



Planning Commission

Tuesday, February 18, 2025

City Hall Council Chambers – 601 Main St W. Ashland, WI 54806

6:30 PM

Take notice that a meeting of the Planning Commission will be held in- person in the City Hall Council Chambers, with the availability to attend virtually.

To join the meeting from your computer, tablet or smartphone: <https://meet.goto.com/775025133>. Or dial in using your phone. United States (Toll Free): 1 866 899 4679 Access Code: 775-025-133

The following items will be considered:

1. Call to Order and Roll Call

2. Approval of Agenda

3. Consent Agenda

- a. Approval of minutes from the January 21st, 2025 Plan Commission meeting

4. Identify Potential Conflicts of Interest

5. Citizen Participation (non-agenda items)

6. Action Items:

- a. Vote on a request to purchase City-owned land at 821 Water Street (Portion of Parcel # 201-01063-0000), zoned Waterfront City Center (W-CC) with a Waterfront Overlay (W-O). Applicant: Sara Brown
- b. Public Hearing: Review and Approval of a Conditional Use Permit to allow a Wireless Telecommunication Facility on City-owned Property on Rail Drive (Parcel # 201-05120-0210), zoned Heavy Industrial (HI). Applicant: The Towers, LLC.
- c. Vote to support Resolution # 17809 petitioning the Secretary of Transportation for Airport Improvements for the JFK Memorial Airport. Applicant: City of Ashland

7. Discussion Items

- a. Potential Planned Unit Development on Beaser Avenue
- b. Potential Ordinance Amendment pertaining to Rooming Houses
- c. Potential Ordinance Amendment pertaining to metal siding
- d. Update on Property Maintenance Enforcement
- e. Update on Building Permits for January, 2025



- f. Update on Miscellaneous Planning and Development Items

8. Announcements/Reports/Comments/Questions

9. Adjournment

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities. NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact the City of Ashland Planning and Zoning Department at 715 -682-7041.

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City of Ashland, Wisconsin
601 Main Street West — Ashland, WI 54806 — www.coawi.org

PLAN COMMISSION MEETING MINUTES

January 21st, 2025 at 6:30PM at the City Hall Council Chamber and via Go To Meetings

The meeting can be joined in person or by using a computer, smartphone or tablet at

<https://meet.goto.com/775025133>

**The meeting can also be joined by phone at
1 866 899 4679 using Access Code: 775-025-133**

Present: Mayor Matt Mackenzie, Ana Tochtermann, David Eades, John Beirl, JoAnn Erickson, Laurie Gregor, Steven Wiley (Planning and Development Director), Terri Erickson (Assistant Planner),

Absent: Jeff Beirl (Excused)

AGENDA

1. Call to Order and Roll Call
Mayor Mackenzie called the meeting to order at 6:30 pm and a quorum was declared present.
2. Approval of the Agenda
Mackenzie asked for approval of the agenda. Mr. Beirl moved to approve the agenda as proposed and Ms. Erickson seconded. The motion carried 5-0.
3. Consent Agenda
Mackenzie asked for approval of minutes from the Oct 15th, 2024 Plan Commission. Mr. Eades moved to approve the minutes and Mr. Beirl seconded. The motion carried 5-0.
4. Identify potential conflicts of interest
None
5. Public Comment (non-agenda items)
None
Ana Tochtermann arrived (6:33pm)
6. Action Items:
 - a. Public Hearing: Review and approval of a General Development Plan and Specific Implementation Plan and Zone Change for a Self-Storage Use for Parcel # 201-04943-0200, zoned Planned Residential/Institutional (PRI). Applicant: Michael Hebert

Mr. Mackenzie asked for motion to go into public hearing. Motion by Erickson, second by Gregor. Motion carried 7-0. Mr. Wiley presented the proposal. He reminded the commission that this item

was carried over from the prior meeting. He noted that the applicant was on virtually. Mr. Wiley reviewed the location and zoning for the project. He then described what the applicant has submitted for the review, as required by the UDO and GDP submittal, and reviewed the site plan including proposed wetlands and landscaping. He reviewed project requirements of parking, impervious surface and building height and setbacks. He reviewed the site lighting and noted that the first 100 feet of the driveway access would be paved and the rest would be gravel. He noted that the proposed stormwater pond has not been fully designed at this stage and it would be part of the SIP process. Mr. Wiley noted that this was put on the agenda as a GDP/SIP in the event that the applicant had all requirements submitted. He clarified that he has everything needed for the GDP approval but will need to come back for the SIP. He noted that the landscaping proposed exceeds the amount that the UDO requires by over twice the amount. This is to help offset the requested relief from the UDO paving requirement. Lighting standards would be needed and comply with low activity lighting standards. Mr. Wiley reviewed the exterior elevations and noted the proposed siding is metal which given the outlying area of this project and proposed screening, buildings staff is not concerned with this. He noted plan commission does have the ability to require other materials. In summary Mr. Wiley reviewed items required and provided for the GDP review along with consistency with Future Land Use Map and Neighborhood Compatibility. It will be a two-phase project with two buildings to begin with and two more buildings added later. Mr. Wiley ended with a review of submittal requirements and noted that the applicant has satisfied all the requirements for this and that staff recommends approval of the PUD-GDP contingent on the following conditions:

- Approval is for the PUD-GDP only. The applicant shall follow up with the PUD-SIP submittal through City staff, the Plan Commission, and City Council and obtain PUD-SIP approval and all necessary approvals and building permits for the proposed project prior to starting construction.
- PUD-GDP to allow a self-storage land use under a PUD Overlay on Parcel # 201-04943-0200.
- City Council to waive the 20-acre minimum area requirement for a PUD on 10.35-acre Parcel # 201-04943-0200 in the PRI zoning district with the finding that the proposed PUD encompasses a clearly defined area that will not preclude logical development of adjacent properties in a manner consistent with the intent of the UDO.
- Applicant has the option of phasing the development so that the first two (2) buildings are completed within the initial project phase (two-year term of the initial building permit) and the second two (2) buildings are completed within the following year. Substantial development progress shall occur on Phase 1 of the development within 12 months of PUD-SIP approval.
- Access drive width for the driveway from Binsfield Road shall be a minimum of 19 feet wide to allow two-way traffic. Applicant shall revise the site plan to show the 19-foot dimension for SIP review.
- Relief from UDO Section 6(G)(2) and Section 6.3(F)(5) requiring paving of driveways and parking areas with concrete or bituminous pavement. This provision shall allow the applicant to use an approved unpaved surface in lieu of paving for areas shown as unpaved on the site plan. The first 100 feet of the Binsfield Road access drive shall be paved.
- Building setbacks, heights, and setbacks shall meet Future Development (FD) zoning standards.

- As part of the SIP submittal applicant shall submit a detailed stormwater management plan including calculations on the amount of runoff anticipated based on the proposed impervious area (to include buildings and drive areas). The stormwater management calculations shall demonstrate that the proposed stormwater retention pond is sized appropriately to handle all runoff generated onsite and that no runoff onto surrounding properties will occur as a result of this development. The stormwater management plan will require Planning and Public Works staff review and Plan Commission review.
- Applicant shall maintain the existing wetlands and landscaping as shown on the site plan.
- Any signage proposed shall meet UDO standards and require submission of sign proofs for Planning and Development review and issuance of a sign permit prior to installation.
- As part of the SIP submittal the applicant shall submit a code-compliant photometric plan for Planning and Development staff and Plan Commission review. The plan shall show light levels for all access/drive areas and between the buildings. Lighting shall meet the standard for "Low Activity" Non-residential open parking facilities as described in UDO Tables 6.7.A and 6.7.B.
- Any changes in the proposed land use or additional uses proposed shall require a PUD amendment and Plan Commission/City Council review.

Mr. Wiley noted that the Class 2 public hearing was issued on January 2nd and 9th as well as discretionary letters sent out to surrounding properties within 200 feet of the development as required. He did receive a phone call on this day from a neighbor, JoNathan Kingfisher, who's land is kitty-corner to the property across Binsfield and Farm Road to the south-west. He inquired about the plan review process and Mr. Wiley explained this to him and what the applicant was planning to do and why he required a PUD for approval. Mr. Kingfisher seemed supportive of the development after hearing this explanation.

Mayor Mackenzie asked Mr. Hebert if there was anything he would like to add before opening it up for discussion. He responded with a "no" and that it was well covered by Mr. Wiley. Mayor Mackenzie noted that it was a public hearing and offered that if anyone wished to make any public comments to do so now.

JoNathan Kingfisher came forward to speak. He noted that he was supportive of the project and glad it didn't require a lot of pavement. He stated that he considers his property and the property directly south of the development as old growth wetlands which was logged 50-60 years ago. He stated that the biodiversity and nature here is incredible which he very much cares about. He noted there has been significant flooding across the proposed building area and suggested this be thought about. His other suggestion was that with the richness of species here, landscaping should include native plants. He is supportive of the storage proposed here and could even see himself being a customer. His other concern revolved around the fact that traffic is very fast on Binsfield and that future development of the surrounding properties could negatively affect the area depending on what is allowed per zoning and development. He stated that he prefers farm road being a dirt road although neighbors have asked him to support it being paved, he prefers to preserve the natural habitat as much as possible. He hopes we take his suggestion for native vegetation and consider the affects of potential flood waters on the site. He thanked the commission for their time.

Mayor Mackenzie thanked Mr. Kingfisher for his comments and said they were appreciated. He asked for a motion to go out of public hearing. Ms. Erickson moved, Mr. Beirl seconded. Motion passed 6-0. Mayor Mackenzie noted a motion made would be to forward the item to the council with a recommendation. He made a motion to approve the GDP with conditions. Motion by Beirl, second by Ms. Erickson. Discussion:

Ms. Gregor asked if the requirements for native plants would be discussed during the next phase of the SIP? Mr. Wiley noted that it can be included as part of the next phase or it could be done as part of the current review. Ms. Gregor asked what his recommendation would be? Mr. Wiley suggested that staff could keep it in mind and that as the landscape plan is further defined it could be incorporated. Some input from the commission now would be helpful moving forward into the SIP phase. Mayor Mackenzie noted that he believes we have historically provided a list of native plants to choose from and could be provided to the applicant. Ms. Gregor asked if it was reasonable to ask if all plantings be native? Mr. Wiley noted we have that ability since it is a PUD and very flexible. Ms. Gregor feels it is a good and important point for this area and should be incorporated. She made a motion to amend the conditions for approval to require exclusively native plants for the landscape plan. Seconded by Mr. Eades. Discussion: Mr. Beirl was not in favor of requiring native plants exclusively. He noted he trusts city staff to move forwards with incorporating this. Mayor Mackenzie stated that his opinion was that we use native plants exclusively and that they will survive better and less chance of non-native plants growing out of control. Mayor Mackenzie called for a voice vote. The motion passed 5-1 (Beirl voted no). Discussion returned to the submitted plan. Mr. Eades notes he was in favor of the development but he asked if there was no other way to amend the ordinance without using the PUD process for this? He doesn't feel it seems like the correct process even though it works. He's looking for a better, more long-term solution to the issue. Mr. Beirl asked about the unique similar situation with the Jolma property close by with it not complying with the ordinance and exceptions being made? Mr. Eades recalled a property across highway 13 that were given relief on pavement as well. Mr. Wiley noted he wasn't sure what the process was since he was not here yet. He noted that the UDO took affect in 2012 and it likely happened since then. This is not certain though. Mr. Wiley noted that it is possible to amend the ordinance, but that it is hard to account for every situation that might come up. We need be careful that we don't create issues with amendments that might have unseen or unthought of consequences down the road. He explained that the PUD process can be used for a number of different situations. Material relief may be another reason to go this route. Larger campus size scaled developments may be seen as the typical use but this is not the only reason for a PUD. Mayor Mackenzie interjected and redirected the discussion to the current topic and recommended putting this item on the agenda for future discussion. Mr. Eades questioned whether or not this is truly the correct process for this particular application/project of a single owner. All examples he is aware of is for multi-owner type projects. A motion was made to call the question by Mr. Beirl, seconded by Ms. Erickson. Roll call vote: motion carries 5-1, Mr. Eades voting No. The motion to approve to go forward to council with recommendation of conditions listed by staff with the amendment of using native plants. Roll call vote: motion carries 6-0)

Mayor Mackenzie introduced the next item:

- b. Public Hearing and vote on a request to purchase City-owned land at 821 Water Street (Portion of Parcel # 201-01063-0000), zoned Waterfront City Center (W-CC) with a Waterfront Overlay (W-O). Applicant: Sara Brown

Mr. Mackenzie asked for motion to go into public hearing. Motion by Mr. Beirl, second by Ms. Erickson. Motion carries 6-0.

Mr. Wiley presented a report on the land purchase request. He reviewed the location of the property to be purchased and how it related to the applicant's property. He noted the applicant approached the city about the property several months ago. This land is part of an area assessed by an EPA technical assistance document from 2023 to help create a vision of the area. He explained how the city is proposing meeting her in the middle and offering her half of the requested property (25 feet) in order to make her lot conforming. Currently the existing lot is very restrictive regarding being able to make any improvements. He noted she would need to provide a CSM. He reviewed criteria with the Comprehensive Plan and noted staff feels it is consistent as a single-family residence. He reviewed compatibility associated with UDO standards, views, existing development and best use. He noted he received a call from neighbor Anthony Mitchel who expressed concern about this jeopardizing views from his property. He noted that is currently not part of a redevelopment plan for the Oredock area but only a vision which is conceptual. Mr. Wiley displayed a Site Reuse plan that the property is located on. A parking lot for a future building is located here. It was determined that because the property is on the outside edge of the vision area that it would not affect the overall future development here. With this in mind, Mr. Wiley noted that staff recommends approval of the land sale request contingent on the following conditions:

- The applicant shall be responsible for the costs associated with the land transfer including but not limited to: Land sale, Certified Survey Map, closing costs, Register of Deeds recording fees, etc.
- Applicant shall combine the subject eastern 25-foot-wide portion of parcel 201-01063-0000 with KBC Properties, LLC's existing property to create one lot and City staff shall review and approve the CSM prior to recording at the County.
- Price of the 25-foot-wide section of property shall be \$6,000.
- Applicant shall obtain required approvals and zoning and building permits prior to constructing any improvements on the resulting property. Any improvements shall meet the design standards listed in UDO Section 4.46 W-O Waterfront Overlay District.
- Any existing nonconformities (i.e., setbacks, lot coverage) shall not be expanded by new uses of the property. Based on staff's initial review, the setbacks of the existing home are less than the setbacks required by code today. The home is almost on the property line along the sides which would not be permitted under current code. Any improvements constructed after the land sale and lot combination would need to meet current setback requirements and impervious coverage maximums.

Mr. Wiley noted that the Class 2 public hearing was issued on January 2nd and 9th as well as discretionary letters sent out to surrounding properties within 200 feet of the development as required. He noted that two citizens reached out with questions and comments: Anthony Mitchell with concerns about the views and another individual asking about the sale and what was involved. Once this was explained he seemed content. He

noted he also talked with commissioner Beirl about some concerns he had about the sale of this property and it being a valuable piece of real estate.

Mayor Mackenzie asked if there was anyone in attendance that wished to address item.

Jennifer Suzanka, who owns property across from the proposed land acquisition, came forward. She noted she has a nice lakeview and is not concerned about the possibility of a new garage there. She is more concerned about the big vision for the rest of the city property in this area. She would like to see a restoration of it with it being maintained and taken care of because it is currently filthy. She reiterated she is not against the land sale or her neighbors benefiting from a larger parcel.

Anthony Mitchel, who owns property across from the proposed land sale, is concerned about what kind of development there will be on the property. If a garage is being proposed he'd be interested in seeing a site plan and would hope that it could be located on the northern side of the lot to help reserve views. Mayor Mackenzie clarified that the applicant now has a non-conforming lot and this sale of the lot would make it conforming. If she wanted to develop it further with additional structures it would have to come back to the city for permit approval. It was noted that depending on what was proposed they neighbors may or may not be notified. Anthony asked what happens if the owner is not knowledgeable about the permit process and just goes ahead and builds a garage? Mayor Mackenzie responded that depending on the circumstance they could be given a raze order to tear it down. He noted it's the task of the commissions to listen to the comments of the citizens and determine if it is reasonable to offer the finalization of the sale to the applicant to re-establish her lot as conforming. Anthony asked if we should find out what her plan is before allowing her to buy it? Mayor Mackenzie responded that it may be overstepping for us to demand she tell us what she plans to do with it.

Billy Ryder, a resident of Ashland and an attorney for Mr. Mitchel. He asked what the process is for setting a sale price. Mayor Mackenzie replied that the applicant makes an offer and the city assess what other lots have been selling for and what our intentions are for the property. At times the city enters into a development agreement where the city gives land to the buyer if they agree to develop it within two years. The city has also been gifted right-of-way that has at times been given back to adjacent property owners to restore lots. In this case, the land was purchased by the city in the hopes of future development. For this particular lot \$6,000 seemed to be a reasonable price. He noted that if the decision made by this group is not agreeable, citizens can also voice their opinion on the item when it is proposed at city council.

Mayor Mackenzie entertained a motion to go out of public hearing. Motion by Ms. Erickson, Second by Gregor. Motion carries 6-0. Eades moved to approve the land sale with staff recommendations. Second by Ms. Erickson. Discussion: Commissioners asked who KBC was and if it was an individual or group purchasing the property? Sara Brown responded that she is a KBC properties owner but that her daughter lives there. She inherited the property from her grandmother and her family is KBC properties. Mr. Beirl asked how long the property has been in her family? She responded her grandma, Theresa Simondson, lived there since she got married at 19, so over 60 years until she passed away about 4 years ago. Ms. Tochtermann asked if Brown could speak to her plans for the additional

land. Ms. Brown noted they haven't made any specific plans yet. There have been thoughts about an addition or garage but nothing for sure. Ms. Tochtermann asked if she had any thoughts about the neighbor concerns about view obstruction? Ms. Brown understands that they don't want their view obstructed but does not have a concern about it. Tochtermann noted she used to live across this street and can attest to how amazing the views are and can understand concerns by the neighbors. She asked about set back regulations and how they could regulate building size and location here. Mr. Wiley explained that the setback guidelines for this district refer back to the building type best resembled. In this case it would need to meet the R1 district standards. He reviewed these setbacks and height restrictions directly from the ordinance for primary and secondary structures. Mr. Mitchell asked if they could tear down the existing house and build new? Mr. Wiley replied that they could do this as long as it was conforming to current standards. Or, if it burned down they could then rebuild it on the same footprint. Mr. Eades noted he understands the concerns of the views but that he's more concerned about the vision of this area for the future than a resident wanting to have a conforming lot. A future development could block the view of the entire lot. Mr. Wiley agreed this would have a big impact if this were to happen. Ms. Gregor asked if there should be some sort of guideline or rule in place to get an appraisal or do an analysis when the city entertains selling property. Mr. Wiley notes he did have the city assessor look at this who estimated about a \$7,000 fair market value and the staff does consider what other property is currently selling for and the numbers are widespread. He agreed an objective third party is a good thought. Mayor Mackenzie also noted that a recommendation could be made to council to renegotiate the price. Mr. Beirl noted the plan for the future seems kind of vague. Mr. Wiley noted that although it is not an official masterplan, there was a redevelopment study completed in coordination with the EPA that could be used as a guiding document for the future. Mr. Beirl noted that the city has been acquiring property in this area and that in 2014 the city acquired these two lots for \$54,000 which didn't include the cost of demo. Now the city is looking at selling a portion of this for \$6,000. He's concerned that once a future plan is in place the city may regret not keeping this property and therefore feels selling it is a bit premature. He also noted that 10 years ago the Brown family had the opportunity to buy this property as well. Ms. Brown interjected and stated she did not have the opportunity to buy that piece of property at that time as her mother and aunt had owned it. Mr. Beirl reiterated that the city has invested a lot of time and money and had recognized this land as important to the future of the community. Mayor Mackenzie asked if the commission was ready to vote. A yes vote would be to recommend approval of the property sale to the city council. Ms. Tochtermann asked if there was any time-frame pressure? Mayor Mackenzie replied if we wanted to explore this in greater depth we could ask for a table to further discuss. Ms. Tochtermann made a motion to table the item. Ms. Erickson seconded. Ms. Erickson asked if we are tabling it to investigate cost and Mayor Mackenzie agreed that it was to gain a better understanding of the background of the property. Motion carried 6-0.

- c. Public Hearing and vote on a request to purchase one parcel of City-owned land at the corner of 6th St E and 10th Ave E (Parcel # 201-02065-0000), zoned Single-Family Residential (R-1). Applicant: Timothy and Kathleen Retaskie.

Mr. Mackenzie asked for motion to go into public hearing. Motion by Ms. Erickson, second by Ms. Gregor. Motion carries 6-0.

Mr. Wiley presented a report on this land sale request. He reviewed the location and parcel details in relation to zoning. He noted that the applicant had reached out to city staff months ago with interest to buy this lot for \$15,000. He reviewed the parcel in relation to review criteria of the comprehensive plan and future land use and noted this parcel is not considered an essential property for the city to hold on to. He also noted that the applicant is considering building a single-family home for his daughter in the future and staff believes that this is the best use for the property. He stated that the assessor told them \$20,000 would be a fair market value. Staff felt \$15,000 was a reasonable price and recommends approval. At this time, the applicant intends to keep the parcel separate from his existing adjacent parcel. Mr. Wiley confirmed a class II public hearing notice and nearby property owner notifications took place. (He noted land sales only require a class I but they were all done together for this meeting to simplify) No responses or comments were received.

With no public comments, Mayor Mackenzie requested a motion to go out of public hearing. Motion made by Mr. Beirl, second by Mr. Eades. Carries 6-0. Mr. Eades made a motion to accept the land sale with conditions. Seconded by Mr. Beirl.

Discussion: Mr. Eades asked if there was a city alley and how many lots there were? Mr. Wiley responded it may have been originally platted as multiple lots but is currently one parcel. Mr. Eades commented that he feels this property had more value as a larger parcel and that it should be put out for bid. He questioned if there is a policy for a more competitive protocol for these buildable and desirable lots. Mr. Wiley responded that the ordinance section is followed for land sale requests which requires an application submittal and offer to purchase amount. He noted he can bring it up to staff about a different or better process for this. Ms. Erickson commented that the city should be trying to get the most money they can for city owned properties and not necessarily accepting the initial offer from applicants without any negotiation. Mr. Eades commented on the past idea of inventorying excess properties that the city has and publicizing them as available to the public under a process and to keep this in mind for future consideration. Mr. Beirl noted that he understands there is also staff constraints. Ms. Tochtermann noted setting the terms of price has been an ongoing discussion when land sales occur. Establishing a better process in regards to this with the resources we have would be beneficial. She asked if we have asked for \$20,000 from the applicant in this case and is it negotiable? Having the property back on tax role and an owner who will live there are advantages and should be considered. Mr. Wiley replied that the city did not ask for \$20,000 but that they looked at various similar parcels to help evaluate if the offered price was reasonable. He noted that the city could go back and ask for \$20,000. Mr. Beirl commented that it seems like it has been a vague and arbitrary process which opens us up to criticism going forward. There should be a standardized process for arriving at the valuation of these properties. Mr. Wiley agreed with the comments but noted it is tough because past examples show that it has been very situational depending on many different factors and gave a specific example. He said the ordinance defines specific steps but not when it comes to arriving at the property value. Mr. Beirl offered that even the appraisal process is subjective and appraisers adjust their numbers as appropriate since exact comparisons of others properties are unlikely. He feels that there must be a better way for us to evaluate this. Mayor Mackenzie noted that we have not had a lot of lots sell in the city or getting people to come look. The city wants people to buy lots with the intention to build a house. There has been talk about development agreements where the buyer purchases the lot at

a lower price but agrees to build something on it within two years. There's been talk about programs where if a buyer of a city lot is built on within three years the money for the lot is reimbursed with the incentive that properties are improved. He asked for ideas and promoted discussion on the topic. He mentioned the process that took place combining lots out by the industrial park where there were timelines to meet with agreements made. Mr. Beirl suggested that staff consult with other associates in the state that area dealing with the same challenges to help come up with some ideas and solutions. Mayor Mackenzie noted that the value of the plan commissions is that we will be looked at suspiciously, what do our neighbors expect and what do we do to help get greater support for how we move ahead with this. Ms. Erickson noted that the applicant doesn't have any plans for the property currently? Mr. Wiley responded that no, not immediate plans just for the future. Ms. Erickson asked if he proposed any sort of deal to the applicant for a "sell-at-this price if you build within a certain time" frame agreement? Mayor Mackenzie responded that that did not present this but they could. Ms. Erickson noted that he could just as easily buy it for this good price from the city and then turn around and sell it for more since it appears to be worth more. Mayor Mackenzie asked what the commission would like to do? Would they like to offer it for sale but only at the assessed value unless they are willing to enter into a development agreement for a reduced price? Ms. Erickson felt this would help us with the future with expectations of sales for city property unless there was another plan in place. Mayor Mackenzie stated that he is hearing that the group feels that the price could be more beneficial for the city if it were at the full \$20,000 as assessed and that there is interest in supporting a development agreement if the lot sold for less with the understanding the lot would be developed with housing in so many years. Ms. Erickson concurred. Mayor Mackenzie made an amendment to the motion that it be forwarded onto city council for either the fair market value of \$20,000 or if the purchaser is willing to enter a development agreement to build a primary residence on the parcel within three years the city would accept the offer of \$15,000. Motion for amended language by Ms. Erickson, second by Gregor. Motion carried 6-0. Ms. Erickson makes a motion to forward to council the amended language on the purchase request. Second by Ms. Tochtermann. Motion carries 6-0.

- d. Public Hearing: Review and approval of a Conditional Use Permit to allow a freestanding sign in excess of 75 square feet at 521 Lake Shore Dr E (Parcel # 201-01254-0000), zoned Waterfront City Center District (W-CC) with a Waterfront Overlay (W-O) and Gateway Overlay (GTWY-O). Applicant: Krist Oil Company

Mr. Mackenzie asked for motion to go into public hearing. Motion by Mr. Beirl, second by Ms. Gregor. Motion carries 6-0.

Terri Erickson presented a report on this CUP request. She noted that John Paramski was here from Wickwire, a consultant for Krist Oil, so answer any questions. She reviewed the standards for review, existing and surrounding land uses and the land use recommendation. She reviewed the applicant's proposal and background information along with review criteria required by the ordinance as well as consistency with the comprehensive plan and compatibility. She spoke to the fact that the entire lot is covered with impervious surface which is not up to current code and therefore staff is recommending as a condition of approval that a small landscape area around the base of

the sign be provided by the applicant. She reviewed the conditions proposed by staff for approval to forward to city council as follows:

- Approval of the Conditional Use Permit to allow for the addition and placement of one (1) 2-foot by 4-foot propane reader board backlit panel according to the submitted sign elevation located at the 521 Lake Shore Dr E subject property.
- Signage shall meet UDO standards.
- Conditional Use Permit is only for the signage proposed and not for any additional uses or improvements. If any additional changes are proposed such uses will require additional staff and/or Conditional Use Permit approvals through Plan Commission and the Common Council.
- A sign permit is required prior to the installation of the proposed signage.
- The base of the existing sign shall be landscaped with plantings. Drawings (plan, elevation and/or section) of the planter base materials, dimensions, details and planting type shall be submitted to the city for review and approval before a sign permit is approved. The plantings shall not exceed two and a half feet in height. The landscaping shall be installed when the reader board is installed or within the growing season. The landscaping shall be cared for and maintained by the property owner.

Ms. (T) Erickson stated that a notice for a Class 2 public hearing was issued on January 2nd and 9th as well as discretionary letters sent out to surrounding properties within 200 feet of the development as required. No responses or comments were received as a result of this.

Mayor Mackenzie asked if Mr. Paramski or anyone else had anything to say in the public hearing. He responded "No, that Ms. Erickson covered it". Motion to go out of public hearing made by Ms. Erickson, seconded by Ms. Tochterman. Motion carries 6-0. Ms. Erickson made a motion to approve and move forward with the CUP approval and conditions noted. Second by Ms. Gregor. Discussion: Mr. Beirl asked if this was setting some sort of precedent? Mr. Wiley responded he didn't think so. He noted we've seen this with other signs that were approved through a CUP process where applicants didn't meet the 75 SF area maximum as with the Chamber sign. He noted with the way the ordinance is written it does allow for a CUP for something like this in the city center district or along highway 2. He mentioned it maybe something worth changing and not necessarily an appropriate use of a CUP but with the way the ordinance is written we have the ability to approve it if they meet the conditions. He feels there is grounds for approving in this case. Mr. Wiley noted that the Chamber sign was a similar circumstance. Mr. Eades noted there was a conditional use for that approval that they wouldn't use the entire sign area but they do every time they put a sign up. Who monitors and enforces this? Mr. Wiley noted that there has been discussion about better follow-up of conditional use permit compliance and the department has goals to do better enforcement and possibly hiring someone to help with this or add it to the duties of the property maintenance specialist. Mr. Eades commented that it just adds more work to monitor this and verify it is only ever used as an ATM/propane sign.

Mayor Mackenzie called for a vote on the motion. Motion carried 6-0. He subsequently mentioned there has been a discussion to hire someone to follow up on the conditions that we impose and that it is currently an unmet staffing requirement.

- e. Public Hearing: Review and approval of a Conditional Use Permit to allow a Vehicle Sales Use at 1318 Lake Shore Dr W (Parcel # 201-00066-0000), zoned City Center (CC) with a Gateway Overlay (GTWY-O). Applicant: Greta and Nicolas Blancarte on behalf of Lake Superior Auto Sales, LLC

Mr. Mackenzie asked for motion to go into public hearing. Motion by Ms. Erickson, second by Ms. Gregor. Motion carries 6-0.

Terri Erickson presented a report on this CUP request. She reviewed the standards for review, existing and surrounding land uses and the land use recommendation. She reviewed the applicant's proposal and background information along with review criteria required by the ordinance as well as consistency with the comprehensive plan and compatibility. She reviewed the conditions proposed by staff for approval to forward to city council as follows:

- The applicant shall obtain all necessary building and/or sign permits for the proposed project and provide drawings with following information prior to operating on-site:
 - A site plan designating the location of for-sale vehicles, employee and customer parking, and the primary entrance to the building and office location.
- The number of for-sale vehicles must not increase beyond the 5 approved in the CUP approval. If the applicant desires to go beyond this, they must come back to City Planning Staff and the Plan Commission for further review and approval.
- The for-sale vehicles must be parked on the paved surface. They shall not be elevated or located beyond the pavement in the grass area. No vehicles for sale shall be parked in the 10-foot by 10-foot vision triangle at the driveway entrance from Lake Shore Drive.
- Any future or additional signage on the building, existing pole sign or at the location of the sale vehicles must be submitted to the city planning staff for review and approval.

Ms. (T) Erickson stated that notice for a Class 2 public hearing was issued on January 2nd and 9th as well as discretionary letters sent out to surrounding properties within 200 feet of the development as required. No responses or comments were received as a result of this.

Mayor Mackenzie asked if Ms. Blancarte or anyone else wished to comment on this. Ms. Blancarte responded "No, Ms. Erickson covered it". Mr. Beirl made a motion to go out of public hearing. Second by Ms. Erickson. Motion carried 6-0. Mr. Beirl made a motion to forward the CUP with staff recommendations.

Discussion: Mr. Eades asked about temporary signage. He noted that Roots has all kind of signage out on the public terrace. Mr. Wiley noted that temporary signs are regulated by sign standards in the UDO. He said the feather signs are not permitted by ordinance and there are a lot of properties that are non-compliant with that which is connected to the following up and enforcing. Temporary signs are limited in terms of size and quantity. He does not believe the ordinance has a firm limit in terms of numbers of days but just says temporary which creates a problem that should be looked at. They are limited in terms of SF area and the number allowed. They also cannot locate them in the boulevard or terrace or the right-of-way. Mr. Eades noted he doesn't have an issue with this CUP;

this is just a thought. Mr. Beirl expressed concern about an interested person coming to the plan commission not too long ago wanting to sell vehicles on the adjacent property. Knowing each situation is unique, he wants to make sure that we are fair and consistent with our requirements regarding staff recommendations so that no one views this as preferential treatment. Mayor Mackenzie noted that the differences are that the other one was not paved which this one is but what has not been addressed is the lighting. That had been required of the other person to provide and we should be doing the same things on this one to make sure that we are consistent. Mr. Beirl noted that this isn't something he would likely hear about but city staff may so we should be prepared. Ms. (T) Erickson noted that the location might be under a street light so it may already have some lighting. In regards to having client meetings at night, the office location does have existing exterior wall lighting at the entrance. Minimal discussion took place regarding signage or lighting where the for-sale cars would be located. The only signage discussed was for a small sign attached the inside of the door into the office. Ms. (J) Erickson noted this wouldn't help with lighting for the parking spaces. Mayor Mackenzie noted security is the main intent for the lighting requirements. He recommended that we could perhaps amend the conditions to make sure that lighting standards are addressed. Ms. (J) Erickson noted that the Richardson's, not the applicant, own the property. Ms. (T) Erickson noted the applicant has worked out an agreement with the Richardson's to use their property for the parking space and office space inside the building. This statement was confirmed by Greta Blancarte. Ms. (J) Erickson stated that any lighting additions would need to go through the Richardson's. She cannot just say "yes" to it without their confirmation first. Mr. Wiley agreed that the owner would have to be on board with any changes made. Mayor Mackenzie also noted another good thing about this proposal is that it has an office associated with it and the other one did not. A comment came up about the Corn-man and how this could affect his location. Ms. Blancarte noted that they can move their vehicles temporarily if needed for space for the Corn-man. Mayor Mackenzie made a motion to approve an amendment to add the requirement of providing security lighting to the conditions of the CUP approval. Second from Mr. Eades. Motion carries 6-0. A vote was called to approve the CUP with conditions and amendment to pass onto city council for review. Motion carries 6-0.

7. Discussion Items:

a. Update on Property Maintenance Enforcement

No questions or concerns, no updates

b. Update on Building Permits for December, 2024

No questions or concerns, no updates.

c. Update on Miscellaneous Planning and Development Items

Mr. Wiley noted we are still working on updates to the UDO. He's hoping to bring forward the siding issue this Spring. He mentioned there are some items regarding cell antennas. There will be a submittal coming forward for the city property off of rail drive. The city entered into an agreement with vertical bridge who is looking to install a 175-foot cell antenna which will come before the commission as a CUP.

He noted there are limits per state statute as far as what we can require and the state statutes supersede the local ordinance. There will be some ordinance changes brought forward for the cell antennae section. Also a few other updates to the PUD section to give applicants for flexibility. Property maintenance and CUP follow up language will be further discussed. He noted we issued a raise order for the 118 10th Ave E property. It has been vacant for several years and staff issued a raise order for the property. Mr. Beirl asked about the Marty Reykdal property. Mr. Wiley responded that he is aware of what needs to be done but hasn't heard from him in a while. Mr. Reykdal was pushing for an ordinance amendment

relating to design standards for materials to allow for metal siding. His property is not code complaint without a principal structure and cannot get permits or extend his CUP without bring it into compliance. Mayor Mackenzie noted that was built looks nothing like what was originally presented to the city. He's listed it for sale because he is frustrated the city has not given him additional permits even though what he has done is not in compliance. He's trying to sell it as a dwelling but it does not meet the setbacks for this. There could be a raze order coming on this building. The city is trying to sort out what we can do regarding him having it for sale as a non-compliant structure. There is a concern that someone buying it may not be aware of the issues there are and then being stuck with it. Mr. Wiley noted it is something that we could talk to the city attorney about and could possibly be recorded at the register of deeds.

8. Announcement/Reports/Comments/Questions
 None
9. Adjournment

Mackenzie asked if there was anything else, thanked everyone for their time and individualism to express their thoughts. He asked for a motion to Adjourn. Ms. Erickson made a motion, Eades seconded. Motion carried 6-0. The meeting adjourned at 8:56 PM.

Recorded by:
Terri Erickson
Assistant Planner

Find yourself next to the water.



City of Ashland, Wisconsin

601 Main Street West Ashland, WI 54806 www.coawi.org

**DEPARTMENT OF
PLANNING &
DEVELOPMENT**

601 Main Street West
Ashland, WI 54806

STAFF REPORT

Plan Commission – February 18th, 2025

Agenda Item # 6b:	Citizen Request to Purchase City-owned Property
Zoning District:	Waterfront City Center (W-CC) District with Waterfront Overlay (W-O)
Property Address:	821 Water Street
Parcel #:	Portion of Parcel # 201-01063-0000
Applicant:	Sara Brown on behalf of KBC Properties, LLC
Staff Contact:	Steven Wiley

Background

**This item was tabled at the January 21st, 2025 Plan Commission meeting pending additional information.*

The City owns a vacant parcel at 821 Water Street. The vacant parcel is approximately 50 feet wide by 142 feet long. KBC Properties, LLC owns the 823 Water Street property immediately east of the subject lot. The 823 Water Street property is only 25 feet wide. The 823 Water Street property's narrow width limits the potential to construct an addition or accessory structure or accommodate off-street parking on the parcel. Sara Brown reached out to the City on behalf of KBC Properties, LLC regarding the purchase of property at 821 Water Street. City staff discussed Ms. Brown's request internally. The subject City-owned parcel at 821 Water Street is within the Oredock Upland redevelopment area. Due to this, staff reviewed the EPA report completed in May/June of 2023 when considering the land purchase request. The report contains development strategies and recommendations for the area. Staff determined that the City could sell Ms. Brown approximately half (25 feet wide) of the 821 Water Street parcel. Ms. Brown could then combine this with the current KBC Properties parcel to create a 50-foot-wide lot. Ms. Brown would like to acquire the 25-feet of City property to allow her to construct a garage or add on to the home. Planning staff advised Ms. Brown that she would need to make an offer to purchase the property and have a surveyor complete a Certified Survey Map (CSM) for the combined parcel. Ms. Brown worked with surveyor Patrick McKuen who drafted a CSM. According to the draft CSM the combined parcel would be approximately 7,008 square feet (0.16 acres) in area. KBC Properties has offered the City \$6,000 for the 25-foot wide section of City property. After reaching out to the City Assessor, reviewing the Comprehensive Plan, zoning, and EPA recommendations for the Oredock area, the City Administrator and Planning staff are supportive of proceeding with this request.

The Plan Commission held a public hearing at the January 21st, 2025 Plan Commission meeting and the required public hearing notice was published as a Class II notice in the *Ashland Daily Press*. Discretionary notification letters were mailed to owners of properties within 200 feet of the subject parcel. At the January Plan Commission meeting concerns were raised about the fact that the City purchased the current 50-foot wide parcel back in 2014 for \$54,000 but is considering selling the subject 25-foot wide section for \$6,000. The City Assessor in 2024 estimated the fair market value of the 25-foot section at \$7,000. Staff looked up the 2014 assessed value for the 50-foot wide parcel on the Ashland County website. In 2014, the land was valued at \$7,300 and the improvements (a house) was valued at \$38,100. The land was valued at \$7,300 for the entire 50-foot parcel. The house has since been removed so there are currently no improvements on the parcel which is why the assessed value today is less overall. With this new information in mind, staff recommends that the Plan Commission support the land sale request.

Existing Land Use	Zoning
Vacant: City-owned	Waterfront City Center (W-CC) with Waterfront Overlay (W-O)

Adjacent Land Use and Zoning

Existing Uses		Zoning
North	Vacant, Corridor Trail and Chequamegon Bay	Waterfront Public/Institutional (W-PI) with Waterfront Overlay (W-O)
South	Single-family Residential	Waterfront City Center (W-CC) with Waterfront Overlay (W-O)
East	Single-family Residential	Waterfront City Center (W-CC) with Waterfront Overlay (W-O)
West	Vacant, City-Owned	Waterfront Public/Institutional (W-PI) with Waterfront Overlay (W-O)

Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Waterfront Protection

Ms. Brown and City-staff have communicated on the potential land sale for several months. Staff explained to Ms. Brown that her request would require Plan Commission review and City Council review and approval. Ms. Brown submitted her offer to purchase, and CSM. The CSM showing the proposed final lot configuration is included on an upcoming page.



The above aerial image shows the location of the subject property outlined in red. The KBC Properties, LLC parcel is immediately east of the subject parcel.

PRELIMINARY - FOR REVIEW ONLY

ASHLAND COUNTY CERTIFIED SURVEY MAP NO. _____

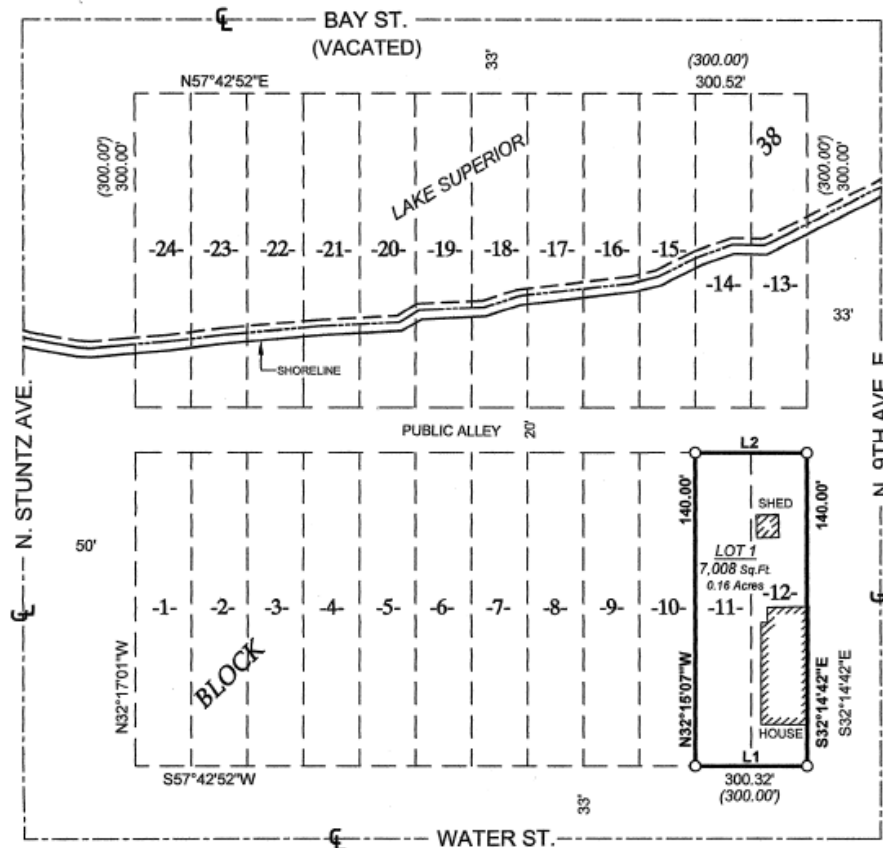
LOTS 11 & 12, BLOCK 38, ELLIS DIVISION,
CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S57°42'52"W	50.05'
L2	N57°42'52"E	50.07'



BEARINGS ARE GRID BASED
WCCS - ASHLAND COUNTY - NAD83 (2011) WITH
THE S. LINE OF BLOCK 38 MEASURED TO BEAR
S57°42'52"W



LEGEND

- - SET 1" O.D. IRON PIPE
WEIGHING 1.13 LBS PER LIN. FOOT
- () - RECORDED AS DIMENSION

RECORDED LOT DIMENSION: 25'x140'

FIELD WORK COMPLETED: 11/14/2024

Pine Ridge Land Surveying, LLC.

Professional Land Surveying Services

Value & Quality in a Timely Manner

PATRICK A. MCKUEN, PLS

1424 1/2 Lake Shore Dr. W.

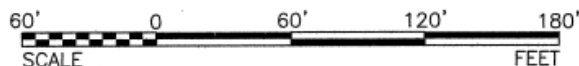
Ashland, Wisconsin

Phone (715) 682-2969

WWW.PINERIDGESURVEYING.COM

PROJECT NO. BROWN24-COA-ELLIS

SHEET 1 OF 2 SHEETS



PRELIMINARY - FOR REVIEW ONLY

ASHLAND COUNTY
CERTIFIED SURVEY MAP NO. _____

LOTS 11 & 12, BLOCK 38, ELLIS DIVISION,
CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN.

Surveyor's Certificate

I, Patrick A. McKuen, Registered Land Surveyor S-2992, hereby certify that I have surveyed, divided and mapped; Lots 11 & 12, Block 38, Ellis Division, City of Ashland, Ashland County, Wisconsin.

That the above described parcel of land contains 7,008 square feet or 0.16 acres.

That I have made this map at the direction of Tony Brown, OWNER of said lands.

That said parcel is subject to any easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and the City of Ashland Subdivision Control Ordinance in surveying, dividing and mapping said parcel.

That this map correctly and accurately depicts the exterior boundaries of said parcel and the division thereof made.

dated this _____ day of _____

Pine Ridge Land Surveying
Patrick A. McKuen
WI PLS S-2992

CITY OF ASHLAND PLANNING & ZONING APPROVAL CERTIFICATE

I, STEVEN WILEY, CITY OF ASHLAND ZONING ADMINISTRATOR ,
DO HEREBY APPROVE THIS CITY OF ASHLAND CERTIFIED SURVEY MAP

SIGNED: _____
STEVEN WILEY

DATED THIS _____ DAY OF _____, 2024.

Pine Ridge Land Surveying, LLC.

Professional Land Surveying Services
Value & Quality in a Timely Manner.

PATRICK A. MCKUEN, PLS
1424 1/2 Lake Shore Dr. W.

Ashland, Wisconsin
Phone (715) 682-2969

WWW.PINERIDGESURVEYING.COM
PROJECT NO. BROWN24-COA-ELLIS
SHEET 2 OF 2 SHEETS

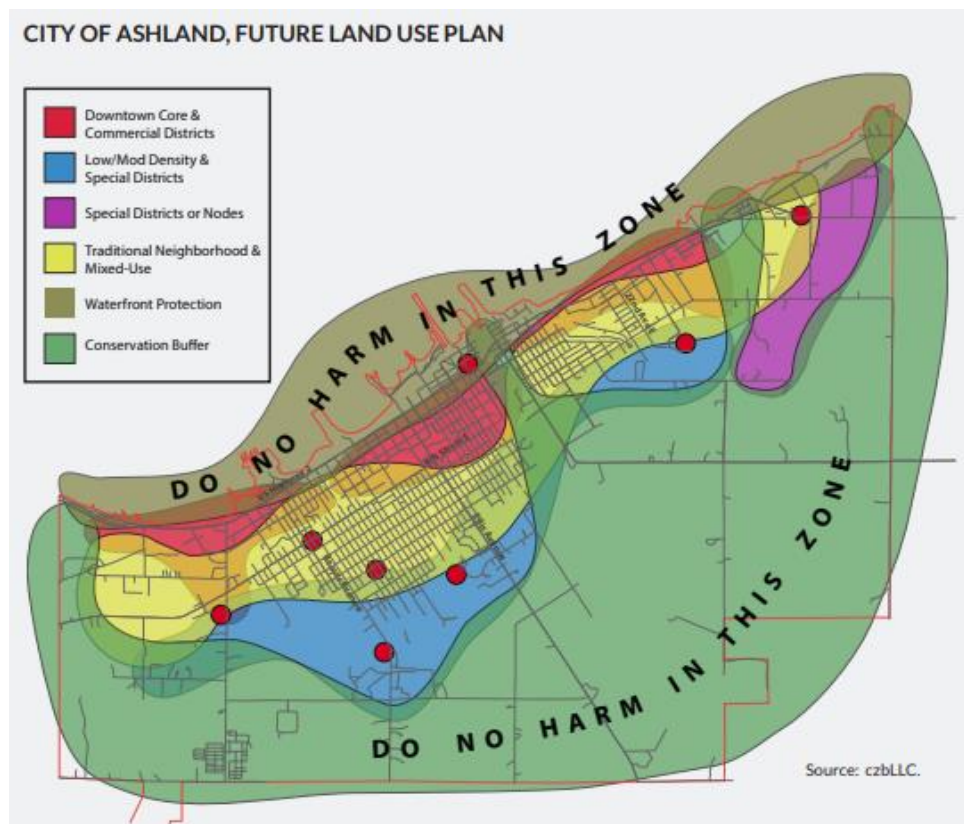
Review Criteria for Offer to Purchase and Sale of Land:

The following decision criteria were used to review the submitted land transfer request:

1. Consistency with Comprehensive Plan.

The Comprehensive Plan calls for careful disposition of vacant land. This includes making fiscally sound decisions with the land the City owns, and ensuring that the highest and best use for the land is achieved. Parcel # 201-01063-0000 is currently vacant and does not show up as essential on the land inventories. To staff's knowledge the parcel does not have easements or deed restrictions attached.

Staff is of the opinion that the proposed land transfer of a portion of Parcel # 201-01063-0000 is in conformance with the Future Land Use Map, and the sale supports the principles and goals of the Comprehensive Plan. The Waterfront Protection zone includes much of the area along the waterfront including the subject site. The Comprehensive Plan recommends protecting areas outside the city core wherever possible. The plan does not provide much commentary on the Waterfront Protection Zone but the City would like to maintain public access to the waterfront while promoting infill development where appropriate that fits the existing fabric of the city. The City plans to maintain ownership of the existing parkland and trails in the Oredock Upland area while encouraging redevelopment of former railroad right-of-way and development of vacant infill parcels where streets and utilities exist. In many cases the City seeks to limit development in the Waterfront Protection and Conservation Buffer zones to infill development or land uses that will not excessively burden the utilities and public safety. City staff and the Comprehensive Plan recognize the need to accommodate existing development in the various Future Land Use zones of the city.



The land transfer involves the sale of a portion of vacant City property to an existing residential property owner. The property owner would combine the portion of City-owned property with her existing parcel. The land use for the subject parcel would not intensify beyond a single-family use and the land transfer and combination would allow for the property owner to construct additional improvements on the newly-combined parcel.

2. Consistency with the Unified Development Ordinance (UDO):



A. Zoning District: Waterfront City Center (W-CC) with Waterfront Overlay (W-O)

The addition of the requested land for purchase (a portion of parcel # 201-01063-0000) to parcel 201-01065-0000 will not impact consistency with standards for the W-CC district. The applicant's current property (parcel 201-01065-0000 at 823 Water Street) is a nonconforming lot for the Waterfront City Center district due to the setbacks of the existing home. The W-CC zoning applies the setbacks for the zoning district that most closely resembles the land use (Single-Family Residential setbacks would apply here). The current parcel's width and area dimensions are conforming. The land transfer as requested and subsequent lot combination will not resolve the setback issue but it will allow for the property owner to construct additional improvements on the parcel while maintaining current setbacks and impervious surface maximums as required by the UDO.

The Waterfront Overlay zoning includes design guidelines on building materials that would apply to any improvements constructed on the property. The W-O zoning also provides for setbacks for structures on parcels with frontage on Lake Superior. The subject parcel does not have frontage directly on Lake Superior due to the location of the Corridor Trail to the north of the parcel. The W-O zoning requires that structures not be located in a manner that restricts views of Lake Superior from North-South Avenues and trails. The sale of half of the City-owned property at 821 Water Street and potential construction of a structure on the parcel would not interfere with views of the lake from north-south streets. 9th Avenue East is to the east of the subject property. The trail is to the north of the subject parcel and adjacent to the lake so the sale and use of the subject property would not compromise views of the lake from the trail.

B. Compatibility of Proposed Development with Existing Development

The land requested for transfer by the applicant is currently vacant with no immediate development plans proposed. The land transfer and incorporation into the applicant's parcel to create a conforming lot are compatible with the existing residential and recreational uses and would facilitate the owner's future use of the property which would otherwise not be possible.

3. **Consideration of Highest and Best Use:**

Considering all factors as listed above, staff sees single-family residential as the highest and best use of the property. City staff reviewed the 2023 EPA report and the recommendations and vision the report provides for the Oredock Upland Area. The report is intended to serve as a guide by which the City encourages development in the Oredock area. In reviewing the existing land uses and EPA report along with the location of the subject parcel in relation to the redevelopment area as outlined in the EPA report staff believes that the sale of 25 feet of the vacant City property will not negatively impact development plans for the area. The parcel is on the northeast edge of the redevelopment area. If it was in the center of the redevelopment area a land sale might significantly impact development options for the surrounding City-owned parcels and staff could see other, denser forms of residential development such as row or townhouses as higher and better uses. The City has deemed the portion in question of the subject parcel land as non-essential for future City needs. City of Ashland Ordinance Chapter 478.03 provides criteria for essential properties and essential properties with conditions, which are not to be made available for purchase:

- (a) Part of an existing or planned park, trail, or public open space
- (b) Necessary for public utility or stormwater management
- (c) Necessary for existing or future public rights-of-way (roadways, alleys, sidewalks); or
- (d) Adjacent to or provides access to Lake Superior;
- (e) Public Facilities.

The subject parcel does not fit any of the five categories outlined in Chapter 478.03.

