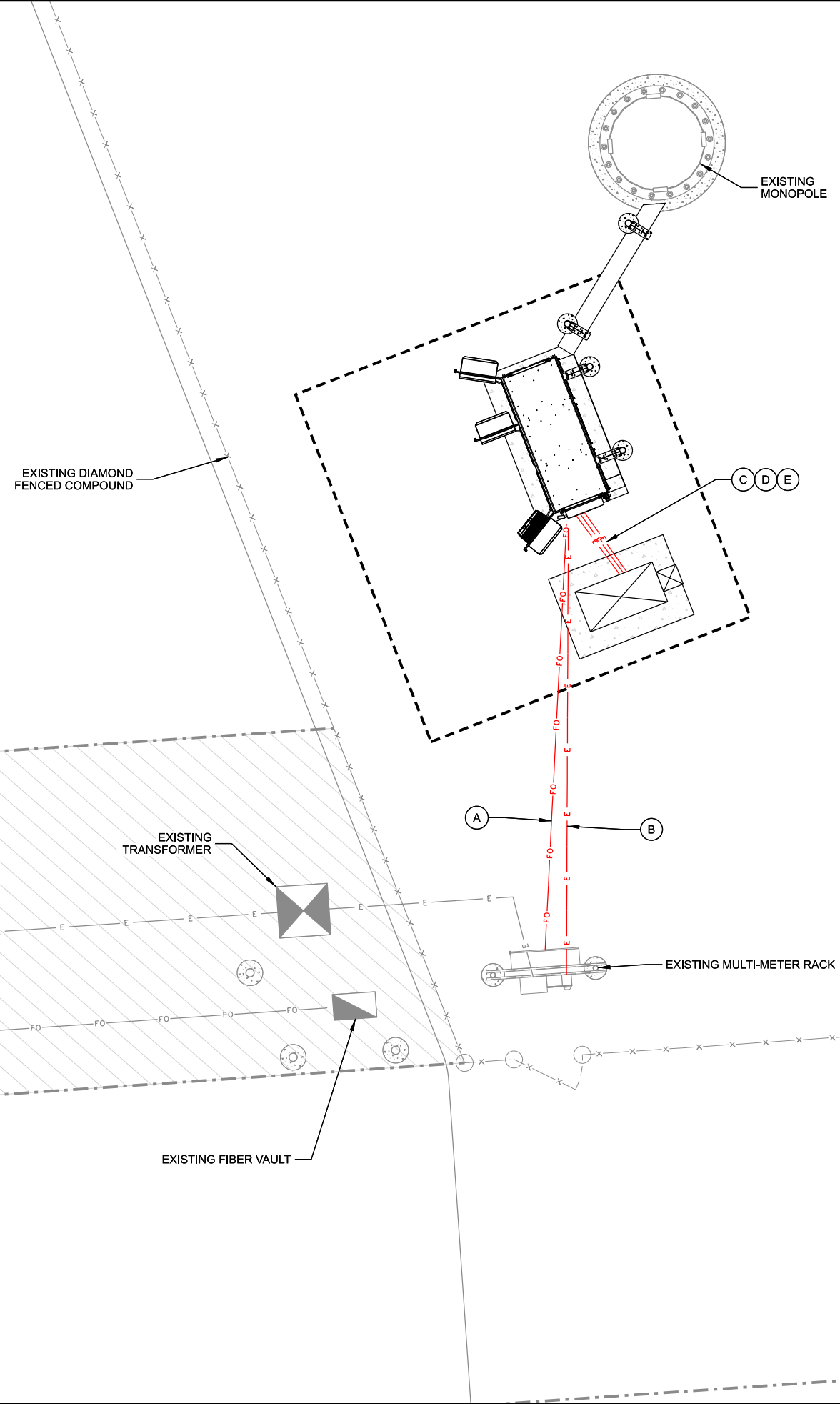
SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T E-101</b>

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**UTILITY PLAN**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402



**UTILITY INFORMATION**

ELECTRIC SERVICE PROVIDER  
 TO BE DETERMINED  
 CONTACT: TBD  
 PHONE: TBD

FIBER SERVICE PROVIDER  
 TO BE DETERMINED  
 CONTACT: TBD  
 PHONE: TBD

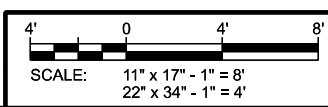
**KEYNOTES: (THIS SHEET)**

- (A) 4" UNDERGROUND PVC CONDUIT FROM HOFFMAN BOX TO WALK UP CABINET (WUC)
- (B) 3" UNDERGROUND PVC CONDUIT WITH (3) #3/0 AND (1) #6 GROUND FROM METER TO AC LOAD CENTER
- (C) 3" UNDERGROUND PVC CONDUIT FROM AC LOAD CENTER TO GENERATOR FOR LOAD LEADS
- (D) 1" UNDERGROUND PVC CONDUIT FROM AC LOAD CENTER TO GENERATOR FOR UTILITY POWER
- (E) 1" UNDERGROUND PVC CONDUIT FROM AC LOAD CENTER TO GENERATOR FOR LOW VOLTAGE CONTROL
- (F) NATURAL GAS INSTALLED UNDERGROUND PER CODE BY NATURAL GAS PROVIDER
- (G) NATURAL GAS METER INSTALLED BY NATURAL GAS PROVIDER
- (H) UNDERGROUND NATURAL GAS CONDUIT FROM NATURAL GAS METER TO GENERATOR; INSTALL UNDERGROUND CONDUIT PER CODE

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T E-102</b>



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**KEYNOTES: (THIS SHEET)**

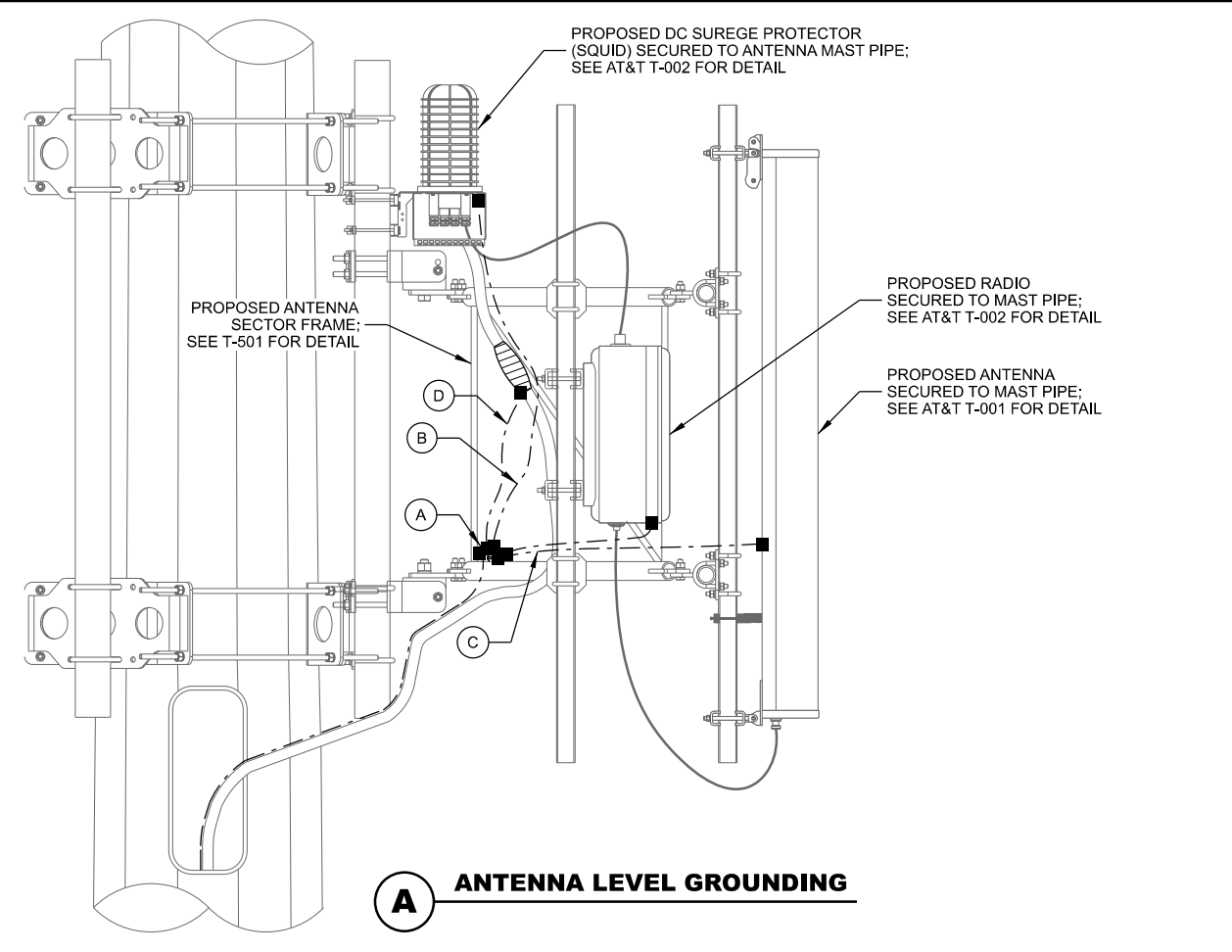
- (A) SECTOR GROUND BAR FOR CONNECTION OF MULTIPLE GROUND KITS AT ONE LEVEL (TYP. PER SECTOR)
- (B) ANCIALLYRY EQUIPMENT GROUND KIT #2 AWG SOLID TINNED COPPER LEAD TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (C) ANTENNA GROUND #2 AWG SOLID TINNED COPPER LEAD TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (D) CABLE GROUND #2 AWG SOLID TINNED COPPER LEAD TO GROUND BAR WITH 2 HOLE LONG BARREL LUG (TYP.)
- (E) MASTER GROUND BAR (MGB) MOUNTED VERTICALLY TO FIRST ICE BRIDGE POST ON INSULATORS
- (F) MGB GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE FROM MGB TO EQUIPMENT PAD GROUND RING (TYP. OF 2)
- (G) WALK UP CABINET (WUC) GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING (TYP. OF 2)
- (H) AC LOAD CENTER GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING (TYP. OF 2)
- (I) GENERATOR GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE TO EQUIPMENT PAD GROUND RING (TYP. OF 2)
- (J) ICE BRIDGE POST GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE (TYP.)
- (K) ICE BRIDGE SECTION GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL ON EACH END (TYP.)
- (L) ICE BRIDGE SECTION TO POST GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH 2 HOLE LONG BARREL ON EACH END (TYP.); ORIENT LEAD WITH HIGH SIDE TOWARDS TOWER
- (M) TOWER GROUND BAR (TGB) INSTALLED ON TOWER (SEE DETAIL TO RIGHT); FOR LATTICE TOWERS, MOUNT TGB DIAGONALLY AT 12" ABOVE ICE BRIDGE FOR EASIER HOOK-UP OF GROUNDING KIT LEADS
- (N) TGB GROUND #2 AWG SOLID TINNED COPPER LEAD ENCASED IN LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT TO 24" BELOW GRADE FROM TGB TO TOWER GROUND RING (TYP. OF 2)
- (O) TBG GROUND #2 AWG GREEN-INSULATED STRANDED COPPER LEAD WITH WITH 2 HOLE LONG BARREL AND UL LISTED BONDING CLAMP CABLE TO FLAT METAL

**GROUNDING LEGEND: (THIS SHEET)**

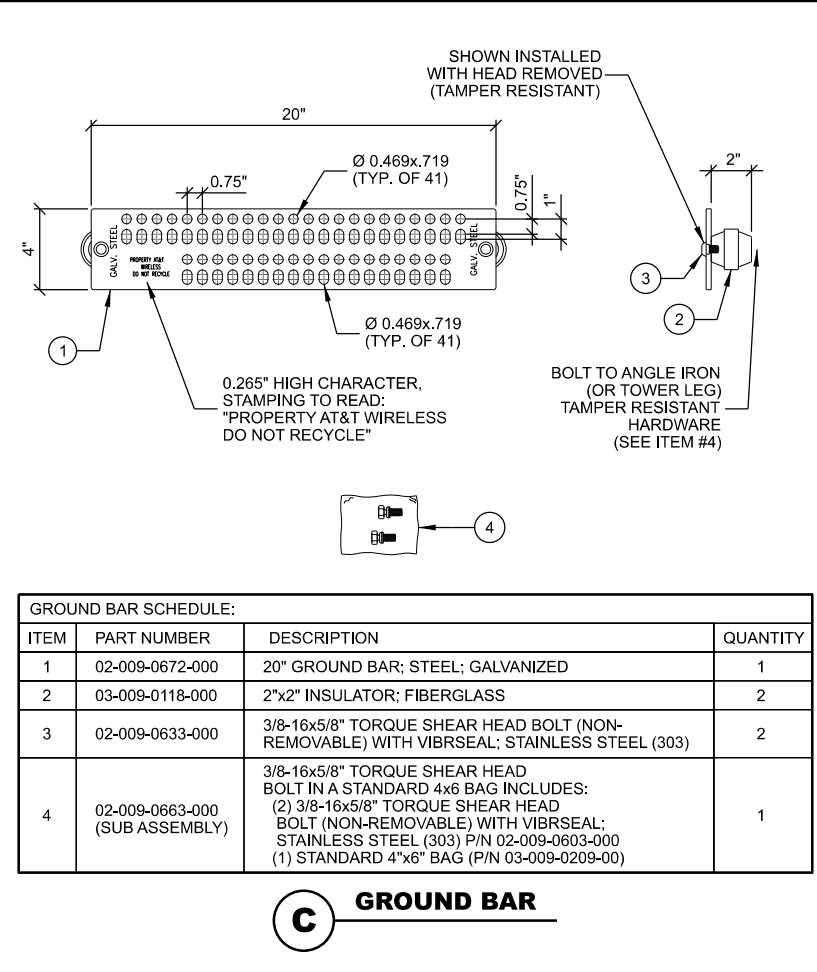
- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD

**NOTES: (THIS SHEET)**

1. ALL BELOW-GRADE CONNECTIONS ARE TO BE EXOTHERMICALLY WELDED A MINIMUM OF 48" BELOW GRADE.
2. 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.
3. APPLY COLD GALVANIZATION TO ALL ABOVE-GROUND EXOTHERMICALLY WELDED CONNECTIONS.
4. APPLY ANTI OXIDANT COMPOUND TO ALL MECHANICAL CONNECTIONS.
5. UPPER AND LOWER TOWER GROUND BARS TO BE BONDED DIRECTLY TO TOWER STEEL WITH #2 CONDUCTORS.
6. 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



