



MAR 19 2026

BUELL CONSULTING, INC.  
9973 Valley View Rd  
Eden Prairie, MN 55344  
(651) 361-8110  
[www.buellconsulting.com](http://www.buellconsulting.com)

Friday, March 13, 2026  
Town of Apple River, WI  
Zoning Department  
Attn: Janet King, Town Administrator  
606 US Highway 8  
Amery, WI 54001

RE: Special Exception Permit Application for New Tower Site – CitySwitch ref. Amery 10129155 / Town of Apple River / Gerald & Ann Krisik, Property: Polk County PID 004-00742-0000, comprised of part of SE 1/4 of the SE 1/4 Section 27, Township 34 North, Range 16 West.

Dear Janet King, and the Town of Apple River Town Board

On behalf of CitySwitch, Buell Consulting, Inc. hereby submits a Special Exception Permit Application for a Communications Tower on the property PID 004-00742-0000 owned by Gerald A. Krisik and/or Ann L. Krisik, Trustees, or their successors in Trust, under the Gerald A. and Ann L. Krisik Living Trust, dated October 20, 1997, and any amendments thereto.

Enclosed with this letter are the following items:

- Zoning Narrative (see immediately following pages) explaining how our proposed project complies with the Townships Zoning Ordinance
- SEP application fee in the amount \$250
- SEP application form completed and signed by me, on behalf of the applicant, CitySwitch, and by the property owner
- Site Plans by Design 1 Engineers, Inc. dated 12/09/2025
- Legal descriptions of surveyed lease area and access by Meridian dated 11/10/2025
- 1-A Certification by Meridian dated 11/12/2025
- FAA pre-check no hazard letter
- Phase 1 Report by Rescom dated 01/08/2025
- Sworn Statement from AT&T
- Existing Conditions Maps
- Preliminary Power Design

Please do not hesitate to call for any clarifications or additional questions related to any of the Special Exception Permit application materials. So that we can monitor various internal and external deadlines, including but not limited to the deadline for approval of this application under Section 66.0404(2)(d) of Wisconsin statutes, please confirm that this application is complete or, if it is not complete, please provide a detailed description of the required information that is incomplete pursuant to Section 66.0404(2)(c) of Wisconsin statutes.

Sincerely,

**Karl Gerber**

Site Development Agent on behalf of CitySwitch  
Phone: 715-415-4528  
Email: [kgerber@buellconsulting.com](mailto:kgerber@buellconsulting.com)

Encl.

**Zoning Narrative**  
**Special Exception Permit Application for a New Communication  
 Tower**  
 Polk County PID 004-00742-0000

This zoning narrative is included to state how our application complies with the Town of Apple River Special Exception Permit Requirements (cited requirements language is in *blue italics*, our responses are in normal font).

**Communication Tower Use:**

Our proposed use is located on an undeveloped 38-acre parcel used for farming. According the Town of Apple River Zoning Ordinance, Chapter 3, communication towers are permitted with the issuance of a special exception permit by the Zoning Administrator. The proposed site is ideal for a cell tower because the parcel is vacant and is close enough to area residents to provide enhanced service to the area residents and traffic along highway 8, and other local streets/roads. Another reason for this tower is the existing ATC tower located at 761 US Hwy 8 has become economically burdensome and is no longer a viable option for AT&T. Finally, pursuant to Section 66.0404(4)(c) of Wisconsin statutes, a municipality may not prohibit placement of a communication tower in particular locations in the municipality. Therefore, our proposed use is appropriate at the proposed location from both a zoning and a practical perspective.