City of Ashland Ordinance Chapter 478.04 provides two criteria for essential properties with conditions, which are to be kept in City ownership until a proposal for redevelopment is approved:

- (a) Part of a planned redevelopment project; or
- (b) Available in whole or in part when certain conditions are met

The subject parcel does not fit either of the two categories listed in Chapter 478.04.

The requested sale and proposed use of half of the City-owned parcel is compatible with the site and surrounding areas. The surrounding uses are primarily residential and recreational. The applicant's existing home would remain and the intent is that this would allow the applicant to construct improvements on the enlarged property which are currently not possible. Other than combining a portion of vacant City-owned property with the existing residential parcel no changes in land use are proposed.

- 4. Additional Factors, including Compliance with other City Ordinances and State Statutes:**
- a. The applicant shall apply with Ashland County for combination of the subject 25-foot-wide portion of Parcel # 201-01063-0000 with her existing property at Parcel # 201-01065-0000 via Certified Survey Map into a single tax parcel.

Review Recommendation

Staff recommends APPROVAL of the Land Transfer request contingent on the following conditions:

- The applicant shall be responsible for the costs associated with the land transfer including but not limited to: Land sale, Certified Survey Map, closing costs, Register of Deeds recording fees, etc.
- Applicant shall combine the subject eastern 25-foot-wide portion of parcel 201-01063-0000 with KBC Properties, LLC's existing property to create one lot and City staff shall review and approve the CSM prior to recording at the County.
- Price of the 25-foot-wide section of property shall be \$6,000.
- Applicant shall obtain required approvals and zoning and building permits prior to constructing any improvements on the resulting property. Any improvements shall meet the design standards listed in UDO Section 4.46 W-O Waterfront Overlay District.
- Any existing nonconformities (i.e., setbacks, lot coverage) shall not be expanded by new uses of the property. Based on staff's initial review, the setbacks of the existing home are less than the setbacks required by code today. The home is almost on the property line along the sides which would not be permitted under current code. Any improvements constructed after the land sale and lot combination would need to meet current setback requirements and impervious coverage maximums.

Additionally, as a Public Hearing was scheduled for the proposed Land Transfer, the Plan Commission should hear all input from the public prior to making a determination. The required public hearing notice was issued on January 2nd and January 9th, and discretionary letters were sent to all surrounding property owners within 200 feet of the proposed development.

Approvals are based on background information provided by the applicant and known conditions. Deviations from this information may be considered a change in the application and reconsideration and possible revision to the approvals may be made by the Plan Commission and Common Council.



DEPARTMENT OF
PLANNING &
DEVELOPMENT
601 Main Street West
Ashland, WI 54806

STAFF REPORT

Plan Commission –February 18th, 2025

**Agenda Item # 6b: Public Hearing: Conditional Use Permit Request to allow for a
Wireless Telecommunication Facility**

Zoning District: Heavy Industrial (HI)
Property Address: Vacant (Rail Drive-No Address currently)
Parcel #: # 201-05120-0210
Applicant: The Towers, LLC
Staff Contact: Steven Wiley

Background

The City of Ashland is the property owner of a vacant parcel on the east side of Rail Drive. The property is located on the eastern side of the city in the Industrial Park two parcels south of Toll Road. It is approximately 153,506 square feet (3.53 acres) in area and wooded on its eastern and southern sides. It is across Rail Drive from the Chequamegon Humane Association. Various industrial uses surround the subject site. The site has been vacant and the City has used it as a borrow pit for clay since the mid-1990s.

Ramaker & Associates, Inc. and Vertical Bridge approached the City last year about leasing the property for a wireless telecommunication facility (cell antenna and associated equipment). Staff and the City Council were supportive of leasing the property and the Council approved a lease agreement with Vertical Bridge. The City and Vertical Bridge entered into a lease agreement which was executed on October 15th, 2024. Staff informed Ramaker and Vertical Bridge that a Conditional Use Permit (CUP) is required for a wireless telecommunication facility. The applicants have applied for a CUP.

<i>Existing Land Use</i>	<i>Zoning</i>
Vacant (City-owned)	Heavy Industrial (HI)

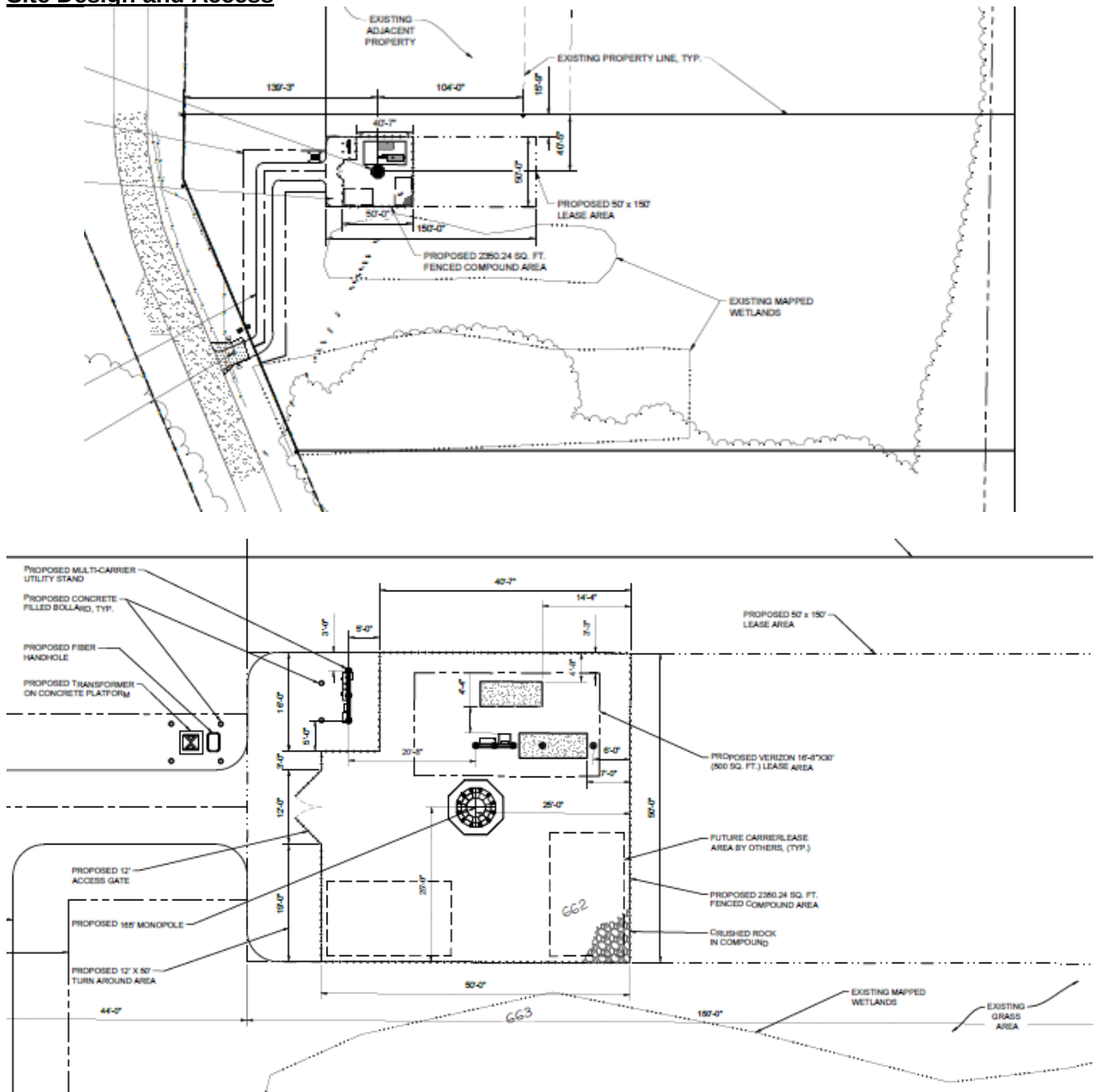
Existing Uses		Zoning
North	Single-Family Residential, Various Commercial and Industrial Uses	Heavy Industrial (HI)
South	Industrial	Heavy Industrial (HI)
East	Single-Family, Vacant/Wooded	Future Development (FD)
West	Various Industrial Uses (Outdoor Storage)	Heavy Industrial (HI)

Land Use Recommendation	Land Use
Future Land Use Map Recommendation	Special Districts or Nodes & Traditional Neighborhood & Mixed Use



The subject property is outlined in the above aerial image.

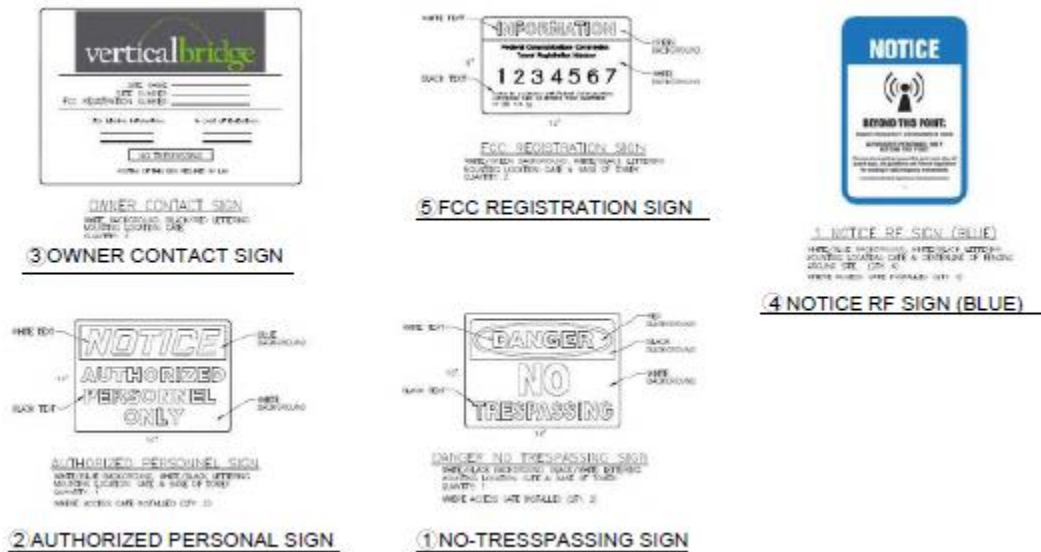
Site Design and Access



Above is the proposed layout of the fenced in area containing space for the tower and associated equipment.

The subject property is vacant and a portion of the property includes wetlands. The eastern and southern portions of the site are wooded. The applicants had a wetland delineation done and the access drive and fenced compound including the tower and associated equipment are planned for the northwest portion of the site. The tower will be a 175-foot-tall monopole. The fenced area around the tower will be slightly less than 50 feet by 50 feet in area for a total of 2,350 square feet of fenced area around the tower. A 12-

Signage



Above are the proposed signs which would be mounted on the fencing.

No signage is proposed for advertising purposes. The signage proposed will be located on the fencing for the compound and includes owner contact information, Federal Communications Commission (FCC) registration, a radio frequency “authorized personnel only” signage, and “No Trespassing” signage. This signage is standard for these facilities. Staff does not have concerns with the locations or areas of the proposed signs.

Standards for Conditional Use Review

The City of Ashland’s Unified Development Ordinance Section 3.9 (C) Conditional Use Permit – Approval Criteria (and all subsections thereof), create the legal framework to regulate, administer, and enforce the conditional use standards for the City of Ashland. The following decision criteria were used to review the submitted conditional use:

1. Consistency with Comprehensive Plan.

The Conditional Use Permit is consistent with the goals of the Comprehensive Plan. The Industrial Park is considered a Special District under the Future Land Use Map and the specific site is located within the Special Districts or Nodes & Traditional Neighborhood and Mixed-Use zones. Several properties within the Industrial Park remain undeveloped due to a lack of buildable area on the parcel because of existing wetlands onsite. The proposed wireless telecommunication facility requires less disturbance of site area than many industrial uses and staff is of the opinion that it is appropriate for the subject parcel. The Comprehensive Plan includes a Utilities Plan on page 35 of Part 2 of the Authentic Ashland Plan. The “Other Utilities” section of the Utilities Plan addresses telecommunications services: “The City recognizes that businesses, industries, and institutions need fast, reliable, and up-to-date telecommunication service and a skilled labor force to use the service. The City should be an active participant in working to ensure that Ashland has an adequate telecommunication infrastructure to serve existing and future needs. A goal of this plan is to ensure that employees, small businesses, satellite offices, and others can live and work in Ashland while being fully connected to clients and company headquarters that are located elsewhere in the country. The 2016 Community Survey noted the importance of internet

connectivity for all in the community. Fiber optic infrastructure should be explored city-wide.” Though the Future Land Use Plan does not specifically mention wireless telecommunications facilities, the City is cognizant of the demand and need for these facilities. The Utilities Plan from the Comprehensive Plan also emphasizes the community’s need for reliable telecommunications service of the type provided by the proposed facility. Additionally, the applicant has submitted a sworn affidavit pursuant to Wis. Statute 66.0404 stating that a lack of coverage exists in the area and stating the need for the proposed facility.

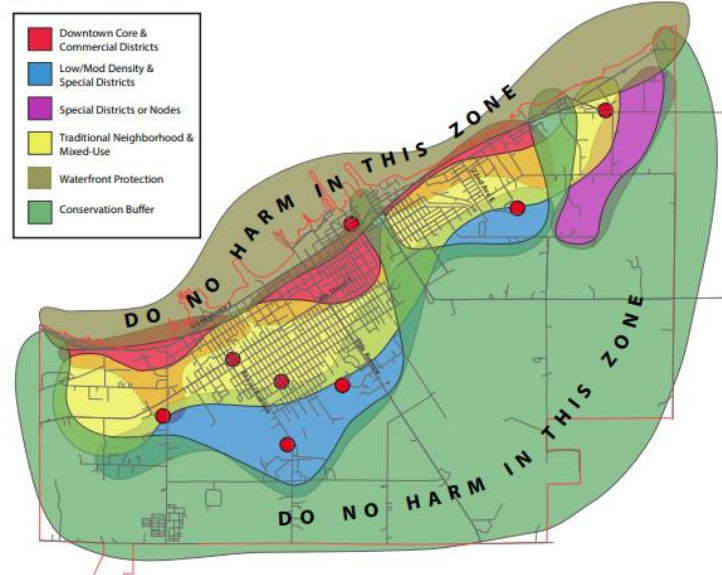
2. Compatibility.

The proposed wireless communication facility is compatible with the current Unified Development Ordinance, Heavy Industrial Zoning, and surrounding properties. The Conditional Use Permit requested would allow for the facility and fencing as proposed. Staff does not anticipate issues with traffic, noise, stormwater runoff, etc. If the tenants would want to make major changes such as increasing the height of the tower, etc. additional reviews and approvals would be required.

3. Importance of Services to the Community.

The Comprehensive Plan highlights the need for the improved coverage the proposed communication facility will provide. The facility provides space for up to three (3) carriers to collocate. The facility can also improve EMS coverage because of the potential to place an antenna for the Police Department on the tower. This will improve coverage for EMS in areas currently lacking which is an added benefit of the proposed facility.

FUTURE LAND USE PLAN



4. Neighborhood Protections.

Staff does not anticipate significant increases in traffic or changes in traffic patterns. No employees will normally work on-site except for routine maintenance by technicians as needed. The applicant has completed a wetland delineation and will maintain the existing wetlands and vegetation onsite. Any changes proposed would require staff and if applicable, Plan Commission and Common Council approvals.

5. Conformance with Other Requirements:

Any additional/future improvements proposed for the parcel must conform to all other applicable City code requirements, including (but not limited to):

- a. Local and state building code requirements to ensure the property meets code standards for the proposed use(s) prior to issuance of any future Permits.
- b. The applicant shall obtain necessary zoning and building approvals along with building permits for any future improvements on the property.

UDO Permit Application Requirements

- 1) A document from the owner or lessor that allows the applicant to apply for a conditional use permit and/or development permit and building permit to erect a wireless telecommunication facility: Last year the Common Council approved a lease agreement with Vertical Bridge to construct the proposed wireless telecommunications facility on the subject property. The agreement was executed and is in effect. The City Administrator signed off on the applicant's CUP application.
- 2) An accurate site plan that shows parcel lines, location of wireless communication tower or antenna setback distances, any accessory equipment or structure, and proposed fencing and landscaping: The applicant has submitted a comprehensive package which includes a site plan that shows the subject parcel, proposed communications tower location and setbacks, accessory equipment/structures, fencing, and existing vegetation. The submittal package includes fencing information and details. The applicant does not propose new landscaping for the site but given the proposed placement of the tower and existing landscaping onsite staff believes the impact of additional landscaping on-site would be minimal.
- 3) An illustrative drawing showing how the wireless telecommunication facility will be as aesthetically in keeping with surroundings as possible: The applicant has submitted a rendering showing a perspective of the tower. The tower will be approximately 175 feet tall and given the location in an undeveloped portion of the Industrial Park staff has no concerns with the visual impact of the proposed tower. The tower's design is consistent with other towers constructed currently. Staff is supportive of the design as proposed.
- 4) Sufficient information to show that the construction, installation, and maintenance of the wireless telecommunication facility will not create a safety hazard or damage to property of other persons: The applicant has submitted a Fall Certification Letter signed and sealed by a WI Professional Engineer and the engineer has determined that if the tower was to fall it would fall within a radius of 35 feet from the base of the structure. The pole is not designed to fail but stronger sections are provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the event that the pole would fail due to catastrophic wind loading, the design would enable the pole to fail through compression buckling which would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 35 feet from the base of the pole. The engineer has stated that any damage to surrounding property caused by the pole falling during such a catastrophic event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself. The applicant has also submitted a Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation. Staff finds that the applicant has met this requirement.
- 5) A report or plan from a qualified and registered engineer or firm that specifies the tower height and design (including cross-sections and elevations); the height above grade for all potential mounting positions for co-location antennae and the minimum separation distances between antennae; structural mounting designs and materials list; and the capacity of the tower (including the number and type of antennae that the tower can accommodate). As applicable, an engineer's stamp and number shall be required: The applicant has included plans and a Fall Certification Letter indicating the tower's proposed 175-foot height and mounting heights of the proposed and future antennas. The plans indicate three mounting locations on the proposed tower and number of antennas proposed. The submittal package also includes a materials list (antenna and equipment summaries). The Fall Certification Letter, signed and sealed by a WI Professional Engineer explains that the pole is designed to support antennas and transmission lines for three wireless carriers. Staff finds that the applicant has met this requirement.
- 6) Structural and electrical plans showing how the proposed tower will accommodate the co-location of the applicants antenna and comparable antennas of additional users; and the plans and specification whereby the proposed tower is designed to allow for future rearrangement of

antennas to accommodate additional users and the mounting of additional antennas at varying heights: The applicant's submittal package includes structural and electrical plans showing how the tower would accommodate the applicant's proposed antenna and collocation of future antennas. The plan set includes electrical plans/details for the proposed antenna. The plans include mounting locations for future antennas on the tower. The set includes a utility routing plan and designates two additional areas within the fenced area as future lease areas for the equipment of up to two additional carriers wishing to locate antennas on the tower. Staff believes that this requirement is satisfied.

- 7) Plans and specifications showing how the proposed facility will be maintained in keeping with all applicable codes and ordinances: The plan set includes notes explaining that occupancy is limited to periodic maintenance and inspection by technicians approximately twice a month. The facility is unmanned and not intended for human habitation. The applicant's technicians will regularly inspect and perform required maintenance and repairs as needed for the facility. The notes in the plan set state the applicable codes and standards. These include the following:

- ANSI/TIA-222-H-1: Structural Standard for Antenna Supporting Structures, Latest Edition
- ANSI/TIA-322-2016: Loading, Analysis, Design, Installation, Alteration and Maintenance of Communication Structures, Latest Edition
- ANSI/TIA-222 Structural-H-1: Structural Standard, Latest Edition
- 2015 IBC: International Building Code
- 2015 IBC: International Mechanical Code
- NFPA 70, National Electrical Code (2017 NEC)
- NFPA 780, Lightning Protection Code (2017 NEC)
- 2015 IBC: International Fuel Gas Code
- 2015 IBC: Fire Code
- ACI 318: American Concrete Institute, Building Code Requirements for Structural Concrete (2014 ACI)
- CRSI: Concrete Reinforcing Steel Institute, Manual of Standard Practice, Latest Edition
- AISC: American Institute of Steel Construction, Manual of Steel Construction, Latest Edition
- AWS: American Welding Society D1.1, Structural Welding Code, Latest Edition

The applicant has provided a summary of maintenance that occurs.

- 1) Spring/Summer – Lease area and driveway weeds are addressed.
- 2) Winter – Driveway is plowed as requested. If there is a technician or personnel that need access to the site they can call it in and Vertical Bridge will have a local contractor plow it out.
- 3) General Maintenance as needed: If something were to wreck the fence, or a driveway were to wash out they would come and maintain/repair it once aware of the issue. The applicant does not believe this will be an issue at this particular site but if something was to happen they would come out to perform needed repairs.
- 4) In general the sites are meant to be as low maintenance as possible.

Review Recommendation

Staff recommends APPROVAL of the Conditional Use Permit contingent on the following conditions:

- Approval of the Conditional Use Permit to allow for the proposed Wireless Telecommunication Facility on Parcel # 201-05120-0210.
- Approval for the security fencing as proposed in the plans with three strands of barbed wire.

- Conditional Use Permit is only for the wireless telecommunications land use proposed and not for any additional uses or improvements. If any additional land uses are proposed such uses will require additional administrative and/or Conditional Use Permit approval through Plan Commission and the Common Council.
- Prior to the construction of any future improvements on the parcel, the applicants(s) shall apply for and obtain any required approvals and permits.
- Applicant shall maintain the tower and associated equipment and ensure all site improvements remain code compliant and in structurally-sound condition.
- Applicant shall ensure that the tower is compliant and remains compliant with all applicable Federal, State, and Local regulations.
- Applicant shall maintain liability insurance protecting against losses due to personal injury or property damage resulting from the construction, operation, or collapse of the tower, antennae, or accessory equipment and shall keep the City updated with current proof of liability insurance.
- Applicant shall maintain a lease with the City for use of the property.

Additionally, as a Public Hearing is scheduled for the proposed CUP review, the Plan Commission should hear all input from the public prior to making a determination. A Class 2 public notice was issued on January 30th and February 6th and discretionary letters were sent to all surrounding property owners within 200 feet of the subject property.

Approvals are based on background information provided by the applicant and known conditions. Deviations from this information may be considered a change in the application and reconsideration and possible revision to the approvals may be made by the Plan Commission and Common Council.

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS

VZW SITE NAME
ASHLAND INDUSTRIAL - B

MDG LOCATION #
5000345027

FUZE PROJECT #
17319119

165' MONOPOLE



VB SITE NAME
ASHLAND INDUSTRIAL - B

VB SITE #
US-WI-5735

ADDRESS
EAST SIDE OF RAIL DR
ASHLAND, WI 54806



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

VICINITY MAP:



AERIAL MAP:



APPROVALS:

CONSTRUCTION MANAGER:	
LANDLORD:	

PROJECT INFORMATION:

SITE ADDRESS: EAST SIDE OF RAIL DR ASHLAND, WI 54806 ASHLAND COUNTY	LESSEE: VERIZON WIRELESS 1701 GOLF ROAD, TOWER 2, SUITE 400 ROLLING MEADOWS, IL 60008 CONTACT: KATHY COGSWELL EMAIL: kathryn.cogswell@Verizonwireless.com PHONE: (847) 841-0694
SITE COORDINATES: LATITUDE: 46° 36' 01.82" N (46.600506°) LONGITUDE: 90° 50' 23.42" W (-90.839839°)	A&E FIRM RAMAKER 855 COMMUNITY DRIVE SAUK CITY, WI 53583 CONTACT: MIKE REEVE EMAIL: mreeve@ramaker.com PHONE: (608) 643-4100
GROUND ELEVATION: 662' AMSL	FIBER PROVIDER NORVADO PHONE: (XXX) XXX-XXXX
PARCEL OWNER: CITY OF ASHLAND PARCEL ID: 201-05120-0210	ELECTRIC PROVIDER XCEL ENERGY PHONE: (800) 895-4999
ZONING: CURRENT ZONING: HI - HEAVY INDUSTRIAL JURISDICTION: CITY OF ASHLAND	
LESSOR: VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487	

SCOPE OF WORK:

- (9) PROPOSED PANEL ANTENNAS WITH (1) PROPOSED ANTENNA PLATFORM
- (6) PROPOSED TOP OF TOWER RRHs
- (3) PROPOSED TOP OF TOWER OVP BOX WITH (3) ALARMS
- (1) PROPOSED 4'X11' EQUIPMENT CONCRETE PAD WITH ICE BRIDGE CANOPY
- (2) PROPOSED EQUIPMENT CABINETS
- (1) PROPOSED 4'-0"X10' GENERATOR CONCRETE PAD
- (1) PROPOSED GENERATOR
- (1) PROPOSED 6' UTILITY STAND WITH ICE BRIDGE CANOPY
- (3) PROPOSED OVP BOX AT 6' UTILITY STAND
- (1) PROPOSED ILC CABINET
- (1) PROPOSED CHARLES CUBE
- (1) PROPOSED CONTACT ALARM BOX
- (3) PROPOSED 1.58" HYBRID CABLES WITH ICE BRIDGE
- INSTALL EQUIPMENT POWER AND FIBER

CODE COMPLIANCE:

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE ALL CODES REFERENCED ON PAGE GN-1 AND AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

PROJECT DESCRIPTION:
CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A LATTICE TOWER, SPACE FOR CARRIER EQUIPMENT, AND UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.



SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
T-1	COVER SHEET
SOW	SCOPE OF WORK
LP	LOCATION PLAN
C-1	ENLARGED SITE PLAN
C-2	SITE GRADING PLAN
C-3	ACCESS ROAD DETAILS
C-3A	DRAINAGE GRADING & EROSION CONTROL NOTES & DETAILS
C-4, C-5, & C-6	FENCE DETAILS
C-7	SITE SIGNAGE DETAILS
C-8	FOUNDATION DETAILS
C-9	GENERATOR FOUNDATION DETAILS
ANT-1	SITE ELEVATION
E-1	UTILITY ROUTING PLAN
E-1A	ENLARGED UTILITY ROUTING PLAN
E-1B	GENERATOR UTILITY ROUTING PLAN
E-1C	VAULT SPEC. SHEET
E-2	SITE GROUNDING & NOTES
E-3	UTILITY DETAILS
E-4	SINGLE LINE DIAGRAM
E-5	GROUNDING DETAILS
GN-1	GENERAL & GROUNDING NOTES
P-1	EXISTING SITE PHOTOS
VW C-1	ENLARGED SITE PLAN
VW C-2	GENERAL NOTES
VW B-1	EQUIPMENT PAD PLAN & NOTES
VW B-2	EQUIPMENT PAD ELEVATION
VW ANT-1	SITE ELEVATION
VW ANT-2 & 2A	ANTENNA INFORMATION
VW ANT-3	SITE DETAILS
VW ANT-3A	ANTENNA INFORMATION
VW ANT-3B	ANTENNA MOUNTING DETAILS
VW ANT-4	SITE DETAILS
VW E-1	UTILITY ROUTING PLAN
VW E-1A	UTILITY RISER DIAGRAMS
VW E-1B	GENERATOR UTILITY ROUTING PLAN
VW E-1C	GENERATOR SINGLE LINE DIAGRAM & ALARM WIRING
VW E-2	ELECTRICAL DETAILS
VW E-3	ELECTRICAL AND GROUNDING NOTES
VW E-4	SITE GROUNDING & NOTES
VW E-5	GROUNDING DETAILS
VW E-6	GROUNDING & ELECTRICAL DETAILS
VW E-7	LIGHTING SPECIFICATIONS
VW EX-1 & 2	GENERATOR CUT-SHEET

ATTACHMENTS

1 OF 2 & 2 OF 2

SURVEY

Certification & Seal:

B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

TITLE SHEET

SCALE: NONE

PROJECT NUMBER 60500

SHEET NUMBER T-1 Page 34 of 127

VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK

- 1.00 PERMITTING
A. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITS AND ALL REQUIRED INSPECTIONS.
- 2.00 SITE CLEARING
A. CONTRACTOR SHALL CLEAR ACCESS EASEMENT AND LEASE AREA OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS. CONTRACTOR SHALL NOT DISTURB AREA OUTSIDE OF LIMITS OF DISTURBANCE.

B. IF REQUIRED PER UTILITY COORDINATION CONTRACTOR SHALL CLEAR UTILITY EASEMENTS OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS.

C. CONTRACTOR SHALL INSTALL SILT FENCE PRIOR TO THE START OF CONSTRUCTION.

D. ALL DEBRIS OR MATERIALS TO BE LEFT ON SITE WILL BE CLEARED WITH THE LAND OWNER ON A SIGNED DOCUMENT.
- 3.00 ACCESS ROAD
A. CONTRACTOR SHALL COMPLETE GRAVEL ACCESS DRIVE TO TOWER COMPOUND PER CONSTRUCTION DRAWINGS OR AT A MINIMUM OF VERTICAL BRIDGE STANDARDS.

B. 18" CULVERT PIPE IS VERTICAL BRIDGE MINIMUM STANDARD UNLESS DOT ENFORCED SIZE IS REQUESTED. SEE CONSTRUCTION DRAWINGS GRADING PLAN FOR SITE CULVERT LOCATION(S) AND SIZES.
- 4.00 COMPOUND FENCE
A. CONTRACTOR SHALL INSTALL STYMIE LOCK SYSTEM AND VERTICAL BRIDGE LOCK ON COMPOUND GATE. VERTICAL BRIDGE LOCK COMBO (0951)

B. CONTRACTOR SHALL INSTALL MUSHROOM AND GATE STOPS.

C. CONTRACTOR SHALL INSTALL 50'x50'x6" CHAINLINK FENCE WITH (3) RUNS OF BARBED WIRE ON TOP FOR MONOPOLE AND GUYED TOWERS. (75'x75'x6" FENCED COMPOUND FOR SST TOWER SITES)
- 5.00 TOWER AND FOUNDATION
A. CONTRACTOR SHALL COORDINATE DELIVERY OF ANCHOR BOLTS, TEMPLATE AND TOWER STEEL WITH TOWER VENDOR.

B. CONTRACTOR SHALL UTILIZE SUPPLIED FOUNDATION DESIGN FOR TOWER. REBAR AND CONCRETE INSTALLATION SHALL BE INSPECTED AND TESTED BY A 3RD PARTY COMPANY AND SUBMIT TEST AND INSPECTION REPORTS TO VERTICAL BRIDGE. (SPOILS FROM FOUNDATION SHALL BE REMOVED FROM SITE)

C. 3 DAY / 7 DAY / 28 DAY BREAK TEST REQUIRED. BREAK TEST MUST BE SUBMITTED FOR REVIEW PRIOR TO TOWER STACK.

D. CONTRACTOR SHALL INSTALL TOWER, ALL ASSOCIATED STEP BOLTS, SAFETY CLIMB EQUIPMENT, LIGHTNING ROD, WAVEGUIDE LADDER AND ALL MISCELLANEOUS TOWER PARTS.

E. CONTRACTOR SHALL CONFORM TO SUPPLIED FAA HEIGHT VERIFICATION.
- 6.00 TOWER LIGHTING
A. TOWER LIGHTING EQUIPMENT SHALL BE INSTALLED BY LIGHTING MANUFACTURE.

B. CONTRACTOR SHALL SUPPLY AND INSTALL 100A SUB-PANEL WITH (3) 20 AMP BREAKERS FOR TOWER LIGHTING IF REQUIRED.

C. CONTRACTOR SHALL SUPPLY AND INSTALL (1) GFI OUTLET AT SUB-PANEL LOCATION FOR TOWER LIGHTING IF REQUIRED.

D. CONTRACTOR SHALL SUPPLY AND INSTALL (1) 2" CONDUIT FROM SUB-PANEL LOCATION TO TOWER LEG WITH WEATHER-HEAD IF REQUIRED.
- 7.00 UTILITY H-FRAME CONSTRUCTION
A. CONTRACTOR SHALL SUPPLY AND INSTALL A 4-GANG 800 AMP METER PANEL ON A NEW 8' H-FRAME.

B. H-FRAME TO BE CONSTRUCTED TO HOLD 4-GANG METER BASE ON FRONT WITH METERS FACING OUT OF COMPOUND.

C. H-FRAME TO BE CONSTRUCTED TO HOLD TOWER LIGHTING SUB-PANEL AND LIGHTING CONTROLLER ON FRONT ALONGSIDE METER BASE.

D. CONTRACTOR SHALL SUPPLY GFCI ALL WEATHER RECEPTACLES ON H-FRAME.

E. CONTRACTOR SHALL SUPPLY AND INSTALL 500-WATT METAL MALIDE FLOOD LIGHT 120 VOLT WITH TIMER SWITCH.
- 8.00 POWER SERVICE
A. CONTRACTOR SHALL USE PROVIDED UTILITY REPORT AND CONSTRUCTION DRAWINGS TO BID POWER FROM POWER DEMARC.

B. CONTRACTOR SHALL BE IN CONSTANT COMMUNICATION WITH POWER COMPANY UNTIL POWER IS ACQUIRED AT MULTI-METER FRAME.

C. CONTRACTOR SHALL NOTIFY UTILITY PROVIDER OF START OF CONSTRUCTION.

D. CONTRACTOR SHALL CONDUCT A SECOND POWER WALK WITH UTILITY PROVIDER AT START OF CONSTRUCTION.

E. IF CHANGES TO THE SCOPE OF WORK ARE MADE BY THE UTILITY PROVIDER AFTER CONSTRUCTION START, CONTRACTOR SHALL NOTIFY VERTICAL BRIDGE MJR/PM IMMEDIATELY.
- 9.00 VERIZON TELCO/FIBER SERVICE INSTALL BY VERTICAL BRIDGE
A. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE LIT FIBER PER THE CONSTRUCTION DRAWINGS.
MARK HAND-HOLES LIT FIBER

B. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE DARK FIBER PER THE CONSTRUCTION DRAWINGS.
MARK HAND-HOLES DARK FIBER

C. **FIBER TO FOLLOW ACCESS ROAD TO ROW ALWAYS!**

CONTRACTOR NOTES

VERTICAL BRIDGE MJR NOTES

1. NOISE PRODUCING CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ONLY ON WEEKDAYS (MONDAY THROUGH SATURDAY, NON-HOLIDAY) BETWEEN THE HOURS OF 6:00 A.M. & 6:00 P.M., EXCEPT IN TIMES OF EMERGENCY REPAIR
2. GENERAL CONTRACTOR TO REFERENCE THE VERTICAL BRIDGE UTILITY COORDINATION REPORT (UCR) FOR POWER COMPANY REQUIREMENTS REGARDING POWER CONDUITS.
3. SPECIFIC GROUND EQUIPMENT LIGHTING REQUIRED TO ADDRESS CONSERVATION MEASURES OF NORTHERN LONG EARED BAT. SEE SHEETS VW B-2 & VW E-7.

VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK CON'T.

- 10.00 VERIZON CIVILS
A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON LINE ITEMS UNDER TENANT CIVILS ON BID DOCUMENT. THIS INCLUDES SET AND CONNECTIONS OF VERIZON'S EQUIPMENT/GENERATOR PADS, FUEL TANKS, EQUIPMENT/GENERATOR ELECTRICAL, TELCO/FIBER CONDUITS, EQUIPMENT GROUNDING AND ICE BRIDGE.
- 11.00 VERIZON ANTENNA MOUNT(S)
A. CONTRACTOR SHALL PROVIDE SEPARATE LINE ITEM FOR ANTENNA MOUNT INSTALLATION UNDER TENANT MOUNT. CONTRACTOR SHALL ORDER THE ANTENNA MOUNT AND CONFIRM THE ITEM DESCRIPTION THROUGH VERIZON.

B. CONTRACTOR WILL BE REQUIRED TO ORDER ANTENNA MOUNT ASAP TO AVOID ANY DELAYS TO STACK THE TOWER.
- VERIZON CONSTRUCTION SCOPE OF WORK
1.00 VERIZON ANTENNA AND LINES
A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON ANTENNA AND LINES WITH EQUIPMENT UNDER TENANT CIVILS ON BID DOCUMENT. VERIZON TO PROVIDE ALL EQUIPMENT FOR ANTENNA AND LINE INSTALLATION. CONTRACTOR SHALL PROVIDE CONSUMABLE MATERIALS AS NEEDED TO COMPLETED THE CO-LOCATION.

B. CONTRACTOR SHALL SUPPLY AND INSTALL HYBRID CABLES.

2.00 STARTUP COMMISSIONING
A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE UNDER BID CLARIFICATION/EXCEPTIONS SECTION FOR COMMISSIONING AND START-UPS (AS REQUIRED BY "STANDARD VERIZON INSTALL"). VERIZON IS RESPONSIBLE FOR PAYMENT OF THESE SERVICES.

3.00 VERIZON POWER SERVICE
A. CONTRACTOR/VERIZON MJR RESPONSIBLE FOR SETTING UP VERIZON'S POWER ACCOUNT OR TRANSFER OF INITIAL SERVICE ACCOUNT FROM VERTICAL BRIDGE TO VERIZON.
1. CONTRACTOR RESPONSIBLE FOR REPORTING POWER UPDATES.
2. CONTRACTOR RESPONSIBLE FOR TRACKING AND CONFIRMING METER SET.
3. PHOTO CONFORMATION REQUIRED.

B. VERIZON POWER SERVICE SHALL BE 200 AMPS
C. TYPICAL VERIZON ELECTRICAL POWER SERVICE INSTALL. SEE CONSTRUCTION DRAWINGS FOR POWER ROUTING.

VERTICAL BRIDGE TIMELINE EXPECTATIONS

- ONCE NTP HAS BEEN ISSUED, CONTRACTOR HAS (3) BUSINESS DAYS TO PROVIDE A SCHEDULE TO VERITCAL BRIDGE CONSTRUCTION MANAGER AND PROJECT MANAGER.
- CONSTRUCTION STARTS WITHIN 7 DAYS OF NTP RECEIPT.
- DAILY SAFETY REPORTS ARE REQUIRED.
- DAILY SITE UPDATES WITH PHOTOS ARE REQUIRED.
- TOWER STACKED (OTHVR) WITHIN 28 DAYS OF NTP RECEIPT.
- CLOSEOUT APPROVAL WITHIN 60 DAYS OF NTP RECEIPT.



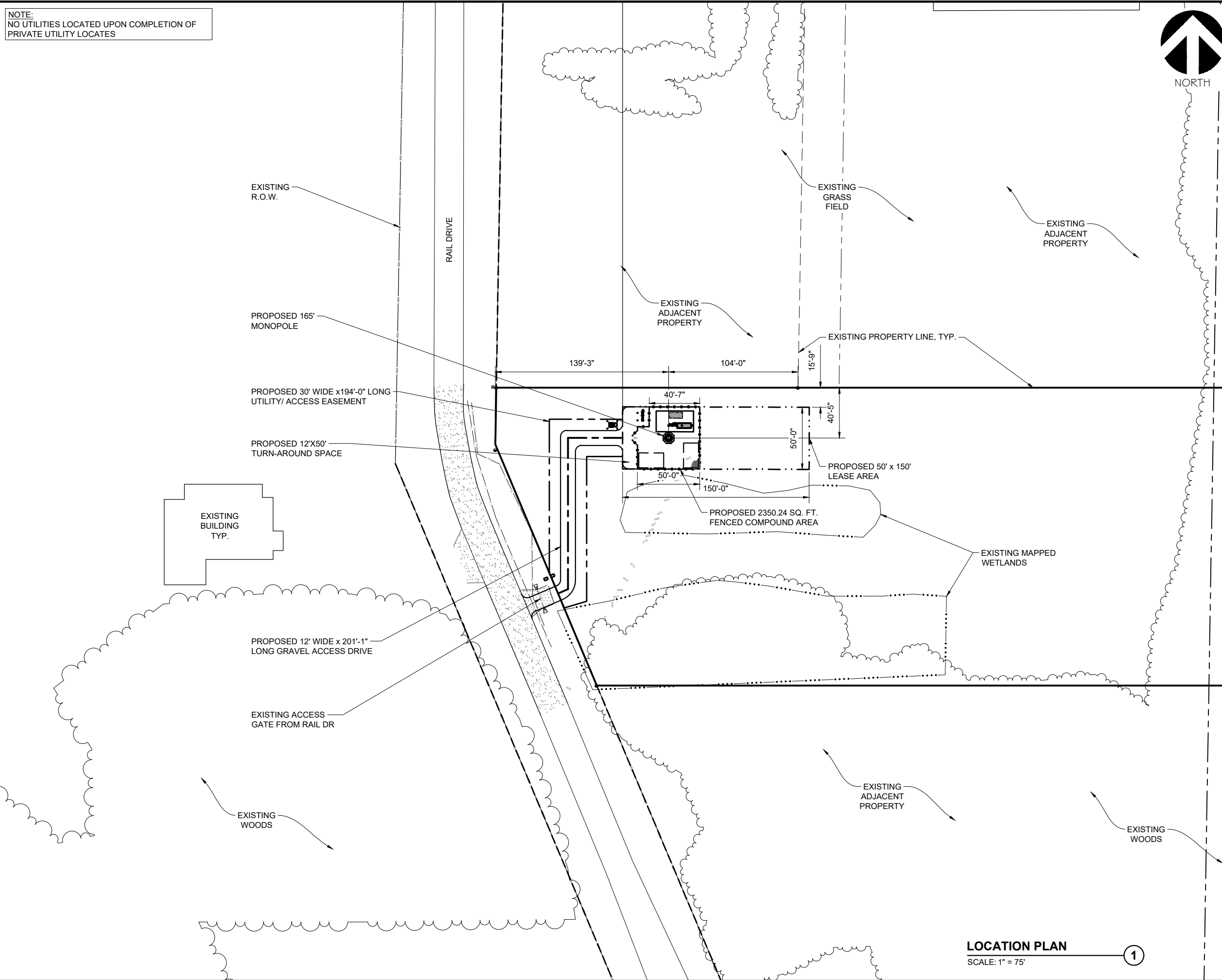
CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



Certification # Seal:

B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024
PROJECT TITLE:		
ASHLAND INDUSTRIAL - B		
PROJECT INFORMATION: EAST SIDE OF RAIL DR ASHLAND, WI 54806 ASHLAND COUNTY		
SHEET TITLE:		
SCOPE OF WORK		
SCALE: NONE		
PROJECT NUMBER	60500	
SHEET NUMBER	SOW Page 35 of 127	

NOTE:
NO UTILITIES LOCATED UPON COMPLETION OF
PRIVATE UTILITY LOCATES



LOCATION PLAN
SCALE: 1" = 75'

1



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification & Seal:

B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

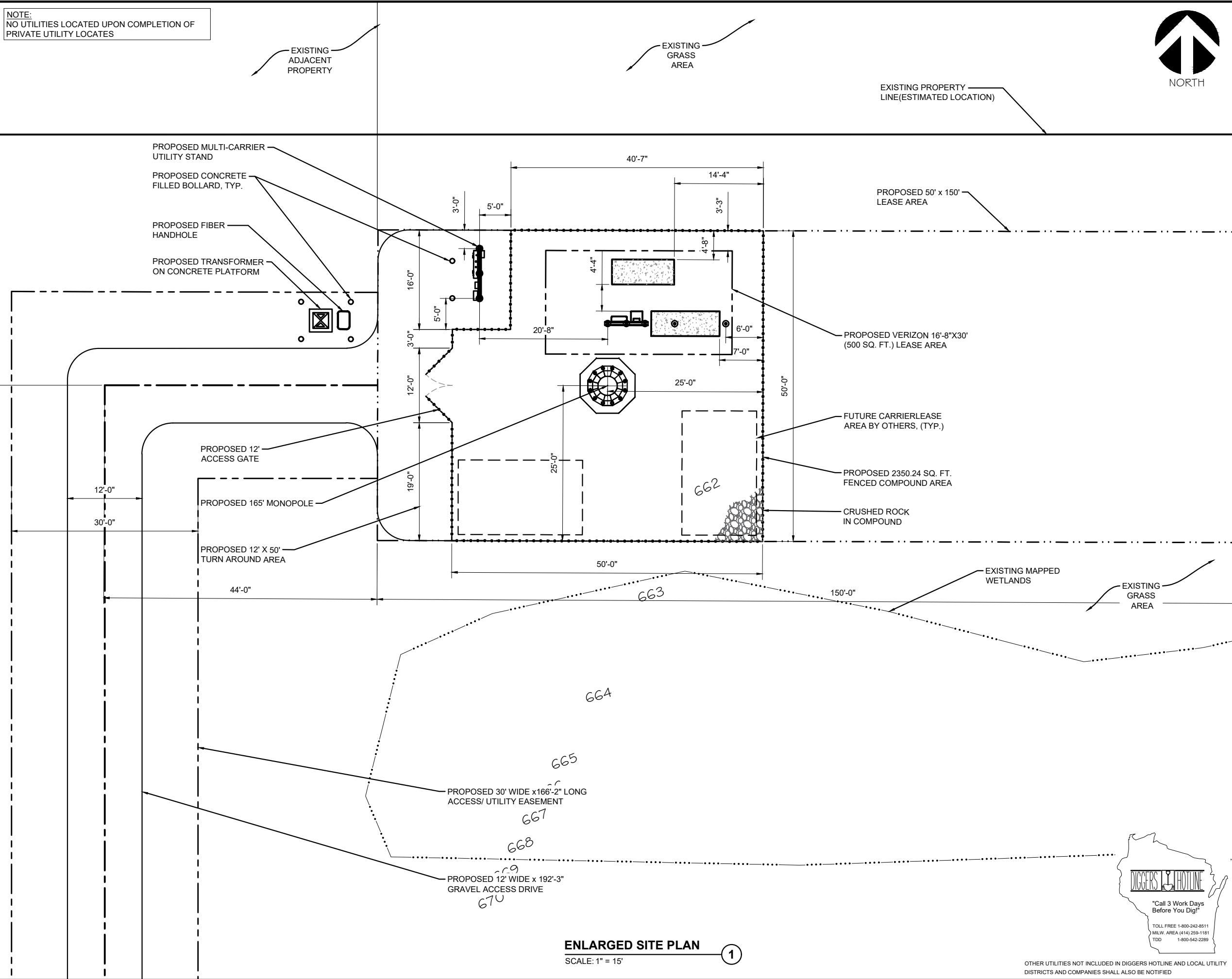
LOCATION PLAN



11" x 17" - 1" = 75'
22" x 34" - 1" = 37.5'

PROJECT NUMBER: 60500

SHEET NUMBER: LP Page 36 of 127



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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Certification & Seal:

B	1/16/25	REVISED ZONING JURISDICTION
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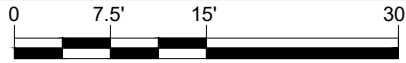
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

ENLARGED SITE PLAN



11" x 17" - 1" = 15'
22" x 34" - 1" = 7.5'

PROJECT NUMBER 60500

SHEET NUMBER C-1 Page 37 of 127

ENLARGED SITE PLAN

SCALE: 1" = 15'

1

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED



NOTE:
NO UTILITIES LOCATED UPON COMPLETION OF
PRIVATE UTILITY LOCATES



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification & Seal:

B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

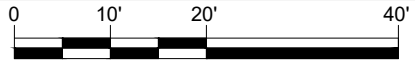
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

SITE GRADING PLAN



11" x 17" - 1" = 20'
22" x 34" - 1" = 10'

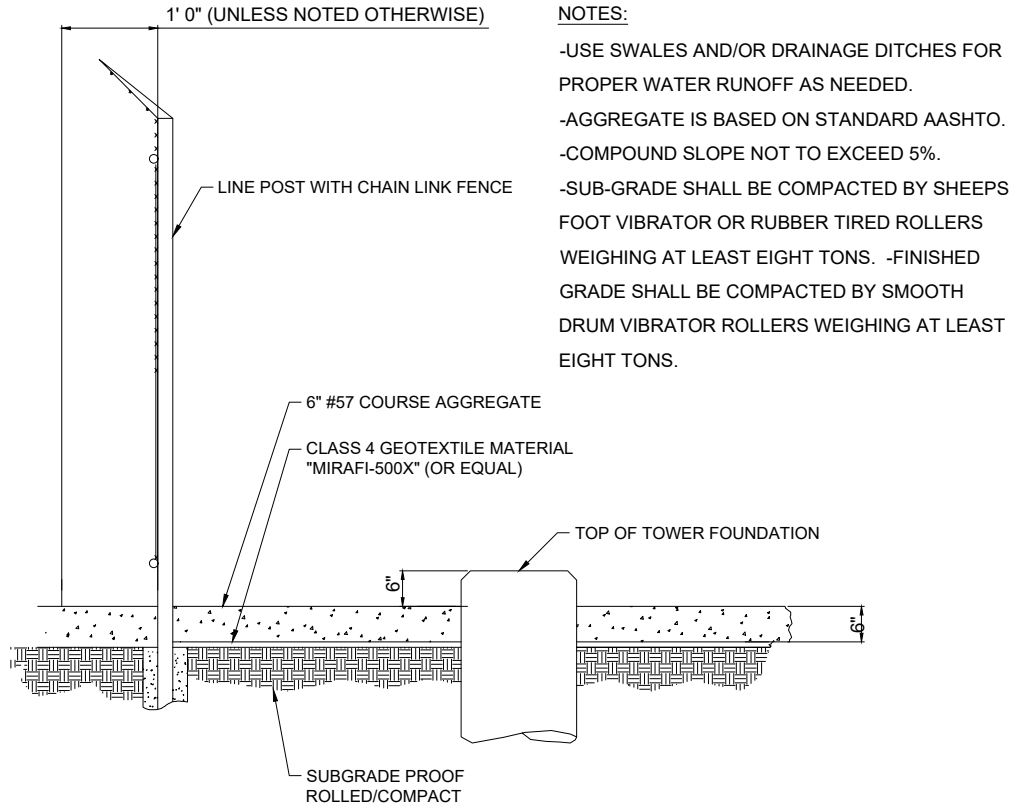
PROJECT
NUMBER 60500

SHEET
NUMBER C-2 Page 38 of 127

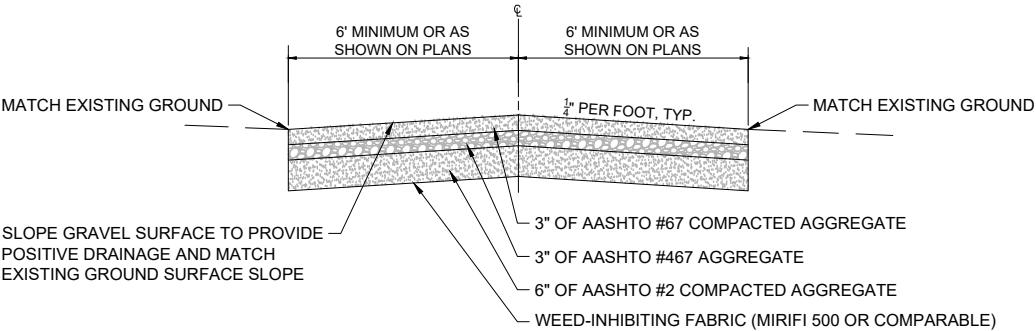
SITE GRADING PLAN

SCALE: 1" = 20'

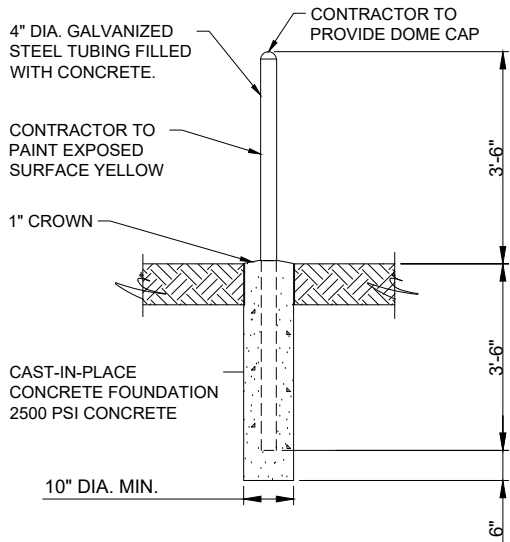
1



SITE COMPOUND SURFACING DETAIL 1
SCALE: NTS



TYPICAL ACCESS DRIVE SECTION 2
SCALE: NTS



OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

BOLLARD DETAIL 3
SCALE: NTS



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d/b/a VERIZON WIRELESS**



Certification & Seal:

B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

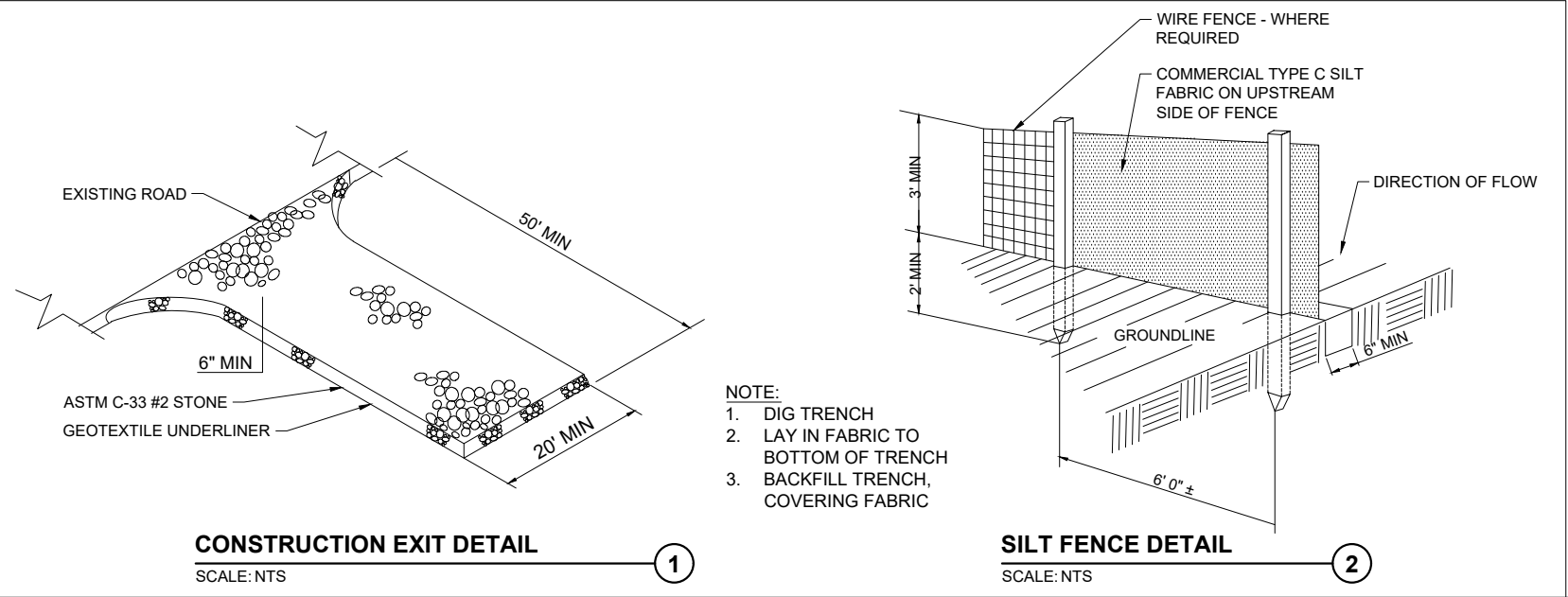
SHEET TITLE:

ACCESS ROAD DETAILS

SCALE: NONE

GRADING & EXCAVATING NOTES:

- ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DEWATERING FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
- ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
- AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
- USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND -BE FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS -BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/BANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR
- REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS, PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
- PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS, REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS
- REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.
- DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
- ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
- ALL CUT AND FILL SLOPES SHALL BE MAXIMUM 2 HORIZONTAL TO 1 VERTICAL
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING SITE VEHICLE TRAFFIC AS TO NOT ALLOW VEHICLES LEAVING THE SITE TO TRACK MUD ONTO PUBLIC STREETS. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING PUBLIC STREETS DUE TO MUDDY VEHICLES LEAVING THE SITE.