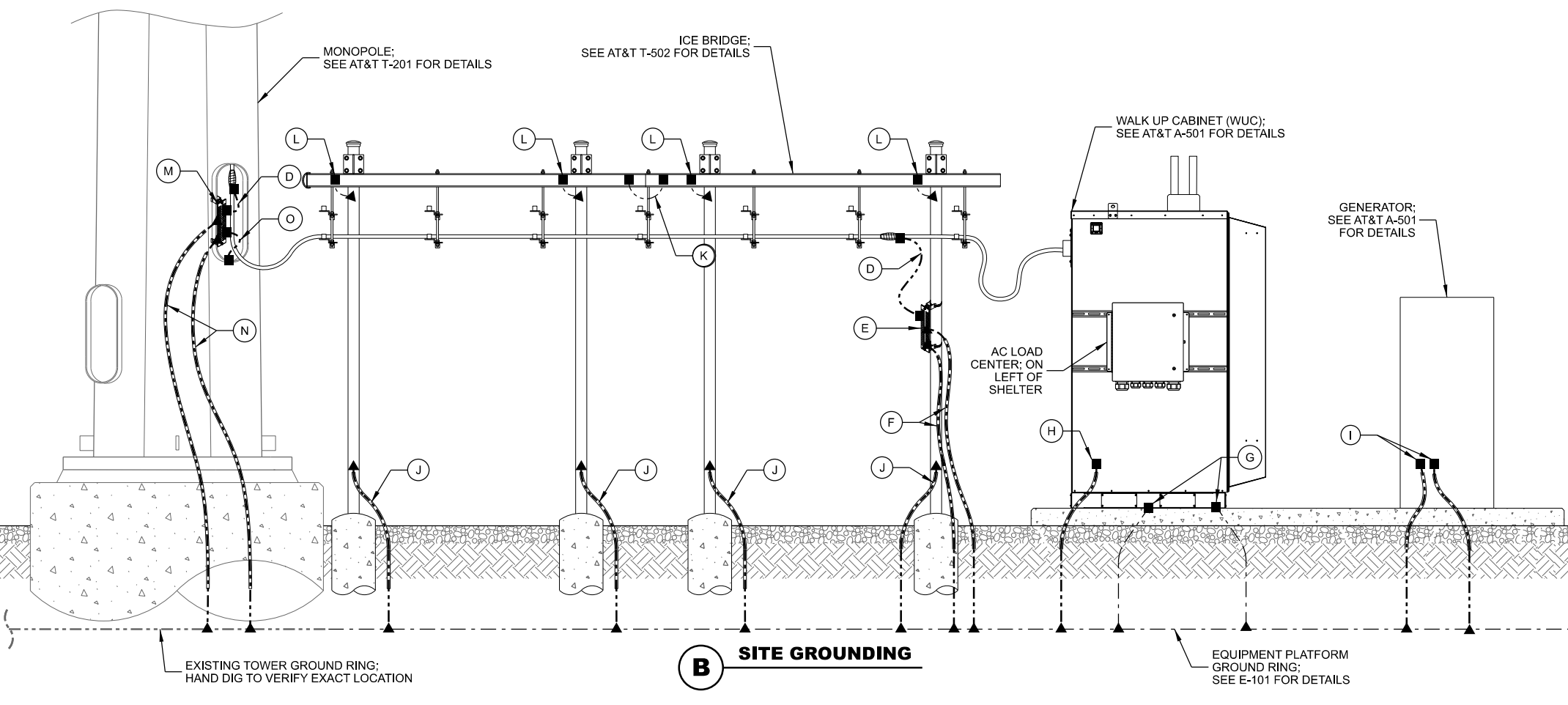
**A ANTENNA LEVEL GROUNDING**



**C GROUND BAR**

GROUND BAR SCHEDULE:

ITEM	PART NUMBER	DESCRIPTION	QUANTITY
1	02-009-0672-000	20" GROUND BAR; STEEL; GALVANIZED	1
2	03-009-0118-000	2"x2" INSULATOR; FIBERGLASS	2
3	02-009-0633-000	3/8-16x5/8" TORQUE SHEAR HEAD BOLT (NON-REMOVABLE) WITH VIBRSEAL; STAINLESS STEEL (303)	2
4	02-009-0663-000 (SUB ASSEMBLY)	3/8-16x5/8" TORQUE SHEAR HEAD BOLT IN A STANDARD 4x6 BAG INCLUDES: (2) 3/8-16x5/8" TORQUE SHEAR HEAD BOLT (NON-REMOVABLE) WITH VIBRSEAL; STAINLESS STEEL (303) P/N 02-009-0603-000 (1) STANDARD 4"x6" BAG (P/N 03-009-0209-00)	1



**B SITE GROUNDING**

CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 PHONE: 608.644.1449  
 www.edgeconsult.com

CLIENT:

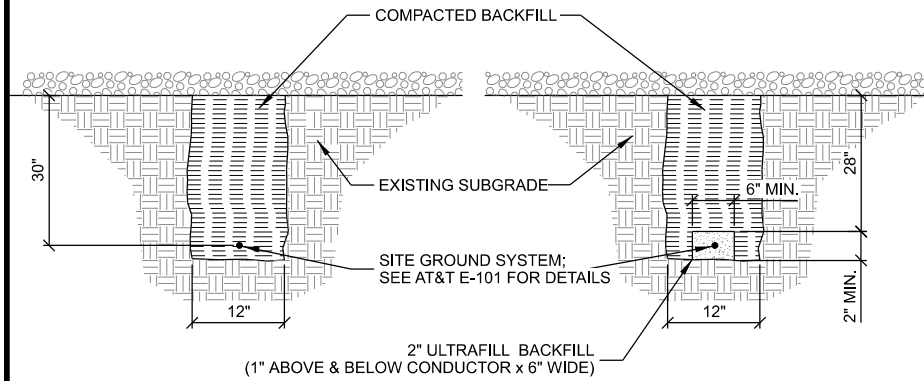
**GROUNDING DETAILS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: WJ047  
 RACINE, WISCONSIN 53402

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

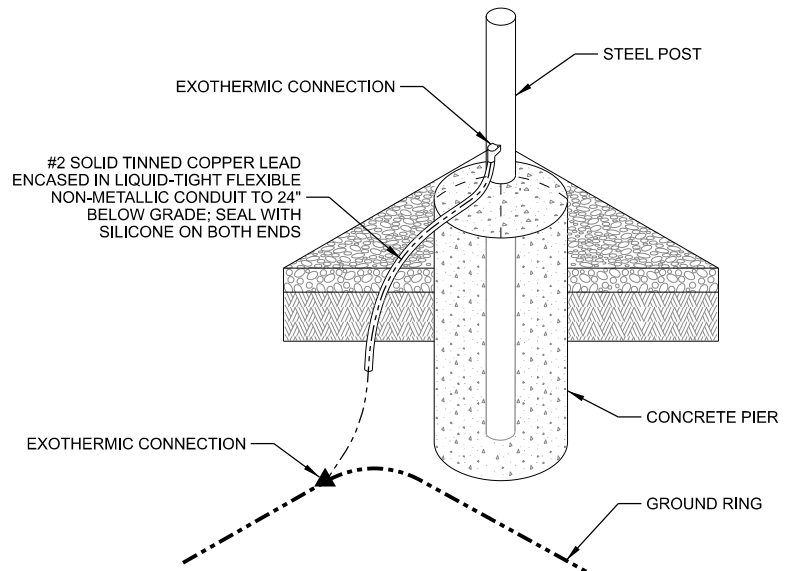
CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T E-501</b>

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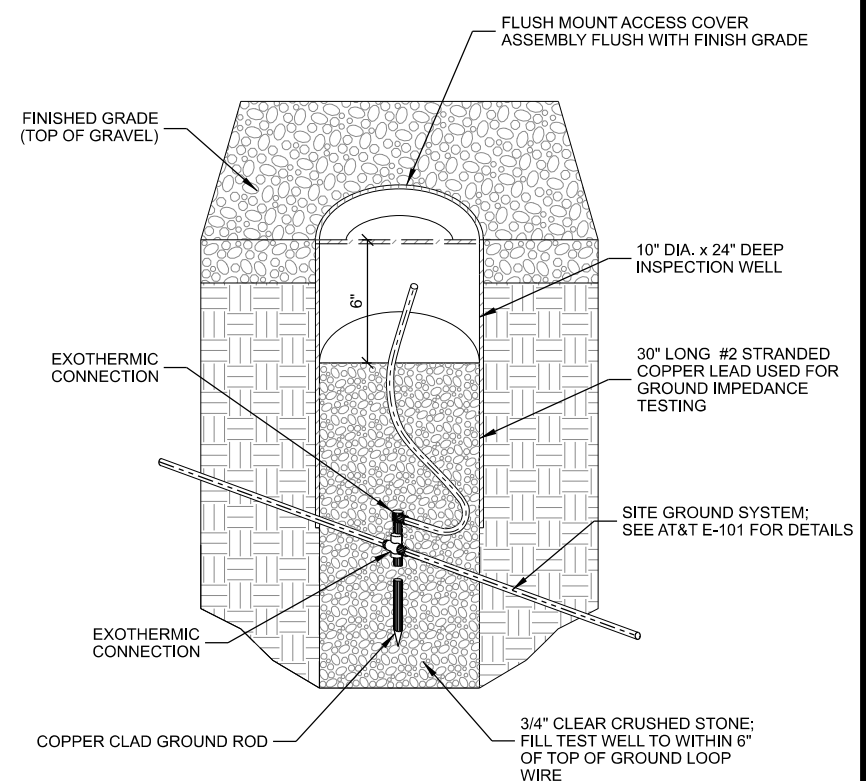


**A GROUND TRENCH**

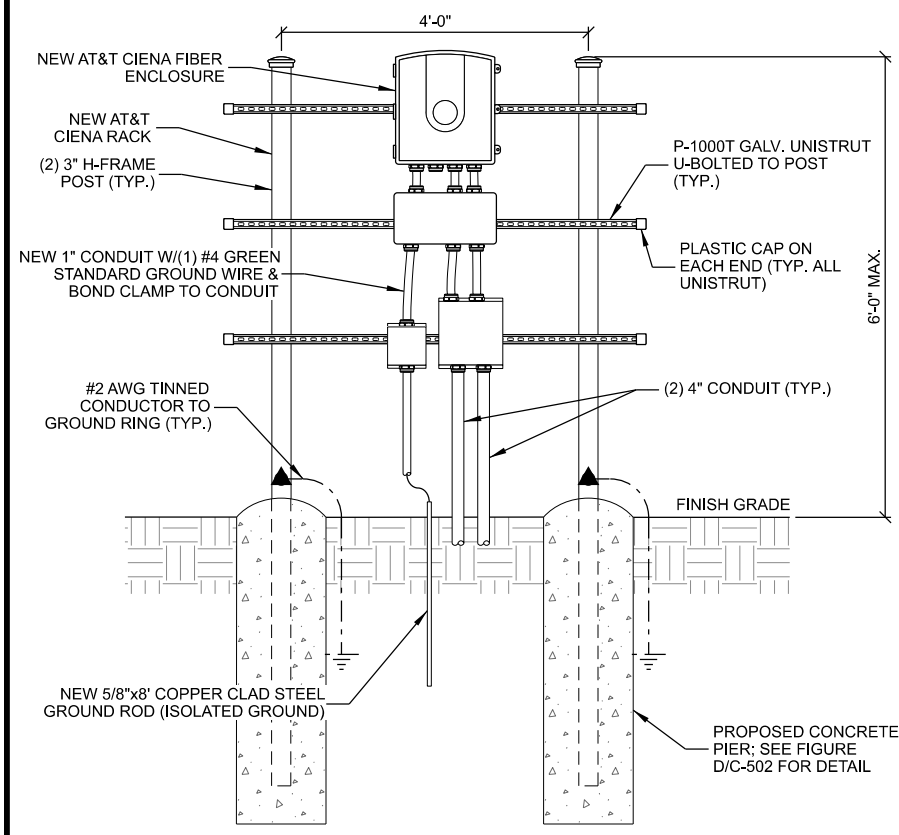
- NOTES:
1. GROUNDING TRENCHES TO BE BACK FILLED WITH NATIVE SOIL.
  2. COMPACT BACK FILL TO 95% MODIFIED PROCTOR.
  3. CONTACT PSC MINIMUM 24HRS NOTICE PRIOR TO BACK FILLING TO ALLOW FOR INSPECTION.



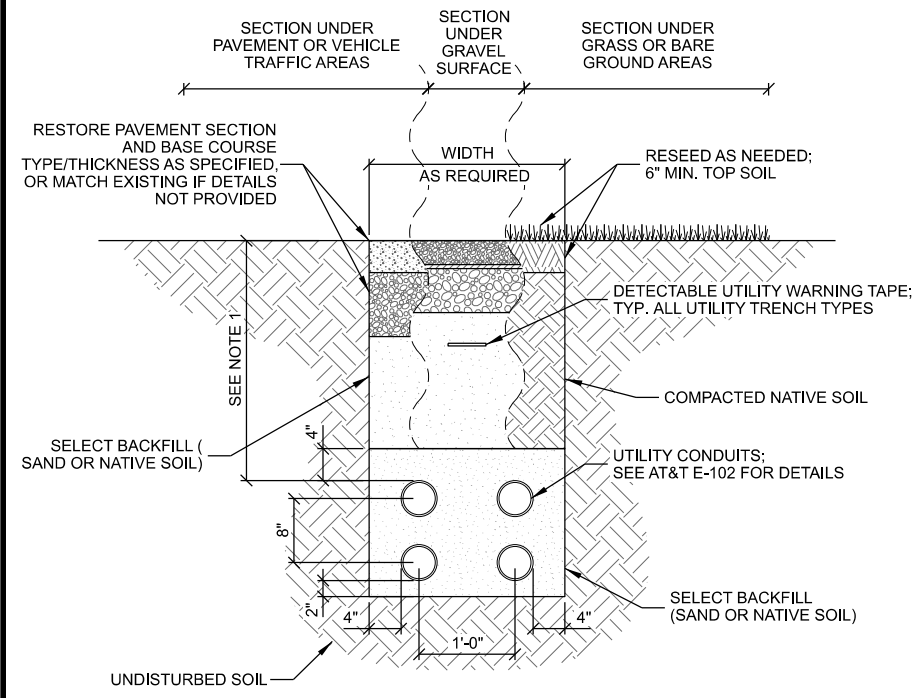
**B POST GROUNDING**



**C INSPECTION WELL**



**D AT&T H-FRAME DETAIL**



**E UTILITY TRENCH**

- NOTES:
1. UTILITY CONDUITS TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GROUND LEVEL OR 6" BELOW THE FROST LINE.