**Zoning and Development Standards:**

**Township Zoning Special Exception Permit Requirements:**

**1. *Existing Conditions Map/Certificate of Survey including:***

- i. Acres, boundary lines, distances and bearings*
  - ii. Easements and right-of-way*
  - iii. Existing structures, building heights, floor area, entrances*
  - iv. Existing vegetation and existing topography*
  - v. Wetlands, creeks and ponds (type of wetland, determination of public or private waters)*
  - vi. Shoreland classifications, depict ordinary High Water Mark and 100-year flood elevation); elevation of groundwater*
  - vii. Abutting land uses, zoning district and all structures within 1,320 feet of the site*
- Please see attached Existing Conditions Map, Survey, and Site Plans that show items i through vii.

**2. *Site Plan:***

- i. Site Plan showing the areas involved, its location, dimensions, and the location and existing use of all property's; including structures, within five hundred (500) feet of the area proposed. The location of the wells, bodies of water and any water course within one thousand (1,000) feet of any proposed improvement. (Any parcel under twenty acres, or where a building is proposed to be closer than seventy-five (75) feet from a lot line or district boundary must be accompanied by a Certified Survey)*
- Please see attached Existing Conditions Map, Survey, and Site Plans

- ii. *Building location and setbacks, site and operation plans of the proposed use*  
Please see attached Site Plans showing tower location and setbacks. The proposed use is for a telecommunications tower that will provide cell coverage to the area residents and traffic on Hwy 8 and other local roads.
- iii. *Parking lot layout, including calculation of total number of stalls based in usage and circulation plans*  
Please see attached Site Plans showing the gravel turnaround / parking area. This is typically will be an unmanned site and will only see works / vehicles during construction and maintenance.
- iv. *Sewage disposal plans*  
not applicable.
- v. *Signage location depicting size and type of sign. Signage design is very important in all districts. Tree and shrubs help to integrate conspicuous, free-standing signs into the landscape, softening their larger scale.*  
Only that will be posted will be the ones required by FCC on the fence of the compound.
- vi. *Lighting location depicting size, intensity (as demonstrated by a photometric plan) and type of lighting*  
Currently only lighting that is planed is what will be required by FAA. FAA requires towers over 200' be lit for air traffic safety.
- vii. *Garbage and trash container location and method of screening*  
not applicable
- viii. *Sidewalk/trail alignment, location, size and specifications*  
not applicable
- ix. *Access to parcel, location of medians and driveways within 1,200 feet of property*  
Proposed access is to utilize an existing field access. No other known access on parcel.
- x. *Proposed street location and right-of-way, driveway width and radii*  
Please see attached Site Plans showing the access location off County Highway E / 80<sup>th</sup> St. Gravel driveway will be approximately 12 feet wide and 230 feet long.
- xi. *Outlot locations, common land area*  
Not applicable
- xii. *Project phasing*  
Once all permits are approved/granted the site will be prepped for construction (grading and building access driveway). This will be followed by foundation work for the tower and ground equipment. Next would be tower excretion and installation of equipment.
- xiii. *Gross floor area including a breakdown of floor areas for types and uses (i.e., office, warehouse, manufacturing)*  
Please see attached Site Plans showing a 100' by 100' lease area with a 60' by 60' gravel compound.
- xiv. *Floodplain and shoreland setbacks if applicable*  
Not applicable. Please see attached Floodplain Map for verification.
- xv. *Lot size range/average lot size*  
100' by 100' lease area with a 60' by 60' compound.

- xvi. *Evidence of DNR, Watershed, Army Corp of Engineers, Historical/Archeological Society review or permit requirements*  
Please see attached Phase I Environmental Site Assessment done by RESCOM Environmental showing no environmental issues.
- xvii. *Evidence of protection against impact upon sensitive environmental features and scenic area or vistas*  
Please see attached Phase I Environmental Site Assessment done by RESCOM Environmental showing no environmental issues. The proposed tower site will be located in a farm field. Typically, no screening is done so the farmer can maximize the remainder of the field for planting crops up to the compound fence and driveway. However, if the Township feels the need for the site to be screened a landscape plan can be provided with final CDs.
- xviii. *Location of all proposed structures and buildings, sited so that obstruction of views from public ways will be minimized*  
Please see attached Site Plan showing the location of the proposed tower and ground equipment.