GENERAL EROSION & SEDIMENT CONTROL NOTES:

- THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AND DETAILS AS SHOWN HEREIN AND STIPULATED WITHIN STATE STANDARDS SHALL BE FOLLOWED AND INSTALLED IN A MANNER SO AS TO MINIMIZE SEDIMENT LEAVING THE SITE.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBING SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEERING IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR THE LOCAL JURISDICTION INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
- SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
- ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

SEEDING GUIDELINES:

FINAL STABILIZATION OF ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, SHALL BE LOAMED AND SEEDED. LOAM SHALL BE PLACED AT A MINIMUM COMPACTED DEPTH OF 4". RECOMMENDED SEEDING DATES FOR PERMANENT VEGETATION SHALL BE BETWEEN JUNE15 THROUGH AUGUST 1 AND SEPTEMBER 15 THROUGH OCTOBER 15. TEMPORARY VEGETATIVE MEASURES SHALL CONSIST OF AN ANNUAL OR PERENNIAL RYE GRASS WITH RECOMMENDED SEEDING DATES BEING FROM JUNE 1 THROUGH AUGUST 15 AND SEPTEMBER 30 THROUGH NOVEMBER 30.

EVALUATE PROPOSED COVER

MATERIAL BEFORE SPREADING COVER MATERIAL OVER THE DESIGNATED AREA, OBTAIN A REPRESENTATIVE SOIL SAMPLE AND SUBMIT TO A REPUTABLE SOIL TESTING LABORATORY FOR CHEMICAL AND PHYSICAL ANALYSIS. THE PRELIMINARY TEST IS NECESSARY TO DETERMINE THE REQUIRED INORGANIC AND/OR ORGANIC AMENDMENTS THAT ARE NEEDED TO ASSIST IN ESTABLISHING THE SEED MIXTURE IN AN ENVIRONMENTALLY AND ECONOMICALLY SOUND MANNER. THE RESULTS WILL GIVE THE COVER MATERIAL CHARACTERISTICS SUCH AS A pH AND FERTILIZATION NEEDS. THESE RESULTS SHALL BE KEPT ON-SITE BY THE CONTRACTOR AND AVAILABLE FOR REVIEW BY THE COUNTY.

SEED BED PREPARATION

PROPOSED COVER MATERIAL SHOULD BE SPREAD EVENLY OVER THE SITE AREA IN A MINIMUM 4" LIFT VIA BULLDOZER/BUCKET LOADER, USING THE INFORMATION FROM THE SOIL ANALYSIS, CAREFULLY CALCULATE THE QUANTITIES OF LIMESTONE AND PRE-PLANT FERTILIZER NEEDED PRIOR TO APPLYING. PRE-PLANT AMENDMENTS CAN BE APPLIED WITH A BROADCAST AND/OR DROP SEEDER AND INCORPORATED WITH AN OFFSET DISK, YORK RAKE, AND/OR HAND RAKE. AFTER INCORPORATION THE PRE-PLANT SOIL AMENDMENTS, THE SEED BED SHOULD BE SMOOTH AND FIRM PRIOR TO SEEDING. THE FOLLOWING SEED MIXTURES SHALL BE USED AS NOTED:

SEED MIXTURE SPECIES/VARIETY	LBS/ACRE
------------------------------	----------

CREEPING RED FESCUE	20
KENTUCKY BLUEGRASS	20
PERENNIAL RYEGRASS	5

SEED TIME AND METHOD

THE PREFERRED TIME FOR SEEDING THE COOL SEASON MIXTURE IS LATE SUMMER. SOIL AND AIR TEMPERATURES ARE IDEAL FOR SEED GERMINATION AND SEEDING GROWTH. WEED COMPETITION IS REDUCED BECAUSE SEEDS OF MANY WEED SPECIES GERMINATE EARLIER IN THE GROWING SEASON. ADDITIONALLY, HERBICIDE USE IS GREATLY REDUCED. HOWEVER, SEEDING MAY BE DONE AT ANY OF THE ABOVE NOTED TIMES.

MULCHING

NEWLY SEEDED AREAS SHOULD BE MULCHED TO INSURE ADEQUATE MOISTURE FOR SUCCESSFUL TURF ESTABLISHMENT AND TO PROTECT AGAINST SURFACE MOVEMENT OF SEDIMENT-BOUND AGROCHEMICALS AND SOIL EROSION. IF MULCHING PROCEDURES ARE NOT SPECIFIED ON PLANS, COMMERCIALLY AVAILABLE MULCHES CAN BE USED.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - ALL SILT FENCE MATERIALS MUST BE LISTED ON THE CURRENT STATES. D.O.T. QUALIFIED PRODUCTS LIST.
- POSTS: STEEL EITHER T OR U TYPE.
- FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING.
- FILTER CLOTH: FILTER X, MIRAFI 100X' STABILINKA T140N OR APPROVED EQUAL.
- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE OR APPROVED EQUAL.



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Certification # Seal:

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A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

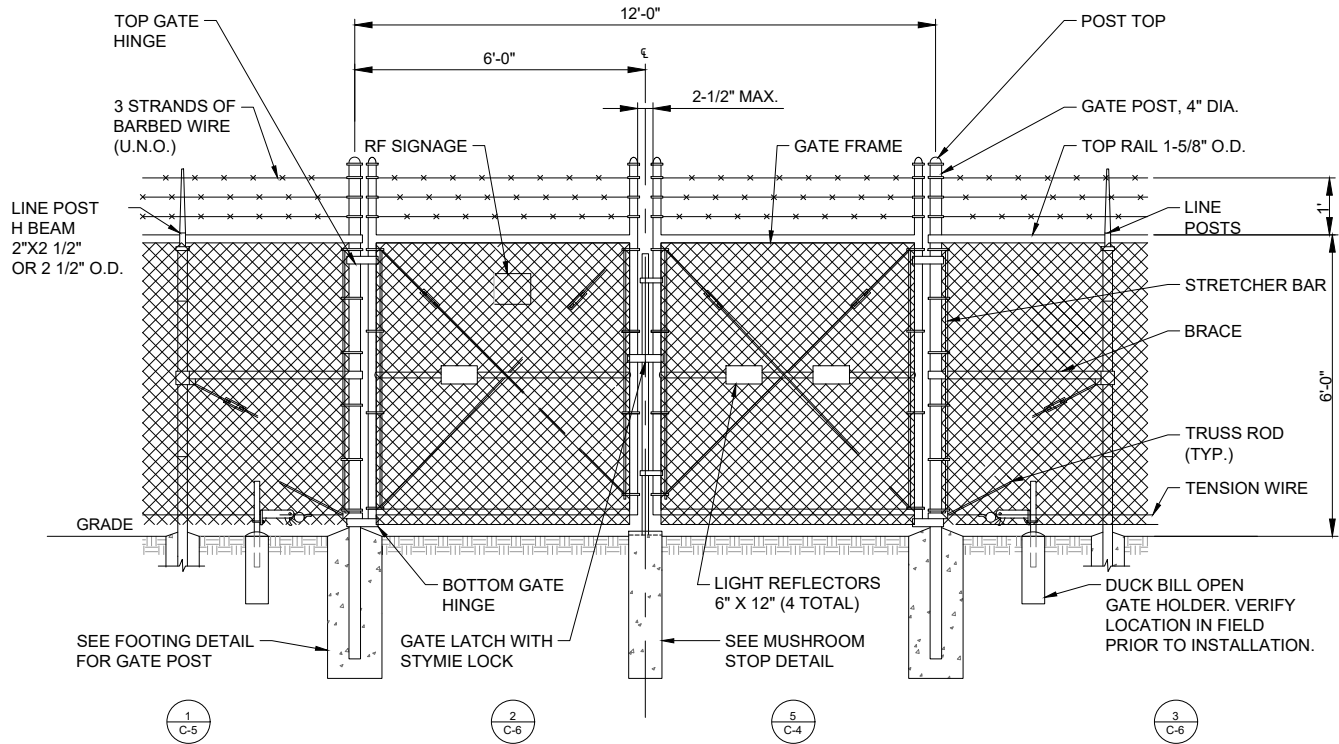
SHEET TITLE:

**DRAINAGE, GRADING &
EROSION CONTROL NOTES AND
DETAILS**

SCALE: NONE

PROJECT NUMBER 60500

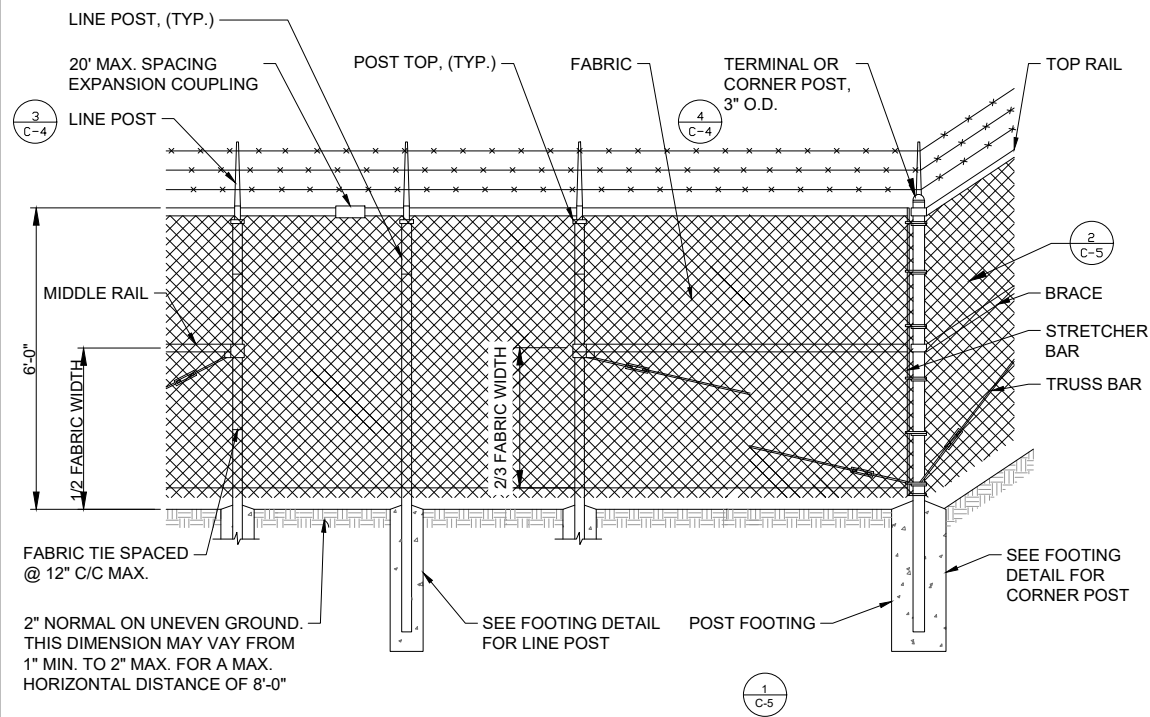
SHEET NUMBER C-3A Page 40 of 127



NOTE:
FENCE SECURITY - NUTS ON ALL BOLTS SHALL BE TOWARD THE INTERIOR OF THE COMPOUND

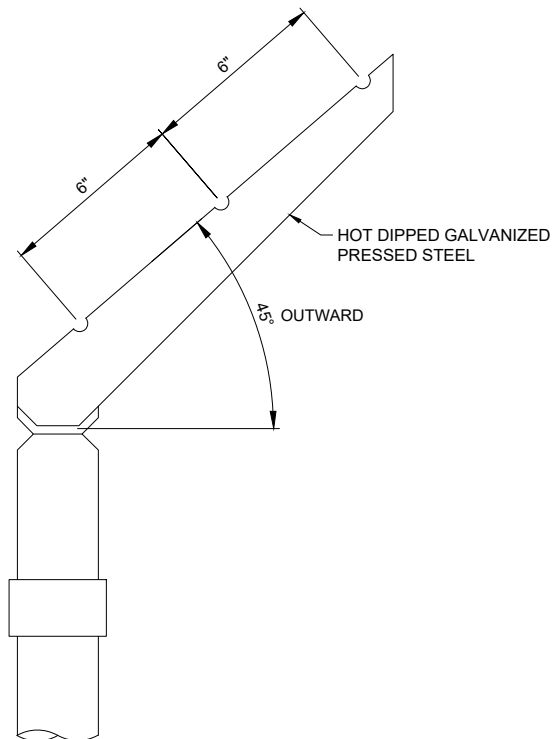
VEHICLE GATE DETAIL
SCALE: NTS

1



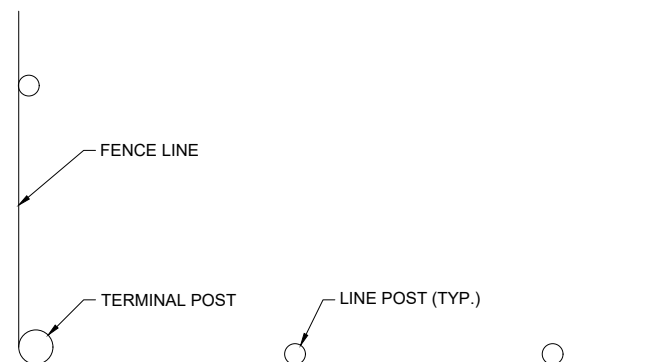
POST / CORNER POST DETAIL
SCALE: NTS

2



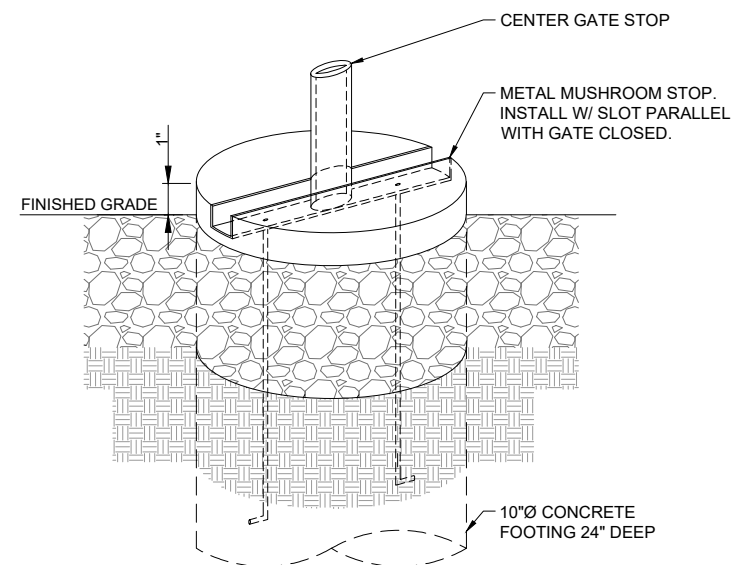
BARBED WIRE ARM OF LINE POST
SCALE: NTS

3



INSTALLATION @ CORNERS
SCALE: NTS

4



MUSHROOM STOP DETAIL
SCALE: NTS

5



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PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

FENCE DETAILS

SCALE: NONE

PROJECT NUMBER 60500

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NOTES:

ZINC COATING - THE WEIGHT OF THE COATING SHALL NOT BE LESS THAN 1.2 OUNCES PER SQUARE FOOT OF ACTUAL SURFACE COVERED. ALL FERROUS METALS USED AS PART OF THE FENCE INSTALLATION SHALL BE HOT DIPPED GALVANIZED OF STAINLESS STEEL. ALL SCREWS, BOLTS, LOCK WASHERS, NUTS, ETC. SHALL BE HOT DIP GALVANIZED OR MADE OF STAINLESS STEEL.

FABRIC - STANDARD INDUSTRIAL GRADE #9 GAUGE WITH 2 INCH MESH ZINC COATED CHAIN LINK WITH A BREAKING STRENGTH OF NOT LESS THAN 1290 LBS SHALL BE USED. THE FABRIC SHALL BE ZINC COATED BY THE HOT DIP PROCESS AFTER FABRICATION.

METAL POSTS - METAL POSTS (LINE, CORNER, TERMINAL, GATE POSTS, MIDDLE RAILS, BRACES AND TOP RAIL) SHALL BE HOT DIP GALVANIZED SCHEDULE 40 TUBULAR STEEL WITH AN OUTSIDE DIAMETER AS INDICATED ON THIS DRAWING. A POST TOP FITTING OF GALVANIZED STEEL WILL BE INSTALLED TO EXCLUDE MOISTURE.

POST CAPS - ALL POST CAPS TO USE THE BARBED WIRE OUTRIGGER BRACKET AND SHALL BE ATTACHED TO THE POST WITH TAMPER RESISTANT SCREWS, BRADS, OR BOLTS.

TOP RAIL - A MINIMUM OF ONE COUPLING IN EACH STRAIGHT RUN OF TOP RAIL, SHALL HAVE A HEAVY SPRING INSERTED WITHIN THE COUPLING TO TAKE UP EXPANSION AND CONTRACTION OF THE TOP RAIL. THE TOP RAIL SHALL BE FASTENED TO TERMINAL POSTS WITH PRESSED STEEL CONNECTIONS.

MIDDLE RAIL - THE MIDDLE RAIL SHALL BE OF THE SAME MATERIAL AS THE TOP RAIL AND INSTALLED WITH HOT DIP GALVANIZED FITTINGS ATTACHED TO THE POSTS.

BRACE RAIL - BRACE RAIL MATERIAL SHALL BE OF THE MATERIAL AS THE TOP RAIL AND LOCATED 2/3 OF THE DISTANCE UP FROM THE BOTTOM OF THE FABRIC. BRACE RAILS SHALL BE SECURELY FASTENED TO POSTS BY SUITABLE PRESSED STEEL CONNECTIONS.

TRUSS RODS - SHALL BE 3/8" ROUND GALVANIZED STEEL RODS WITH GALVANIZED TURNBUCKLES. THE ZINC COATING SHALL NOT BE NOT LESS THAN 1.2 OUNCES PER SQUARE FOOT OF SURFACE.

TENSION WIRE - THE TENSION WIRE SHALL BE OF #7 GAUGE HOT DIP GALVANIZED SPRING TENSION WIRE WITH A BREAKING STRENGTH OF NOT LESS THAN 1900 LBS. THIS WIRE SHALL BE KEPT TAUT WITH GALVANIZED TURNBUCKLES AND ATTACHED TO POSTS WITH GALVANIZED HARDWARE OR CABLE CLAMPS.

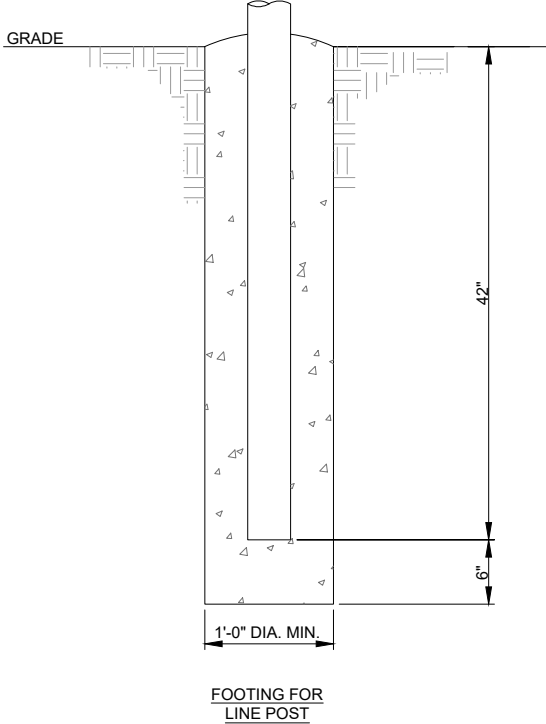
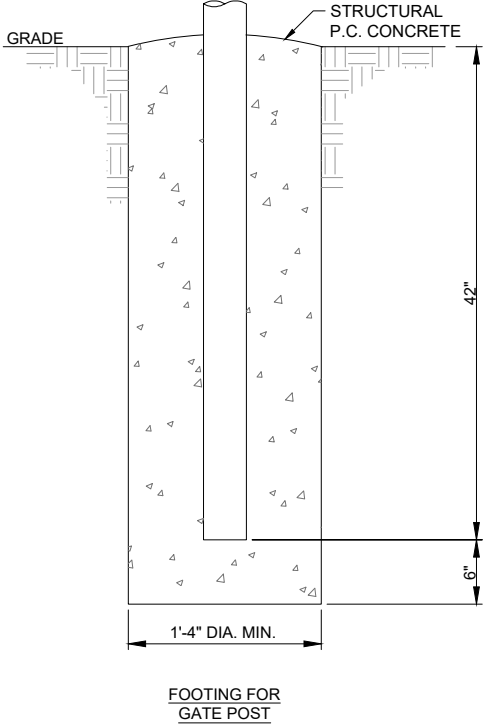
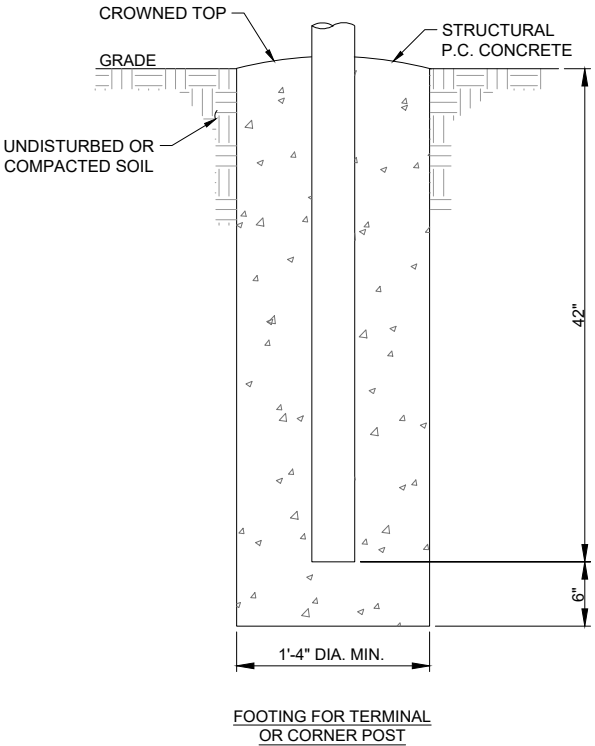
FABRIC TIES - THE FABRIC TIES SHALL BE ALUMINUM WIRE. NOT LESS THAN #9 GAGE.

STRETCHER BARS - THE STRETCHER BARS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" x 3/4" AND NOT LESS THAN 2" SHORTER THAN THE FABRIC. STRETCHER BAR BANDS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" x 1 1/2" WITH 5/16" DIAMETER GALVANIZED CARRIAGE BOLT.

BARBED WIRE - BARBED WIRE OF GALVANIZED STEEL (OR ALUMINUM) CONSISTING OF 12 1/2 GAGE WIRE WITH 4-POINT BARBS OF 14 GAGE WIRE SPACED 5 INCHES APART.

GATE FRAMES SHALL BE CONSTRUCTED OF 2 1/2" OUTSIDE DIAMETER HEAVY DUTY GALVANIZED STEEL PIPE. THE GATES SHALL BE ASSEMBLED USING CORNER FITTINGS OF HEAVY PRESSED STEEL OR MALLEABLE CASTINGS OR MAY BE WELDED IF THE ENTIRE GATE FRAME IS HOT DIP GALVANIZED AFTER THE WELDING. ALL GATES SHALL BE EQUIPPED WITH HEAVY DUTY GALVANIZED STEEL TYPE HINGES WITH LARGE BEARING SURFACES OF ADEQUATE STRENGTH TO SUPPORT THE GATE. THE HINGES SHALL NOT TWIST OR TURN UNDER THE ACTION OF THE GATE. GATES WILL PROVIDE A FULL RANGE OF MOTION AND BE EASILY OPENED AND CLOSED BY ONE PERSON. GATE LATCH SHALL BE CARGO PROTECTORS, INC MODEL FL-100. LATCH SHALL BE EQUIPPED TO RECIEVE A PADLOCK.

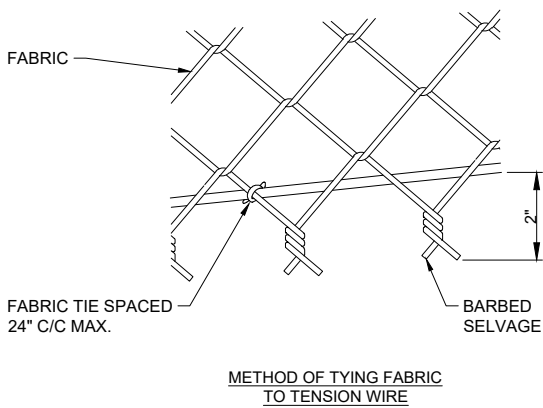
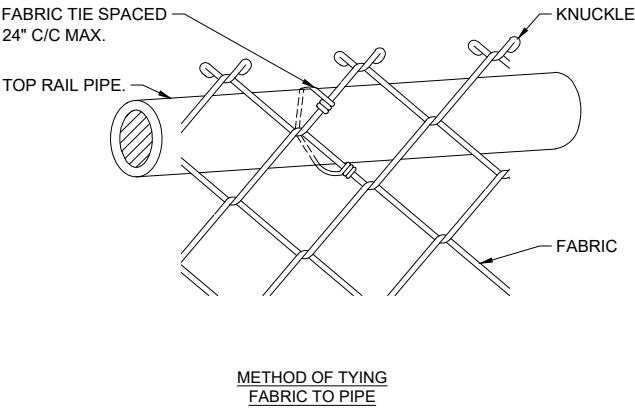
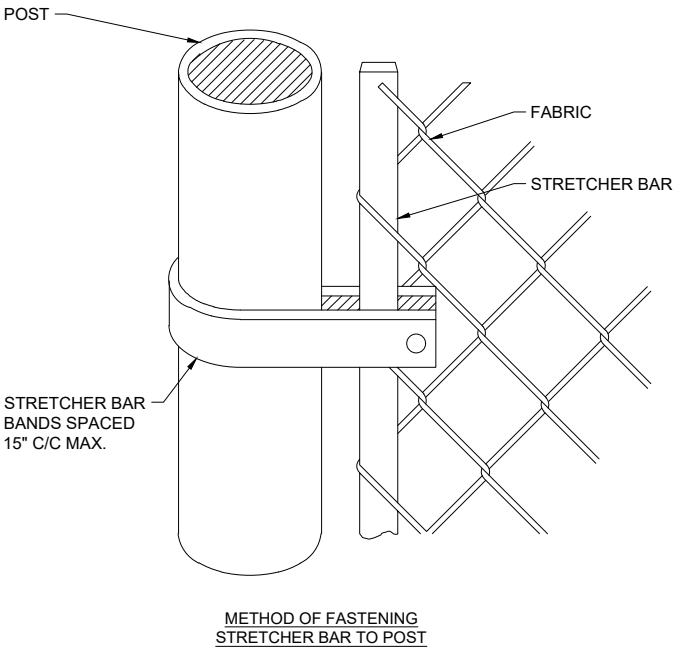
PROVIDE R.F. WARNING SIGNAGE ON ALL GATES.



POSTS FOOTINGS

SCALE: NTS

1



FABRIC / BAR CONNECTIONS

SCALE: NTS

2



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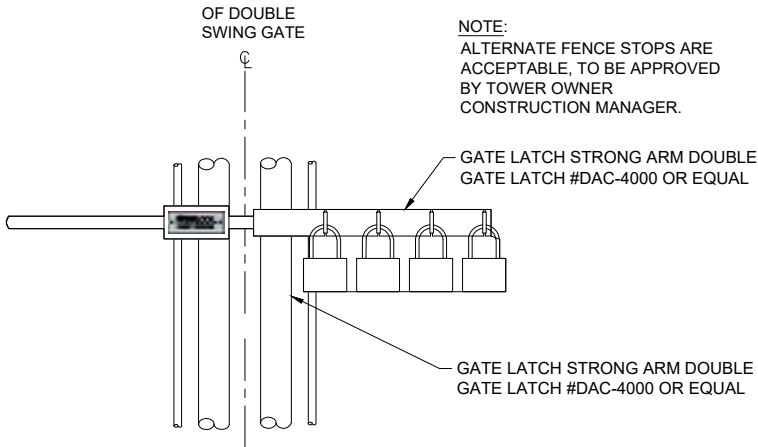
PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

FENCE DETAILS

SCALE: NONE

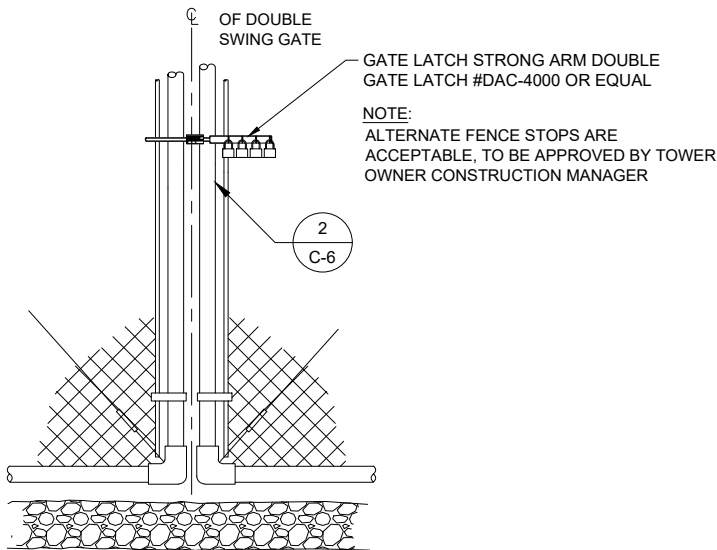
PROJECT NUMBER	60500
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GATE LATCH DETAIL

SCALE: NTS

1



GATE LATCH DETAIL

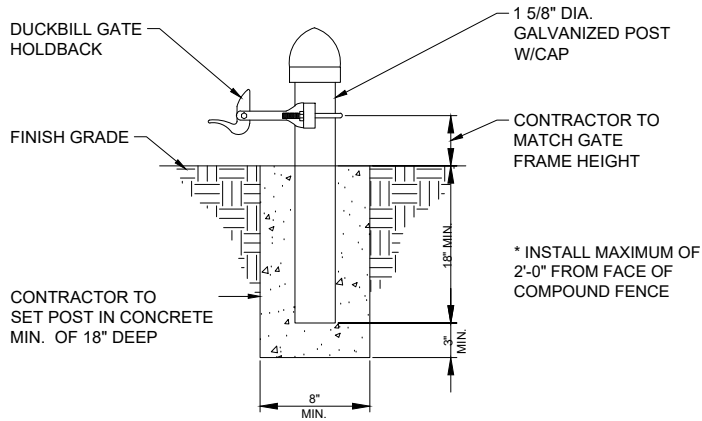
SCALE: NTS

2

NOT USED

SCALE: 1" = NTS

3



GATE KEEPER DETAIL

SCALE: NTS

4



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d/b/a VERIZON WIRELESS



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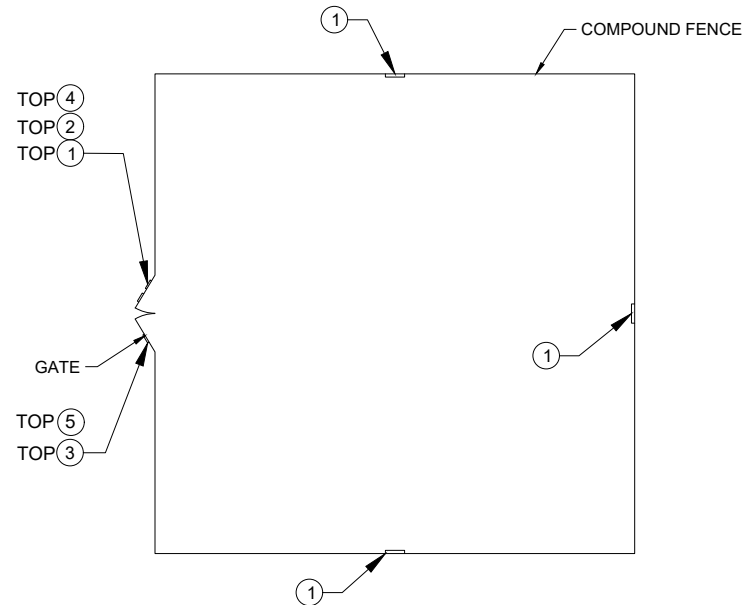
PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

FENCE DETAILS

SCALE: NONE

NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS DETAIL
ON THIS SHEET FOR SIGN DESIGNATIONS.



NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS DETAIL
ON THIS SHEET FOR SIGN DESIGNATIONS.

OVERALL SIGN PLACEMENT PLAN VIEW

SCALE: NTS

1



③OWNER CONTACT SIGN



②AUTHORIZED PERSONAL SIGN



⑤FCC REGISTRATION SIGN



① NO-TRESSPASSING SIGN



④ NOTICE RF SIGN (BLUE)



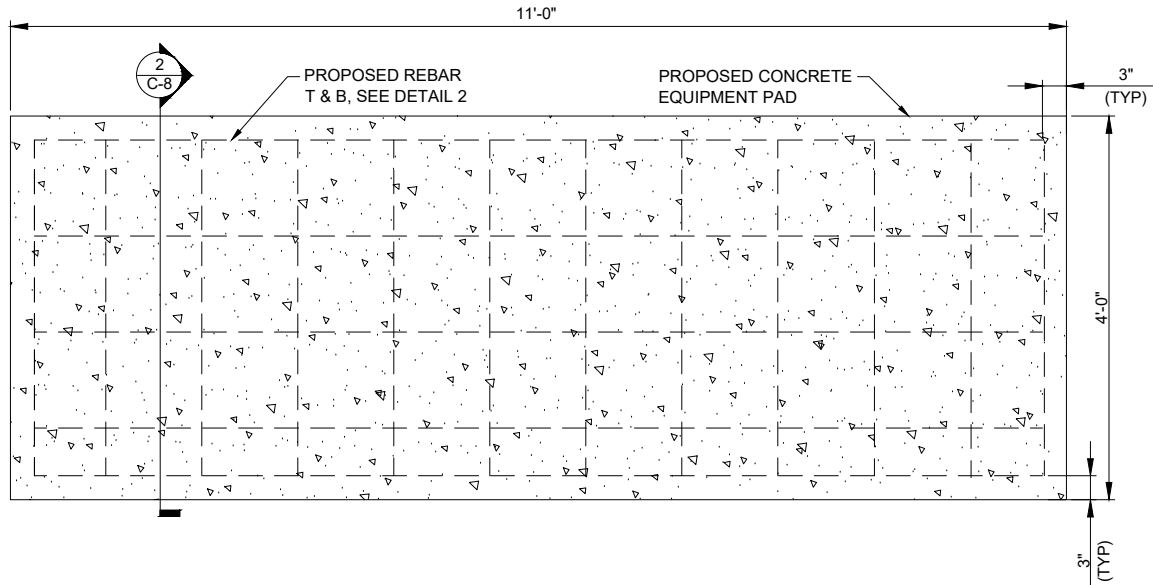
CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



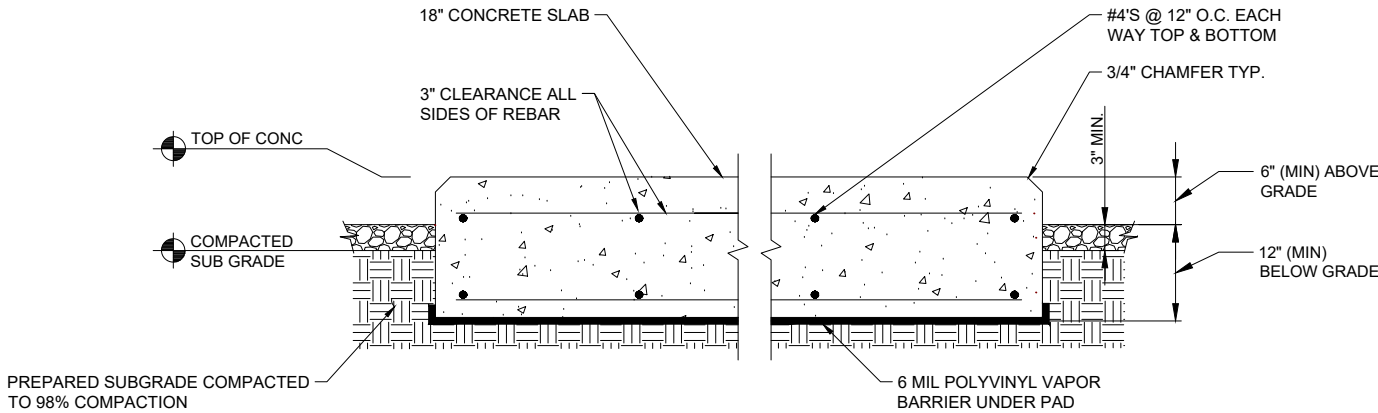
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ASHLAND INDUSTRIAL - B			
PROJECT INFORMATION:			
EAST SIDE OF RAIL DR			
ASHLAND, WI 54806			
ASHLAND COUNTY			
SHEET TITLE:			
SITE SIGNAGE DETAILS			
SCALE: NONE			
PROJECT NUMBER		60500	
SHEET NUMBER		C-7 Page 44 of 116	



EQUIPMENT SLAB DETAIL 1
SCALE: NTS



- NOTES:
- 1. SLAB TO BE LEVEL (±) 1/4".
 - 3. FOUNDATION SHALL HAVE A MINIMUM 6" PROJECTION ABOVE GRADE.
 - 4. CONCRETE STRENGTH SHALL BE A MINIMUM OF 4000 PSI @ 28 DAYS.

EQUIPMENT PAD DETAIL 2
SCALE: NTS



**CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS**



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A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

FOUNDATION DETAILS

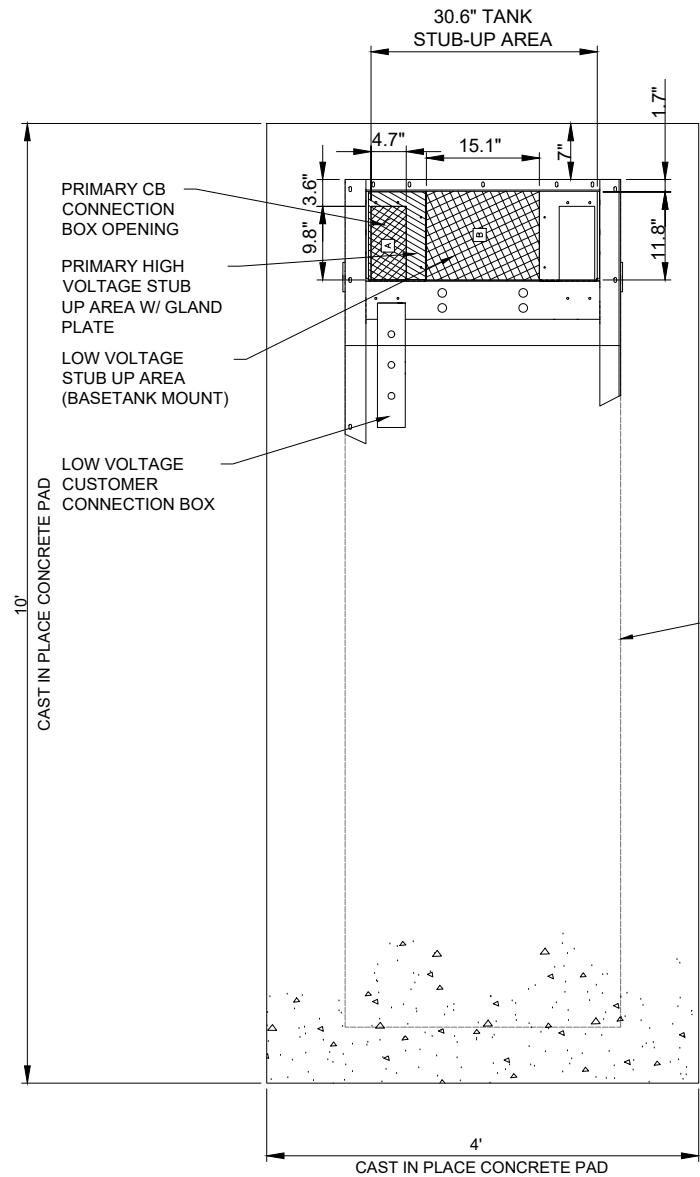
SCALE: NONE

PROJECT NUMBER	60500
SHEET NUMBER	C-8 Page 45 of 127

RECOMMENDED ELECTRICAL STUB-UPS
(SEE DETAILED VIEW & TOP VIEW)

(LOW VOLTAGE STUB UP)
1. TRANSFER SWITCH/COMMUNICATIONS
CONDUITS. COMMUNICATIONS AND 2-WIRE
START MUST NOT BE RUN IN CONDUIT W/ AC
WIRING.

(HIGH VOLTAGE STUB UP)
1. AC LOAD LEAD CONDUIT AREA.
2. 120/240 VAC FROM UTILITY FOR OPTIONAL LOADS
SUCH AS GFCI OUTLET, BLOCK HEATER, BATTERY
CHARGER, AND OTHER 120/240 VAC OPTIONS.
(GLAND PLATE INCLUDED)



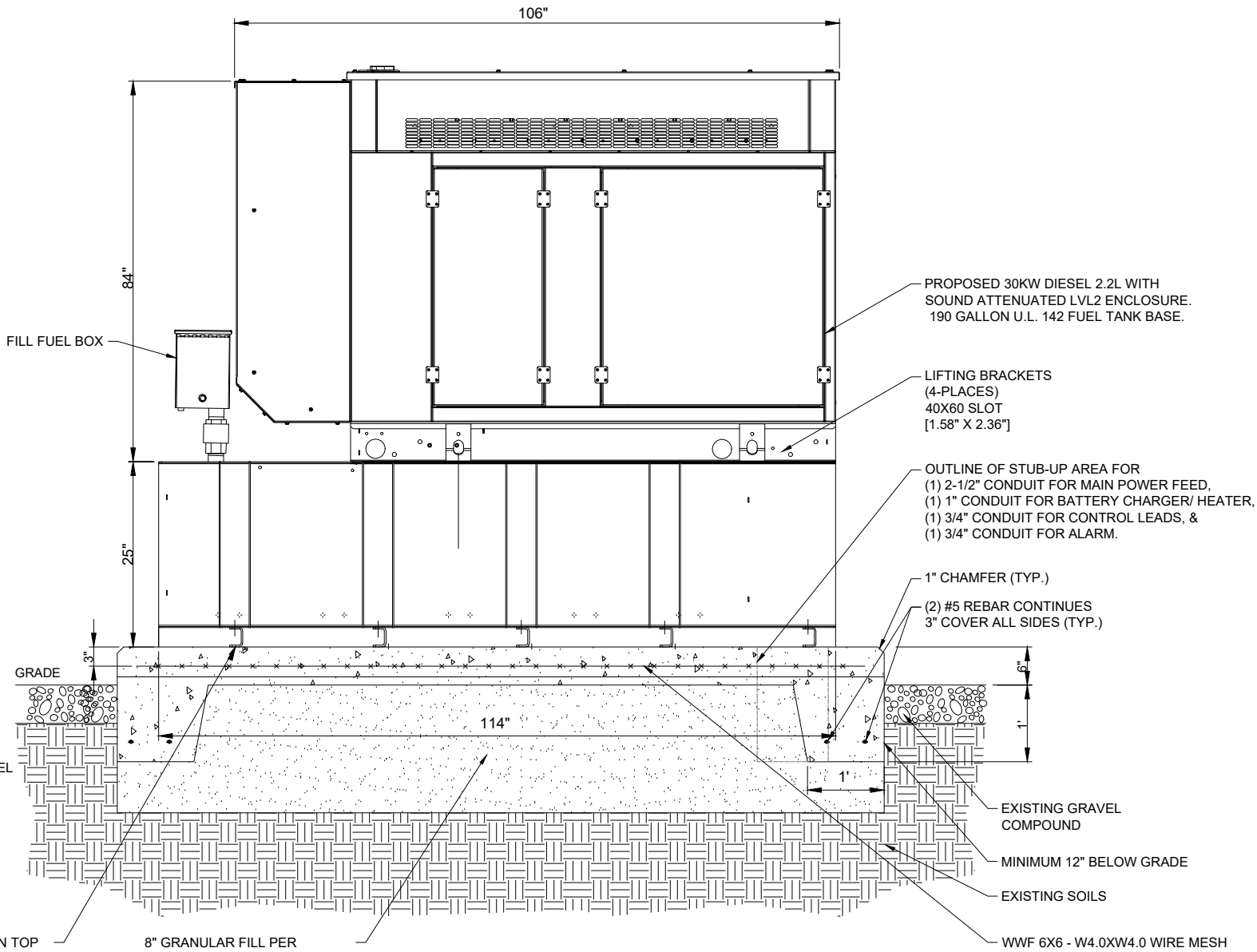
PLAN VIEW

TYPICAL GENERAC FOUNDATION
DETAIL

SCALE: NTS

1

FRONT SIDE VIEW



TYPICAL GENERAC FOUNDATION
DETAIL

SCALE: NTS

2

GENERATOR TYPE: DIESEL
MAKE: GENERAC
MODEL: SD030.1-1PE-200-TERT-ALM - TERTIARY GENERAC 30kw DIESEL - 200 GALLON

NOTES:

- SEE GENERATOR MANUFACTURE'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURES SPECS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND SHELTER.
- THE GENERATOR SHALL BE LOCATED A MIN 5' AWAY FROM A COMBUSTIBLE WALL.
-THE GENERATOR SHALL BE LOCATED A MIN OF 3' AWAY FROM A NON-COMBUSTIBLE WALL.



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ISSUE PHASE PRELIMINARY DATE ISSUED 10/16/2024		
PROJECT TITLE:		

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

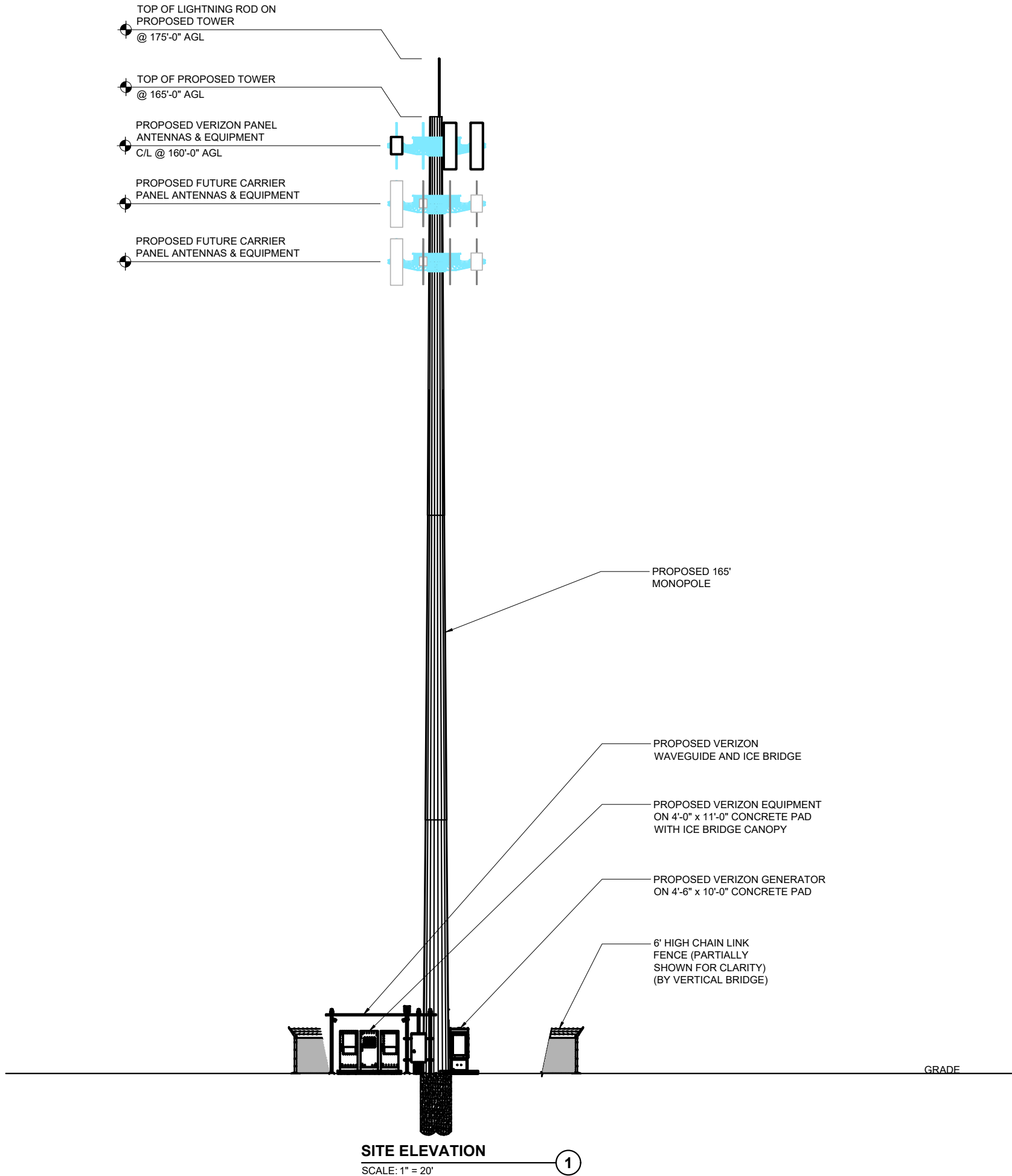
SHEET TITLE:

GENERATOR FOUNDATION
DETAILS

SCALE: NONE

PROJECT NUMBER 60500

SHEET NUMBER C-9 Page 46 of 127



STRUCTURAL NOTES:

1. RAMAKER SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE.
2. STRUCTURAL CALCULATIONS WERE PREPARED BY OTHERS AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE AND ANTENNA MOUNTS FOR THE DEPLOYMENT OF THE EQUIPMENT. CONTRACTOR TO COORDINATE WITH THE PROJECT MANAGER TO OBTAIN A COPY.
3. CONTRACTOR MUST COMPLY WITH STRUCTURAL ANALYSIS AND MOUNT ANALYSIS RECOMMENDATIONS FOR ALL NEW LOADING.