**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  
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 PHONE: 608.644.1449  
 www.edgeconsult.com

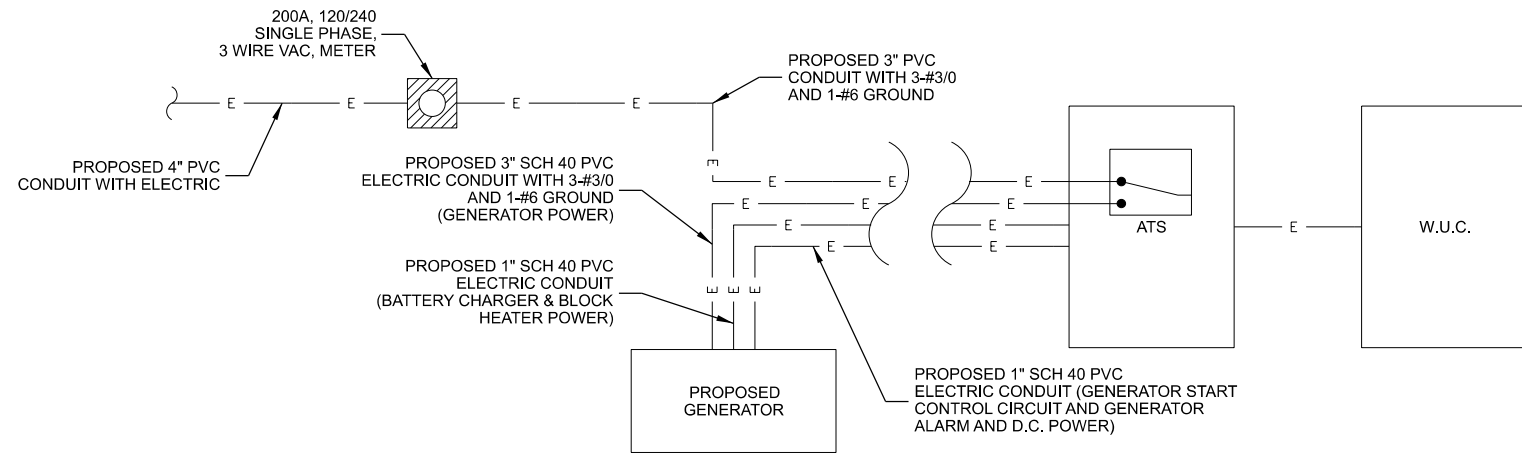
CLIENT:  
**Diamond**  
 COMMUNICATIONS LLC  
**at&t**  
 mobility corp.

**GROUNDING AND UTILITY DETAILS**  
 SITE NAME: MRK TRAIL  
 SITE ID NUMBER: W1047  
 RACINE, WISCONSIN 53402

SUBMITTAL:

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T E-502</b>



**A POWER DIAGRAM**

NOTES:  
POWER DIAGRAM SUPPLIED BY OTHERS AND INCLUDED FOR CONVENIENCE

**INTEGRATED LOAD CENTER**

LOAD		LOAD PER PHASE (VA)		WIRE COLOR	LOADS CONTINUOUS	LOADS NONCONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP	TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS NONCONTINUOUS	LOADS CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA)		UNIT V.A.	QTY.	LOAD		
DESCRIPTION	QTY.	UNIT V.A.	PHASE															A	B				A	B
RECTIFIER #1	1	1400	1400	BLK													BLK	1400		1400	1	RECTIFIER #5	2	
	1	1400		RED	X			8	(10)	40	40	(10)	8			X	RED		1400	1400	1		4	
RECTIFIER #2	1	1400	1400	BLK													BLK	1400		1400	1	RECTIFIER #6	6	
	1	1400		RED	X			8	(10)	40	40	(10)	8			X	RED		1400	1400	1		8	
RECTIFIER #3	1	1400	1400	BLK													BLK	1400		1400	1	RECTIFIER #7	10	
	1	1400		RED	X			8	(10)	40	40	(10)	8			X	RED		1400	1400	1		12	
RECTIFIER #4	1	1400	1400	BLK													BLK	1400		1400	1	RECTIFIER #8	14	
	1	1400		RED	X			8	(10)	40	40	(10)	8			X	RED		1400	1400	1		16	
				BLK													BLK						18	
				RED	X			12	12	20							RED						20	
GFCI RECEPTACLES	2	180	360	BLK	X			12	(12)	20							BLK						22	
OPTIONAL FIBER BOX RECEPTACLE	1	180	180	RED	X			12	12	20							RED						24	
BATTERY CHARGER	1	240	240	BLK	X			12	12	20							BLK						26	
BLOCK HEATER	1	1500	1500	RED	X			12	12	20							RED						28	
OIL HEATER	1	180	180	BLK	X			12	12	20							BLK						30	
SUBTOTAL CONTINUOUS			6,380	7,280														5,600	5,600	SUBTOTAL CONTINUOUS	TOTAL KVA CONTINUOUS x 1.25	31.075		
SUBTOTAL NON-CONTINUOUS			-	-														-	-	SUBTOTAL NON-CONTINUOUS	TOTAL KVA NON-CONTINUOUS	-		
SUBTOTAL SUB-PANEL			-	-														-	-	SUBTOTAL SUB-PANEL	TOTAL KVA SUB-PANEL	-		
PANEL DESIGNATION: ELECTRICAL PANEL (ITEM 2)																						TOTAL KVA		31.075
MAIN LUGS: N/A		MAIN BREAKER: 200 AMP		BRANCH BREAKER TYPE SIEMENS - BL																		TOTAL KVA		31.075
VOLTAGE: 120/240		CYCLE: 60		PHASE: 1		WIRES: 3		MAIN COPPER BUS: 200 AMPS				NEUTRAL 200 AMPS				TOTAL AMPS		129.48						

**B ELECTRICAL PANEL SCHEDULE**

CONSULTANT:  
**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578  
PHONE: 608.644.1449  
www.edgeconsult.com

CLIENT:  
**Diamond**  
COMMERCIAL LLC  
**at&t**  
mobility corp.

**ELECTRICAL DIAGRAM AND PANEL SCHEDULE**

SITE NAME: MRK TRAIL  
SITE ID NUMBER: WJ047  
RACINE, WISCONSIN 53402

INT.	DATE	DESCRIPTION:
LMK	11/27/22	REV. A
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CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T E-503</b>

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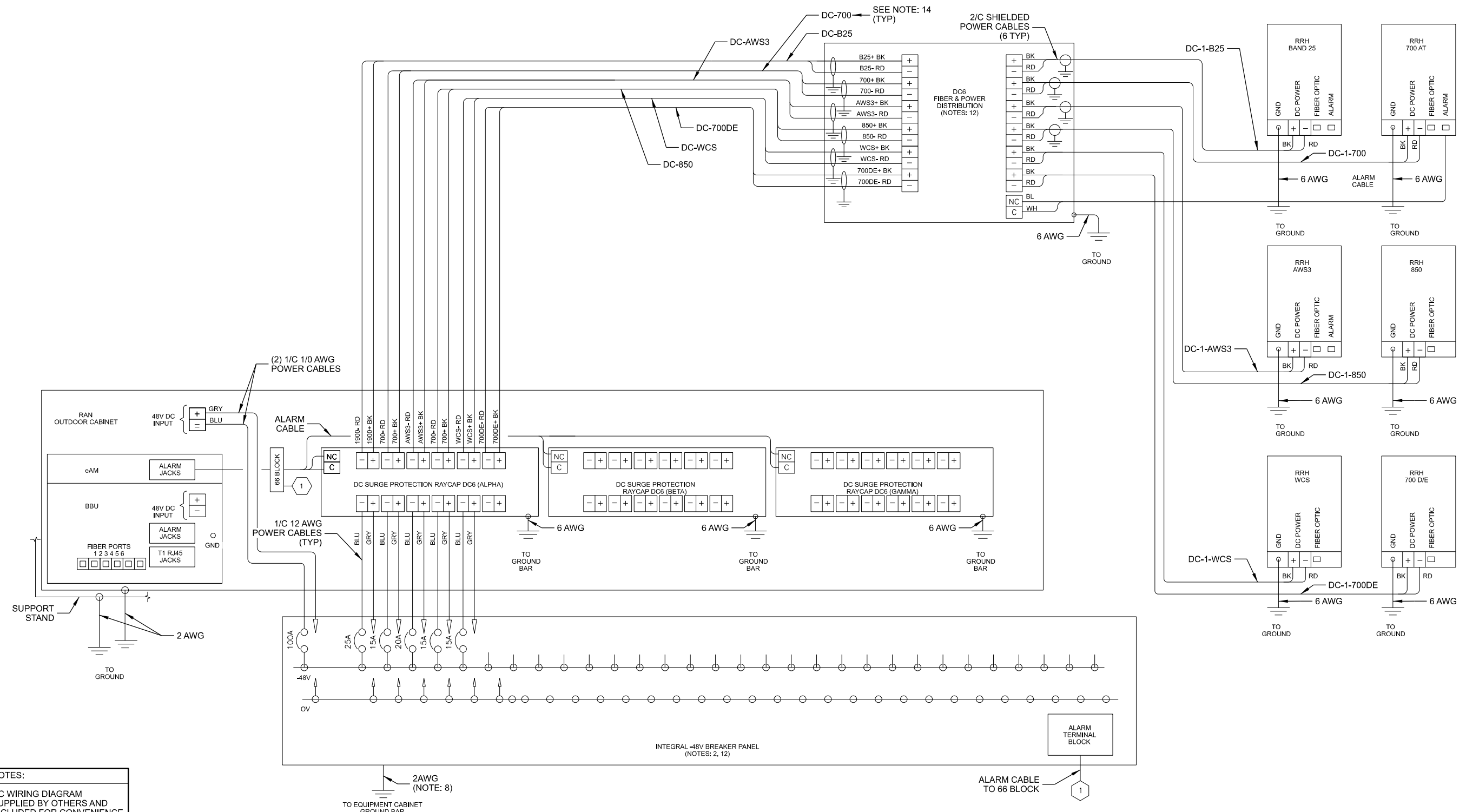


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**NOTES:**  
DC WIRING DIAGRAM SUPPLIED BY OTHERS AND INCLUDED FOR CONVENIENCE

- NOTES:**
1. LABEL THE DC POWER CABLES AT BOTH ENDS OF EVERY WIRE AND IN ANY PULL BOX IF USED. LABEL SHALL BE DURABLE, SELF ADHESIVE, WRAPPED LONGITUDINALLY ALONG THE CABLE AND STATE THE SECTOR, FREQUENCY BAND AND POLARITY; I.E. "A-AWS+".
  2. INSTALL ON IN AUXILIARY EQUIPMENT CABINET.
  3. CABLE TERMINALS FOR +24V INPUT FEED A, FEED B AND REFERENCE GROUND SHALL BE 2-HOLE: 3/8" ON 1" CENTER.
  4. INSTALL CABLE TERMINALS FOR FEED A AND FEED B RETURN BACK-TO-BACK ON OPPOSITE SIDES OF PAD USING 1-HOLE 3/8" TERMINALS.
  5. CABLE TERMINALS FOR CHASSIS GROUND SHALL BE 2-HOLE, 1/4" ON 5/8" CENTER.
  6. WHEN DISTRIBUTION BOX IS NOT USED, INSTALL 3 RUNS OF (2) 2/C CABLES IN CONDUIT, 1 EACH FROM DC SURGE SHELF TO DC6s.
  7. A JUNCTION BOX IS REQUIRED WHEN FIBER OPTIC CABLES ARE INSTALLED IN CONDUIT AS SCOPED BY MARKET. CONVERTER REFERENCE GROUND IS NOT REQUIRED WHEN CONVERTER AND 24V DC POWER PLANT ARE ON THE SAME RACK OR ENCLOSURE.
  8. THE BARE GROUND WIRE OF EACH MULTI-CONDUCTOR CABLE AND DRAIN WIRE WHEN A SHIELDED CABLE IS USED, SHALL BE CONNECTED TO THE EQUIPMENT CABINET GROUND BAR.
  9. SEE ALARM BLOCK ASSIGNMENT DETAIL FOR ALARM CABLE CONNECTIONS.
  10. PROVIDE A JUNCTION BOX, AS SCOPED BY MARKET, TO COIL EXCESS DC POWER AND OPTICAL FIBER CABLES (FIBER CALES NOT SHOWN FOR CLARITY)
  11. NOTED EQUIPMENT MAY BE COMMON TO LTE AND UMTS SYSTEMS.
  12. CABLE GROUND WIRE AND SHIELD DRAIN WIRE TO BE LEFT UN-TERMINATED AT RRH.
  13. WHEN AN RRH IS USED INSTEAD OF AN AWS RRH CABLE, LABELS SHOULD REFLECT CORRECT FREQUENCY BAND.

**A DC WIRING DIAGRAM**



**TYPICAL PER SECTOR**

**CONSULTANT:**  
**Edge**  
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www.edgeconsult.com

**CLIENT:**  
**Diamond**  
Communications LLC  
**at&t**  
mobility corp.

**DC WIRING DIAGRAM**  
SITE NAME: MRK TRAIL  
SITE ID NUMBER: WI047  
RACINE, WISCONSIN 53402

**SUBMITTAL:**

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LMK	11/27/22	REV. A
TJT	04/13/23	REV. B
JCB	07/10/23	REV. C
TJT	02/06/24	REV. D
TJT	04/01/24	REV. E

CHECKED BY	APK
PLOT DATE	4/1/2024
PROJECT NUMBER	34044
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T E-504</b>

**PLAN COMMISSION REPORT**

Proposal: Nonmetallic Mining Permit Renewal & Conditional Use Extension

Description: Review a request to renew the nonmetallic mining permit and extend the conditional use permit for the continued operation of a limestone quarry located at 1501 3 Mile Road.

Applicant(s): Payne & Dolan Inc.

Address(es): 1501 3 Mile Road

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the nonmetallic mining permit be renewed and that the conditional use permit allowing the continuing use of the area as a quarry that includes earthmoving, blasting, crushing, sorting, sizing, stockpiling, transportation, and reclamation, as well as those activities permitted in the Village’s ordinance entitled “Regulation of Nonmetallic Mining” and “Explosives and Blasting” be extended for two years subject to the conditions attached hereto as Exhibit A for the quarry located at 1501 3 Mile Road be approved for the following reasons:

1. The applicant agrees to meet all the requirements and conditions to be imposed by the Village; and
2. For the same reasons set forth in Plan Commission Resolution Nos. 2018-75, 2018-78, 2020-62, and 2022-66.

Owner(s): Payne & Dolan Inc.

Tax Key(s): 104-04-23-28-075-000, 104-04-23-28-074-000, 104-04-23-29-193-000 & 104-04-23-28-071-000

Lot Size(s): ±113 acres

Current Zoning District(s): M-4, Quarrying District

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Extractive

**Background:** The applicant is requesting an extension of the nonmetallic mining permit and an extension of the Conditional Use Permit for multiple parcels located along Charles Street, south of Ellis Avenue and north of 3 Mile Road, which are part of the existing quarry located at 1501 3 Mile Road. These extensions will allow the continued operations of the existing limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation, as well as those activities permitted in the Village’s ordinances entitled “Regulation of Nonmetallic Mining”.

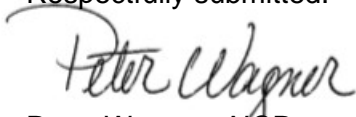
In 2018, the Village approved the expansion of the existing quarry with conditions. Condition 6: Permit Duration states:

**Permit Duration.** This permit is granted for a two-year period, after which a two-year extension may be granted by the Village of Caledonia Plan Commission and Village Board upon request of the applicant. However, no such extension or permit renewal will be granted unless this project is in reasonable compliance with the conditions of this approval. An on-site evaluation by this office will determine compliance. In two years, the applicant must re-apply for an extension of the conditional use permit and site plan review permit or completely restore the quarry in compliance with the submitted restoration plans. The applicant must continue applying for a renewal of its nonmetallic mining permit on a biennial basis and explosives use permit on an annual basis.