### 3. **Grading and Drainage Plan:**

- i. *Location of all proposed structures and buildings, sited so that obstruction of views from public ways will be minimized*  
Please see attached Site Plan showing the location of the proposed tower and ground equipment.
- ii. *Property lines*  
Please see attached Parcel Map (part of the Existing Conditions Maps)
- iii. *Grading limits*  
These are typically needed and would be provided with the final CDs for building permit approval.
- iv. *Existing contours with spot grades at two-foot intervals to mean sea level datum within 100 feet of the property*  
page A-2 of the Site plans shows the topography of the site.
- v. *Proposed contours at two-foot intervals to mean sea level datum within 100 feet of the property. Provide cut and fill quantities*  
This is typically needed and would be provided with the final CDs for building permit approval
- vi. *Finished floor elevation*  
Please see the attached 1-A that show the site elevation of 1185.7 feet
- vii. *Proposed building, auxiliary structures, parking areas and roads*  
Our attached site plans show the proposed building, ground equipment, and access driveway.
- viii. *Significant trees lost and preserved with development*  
Not applicable. No trees are being removed
- ix. *Means of protection of trees to be preserved (i.e., snow fence, tagging)*  
Not applicable. No trees are being removed
- x. *Erosion control location and type and erosion prevention plans during and after construction*  
This is typically needed and would be provided with the final CDs for building permit approval

- xi. *Location of 100-year floodplain, lakes, creeks or ponds with Normal Ordinary High Water Mark*  
Please see attached Wetland Map and Floodplain Map that are a part of the Existing Conditions Maps. Nearest wetlands are approx. 290 feet away which is further than what the max height of tower is. In addition to that if there would have been any issues with wetlands or floodplains the third-party Phase I Environmental Site Assessment report would have pointed that out. The report found no issues with the proposed location.
- xii. *Worksheet showing cut and fill balance to indicate grading feasibility of the project as proposed*  
This is typically needed and would be provided with the final CDs for building permit approval
- xiii. *Floodplain/wetland limits and extent of alteration*  
Please see attached Wetland Map and Floodplain Map that are a part of the Existing Conditions Maps. There will be no alteration to any wetlands or floodplain.
- xiv. *Evidence of DNR, Army Corps of Engineers, Historical/Archeological Society involvement/review or permit requests*  
Please see attached Phase I Environmental Site Assessment done by RESCOM Environmental showing no environmental issues.
- xv. *Storm water runoff calculation*  
This is typically needed and would be provided with the final CDs for building permit approval

#### 4. **Utility Plan:**

- i. *Property lines*
- ii. *Proposed building, auxiliary structure, parking areas and roads*
- iii. *Existing and proposed utility line location, type and size*  
Please see attached Site Plans and Power Design Plans that address I -
- iv. *Proposed utility mains and laterals, location, type and size*
  - 1. *Storm sewer*
  - 2. *Sanitary sewer/septic system plan*
  - 3. *Water (if applicable)*

The above 1 -3 are not applicable for this project
- v. *Proposed hydrant locations (if applicable)*  
not applicable
- vi. *Utility easement locations*  
Both the site plans and the utility easement show the
- vii. *Soil borings, percolation test results and recommendations per lot*  
This is typically needed and would be provided with the final CDs for building permit approval

#### 5. **Landscape Plan:**

- i. *Building, paved areas, fences, walls, parking lot, loading areas, service roads*  
Please see attached Site Plan. Further details will be added in the final CDs for building permit approval.
- ii. *Existing and proposed contours and berming at two-foot contour intervals to mean sea level datum*  
Page A-2 of the Site plans shows the topography of the site.