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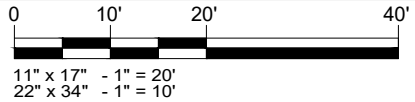
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

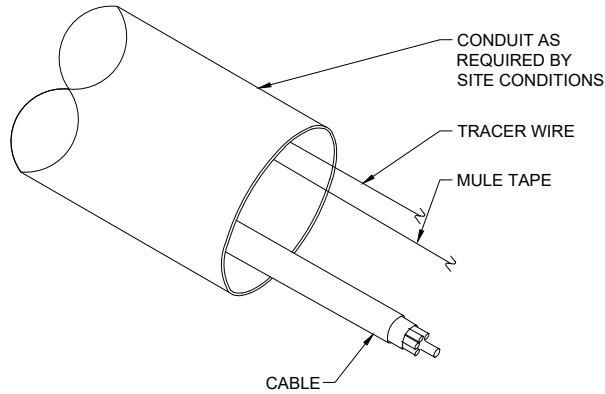
PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

SITE ELEVATION



PROJECT NUMBER: 60500
SHEET NUMBER: ANT-1Page 47 of 127



- NOTE:**
- 1) TRACER WIRE TO BE PLACED IN BOTH POWER AND FIBER CONDUITS
 - 2) GROUND TRACER WIRE AT POLE VIA BEAM CLAMP AT EQUIPMENT. DO NOT BOND TRACER WIRE AT BOTH ENDS.

TRACER WIRE DETAIL
SCALE: NTS

2

COORDINATION WITH UTILITY COMPANY

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANIES FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS

CONDUITS AND WIRING

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.

CODES AND STANDARDS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
NEC	NATIONAL ELECTRICAL CODE, LATEST ADOPTED EDITION
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
UL	UNDERWRITERS LABORATORIES, INC.

UTILITY PROVIDER INFORMATION

POWER COMPANY: XCEL ENERGY FIBER COMPANY: NORVADO
PHONE: (800) XXX-XXXX PHONE: (800) XXX-XXXX

PROPOSED (2) SETS OF (3) - 500 KCMIL CU IN 3" SCH. 40 PVC BY G.C. FROM METER BANK TO PROPOSED TRANSFORMER (38'± L.F.) SEE DETAIL 3/E-3

PROPOSED VERIZON WIRELESS FIBER HANDHOLE OUTSIDE OF COMPOUND FENCE BY VERTICAL BRIDGE, SEE SHEET E-1C

PROPOSED PAD MOUNTED TRANSFORMER BY UTILITY COMPANY

PROPOSED VERTICAL BRIDGE UTILITY H-FRAME MIN. 5' OFF FENCE SEE DETAIL 1/E-3

(2) PROPOSED 2" SCH 40 PVC CONDUITS W/ PULL ROPES FROM VERIZON WIRELESS HANDHOLE OUTSIDE FENCE TO VERIZON WIRELESS FIBER ENCLOSURE BY VERTICALBRIDGE (60'± L.F.) SEE DETAIL 2/E-3

PROPOSED 3" CONDUIT FOR VERIZON POWER FROM VERTICAL BRIDGE UTILITY H-FRAME TO VERIZON UTILITY H-FRAME BY VERTICALBRIDGE (24'± L.F.) - SEE DETAIL 3/E-3

PROPOSED 16'-8" x 30'-0" VERIZON LEASE AREA

PROPOSED 165' MONOPOLE

PRIMARY POWER EXTENSION BY POWER COMPANY FROM R.O.W. TO PROPOSED TRANSFORMER. (171'± L.F.) SEE DETAIL 4/E-3

(2) PROPOSED 2" HDPE CONDUITS W/ PULL ROPES FROM VERIZON WIRELESS FIBER HANDHOLE AT R.O.W TO VERIZON WIRELESS FIBER HANDHOLE OUTSIDE OF FENCE BY VERTICAL BRIDGE G.C. (176'± L.F.) SEE DETAIL 4/E-3

UTILITY ROUTING PLAN

SCALE: 1" = 30'

1



verticalbridge

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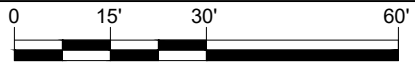
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

UTILITY ROUTING PLAN



11" x 17" - 1" = 30'
22" x 34" - 1" = 15'

PROJECT NUMBER: 60500
SHEET NUMBER: E-1 Page 48 of 127



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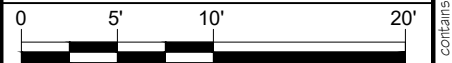
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

ENLARGED UTILITY ROUTING
PLAN



11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

PROJECT NUMBER 60500

SHEET NUMBER E-1A Page 49 of 127

COORDINATION WITH UTILITY COMPANY

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANIES FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS

CONDUITS AND WIRING

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- UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
- PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING.
- PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.

CODES AND STANDARDS

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NEMANATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPANATIONAL FIRE PROTECTION ASSOCIATION
UL UNDERWRITERS LABORATORIES, INC.

UTILITY PROVIDER INFORMATION

POWER COMPANY: XCEL ENERGY
PHONE: (800) XXX-XXXX

FIBER COMPANY: NORVADO
PHONE: (800) XXX-XXXX

ENLARGED UTILITY ROUTING PLAN

SCALE: 1" = 10'

1

(2) PROPOSED 2" HDPE W/ PULL ROPE FROM VERIZON WIRELESS FIBER HANDHOLE AT R.O.W. TO VERIZON WIRELESS HANDHOLE AT FENCE (155'± L.F.) SEE DETAIL 4/E-3

(2) PROPOSED 2" SCH 40 PVC W/ PULL ROPES FROM LESSEE HANDHOLE OUTSIDE FENCE TO FIBER BOX AT VERIZON UTILITY STAND BY G.C. (60'± L.F.), SEE DETAIL 2/E-3

PROPOSED MULTI-GANG METER H-FRAME, MINIMUM 5' CLEARANCE TO FENCE SEE DETAIL 1/E-3

PROPOSED 3" SCH 40 PVC CONDUIT FOR VERIZON POWER; BY VERTICAL BRIDGE G.C. (22' ± L.F.) - SEE DETAIL 3/E-3

PROPOSED 4' X 10' CONCRETE PAD FOR VERIZON GENERATOR PROVIDED BY VERTICAL BRIDGE. SEE SHEET C-9.

PROPOSED FIBER HANDHOLE BY VERTICALBRIDGE - SEE DETAIL E-1C

PROPOSED PAD MOUNTED TRANSFORM BY UTILITY

PROPOSED 3" SCH 40 PVC CONDUIT FOR VERIZON POWER. (155' ± L.F.) SEE DETAIL 3/E-3

(2) PROPOSED SETS OF 3 - 500 KCMRIL CU IN 3" SCH. 40 PVC BY G.C. FROM METER BANK TO PROPOSED TRANSFORMER (40' +/- L.F.), SEE DETAIL 3/E-3

(2) PROPOSED VERIZON EQUIPMENT CANOPY POSTS, POST CAPS & FOUNDATIONS PROVIDED BY VERTICALBRIDGE - SEE SHEET VW B-2. FOOTINGS SIMILAR TO DETAIL 1/VW ANT-4

PROPOSED VERIZON WIRELESS (16'-8' x 30'-0") LEASE AREA

PROPOSED 4'-0" X 11'-0" CONCRETE PAD FOR VERIZON EQUIPMENT TO BE PROVIDED BY VERTICALBRIDGE SEE SHEET C-8

PROPOSED H-FRAME EQUIPMENT RACK TO BE PROVIDED BY VERIZON - SEE SHEET VW B-2, FOOTINGS SIMILAR TO DETAIL 1/VW ANT-4



OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED



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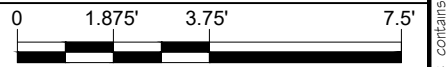
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

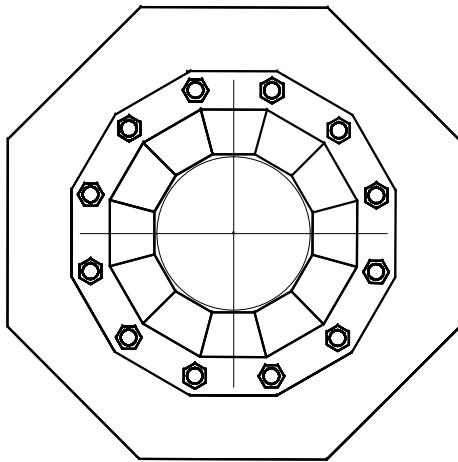
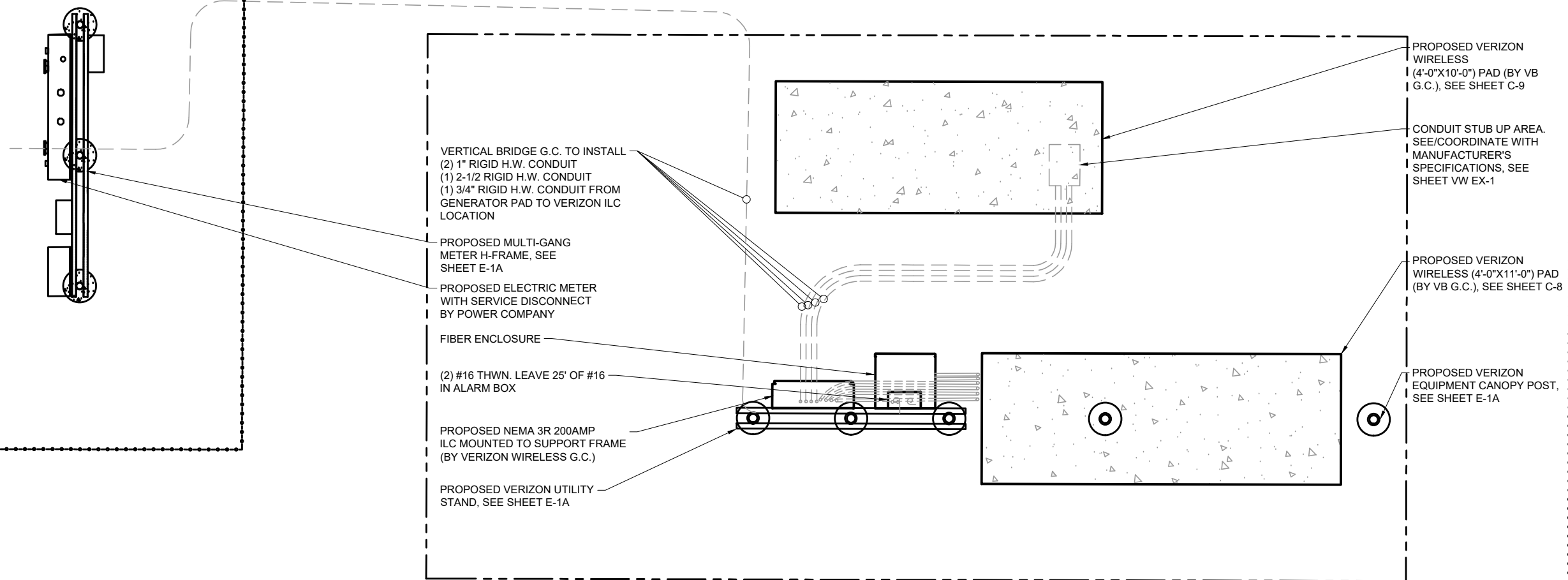
GENERATOR UTILITY ROUTING PLAN



11" x 17"	- 1" = 3.75'
22" x 34"	- 1" = 1.875'

PROJECT NUMBER	60500
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SHEET NUMBER E-1B Page 50 of 121



GENERATOR UTILITY ROUTING PLAN

SCALE: 1" = 3.75'

①



OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

NOTE:
CONTRACTOR TO VERIFY ROUTES
WITH LOCAL UTILITY COMPANY
PRIOR TO INSTALLATION.

POLYMER CONCRETE
BOXES

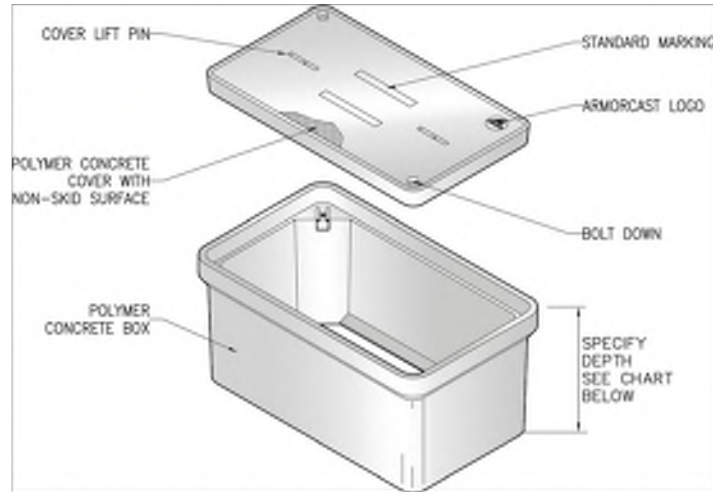
17" x 30" BOX ASSEMBLY 12" to 30" DEPTHS



POLYMER CONCRETE

ARMORCAST PRODUCTS COMPANY

A6001640



17"W x 30"L BOX ASSEMBLIES Specify Depth Below

DESCRIPTION	NOMINAL SIZE W x L x D	LOAD RATING	ANSI TIER	PART NUMBER	APPROX. WEIGHT	PALLET QTY.
Box & Cover Assembly	17" x 30" x 12"	10K	8	A6001640APCX12	114 lbs.	12
	17" x 30" x 12"	20K	15 / 22	A6001640TAPCX12 / A6001640HDAPCX12	140 lbs.	12
Box & Cover Assembly	17" x 30" x 18"	10K	8	A6001640APCX18	140 lbs.	6
	17" x 30" x 18"	20K	15 / 22	A6001640TAPCX18 / A6001640HDAPCX18	166 lbs.	6
Box & Cover Assembly	17" x 30" x 22"	10K	8	A6001640APCX22	154 lbs.	6
	17" x 30" x 22"	20K	15 / 22	A6001640TAPCX22 / A6001640HDAPCX22	180 lbs.	6
Box & Cover Assembly	17" x 30" x 24"	10K	8	A6001640APCX24	165 lbs.	6
	17" x 30" x 24"	20K	15 / 22	A6001640TAPCX24 / A6001640HDAPCX24	190 lbs.	6
Box & Cover Assembly	17" x 30" x 28"	10K	8	A6001640APCX28	184 lbs.	3
	17" x 30" x 28"	20K	15 / 22	A6001640TAPCX28 / A6001640HDAPCX28	210 lbs.	3
Box & Cover Assembly	17" x 30" x 30"	10K	8	A6001640APCX30	191 lbs.	3
	17" x 30" x 30"	20K	15 / 22	A6001640TAPCX30 / A6001640HDAPCX30	221 lbs.	3

COMPONENTS

MORE COVER VARIATIONS ARE AVAILABLE IN OUR "COVER SECTION"

DESCRIPTION	NOMINAL SIZE W x L x D	LOAD RATING	ANSI TIER	PART NUMBER	APPROX. WEIGHT	PALLET QTY.
Replacement Covers	17" x 30"	10K	8	A6001643	44 lbs.	30
	17" x 30"	20K	15 / 22	A6001947T / A6001947HD	70 lbs.	30
Replacement Boxes	17" x 30" x 12"	10K / 20K	22	A6001640PCX12	70 lbs.	12
	17" x 30" x 18"	10K / 20K	22	A6001640PCX18	96 lbs.	6
	17" x 30" x 22"	10K / 20K	22	A6001640PCX22	110 lbs.	6
	17" x 30" x 24"	10K / 20K	22	A6001640PCX24	121 lbs.	6
	17" x 30" x 28"	10K / 20K	22	A6001640PCX28	140 lbs.	3
	17" x 30" x 30"	10K / 20K	22	A6001640PCX30	151 lbs.	3

- Boxes are Open Bottom and Stackable, also available with Solid Bottoms.
- For sizes not shown please contact Armorcast Products for more information.

THIS PRODUCT IS LISTED TO APPLICABLE UL
STANDARDS AND REQUIREMENTS BY UL.

www.armorcastprod.com

Tel: (818) 982-3600 Fax: (818) 982-7742

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VAULT SPECIFICATIONS

SCALE: NONE

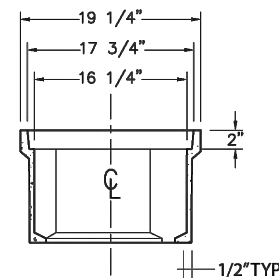
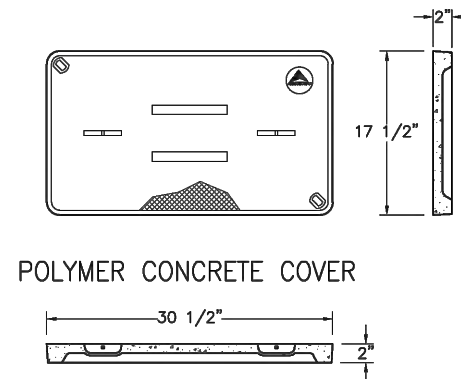
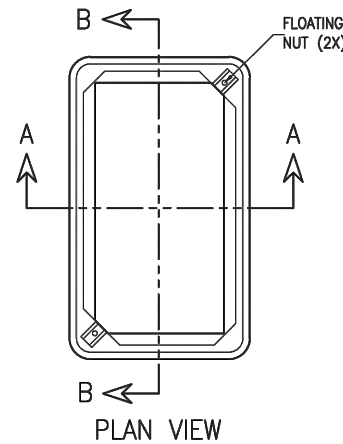
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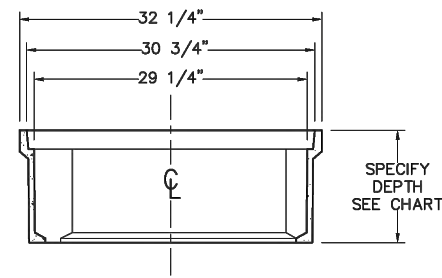
ARMORCAST PRODUCTS COMPANY

17" x 30" BOX ASSEMBLY STANDARD DIMENSIONS

A6001640



SECTION A-A



SECTION B-B

Aarmorcast Products Company reserves the right to update or
discontinue product information at any time without notice.

www.armorcastprod.com

THIS PRODUCT IS LISTED TO APPLICABLE UL
STANDARDS AND REQUIREMENTS BY UL.

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35



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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Certification & Seal:

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PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

VAULT SPEC. SHEET

SCALE: NONE

PROJECT
NUMBER 60500

SHEET
NUMBER E-1C Page 51 of 127

KEYED NOTES

- | KEY | DESCRIPTION |
|-----|---|
| 1 | SYSTEM GROUND RESISTANCE SHALL NOT EXCEED 5 OHMS. A THREE POINT SYSTEM RESISTANCE TEST SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH VERTICAL BRIDGE SPECIFICATIONS.

A. PERFORM THREE TESTS AT EACH SITE.
B. CONTRACTOR SHALL PROVIDE A WRITTEN REPORT CONSISTING OF THE FOLLOWING: SITE NAME, ADDRESS AND IDENTIFICATION NUMBER, DESCRIPTION OF SITE SOIL AND MOISTURE CONDITION, DESCRIPTION OF WEATHER, MODEL NUMBER OF TESTING EQUIPMENT, DATE OF LAST CALIBRATION, SITE SKETCH SHOWING LOCATION OF TEST PROBES AND ALL FIELD DATA COLLECTED (READINGS, RANGE, TEST, MILLIAMPS, ETC.)
C. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES PERFORMING SYSTEM RESISTANCE TESTS OR IF MEASUREMENTS ARE ABOVE 5 OHMS. THE CONSTRUCTION MANAGER SHALL PROVIDE INSTRUCTION TO THE CONTRACTOR TO INSTALL ADDITIONAL GROUNDING MEASURES TO MEET THE 5 OHM REQUIREMENT. |
| 2 | PROPOSED TOWER GROUND RING BURIED TO A DEPTH OF 30" OR 6" BELOW THE FROST LINE, WHICHEVER IS GREATER. |
| 3 | BOND PROPOSED TOWER TO TOWER GROUND RING (3 PLACES TOTAL). |
| 4 | SERVICE ENTRANCE GROUND ROD. |
| 5 | BOND GROUND RING(S) TO SITE CORNER POST (TYP. x 4). |
| 6 | BOND GATE POST TO PROPOSED GROUND RING (TYP. x 2). |
| 7 | BOND FLEXIBLE JUMPER TO GATE (TYP. x 2). |
| 8 | BOND PROPOSED H-FRAME TO GROUND RING (TYP. x 8). |

EXTERIOR GROUNDING NOTES:

- GROUNDING SHALL CONFORM WITH VERTICAL BRIDGE STANDARDS AND PER FEDERAL, STATE AND LOCAL CODES. IN THE EVENT OF A CONFLICT, MEET THE MOST STRINGENT REQUIREMENT.
- GROUND RODS PAST METER SHALL BE COPPER CLAD STEEL 5/8 INCH DIAMETER X 10 FEET IN LENGTH (MIN.)
- ALL GROUND CONDUCTORS PAST METER SHALL BE #2 AWG SOLID BARE TINNED COPPER. MINIMUM BEND RADIUS FOR CONDUCTOR SHALL BE 8 INCHES.
- GROUND RODS SHALL BE SPACED NOT MORE THAN 16'-0" AND NOT LESS THAN 6'-0" APART EXCEPT FOR THE TOWER GROUND RING WHICH SHALL COMPLY WITH TIA/EIA 222 (REV G).
- CONTRACTOR SHALL ADD ADDITIONAL RODS AND CONDUCTORS OR APPROVED GROUND ENHANCING MATERIAL TO ACHIEVE LESS THAN 5 OHMS RESISTANCE TO GROUND.
- MAINTAIN 2'-0" (TOWER) AND 3'-0" (SHELTER) BETWEEN GROUND RINGS AND FOUNDATIONS.
- ALL GROUNDING INSTALLATIONS SHALL BE INSPECTED AND APPROVED BY ANY JURISDICTION HAVING INSPECTION & APPROVAL AUTHORITY (IF REQUIRED) AND VERTICAL BRIDGE BEFORE PLACING ANY BACKFILL.
- ALL GROUNDING SPLICES AND CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS (CADWELD OR EQUIVALENT). COAT ALL WELDS WITH A ZINC RICH PAINT.

THE LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING THE SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES DETAILED INFORMATION AND ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULE OF THE COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED.

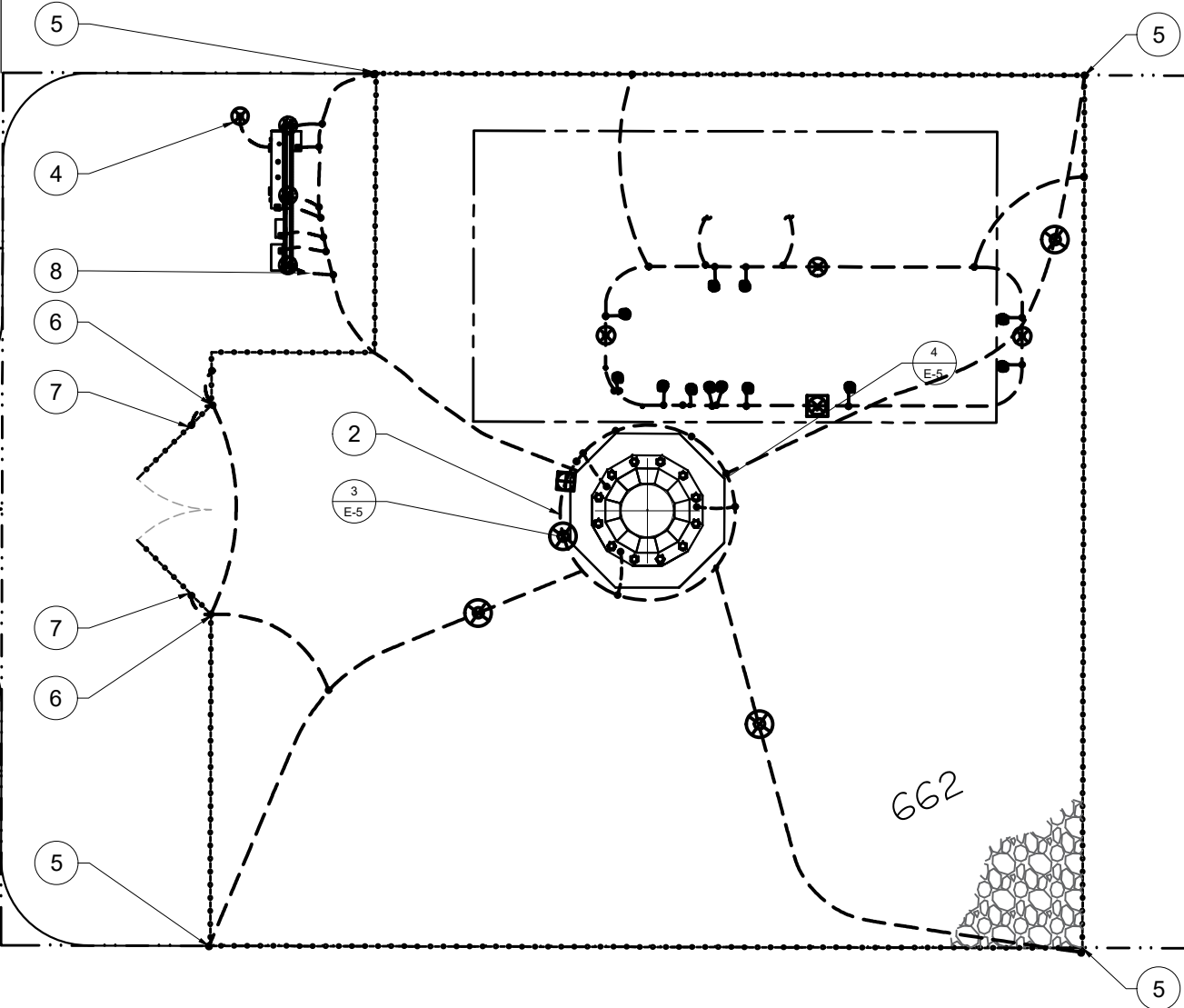
SYMBOLS LEGEND

- | | | | |
|--|------------------------|--|-----------------------|
| | GROUND ROD WITH ACCESS | | MECHANICAL CONNECTION |
| | GROUND ROD | | GROUND BAR |
| | EXOTHERMIC CONNECTION | | GROUND WIRE |
| | VZW GROUND LEAD | | |

NOTE:
SEE GROUNDING
DETAILS ON
SHEETS E-3 & E-5



OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED



SITE GROUNDING PLAN

SCALE: 1" = 10'

1



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B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/16/2024

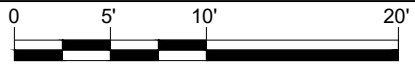
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

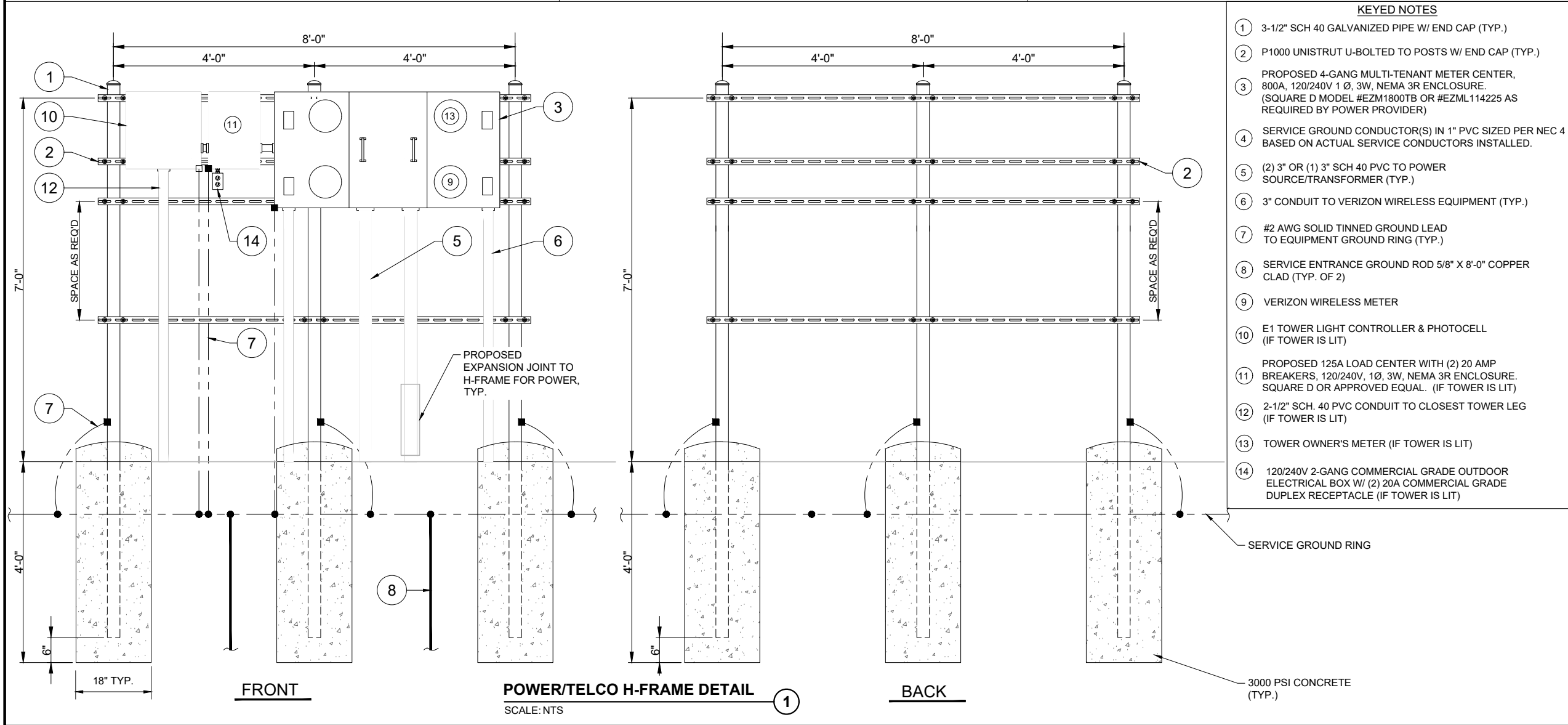
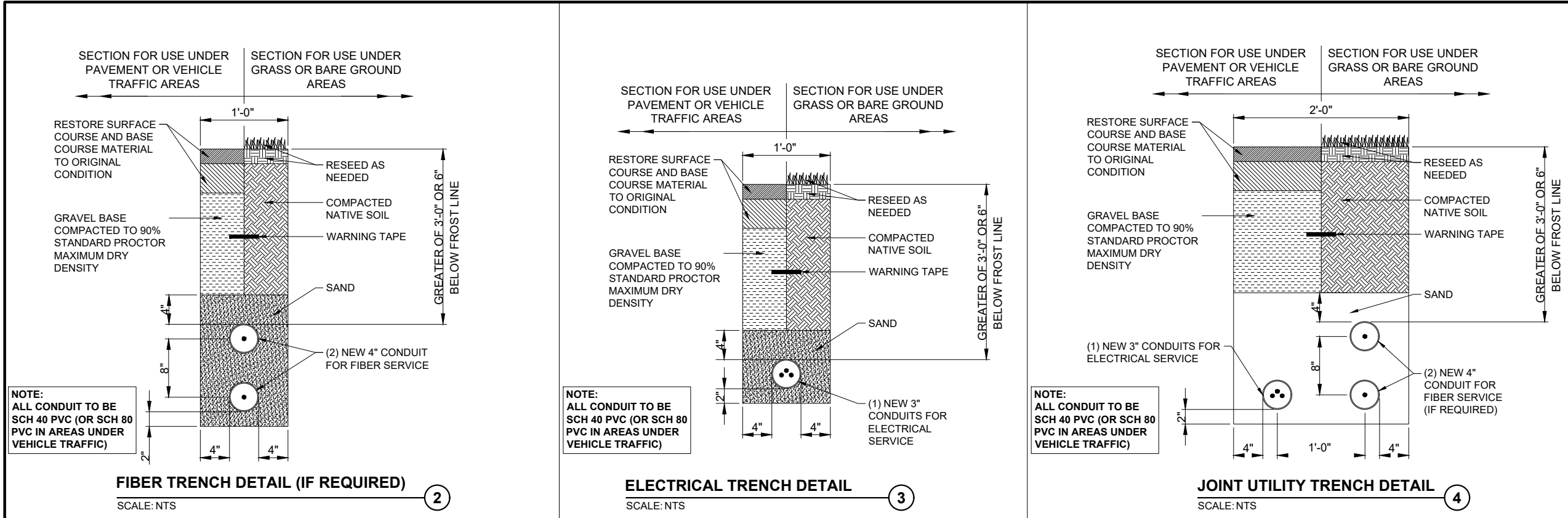
SHEET TITLE:

SITE GROUNDING & NOTES



11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

PROJECT NUMBER 60500
SHEET NUMBER E-2 Page 52 of 127

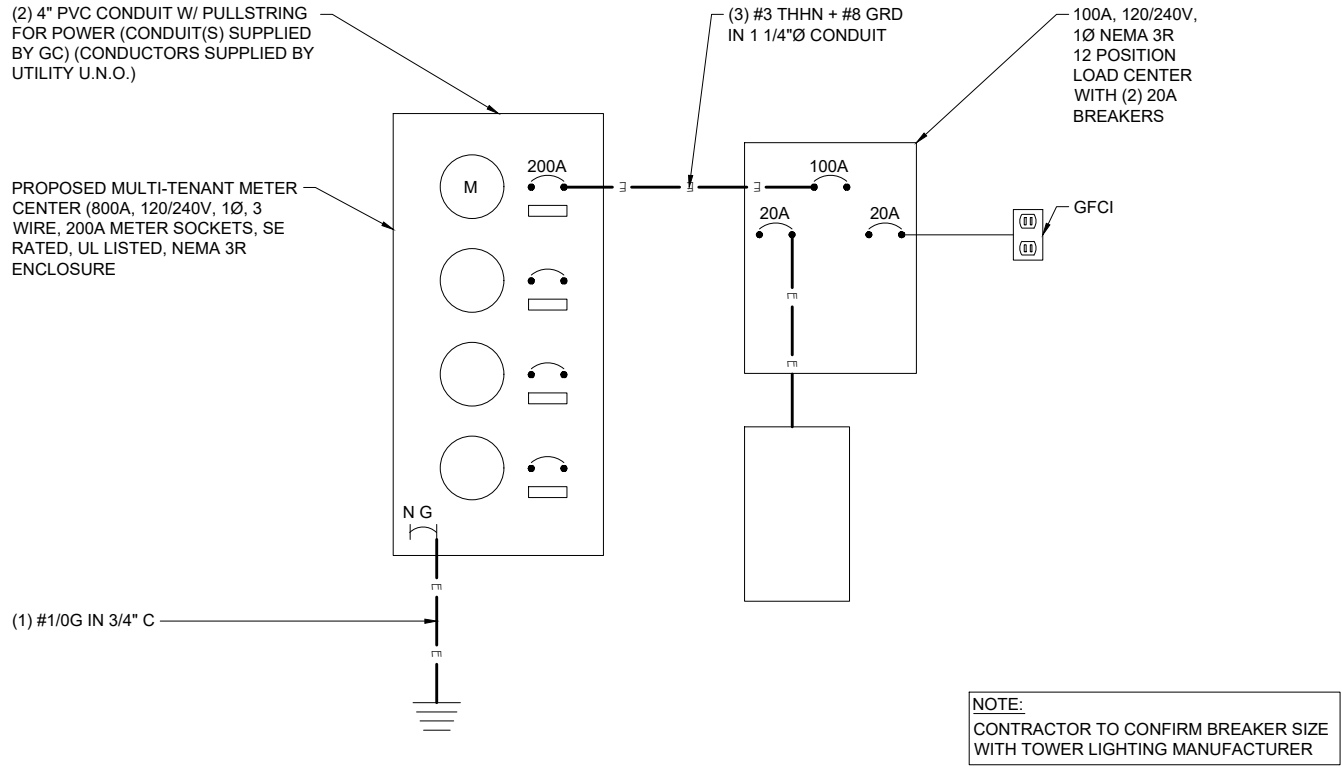


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MARK	DATE	DESCRIPTION
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PHASE		
PROJECT TITLE:		
ASHLAND INDUSTRIAL - B		
PROJECT INFORMATION:		
EAST SIDE OF RAIL DR ASHLAND, WI 54806 ASHLAND COUNTY		
SHEET TITLE:		
UTILITY DETAILS		
SCALE: NONE		
PROJECT NUMBER	60500	
SHEET NUMBER	E-3 Page 53 of 127	



SINGLE LINE DIAGRAM (POWER)
SCALE: NTS **1**

NOTES AND SPECIFICATIONS

1. ELECTRIC UTILITY WILL PROVIDE METER AND INCOMING SERVICE LATERAL CONDUCTORS. ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE AND LOCAL CODES.
2. CONTRACTOR SHALL OBTAIN OWNER/TENANT EQUIPMENT DRAWINGS AND REVIEW FOR
3. ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS THAT MAY BE ADDRESSED IN THE EQUIPMENT DRAWINGS.
4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. PROVIDE MAX AFC SIGNAGE AS REQUIRED PER ENC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
5. THE GROUNDED SERVICE CONDUCTOR (NEUTRAL CONDUCTOR) SHALL BE GROUNDED AT THE SERVICE DISCONNECT ONLY.
6. ALL POWER CIRCUITS SHALL USE COPPER CONDUCTORS WITH THHN/THWN INSULATION. ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75°C.
7. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES FOR ALL UTILITY RECEPTACLES.
8. CONTRACTOR SHALL ENSURE ALL NEUTRAL CONDUCTORS HAVE WHITE INSULATION AND EQUIPMENT GROUND CONDUCTORS HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT ALLOWED.
9. PER NEC ARTICLE 702 PROVIDE SIGNAGE AS FOLLOWS:

AT SERVICE DISCONNECT:

WARNING - SHOCK HAZARD EXISTS IF GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER CONNECTION IN THIS EQUIPMENT IS REMOVED WHILE ALTERNATE SOURCE(S) IS ENERGIZED



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PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

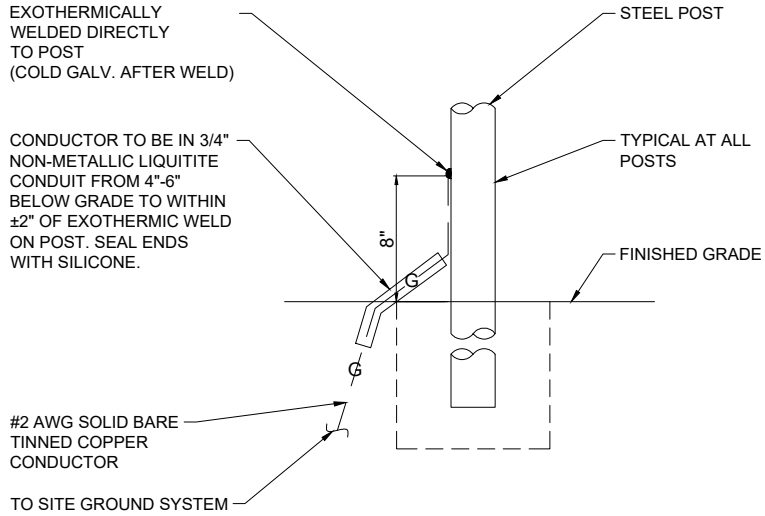
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SINGLE LINE DIAGRAM

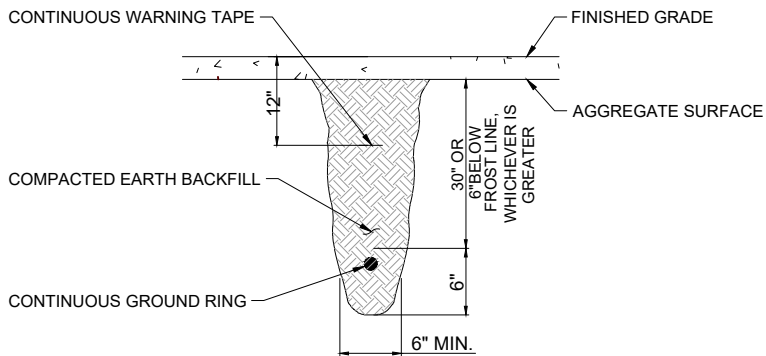
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PROJECT NUMBER 60500
SHEET NUMBER E-4 Page 54 of 127

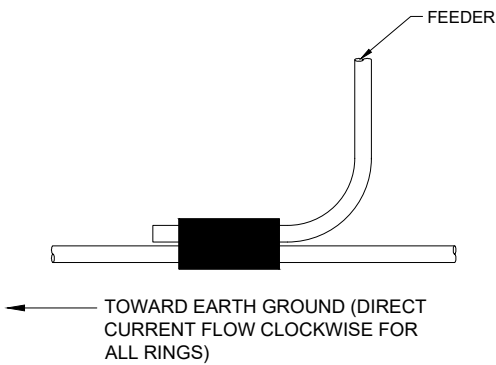
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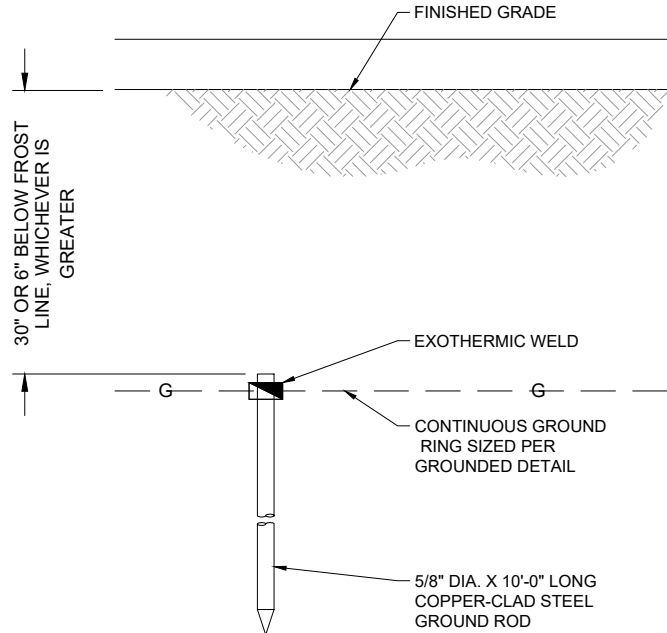
POST GROUNDING DETAIL 1
SCALE: NTS



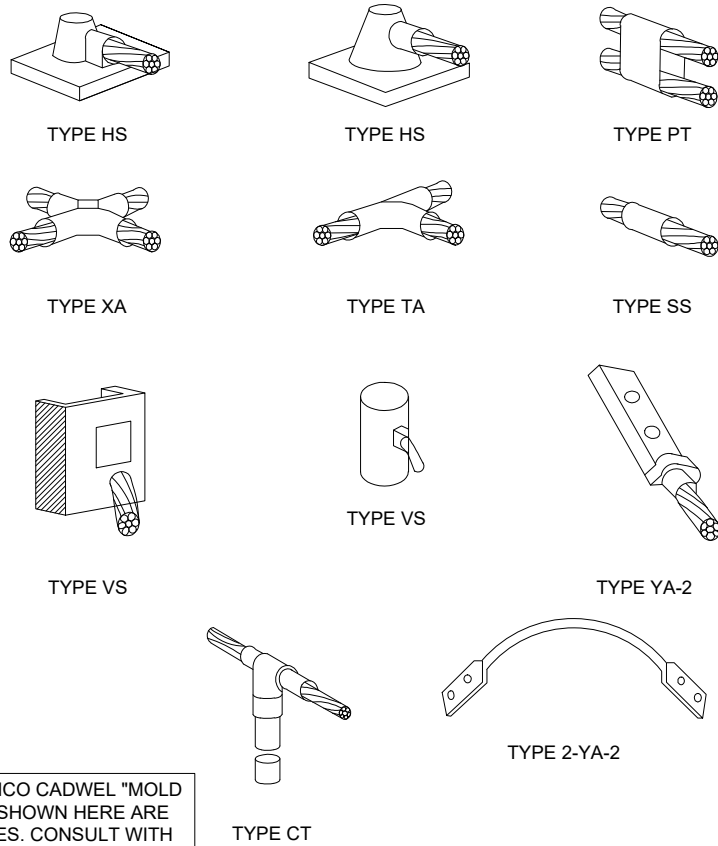
TRENCH DETAIL FOR GROUND RING 4
SCALE: NTS



GROUND CONDUCTOR CONNECTION 5
SCALE: NTS

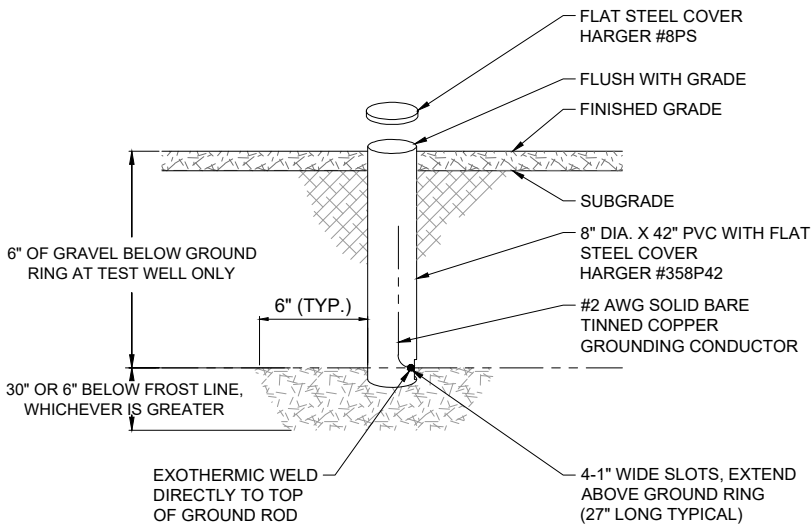


GROUND ROD DETAIL 2
SCALE: NTS

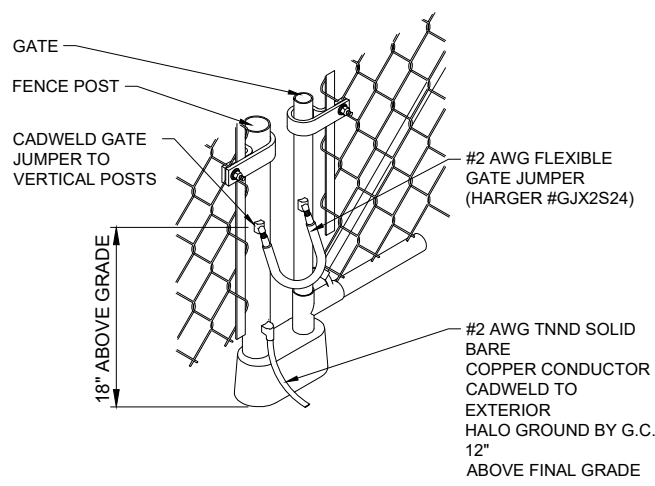


NOTE: ERICO CADWEL "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT

EXOTHERMIC WELD DETAIL 6
SCALE: NTS



GROUND TEST WELL DETAIL 3
SCALE: NTS



CORNER AND GATE POST DETAIL 7
SCALE: NTS



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ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

GROUNDING DETAILS

SCALE: NONE

GENERAL PROJECT NOTES

1. THE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT ON A ONE TIME BASIS.
2. THE CONTRACTOR SHALL TOPSOIL AND SEED ALL DISTURBED AREAS.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL 811.
4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
5. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
6. THE CONTRACTOR SHALL RESTORE ALL PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE ENGINEER.
7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
9. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF THE STATE LICENSED LAND SURVEYOR.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
11. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE JURISDICTIONS STATE CODE AND OSHA REGULATIONS FOR CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
13. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 24 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
14. MAINTAIN FLOW FOR ALL EXISTING UTILITIES
15. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
16. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE COMPOUND AND THE TOWER.
17. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES, AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED. AS-BUILTS SHALL INCLUDE ALL POWER, TELEPHONE, GROUNDING, ETC.
18. TOWER FOOTING DIMENSIONS SHALL BE VERIFIED WITH THE TOWER MANUFACTURER AND THE TOWER PLANS.

GENERAL CONSTRUCTION NOTES

1. GENERAL

A. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

B. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE UNDERGROUND UTILITIES.

C. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE APPROVAL.

D. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.

E. PAINT ALL ANTENNAS, MOUNTING HARDWARE, CABLES, CABLE TRAYS, ETC. TO MATCH EXISTING STRUCTURE PER OWNER REQUIREMENTS. OWNER SHALL APPROVE COLOR. ALL DAMAGED, MARRED, SCRAPED, ABRADED, ETC. AREAS OF EXISTING PAINT SHALL BE REPAIRED PER OWNERS REQUIREMENTS. OWNER SHALL APPROVE COLOR.
2. EXCAVATIONS/FOUNDATION

A. FOUNDATION EXCAVATION SHALL BE HAND-TRIMMED TO REMOVE LOOSE MATERIALS.

B. EXTERIOR FOUNDATION BACKFILL SHALL BE SELECTED GRANULAR FILL.

C. ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS-ON-GRADE AND FOOTINGS SHALL BE "SW" OR BETTER PER ASTM D-2487 COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY PER ASTM D 698.

D. DO NOT PLACE FOOTINGS IN WATER OR ON FROZEN GROUND.

E. SOIL BEARING SURFACES, PREVIOUSLY ACCEPTED BY GEOTECHNICAL ENGINEER, WHICH ARE ALLOWED TO BECOME SATURATED, FROZEN OR DISTURBED SHALL BE REWORKED TO SATISFACTION OF GEOTECHNICAL ENGINEER.

F. DO NO ALLOW GROUND BENEATH FOOTINGS TO FREEZE.

G. FOOTING EXCAVATIONS SHALL BE CUT NEAT.

3. CONCRETE

A. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE";

B. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.

- C. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (±1.5%) WITH A MAXIMUM 4" SLUMP, AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
- D. MAXIMUM AGGREGATE SIZE SHALL BE 1".
- E. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:ASTM C 150,

TYPE I REINFORCEMENT:ASTM A 615,

GRADE 60 NORMAL WEIGHT AGGREGATE:ASTM C 33

WATER:DRINKABLE

ADMIXTURES:NON-CHLORIDE CONTAINING
- F. REINFORCING SHALL CONFORM TO ASTM A-615 WITH SUPPLEMENT. MINIMUM YIELD STRENGTH Fy=60 KSI. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
- G. CONCRETE COVER AROUND REINFORCING BARS (U.N.O.) SHALL BE:

1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH3"

2. CONCRETE EXPOSED TO EARTH, WEATHER2"

3. SLABS3/4"

4. ALL OTHER CONCRETE1 1/2"
- H. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.

GENERAL CONSTRUCTION NOTES CONT.

- I. CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.
- J. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301
- K. DO NOT WELD OR TACKWELD REINFORCING STEEL.
- L. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, PIPING, WATERSTOPS, INSERTS, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
- M. LOCATE ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.
- N. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- O. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.
- P. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
- Q. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
- R. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.
- S. PROVIDE A STEEL TROWEL FINISH TO THE SLAB.

4. ANTENNA SUPPORT BRACKET NOTES (IF APPLICABLE)

- A. DESIGN RESPONSIBILITY OF ANTENNA MOUNTING BRACKETS AND POLES AND ALL COMPONENTS THERE OF AND ATTACHMENT THERE TO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MFR SHALL PROVIDE TO THE ENGINEER FOR APPROVAL, DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA.
- B. BRACKETS SHALL BE DESIGNED TO SUPPORT CURRENT AND FUTURE PANEL ANTENNAS AND COAXIAL CABLES AS SHOWN.

5. STRUCTURAL STEEL NOTES

- A. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- B. STEEL ANGLES, BASE PLATES, BEARING PLATES AND MISC. FABRICATION SHALL BE MADE FROM STEEL MEETING THE REQUIREMENTS OF ASTM-A36 WITH A MINIMUM YIELD STRESS OF 36 KSI. ALL STEEL TUBES AND PIPES SHALL BE A500 STEEL MINIMUM.
- C. ALL DINGS, SCRAPES, MARS, AND WELDS IN THE FINISHED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
- D. ALL EXTERIOR STRUCTURAL STEEL SHALL BE, WHEN DELIVERED, HOT-DIP GALVANIZED ACCORDING TO ASTM A123, TOUCH-UP FIELD WELDS AND ABRADED AREAS W/2 COATS OF GALVANIZED PAINT, ZRC COLD GALVANIZING COMPOUND OR APPROVED EQUAL.
- E. DO NOT PLACE HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
- F. CONNECTIONS:

1. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

2. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
- G. SAFETY NOTES:

1. THE CONTRACTOR WILL ADHERE TO ALL SAFETY REGULATIONS, LOCAL, STATE AND FEDERAL.

2. THE CONTRACTORS WILL CONDUCT DAILY SAFETY TAILGATE MEETINGS IN ADDITION TO WEEKLY SAFETY MEETINGS. THESE REPORTS WILL BE MADE AVAILABLE TO THE OWNER UPON REQUEST.