The applicant received an extension in 2020 and 2022 as the operations complied with the conditions of approval. Since that time, the applicant has demonstrated compliance with all conditions outlined in Exhibit A, thus meeting the permit duration criteria. Staff recommends renewing the nonmetallic mining permit and approving the conditional use extension as the applicant has met the required standards for the operation of a nonmetallic mining business and has drafted a suggested motion to extend the conditional use permit and renew the nonmetallic mining permit.

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Respectfully submitted:



Peter Wagner, AICP  
Development Director

**EXHIBIT A - CONDITIONS**  
**Payne and Dolan - Quarry**

1. **Building Permit.** The applicant must obtain a building permit card from the Office of the Village Zoning Administrator. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Conditions Made Applicable to 20 Acre Grandfathered Parcel.** Pursuant to Section 7-11-6 of the Village's Nonmetallic Mining Ordinance, the conditions governing the issuance of a conditional use permit shall also be made applicable to the 20 acre "grandfathered" parcel referenced above which is to be made part of the applicant's proposed quarry expansion.
3. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
4. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
5. **Plans.** The proposed operation to allow for the further development of an existing limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation, as well as those activities permitted in the Village's ordinances entitled "Regulation of Nonmetallic Mining" (Title 7, chapter 11) and "Explosives and Blasting" (Title 7, Chapter 10) shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Service Office on May 30, 2018.
6. **Permit Duration.** This permit is granted for a two-year period, after which a two-year extension may be granted by the Village of Caledonia Plan Commission and Village Board upon request of the applicant. However, no such extension or permit renewal will be granted unless this project is in reasonable compliance with the conditions of this approval. An on-site evaluation by this office will determine compliance. In two years, the applicant must re-apply for an extension of the conditional use permit and nonmetallic mining permit or completely restore the quarry in compliance with the submitted restoration plans. The applicant must continue applying for a renewal of its nonmetallic mining permit on a biennial basis and explosives use permit on an annual basis.
7. **Restoration Bond.** The restoration bond (financial assurance) required by Chapter 12.5 Nonmetallic Mining Reclamation and also by the Village of Caledonia Ordinance for this operation must continue to be maintained in effect. The amount of the restoration bond shall be increased to adequately cover the costs of the applicant's updated reclamation plan. The amount of the bond shall be determined by the Zoning Administrator, after consultation with the applicant and Village Public Works Director. This new bond shall be submitted prior to issuance of the building permit.

8. **Hours of Operation.** The permitted hours of operation for Plant Operations are 6:00 a.m. to 10:00 p.m. Monday through Friday, 6:00 a.m. to 6:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Quarry Operations (except stripping and drilling) are 7:00 a.m. to 10:00 p.m. Monday through Friday, 7:00 a.m. to 3:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Overburden Stripping are 7:00 a.m. to 5:00 p.m. Monday through Friday, 7:00 a.m. to 1:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Drilling are 7:00 a.m. to 6:00 p.m. Monday through Friday, 7:00 a.m. to 1:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Blasting are 9:00 a.m. to 4:00 p.m. Monday through Friday, 9:00 a.m. to 12:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Loadout are 6:00 a.m. to 6:00 p.m. Monday through Friday, 6:00 a.m. to 6:00 p.m. on Saturday and none on Sunday. The permitted hours of operation for Quarry Maintenance are 6:00 a.m. to 10:00 p.m. Monday through Friday, 6:00 a.m. to 10:00 p.m. on Saturday and 6:00 a.m. to 10:00 p.m. on Sunday. There are no hours of operation restrictions for Shop and Plant Maintenance.
9. **Reclamation Plan.** This approval recognizes that the reclamation plan for the subject site is being amended to incorporate the further development area as outlined in the submitted plans. Implementation of this reclamation plan must occur within three (3) years after the cessation of extraction operations.
10. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District Commission and the Village Utility Director regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District Commission and the Village Utility Director is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Stormwater Utility District Commission and the Village Utility Director before permits are issued.
11. **Caledonia Utility District.** The property owner or designated agent must contact the Caledonia Sewer and Water Utility District regarding Utility District regulations for this site. Specifically, the relocation of any Utility District infrastructure associated with the relocation of Charles Street. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility District Commission and the Village Utility Director is required.
12. **Engineering Department.** The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department. Specifically, any Engineering Department requirements associated with the relocation of Charles Street and the location and construction of the proposed bike path. All costs associated with the relocation of Charles Street, including the costs of vacating a portion of Charles Street in its present location, dedication of easements and right-of-way necessary to accommodate the relocation of Charles Street, and the relocation and installation of utilities, shall be borne by the applicant.

13. **Landscaping.** Landscaping at the site must be in compliance with the submitted Landscaping Plan. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall comply with Title 16. The landscaping plan shall follow the Village of Caledonia planting requirements.
14. **Stockpiles and Berms.** Overburden and topsoil shall be stockpiled for creating the landscape berms and later final restoration. Any future stockpiles shall have side slopes of 2:1 or flatter and be seeded to prevent soil erosion. All stockpiles must have a minimum of four inches of topsoil on the surface to allow grasses to grow to prevent soil erosion. The temporary seeding of the stockpiles must be a mixture of grasses at a rate of five pounds of perennial ryegrass, 10 pounds of smooth brome and 10 pounds of tall fescue per 1,000 square feet. These stockpiles must remain until used to restore the land being mined. See the prior "WI-CPA-123" for seeding recommendations for final restoration. All landscape berms must have a minimum of six inches of topsoil on the surface prior to seeding or placing of shrubs and trees.
15. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
16. **Property Maintenance Required.** A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives and parking areas shall be maintained in a dust free condition.
17. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (a copy is attached), as adopted by the Village of Caledonia.
18. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
19. **Reimburse Village Costs.** Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

20. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
21. **Access.** The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance. Any inspectors or visitors must follow all local, state and federal safety guidelines and shall check in at Payne & Dolan's office.
22. **Fill Material.** Only clean fill may be used for the berms on these parcels. Fill material may not contain sod, brush, roots or other perishable material. No re-bar, asphalt, scrap wood, or other types of construction debris will be permitted as fill material. Rock particles larger than three-fourths of the layer thickness must be removed from the material prior to compaction with the fill.
23. **Traffic Compliance.** The applicant is responsible for using best efforts for ensuring that truck drivers obey all posted speed limits and applicable traffic laws with the Quarry operation. Applicant shall ensure that a "STOP" sign is in place for all truck drivers entering the public road from the Quarry. Applicant shall require its drivers and the drivers of its customers to not travel on streets East of Charles Street, unless transporting materials directly to a project site. This includes coming to a full stop before entering the public roadway. The quarry driveways shall have a speed limit of no more than 15 miles per hour. Should this office receive substantial complaints that such laws are being broken, the Village of Caledonia reserves the right to seek revocation of this permit for noncompliance.
24. **Blasting.** Blasting may be conducted as a part of this operation. Such blasting shall be in accordance with the standards contained in the Caledonia blasting permit. Preblasting notifications and preblast surveys shall be offered to all residents or owners of dwellings or other structures located within the area defined by ordinance.
25. **Air Regulations.** Mineral extraction operations shall be conducted in accordance with the Federal Environmental Protection Agency and the State of Wisconsin Department of Natural Resources air pollution control regulations. Dust shall be controlled so that there are no visible emissions (0% opacity) at the boundaries of the property. The Fugitive Dust Control Plan, submitted on May 30, 2018, must be followed.
26. **Spill Prevention.** The Spill Prevention Control and Countermeasure Plan, submitted on May 30, 2018, must be followed.
27. **Deed Restriction.** As outlined in the submitted documents a deed restriction in a form approved by the Village Attorney must be recorded with the Racine County Register of Deeds office that indicates that no future mining-related activity will take place east of the

relocated Charles Street. A copy of this deed restriction and proof of recording must be submitted to the Village Planning Department office prior to building permit issuance.

28. **Vegetated Buffer.** As illustrated on the submitted plans a vegetated buffer must be installed east of the relocated Charles Street. Also, as indicated on the submitted plans the existing tree line will be improved.
29. **Berming and Landscaping.** As illustrated on the submitted plans landscape berms must be installed west, north, east and south of the proposed further development of the limestone quarry. Also, a landscape berm must be installed east of the relocated Charles Street and south of Ellis Avenue as illustrated on the submitted plans. The berms and landscaping shall be professionally designed and installed prior to the commencement of non-metallic mining operations in the expanded area and shall be professionally and perpetually maintained.
30. **Haul Roads.** All haul roads must be maintained in a dust-controlled condition and any dust palliatives must be Wisconsin Department of Natural Resources (WDNR) approved prior to usage. All haul roads throughout the entire quarry operation must be maintained in an all-weather, dust-free condition. When applying treatment to any access road surface, the operator must make every effort to avoid the spread of this treatment material onto the public roadway. Should such material and/or soil material be spread, carried, and/or spilled onto the public roadway, the pit operator must act immediately to mitigate the problem. The haul roads must be provided with gates that can be locked whenever the quarry is not operation.
31. **Boundary Staking.** All excavation boundaries, phase boundaries, and wetland boundaries, if any, must be staked or otherwise marked and may be inspected by the Village prior to commencing operations under this approval. Stakes must be made of steel, fiberglass, or other suitable material as determined by this office. Signs warning of the quarry operation must be placed around the property boundaries spaced 200 feet apart. Security fencing must be placed around the entire operation. Said fencing must be installed prior to the removal of any materials from the site.
32. **Sediment.** During construction and operations this site must have roads, access drives and/or parking areas of sufficient width and length to prevent sediment from being tracked onto public roadways. Any sediment reaching a public road must be removed by street cleaning (not flushing) before the end of each workday or as determined by the jurisdictional highway authority.
33. **Contact Information.** The operator of the quarry shall provide property owners within 1,000 feet of the site with contact information, including the direct number to the manager of the quarry site during workday and non-working hours, so that concerns may be promptly addressed.



34. **Elevations.** Racine County and the Village of Caledonia reserve the right to require, with 60 days notice, a complete set of elevations including bottom of pit grades. The elevations must be taken by a registered land surveyor or a professional engineer.
35. **Reclamation Notification.** The operator must notify this office and the Village of Caledonia in writing at least 30 working days prior to final completion of site reclamation.
36. **Signage.** Any sign on this property must conform to the ordinance standards and will require a sign permit.
37. **Site Restoration.** Final site restoration and the restoration bond are subject to compliance with Chapter 12.5 Non-Metallic Mining Reclamation, Racine County Code of Ordinances.
38. **Noise.** Noise levels measured at the property lines must never exceed 68 decibels, when the crushing activity is occurring.
39. **Crushing.** The crushing activity must comply with the State of Wisconsin air pollution regulations. All dust control equipment/devices on the crusher must be kept operational and must be maintained as required by State/Federal regulations.
40. **Vibrations.** The crushing activity must not emit vibrations, which are discernable without instruments, outside its premises.
41. **Jake-braking.** No “jake-braking” by haul trucks is allowed except under emergency circumstances.
42. **Compliance with Law.** The applicant must obtain all necessary federal, state, and local permits, approvals, and licenses. The applicant must comply with all applicable codes and regulations.
43. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Payne & Dolan Inc. and its heirs, successors, and assigns are responsible for full compliance with the above conditions.
44. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

May 2<sup>nd</sup>, 2024

Mr. Peter Wagner  
Village of Caledonia, Development Director  
5043 Chester Lane  
Racine, WI 53402

**RE: Non-Metallic Mining Permit – Racine Quarry**

Dear Mr. Wagner:

In accordance with the Village of Caledonia’s Code of Ordinances, Title 7, Chapter 11, Regulation of Nonmetallic Mining, Payne & Dolan respectively submits this application for renewal of the non-metallic mining permit for our Racine Quarry located at 1501 Three Mile Road in the Village of Caledonia.

Modifications to the original permit previously submitted and approved by the Village Board and still in effect at the operation are as follows:

1. Rail Car Loading System, Racine Quarry – approved by the Town Board on August 7, 1995
2. Processing Plant and Stockpile Relocation (East Quarry), Racine Quarry – approved by the Town Board on October 6, 1995
3. West Quarry Portable Crushing Plant, Racine Quarry – approved by the Town Board on April 7, 1997
4. Amendment of Railcar loading hours to 6:00 AM to 7:00 PM – approved by the Town Board on March 5, 2002
5. Modification to allow mining of 1.92 acre peninsula – approved – adopted by the Village Board on May 1, 2007 (the peninsula has been depleted of limestone reserves, but the reclamation obligations remain as previously approved)
6. Modification to allow mining of 31 additional acres - approved – the Racine Quarry Development Project - adopted by the Village Board on September 4<sup>th</sup>, 2018.

We are not requesting any changes from the non-metallic mining permit as modified and previously approved on September 4<sup>th</sup>, 2018. As part of the August 3<sup>rd</sup>, 2020 renewal, Payne &

P.O. Box 781 ◦ N3W23650 Badinger Road ◦ Waukesha, WI 53187-0781 ◦ 262.524.1700

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Reach Their Destination

Mr. Peter Wagner

May 6<sup>th</sup>, 2022

Page 2

Dolan agreed to continue to renew the NMM in conjunction with the CUP in order to facilitate review by the Village.

Enclosed is a check in the amount of \$2,340.00 for the permit fee, calculated as 156 acres at \$15 per acre.

Thank you for your time and effort in this request. We appreciate the opportunity to work in your community. If you have any questions and/or need additional information, please do not hesitate to contact me at the office (262) 524-1258 or on my cell phone (262) 366-5429.

Sincerely,

**Payne & Dolan, Inc.**



Clint Weninger, P.G.  
Land Resources Manager

May 2<sup>nd</sup>, 2024

Peter Wagner  
Village of Caledonia, Development Director  
5043 Chester Lane  
Racine, WI 53402

**Subject: Conditional Use Permit Renewal  
Racine Quarry – 1501 Three Mile Road, Village of Caledonia**

Dear Mr. Wagner:

Payne & Dolan, Inc. is requesting a two (2) year extension per Condition #6 of the Conditional Use Permit for our Racine Quarry Development Project at the East Quarry on Three Mile Road in the Village of Caledonia. Payne & Dolan has complied with the conditions of the Conditional Use Permit as approved on July 11<sup>th</sup>, 2022.