- iii. *Location, type and size of existing plant material. Color render for presentation*  
Not applicable the existing site is a farm field
  - iv. *Significant plant material lost and preserved with development. Color render for presentation*  
Not applicable the existing site is a farm field
  - v. *Location type size and number of proposed plant materials. Color render for presentation*  
Currently there are no plans to plant any plants so the farmer can maximize the use of the acreage around the proposed site.
  - vi. *Areas to be seeded, sodded or left undisturbed*  
Not applicable the existing site is a farm field
  - vii. *Method of screening parking areas, loading areas and rooftop mechanical units, including site lines illustrating effectiveness of screening*  
Typically, no screening is done so the farmer can maximize the remainder of the field for planting crops up to the compound fence and driveway. However, if the Township feels the need for the site to be screened a landscape plan can be provided with final CDs.
  - viii. *Legend, plant list, key and a descriptive narrative of each plant species suitable to support the planting design*  
Not applicable since currently there are no plans to plant any plants so the farmer can maximize the use of the acreage around the proposed site.
  - ix. *Location of 100-year floodplain, lakes, creeks, and ponds with Normal Ordinary High Water Mark*  
Please see attached Wetland Map and Floodplain Map that are a part of the Existing Conditions Maps.
  - x. *Location of and height of retaining walls with details of construction*  
Not applicable no retaining walls needed for this project
  - xi. *Identify all slopes in excess of 3:1, existing and proposed*  
Not applicable since the area of the proposed project is very flat and not have any slopes exceeding a 3:1 ratio.
6. **Architectural Plans:**
- i. *Architectural plans should demonstrate an integration with the existing rural character of a site and its neighboring context*
  - ii. *Rural character in this context is determined by the review of visual images, physical site characteristics and aesthetics of the existing landscape*
  - iii. *Refer to the forward for further understand of the Town's intent*  
For items i – iii per the WI State Statute 66.0404(4)(g) A political subdivision may not disapprove an application based solely on aesthetic concerns.

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Thank you for considering our proposed Special Exception Permit Application and Submittal Package for CitySwitch's proposed tower facility. We believe we satisfy all requirements for the proposed cell tower facility, and we welcome any questions and comments as you review this application.

Please feel free to call me with any questions.

Sincerely,

Karl Gerber  
Site Development Agent on Behalf of CitySwitch  
Buell Consulting, Inc.  
9973 Valley View Rd  
Eden Prairie, MN 55344  
Office/Cell: 715-415-4528  
Email: [kgerber@buellconsulting.com](mailto:kgerber@buellconsulting.com)

BUELL CONSULTING, INC.  
720 MAIN STREET, SUITE 200  
SAINT PAUL, MN 55118  
(651) 361-8110



42461

3/14/2026

PAY TO THE ORDER OF Town of Apple River

\$\*\*250.00

Two Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

Town of Apple River  
606 US Highway 8  
Amery, WI 54001

AUTHORIZED SIGNATURE

MEMO

Amery 10129155 Special Exception Permit



BUELL CONSULTING, INC.

Town of Apple River

42461

Date Type Reference  
3/13/2026 Bill

Original Amt.  
250.00

Balance Due  
250.00

3/14/2026  
Discount

Payment  
250.00  
250.00

Check Amount

Checking - THINK

Amery 10129155 Special Exception Permit

250.00

MAR 19 2026

# RECEIPT

DATE 3/19/2026

No. 452547

RECEIVED FROM Buell Consulting Inc

\$ 250.00

Two hundred Fifty and <sup>10</sup>/<sub>100</sub> DOLLARS

FOR RENT

FOR

Special Exception Permit - Town of Apple River

ACCOUNT	
PAYMENT	<u>250.00</u>
BAL. DUE	<u>          </u>

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM Town of Apple River TO Buell Consulting Inc.