3. ALL WORKERS & VISITORS TO THE SITE SHALL WEAR HARD HATS & ANY OTHER SAFETY EQUIPMENT REQUIRED BY THE WORK BEING PERFORMED ON THE SITE.

GENERAL GROUNDING NOTES:

1. ALL GROUND CABLE IN CONCRETE OR THROUGH WALL SHALL BE IN 3/4" PVC CONDUIT. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTOR SLEEVES.
2. GROUND ALL EXPOSED METALLIC OBJECTS USING A TWO-HOLE NEMA DRILLED CONNECTOR SUCH AS THOMAS & BETTS #32207 OR APPROVED EQUAL.
3. THE CONTRACTOR SHALL NOTIFY THE VERTICAL BRIDGE REPRESENTATIVE WHEN THE GROUND RING IS INSTALLED SO THAT THE REPRESENTATIVE CAN INSPECT GROUNDING BEFORE IT IS CONCEALED.
4. ALL EXTERIOR GROUND CONDUCTORS INCLUDED GROUND RING SHALL BE #2 AWG SOLID BARE TINNED COPPER. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. THE RADIUS OF ANY BEND SHALL NOT BE LESS THAN 8" AND THE INCLUSIVE ANGLE OF ANY BEND SHALL NOT EXCEED 90°. GROUNDING CONDUCTORS SHALL BE ROUTED DOWNWARD TOWARD THE BURIED GROUND RING.
5. ALL BELOW GROUND EXTERNAL CONNECTIONS SHALL BE EXOTHERMICALLY WELDED. ALL EXOTHERMIC WELDS TO BURIED GROUND RING SHALL BE THE PARALLEL, EXCEPT FOR THE GROUND RODS WHICH ARE TEE-TYPE EXOTHERMIC WELDS. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY EXOTHERMIC WELDING. USE SPRAY GALVANIZED SUCH AS HOLUB LECTROSOL #15-501.

APPLICABLE CODES AND STANDARDS

1. ANSI/TIA-222-H-1: STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES, LATEST EDITION
2. ANSI/TIA-322-2016: LOADING, ANALYSIS, DESIGN, INSTALLATION, ALTERATION AND MAINTENANCE OF COMMUNICATION STRUCTURES, LATEST EDITION
3. ANSI/TIA-222 STRUCTURAL-H-1: STRUCTURAL STANDARD, LATEST EDITION
4. 2015 IBC: INTERNATIONAL BUILDING CODE
5. 2015 IBC: INTERNATIONAL MECHANICAL CODE
6. NFPA 70, NATIONAL ELECTRICAL CODE (2017 NEC)
7. NFPA 780, LIGHTNING PROTECTION CODE (2017 NEC)
8. 2015 IBC: INTERNATIONAL FUEL GAS CODE
9. 2015 IFC: FIRE CODE
10. ACI 318: AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (2014 ACI)
11. CRSI: CONCRETE REINFORCING STEEL INSTITUTE, MANUAL OF STANDARD PRACTICE, LATEST EDITION
12. AISC: AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION, LATEST EDITION
13. AWS: AMERICAN WELDING SOCIETY D1.1, STRUCTURAL WELDING CODE, LATEST EDITION

6. WHERE MECHANICAL CONNECTORS (TWO-HOLE OR CLAMP) ARE USED, APPLY A LIBERAL PROTECTIVE COATING OF A CONDUCTIVE ANTI-OXIDE COMPOUND ON ALL CONNECTORS, PROVIDE LOCK WASHERS ON ALL MECHANICAL CONNECTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTORS, REPAINT TO MATCH EXISTING AFTER CONNECTION IS MADE TO MAINTAIN CORROSION RESISTANCE. ALL GROUND CONNECTIONS SHALL BE APPROVED FOR THE TYPES OF METALS BEING ATTACHED TO.
7. THE CONTRACTOR SHALL COORDINATE AS REQUIRED TO HAVE UTILITY COMPANY REPRESENTATIVE AT THE SITE TO DISCONNECT THE UTILITY NEUTRAL FROM GROUNDING SYSTEM DURING FINAL INSPECTION SO THAT REQUIRED TESTING ON THE GROUND SYSTEM CAN BE PERFORMED. THE CONTRACTOR SHALL PROVIDE NOTICE TO THE VERTICAL BRIDGE REPRESENTATIVE (TWO) DAYS PRIOR TO FINAL TESTING. IF THE CONTRACTOR SHALL PAY THE COST FOR AN INDEPENDENT GROUNDING CONSULTANT TO PERFORM THE GROUND RESISTANCE TEST. GROUNDING CONSULTANT SHALL BE SELECTED BY THE VERTICAL BRIDGE REPRESENTATIVE. IF THE UTILITY COMPANY REPRESENTATIVE FAILS TO APPEAR DUE TO NO FAULT THE CONTRACTOR, NO PENALTY APPLY.
8. ALL MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
9. THE GROUND CONDUCTORS SHALL BE RUN STRAIGHT FOR MINIMUM INDUCTANCE AND VOLTAGE DROP. SINCE CABLE BENDS INCREASE INDUCTANCE, THE MINIMUM REQUIRED BENDING RADIUS IS 8 INCHES WHEN BENDS ARE UNAVOIDABLE. ALL METAL WORK WITHIN 10 FEET OF THE GROUND RING SHALL BE DIRECTLY BONDED TO THIS GROUND SYSTEM, WITHOUT USING SERIES OR DAISY CHAIN CONNECTION ARRANGEMENTS.
10. PAINT, ENAMEL LACQUER AND OTHER ELECTRICALLY NON-CONDUCTIVE COATING SHALL BE REMOVED FROM THREADS AND SURFACE AREAS WHERE CONNECTIONS ARE MADE TO ENSURE GOOD ELECTRICAL CONTINUITY.
11. CONNECTIONS BETWEEN DISSIMILAR METALS SHALL NOT BE MADE UNLESS THE CONDUCTORS ARE SEPARATED BY A SUITABLE MATERIAL THAT IS A PART OF THE ATTACHMENT DEVICE LISTED AND APPROVED FOR USE WITH THE SPECIFIC DISSIMILAR METALS MAY BE USED FOR THE PURPOSE.
12. ALL BELOW GRADE GROUND SYSTEM CONDUCTORS SHALL BE A MINIMUM DEPTH OF 30" (OR 6" BELOW THE FROST LINE, WHICHEVER IS GREATER).
13. CONTRACTOR TO COORDINATE WITH TOWER CONTRACTOR TO PROVIDE, RUN AND TERMINATE POWER & CONTROL WIRES WITHIN CONDUITS FROM LIGHTENING CONTROLLER TO ELECTRICAL AND CONTROL PANELS.
14. INTERMEDIATE COAX, GROUNDING TO BE INSTALLED ON VERTICAL RUNS THAT EXCEED 200 FEET IN LENGTH. CONTRACTOR SHALL COORDINATE WITH VERTICAL CONSTRUCTION MANAGER ON LOCATION OF INTERMEDIATE GROUNDING LOCATION.

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT S-IALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE THEM AND CONTACT THE APPLICANT AND OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY TWICE A MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION TO THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
15. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORM WATER RUNOFF, THEREFORE NO DRAINAGE STRUCTURES ARE PROPOSED.
17. NO SIGNIFICANT NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
18. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).
19. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
20. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.



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Certification & Seal:

B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:

EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

GENERAL & GROUNDING NOTES

SCALE: NONE

PROJECT NUMBER 60500

SHEET NUMBER GN-1 Page 56 of 127



EXISTING OVERALL SITE 1
SCALE: NTS



EXISTING ACCESS DRIVE 2
SCALE: NTS



EXISTING POWER POLE / TRANSFORMER 3
SCALE: NTS



EXISTING FIBER PEDESTAL 4
SCALE: NTS



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MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

EXISTING SITE PHOTOS

SCALE: NONE

NOTE:
NO UTILITIES LOCATED UPON COMPLETION OF
PRIVATE UTILITY LOCATES

EXISTING
ADJACENT
PROPERTY

EXISTING
GRASS
AREA

EXISTING
PROPERTY LINE
(ESTIMATED LOCATION)



verticalbridge

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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Certification & Seal:

MARK	DATE	DESCRIPTION
B	1/16/25	REVISED ZONING JURISDICTION
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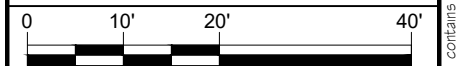
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

ENLARGED SITE PLAN



11" x 17" - 1" = 20'
22" x 34" - 1" = 10'

PROJECT NUMBER 60500

SHEET NUMBER VW C-1



OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY
DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

ENLARGED SITE PLAN

SCALE: 1" = 20'

1

SITE WORK GENERAL NOTES:

- THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
- IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
- SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION
- THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
- SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
- ALL REMOVED SPOILS TO BE UTILIZED FOR BACKFILL SHALL BE PROTECTED FROM FREEZE

STRUCTURAL STEEL NOTES:

- ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
- ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
- BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
- NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER2 IN.
#5 AND SMALLER & WWF1 1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
SLAB AND WALL3/4 IN.
BEAMS AND COLUMNS.....1 1/2 IN.

- A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES ON CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.
- COLD WEATHER CONCRETING (BELOW 40°). SHALL COMPLY WITH ACI 301. CONTRACTOR SHALL NEVER PLACE CONCRETE ON FROZEN SUBGRADE AND REBAR TEMPERATURE SHALL NEVER BE BELLOW 32°F DURING CONCRETE PLACEMENT. STEEL TEMPERATURE CAN BE RAISED BY BATHING IT IN WATER UNTIL ICE DOES NOT FORM ON BARS. CONCRETE MATERIALS MAY BE HEATED, BUT MIX TEMPERATURE SHALL BE BETWEEN 50°F & 70°F AT TIME OF PLACING. ALL CONCRETE EXPOSED TO FREEZING DURING PLACEMENT OR DURING SERVICE LIFE SHALL BE AIR ENTRAINED. INSULATED BLANKETS (OR APPROVED EQUAL METHOD) SHALL BE PLACED OVER FRESHLY FINISHED CONCRETE TO ALLOW PROPER CURING/COMBAT FREEZING. THE CONCRETE TEMP. SHOULD BE MAINTAINED AT 50°F FOR FIVE (5) DAYS OR 70° FOR THREE (3) DAYS. CONCRETE SHALL NOT BE ALLOWED TO FREEZE BEFORE IT HAS REACHED A STRENGTH OF AT LEAST 500 PSI

GENERAL NOTES

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR - TO BE DETERMINED
SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
OWNER - CENTRAL STATES TOWERS OEM - ORIGINAL EQUIPMENT MANUFACTURE
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
- THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- CONSTRUCTION SHALL COMPLY WITH "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF CINGULAR GSM SITES."

APPLICABLE BUILDING CODES AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
2003 INTERNATIONAL BUILDING CODE (2003 IBC OR LATEST EDITION)
2008 NATIONAL ELECTRICAL CODE (NEC 2008)
UNDERWRITER LABORATORIES APPROVED ELECTRICAL PRODUCTS LIFE SAFETY CODE NFPA-101
SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD.

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) EIA-222-H-1, EXPOSURE CATEGORY C, STRUCTURE CLASS II, TOPO CATEGORY 1. STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999)
RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONICS IEEE C62.41,
RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN GENERAL REQUIREMENTS AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



Certification # Seal:

B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

GENERAL NOTES

SCALE: NONE

PROJECT NUMBER 60500

SHEET NUMBER VW C-2



1. THIS IS AN UNMANNED STORAGE AND EQUIPMENT PAD ONLY.
2. PAD SHALL BE PLACED ACCORDING TO STATE AND LOCAL CODE FROM ANY PROPERTY LINE, INTERIOR LOT LINE OR ANY OTHER BUILDING.
3. ALL ITEMS NOTED AS "FIELDWORK" SHALL BE INSTALLED AND TESTED AT THE FACTORY THEN REMOVED FOR TRANSPORT AND REINSTALLED AT THE FINAL SITE.
4. PAD NOT DESIGNED FOR INSTALLATION IN A FLOOD PRONE AREA.
5. THIS PAD DOES NOT CONTAIN PLUMBING FACILITIES.
6. THIS ENCLOSURE IS CLASSIFIED AS USE S-2 (IBC, FBC), U (OBC) 2006-2015 INTERNATIONAL BUILDING CODE 2009-2012 UNIFORM MECHANICAL CODE 2006-2015 INTERNATIONAL MECHANICAL CODE
7. DESIGN PARAMETERS
USE GROUP: S-2 (IBC, FBC) U (OBC)

CONSTRUCTION TYPE: V-B (IBC, FBC)

OCCUPANCY CATEGORY: II

ROOF LIVE LOAD: 81 PSF

FLOOR LIVE LOAD: 986 PSF

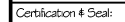
GROUND SNOW LOAD: 96 PSF (N/A FOR FBC 2014)

WIND SPEED: 150 MPH/EXPOSURE C

SEISMIC ZONE FOR SBC & UBC: 4

SEISMIC DESIGN CATEGORY FOR IBC: E (IBC) USE GROUP-III (OBC)
SITE CLASS-D (OBC)

BULLET RESISTANCE LEVEL 4 FOR 4" CONCRETE PER IBC
CONCRETE f_c : 5000 PSI AT 28 DAYS
CONCRETE UNIT WEIGHT: 115 PCF
8. CONCRETE PAD AND ASSOCIATED EQUIPMENT IS PROVIDED BY OWNER UNDER SEPARATE CONTRACT. EQUIPMENT ENCLOSURE INFORMATION INDICATED HEREIN IS PROVIDED FOR REFERENCE ONLY AND IS TAKEN FROM MANUFACTURER'S AVAILABLE DATA. REFER TO CIVIL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT.

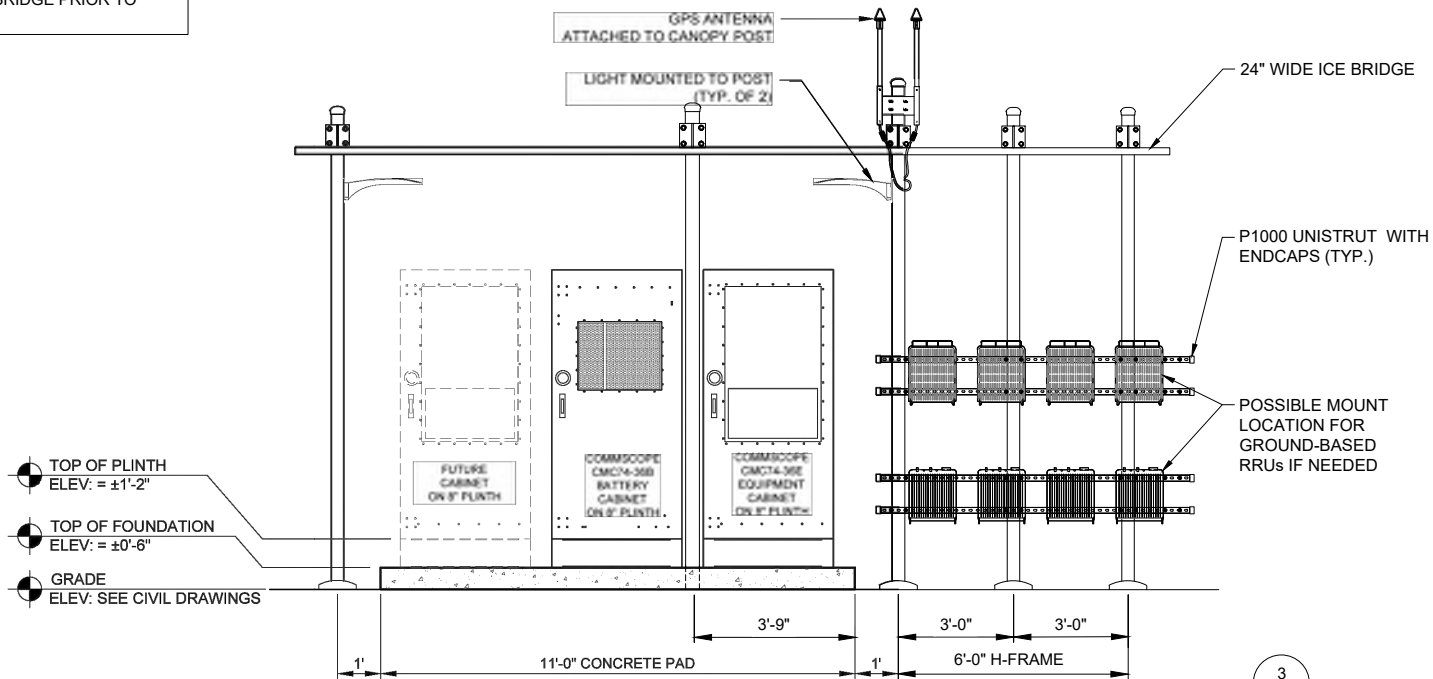


B	1/16/25	REVISED ZONING JURISDICTION	
A	10/22/24	REVISED METER PLACEMENT	
MARK	DATE	DESCRIPTION	
ISSUE PHASE	PRELIMINARY		DATE ISSUED 10/16/2024
PROJECT TITLE:			

SHEET NUMBER VW B-1 Page 60 of 72

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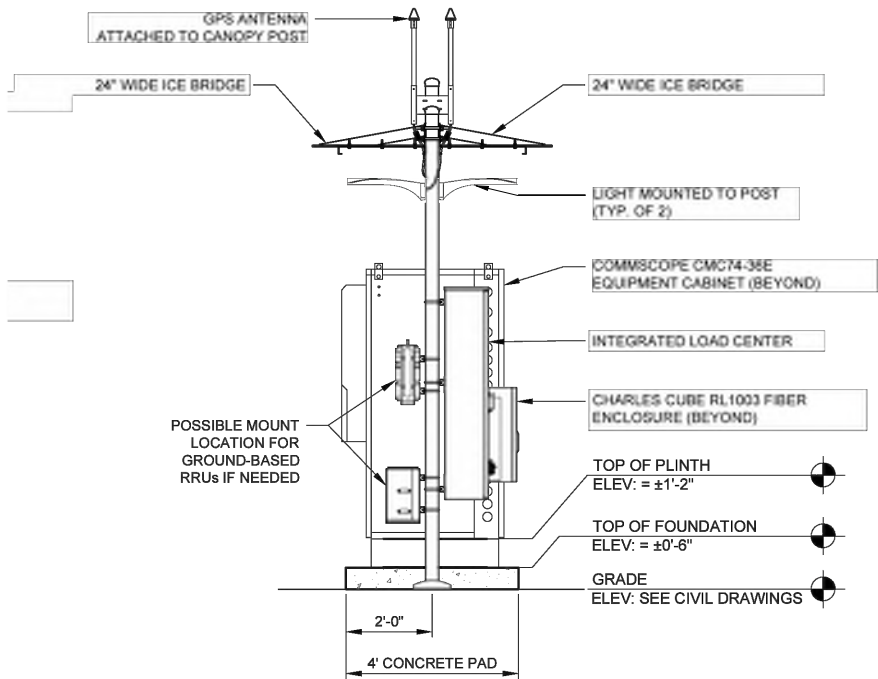
NOTE:
CONCRETE PAD TO BE INSTALLED
BY VERTICAL BRIDGE PRIOR TO
COLOCATION



EQUIPMENT PAD ELEVATION

SCALE: NTS

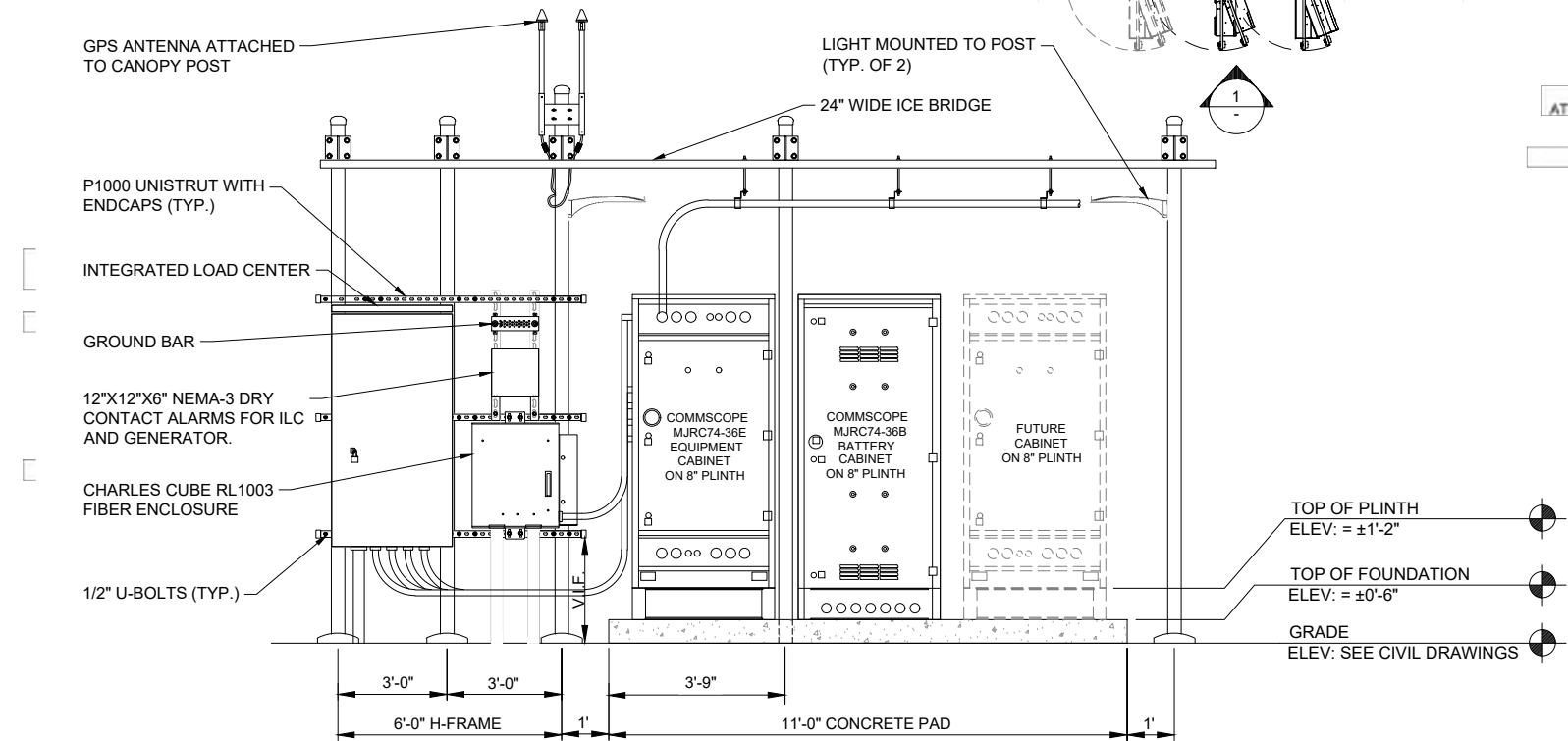
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EQUIPMENT PAD ELEVATION

SCALE: NTS

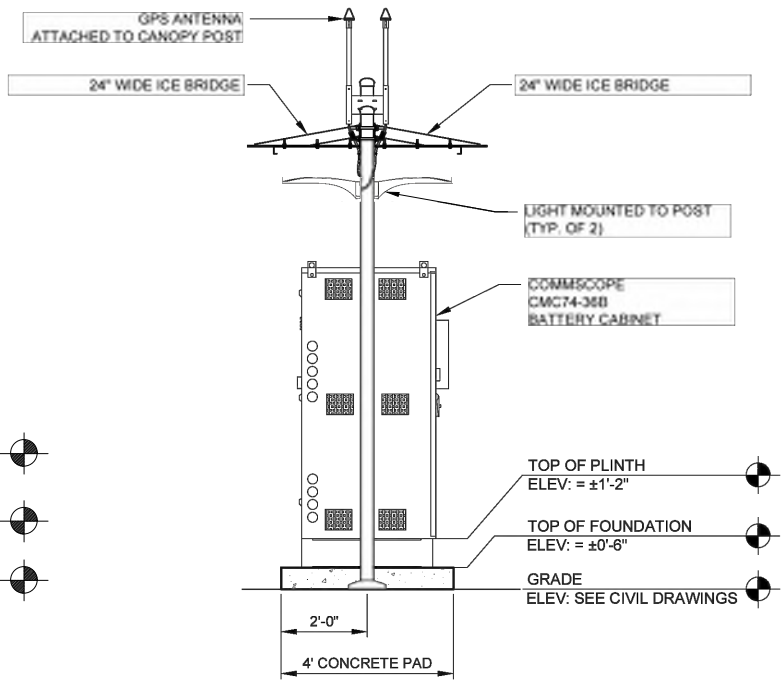
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EQUIPMENT PAD ELEVATION

SCALE: NTS

3



EQUIPMENT PAD ELEVATION

SCALE: NTS

4

NOTE: FOR REFERENCE ONLY

verticalbridge

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Certification & Seal:

MARK	DATE	DESCRIPTION
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ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

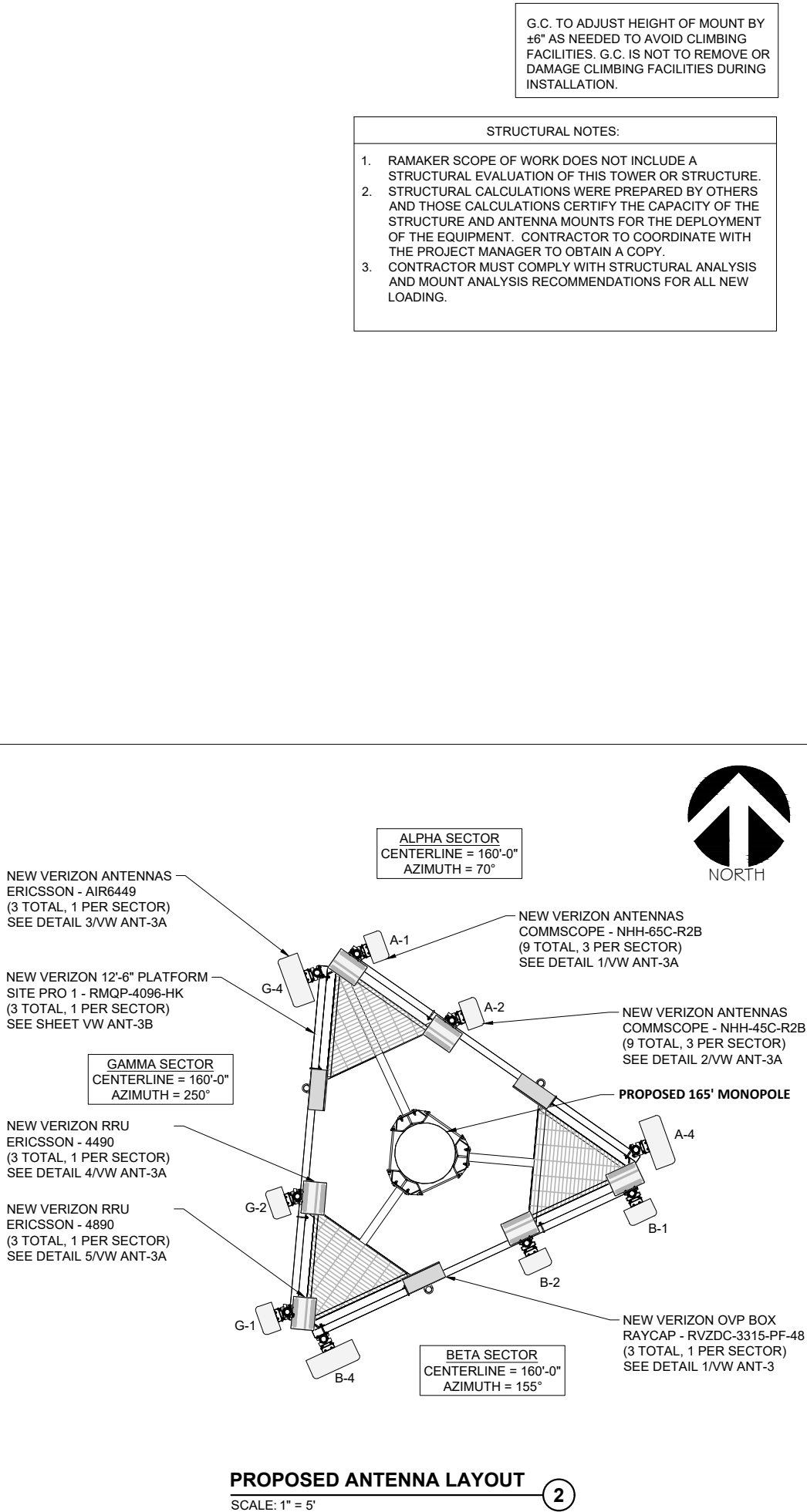
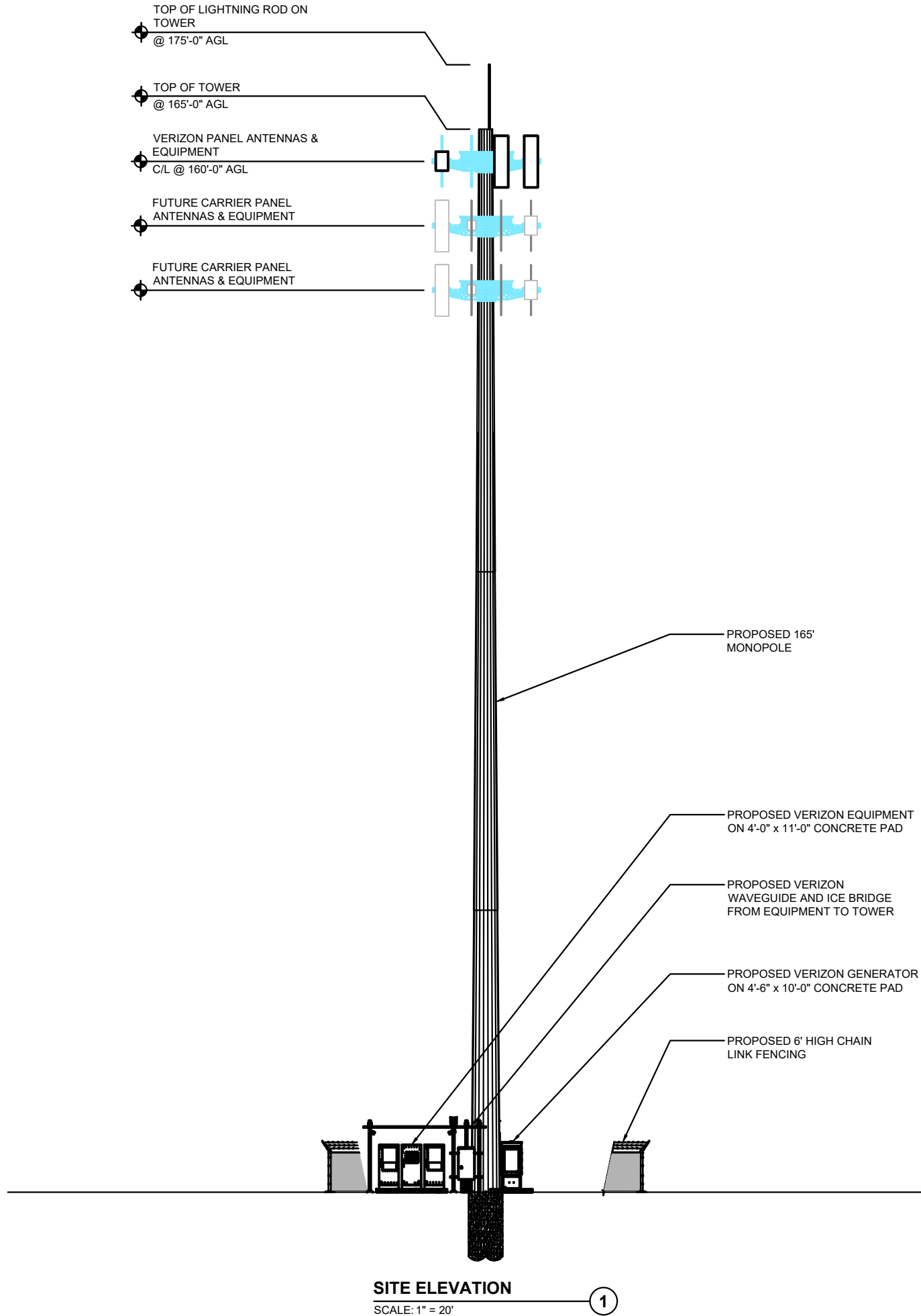
PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

EQUIPMENT PAD ELEVATIONS

SCALE: NONE

PROJECT NUMBER 60500
SHEET NUMBER VW B-2



**CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS**



Certification & Seal:

MARK	DATE	DESCRIPTION
B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
ISSUE PRELIMINARY DATE 10/16/2024		
PROJECT TITLE:		

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:
SITE ELEVATION

SCALE:
AS NOTED

PROJECT NUMBER 60500
SHEET NUMBER VW ANT-3

Antenna Summary

Added													
700	850	1900	AWS	AWS3	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
					Ericsson	AIR6419		160	161.2	70(1) 155(2) 250(3)	PHYSICAL	3	
LTE	LTE	LTE	LTE	LTE	COMMSCOPE	NHH-45C-R2B	ANT - 2LB, 4HB, 45DEG, 2RET, 2SBT	160	164	155(2)	PHYSICAL	2	1900056220
LTE	LTE	LTE	LTE	LTE	COMMSCOPE	NHH-65C-R2B	HEX PORT, AWS/PCS/700/850, 8 FT, 65 HBW,	160	164	70(1) 250(3)	PHYSICAL	4	1900056293
Removed													
700	850	1900	AWS	AWS3	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
No data available.													
Retained													
700	850	1900	AWS	AWS3	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
No data available.													

Added: 9 Removed: 0 Retained: 0

ANTENNA SUMMARY

SCALE: NTS

1

Equipment Summary

Added															
Equipment Type	Location	700	850	1900	AWS	AWS3	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID	
RRU	Tower			LTE	LTE		ERICSSON INC	4890	DB Radio 4890HP B2+B66- Rem Radio Unit			PHYSICAL	3	1900483775	
RRU	Tower	LTE	LTE				ERICSSON INC	4490	DB Radio 4490HP B5+B13- Rem Radio Unit			PHYSICAL	3	1900483084	
RRU	Tower						ERICSSON INC	AIR6419_B77D	AIR 6419 B77D Radio Unit			PHYSICAL	0	1900483699	
Alarm	Tower						RAYCAPINC-001	3315-ALM-RS485	RETROFIT FOR THE 60VP DIST BOX			PHYSICAL	3	000000001900070	
Hybrid Cable	Tower						COMMSCOPET-001	HFT1206-24SV4-xxxG			1-5/8 inch	PHYSICAL	3		
OVP Box	Tower						RAYCAPINC-001	RVZDC-3315-PF-48	TOWER TOP AND BASE POWER PROTECTION FIBE			PHYSICAL	3	000000001900422	
Removed															
Equipment Type	Location	700	850	1900	AWS	AWS3	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID	
No data available.															
Retained															
Equipment Type	Location	700	850	1900	AWS	AWS3	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID	
No data available.															

EQUIPMENT SUMMARY

SCALE: NTS

2



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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Certification & Seal:

B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

ANTENNA INFORMATION

SCALE: NONE

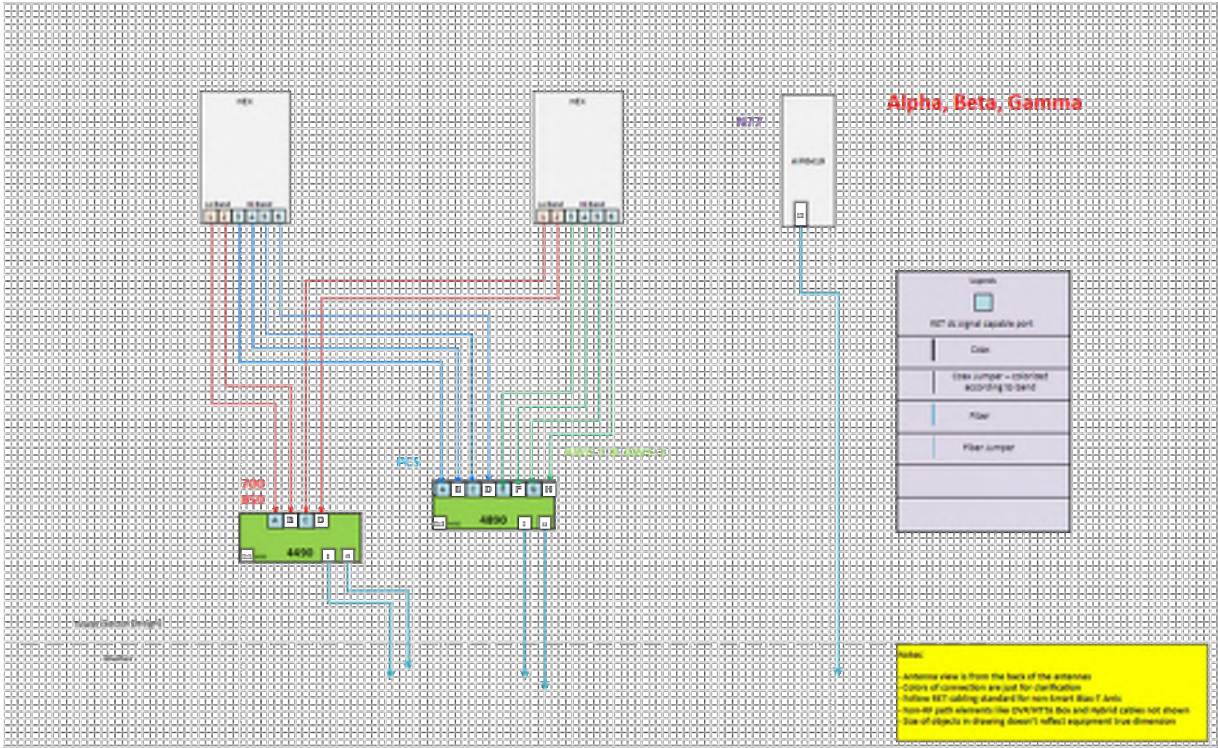
PROJECT NUMBER 60500

SHEET NUMBER VW ANT-2

RF EMISSIONS REPORT REQUIRED

☐ YES ☒ NO

DATE OF REPORT: _____



CABLE DIAGRAM

SCALE: NTS

1

SECTOR	HYBRID LENGTH ESTIMATE				
	AT GROUND		AT STRUCTURE		
	HOR (±)	VER (±)	HOR (±)	RAYCAP CL (±)	TOTAL (±)
ALPHA	10'	10'	20'	165'	205'
BETA	10'	10'	20'	165'	205'
GAMMA	10'	10'	20'	165'	205'

NOTE TO RF, G.C. & IMPLEMENTATION:
RAYCAP CHART IS CURRENTLY BEING UPDATED BY VERIZON WIRELESS. PRIOR TO FINAL AND CONSTRUCTION, CHART TO BE INSERTED. GC TO NOTIFY VERIZON WIRELESS IF THIS NOTE IS STILL ON THE DRAWINGS PRIOR TO CONSTRUCTION.

Raycap Layout - Raycap Per Sector					
POWER					
3	700 RRU	6	700 RRU/A2		
2	700 RRU	5	700 RRU/A2		
1	700 RRU	4	700 RRU/A2		
FIBER					
1	2	3	4	5	6
700 RRU	700 RRU/A2	700 RRU	700 RRU/A2	700 RRU	700 RRU/A2
7	8	9	10	11	12

RAYCAP TABLE

SCALE: NTS

2



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

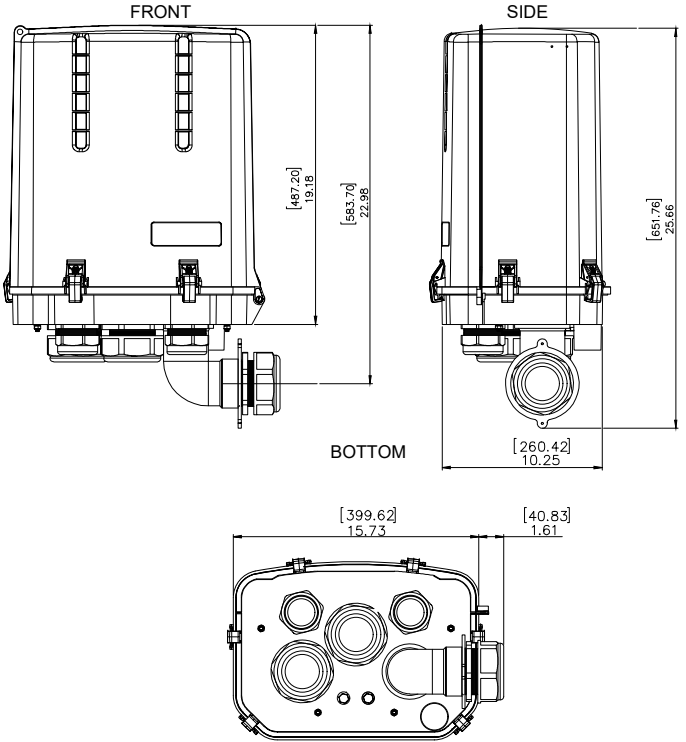
ANTENNA INFORMATION

SCALE: NONE

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DRAWN BY:SA CHECKED BY:MMR

EQUIPMENT:	RAYCAP JUNCTION BOX
MODEL #:	RVZDC-3315-48
ALARM BOARD UPGRADE:	RAYCAP 3315-ALM-RS485
SPECIFICATIONS	DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD
APPLICATION:	TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS
WEIGHT:	32LBS (14.51 KG)

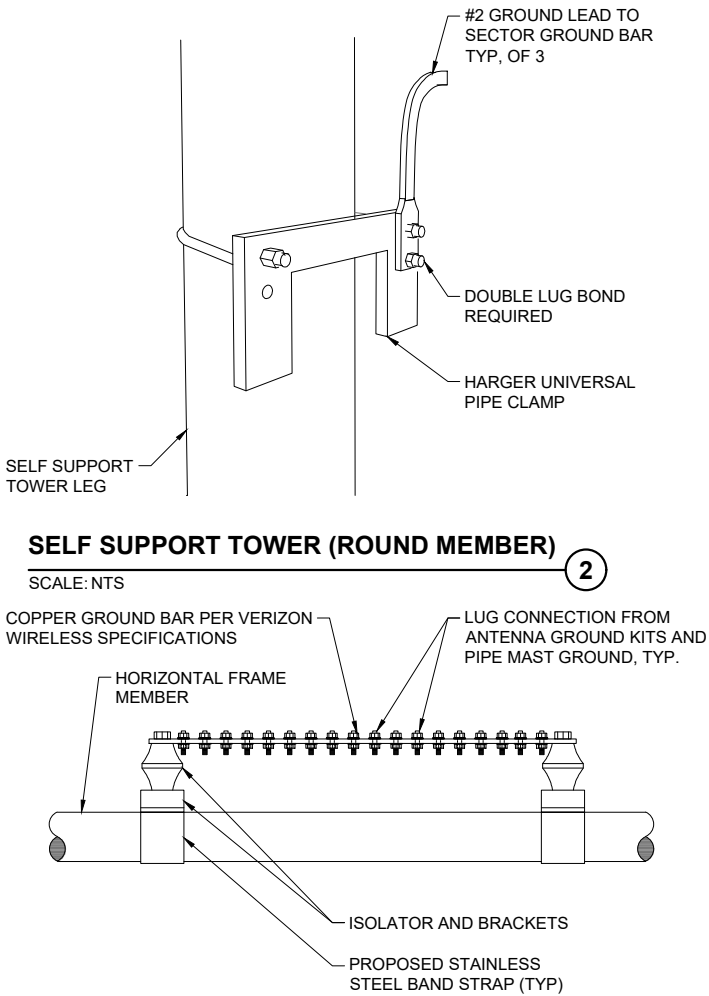
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INCHES



RAYCAP JUNCTION BOX DETAIL

SCALE: NTS

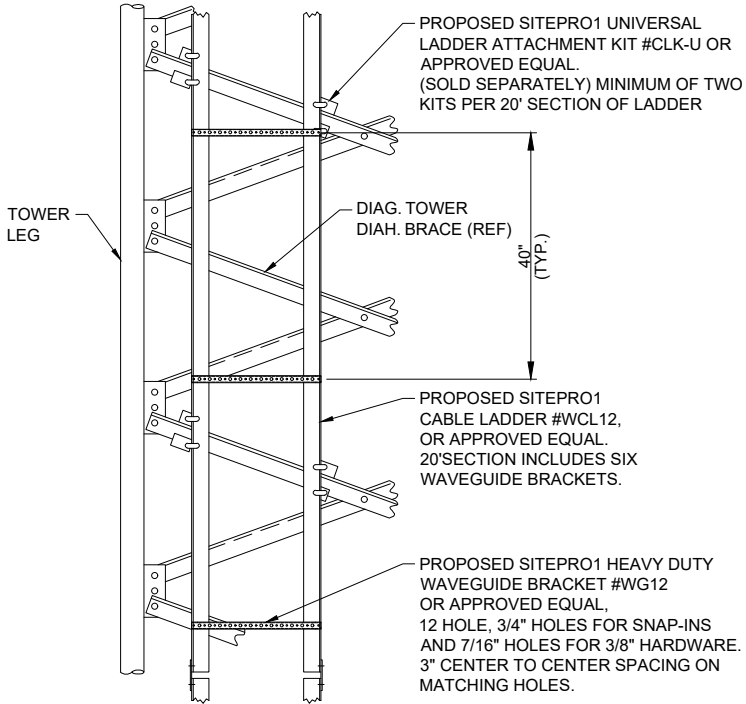
1



GROUND BAR AT SECTOR

SCALE: NTS

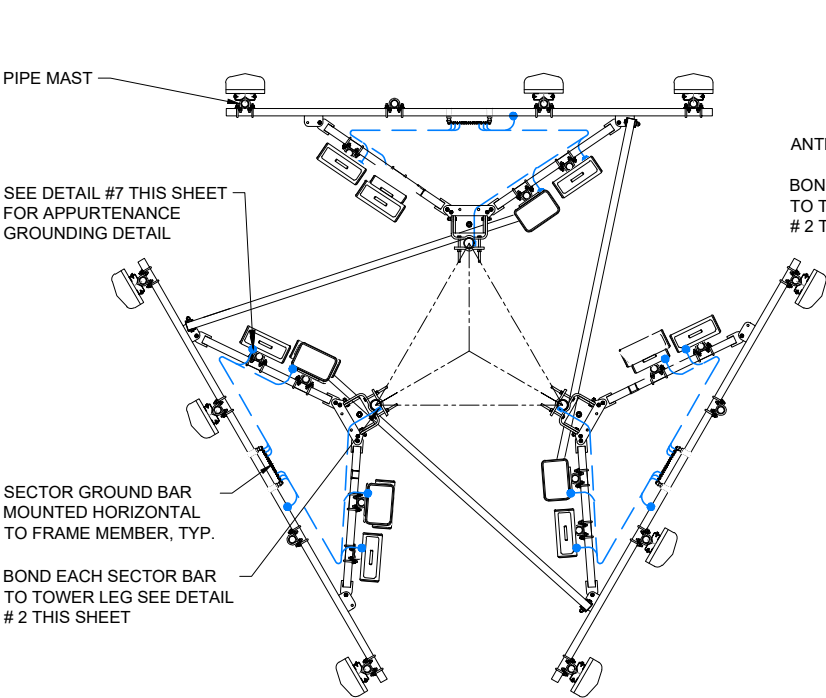
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TRANSMISSION LINE HANGER

SCALE: NTS

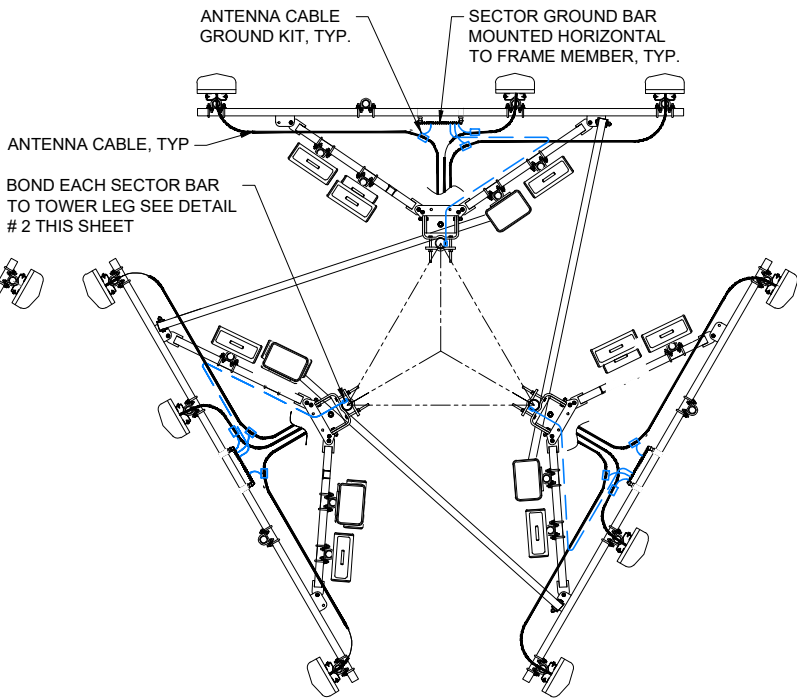
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EQUIPMENT GROUNDING AT ANTENNA ELEVATION

SCALE: NTS

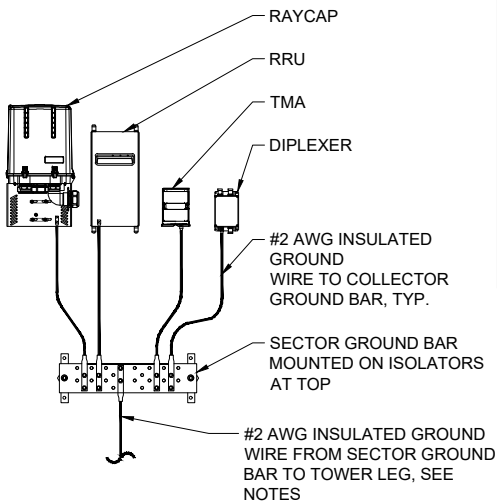
5



ANTENNA CABLE GROUNDING AT ANTENNA ELEVATION

SCALE: NTS

6



THIS DETAIL IS CONCEPTUAL TO DEMONSTRATE GROUNDING AT THE ANTENNA LEVEL. VERIFY EQUIPMENT, MOUNTING FRAME, AND AZIMUTH WITH ANT-1 SHEET & ECR.