Thank you for your time and effort in this request. We appreciate the continued opportunity to work in your community. If you have any questions and/or need additional information, please do not hesitate to contact me at the office (262) 524-1258 or on my cell phone (262) 366-5429.  
Sincerely,

**Payne & Dolan, Inc.**



Clint Weninger, P.G.  
Land Resources Manager

P.O. Box 781 ◦ N3W23650 Badinger Road ◦ Waukesha, WI 53187-0781 ◦ 262.524.1700

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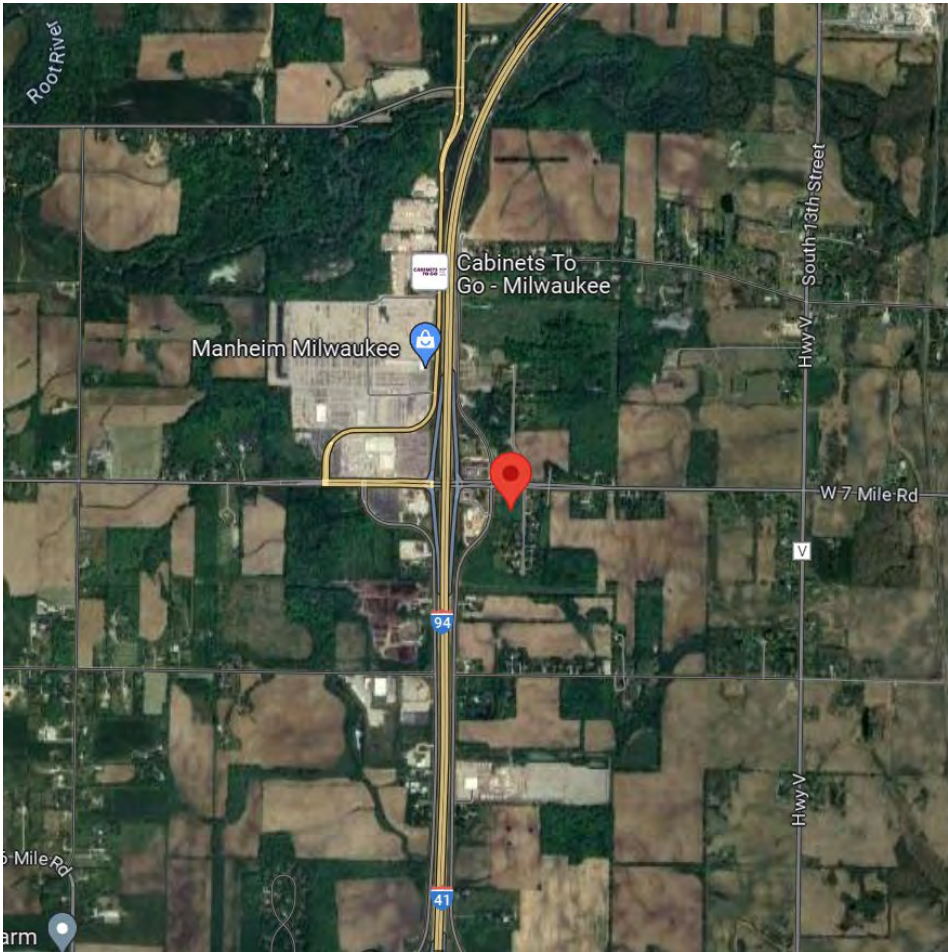
**Racine Quarry CUP  
Parcel Identification Numbers**

104042328075000	Part of Racine Quarry Development Project
104042328074000	Part of Racine Quarry Development Project
104042329193000	Part of Racine Quarry Development Project
104042328071000	Part of Racine Quarry Development Project

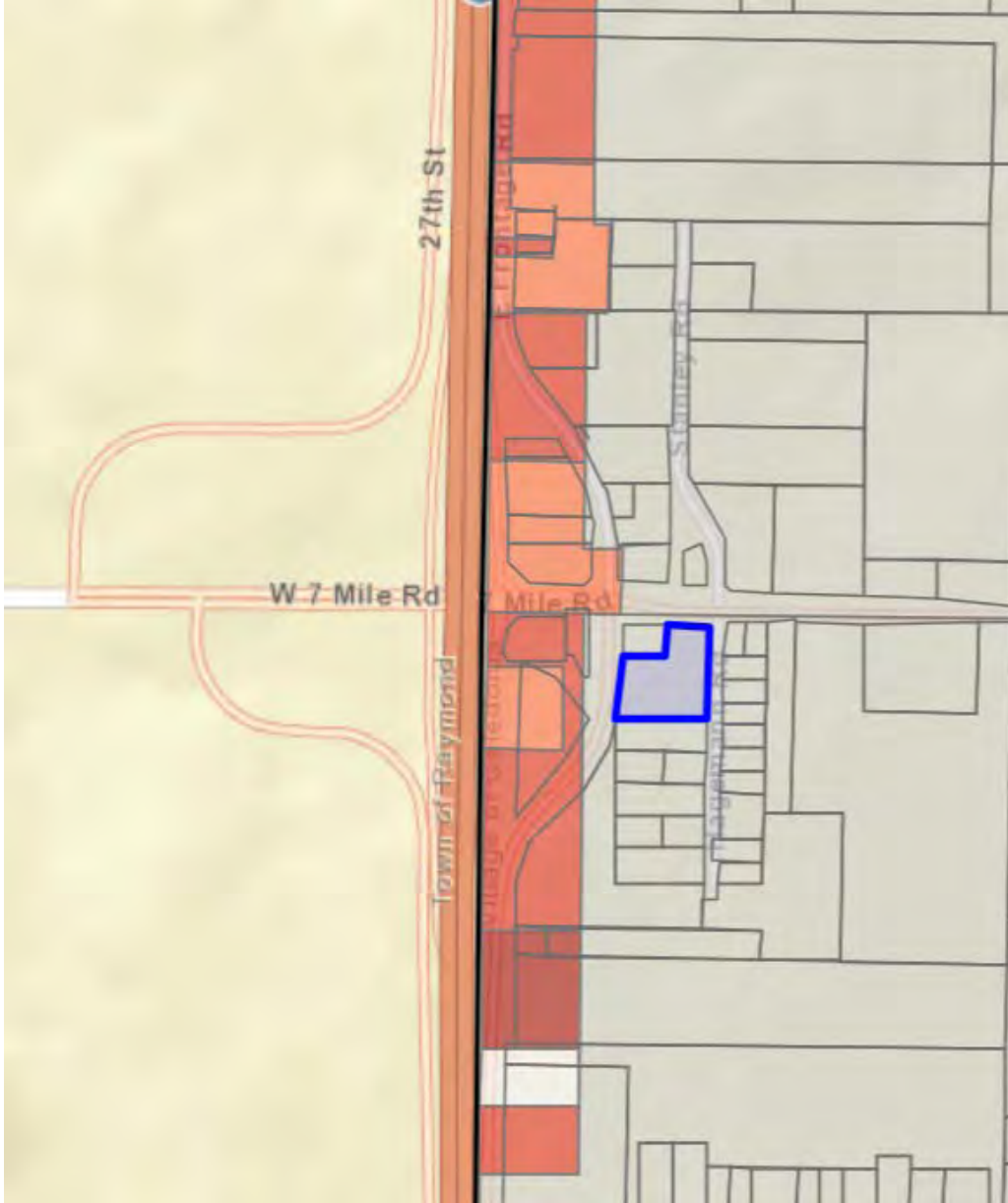
# Preliminary Development Plan for



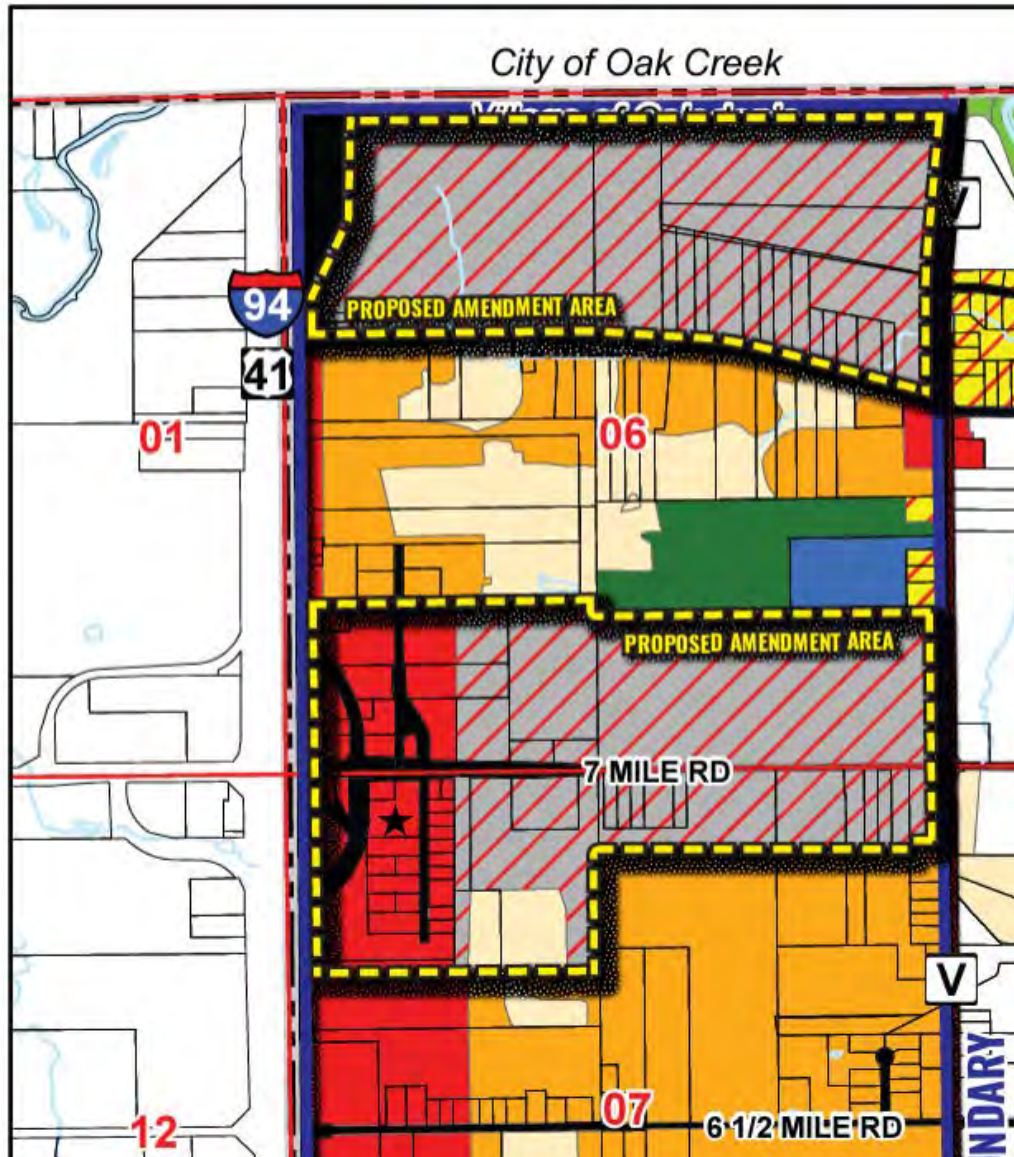
7930 Hagemann Rd,  
Caledonia, WI 53108



Zoning: A-2 - Agricultural



2035 Future Use: Commercial



2023 Amendment to Village's Future Land Use Plan: "Follow the detailed land use and zoning implementation strategies recommended in the I-94 Corridor Study adopted by the Village in 2018."

I-94 Study: "allow future commercial uses to continue to be allowed along the East Frontage Road" and "allow 7 Mile Road to house future commercial uses."



The StorageShopUSA™-Caledonia development is located at 7930 Hagemann Rd which is currently zoned A-2 Agricultural, future use commercial. StorageShopUSA™ proposes a rezone to the B-3 Highway Business District for the construction of 22 units of office/workshop condominiums for business and personal use. The office/workshop units will fulfill the intent of the B-3 zoning:

*SEC. 16-6-12 (a)*

*STATEMENT OF INTENT: This district is intended to provide for the orderly and attractive grouping at appropriate locations of commercial activities of a more general retail and wholesale nature, and of the office and service facilities serving a larger community trade area. The size and location of such districts shall be based upon relationship of the community need and economy.*

The following use descriptions are consistent with the above statement of intent:

*Office & workshop space for trade and contracting services.*

Commercial contractors such as electricians, plumbers, and other types of trades and service businesses which require a small office and some workshop space. These types of businesses generate little traffic with low intensity and can be identified as requiring 2 or less parking stalls, no drop-off/pick-up, no retail, and no more than one employee.

*Personal workshop and storage - activities consistent with what a typical homeowner uses their garage for, but bigger.*

Personal workshop and storage space for crafters, antiquers, and alike. These types of uses generate little traffic with low intensity and can be identified as requiring 2 or less parking stalls, no drop-off/pick-up, no retail, and no more than one employee.

*Other business uses that are not specifically permitted or prohibited that are deemed to be of a character compatible with a use listed above.*

Other *similar uses* such as a home-based business, that generate little traffic with low intensity and can be identified as requiring 2 or less parking stalls, no drop-off/pick-up, no retail, and no more than one employee.

Each StorageShopUSA™ development uses the same copyrighted building design and formulates a distinct solution to needed commercial/industrial space. The developments have been very successful with 27 locations in Wisconsin and over 350 units sold.

A listing of the uses from a recent StorageShopUSA™ -Waukesha development is as follows:

- 2- electrical contractor
- 1- plumbing contractor
- 2- security systems contractor

- 1-“coffee cart” operator
- 1- sets up trade shows
- 1- remodeling contractor
- 8- workshops
- 6- business storage

Businesses from other StorageShopUSA™ locations include:

- Carpet cleaner
- Salvation Army office/shop
- Computer networking
- Inflatables for kids’ parties
- Property manager workshop
- Matco tools distributor
- Commercial artist
- Antiques collector/trader (no retail)
- Online marketing /advertising studio-shop
- Cleaning business
- Internet/online wholesaler

The StorageShopUSA™ developments do not allow auto repair, welding, for commercial purposes, nor any retail. There is no outside parking overnight and no outside storage allowed. Excerpts from the condominium rules and declaration are attached.

StorageShopUSA™ developments are NOT “mini-storage” Instead, they provide alternative “storage” *ownership* primarily for businesses. And, they are NOT “personal storage facilities” seeing they are commercially zoned, follow all commercial building codes, provide ADA accessibility, and are used to legally operate a business unlike storage facilities.

We are requesting approval of the attached *StorageShopUSA™ Permitted Uses* document.

### Project Characteristics

The proposed development will include eleven (11) duplex buildings for a total of twenty-two (22) 1,250sf condominium units. The density amounts to an impervious surface ratio of 46% with a disturbance area of ~1.6 acres. Around half the lot will be green space.

The development is accessed off East Frontage Rd in the I-94 corridor. Parking is limited to 2 spaces/units. The 22 unit site will generate approximately 79 trips/day based on a traffic study from another StorageShopUSA™ location with 24 units done in 2020 (see attached).

The property will be served by well and septic. Waukesha, Dane, and Ozaukee counties have approved septic systems for StorageShopUSA™ developments. Water usage data collected from 140 units over a one-year timeframe provides the basis for the design of the system. The typical sewer and water infrastructure has been approved by the Department of Safety and Professional Services (DSPS) 23 times in the last 19 years.

The units will be priced at approximately \$150,000 based on previous sales data. The development should increase the Village of Caledonia's tax base by over \$3,300,000.