TYPICAL APPURTENANCE GROUNDING AT ANTENNA LEVEL

SCALE: NTS

7

APPROVED UL LISTED GROUND CLAMPS

APPLICATION	UL LISTED HARGER PART #
METAL FLANGE	213, 213T, 213TTP
PIPE MEMBER	CPC SERIES (SIZED TO FIT DIAMETER OF PIPE)
LARGER PIPE MEMBER	UPC SERIES (UNIVERSAL PIPE CLAMP) SIZED TO FIT DIAMETER OF PIPE
TO TOWER LEG	HARGER UNIVERSAL PIPE CLAMP

NOTES:

- THE BOND BETWEEN THE SECTOR BAR AND THE TOWER IS TO BE MECHANICALLY BONDED TO TOWER LEG. THE MECHANICAL BOND IS TO BE A UL APPROVED MECHANICAL CONNECTION CLAMP.
- GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

verticalbridge

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d/b/a VERIZON WIRELESS


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ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

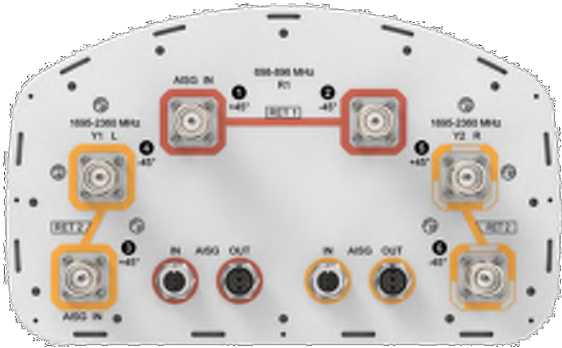
PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

SITE DETAILS

SCALE: NONE

PROJECT NUMBER 60500
SHEET NUMBER VW ANT-3



COMMSCOPE NHH-65C-R2B
DIMENSIONS (HXWXD):
96"X11.9"X7.10"
WEIGHT (LBS): 51.6.0

COMMSCOPE ANTENNA DETAIL
SCALE: NTS

1



COMMSCOPE NHH-45C-R2B
DIMENSIONS (HXWXD):
95.945"X17.992"X7.008"
WEIGHT (LBS): 84.657 LB

COMMSCOPE ANTENNA DETAIL
SCALE: NTS

2



ERICSSON - AIR6419
DIMENSIONS (HXWXD):
31.3" X 16.1" X 9.8"
WEIGHT (LBS): 71.0

ERICSSON ANTENNA DETAIL
SCALE: NTS

3



ERICSSON RRUS 4490HP 44B5 44B13 C
DIMENSIONS, HXWXD: 20.6" X 15.7" X 7.0"
WEIGHT, WITHOUT
MOUNTING KIT: ~68.4 LBS (~31 KG)

ERICSSON 4490 RRU DETAIL
SCALE: NTS

4



ERICSSON RRUS 4890HP 48B2 48B66 S
DIMENSIONS, HXWXD: 20.6" X 15.7" X 7.2"
WEIGHT, WITHOUT
MOUNTING KIT: ~69.5 LBS (~31.5 KG)

ERICSSON 4890 RRU DETAIL
SCALE: NTS

5

NOT USED
SCALE: NTS

6



CELLCO PARTNERSHIP
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MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/16/2024
PHASE		

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

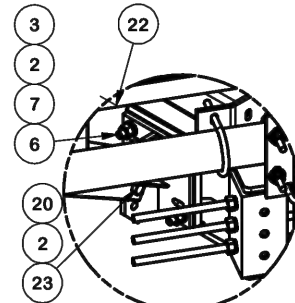
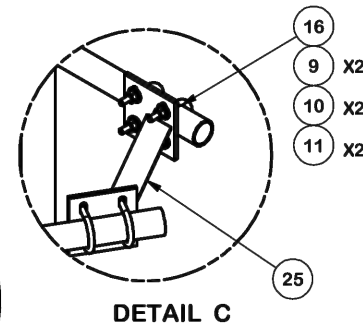
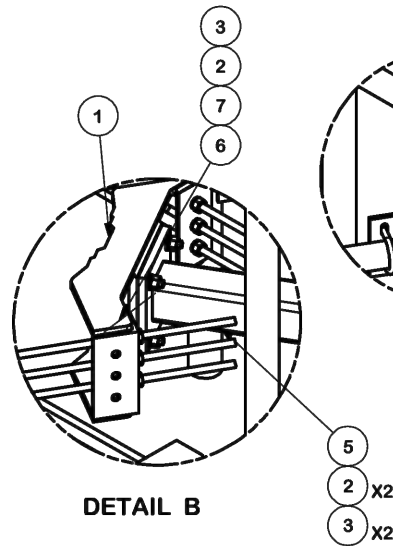
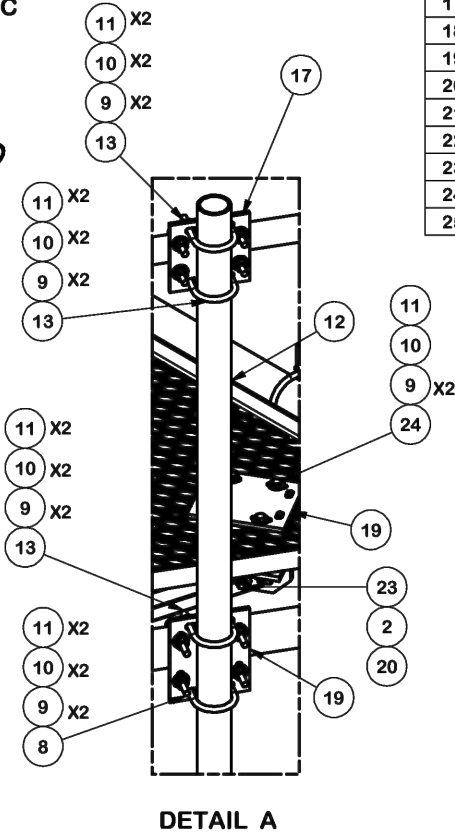
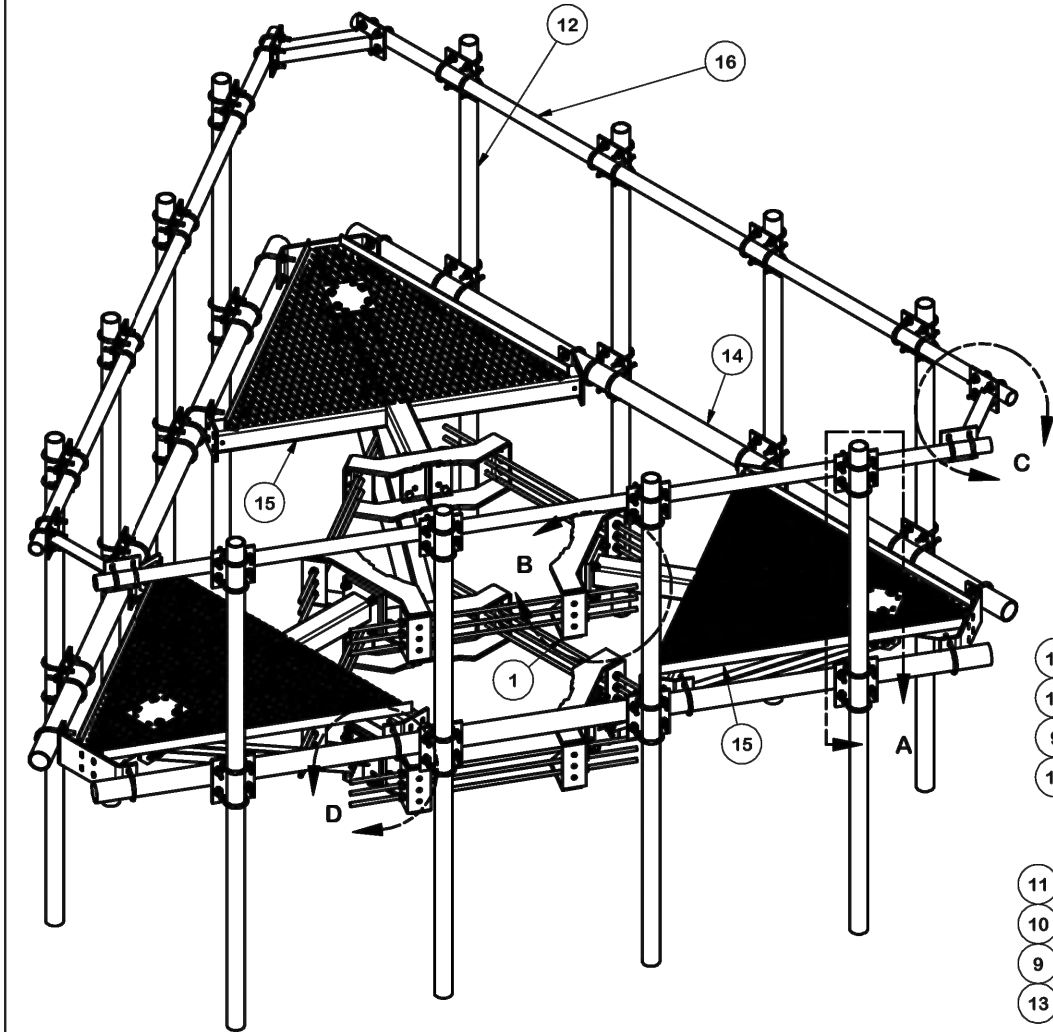
PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

ANTENNA INFORMATION

SCALE: NONE

PROJECT NUMBER 60500
SHEET NUMBER 34
VW ANT-BA



PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	6	X-LWRM	RING MOUNT WELDMENT		68.81	412.85
2	66	G58LW	5/8" HDG LOCKWASHER		0.03	1.72
3	60	A58NUT	5/8" HDG A325 HEX NUT		0.13	7.79
4	18	G58R-24	5/8" x 24" THREADED ROD (HDG.)		2.09	37.63
5	18	G58R-48	5/8" x 48" THREADED ROD (HDG.)		4.18	75.27
6	24	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2 3/4 in	0.36	8.54
7	24	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.82
8	36	X-UB1306	1/2" X 3-5/8" X 6" X 3" U-BOLT (HDG.)		0.83	29.82
9	264	G12FW	1/2" HDG USS FLATWASHER	3/32 in	0.03	9.00
10	252	G12LW	1/2" HDG LOCKWASHER	1/8 in	0.01	3.50
11	252	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	18.05
12	12	P3096	2-7/8" X 96" (2-1/2" SCH 40) GALVANIZED PIPE	96 in	49.24	590.88
13	48	X-UB1300	1/2" X 3" X 5" X 2" U-BOLT (HDG.)		0.70	33.45
14	3	P3150	3-1/2" X 150" (3" SCH 40) GALVANIZED PIPE	150 in	94.80	284.40
15	3	X-SV196	LOW PROFILE PLATFORM CORNER		212.10	636.31
16	3	P2150	2-3/8" O.D. X 150" SCH 40 GALVANIZED PIPE	150 in	45.77	137.31
17	12	SCX2	CROSSOVER PLATE	7 in	4.80	57.56
18	36	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.63	22.51
19	15	SCX4	CROSSOVER PLATE	8 1/2 in	6.02	90.32
20	6	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	0.78
21	6	X-253993	PLATFORM REINFORCEMENT KIT ANGLE	52 25/32 in	14.33	85.99
22	6	X-TBW	T-BRACKET WELDMENT		13.60	81.60
23	6	G5802	5/8" x 2" HDG HEX BOLT GR5		0.27	1.62
24	12	G12065	1/2" x 6-1/2" HDG HEX BOLT GR5 FULL THREAD	5 1/2 in	0.41	4.91
25	3	X-AHCP	ANGLE HANDRAIL CORNER PLATE		12.92	38.76
TOTAL WT. #						2669.03

C	RELOCATED MOUNT PIPE POSITIONS	4488	JET	5/23/2021
B	CHANGED X-253992 TO X-TBW		CEK	9/20/2018
A	REPLACED HCP WITH X-AHCP	4488	CEK	7/14/2014
REV	DESCRIPTION OF REVISIONS	CPD	BY	DATE
REVISION HISTORY				

TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES ($\pm 0.030"$)
DRILLED AND GAS CUT HOLES ($\pm 0.030"$) - NO CONING OF HOLES
LASER CUT EDGES AND HOLES ($\pm 0.010"$) - NO CONING OF HOLES
BENDS ARE $\pm 1/2$ DEGREE
ALL OTHER MACHINING ($\pm 0.030"$)
ALL OTHER ASSEMBLY ($\pm 0.060"$)

PROPRIETARY NOTE:
THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

DESCRIPTION 12' 6" LOW PROFILE PLATFORM WITH TWELVE 2-7/8" ANTENNA MOUNTING PIPES, AND SUPPORT RAIL			
CPD NO.	DRAWN BY	ENG. APPROVAL	
4488	CEK 3/24/2014		
CLASS	SUB	DRAWING USAGE	CHECKED BY
81	02	CUSTOMER	BMC 7/14/2014

SITE PRO 1 A valmont COMPANY		Locations: New York, NY Atlanta, GA Los Angeles, CA Plymouth, IN Salem, OR Dallas, TX
Engineering Support Team: 1-888-753-7446		
PART NO.	RMQP-4096-HK	
DWG. NO.	RMQP-4096-HK	

PAGE
1 OF 3

ANTENNA MOUNTING DETAILS

SCALE: NTS

1

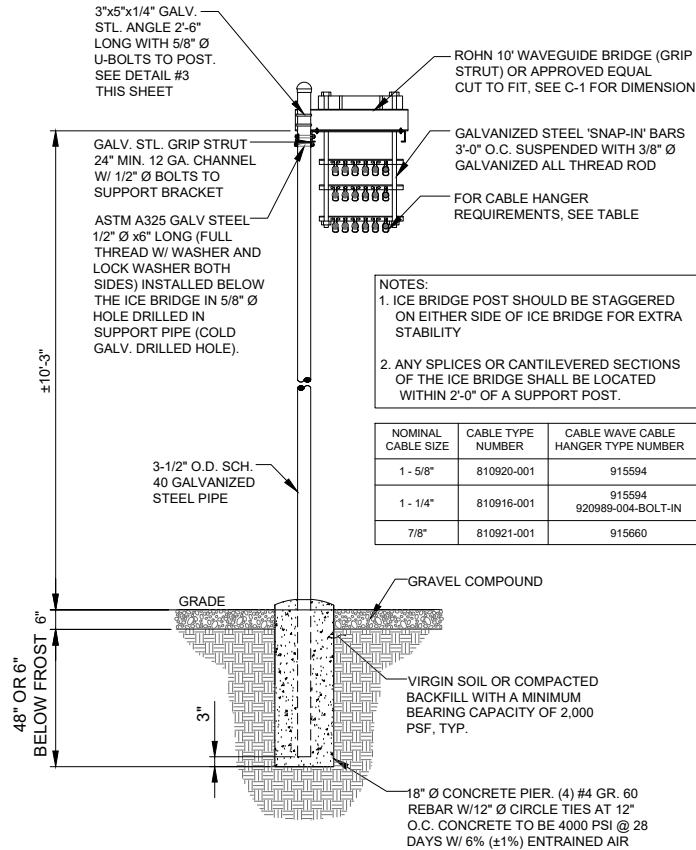
verticalbridge

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



Certification & Seal:

MARK	DATE	DESCRIPTION
B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
ISSUE PRELIMINARY DATE 10/16/2024		
PROJECT TITLE:		
ASHLAND INDUSTRIAL - B		
PROJECT INFORMATION: EAST SIDE OF RAIL DR ASHLAND, WI 54806 ASHLAND COUNTY		
SHEET TITLE:		
ANTENNA MOUNTING DETAILS		
SCALE: NONE		
PROJECT NUMBER	60500	
SHEET NUMBER	VW ANT-00	



ICE BRIDGE DETAIL

SCALE: NTS

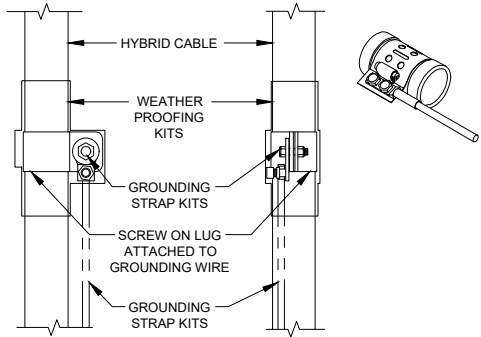
1

NOT USED

SCALE: NTS

2

- NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. THIS DETAIL IS TYPICAL FOR EACH CABLE WHERE IT IS SPECIFIED TO BE GROUNDED
 3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
 4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
 5. USE ONLY TIN PLATED GROUNDING KITS.

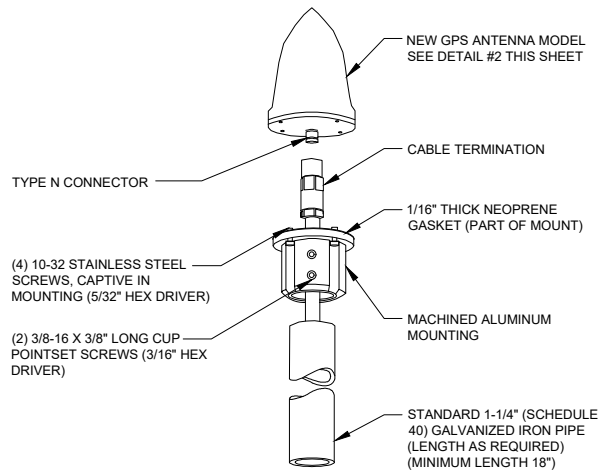


COAX/ HYBRID GROUND KIT DETAIL

SCALE: NTS

5

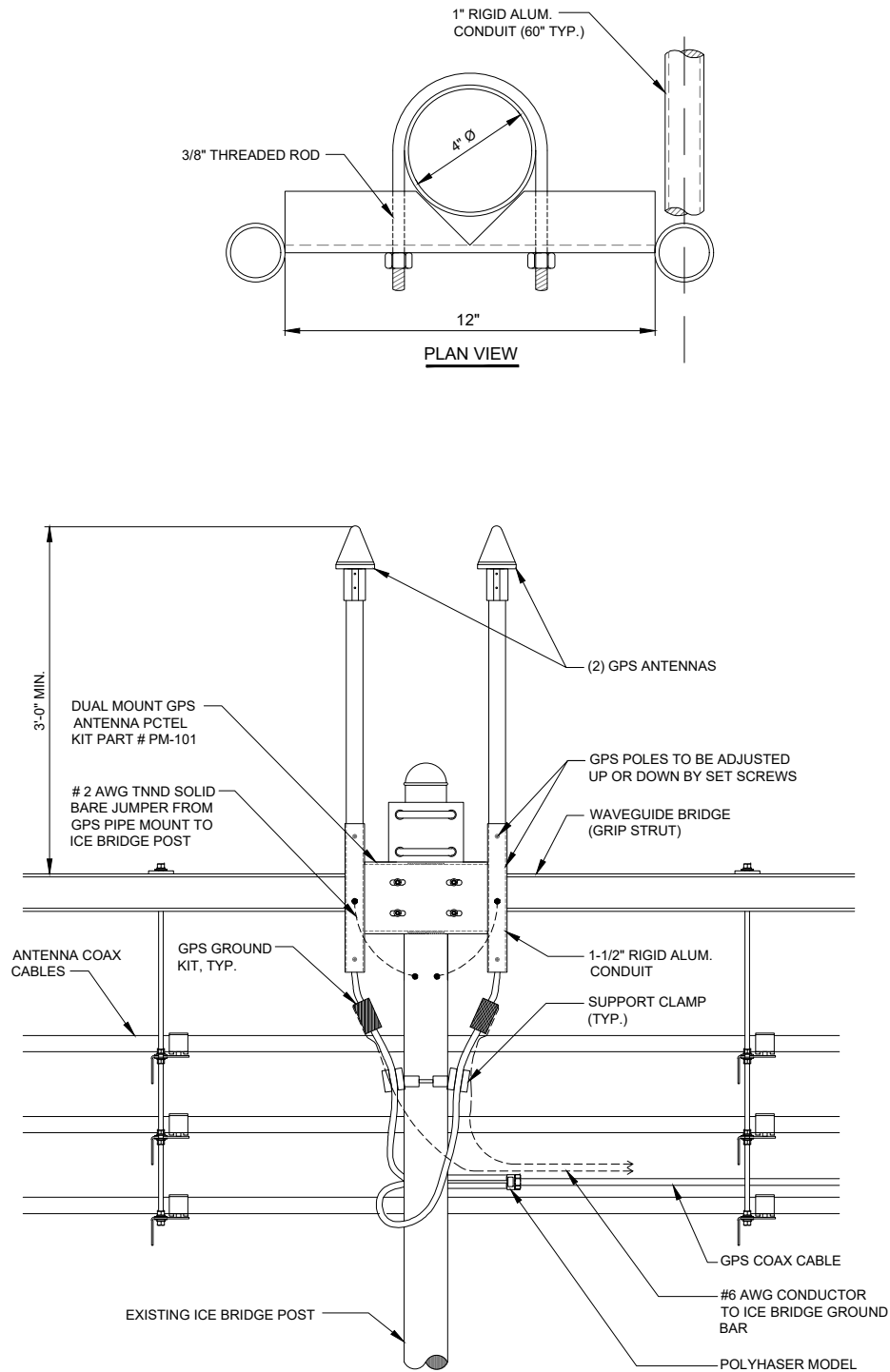
- NOTE:
- INSTALL EACH GPS ON THE CLOSEST ICE BRIDGE POSTS TO SHELTER (TYP. AT 2 LOCATIONS).



TYPICAL GPS DETAIL

SCALE: NTS

4



GPS MOUNTING DETAIL

SCALE: NTS

3



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PROJECT TITLE:

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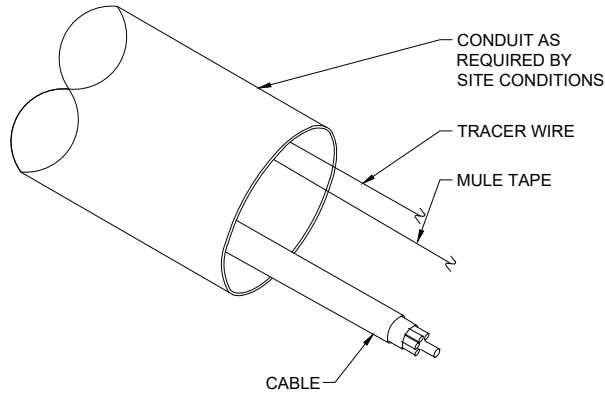
PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

SITE DETAILS

SCALE: NONE

PROJECT NUMBER 60500
SHEET NUMBER VW ANT4



- NOTE:**
- 1) TRACER WIRE TO BE PLACED IN BOTH POWER AND FIBER CONDUITS
 - 2) GROUND TRACER WIRE AT POLE VIA BEAM CLAMP AT EQUIPMENT. DO NOT BOND TRACER WIRE AT BOTH ENDS.

TRACER WIRE DETAIL
SCALE: NTS

2

COORDINATION WITH UTILITY COMPANY

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANIES FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS

CONDUITS AND WIRING

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.

CODES AND STANDARDS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
NEC	NATIONAL ELECTRICAL CODE, LATEST ADOPTED EDITION
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
UL	UNDERWRITERS LABORATORIES, INC.

UTILITY PROVIDER INFORMATION

POWER COMPANY: XCEL ENERGY	FIBER COMPANY: NORVADO
PHONE: (800) XXX-XXXX	PHONE: (800) XXX-XXXX

PROPOSED VERIZON WIRELESS FIBER HANDHOLE OUTSIDE OF COMPOUND FENCE BY VERTICAL BRIDGE, SEE SHEET E-1C

PROPOSED PAD MOUNTED TRANSFORMER BY UTILITY COMPANY

(2) PROPOSED 2" HDPE W/ PULL ROPE FROM VERIZON WIRELESS FIBER HANDHOLE AT R.O.W. TO VERIZON WIRELESS HANDHOLE AT FENCE (155' ± L.F.) SEE DETAIL 4/E-3

PRIMARY POWER EXTENSION BY POWER COMPANY FROM R.O.W. TO PROPOSED TRANSFORMER. (155' ± L.F.) SEE DETAIL 4/E-3

(2) PROPOSED SETS OF (3) - 500 KMJRIIL CU IN 3" SCH. 40 PVC BY G.C. FROM METER BANK TO PROPOSED TRANSFORMER (40' ± L.F.), SEE DETAIL 3/E-3

(2) PROPOSED 2" SCH 40 PVC CONDUITS W/ PULL ROPES FROM VERIZON WIRELESS HANDHOLE OUTSIDE FENCE TO VERIZON WIRELESS FIBER ENCLOSURE BY VERTICALBRIDGE (60' ± L.F.) SEE DETAIL 2/E-3

PROPOSED VERTICAL BRIDGE UTILITY H-FRAME MIN. 5' OFF FENCE - SEE DETAIL 1/E-3

PROPOSED 3" SCH 40 PVC CONDUIT FOR VERIZON POWER FROM VERTICAL BRIDGE UTILITY H-FRAME TO VERIZON UTILITY H-FRAME BY VERTICALBRIDGE (22' ± L.F.) - SEE DETAIL 3/E-3

PROPOSED VERIZON GENERATOR ON CONCRETE PAD

PROPOSED NEMA 3R 200AMP ILC MOUNTED TO SUPPORT FRAME BY VERIZON WIRELESS

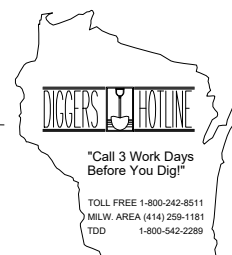
PROPOSED VERIZON WIRELESS 16'-8" x 30' LEASE AREA

PROPOSED 165' MONOPOLE

UTILITY ROUTING PLAN

SCALE: 1" = 15'

1



OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED



verticalbridge

**CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS**



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ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

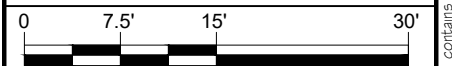
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

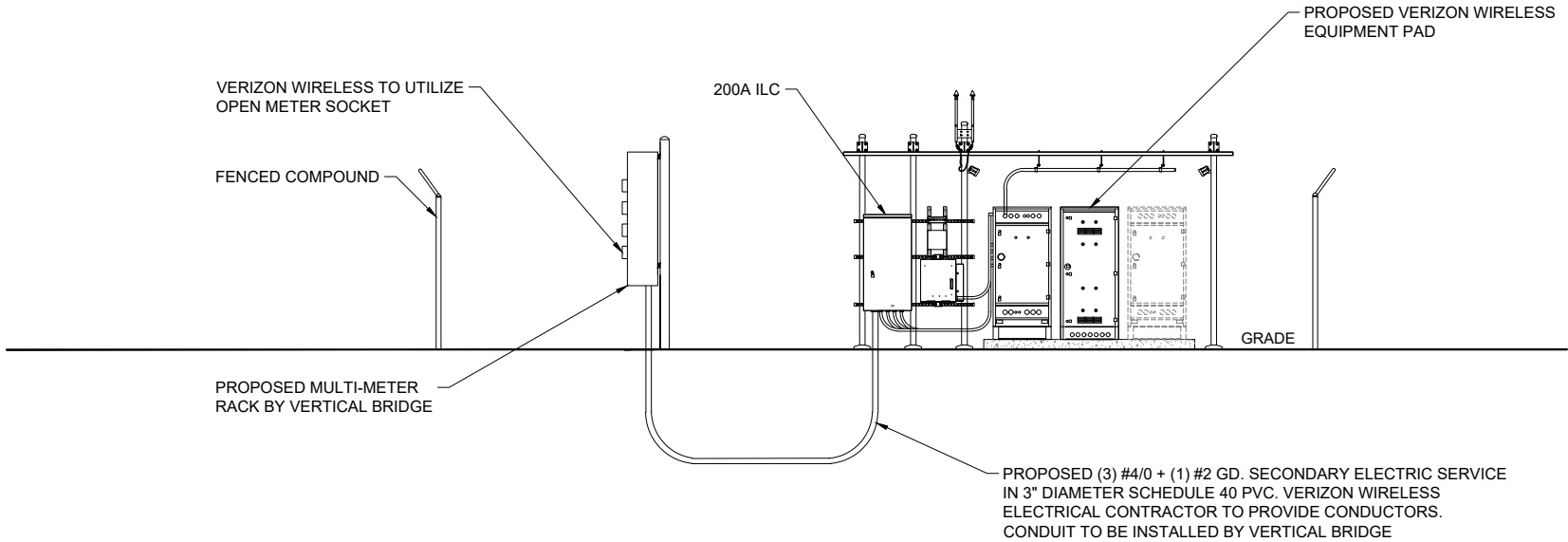
UTILITY ROUTING PLAN



11" x 17" - 1" = 15'
22" x 34" - 1" = 7.5'

PROJECT NUMBER: 60500
SHEET NUMBER: VW E-1

• DESIGN PENDING
POWER COORDINATION



ELECTRICAL SERVICE: 200 AMP 120/240V SINGLE PHASE 3 WIRE

POWER RISER DIAGRAM

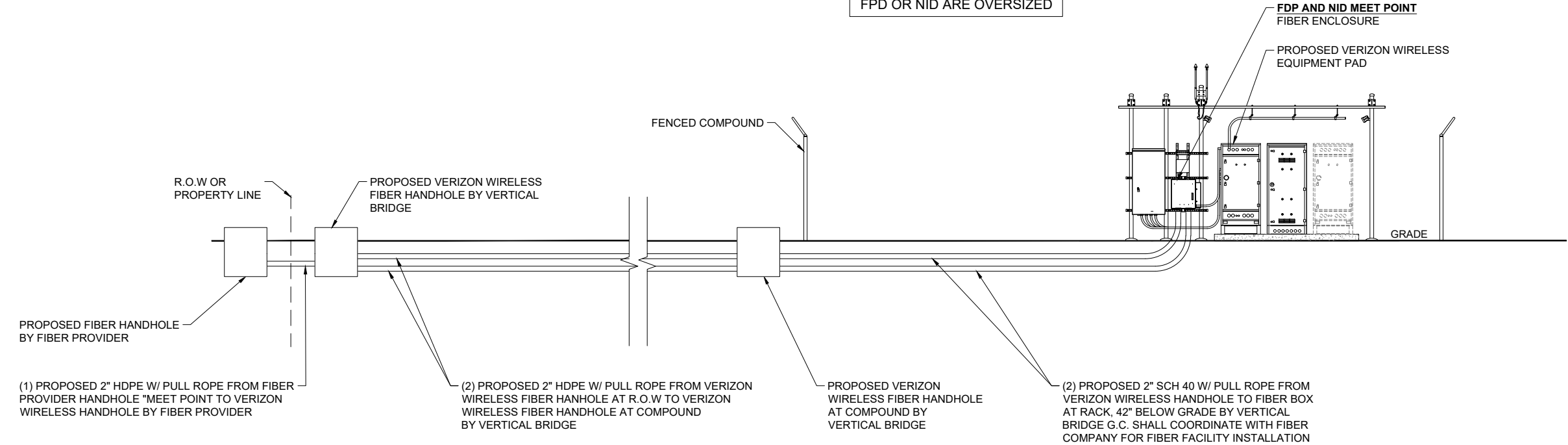
SCALE: NTS

1

CONTRACTOR SHALL BUILD INTO THE PRICE OF THE BID THE
COST OF TWO (2) MOBILIZATIONS:
1) POWER/FIBER PERMIT PULLED PRIOR TO BUILDING PERMIT
AND PRELIMINARY WORK (SMART JACK ON A STICK, ETC)
COMPLETED PRIOR TO GENERAL CONSTRUCTION
2) RETURN TO COMPLETE GENERAL ELECTRICAL
CONSTRUCTION

• DESIGN PENDING
FIBER COORDINATION

NOTE:
ADDITIONAL COORDINATION
REQUIRED WITH VERIZON IF
FPD OR NID ARE OVERSIZED



NOTE: VERIFY FIBER ROUTING REQUIREMENTS WITH FIBER COMPANY

FIBER RISER DIAGRAM

SCALE: NTS

2



**CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS**



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Certification & Seal:

B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

UTILITY RISER DIAGRAMS

SCALE: NONE

PROJECT NUMBER	60500
SHEET NUMBER	VW E-1

NOTES:

- 1) SEE DETAILS ON EXISTING GROUND GRID AND GENERATOR GROUND GRID FOR REQUIRED GROUNDING SYSTEM.
- 2) NEW AUTOMATIC TRANSFER SWITCH, INSTALLED AND WIRED BY E.C. CONNECT EXTERNAL GROUND LUG AND GROUNDING CONDUCTOR THAT WAS REMOVED FROM MANUAL TRANSFER SWITCH.
- 3) E.C. MUST LOCATE GROUND GRID INSTALLED FOR NEW EQUIPMENT PAD & PROVIDE THE ATTACHMENT OF THE GENERATOR GROUND TO THE EQUIPMENT GRID FOR SINGLE POINT GROUNDING.
- 4) E.C. TO EXTEND #2 TINNED SOLID COPPER GROUND CONDUCTORS FROM (2) LOCATIONS ON GENERATOR FRAME (SEE MANUFACTURERS RECOMMENDATIONS) PROVIDE GROUND LUGS ON GENERATOR AS REQUIRED. EXTEND #1/0 STRANDED GROUND CONDUCTOR AND CONNECT TO COPPER CLAD GROUND RODS VIA HEAVY DUTY EXOTHERMIC TERMINATIONS AND THEN EXTENDED AND ATTACH TO BUILDING GROUND GRID VIA EXOTHERMIC TERMINATIONS.
- 5) NEW GENERATOR FURNISHED BY LESSEE. INSTALLED AND WIRED BY E.C. DELIVERED AND SET BY CONTRACTOR.
- 6) E.C. MUST MONITOR DC POWER WHEN ON BATTERY BACK-UP DURING PORTIONS OF CONSTRUCTION. IF LEVEL FALLS BELOW RECOMMENDED LEVEL 2256 DC, E.C. MUST TURN ON THE MAIN POWER. THE CELL SITE CANNOT GO OFF LINE AT ANYTIME.

- (2) BELDEN CAT-5 CABLE FROM GENERATOR TO ILC IN 1" HEAVY WALL CONDUIT. CABLES AND CONDUITS TO CONTINUE FROM ILC TO EQUIPMENT CABINET. LEAVE 25' SPOOLED IN ALARM BOX (CONDUIT FROM GENERATOR TO ILC TO BE INSTALLED BY VERTICAL BRIDGE. CONDUIT FROM ILC TO CABINET TO BE INSTALLED BY VERIZON G.C.)
- (2) #12 THHN SOLID COPPER CONDUCTORS FROM GENERATOR TO ATS IN 3/4" HEAVY WALL CONDUIT (CONDUITS TO BE INSTALLED BY VERTICAL BRIDGE)
- (3) #3/0 THHN/THWN & (1) #2 GREEN GROUND CONDUCTOR FROM GENERATOR TO ILC IN 2-1/2" H.W. CONDUIT (CONDUITS TO BE INSTALLED BY VERTICAL BRIDGE)
- PROPOSED NEMA 3R 200 AMP ILC MOUNTED TO H-FRAME (BY VERIZON WIRELESS G.C.)

PROPOSED VERIZON WIRELESS GENERATOR, SEE SHEET VW EX-1

CONDUIT STUB UP AREA. SEE/COORDINATE WITH MANUFACTURER'S SPECIFICATIONS (BY VB G.C.)

FIBER ENCLOSURE (BY VERIZON WIRELESS G.C.)

(2) #16 THWN. LEAVE 25' OF #16 IN ALARM BOX (BY VERIZON WIRELESS G.C.)

PROPOSED (4' X 11') VERIZON WIRELESS EQUIPMENT ON CONCRETE PAD, SEE SHEET VW B-1

PROVIDE LB FOR (4) 1" CONDUITS & (2) 2" CONDUITS AT CABINET ENTRY (BY VERIZON WIRELESS G.C.)

(2) 2" RIGID SCH. 40 CONDUITS BETWEEN CHARLES CUBE FIBER ENCLOSURE AND EQUIPMENT CABINET (BY VERIZON WIRELESS G.C.)

(4) 1" RIGID SCH. 40 CONDUITS FROM ILC TO EQUIPMENT CABINET (BY VERIZON WIRELESS G.C.)



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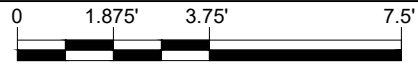
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

GENERATOR UTILITY ROUTING
PLAN



11" x 17" - 1" = 3.75'
22" x 34" - 1" = 1.875'

PROJECT NUMBER 60500

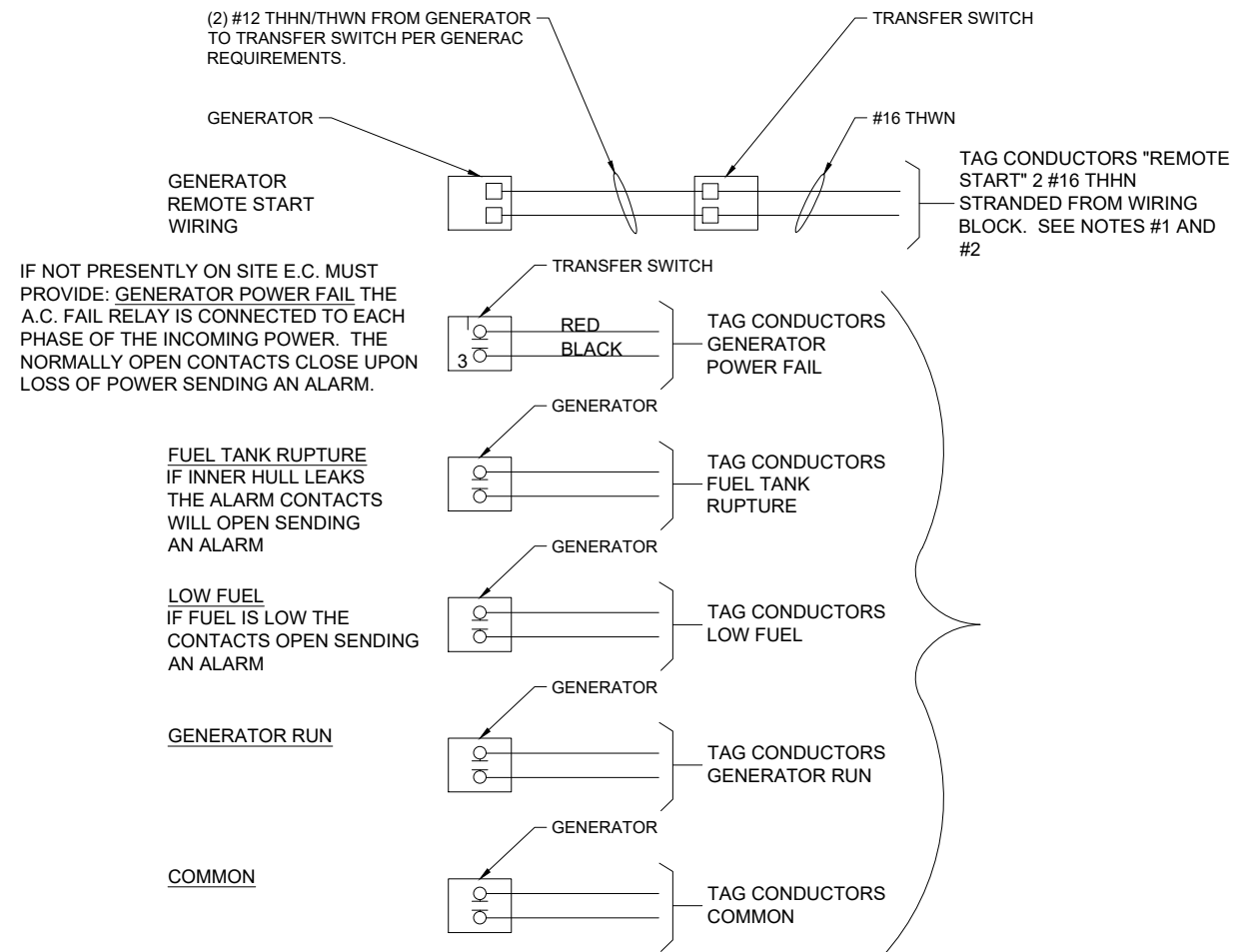
SHEET NUMBER VW E-1

NOTE:
CONTRACTOR TO VERIFY ROUTES
WITH LOCAL UTILITY COMPANY
PRIOR TO INSTALLATION.

GENERATOR UTILITY ROUTING PLAN

SCALE: 1" = 3.75'

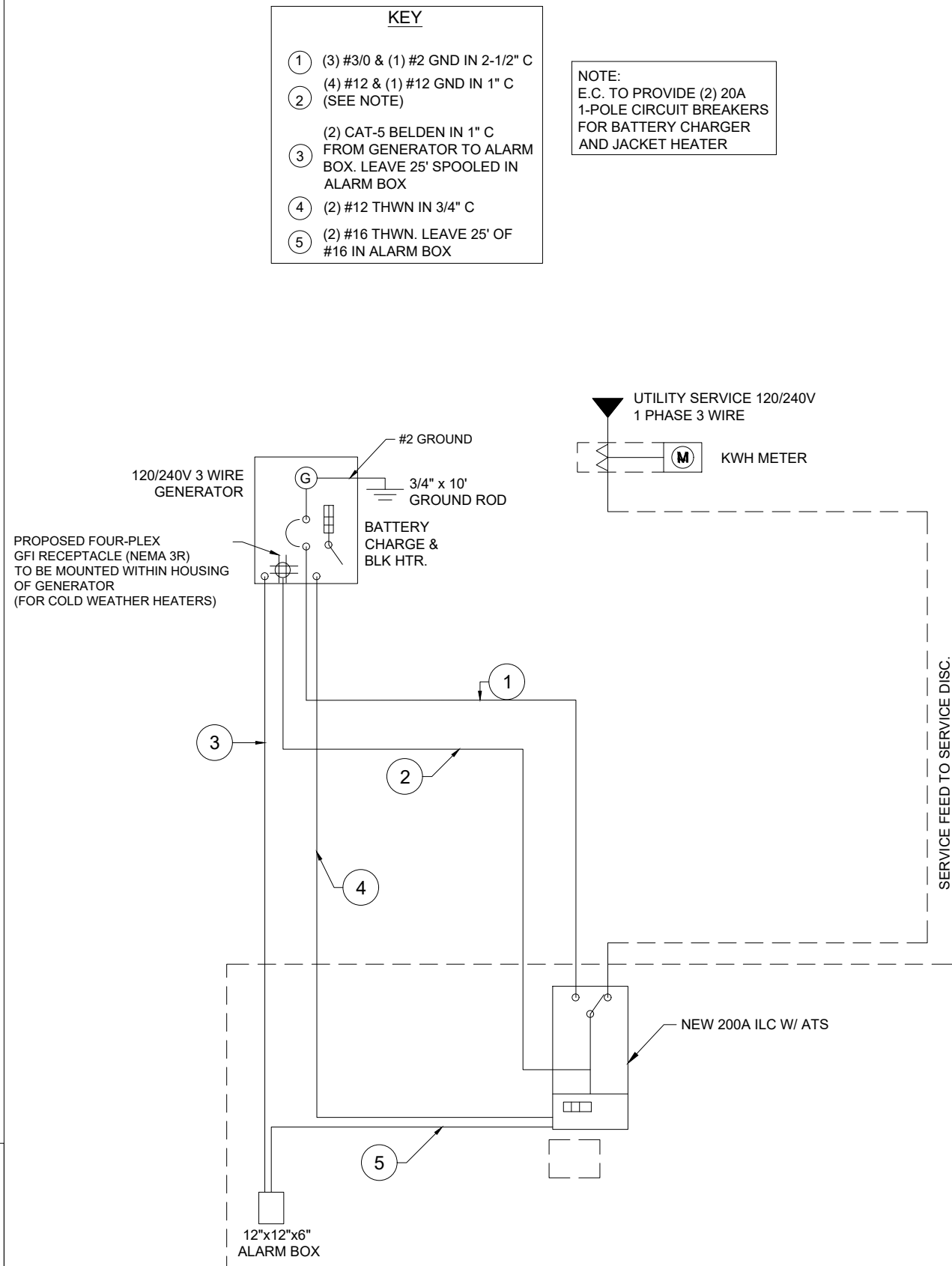
1



ALARM WIRING

SCALE: NTS

- NOTES:**
- 1) E.C. TO PULL A #16 AWG SOLID RED AND A #16 AWG SOLID BLACK FROM THE TRANSFER SWITCH TO ALARM WIRING BLOCK FOR REMOTE START.
 - 2) E.C. TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED, TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE NEATLY BUNDLED USING NYLON TIES AND SUPPORTED AT 2'-0" INTERVALS FOR A NEAT INSTALLATION.



NEW SINGLE LINE DIAGRAM

SCALE: NTS



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PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

GENERATOR SINGLE LINE DIAGRAM & ALARM WIRING

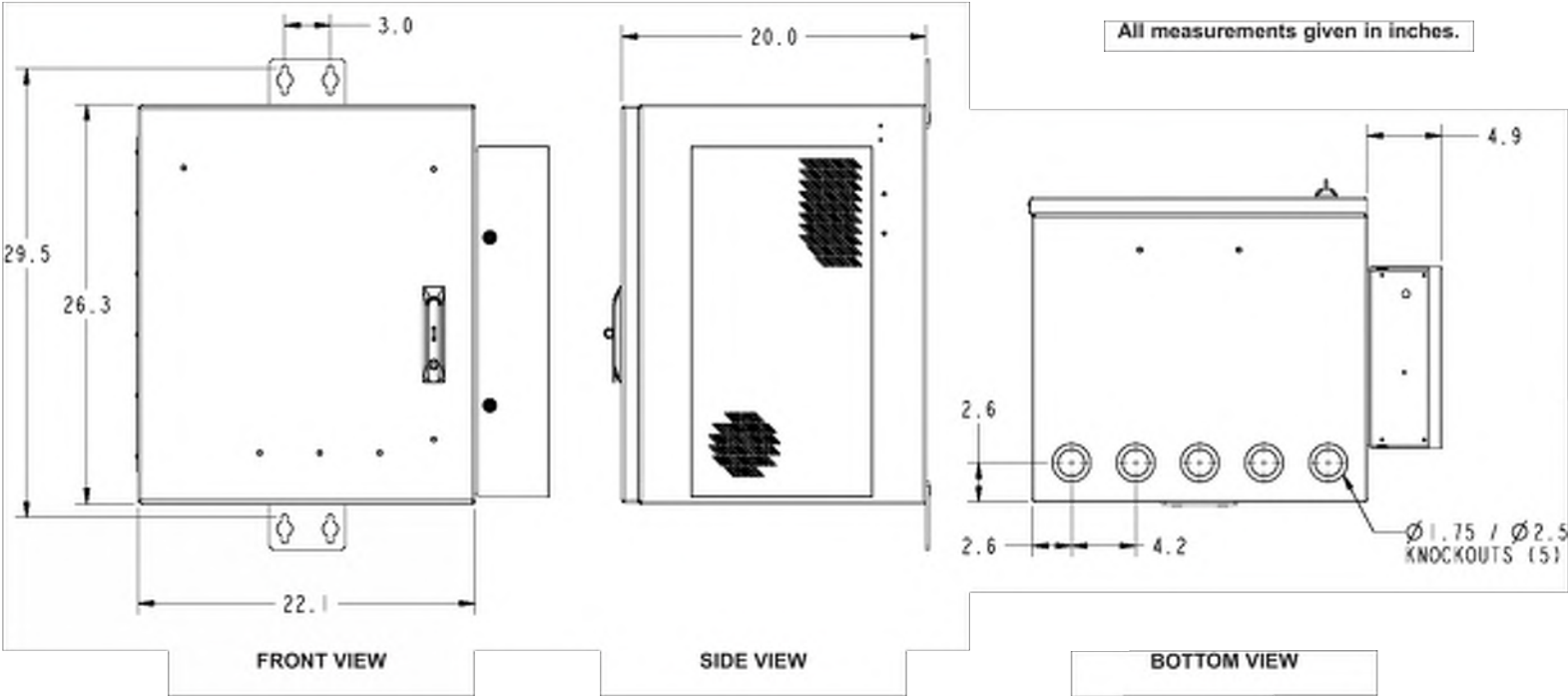
SCALE: NONE

PROJECT NUMBER	60500
SHEET NUMBER	VW E-1

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Page 72 of 12

Charles Universal Broadband Enclosures (CUBE)
RL1000 Series Backhaul Cabinets



CUBE Accessories

Pole Mount Kit
H-Frame Hardware Kit
Slide-Out Tray
10" Plinth Kit

CI Part #

97-CABPMTKIT
97-001971-A
97-001990-A
97-002127-A

00-G05P021-K16

INNOVATIVE ENCLOSED SOLUTIONS™

Charles Industries, Ltd.

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OVERALL DIMENSION	26"H X 22"W X 20"D
RACK SPACE	14RU
RACK WIDTH	19" EIA STANDARD
HOLE SPACING ON RACKS	1" TAPPED 12-24
BONDING & GROUNDING	(1) 8 POSITION, 2-HOLE GROUND BARS
FUSE PANEL	(1) WALLMOUNT 10 POSITION GMT TYPE
CABLE ENTRANCE	(5) 1.75/2.5" DOUBLE KNOCKOUTS
COLOR	OFF-WHITE
CONSTRUCTION	WELDED ALUMINUM
WEIGHT (EMPTY)	80 LBS.
MOUNTING	WALL OR H-FRAME, POLE MOUNT WITH OPTIONAL KIT
THERMAL MANAGEMENT	17 W/F HEAT EXCHANGER, 24 VDC POWER
MANUFACTURER	CHARLES INDUSTRIES
MODEL	CUBE-RL1003
DIMENSIONS	26.3" X 22.1" X 20.0" (H X W X D)
ACCESSORIES:	
POLE MOUNT KIT	97-CABPMTKIT
H-FRAME HARDWARE KIT	97-001971-A
SLIDE OUT TRAY	97-001991-A
10" PLINTH KIT	97-002127-A



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ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

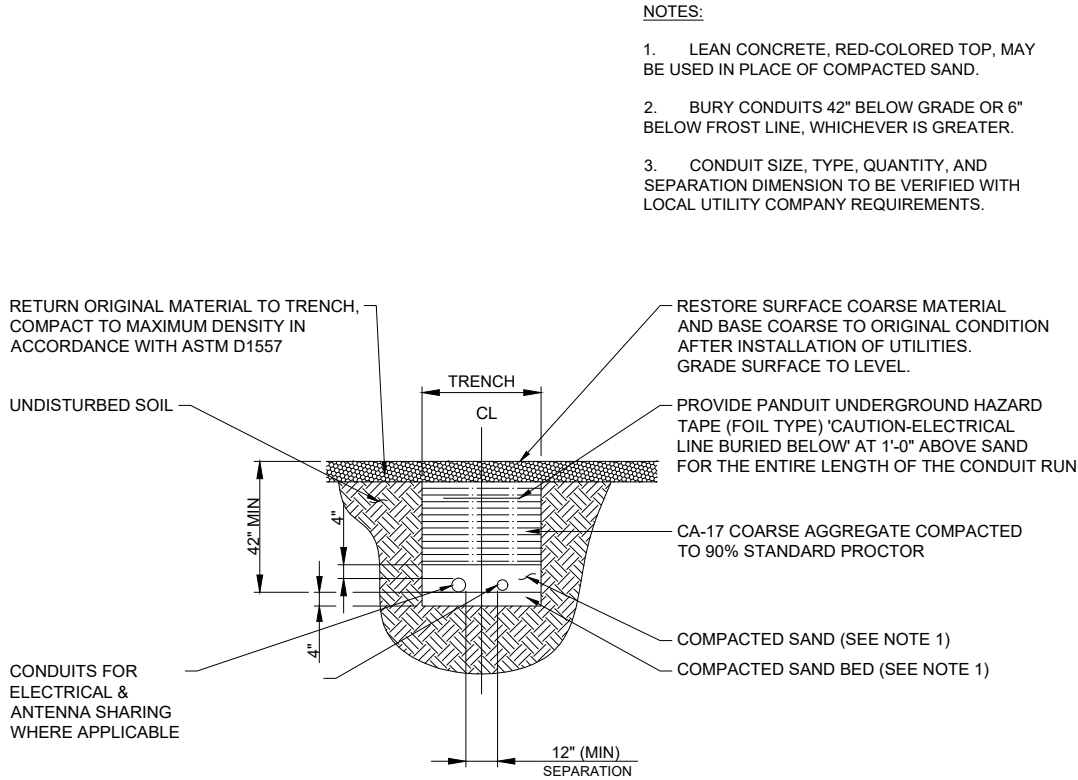
SHEET TITLE:

FIBER CABINET SPEC SHEET

SCALE: NONE

PROJECT NUMBER 60500

SHEET NUMBER VW E-1



UTILITY TRENCH DETAIL
SCALE: NTS

1

VERIZON WIRELESS PANEL "A" SCHEDULE									
MAIN: 200		VOLTAGE: 120/240			PHASE: 1 WIRE: 3				
TO AUTOMATIC TRANSFER SWITCH									
DESCRIPTION	BRKR.	WATTS	S/G	A	B	S/N	WATTS	BRKR.	DESCRIPTION
RECTIFIER 1	40/2	1250	1			2	1250	40/2	RECTIFIER 5
		1250	3			4	1250		
RECTIFIER 2	40/2	1250	5			6	1250	40/2	RECTIFIER 6
		1250	7			8	1250		
RECTIFIER 3	40/2	1250	9			10	1250	40/2	RECTIFIER 7
		1250	11			12	1250		
RECTIFIER 4	40/2	1250	13			14	1250	40/2	RECTIFIER 8
		1250	15			16	1250		
SPACE			17			18		20/1	SPARE
SPACE			19			20		20/1	SPARE
SPACE			21			22			SPACE
SPACE			23			24			SPACE
SPACE			25			26			SPACE
SPACE			27			28			SPACE
SPACE			29			30			SPACE
SPACE			31			32			SPACE
SPACE			33			34			SPACE
SPACE			35			36			SPACE
LIGHTS	20/1		37			38	360	20/1	GFCI RECEPTACLE *
SMOKE DETECTORS	20/1		39			40	1200	20/1	EQUIPMENT
EMERG LIGHTS/ EQUIP	20/1		41			42	1000	20/1	GEN. GFCI RECEPTACLE *
			SURGE ARRESTOR						
SUBTOTALS:		6000 5000					6360 6200		
TOTAL:		23.56KW (98.2A)							

PANEL BOARD SCHEDULE
SCALE: NTS

2



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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PHASE		
PROJECT TITLE:		
ASHLAND INDUSTRIAL - B		
PROJECT INFORMATION: EAST SIDE OF RAIL DR ASHLAND, WI 54806 ASHLAND COUNTY		
SHEET TITLE:		
ELECTRICAL DETAILS		
SCALE: NONE		
PROJECT NUMBER	60500	
SHEET NUMBER	VW E-2	

ELECTRICAL INSTALLATION NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS THE NATIONAL ELECTRICAL CODE (N.E.C.), AND ALL APPLICABLE LOCAL CODES.
2. WIRING RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE N.E.C.
3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE N.E.C.
4. CABLES SHALL NOT BE ROUTED THROUGH LADDER CABLE TRAY RUNGS.
5. EACH END OF EVERY POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH N.E.C. & OSHA
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE, ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
9. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE NOTED.
11. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER) 600 V, OIL RESISTANT THHN OR THHN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR LOCATION USED,UNLESS OTHERWISE SPECIFIED.
12. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE)
13. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND N.E.C.
14. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
15. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
16. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
17. RIGID NONMETALLIC CONDUIT(I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED; IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREWS FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND N.E.C.
21. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL) AND RATED NEMA 1 (OR BETTER).
22. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1(OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS

23. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED; OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
24. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
26. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY

GROUNDING NOTES

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE N.E.C.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT & PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE N.E.C. REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE N.E.C., SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK TO BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
10. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
11. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR & EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
13. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
14. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS, IF REQUIRED BY EQUIPMENT INSTALLATION INSTRUCTIONS (NEC 110-3 (B)).
15. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
16. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TOT HE GROUND RING, IN ACCORDANCE WITH THE N.E.C.
17. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH (1) #2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
18. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE SUED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



Certification # Seal:

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MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

ELECTRICAL AND
GROUNDING NOTES

SCALE: NONE

PROJECT NUMBER	60500
SHEET NUMBER	VW E-3

TYPICAL KEYED GROUNDING NOTES

- #2 AWG TNND SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS (BY VERTICAL BRIDGE)
- MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES. (BY VERTICAL BRIDGE)
- 5/8" x 10' COPPER CLAD GROUND ROD (BY VERTICAL BRIDGE)
- 5/8"Ø 10' LONG COPPERCLAD GROUND ROD WITH INSPECTION WELL, TOP OF GROUND ROD MAX 24" BURY (BY VERTICAL BRIDGE)
- PROPOSED COMPOUND GROUND RING (BY VERTICAL BRIDGE)
- PROPOSED TOWER GROUND RING (BY VERTICAL BRIDGE)
- BOND TOWER GROUND RING TO PROPOSED PLATFORM/ PAD GROUND RING WITH #2 AWG TNND SOLID COPPER CONDUCTOR IN 2 LOCATIONS. (BY VERTICAL BRIDGE)
- PROVIDE AN EXTERNAL #2 TNN COATED GROUND LEAD FROM GROUND RING TO ALL METAL CABINETS ON UTILITY BACKBOARD (TELCO,ELECTRIC,BREAKER PANELS, METER RACKS, JUNCTION BOXES, ETC.) SLEEVED IN CONDUIT FROM JUST BELOW GRADE TO SAND CABINETS USING BURNDY TYPE 2 LONG BARREL LUGS WITH NO-OK OR COPPER SHIELD (BY VERTICAL BRIDGE)
- TWO #2 LEADS FROM THE EGR TO THE GROUND BAR AT UTILITY FRAME LOCATED ON PLATFORM/PAD STEEL. CADWELD AT EGR AND DOUBLE HOLE LUGS ON PLATFORM/PAD. (BY VERTICAL BRIDGE)
- # 2 LEADS FROM THE EGR TO PLATFORM/ PAD CORNER POST, STEEL COLUMN, STEEL BEAM, ICE BRIDGE POST & CANOPY GROUND (BY VERTICALBRIDGE)
- EXTEND GROUND CONDUCTORS IN 1/2" RIGID H.W. CONDUIT ADJACENT TO PAD, OFFSET AND ATTACH TO EXTERIOR OF GENERATOR HOUSING AND EXTEND TO GROUND LUGS AS REQUIRED, VERIFY LOCATION WITH GENERAC. (BY VERTICAL BRIDGE)
- VZW DISCONNECT AND ELECTRIC SERVICE GROUND TO GROUND ROD (BY VERTICAL BRIDGE)
- GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION. GROUND FENCE POST WITHIN 6 FEET OF EQUIPMENT (BY VERTICAL BRIDGE)
- EXOTHERMICALLY WELD COPPER GROUND BAR TAIL TO HALO GROUND RING (EXOTHERMIC CONNECTION TYPE TA) BY ANTENNA CONTRACTOR. FINAL CONNECTION (BY VERIZON WIRELESS G.C.)
- CABINET GROUND BOLTED TO UNIT HOUSING (BY VERIZON WIRELESS G.C.)
- GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 1'-0" FROM PLATFORM AND INSTALL LIGHTNING SURGE ARRESTORS ON EACH CABLE GROUND. (BY VERIZON WIRELESS G.C.)
- 4"x20"x1/4" TNND INSULATED COPPER GROUND BAR, NON ISOLATED WITH 10.0' LONG #2 AWG TNND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VW) (BY VERIZON WIRELESS G.C.)
- GROUND CABLE WAVEGUIDE BRIDGE (TYP.) (BY VERIZON WIRELESS)
- MGB MOUNTED ON UTILITY FRAME (BY VERIZON WIRELESS)
- ALL GROUNDING CONNECTIONS TO VERIZON WIRELESS EQUIPMENT BY VERIZON WIRELESS G.C.

THE LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING THE SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES DETAILED INFORMATION AND ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULE OF THE COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED.

SYMBOLS LEGEND

- | | | | |
|--|----------------------------|--|---------------------------|
| | GROUND ROD WITH ACCESS | | MECHANICAL CONNECTION |
| | GROUND ROD | | GROUND BAR |
| | EXOTHERMIC CONNECTION | | VERTICAL BRIDGE GROUNDING |
| | GROUND BAR OR ARRESTOR BAR | | VERIZON GROUNDING |

NOTE:
SEE GROUNDING DETAILS ON
SHEET E-5

VERIZON WIRELESS GROUNDING PLAN

SCALE: 1" = 5'



verticalbridge

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Certification & Seal:

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MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/16/2024

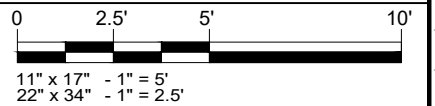
PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

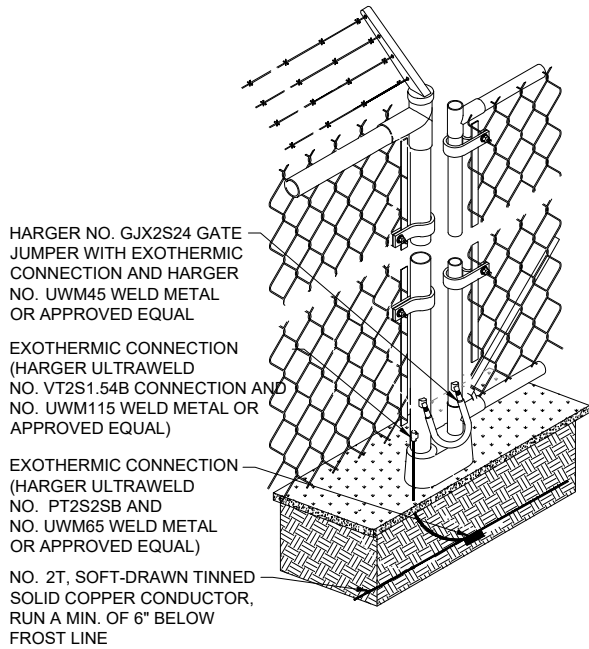
SHEET TITLE:

SITE GROUNDING & NOTES

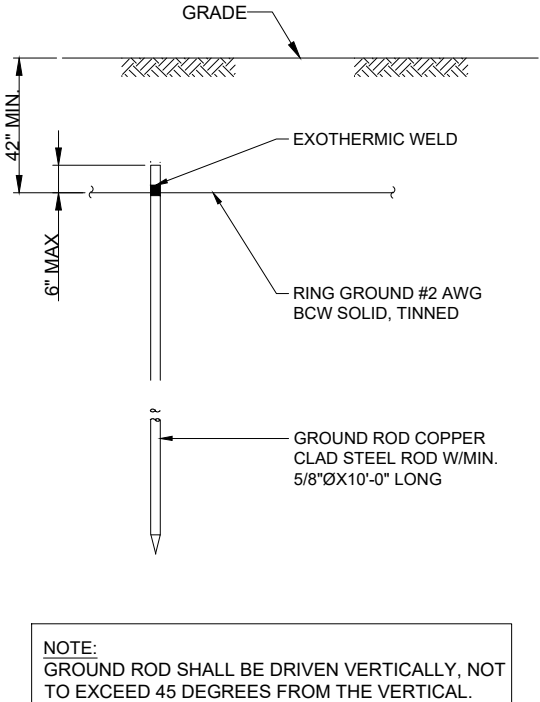


PROJECT NUMBER 60500

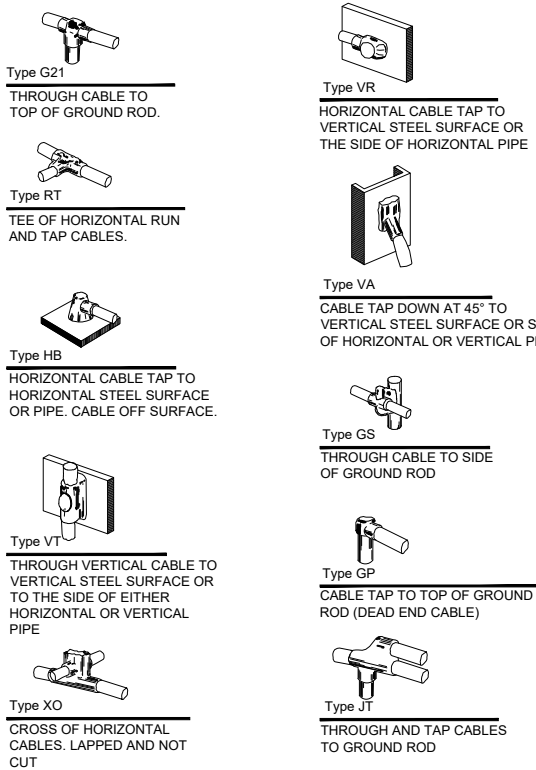
SHEET NUMBER VW E-4



FENCE GROUNDING DETAIL
SCALE: NTS



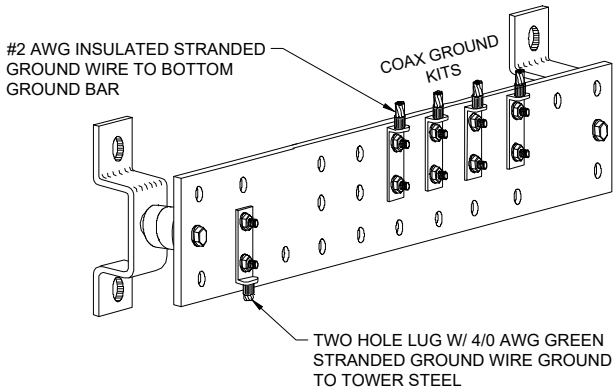
GROUND ROD DETAIL
SCALE: NTS



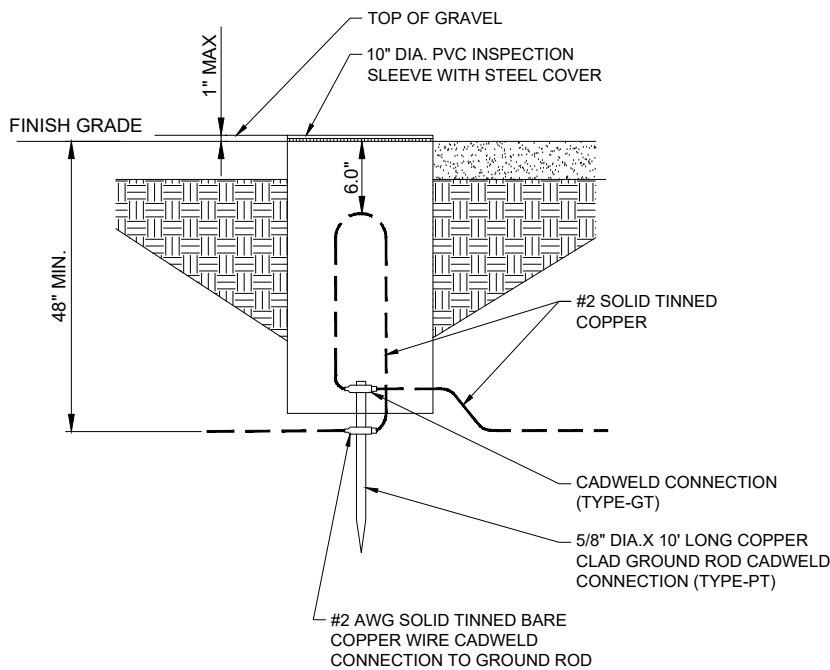
EXOTHERMIC WELD DETAIL
SCALE: NTS

NOTES:

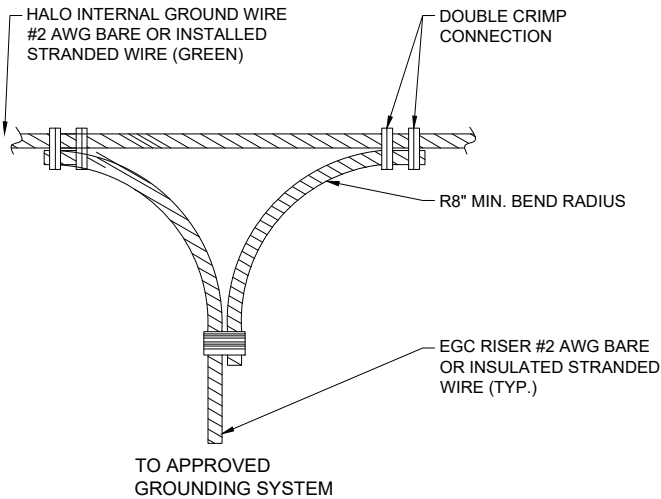
1. PROPOSED HARGER 2x14.5" GROUND BAR (PN/ TGBR14214.5VER) MOUNT DIRECTLY TO TOWER STEEL.
2. INSULATORS TO BE NEWTON CAT. NO. 3015-8 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS; NEWTON CAT. NO. A-6056 OR APPROVED EQUAL
4. 5/8" - 11 X 1" M.M.C.S. BOLTS; NEWTON CAT. NO. 3012-1 OR APPROVED EQUAL
5. COAT ALL SURFACES WITH 'KOPER SHIELD' BEFORE MATING
6. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED
7. NUTS TO FACE OUT



GROUND COLLECTOR BAR
SCALE: NTS



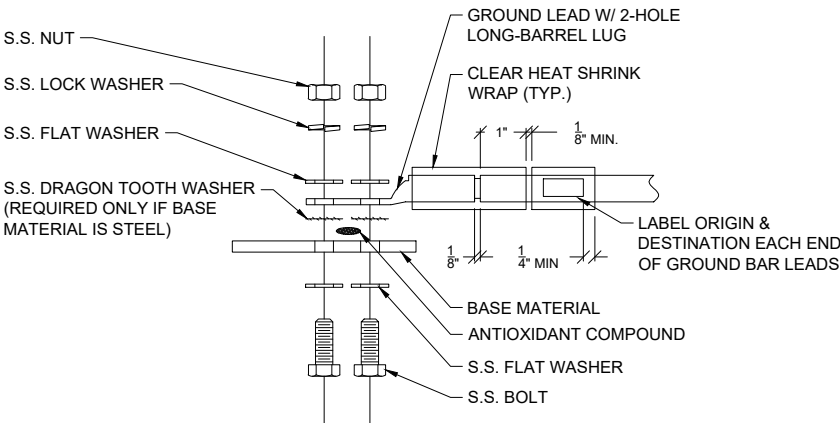
INSPECTION SLEEVE DETAIL
SCALE: NTS



HALO NON-DIRECTIONAL GROUND RING SPLICING DETAIL
SCALE: NTS

NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



GROUND LIG INSTALLATION DETAIL
SCALE: NTS



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ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

GROUNDING DETAILS

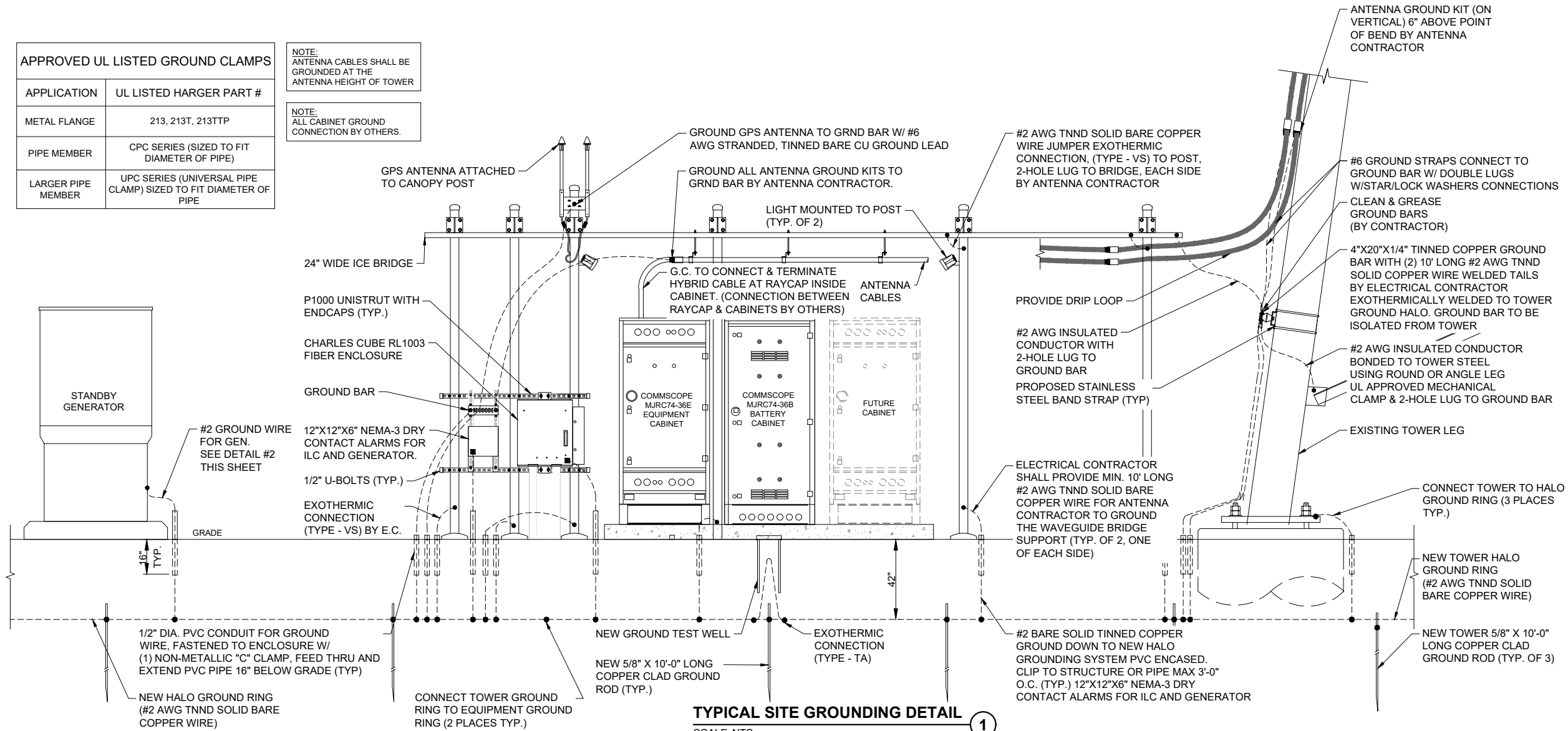
SCALE: NONE

PROJECT NUMBER	60500
SHEET NUMBER	VW E-5

APPROVED UL LISTED GROUND CLAMPS	
APPLICATION	UL LISTED HARGER PART #
METAL FLANGE	213, 213T, 213TTP
PIPE MEMBER	CPC SERIES (SIZED TO FIT DIAMETER OF PIPE)
LARGER PIPE MEMBER	UPC SERIES (UNIVERSAL PIPE CLAMP) SIZED TO FIT DIAMETER OF PIPE

NOTE:
ANTENNA CABLES SHALL BE GROUNDED AT THE ANTENNA HEIGHT OF TOWER

NOTE:
ALL CABINET GROUND CONNECTION BY OTHERS.

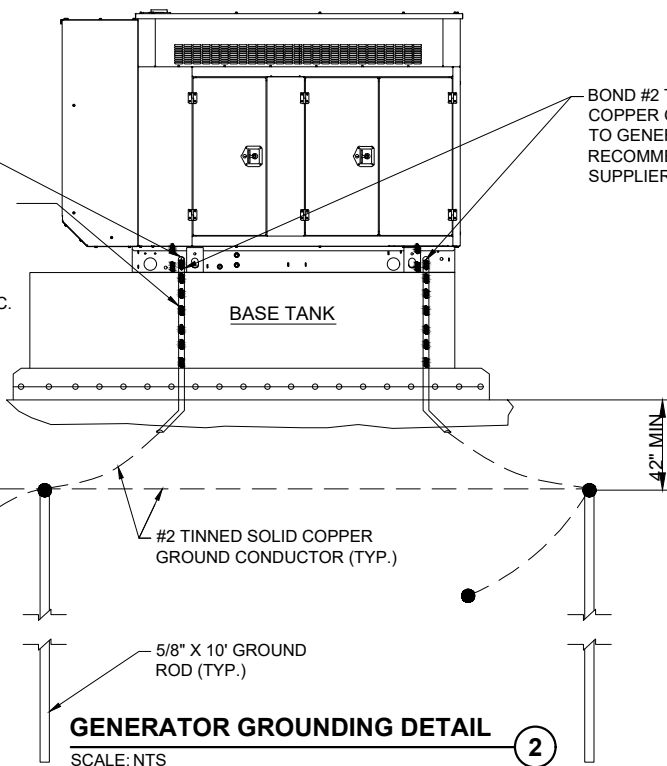


PROVIDE LB'S INTO SIDE OF GENERATOR HOUSING.

EXTEND GROUND CONDUCTORS IN 1/2" RIGID H.W. CONDUIT ADJACENT TO PAD, OFFSET AND ATTACH TO EXTERIOR OF GENERATOR HOUSING AND EXTEND TO GROUND LUGS AS REQUIRED, VERIFY LOCATION WITH GENERAC.

BOND #2 TINNED SOLID COPPER GROUND CONDUCTOR TO GENERATOR FRAME AS RECOMMENDED BY GENERATOR SUPPLIER. (TYP.)

EXTEND #2 TINNED SOLID COPPER GROUND CONDUCTOR TO EXISTING BUILDING GRID, TYP.



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ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

GROUNDING &
ELECTRICAL DETAILS

SCALE: NONE

PROJECT NUMBER 60500

SHEET NUMBER VW E-6

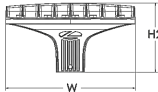
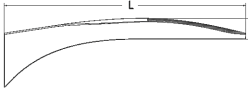
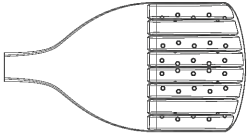


D-Series Size 0 LED Area Luminaire



Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Catalog Number

Notes

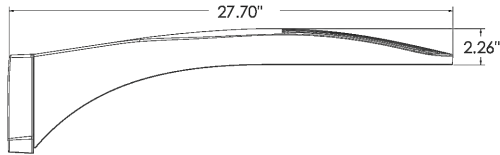
Type

Hit the Tab key or mouse over the page to see all interactive elements.

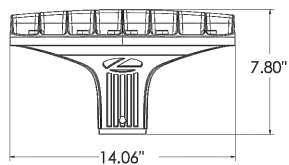
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

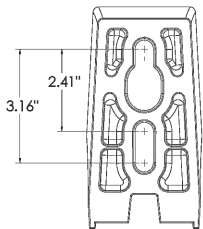
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



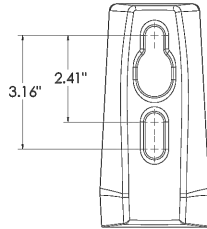
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs



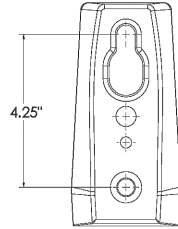
SPA (STANDARD ARM)



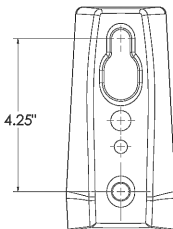
RPA



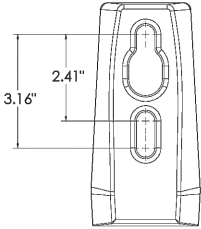
SPA5



RPA5



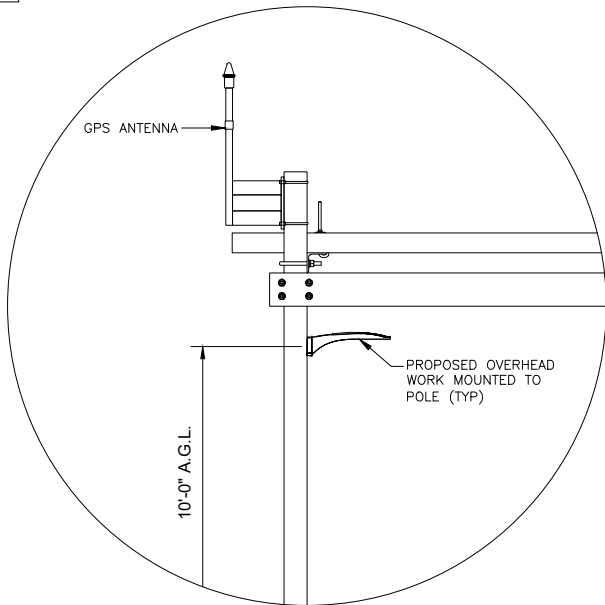
SPA8N



External Glare Shield (EGS)

EGSR

NOTE:
THE PURPOSE OF THE LIGHTING IS FOR WORKER SAFETY DURING EMERGENCY MAINTENANCE. THE LIGHT WILL BE PLACED ON MOTION SENSORS. THE EXTERNAL GLARE SHIELD (EGS) IS REQUIRED TO BE INSTALLED ON THE LIGHT FIXTURE. THE LIGHT FIXTURE WILL BE MOUNTED TO THE SOUTHEAST EQUIPMENT CANOPY SUPPORT POLE.



MOUNTING DETAIL

SCALE: N/A

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	(this section 70CRI only)				
	P1 P5	30K 3000K	70CRI	AFR Automotive front row	TSM Type V medium	Shipped included SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) ³ RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) ³ SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket ¹⁸ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P2 P6	40K 4000K	70CRI	T1S Type I short	TSLG Type V low glare	
	P3 P7	50K 5000K	70CRI	T2M Type II medium	TSW Type V wide	
	P4			T3M Type III medium	BLC3 Type III backlight control ³	
	Rotated optics	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare ³	BLC4 Type IV backlight control ³	
	P10 ¹ P12 ¹	27K 2700K	80CRI	T4M Type IV medium	LCCO Left corner cutoff ³	
	P11 ¹ P13 ¹	30K 3000K	80CRI	T4LG Type IV low glare ³	RCCO Right corner cutoff ³	
		35K 3500K	80CRI	TFTM Forward throw medium		
		40K 4000K	80CRI			
		50K 5000K	80CRI			

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{11, 12, 18, 19} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{10, 18, 19} PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴ PER5 Five-pin receptacle only (controls ordered separate) ^{14, 19}	PER7 Seven-pin receptacle only (controls ordered separate) ^{14, 19} FAO Field adjustable output ^{15, 19} BL30 Bi-level switched dimming, 30% ^{16, 19} BL50 Bi-level switched dimming, 50% ^{16, 19} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	Shipped installed HS Houseside shield (black finish standard) ²⁰ L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²¹ HA 50°C ambient operation ²² Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)



COMMERCIAL OUTDOOR

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DSX0-LED
Rev. 03/15/23
Page 1 of 9

LIGHT FIXTURE

SCALE: N/A

1

verticalbridge

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PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

LIGHTING SPECIFICATIONS

SCALE: NONE

PROJECT NUMBER 60500
SHEET NUMBER VW E-Page 79 of 127

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Perkins
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	4
Type	In-Line
Displacement - in ³ (L)	135 (2.22)
Bore - in (mm)	3.3 (84)
Stroke - in (mm)	3.9 (100)
Compression Ratio	23.3:1
Intake Air Method	Turbocharged
Cylinder Head	Cast Iron
Piston Type	Aluminum
Crankshaft Type	Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.5%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow
Crankcase Capacity - qt (L)	11.2 (10.6)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed - RPM	1,980
Fan Diameter - in (mm)	18 (457)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Inject Pump	Distribution Injection Pump
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line - in (mm)	0.31 (7.9) ID
Fuel Return Line - in (mm)	0.2 (4.8) ID

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

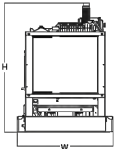
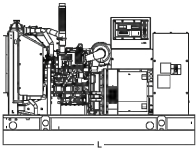
Standard Model	K0035124Y21
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase Only)
Telephone Interference Factor (TIF)	< 50

Standard Excitation	Synchronous Brushless
Bearings	Single Sealed
Coupling	Direct via Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

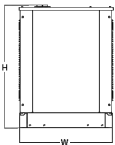
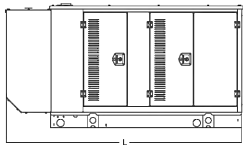


DIMENSIONS AND WEIGHTS*



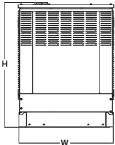
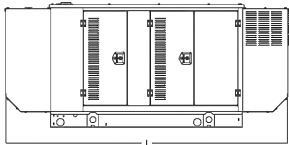
OPEN SET

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)	
No Tank	-	76.0 (1,930) x 37.4 (950) x 44.8 (1,138)	1,456 - 1,641 (661 - 745)	
19	54 (204)	76.0 (1,930) x 37.4 (950) x 57.8 (1,468)	1,936 - 2,121 (879 - 963)	
47	132 (500)	76.0 (1,930) x 37.4 (950) x 69.8 (1,773)	2,166 - 2,351 (983 - 1,067)	
67	190 (719)	76.0 (1,930) x 37.4 (950) x 79.3 (2,014)	2,380 - 2,565 (1,081 - 1,165)	
75	211 (799)	76.0 (1,930) x 37.4 (950) x 81.8 (2,078)	2,375 - 2,560 (1,078 - 1,162)	
107	300 (1,136)	92.9 (2,360) x 37.4 (950) x 85.3 (2,167)	2,438 - 2,623 (1,106 - 1,190)	



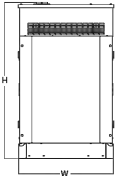
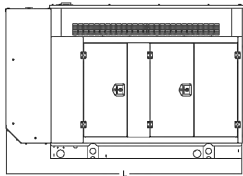
WEATHER PROTECTED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)	
			Enclosure Only	
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)	Steel	Aluminum
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)	372 (169)	241 (109)
47	132 (500)	106.0 (2,692) x 38.0 (965) x 84.0 (2,134)		
67	190 (719)	94.8 (2,409) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	76.0 (1,930) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	92.9 (2,360) x 38.0 (965) x 90.0 (2,287)		



LEVEL 1 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)	
			Enclosure Only	
No Tank	-	112.5 (2,857) x 38.0 (965) x 49.5 (1,258)	Steel	Aluminum
19	54 (204)	112.5 (2,857) x 38.0 (965) x 62.5 (1,588)	505 (229)	338 (153)
47	132 (500)	112.5 (2,857) x 38.0 (965) x 74.5 (1,893)		
67	190 (719)	112.5 (2,857) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	112.5 (2,857) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	112.5 (2,857) x 38.0 (965) x 90.0 (2,287)		



LEVEL 2 SOUND ATTENUATED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)	
			Enclosure Only	
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)	Steel	Aluminum
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)	510 (231)	341 (155)
47	132 (500)	94.8 (2,409) x 38.0 (965) x 74.5 (1,893)		
67	190 (719)	106.0 (2,692) x 38.0 (965) x 84.0 (2,134)		
75	211 (799)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	94.8 (2,409) x 38.0 (965) x 90.0 (2,287)		

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53189

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Part No. 10000024842

Rev. C 10/19/2020



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A	10/22/24	REVISED METER PLACEMENT
MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:

ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:

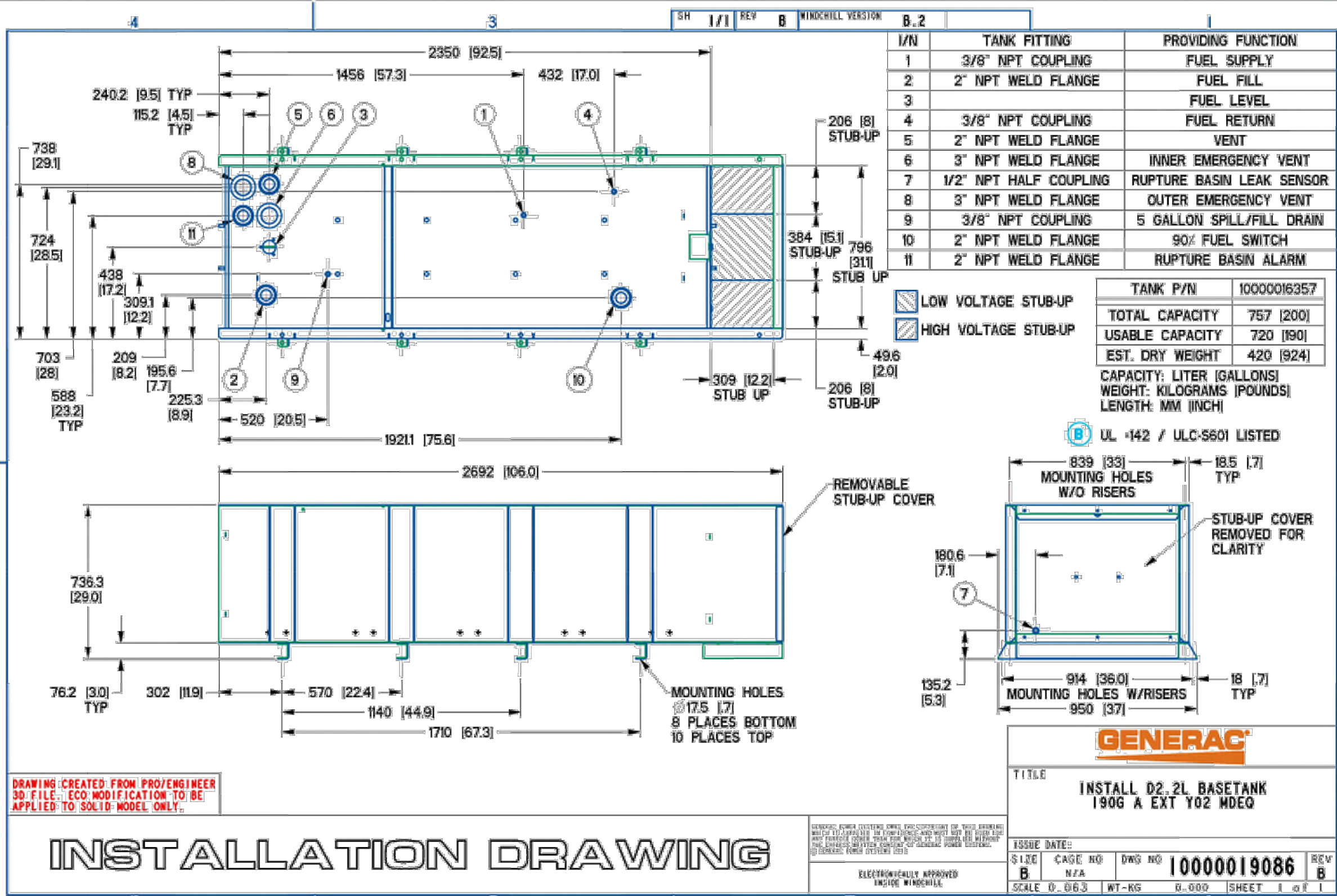
GENERATOR CUT-SHEET

SCALE: NONE

PROJECT NUMBER 60500

SHEET NUMBER VW EX-1

GENERATOR TYPE: DIESEL (PENDING ENVIRONMENTAL VERIFICATION)
MAKE: GENERAC
MODEL #: SD030-1PE-190JT - STANDARD GENERAC SD030 30kw DIESEL - 190 GALLON



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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(608) 643-4100 www.ramaker.com

Certification & Seal:

MARK	DATE	DESCRIPTION
B	1/16/25	REVISED ZONING JURISDICTION
A	10/22/24	REVISED METER PLACEMENT
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/16/2024

PROJECT TITLE:
ASHLAND INDUSTRIAL - B

PROJECT INFORMATION:
EAST SIDE OF RAIL DR
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:
GENERATOR CUT-SHEET

SCALE: NONE



PARENT PARCEL DESCRIPTION PER TITLE REPORT (PARCEL NUMBER: 201-05120-0210)

THE FOLLOWING DESCRIBED REAL ESTATE IN ASHLAND COUNTY, WISCONSIN:

LOT 1 OF CERTIFIED SURVEY MAP NO. 561

PARCEL ID: 201-05120-0210

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CITY OF ASHLAND, A WISCONSIN MUNICIPAL CORPORATION BY A DEED FROM BARBARA A. SEARS AND RANDY F. FORIS, AS JOINT TENANTS, AND NOT AS TENANTS IN COMMON DATED 9/14/1998 AND RECORDED 9/14/1998 IN BOOK 495 PAGE 832 AND INSTRUMENT 261278 IN THE COUNTY OF ASHLAND, STATE OF WISCONSIN. ALSO, BEING THE SAME PROPERTY CONVEYED TO CITY OF ASHLAND, A WISCONSIN MUNICIPAL CORPORATION BY A DEED FROM JAMES C. HEGBLOOM AND BARBARA B. HEGBLOOM DATED 12/23/1975 AND RECORDED 1/27/1976 IN BOOK 315 PAGE 540 AND INSTRUMENT 187893 IN THE COUNTY OF ASHLAND, STATE OF WISCONSIN.

50' X 150' LEASE AREA DESCRIPTION

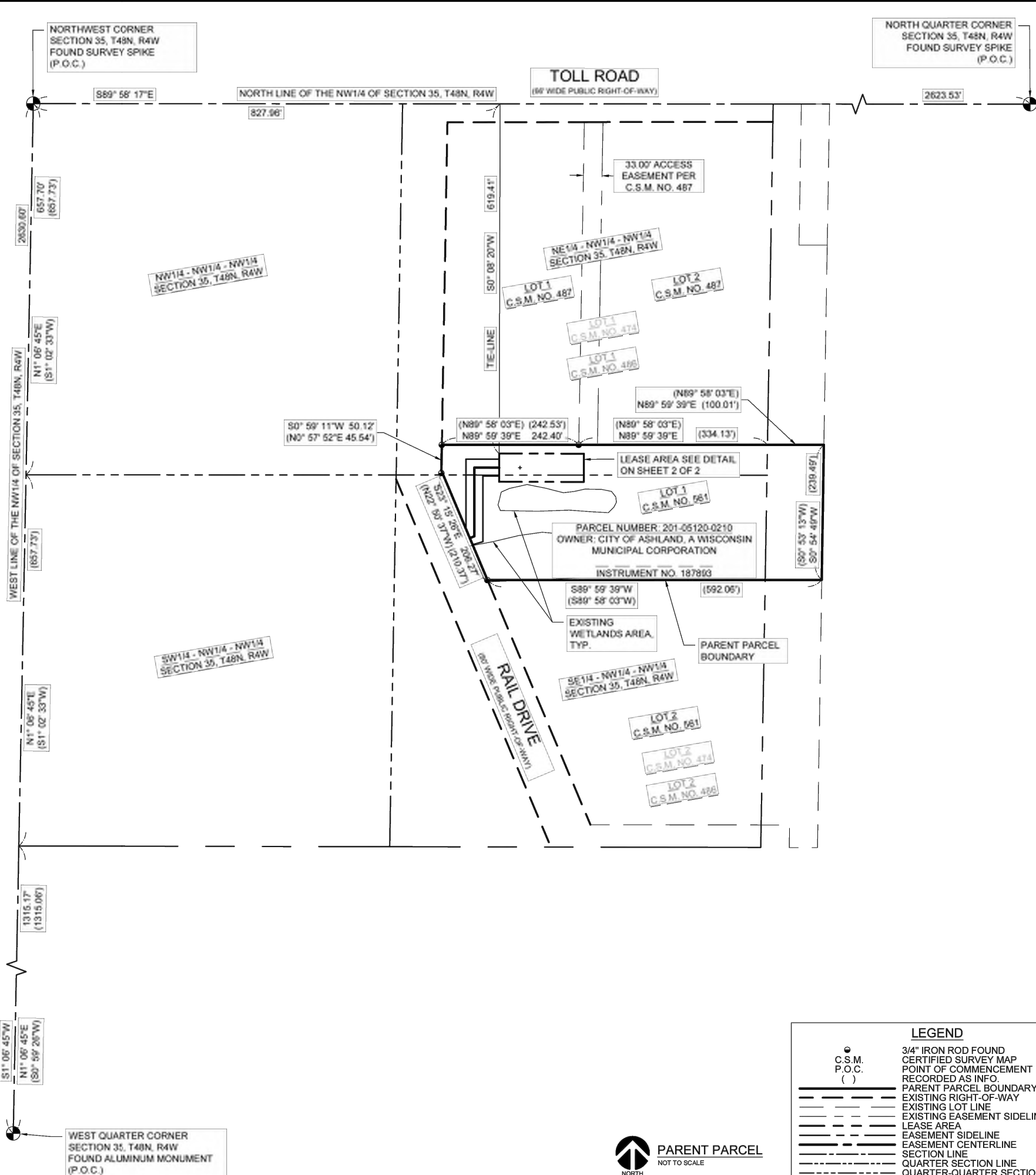
A PORTION OF LAND LOCATED IN LOT 1 OF C.S.M. NO. 561, ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE FOUR (4) WEST, CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SURVEY SPIKE LOCATING THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S89°58'17"E, 827.96 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 35; THENCE S0°08'20"W, 619.41 FEET TO THE POINT OF BEGINNING; THENCE S89°51'40"E, 150.00 FEET; THENCE S0°08'20"W, 50.00 FEET; THENCE N89°51'40"W, 150.00 FEET; THENCE N0°08'20"E, 50.00 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 7,500 SQUARE FEET (0.17 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

30' WIDE ACCESS & UTILITY EASEMENT CENTERLINE DESCRIPTION

A PORTION OF LAND LOCATED IN LOT 1 OF C.S.M. NO. 561, ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE FOUR (4) WEST, CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN AND WHOSE CENTERLINE IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SURVEY SPIKE LOCATING THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S89°58'17"E, 827.96 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 35; THENCE S0°08'20"W, 619.41 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE CONTINUING S0°08'20"W, 25.09 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED LEASE AREA AND THE POINT OF BEGINNING; THENCE N89°52'50"W, 43.91 FEET; THENCE S0°00'04"E, 121.54 FEET; THENCE S66°06'38"W, 8.72 FEET TO THE EASTERLY PUBLIC RIGHT-OF-WAY OF RAIL DRIVE AND TO THE POINT OF TERMINATION. SAID ACCESS & UTILITY EASEMENT CENTERLINE CONTAINS 174.17 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED. SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO BEGIN AT THE WEST LINE OF THE AFOREMENTIONED LEASE AREA AND TERMINATE AT THE EASTERLY PUBLIC RIGHT-OF-WAY OF RAIL DRIVE.



THE TOWERS, LLC



Certification & Seal:
I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns, and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Tower Title; that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.

FOR CLIENT REVIEW

Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/09/2024

PROJECT TITLE:
**ASHLAND INDUSTRIAL
THE TOWERS, LLC
US-WI-US-WI-5735**

PROJECT ADDRESS:
RAIL DRIVE
ASHLAND, WI 54806
ASHLAND COUNTY

SHEET TITLE:
LEASE SURVEY

SCALE:
NONE

PROJECT NUMBER: 60500
SHEET NUMBER: 1 OF 2

SURVEYOR'S NOTES

- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
- 2) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
- 3) NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- 4) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS PROVIDED TO THE SURVEYOR OR MARKINGS PURSUANT TO A UTILITY LOCATE REQUESTED BY THE SURVEYOR. WISCONSIN DIGGER'S HOTLINE UTILITY LOCATE NUMBER 20242325288.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 3132-8.
- 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL & THEREFORE RESETTING MISSING PROPERTY IRONS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 7) AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE 'THE TOWERS, LLC' LEASE AREA OR ASSOCIATED EASEMENTS.
- 8) THE 'THE TOWERS, LLC' LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 9) THE 'THE TOWERS, LLC' 30' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE PUBLIC RIGHT-OF-WAY OF TOLL ROAD.
- 10) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 11) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY TOWER TITLE, FILE NUMBER: VTB-180480-C, DOCUMENT DATE: 05/10/2024.
- 12) BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW1/4 OF SECTION 35, T48N, R4W, MEASURED TO BEAR S89° 58' 17"E BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, ASHLAND COUNTY, U.S. FOOT.
- 13) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 14) F.E.M.A. FLOOD PANEL MAP NUMBER 5500050001B, ZONE C (AREA OF MINIMAL FLOODING).

TITLE REPORT REVIEW

PREPARED BY: TOWER TITLE
COMMITMENT NUMBER: VTB-180480-C
COMMITMENT DATE: 05/10/2024

SCHEDULE B - PART II EXCEPTIONS:

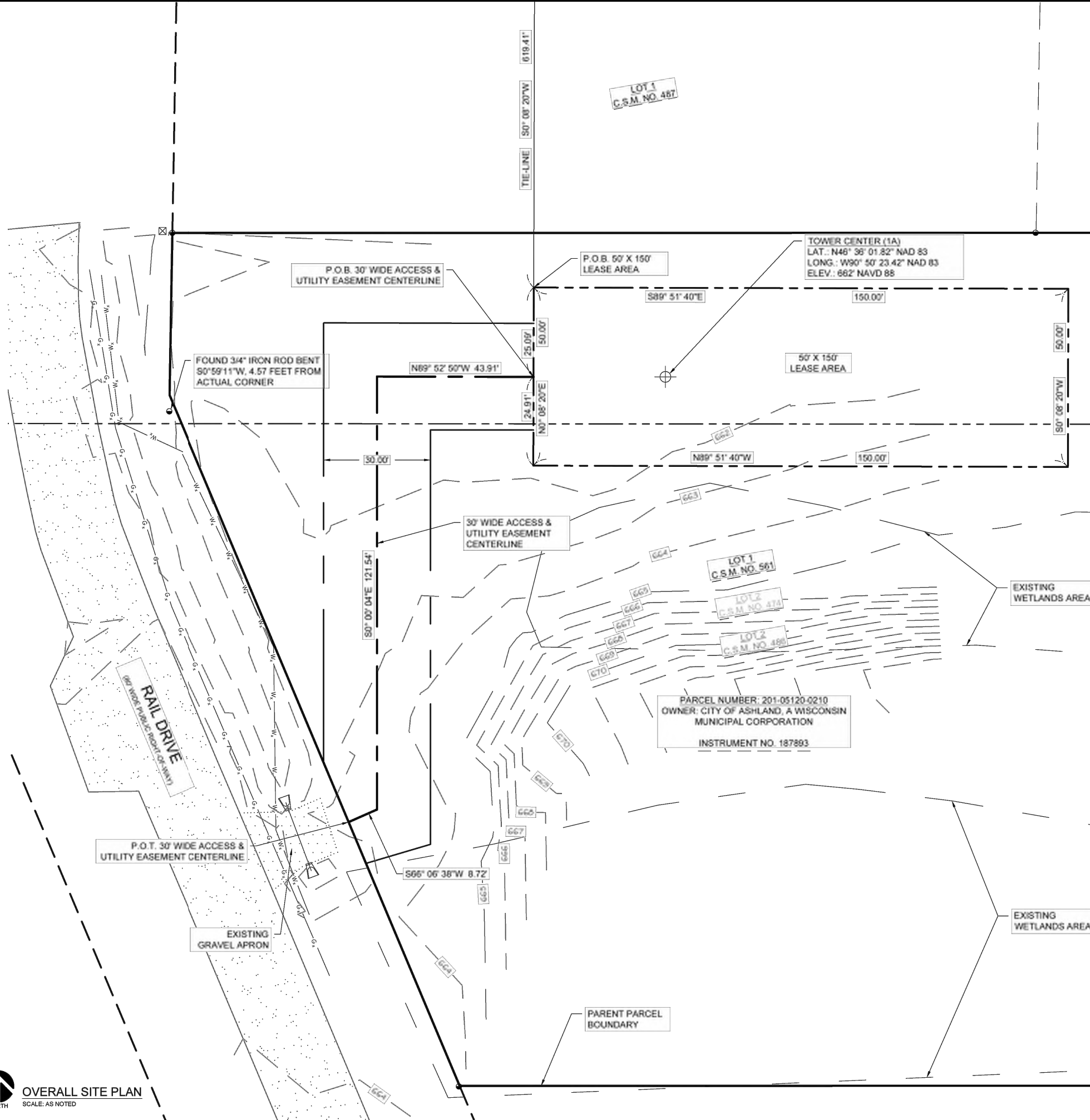
- 1-9. **(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON.)**
10. RESOLUTION DATED MAY 12, 1998 AND RECORDED MAY 20, 1998 IN (BOOK) 492 (PAGE) 528 (INSTRUMENT) X259755, IN ASHLAND COUNTY, WISCONSIN. **(THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.)**
11. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "SURVEY CSM 474" DATED AUGUST 3, 2006 AND RECORDED AUGUST 3, 2006 IN (BOOK) 3 (PAGE) 144, (INSTRUMENT) 303256 IN ASHLAND COUNTY, WISCONSIN. **(C.S.M. NO. 474 SHOWN ON SURVEY.)**
12. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "SURVEY CSM 486" DATED FEBRUARY 2, 2007 AND RECORDED FEBRUARY 2, 2007 IN (BOOK) 3 (PAGE) 177, (INSTRUMENT) 305662 IN ASHLAND COUNTY, WISCONSIN. **(C.S.M. NO. 486 SHOWN ON SURVEY.)**
13. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "SURVEY CSM 561" DATED AUGUST 18, 2009 AND RECORDED AUGUST 18, 2009 IN (BOOK) 3 (PAGE) 342, (INSTRUMENT) 316485 IN ASHLAND COUNTY, WISCONSIN. **(C.S.M. NO. 561 SHOWN ON SURVEY.)**

LEGEND

- C.S.M.
- P.O.B.
- P.O.T.
- ()
- PARENT PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING BURIED NATURAL GAS
- EXISTING BURIED WATER
- EXISTING WETLAND AREA
- EXISTING TELEPHONE PEDESTAL
- EXISTING ASPHALT
- EXISTING GRAVEL
- LEASE AREA
- EASEMENT SIDELINE
- EASEMENT CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE



OVERALL SITE PLAN
SCALE: AS NOTED



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THE TOWERS, LLC



Certification & Seal:
I hereby certify to: Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns; and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Tower Title; that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.