### Site Plan Approval

The proposed StorageShopUSA™ development will be a catalyst to encourage other businesses and developments to locate off 7 Mile Rd in the I-94 corridor. The StorageShopUSA™ community is recognized across the state and would be in harmony with the Village of Caledonia I-94 Corridor Land Use Plan.

StorageShopUSA™ is a condominium community of like-minded *owners* of small businesses and workshops they own- not rent.

The developments are uniform and when grouped together, create a unique look and feel people like.

The materials are wood and brick as required and the buildings get rave reviews of how nice the buildings/development look when completed.

There is no outdoor storage allowed and no parking outside overnight.

The dumpster will be screened (see attached).

There are no protrusions that need to be screened. Occasionally, an exhaust fan or an air conditioner is installed.

Signs are allowed in the front window only for each unit. There is one monument sign with the property address and the StorageShopUSA™ name (see attached).

There are no proposed uses that would have a negative impact on the safe and healthful conditions of the Village.

There is no historical interest.

There are no wetlands or conservation areas to be concerned with.

## Performance Standards

There is no reason to believe that any of the small businesses and owners attracted to this development would create any issue with air pollution, fire hazards, glare or heat, liquid or solid waste, noise, odor, or radioactive/electric nuisances. The occupancies are low intensity and low impact.

## Ownership and Organization

Once the development is approved, StorageShopUSA™-Caledonia LLC will be formed to purchase the land and see the project through to completion.

The StorageShopUSA™-Caledonia development will be organized under the condominium form of ownership pursuant to Wis. Stats. § 703. A copy of the condominium rules is included with this packet. A condominium association will be formed and as the units sell, unit owners will become part of the association. Once the units are sold, StorageShopUSA™-Caledonia LLC will turn over management to the owners association.

## Project Schedule

Construction is planned to start in fall of 2024. It is anticipated the project will be built in one (1) phase with the entire project completed in 2025. Each building requires a separate building permit and approval from DSPS and will be occupied as they are completed. Although there is no “phasing”, the buildings are constructed in a phased manner, generally having several buildings at various stages of construction and as they are completed, they are sold and occupied. Generally, they will be constructed according to the building number they have been assigned.

## Additional Design Considerations

The typical StorageShopUSA™ development design has been approved by the Department of Safety and Professional Services (DSPS) 24 times.

- 11 - 2,500sf “duplex” buildings for a total 22 - 1,250sf units. 27,500sf total space.
- Each unit will have a 19ft wide x 18ft long parking designated for its use (described as limited common element on the condominium plat) The parking area provides ADA accessibility to its corresponding unit. No additional parking areas are provided nor are they necessary. Additional stalls only attract more intense users and that is not the type of user StorageShopUSA™, and its owners, want to join the community. Attached is a traffic study performed a little over a year ago from the very first StorageShopUSA™ development in 2004. Pictures were recorded every half hour for the entire business day and shows very light traffic.

Proposed restriction is no more than 1 employee; therefore, 2 spaces/unit is all that is needed and provided. Historically, the designated parking area in front of each unit is all that is necessary – there are no additional parking areas.

- 10-20ft separation distances between buildings create significantly better fire protection and drive isles are consistent with fire access turning radius. Sprinklers are not required. DSPS is considered the authority in the state of Wisconsin on fire prevention and does not require sprinkler systems.
- Lighting is provided by each building, is hardwired, keeps the light focused on the parking and drive isle in front and does not spill to neighboring properties.
- The Development will provide 24/7 access. Business operations are also regulated by Town of Caledonia ordinances.
- Generally, the entire site is graded, and the perimeter is stabilized. Certificates of occupancy are obtained as each building is completed. This phased approach allows units to be occupied while other units are under construction provided an asphalt binder or asphalt millings are in place. All landscape plantings and the asphalt surface coat occur after completion of the last units.
- There is only one monument sign which identifies StorageShopUSA™ and the address of the development. Individual signs are allowed only inside the front window of the unit.
- One central dumpster is provided and serviced twice a month, sometimes only once a month, at the discretion of the unit owners through their association. The dumpster will be screened and is centrally located on the site.
- All StorageShopUSA™ developments comply with stormwater and erosion control ordinances.

EMAIL: [SSUSA@TDS.NET](mailto:SSUSA@TDS.NET) | PHONE: 608-444-1515

[ABOUT](#) [INVESTORS](#) [FAQS](#)

a



# Wisconsin's Commercial Storage & Office Warehouse Condo Provider

**SPECIFICATIONS**

The logo for the Madison Area, featuring the text "Madison Area" in a bold, blue, sans-serif font. A small red house icon is positioned above the letter 'i' in "Area". The entire logo is enclosed in a thin blue rectangular border.

[Northeast Madison](#)

SOLD OUT!

[Fitchburg](#)

SOLD OUT!

[Lake Mills](#)

SOLD OUT!

[McFarland](#)

SOLD OUT!

[Middleton](#)

SOLD OUT!

[East Madison](#)

SOLD OUT!

[Janesville](#)

SOLD OUT!

[Waunakee](#)

SOLD OUT!

[Stoughton](#)

SOLD OUT!

[Verona](#)

SOLD OUT!

[Sun Prairie](#)

SOLD OUT!

[DeForest/Windsor](#)

SOLD OUT!

The logo for the Milwaukee Area, featuring the text "Milwaukee Area" in a bold, blue, sans-serif font. A small red house icon is positioned above the letter 'i' in "Area". The entire logo is enclosed in a thin blue rectangular border.

[Waukesha](#)

SOLD OUT!

[Waukesha II](#)

SOLD OUT!

[Saukville](#)

SOLD OUT!

<a href="#">Menomonee Falls</a>	SOLD OUT!
<a href="#">Germantown</a>	SOLD OUT!
<a href="#">Delafield</a>	SOLD OUT!
<a href="#">Racine/Mt Pleasant</a>	Request it
<a href="#">Oak Creek</a>	SOLD OUT!
<a href="#">Oak Creek II</a>	Request it
<a href="#">Mequon</a>	SOLD OUT!
<a href="#">Mequon II</a>	Request it
<a href="#">Kenosha</a>	Request it



<a href="#">DePere</a>	2 units left
<a href="#">Appleton</a>	2 units left

# Commercial Storage Condo – Workshop – Business Bungalow?

Garage Condo, Commercial Storage, Storage



Condo, Office Warehouse, business bungalow, or how about “Commercial Duplex”. Whatever you choose to call them is up to you. Many different names are appropriate due to the fact that [they're so darn flexible.](#)

Join the more than 150 [StorageShopUSA condo owners](#) that have already recognized the unparalleled value that comes with owning a big residential style garage that you can legally run a business out of – in other words a business or storage condo. No more wasting your hard-earned money on renting from others, owning a commercial storage condo gives you all the benefits of ownership including building appreciation and full control of your space.

Each duplex consists of 2 – 25'X 50' units that include heat, lights, 100amp service, phone, internet, cable, bathroom plumbing, as well as fully drywalled & painted walls & ceilings.

Ownership for around [\\$100,000](#) per unit based on location! Purchase the whole building and save even more!

Because all StorageShopUSA units are condominiums, they are maintenance-free properties which include snow removal and yard maintenance!



# Commercial Warehouse Space for Everyone!

When putting together this website, we wanted to show just how flexible a StorageShop really is – what a job that turned out to be. To begin with, how do you categorize a StorageShop? Is it an office warehouse? commercial storage? oversize storage? a business condo? or maybe a business bungalow!

Call it what you like, StorageShops are basically commercially zoned big garages you can utilize for business or personal needs. **Whatever you need space for, you can be sure that a StorageShop will work for you.**

SELF-EMPLOYED CONTRACTORS

MOTORHOME, RV, AND BOAT STORAGE

INVESTMENT PROPERTY DEVELOPERS

STORAGE & WAREHOUSE SPACE

CAR COLLECTORS

HOBBYIST

MAN CAVE

MULTI-PURPOSE

a



# CONCEPT

- Without question, this is the coolest and most creative real estate concept the country has seen in a long time!

*It's all about how you package it...*

Office warehouses, commercial storage units, storage condos, duplexes, [boat/rv storage](#), extra garages, pole barns, and work sheds all have all been options and concepts utilized for many years. However, each of them have issues with cost, quality, function, utility, convenience, or personal preference; and they are simply not available to many. – UNTIL NOW!!

StorageShopUSA™ has developed a simple residential style, office warehouse product, commercially zoned and built, that utilizes the very popular “duplex” and “condominium” concept that has an immediate and recognizable value – [all for around 100k!!](#).



Northeast Madison SOLI  
OUT

Fitchburg SOLI  
OUT

Lake Mills SOLI  
OUT

McFarland SOLI  
OUT

Middleton SOLI  
OUT

East Madison SOLI  
 OUT

Janesville SOLI  
OUT

# Flexible Space

From simple storage situations to operating your business, a StorageShopUSA™ unit will provide the utility that [contractors](#), [hobbyists](#), [RV/boat](#) enthusiasts, and small businesses need, combined with the “good sense” of ownership.

A StorageShopUSA™ unit is approximately 25ft wide by 50ft deep with 14' ceilings (1250sf), a 12ft by 13ft overhead door and located in a commercially zoned area. It provides enough room and height to accommodate most any vehicle. All units have heat, lights, 100amp service, phone, cable, bathroom plumbing, drywall, painted walls and are available for you to OWN. The list of potential uses is endless:

- [Hobbyists looking for space outside their home](#)
- [People with lots of “toys”\(boats, RVs, etc\)](#)
- [Start-up businesses](#) looking to get out of their house, van or garage
- [Contractors](#)
- Business owners that pay rent
- [Rental property owners/managers](#)
- [Investors](#)

StorageShopUSA™ provides an opportunity for individuals, families, small businesses, partnerships and even corporations to have access to economical and “functional” storage along with workshop facilities.

# The Condominium Advantage

Build your own or buy a Condominium StorageShop? You really should ask yourself this question. We’re sure that the more you look into it, the more obvious the answer

[Waunakee](#) **SOLD**  
**OUT!**

[Stoughton](#) **SOLD**  
**OUT!**

[Verona](#) **SOLD**  
**OUT!**

[Sun Prairie](#) **SOLD**  
**OUT!**

[Deforest/Windsor](#) **SOLD**  
**OUT!**



[Waukesha](#) **SOLD**  
**OUT!**

[Waukesha II](#) **SOLD**  
**OUT!**

[Saukville](#) **SOLD**  
**OUT!**

[Menomonee Falls](#) **SOLD**  
**OUT!**

[Germantown](#) **SOLD**  
**OUT!**

will be.

StorageShopUSA™ founder [Greg Thompson](#) discovered first-hand just what a hassle can be to try and build an oversize garage for some extra space. Save yourself the trouble of finding commercially zoned land, building permits and inspections, building specifications, and cost overruns. StorageShopUSA™ Business Condos does it all for you – it’s your turn-key solution.

The condo bonus is the icing on the cake. With all StorageShopUSA™ Storage Condos, property maintenance is included in your [condo association fee](#). That means no mowing grass and no shoveling snow. Just go to your shop and enjoy!

Other benefits include:

- Immediate and Recognizable Value
- Flexible Buildouts
- Security
- Your Own Personal Space
- Building Ownership

Call StorageShopUSA™ now to learn more – 1-608-444-1515!