FOR CLIENT REVIEW

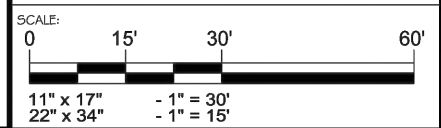
Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/09/2024

PROJECT TITLE:
**ASHLAND INDUSTRIAL
THE TOWERS, LLC
US-WI-US-WI-5735**

PROJECT ADDRESS:
**RAIL DRIVE
ASHLAND, WI 54806
ASHLAND COUNTY**

SHEET TITLE:
LEASE SURVEY



PROJECT NUMBER: 60500
SHEET NUMBER: 2 OF 2



SHEET TITLE: PHOTO RENDERING/SIMULATION LOCATION MAP		 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487	 RAMAKER employee-owned (608) 643-4100 www.ramaker.com
PROJECT TITLE: ASHLAND INDUSTRIAL			
PROJECT NUMBER: 60500			
PROJECT LOCATION: EAST SIDE OF RAIL DR. ASHLAND, WI 54806			



SHEET TITLE: BEFORE PHOTO RENDERING/SIMULATION - LOOKING SOUTHEAST	
PROJECT TITLE: ASHLAND INDUSTRIAL	
PROJECT NUMBER: 60500	
PROJECT LOCATION: EAST SIDE OF RAIL DR. ASHLAND, WI 54806	



750 PARK OF COMMERCE DRIVE,
SUITE 200 BOCA RATON, FL 33487





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SHEET TITLE: AFTER PHOTO RENDERING/SIMULATION - LOOKING SOUTHEAST		 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487	 RAMAKER employee-owned (608) 643-4100 www.ramaker.com
PROJECT TITLE: ASHLAND INDUSTRIAL			
PROJECT NUMBER: 60500			
PROJECT LOCATION: EAST SIDE OF RAIL DR. ASHLAND, WI 54806			



SHEET TITLE: BEFORE PHOTO RENDERING/SIMULATION - LOOKING EAST	
PROJECT TITLE: ASHLAND INDUSTRIAL	
PROJECT NUMBER: 60500	
PROJECT LOCATION: EAST SIDE OF RAIL DR. ASHLAND, WI 54806	



750 PARK OF COMMERCE DRIVE,
SUITE 200 BOCA RATON, FL 33487





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SHEET TITLE: AFTER PHOTO RENDERING/SIMULATION - LOOKING EAST		 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487	 RAMAKER employee-owned (608) 643-4100 www.ramaker.com
PROJECT TITLE: ASHLAND INDUSTRIAL			
PROJECT NUMBER: 60500			
PROJECT LOCATION: EAST SIDE OF RAIL DR. ASHLAND, WI 54806			



SHEET TITLE: BEFORE PHOTO RENDERING/SIMULATION - LOOKING NORTHWEST	
PROJECT TITLE: ASHLAND INDUSTRIAL	
PROJECT NUMBER: 60500	
PROJECT LOCATION: EAST SIDE OF RAIL DR. ASHLAND, WI 54806	



750 PARK OF COMMERCE DRIVE,
SUITE 200 BOCA RATON, FL 33487



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PROPOSED VERTICAL BRIDGE
MONOPOLE AND EQUIPMENT



SHEET TITLE: AFTER PHOTO RENDERING/SIMULATION - LOOKING NORTHWEST	
PROJECT TITLE: ASHLAND INDUSTRIAL	
PROJECT NUMBER: 60500	
PROJECT LOCATION: EAST SIDE OF RAIL DR. ASHLAND, WI 54806	



750 PARK OF COMMERCE DRIVE,
SUITE 200 BOCA RATON, FL 33487





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AFFIDAVIT
SWORN STATEMENT OF NEED FOR A NEW MOBILE SERVICE SUPPORT STRUCTURE FOR
ASHLAND INDUSTRIAL-B LOCATED AT RAIL DR., ASHLAND, WI 54806
IN SUPPORT OF NEW TOWER CONSTRUCTION PURSUANT TO WIS. STAT. §66.0404

STATE OF WISCONSIN §
 §
COUNTY OF ASHLAND §

BEFORE ME, the undersigned authority, this day personally appeared Md Toufikul Islam, who being by me first duly sworn, on oath says as follows:

1. My name is Md Toufikul Islam. I am an Engr II CsIt-Radio Frequency Global Network and Technology for Verizon Wireless (“Verizon”) in the Illinois/Wisconsin Market. As a radio frequency specialist, I am trained to identify lack of capacity in coverage in wireless communications systems and to assess the ability of proposed antenna sites to remedy lack of capacity in signal coverage.
2. Verizon is a federally licensed provider of wireless communications services with a national footprint.
3. Verizon will locate its personal wireless service equipment on this proposed tower and in the proposed ground equipment area. The proposed facilities are located within areas where Verizon has identified a need to install a wireless telecommunications facility in order to provide reliable wireless service. The search area for the proposed facility was determined by the fact that wireless service needs significant improvement throughout the surrounding. Verizon has unreliable in-vehicle coverage along Highway 2 and a lack of capacity in the east side of The City of Ashland. Furthermore, it was determined that the areas served by the facility would interact well with those of existing and planned facilities in the surrounding area.
4. Verizon would have a lack in the required capacity to provide reliable coverage in The City of Ashland if existing towers were to be used outside of the Verizon search ring. The proposed tower locations fulfill network requirements within this area. A lack of capacity could result in the inability to adequately transmit or receive calls, or by interrupted or disconnected calls.
5. The lack in the required capacity to provide reliable coverage that would be created in The City of Ashland if the proposed tower/equipment is not constructed, as shown in Exhibit A, would prevent Verizon from providing seamless wireless service to current and future public and private users of its wireless communication system including police, fire, ambulance and emergency response personnel.
6. Since wireless communication is used with increasing frequency to report crimes,

accidents, fires, medical emergencies and other threats to people or property, a lack of the required capacity represents a demonstrable threat to public health, safety and welfare.

7. Exhibit A is a true and accurate simulation of existing radio frequency coverage in the area of the proposed site and shows the location of Verizon's proposed site in The City of Ashland. Exhibit B is a true and accurate simulation of radio frequency coverage of the proposed site with antennas at 160' on a 165' standard self-support tower (with the highest point being 175' at the tip of a 10' lightning rod) and surrounding areas. Exhibit C is a summary and project objectives for the Proposed Tower. The Proposed Tower is intended to provide coverage for up to three carriers. This evidence conclusively demonstrates Verizon's need for the proposed tower.
8. The proposed tower will provide needed coverage into the surrounding commercial and residential developments around the proposed site. When coupled with Verizon's existing system, the minimum antenna centerline height at the proposed site necessary to meet Verizon's radio frequency coverage and capacity objectives is as listed in section #7. The proposed tower and related ground equipment, as designed, will substantially accomplish Verizon's radio frequency goals in the area while minimizing any aesthetic impact to the community.
9. Natural and man-made features such as large buildings, hills, trees, and ridge lines all affect the way a signal travels and can distort or obstruct radio signals. Radio signals will either bounce off, bounce back or be absorbed by these obstructions. These constraints severely limit the suitability of sites for purposes of remedying a lack of capacity in signal coverage.
10. Exhibit D is a true and accurate representation of the search ring provided by Verizon to search for tower locations that meet the needs of Verizon's communications network. The search ring center is shown in Exhibit D and depicted as a red pin and the search ring is depicted as a red circle. The location of the proposed tower is shown in Exhibit D and depicted by the green pin.
11. We have performed an FCC Antenna Structure Registration Search for a half-mile radius around the coordinates of the proposed site. The results of this search are attached and incorporated herein by reference as Exhibit E. There was one tower within the search radius that does not meet the coverage objective. This additional evidence further demonstrates the need for the proposed tower.

DATED THIS 5 DAY OF September, 2024.

Toufik
MD TOUFIKUL ISLAM
ENGR II CSLT-RADIO FREQUENCY
GLOBAL NETWORK AND TECHNOLOGY
VERIZON WIRELESS

SUBSCRIBED AND SWORN BEFORE ME THIS
5th DAY OF September, 2024.

Sharon A Petrielli
NOTARY PUBLIC,

STATE OF: ILLINOIS

MY COMMISSION EXPIRES: 7-22-2025

COUNTY OF: COOK

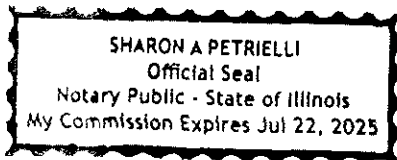
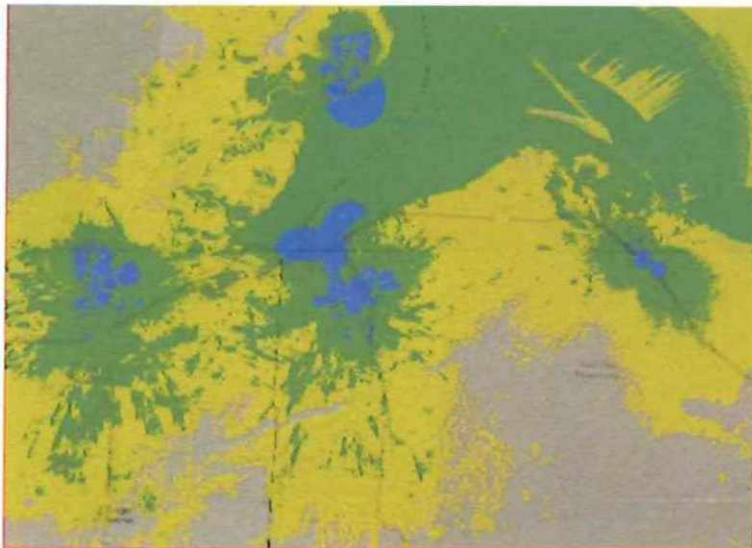


EXHIBIT A

To Affidavit of Md Toufikul Islam

See attached Propagation Map showing Current Coverage with Existing Antennas

Existing Coverage



■ Reliable In-Residence
■ Unreliable In-Residence
■ Unreliable In-Vehicle/Reliable On-Street

EXHIBIT B

To Affidavit of Md Toufikul Islam

*See attached Propagation Map with Proposed Self-Support Tower, Antennas at 160' and
Current Coverage with Existing Antennas*

Composite Coverage

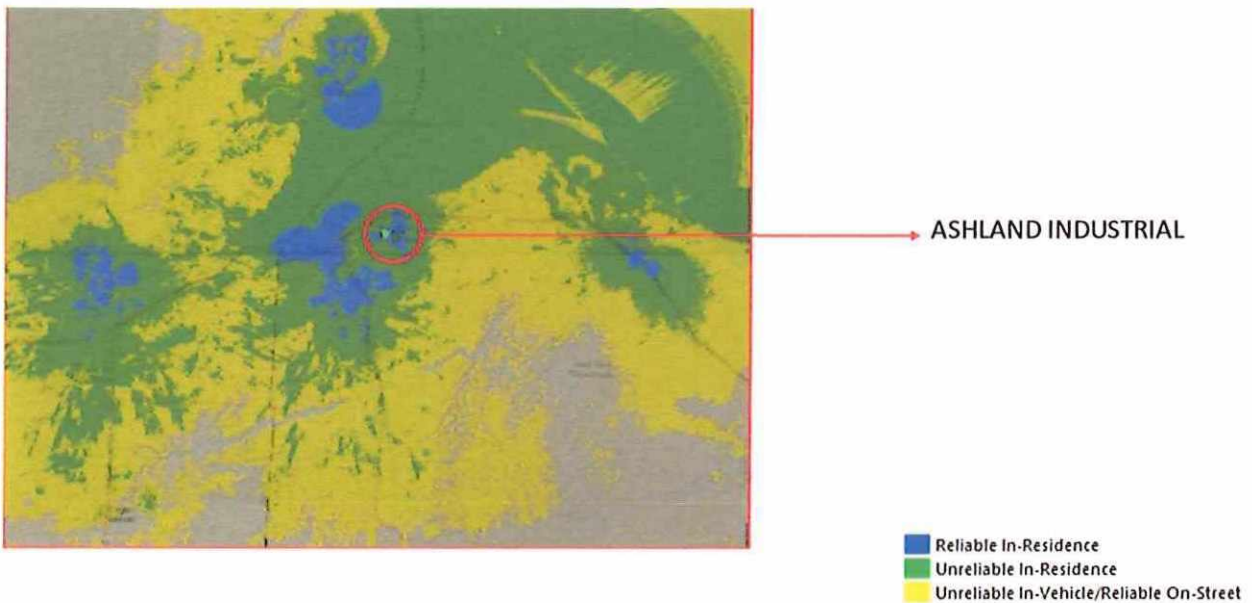


EXHIBIT C

To Affidavit of Md Toufikul Islam

Summary:

As shown in maps, Verizon Wireless has unreliable In-vehicle coverage along Highway 2. Also we need more capacity in the East of Ashland town.

A new site is needed at the proposed location, to bridge this service gap and bring more capacity to our network. The current candidate is the most feasible candidate to meet the goal

Project Objectives :

- Provide enhanced coverage that will support Emergency Services and Public Safety.
- Improve Indoor and in-vehicle coverage
- Improve data connectivity and speed for daily commuters and local businesses/residences .



EXHIBIT D

To Affidavit of Md Toufikul Islam

.5 Mile Search Radius Map: From RF Search Center

Center of RF .5 Mile Search Ring: Red Pin, Red Circle



EXHIBIT E

To Affidavit of Md Toufikul Islam

FCC Antenna Structure Registration Study Results

Center of RF Half-Mile Search Ring: Exhibit D Red Pin, Red Circle

Latitude: 46° 36' 16.04" North (46.604456°)
Longitude: 90° 50' 32.91" West (-90.842475°)

Proposed tower location: Exhibit D Green Pin

Latitude: 46° 36' 01.55" North (46.600430°)
Longitude: 90° 50' 23.53" West (-90.839870°)
Parcel ID: 201-05120-0210
Jurisdiction: City of Ashland

Existing tower locations: Exhibit D Blue Stars

State of Wisconsin – Educational Communications Board tower:
FCC Registration: 1035230
Latitude: 46° 36' 28.40" North (46.607889°)
Longitude: 90° 50' 13.00" West (-90.836944°)
Tower Height: 91.1 meters AGL (298.9 feet AGL)
Distance to Proposed: 0.53 miles



Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

[FCC Site Map](#)

TOWAIR Determination Results

[? HELP](#)
[New Search](#) [Printable Page](#)

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 7895.84 MTRS (7.89580 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	46-33-13.00N	090-55-2.00W	JOHN F KENNEDY MEML	ASHLAND, WI	246.9	1584.0999999999999

PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 8042.75 MTRS (8.04279 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	46-32-50.00N	090-54-39.00W	JOHN F KENNEDY MEML	ASHLAND, WI	246.9	1584.0999999999999

Your Specifications

NAD83 Coordinates

Latitude 46-36-01.8 north
Longitude 090-50-23.4 west

Measurements (Meters)

Overall Structure Height (AGL) 53.3
Support Structure Height (AGL) 50.3
Site Elevation (AMSL) 201.8

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

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Washington, DC 20554

Phone: 1-877-480-3201
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Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-AGL-14369-OE

Issued Date: 10/28/2024

Julie Heffernan
The Towers, LLC
7500 Park of Commerce Dr
Suite 200
Boca Raton, FL 33487

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

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

Structure:	Antenna Tower US-WI-5735 - Ashland Industrial
Location:	Ashland, WI
Latitude:	46-36-01.82N NAD 83
Longitude:	90-50-23.42W
Heights:	662 feet site elevation (SE) 175 feet above ground level (AGL) 837 feet above mean sea level (AMSL)

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

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.

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

This determination expires on 04/28/2026 unless:

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

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

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

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

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

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

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

If we can be of further assistance, please contact our office at (817) 222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AGL-14369-OE.

Signature Control No: 636385229-637300213

(DNE)

Michael Costanzi
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

Additional information for ASN 2024-AGL-14369-OE

***The FAA recognizes emissions in the 3.7-3.98 GHz band at this location will result in Electromagnetic Interference (EMI) as described in Airworthiness Directives (AD) 2021-23-12 and 2021-23-13. NAS services including airport and helicopter operations within a radius of 42 NM will be impacted by 5G RF emissions. Operational use of this frequency band is not objectionable provided the Wireless Providers obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process.

Frequency Data for ASN 2024-AGL-14369-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W



January 07, 2025

Daniel Kalina
The Towers, LLC
750 Park Of Commerce Drive, Suite 200
Boca Raton, Florida 33487



B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject:	Fall Certification Letter	
Arcosa Designation:	Arcosa Project Number:	B432
	Arcosa Site Name:	Ashland Industrial (US-WI-5735)
Engineering Firm Designation:	B+T Group Project Number:	174475.001.01.0001
Site Data:	Ashland Industrial (US-WI-5735)	
	165' Monopole	

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 165' Monopole to be constructed at the **Ashland Industrial (US-WI-5735)** site.

This pole will be designed in accordance with the TIA 222-H standard for Ashland County, WI. The pole will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 105mph 3-sec gust (no ice), 50mph 3-sec gust (1.5" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

160'—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines
149'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
139'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 35' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 35' from the base of the pole.

It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the monopole.

Respectfully submitted by: B+T Engineering

Brad R. Milanowski, P.E.



STAFF REPORT

Plan Commission – February 18th, 2025

Agenda Item # 6c: Recommendation to City Council Regarding a Resolution Petitioning the Secretary of Transportation for Airport Improvement Aid

Zoning District: Airport District (AIR)
Property Address: 50511 State Highway 112
Parcel #: # 201-05008-1000, 201-05009-0000
Applicant: City of Ashland
Staff Contact: Steven Wiley

Action(s) Requested:

The City of Ashland is requesting that the Plan Commission review the included draft petition to the Secretary of Transportation for Airport Improvement Aid and make a recommendation to the City Council regarding the petition.

Applicable Ordinance Provisions:

State Statute 62.23(5) determines the matters that are referred to the City Plan Commission. The Statute states that “the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley, or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds;” are referred to the Plan Commission for its consideration and report prior to the Council taking final action. Since the proposed petition includes a list of potential improvements for the JFK Memorial Airport, staff is referring the draft petition to the Plan Commission for review and a recommendation prior to Council action.

Property Location and Background Information:

The JFK Memorial Airport is jointly owned by the City of Ashland and Ashland County and lies on the southwest edge of the City. The airport has existed in its current location for over 60 years and includes two parcels of 374.9 acres and 132.56 acres for a total of 507.46 acres of land. Site improvements include two asphalt runways of 5,200 feet and 3,500 feet in length with a log cabin terminal building, jet fuel farm and aviation gasoline station, and City-owned and privately-owned hangar buildings. The State of Wisconsin requires local municipalities and counties seeking federal funding for potential airport improvements to submit a petition to the WI Secretary of Transportation and that the state petition the federal government for funding on municipalities’ behalf. Local units of government are not permitted to petition the FAA or other federal agencies directly for funding. Every six or so years the City has submitted a petition to the state for funding aid to assist with potential airport improvements. The Airport Manager has created a list of potential airport improvements that could occur if funding was available. Some of these potential improvements have remained on the list for 12 or more years. The City Council held a required public hearing regarding the petition at the January 28th, 2025 Council meeting and heard input from the public at that time. At the public hearing one

resident from the Town of Gingles noted her concerns about several items in the proposed list of improvements. The concerns stated by the Gingles resident were regarding the potential acquisition of land for reconstruction or expansion of the airport entrance and roadway, reconstruction or improvements to the terminal, conducting a new boundary survey, and expanding the hangar development area.

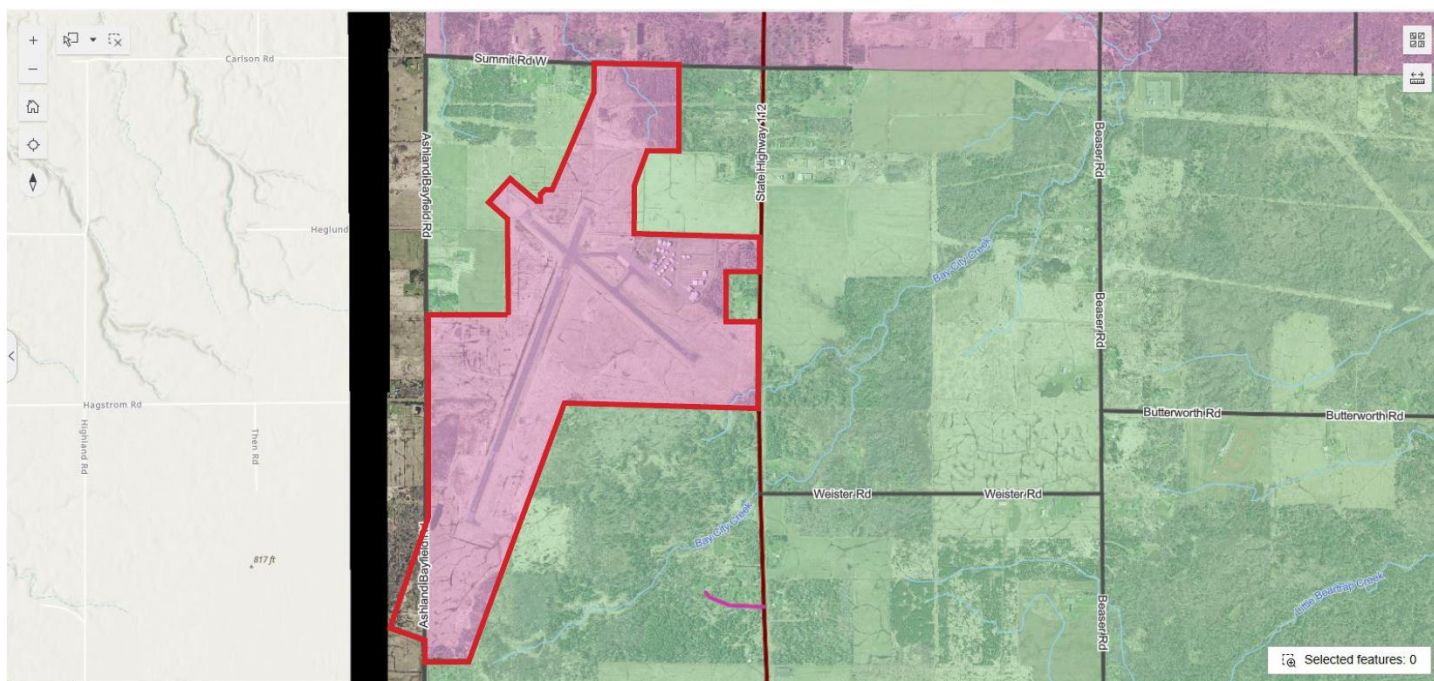
Subject Site

Existing Land Use	Zoning
JFK Memorial Airport	Airport District (AIR)

Adjacent Land Use and Zoning

Existing Uses		Zoning
North	Single-Family Residential	Future Development (FD)
South	Vacant, Single-Family Residential, Agricultural	Ashland County Zoning
East	Vacant, Single-Family Residential, Agricultural	Ashland County Zoning
West	Vacant, Single-Family Residential, Agricultural	Bayfield County Zoning

Comprehensive Plan Land Use Recommendation	Land Use
Authentic Ashland - February 2017	Downtown Core and Commercial Districts



The JFK Memorial Airport is outlined in red in the County GIS map above.

Staff understands that the Gingles resident raised concerns at Council with some items on the proposed improvement list and that she wanted some of these items removed. It is important to note that the proposed list of airport improvements is a “wishlist” of improvements that the City and County could consider if funding was made available. The list is not binding for the City or County in any way. The City and County are not locked in or required to pursue items because they are included on the list. The only item for which funding was allocated and is in progress is the reconstruction of Runway 2/20 (the 5,200-foot runway) which is scheduled for May, 2025. This project was funded with 90% of the funding coming from the Federal level, 5% from the state, and 5% between the City and County. There are no proposed plans for any of the other projects on the list. However, if any projects are removed from the list or not included on the list when the petition is submitted, they are not allowed to be considered even if funding would be available. The proposed

improvement list cannot be changed without the City starting the petition process over and holding additional public hearings, etc. The language on the list (Reconstruct/Rehabilitate/Construct for example) is specific because some federal grants require the use of specific terms for a project to qualify. The City would not have the option of considering items removed from the list or adding them back onto the list until the next petition would be submitted 6 years from now. Staff is of the opinion that the City should submit the list as-is with the petition to the State to ensure that the City has the option of considering the items and pursuing funding if opportunities arise.

The draft petition and proposed list of airport improvements are included for Plan Commission Review. If funding was to arise and the City and County would move forward with any projects on the list staff would determine if Plan Commission review was required and refer such items to the Commission as appropriate. Staff is not proposing specific projects or asking for Plan Commission review of specific projects at this time.

Recommendation

Staff requests that the Plan Commission review and vote to support the proposed Resolution Petitioning the Secretary of Transportation for Airport Improvement Aid and list of improvements for the JFK Memorial Airport.

The required public hearing occurred at the January 28th, 2025 City Council meeting and the required meeting notice published in the newspaper prior. Since this has occurred no Plan Commission public hearing is required.

**RESOLUTION PETITIONING
THE SECRETARY OF TRANSPORTATION
FOR AIRPORT IMPROVEMENT AID
BY**

**Common Council of the City of Ashland
Ashland County, Wisconsin**

WHEREAS, the City of Ashland, Ashland County, Wisconsin, Wisconsin hereinafter referred to as the sponsor, being a municipal body corporate of the State of Wisconsin, is authorized by Wis. Stat. §114.11, to acquire, establish, construct, own, control, lease, equip, improve, maintain, and operate an airport, and

WHEREAS, the sponsor desires to develop or improve the John F. Kennedy Memorial Airport, Ashland County, Wisconsin,

"PETITION FOR AIRPORT PROJECT"

WHEREAS, the foregoing proposal for airport improvements has been referred to the city plan commission for its consideration and report prior to council action as required by Wis. Stat. §62.23(5), and

WHEREAS, airport users have been consulted in formulation of the improvements included in this resolution, and

WHEREAS, a public hearing was held prior to the adoption of this petition in accordance with Wis. Stat. §114.33(2) as amended, and a transcript of the hearing is transmitted with this petition, and

THEREFORE, BE IT RESOLVED, by the sponsor that a petition for federal and (or) state aid in the following form is hereby approved:

The petitioner, desiring to sponsor an airport development project with federal and state aid or state aid only, in accordance with the applicable state and federal laws, respectfully represents and states:

1. That the airport, which it is desired to develop, should generally conform to the requirements for a general aviation type airport as defined by the Federal Aviation Administration.
2. The character, extent, and kind of improvements desired under the project are as follows:

Rehabilitate/Reconstruct Runway 13/31, including lighting and signs; Rehabilitate/Reconstruct Runway 2/20, including lighting and signs; Install Precision Approach Path Indicators (PAPI) for Runway 13; Convert Runway 20 PAPI to LED; Install Runway End Identifier Lights (REIL) for Runway 13/31; Rehabilitate/Reconstruct/Widen/Construct entrance road; Reconstruct/Rehabilitate/Construct Taxiways/Taxilanes, including lighting and signs; Reconstruct/Rehabilitate/Expand apron; Pavement maintenance and markings; Land acquisition for runway approaches; Land acquisition for entrance road widening; Construct/Rehabilitate/Reconstruct/Purchase snow removal equipment storage building, including drainage improvements; Replace/enhance/improve/expand/purchase fuel system, including containment; Construct Drainage improvements; Purchase mowing equipment; Purchase snow removal equipment; Conduct wildlife site visit update; Rehabilitate/Expand/Construct/Purchase terminal building; Prepare airport master plan; Update Airport Layout Plan, including bringing Exhibit A Property Map to standards; Conduct airport boundary survey; Wind Cone and segmented circle improvements; Rehabilitate/Reconstruct parking lot(s); Rehabilitate/Reconstruct/Construct/Purchase hangar(s); Rehabilitate/Reconstruct/Construct fencing/gates; Construct/expand hangar development area; Automated Weather Observation System (AWOS) improvements; Reimburse Development of Airport Overlay Land Use Ordinance; Clear and maintain runway approaches as stated in Wis. Admin. Code Trans §55, and any necessary related work.

3. That the airport project, which your petitioner desires to sponsor, is necessary for the following reasons: to meet the existing and future needs of the airport.

WHEREAS, it is recognized that the improvements petitioned for as listed will be funded individually or collectively as funds are available, with specific project costs to be approved as work is authorized, the proportionate cost of the airport development projects described above which are to be paid by the sponsor to the Secretary of the Wisconsin Department of Transportation (hereinafter referred to as the Secretary) to be held in trust for the purposes of the project; any unneeded and unspent balance after the project is completed is to be returned to the sponsor by the Secretary; the sponsor will make available any additional monies that may be found necessary, upon request of the Secretary, to complete the project as described above; the Secretary shall have the right to suspend or discontinue the project at any time additional monies are found to be necessary

by the Secretary, and the sponsor does not provide the same; in the event the sponsor unilaterally terminates the project, all reasonable federal and state expenditures related to the project shall be paid by the sponsor; and

WHEREAS, the sponsor is required by Wis. Stat. §114.32(5) to designate the Secretary as its agent to accept, receive, receipt for and disburse any funds granted by the United States under the Federal Airport and Airway Improvement Act, and is authorized by law to designate the Secretary as its agent for other purposes.

"DESIGNATION OF SECRETARY OF TRANSPORTATION AS SPONSOR'S AGENT"

THEREFORE, BE IT RESOLVED, by the sponsor that the Secretary is hereby designated as its agent and is requested to agree to act as such, in matters relating to the airport development project described above, and is hereby authorized as its agent to make all arrangements for the development and final acceptance of the completed project whether by contract, agreement, force account or otherwise; and particularly, to accept, receive, receipt for and disburse federal monies or other monies, either public or private, for the acquisition, construction, improvement, maintenance and operation of the airport; and, to acquire property or interests in property by purchase, gift, lease, or eminent domain under Wis. Stat. §32.02; and, to supervise the work of any engineer, appraiser, negotiator, contractor or other person employed by the Secretary; and, to execute any assurances or other documents required or requested by any agency of the federal government and to comply with all federal and state laws, rules, and regulations relating to airport development projects.

FURTHER, the sponsor requests that the Secretary provide, per Wis. Stat. §114.33(8)(a), that the sponsor may acquire certain parts of the required land or interests in land that the Secretary shall find necessary to complete the aforesaid project.

"AIRPORT OWNER ASSURANCES"

AND BE IT FURTHER RESOLVED that the sponsor agrees to maintain and operate the airport in accordance with certain conditions established in Wis. Admin. Code Trans §55, or in accordance with sponsor assurances enumerated in a federal grant agreement.

AND BE IT FURTHER RESOLVED THAT THE _____ and _____ be authorized to sign and execute the agency agreement and federal block grant owner assurances authorized by this resolution.

RESOLUTION INTRODUCED BY:

(TITLE)

(TITLE)

(TITLE)

CERTIFICATION

I, _____, Clerk of the City of Ashland, Ashland County, Wisconsin, do hereby certify that the foregoing is a correct copy of a resolution introduced at a _____ meeting of the _____ on _____, 20____, adopted by a majority vote, and recorded in the minutes of said meeting.

Clerk

AGENCY AGREEMENT AND FEDERAL BLOCK GRANT OWNER ASSURANCES

Department of Transportation Bureau of Aeronautics Madison, Wisconsin

WHEREAS, the City of Ashland, Ashland County, Wisconsin, hereinafter referred to as the sponsor, desires to sponsor an airport development project to be constructed with federal aid and/or state aid, specifically, the John F Kennedy Memorial Airport project to:

Rehabilitate/Reconstruct Runway 13/31, including lighting and signs; Rehabilitate/Reconstruct Runway 2/20, including lighting and signs; Install Precision Approach Path Indicators (PAPI) for Runway 13; Convert Runway 20 PAPI to LED; Install Runway End Identifier Lights (REIL) for Runway 13/31; Rehabilitate/Reconstruct/Widen/Construct entrance road; Reconstruct/Rehabilitate/Construct Taxiways/Taxilanes, including lighting and signs; Reconstruct/Rehabilitate/Expand apron; Pavement maintenance and markings; Land acquisition for runway approaches; Land acquisition for entrance road widening; Construct/Rehabilitate/Reconstruct/Purchase snow removal equipment storage building, including drainage improvements; Replace/enhance/improve/expand/purchase fuel system, including containment; Construct Drainage improvements; Purchase mowing equipment; Purchase snow removal equipment; Conduct wildlife site visit update; Rehabilitate/Expand/Construct/Purchase terminal building; Prepare airport master plan; Update Airport Layout Plan, including bringing Exhibit A Property Map to standards; Conduct airport boundary survey; Wind Cone and segmented circle improvements; Rehabilitate/Reconstruct parking lot(s); Rehabilitate/Reconstruct/Construct/Purchase hangar(s); Rehabilitate/Reconstruct/Construct fencing/gates; Construct/expand hangar development area; Automated Weather Observation System (AWOS) improvements; Reimburse Development of Airport Overlay Land Use Ordinance; Clear and maintain runway approaches as stated in Wis. Admin. Code Trans §55, and any necessary related work.

WHEREAS, the sponsor adopted a resolution on _____, 20____, a copy of which is attached and the prescribed terms and conditions of which are fully incorporated into this agreement, designating the Secretary as its agent and requesting the Secretary to act as such as set forth in the resolution, and agreeing to maintain and operate the airport in accordance with certain conditions; and

AGENCY AGREEMENT.....

WHEREAS, upon such request, the Secretary is authorized by law to act as agent for the sponsor until financial closing of this project;

NOW THEREFORE, the sponsor and the Secretary do mutually agree that the Secretary shall act as the sponsor's agent in the matter of the airport development as provided by law and as set forth in the referenced resolution; provided, however, that the Secretary is not required to provide legal services to the sponsor.

By: SECRETARY OF TRANSPORTATION

David M. Greene, Director (Date)
Bureau of Aeronautics

FEDERAL BLOCK GRANT OWNER ASSURANCES.....

WHEREAS, the sponsor does agree to the conditions established in Wis. Admin. Code Trans §55, and for projects receiving federal aid, to the attached federal sponsor assurances, which are a condition of a federal grant of funds.

The federal block grant owner assurances shall remain in full force and effect throughout the useful life of the facilities developed under this project, but in any event not to exceed twenty (20) years from the date of the finding (except for land projects, which shall run in perpetuity);

Acceptance: The sponsor does hereby accept the agency agreement and the federal block grant owner assurances.
Sponsor: The City of Ashland, Ashland County, Wisconsin

Name

Name

Title

Date

W:\Airports\JFK Memorial\Petition\11-24ASXresacity.docx

Title

Date

104dev./r.05/06/2014

Proposed Improvements for JFK Memorial Airport

Proposed projects in this list provide a scope of future improvements for the upcoming six-year period. Each project is subject to available funding, planning, review, and approval on an individual basis.

1. Rehabilitate/Reconstruct Runway 2/20, including lighting and signs (Beginning May 2025);
 - Funded 90% Federal, 5% State, 5% City/County
 - Last Rehabilitation in 1996
 - Will not extend or widen the current runway
2. Rehabilitate/Reconstruct Runway 13/31, including lighting and signs;
 - Projected funding 90% Federal, 5% State, 5% City/County
 - Design to begin in 2026, Construction planned for 2028
 - Will not extend or widen the current runway
3. Install Precision Approach Path Indicators (PAPI) for Runway 13;
 - Increased visibility for landing aircraft in poor weather conditions
4. Convert Runway 20 Precision Approach Path Indicator to LED;
 - More energy efficiency, improve visibility
5. Install Runway End Identifier Lights (REIL) for Runway 13/31;
 - Increased visibility for landing aircraft in poor weather conditions
6. Reconstruct/Rehabilitate/Construct Taxiways/Taxilanes, including lighting and signs;
7. Pavement maintenance and markings;
8. Automated Weather Observation System (AWOS) improvements;
9. Wind Cone and segmented circle improvements;
 - Replace wind cone pole and improve lighting
10. Construct/Rehabilitate/Reconstruct/Purchase snow removal equipment storage building, including drainage improvements;
 - Possibility to add additional vehicle stall
11. Replace/enhance/improve/expand/purchase fuel system, including containment;
 - Ongoing maintenance and periodic inspections
 - Improvement to containment measures
12. Clear and maintain runway approaches as stated in Wis. Admin. Code Trans §55, and any necessary related work

13. Reconstruct/Rehabilitate/Expand apron;
 - Expand concrete pad for additional heavy aircraft parking
14. Purchase mowing equipment;
15. Purchase snow removal equipment;
16. Rehabilitate/Expand/Construct/Purchase terminal building;
 - Crack seal log structure
 - Install new energy-efficient windows
17. Prepare Airport Master Plan;
18. Update Airport Layout Plan, including bringing Exhibit A Property Map to standards;
19. Reimburse Development of Airport Overlay Land Use Ordinance;
 - Reexamine, revise, and improve current ordinance
20. Rehabilitate/Reconstruct/Construct fencing/gates;
21. Rehabilitate/Reconstruct/Construct/Purchase hangar(s);
 - Improvements to City/County owned hanger
22. Construct Drainage improvements;
23. Conduct airport boundary survey;
24. Conduct wildlife site visit update;
25. Rehabilitate/Reconstruct/Widen/Construct entrance road;
26. Rehabilitate/Reconstruct parking lot(s);
27. Land acquisition for runway approaches;
28. Land acquisition for entrance road widening;
29. Construct/expand hangar development area;

The purpose of a petition is to allow the DOT to act as agent for an airport in regard to a list of projects contained in the petition. Because Wisconsin is a channeling act state, airports are not allowed to seek any funds from the FAA without the request coming through the state. Projects are listed on a petition to limit the scope of the agency agreement (contained in the resolution and the section that allows DOT to act as agent). This petition process also satisfies a requirement to have a public involvement component of each project. Sponsors are not obligated to start or complete projects listed in the petition; it is simply a list of projects that the airport is interested in exploring over the next six years (the lifespan of a petition). The petition process can be a little confusing, but the obligations apply to "facilities developed under [a] project"; not the petitioned list of proposed projects. - WI Bureau of Aeronautics

Unified Development Ordinance (UDO) Sections on Rooming/Boarding Houses

UDO Part 12-Definitions

Bed and breakfast establishment. An establishment that meets all of the following criteria:

1. Provides eight (8) or fewer rooms for rent, to no more than twenty (20) tourists or other transients for a length of time not to exceed ten (10) nights in a twelve (12) month period;
2. Is the owner's personal residence and is occupied by the owner at the time of rental;
3. Meals are served only to guests; and
4. Breakfast is the only meal served to guests.

Districts where Bed and Breakfasts Permitted

R-E Residential Estate – Conditional Use

R-1 Single Family Residential – Conditional Use

R-2 Single and Two Family Residential – Conditional Use

R-3 Medium Density Residential – Conditional Use

R-4 High Density Residential – Conditional Use

MRC Mixed Residential/Commercial – Permitted Use

RC Regional Commercial – Conditional Use

CC City Center – Permitted Use

LI Light Industrial – Conditional Use

HI Heavy Industrial – Conditional Use

W-SFR Waterfront Single-Family Residential – Conditional Use

W-MRC Waterfront Mixed Residential/Commercial – Permitted Use

W-CRM Waterfront Conference/Residential Mix – Conditional Use

W-CC Waterfront City Center – Permitted Use

FD Future Development – Conditional Use

UDO Part 5 Specific Use Standards

Bed and Breakfast Establishment. A bed and breakfast establishment shall be allowed only in those zoning districts where it is permitted or permitted as a conditional use and only after the issuance of a conditional use permit pursuant to Section 3.9: Conditional Use Permit. In addition, the following standards shall apply:

1. **Compliance with State standards.** All bed and breakfast establishments and licensees shall be subject to and comply with Chapter DHS 197 of the Wisconsin Administrative Code relating to bed and breakfast establishments and/or Chapter DHS 195 of the Wisconsin Administrative Code relating to hotels, motels, and tourist rooming houses.
2. **Registry.** Each bed and breakfast establishment shall provide a register and require all guests to register their true names and addresses before assigning quarters. The register shall be kept intact and available for inspection by a Designated Authorized Agent of the City for a period of not less than one (1) year.
3. **Permits required.** In addition to the permit required by Chapter DHS 197 of the Wisconsin Administrative Code and/or Chapter DHS 195 of the Wisconsin Administrative Code, every bed and breakfast establishment shall obtain a bed and breakfast establishment permit pursuant to Section 3.37: Bed and Breakfast Establishment Permit, and all other applicable permits pursuant to this Ordinance. An approved bed and breakfast establishment permit shall be conspicuously displayed in the bed and breakfast establishment.
4. **Management.** Bed and breakfast establishments shall be managed and occupied by the owner of the property.

5. **Limit of guest occupancy.** Guest occupancy shall be limited to fourteen (14) days in any thirty (30) day period.

Minimum Parking Section 6.3 (Table 6.3-A)

Base Spaces Required: 2 for principal dwelling

Additional Spaces Required: 1 per room offered for occupancy

Boarding or rooming home. A dwelling unit, or part thereof, occupied by a single housekeeping unit where meals and lodging may be provided for three (3) or more persons not related to the owner for compensation by previous arrangement.

Districts where Boarding/Rooming Houses Permitted

MRC Mixed Residential/Commercial – Conditional Use

NC Neighborhood Convenience – Conditional Use

RC Regional Commercial – Conditional Use

CC City Center – Conditional Use

W-MRC Waterfront Mixed Residential/Commercial – Conditional Use

W-CRM Waterfront Conference/Residential Mix District – Conditional Use

W-CC Waterfront City Center – Conditional Use

Minimum Parking Section 6.3 (Table 6.3-A)

1 per room offered for occupancy

City of Ashland Housing Code

https://ashland-wi.municipalcodeonline.com/book?type=ordinances#name=831-850_Housing

City of Superior Example Ordinance Text

Sec. 74-28. - License required for hotel, motel or rooming house.

(a) No person shall establish, operate or maintain a hotel, motel or rooming house within the city without having secured a license therefor from the city clerk. The building inspector, fire inspector and health officer shall inspect and approve all motels, hotels and rooming houses licensed under this section at least annually and/or prior to issuance of the license and/or license renewal. (b) License renewals will not be granted to parties in arrears of hotel-motel room tax by more than six months.

(Code 1971, § 20-22; Ord. No. O20-4212, § 1, 10-6-2020)

Sec. 104-301. - General.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

(Ord. No. O13-3828, § 1, 4-3-2013)

Sec. 104-334. - Multiple occupancy.

The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the

structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination.
(Ord. No. 013-3828, § 1, 4-3-2013)

Sec. 104-412. - Rooming houses.

At least one water closet, lavatory and bathtub or shower shall be supplied for each ten occupants.

(Ord. No. 013-3828, § 1, 4-3-2013)

WI Administrative Code Regulating Bed and Breakfast Establishments: ATCP 73

https://docs.legis.wisconsin.gov/code/admin_code/atcp/055/73

Building Codes that would apply include the International Building Code and International Existing Building Code (IBC and IEBC). A full plan review would also be required for rooming house projects.

The use of metal siding on principal residential structures and accessory residential structures in all districts shall meet the following conditions. No metal siding will be permitted on contributing structures in local, state, or nationally-registered historic districts, unless such structures historically had comparable metal siding for which documentation is available.

- 1) Metal siding shall be painted. Galvanized siding products shall not be permitted.
- 2) Any paint applied to the metal siding panels must be applied to such panels at the factory using materials and a baking or other process that prevents the paint from cracking or chipping through normal wear and tear of a residential structure. Field applied painting of standing seam metal roofs is prohibited. The siding shall not have exposed unfinished metal edges. The metal siding shall be complimentary to the house color and in keeping with the neighborhood.
- 3) The metal siding shall have a minimum thickness of 26-gauge so as to reduce the potential for wind and hail damage.
- 4) Metal siding shall be installed per approved manufacturer's details and instructions.
- 6) Metal siding work shall include at least the minimum underlayment required per the manufacturer's specifications.
- 7) Exposed fasteners visible from the public right-of-way or siding designs that employ exposed metal fasteners visible from the public right-of-way are prohibited.
- 8) Metal siding shall meet all applicable building codes.
- (9) Metal siding installed on existing residential construction shall not be constructed over existing siding materials. Tear offs shall be complete to the wall sheathing.
- 10) Tin siding and corrugated metal siding as found in agricultural applications are prohibited.
- 11) Metal siding shall be maintained in a rust-free state for the duration of the structure/siding's lifespan.
- 12) The color(s) of materials used for new additions and changes shall match or be complementary to the color(s) of the original structure.
- 13) Exterior patchwork, repair, or reconstruction that results in a multi-textured or multi-colored effect or an appearance not consistent with the overall design character of the original structure is not permitted.

Case Activity Report

01/01/2025 - 01/31/2025

Case #	Case Date	Assigned To	Main Status	Description	Closed Date	Parcel #	Parcel Address
20250010	1/9/2025	Raymond Kallio	Open	tires		201020250000	500 WILLIS AVE
20250032	1/31/2025	Raymond Kallio	Open	junk and garbage		201022990000	711 3RD AVE W
20250028	1/29/2025	Raymond Kallio	Open	debris		201000490000	1123 MAIN ST W
20250021	1/21/2025	Raymond Kallio	Closed	snow on sidewalk		201016690000	
20250014	1/15/2025	Raymond Kallio	Closed	snow removal		201013970000	102 7TH AVE E
20250012	1/13/2025	Raymond Kallio	Open	rubbish		201016470000	110 MAIN ST W
20250027	1/28/2025	Raymond Kallio	Open	misc storage		201022230000	312 6TH ST W
20250025	1/24/2025	Raymond Kallio	Open	rubbish		201017930000	304 13TH AVE E
20250022	1/21/2025	Raymond Kallio	Closed	snow on sidewalk	1/24/2025	201016100000	220 3RD AVE E
20250024	1/23/2025	Raymond Kallio	Open	misc storage		201016930000	306 2ND AVE E
20250005	1/7/2025	Raymond Kallio	Open	debris tires		201019170000	417 5TH AVE E
20240502	12/2/2024	Raymond Kallio	Open	furniture in front yard		201017560000	309 7TH AVE E
20250023	1/22/2025	Raymond Kallio	Open	misc storage		201017980000	1409 4TH ST E
20250022	1/21/2025	Raymond Kallio	Closed	snow on sidewalk	1/24/2025	201016100000	220 3RD AVE E
20250021	1/21/2025	Raymond Kallio	Closed	snow on sidewalk		201016690000	

20250020	1/15/2025	Raymond Kallio	Open	Trash piled up alongside apartment that hasn't been put out since 2024 Thanksgiving. This has been going on way to long. We have these Ordinances but they don't seem to apply to some folks. The rest of us in the neighborhood keep our places up, why does Joyce Poppe get a free pass? I can get a copy of this code enforcement request? Sorry that I have to		201010800000	609 ST CLAIR ST
20250019	1/13/2025	Raymond Kallio	Closed	snow	1/15/2025	201006220000	800 BEASER AVE
20250013	1/13/2025	Raymond Kallio	Closed	snow on sidewalk	1/15/2025	201032020000	1515 BEASER AVE
20250016	1/15/2025	Raymond Kallio	Closed	snow	1/15/2025	201038330000	1023 CHAPPLE AVE
20250018	1/13/2025	Raymond Kallio	Closed	snow	1/15/2025	201027840000	413 11TH ST W

20250014	1/15/2025	Raymond Kallio	Closed	snow removal		201013970000	102 7TH AVE E
20250015	1/13/2025	Raymond Kallio	Closed	snow	1/15/2025	201006760000	600 11TH AVE W
20250007	1/8/2025	Raymond Kallio	Closed	tires and debris	1/15/2025	201022000000	609 ELLIS AVE
20250017	1/13/2025	Raymond Kallio	Closed	snow	1/15/2025	201043670000	605 MACARTHUR AVE
20250018	1/13/2025	Raymond Kallio	Closed	snow	1/15/2025	201027840000	413 11TH ST W
20250016	1/15/2025	Raymond Kallio	Closed	snow	1/15/2025	201038330000	1023 CHAPPLE AVE
20250015	1/13/2025	Raymond Kallio	Closed	snow	1/15/2025	201006760000	600 11TH AVE W
20250019	1/13/2025	Raymond Kallio	Closed	snow	1/15/2025	201006220000	800 BEASER AVE
20250011	1/10/2025	Raymond Kallio	Open	tires and debris		201013370000	117 3RD AVE E
20240005	1/3/2024	Raymond Kallio	Open	debri		201013300000	114 2ND AVE E
20240161	7/8/2024	Raymond Kallio	Closed	grass and debris	1/9/2025	201001550000	1207 3RD ST W
20240418	9/30/2024	Raymond Kallio	Open	Camper and misc storage		201007060000	210 MACARTHUR AVE
20240520	12/11/2024	Raymond Kallio	Closed	misc storage	1/9/2025	201021590000	619 5TH AVE E
20250010	1/9/2025	Raymond Kallio	Open	tires		201020250000	500 WILLIS AVE
20250007	1/8/2025	Raymond Kallio	Closed	tires and debris	1/15/2025	201022000000	609 ELLIS AVE
20250006	1/8/2025	Raymond Kallio	Closed	no permit	1/9/2025	201030390000	903 11TH AVE W

20250004	1/7/2025	Raymond Kallio	Open	misc storage		201020010000	510 PRENTICE AVE
20250005	1/7/2025	Raymond Kallio	Open	debris tires		201019170000	417 5TH AVE E
20240526	12/19/2024	Raymond Kallio	Closed	debris	1/6/2025	201015700000	215 STUNTZ AVE
20240529	12/20/2024	Raymond Kallio	Closed	snow pushed onto another property	1/6/2025	201011940000	1104 LAKE SHORE DR E
20240279	8/5/2024	Raymond Kallio	Open	exterior walls not waterproofed		201014160000	118 10TH AVE E
20240495	11/22/2024	Raymond Kallio	Closed	junk and debris	1/6/2025	201025280000	822 3RD AVE W
20240502	12/2/2024	Raymond Kallio	Open	furniture in front yard		201017560000	309 7TH AVE E
20240519	12/11/2024	Raymond Kallio	Open	misc storage		201015070000	201 14TH AVE E
20240465	10/22/2024	Raymond Kallio	Closed	debris	1/3/2025	201005190000	602 15TH AVE W
20250002	1/3/2025	Raymond Kallio	Open	misc storage		201045950200	2606 COUNTY HWY A
20240495	11/22/2024	Raymond Kallio	Closed	junk and debris	1/6/2025	201025280000	822 3RD AVE W

Total Records: 47

2/6/2025

Permit Detail Report

01/01/2025 - 01/31/2025

Permit #	Permit Date	Building Type	Applicant Name	Applicant Address	City, State, Zip	Description	Project Cost	Square Feet	Issued Date	Type of Work	Work Location	Total Fees	Parcel #	Parcel Address
20250007	1/29/2025	Residential - Remodel/Repair/Additions (over 5,000)	ERIC J DOANE	1302 SANBORN AVE	ASHLAND, WI 54806	Replace existing electrical panel with new, replace existing asphalt roofing with new asphalt roofing, replace existing fiberboard siding with new LP smart siding, install new plumbing fixtures, Replace existing windows with new. Electrical contractor: Cody Hamala, Resitech Electric; Plumbing Contractor	29,000	0	1/30/2025	Primary Structure	1302 Sanborn Ave	\$145.00	201049050000	1302 SANBORN AVE

20250006	1/28/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Ivan Gaikowski - Bach and Group Property Management	204 1/2 Main St W	Ashland, WI	Two-bedroom apartment. Demolition of fire damaged materials and restoration. Remove and replace drywall, insulation and cabinetry. Omer-Nelson to inspect and replace damaged electrical: wiring, outlets, lighting, baseboard heat. No plumbing. Replace carpeting. Clean and seal nondamaged studs & joists. Replace ceiling tiles as needed.	85,000	0	1/30/2025	Primary Structure	204 1/2 main st w	\$425.00	201016570000	204 1/2 Main St W
20250005	1/28/2025	Zoning Approval - Signage	Lamar, OCI North, LLC DBA Lamar Advertising of Escanaba	PO Box 66338	Baton Rouge, LA 70896	2025 Billboard License renewal for 36 billboards throughout the city.	0	0	1/28/2025	Other	Various Locations	\$1,800.00	Various	Various

20250004	1/15/2025	Commercial - Demolition Interior/Exterior	Logan Clark	2350 Galloway Street	Eau Claire, WI, 54703	In general, the work consists of demolition and remodel of the hospitals existing radiology and registration department. Work includes demo of existing flooring, non-structural steel stud framing, ceilings and casework. It also includes the addition of a new radiology room, registration area and associated finishes. This permit is	1,600,000	3,340	1/28/2025	Primary Structure	1615 Maple LN - Radiology Department	\$6,800.00	201048930400	1615 MAPLE LN
20250003	1/14/2025	Commercial - Miscellaneous Repair of a Commercial Structure	SH Warren, LLC	308 9th Ave W	Ashland, WI 54806	Interior clean-up and demolition. Roof/soffit/fascia repair as needed. Remove existing siding and install new. Replace existing exterior doors and windows. Remove and/or replace existing interior walls as needed. Clean up and repaint two existing offices. No changes to plumbing and hot water heat. Permit contingent upon the	65,000	0	1/15/2025	Primary Structure	308 9th Ave W	\$325.00	201006990000	308 9TH AVE W

20250002	1/8/2025	Residential - Roofing (Material cost over 1,000)	Mark Hoglund	903 11th Ave W	Ashland wi 54806	Replacing existing asphalt roof shingles with new asphalt roof shingles.	8,000	968	1/9/2025	Primary Structure	903 11th Ave W	\$60.00	201030390000	903 11TH AVE W
20250001	1/8/2025	Residential - Siding (material cost over 1,000)	Jessica Campbell	601 Maple Ridge	ASHLAND, WI 54806	Removing existing vinyl siding and replacing with new LP Smart Siding.	20,000	0	1/9/2025	Primary Structure	601 Maple Ridge	\$30.00	201049150700	601 MAPLE RIDGE
20250000	1/7/2025	Commercial - Miscellaneous Repair of a Commercial Structure	Heritage Keepers	505 1/2 Main St W	Ashland, WI 54806	2nd floor apartment kitchen remodel. Update plumbing with new units, update electrical wiring and install new cabinets. Wire Right Electric and Blakeman Plumbing contractors. Approved under the contingency that the city of Ashland is provided a construction work schedule before work begins.	30,000	625	1/9/2025	Primary Structure	505 1/2 Main St W	\$150.00	201042340000	505 MAIN ST W
												\$9,735.00		

Total Records: 8

2/6/2025