[Delafield](#) **SOLD  
OUT!**

[Racine/Mt Pleasant](#) **Request  
it**

[Oak Creek](#) **SOLD  
OUT!**

[Oak Creek II](#) **Request  
it**

[Mequon](#) **SOLD  
OUT!**

[Mequon II](#) **Request  
it**

[Kenosha](#) **Request  
it**



[DePere](#) **2 units left**

[Appleton](#) **2 units left**

# Get in Touch

a



# GALLERY



**Village of Germantown**

Project location: N115 W18950 Edison Drive, **Germantown, W**  
12 units – 2007



**City of Waukesha**

Project Location: 1602 Square Cir  
Waukesha  
24 units - 2005



46 11 dovetail dr  
Madison 24 units



Lake mills 18 units





603 post rd  
Madison 28 units



801 walsh rd  
Madison 16 units



City of Verona  
Investment ct 8 units



Village of mcfarland  
Ivywood trail 16 units





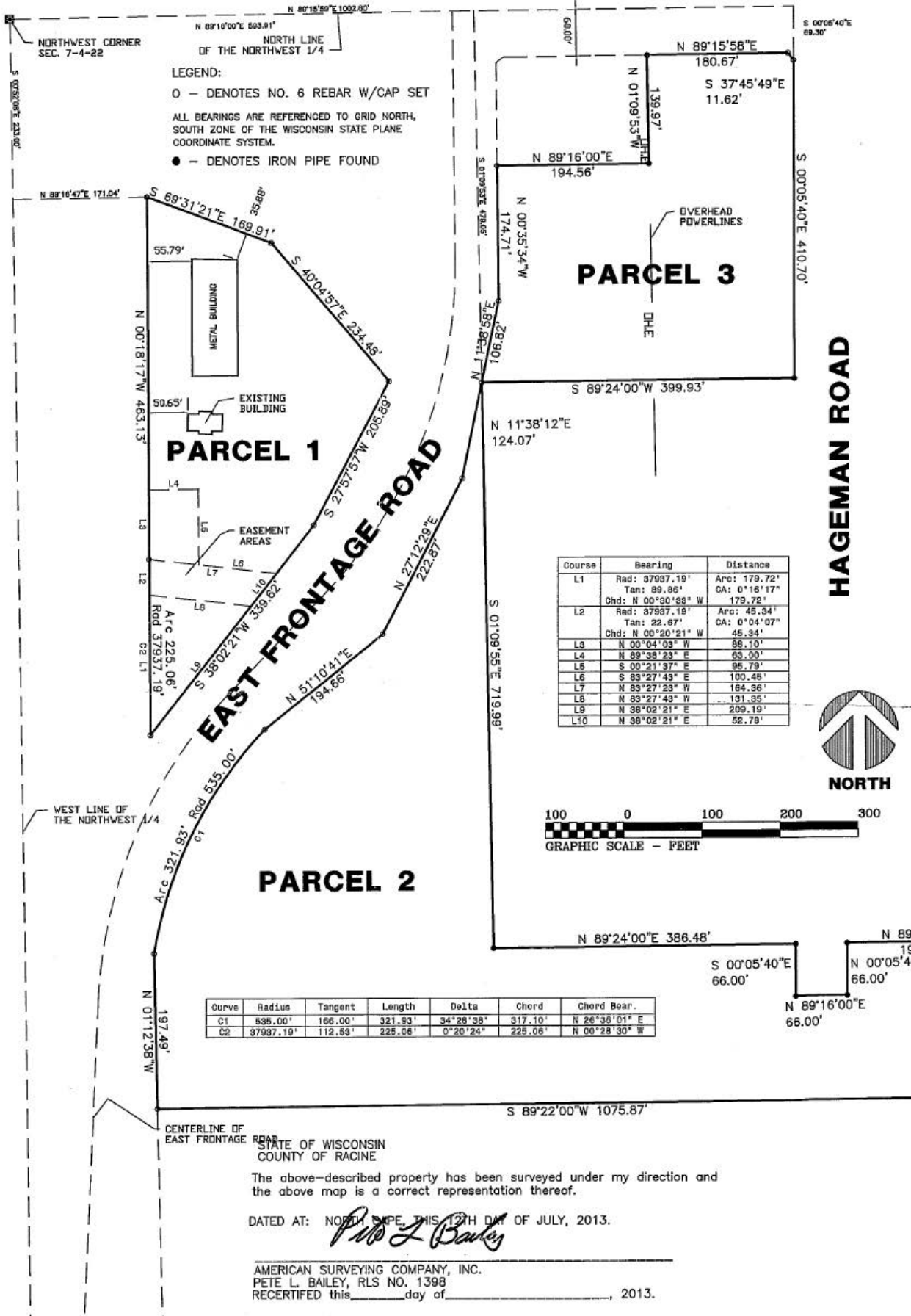






# SEVEN MILE ROAD

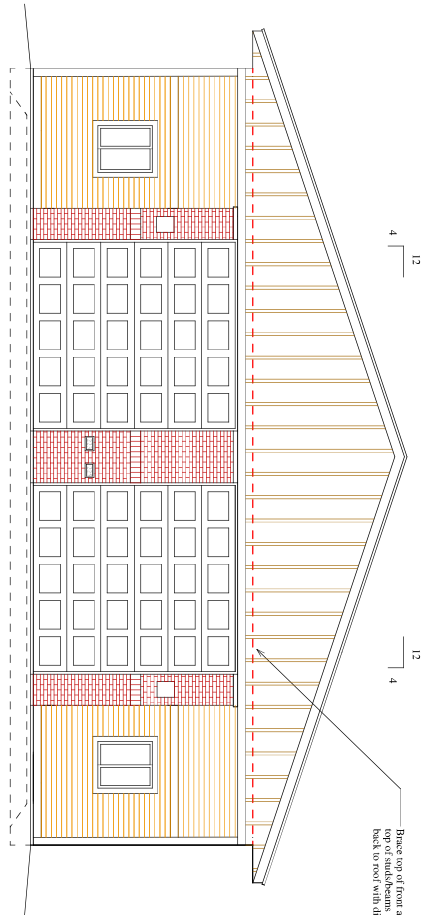
INTERSTATE I-94



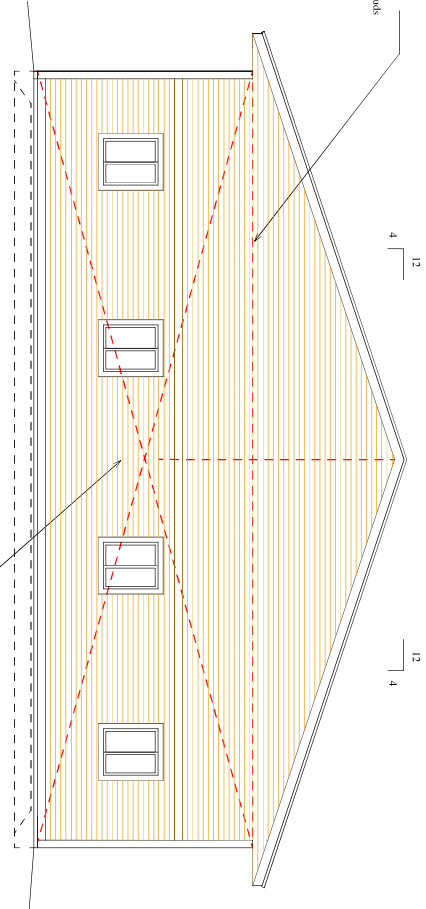
# Site Plan



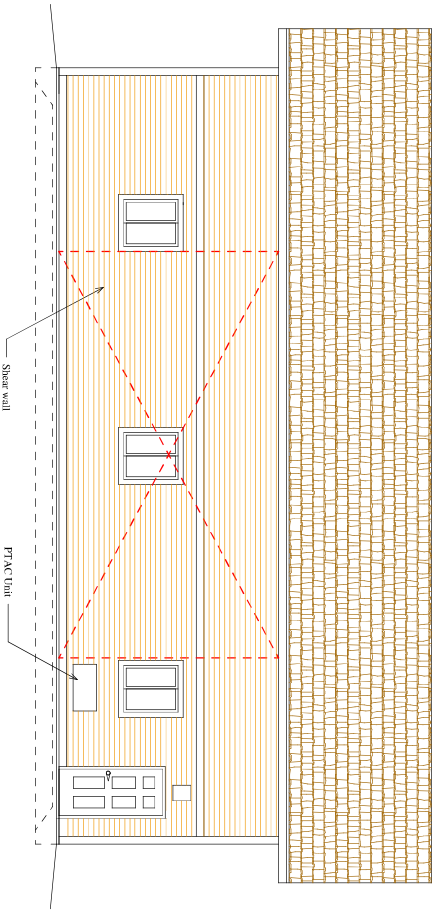




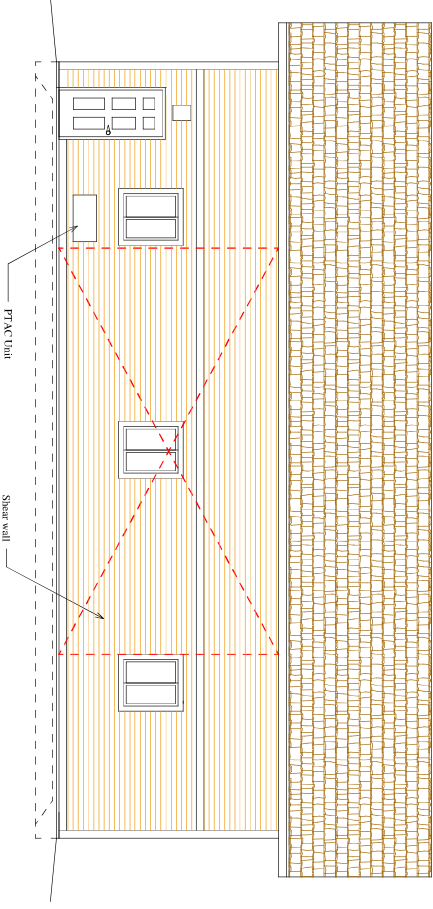
Front Elevation  
Scale = 1/4"=1'-0"



Rear Elevation  
Scale = 1/4"=1'-0"



Left Elevation  
Scale = 1/4"=1'-0"



Right Elevation  
Scale = 1/8"=1'-0"

SHEET  
A3.0

Date: 02/07/2018  
Scale: As Noted  
Job #: 06-01

Project: **StoragshopUSA**  
Address: City of Mequon, WI  
Sheet Title: **Elevations "A"**

Proposed for: **StorageShopUSA**  
**Greg Thompson - Owner**  
Address: 6810 Cross Country Road  
Verona, WI 53593

**C**oncepts  
**I**n  
**A**rchitecture, LLC

Jeffery Groenier, Architect  
W125 Amidon Road  
Brooklyn, WI 53521  
608-698-3196  
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Jeffrey Greener, Architect  
 W125 Amidon Road  
 Brooklyn, WI 53521  
 608-498-5196

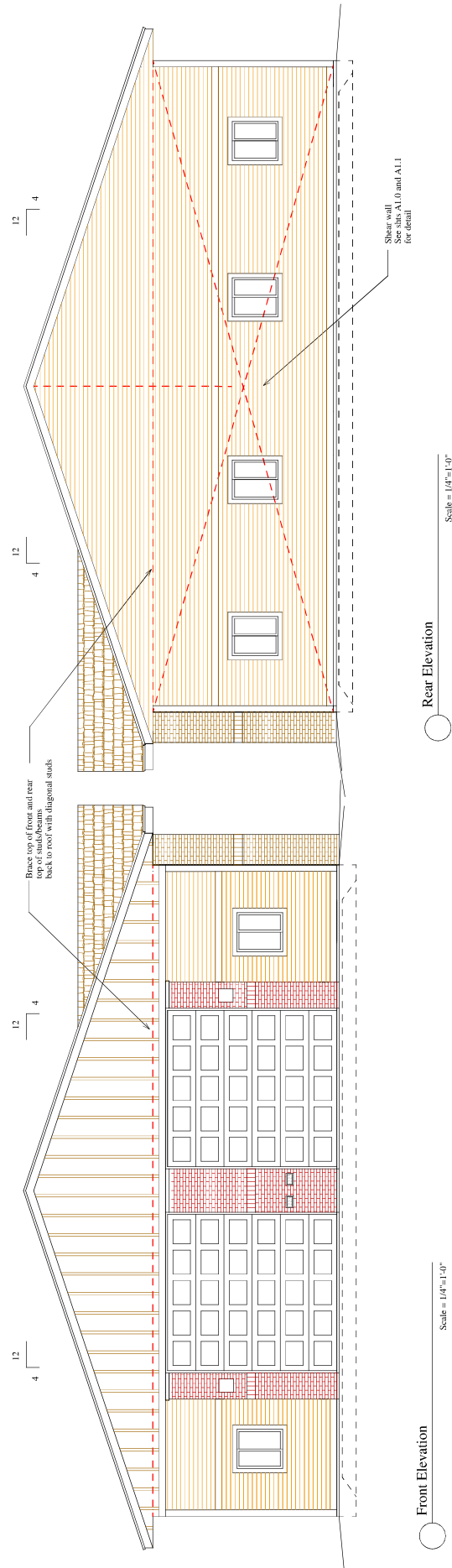
**In**  
**Architecture, LLC**  
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Proposed for: **StorageShopUSA**  
 Greg Thompson - Owner  
 6810 Cross Country Road  
 Verona, WI 53593

Project: **StorageShopUSA**  
 City of Mequon, WI  
 Sheet Title: **Elevations "B"**

Date: 02-07-2018  
 Scale: As Noted  
 Job #: 06-01

SHEET  
**A3.1**



**INC**  
oncepts  
Architecture, LLC

Jeffery Greenert, Architect  
W125 Amidon Road  
Brooklyn, WI 53211  
608-985-5196

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Proposed for: **StorageShopUSA**  
Greg Thompson - Owner

Address: 6810 Cross Country Road  
Verona, WI 53593  
Phone 608.444.1515

Project: **StorageShopUSA**  
City of Mequon, WI

Sheet Title: **First Floor Plan "B"**

Date: 02-10-2018  
Scale: As Noted  
Job #: 06-01

SHEET  
**A1.1**

### Shear Wall Notes

1. Use 7/16" structural rated OSB, 8d nails @ 6" o/c
2. Solid blocking at all seams. Fasten with 8d nails at 6" o/c
3. Use 2x2x6 studs continuously nailed together, or 1x4x6 post at edges of plywood and 12" o/c at intermediate studs.
4. Install Simpson HD14-SDS2.5 hold-down at each end of the shear wall w/ 5/8" dia. A36 threaded rod, 8" min. embedment into incised edge slab and Simpson SHF adhesive.
5. Use Simpson Titen HD 1/2" dia. x 6" Simpson Titen HD screw anchors w/ 1 1/2" dia. washer at 48" o/c

Note: 8d" = 8d common wire nail (0.131" dia. x 2 1/2" long)

### Door Schedule

Mark	Size	Material	Remarks
H1	(2)2x10's	Hem-Fir #2	3
H2	(3)2x12's	Hem-Fir #2	3
H3	(2)2x10's	Hem-Fir #2	4

### Window Schedule

1	3'-0" x 4'-0" Slider Jeld-Wen Clad w/ Low-e insulated glass
2	3'-0" x 3'-0" Slider Jeld-Wen Clad w/ Low-e insulated glass
3	4'-0" x 3'-0" Slider Jeld-Wen Clad w/ Low-e insulated glass
4	3'-0" x 4'-0" Slider Interior window

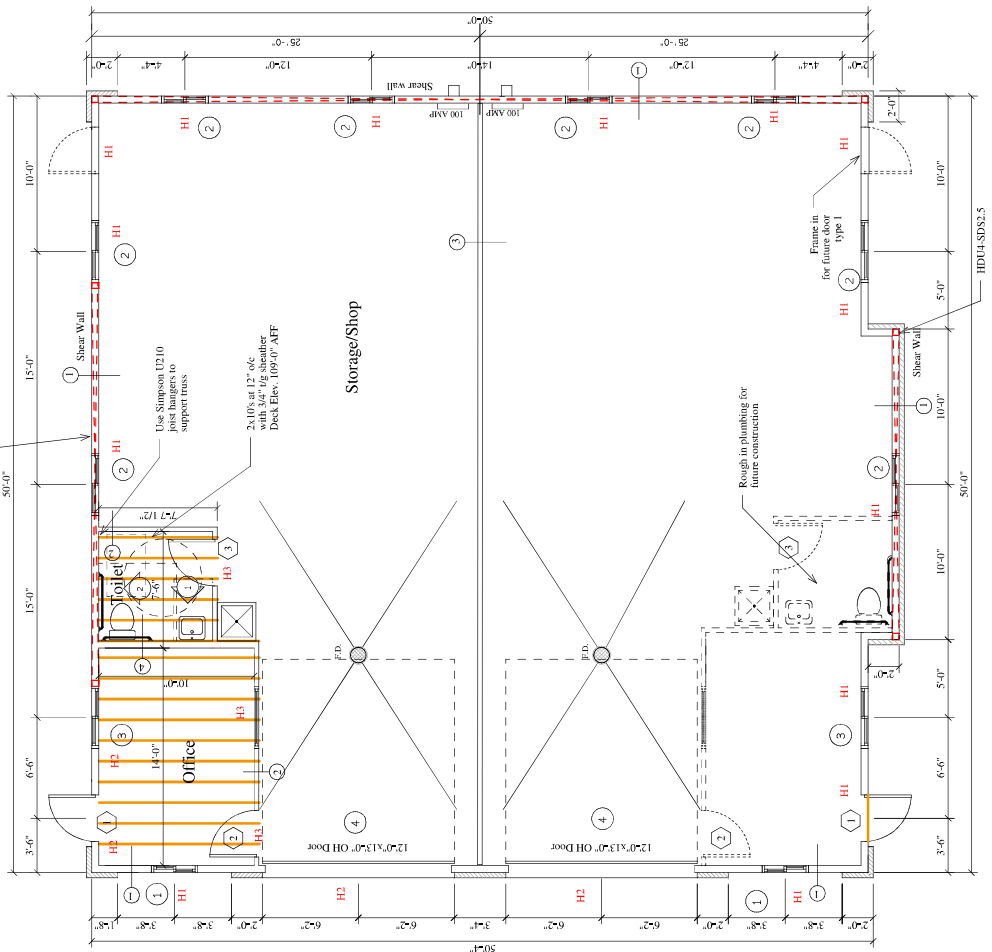
### Wall Schedule

1	5/8" type 'X' gyp. bd. with joints taped 5/8" type 'X' gyp. bd. with joints taped 5/12" FG heat insulation 2x6 x 14 Wood studs at 16" o/c 7/16" OSB board Exterior 044 Vinyl Siding
2	5/8" type 'X' gyp. bd. with joints taped 4 Mil. vapor barrier 3/4" precut high wood studs at 16" o/c 5/8" type 'X' gyp. bd. with joints taped
3	5/8" type 'X' gyp. bd. with joints taped 2x4 x 14 Wood studs at 16" o/c 3 1/2" FG heat insulation 5/8" type 'X' gyp. bd. with joints taped
4	5/8" type 'X' gyp. bd. with joints taped 3/4" precut high wood studs at 16" o/c 5/12" FG heat insulation 5/8" type 'X' gyp. bd. with joints taped

### Header Schedule

Mark	Size	Material	Remarks
H1	(2)2x10's	Hem-Fir #2	3
H2	(3)2x12's	Hem-Fir #2	3
H3	(2)2x10's	Hem-Fir #2	4

Notes:  
1. Headers shown at bearing wall locations only.  
2. Headers shown at non-bearing wall locations only.  
3. (2) 2x6 SFR Construction grade Shoulder studs each side  
4. (2) 2x4 SFR Construction grade Shoulder studs each side



### Toilet Room Elevation

Scale = 1/4" = 1'-0"

### Toilet Room Elevation

Scale = 1/4" = 1'-0"

### First Floor Plan - 2,540 S.F.

Scale = 1/4" = 1'-0"

**ADMINISTRATIVE RULES AND REGULATIONS  
OF  
STORAGESHOPUSA-CALEDONIA  
CONDOMINIUM OWNERS ASSOCIATION, INC.**

**ADMINISTRATIVE RULES AND REGULATIONS OF  
STORAGEHOPUSA-CALEDONIA CONDOMINIUM OWNERS ASSOCIATION, INC**

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**ADMINISTRATIVE RULES AND REGULATIONS  
OF  
STORAGESHOPUSA – CALEDONIA CONDOMINIUM**

The following administrative rules and regulations are adopted by StorageShopUSA-Caledonia LLC, (hereinafter “the Declarant”), on behalf of the STORAGESHOPUSA – CALEDONIA CONDOMINIUM OWNERS ASSOCIATION, INC., (hereinafter the “**Association**”) for the purpose of assuring that StorageShopUSA – Caledonia Condominium shall be operated in an efficient and orderly manner so as to create a pleasant living environment for all Unit Owners. In furtherance of this purpose, all Unit Owners shall have an affirmative duty to maintain all property of the Condominium in a neat and orderly condition and shall abide by the following rules and regulations which may be amended by the Association:

1. Signs. No sign, including a “For Rent” or a “For Sale” sign, advertisement, notice, or other lettering shall be exhibited on any portion of the Condominium without the prior written consent of the Association except as provided for in the Declaration, or with written approval of the Board.
2. Obstructions. The Common Elements, including but not be limited to, the sidewalks, entrances, passageways, grass, lanes and driveways shall not be obstructed or encumbered or used for any purpose other than ingress and egress to and from Units. Personal property items, including but not be limited to, bicycles, tools, and toys which are not in use shall not be allowed on the Common Elements. Bicycles shall be kept inside the Unit or a garage when not in use.
3. Animals. No vicious animals are allowed in any part of the Condominium. All animals must be kept on a leash at all times when not in the Unit.
4. Hanging of Garments and Window Coverings. The hanging of garments, rugs, and similar articles from the windows or from any other facades of the Condominium property shall not be allowed. No outdoor clothes lines shall be allowed at any time. No sheets shall be used for window coverings unless on a temporary basis for a reasonable period of time while awaiting window coverings.
5. Protrusions. Except for the standard awning and optional satellite dish as allowed in the Declaration, no awning or other similar articles and no television antennae, machines, air conditioning units, wiring for electrical or telephone installation, or other similar protrusions shall be allowed on the exterior of the Condominium property without the prior written consent of the Board. If such equipment is necessary to upgrade the Unit, no consent may be unreasonably withheld by the Board.

The only area for signage is at the entrance to the facility (reserved for the StorageShopUSA sign). Real estate for sale or for rent signs are only allowed inside the window area.

6. Damage to Common Elements. All damage to Common Elements or Limited Common Elements caused by the moving or carrying of articles thereon or caused by any other action shall be the responsibility of, and shall be paid for by, the Unit Owner or person causing such damage.
7. Noise. Unit Owners shall not unreasonably disturb other Unit Owners. No Unit Owner shall conduct or permit any soliciting at the Condominium. No children shall be permitted to play or remain in the Common Elements.
8. Commercial Use; Zoning Code. All Units shall be used by their respective Unit Owners only as small scale business office, owner workshop, and associated warehouse ***pursuant to Article 6.01 of the Declaration***, and for no other purpose whatsoever. The use of the Condominiums is limited to those commercial uses allowed currently or in the future by state and local zoning and use laws and building codes. Each owner is required to document that their use is compliant with such laws and codes, and the Association is given a private right to require owners to comply with the same. **NO AUTO REPAIR OR WELDING BUSINESS IS ALLOWED IN THE CONDOMINIUM. COMMERCIAL WOOD WORKING IS REGULATED BY THE ASSOCIATION. NO RETAIL SHOPS ARE ALLOWED**

No overnight sleeping in any Unit shall be permitted, and no storage outside the Unit is permitted.

Generally, the uses of the Condominiums are limited to the following:

Low intense businesses, trades and contracting services, and personal workspace which provide offices, warehousing, and workshops limited to no more than one (1) employee onsite and requires two (2) or less parking stalls.

NOTE: Businesses that generate high traffic and/or have high intense operations are discouraged.

The site is on private septic and occupancies that require water usage of MORE THAN 7500 GALS/YEAR ARE PROHIBITED.

The facility will be accessible 24/7; except that, all businesses' hours of operation will be regulated by the Village of Caledonia Ordinances.

9. Unit Rental. Other than for commercial wood working and other prohibited uses, a Unit may be rented by a Unit Owner in compliance with the Declaration. All leases



shall be in writing and copies of all such leases shall be provided to any other Unit Owner upon request. All rental agreements shall contain as part of them an agreement by all parties a statement that any tenant, subtenant, assignee or other leaseholder has had an opportunity to read the Condominium documents and is subject to all terms of the Declaration, Bylaws and Rules, as amended from time to time or the Board shall have the power to void the instrument creating the tenancy. The Unit owner may be fined up to **\$100.00** per day by the Board for a violation of this paragraph. **Renting the Unit for just storage is not allowed.**

10. Insurance Rates. Unit Owners shall be prohibited from conducting any activity or storing any article in their Units or on the Limited Common Elements and Common Elements which would increase the rate of insurance on the condominium property.
11. Maintenance of Unit. Each Unit Owner shall promptly perform or shall have promptly performed all maintenance and repair work within his/her own Unit which work, if omitted, would adversely affect any Common Elements or Limited Common Elements, any portion of the condominium property belonging to other Unit Owners, or the condominium property as a whole, and each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.

Each owner shall shovel their own parking areas within 3 feet of the building. The remainder of the parking area is performed by the snow plowing contract with the association.

12. Nuisances. No immoral, improper, offensive, or unlawful use shall be made of the condominium property or any part thereof, and each Unit Owner at said Unit Owner's expense shall comply with, perform, and fully satisfy all city, state, and federal laws, statutes, ordinances, regulations, orders, or requirements applicable to his/her unit.
13. Parking. Unit Owners shall neither park, nor shall they permit their families, tenants or guests to park, in the parking areas of other Unit Owners, or in such manner as to prevent ready access to the parking areas of other Unit Owners. Improperly parked vehicles shall be subject to removal at their Unit Owner's expense. No parking shall be permitted at any time on any drive lanes or roads which run through the Condominium. No Unit Owner shall keep a junk vehicle (defined as a non-operating vehicle) on the Condominium at any time. No Unit Owner shall conduct any vehicle repair except on vehicles parked in a garage.

**No unit owner or guest may park any vehicle anywhere overnight, and no parking stalls may be leased for more than three years or conveyed, sold, transferred or assigned separately from the unit for which it is a limited common element.**

14. Service and Recreational Vehicles. Storage of service vehicles owned or operated by Unit Owners, boats, travel trailers, mobile homes, campers, and other recreational

vehicles outside of the Unit shall be prohibited. Temporary waiver of these prohibitions may be obtained from the Association Board of Directors, which waiver or denial thereof shall be in the sole discretion of the Association Board of Directors.

15. (intentionally left blank).
16. Storage. The Association shall not be liable for any loss or damage of or to property placed in any Unit or in the Limited Common Elements and Common Elements. No storage may be maintained outside any Unit.
17. Common Elements Maintenance. Unit Owners shall be prohibited from discarding any dirt or materials from the windows, balconies, or doors of the Units and shall be prohibited from discarding any dirt or materials into the Common Elements and Limited Common Elements.
18. Applicability to All Owners . Notwithstanding anything contained herein to the contrary, all rules and regulations shall apply to, and shall be complied with by, all Unit Owners and all persons under their control, including, but not limited to, the Unit Owners' servants, tenants, employees, agents, visitors, licensees, and family members.
19. Modifications. No unit owner may modify their Unit or the Common Element without prior consent from the Board of Directors and as provided under Article III of the Condominium. See WARNING in Declaration. All modifications or additions to the Common Element shall be made with Board consent, and the Board shall require that style and color match other Common Element.
20. Trash. Trash disposal is the duty of each Unit owner, and no trash container may be placed outside of the Unit. Notwithstanding the above, Declarant or the Association may designate a place on the Common Area for trash disposal and may provide individual trash containers for each unit.
21. Ventilation. Ventilation is required to meet the requirements of Chapter SPS 364. Depending on the use, mechanical or natural ventilation is acceptable. Penetrations to the structure are limited to the rear wall off each unit. Roof penetrations are subject to approval of the Association. A fresh air intake HVAC system is required for any use that needs to provide for "human comfort" in accordance with the according to the state commercial building code.

The units have been conditionally approved as an S-1 moderate hazard storage building. Motorized vehicles may not be driven into the building for loading, unloading, or stored unless appropriate ventilation requirements for an enclosed parking garage are met. Additionally, hazardous materials such as fuel, gun powder, fireworks, fertilizers, etc. may not be stored in the building unless the limitations in the amounts addressed in IBC 307 are adhered to. The owner shall be responsible to

address these storage materials with the ensuing HVAC design professional so that appropriate exhausts and make up air are facilitated.

Unit owner MUST record the use and any changes in use with the Association. Failure to do so may result in fines and penalties.

**OTHER**

22. Exterior light in front is used to provide security and street lighting. Each unit owner has one and is responsible for keeping the light in working condition at all times. The fixture is equipped with a timer/and photocell combination to turn on and off automatically.
23. Road restrictions will be placed on the private road that match the Village of Caledonia and Racine County, Wisconsin, ordinances. Enforcement and subsequent penalties shall be in accordance with Racine County ordinances and policies.
24. Service door and overhead door repair, maintenance and replacement are the responsibility of each Unit owner. Unit owner must keep the door free of any dents or scrapes. Replacement doors must be approved by the Association for both style and color. Repairs must match the original aesthetic appearance.

These Rules may be amended by the Board of Directors of the Association by a majority vote.

These administrative rules and regulations are adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, and shall be effective upon the establishment of the Association.

**STORAGESHOPUSA – CALEDONIA  
CONDOMINIUM UNIT OWNERS  
ASSOCIATION, INC.**

By: StorageShopUSA-Caledonia LLC, Declarant

\_\_\_\_\_  
Gregory A. Thompson, President

This instrument drafted by:  
Gregory A. Thompson

## SUMMARY OF TRAFFIC STUDY

For

StorageShopUSA Development at 4611 Dovetail Dr. Madison

August 12, 2020 7:30am to 7:30 pm

Site developed in 2004

Total number of units = 24 (12 buildings)

Counted all traffic in and out and took pictures every half hour

Total Trips in 12 hours = 84 (in and then out of the development is 2 trips)

Ave. Trips/hour = 7

Ave trips/unit = 3.5/day (ave trips for a SFH is 10/day)

Max trips/ hr = 12 (between 8:30 and 9:30am)

Rush hour trips = 9.5/hr (between 4pm and 6pm)

Current traffic count = 2 SFH = 20 trips/day

Projected traffic count = 24 units= 84 trips/day

Net increase = 64 trips.

### Observations:

- 90% of the trips were generated by 5 of the units. Units 9, 11, 12, 16, and 18. Four of those units are auto related businesses which involve “*onsite retail, service businesses which require customer drop-off and pick-up, ... and are prohibited.*” (language taken directly from staff report regarding uses)
- 6 of the 12 buildings had no activity all day long.

### Summary

Regulating the uses by not allowing drop-off and pic-up type businesses significantly reduces the number of trips to a StorageShopUSA facility. The number of trips generated projected should not be much more, if any, than the typical trips generated by residential development.

StorageShopUSA™- Traffic  
Wednesday, August 12, 2020

*Dovetail Dr, Madison  
Developed in 2004-05*





*10:33am*



*11:06am*



*11:31am*



*12:00pm*



*12:32pm*



*1:00pm*



StorageShopUSA™ Permitted Uses

*SEC. 16-6-12 (a)*

*STATEMENT OF INTENT: This district is intended to provide for the orderly and attractive grouping at appropriate locations of commercial activities of a more general retail and wholesale nature, and of the office and service facilities serving a larger community trade area. The size and location of such districts shall be based upon relationship of the community need and economy.*

The office/workshop units will accommodate the following uses consistent with the B-3 zoning and commercial future use:

*Office & workshop space for trade and contracting services.*

Commercial contractors such as electricians, plumbers, and other types of trades and service businesses which require a small office and some workshop space. These types of businesses generate little traffic with low intensity and can be identified as requiring 2 or less parking stalls, no drop-off/pick-up, no retail, and no more than one employee.

*Personal workshop and storage - activities consistent with what a typical homeowner uses their garage for, but bigger.*

Personal workshop and storage space for crafters, antiques, and alike. These types of uses generate little traffic with low intensity and can be identified as requiring 2 or less parking stalls, no drop-off/pick-up, no retail, and no more than one employee.

*Other business uses that are not specifically permitted or prohibited that are deemed to be of a character compatible with a use listed above.*

Other *similar uses* such as a home-based business, that generate little traffic with low intensity and can be identified as requiring 2 or less parking stalls, no drop-off/pick-up, no retail, and no more than one employee.

Proposed uses fall under these two categories allowable under B3:

Professional Office  
Personal Service

Examples of Professional Office / Personal Service uses in previous StorageShopUSA™ developments include:

Electrical contractor  
Plumbing contractor  
Remodeling contractor  
Carpet cleaner  
Cleaning business  
Remodeling contractor  
Security systems contractor



Salvation Army office/workshop  
Property manager office/workshop  
Matco tools distributor  
Computer networking  
Online marketing/advertising studio-shop  
Internet/online wholesaler  
Commercial artist  
Inflatables for kids' parties  
"Coffee cart" operator  
Carpentry workshops  
Antiques collector/trader (no retail)  
Barrel maker