BY [Signature]

## Application for a Special Exception Permit

To the Town Board and Plan Commission of the Town of Apple River, Polk County, Wisconsin

Owner		Agent	
<b>Name:</b>	Gerald A. Krisik and/or Ann L. Krisik, Trustees, or their successors in trust, under the Gerald A. and Ann L. Krisik Living Trust, dated October 20, 1997, and any amendments thereto	<b>Name:</b>	Karl Gerber - Buell Consulting on behalf of City Switch
<b>Address:</b>	715 Ballentine Rd Menomonie, WI 54751	<b>Address:</b>	9973 Valley View Rd Eden Prairie, MN 55344
<b>Home Phone:</b>	715-529-9251	<b>Home Phone:</b>	715-415-4528
<b>Work Phone:</b>	715-529-9251	<b>Work Phone:</b>	715-415-4528
<b>Cell Phone:</b>	715-529-9251	<b>Cell Phone:</b>	715-415-4528
<b>Email:</b>	lynnwi@yahoo.com	<b>Email:</b>	kgerber@buellconsulting.com

<b>Legal Description:</b>	Please see attached legal description sheet that describes the proposed lease area, access, and parent parcel		
<b>Parcel Number:</b>	004-00739-0000		
<b>Parcel Size:</b>	38.27 acres	<b>CSM#:</b>	n/a
<b>Zoning District:</b>	Agricultural	<b>Present Use:</b>	Farmland

Please circle one of the options below and complete the necessary sections on the following forms.

<b>Using the Existing Building (Complete Form A-Section 1)</b>	<b>Making Structural Alterations to Existing Building (Complete Form A-Section 1 &amp; 2)</b>	<b>New Construction or Expansion of Existing Building (Complete Form B)</b>
--------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------

I, the undersigned, being owner/owner's agent of all the area herein described, hereby petition to the Town Board of the Town of Apple River, Wisconsin for a Special Exception Permit.

I declare that this application (including any accompanying schedule) has been examined by me and to the best of my knowledge and belief it is true, correct and complete. I also understand that additional permits from the State, County, Town Building Inspector or additional governmental agencies may be needed and it is solely the obligation of the applicant to obtain all necessary permits.

<b>Signature of applicant/agent:</b>	agent - <i>Karl Gerber</i> owner - <i>Lynn Wi</i>	<b>Date:</b>	03/04/2026
<b>Town authorized signature:</b>		<b>Date:</b>	
<i>For Town Use Only</i>			
Date Filed:			
<b>Received by:</b>	<i>Clerk - L Carlson</i>	<b>Fee Paid:</b>	<i>\$250.00 - deposit pending</i>
<b>Comments:</b>			
<b>Approved on:</b>		<b>Denied on:</b>	

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Please list names and complete mailing addresses of adjoining property owners.

Name	Mailing Address	Property Address
Kevin D & Kirsten E Klagow	1308 80th St. County Rd. E. Amery, WI 54001	1308 80th St. County Rd. E. Amery, WI 54001
Dale A & Teresa M Jensen	814 140th Ave., Amery, WI 54001	None listed. Property is east of our proposed site
Brian P & Amy A Corbett	835 US Hwy 8, Amery, WI 54001	835 US Hwy 8, Amery, WI 54001

Complete application and payment must be received by the third Tuesday of the month to be on the following months Plan Commission agenda. Applications deemed incomplete or missing information will not be placed on the agenda.

**NOTE:** This application will not be processed until all information required has been provided. Once we receive your application. It may take up to six (6) weeks to process your application. You will receive a notice by mail, indicating when the hearing will take place. The applicant or a representative should attend the hearing.

The Plan Commission members will receive information regarding your request before the scheduled hearing date. Decisions by the Town Board are generally made one week following the applicant's hearing. The Town Board has the authority to establish conditions as deemed necessary. If the Town Board approves your project, you will then need to obtain a building permit.

**CHECK WITH OTHER REGULATING AGENCIES FOR ADDITIONAL REGULATIONS, PERMITS OR LICENSING THAT MAY BE REQUIRED.**



Form B

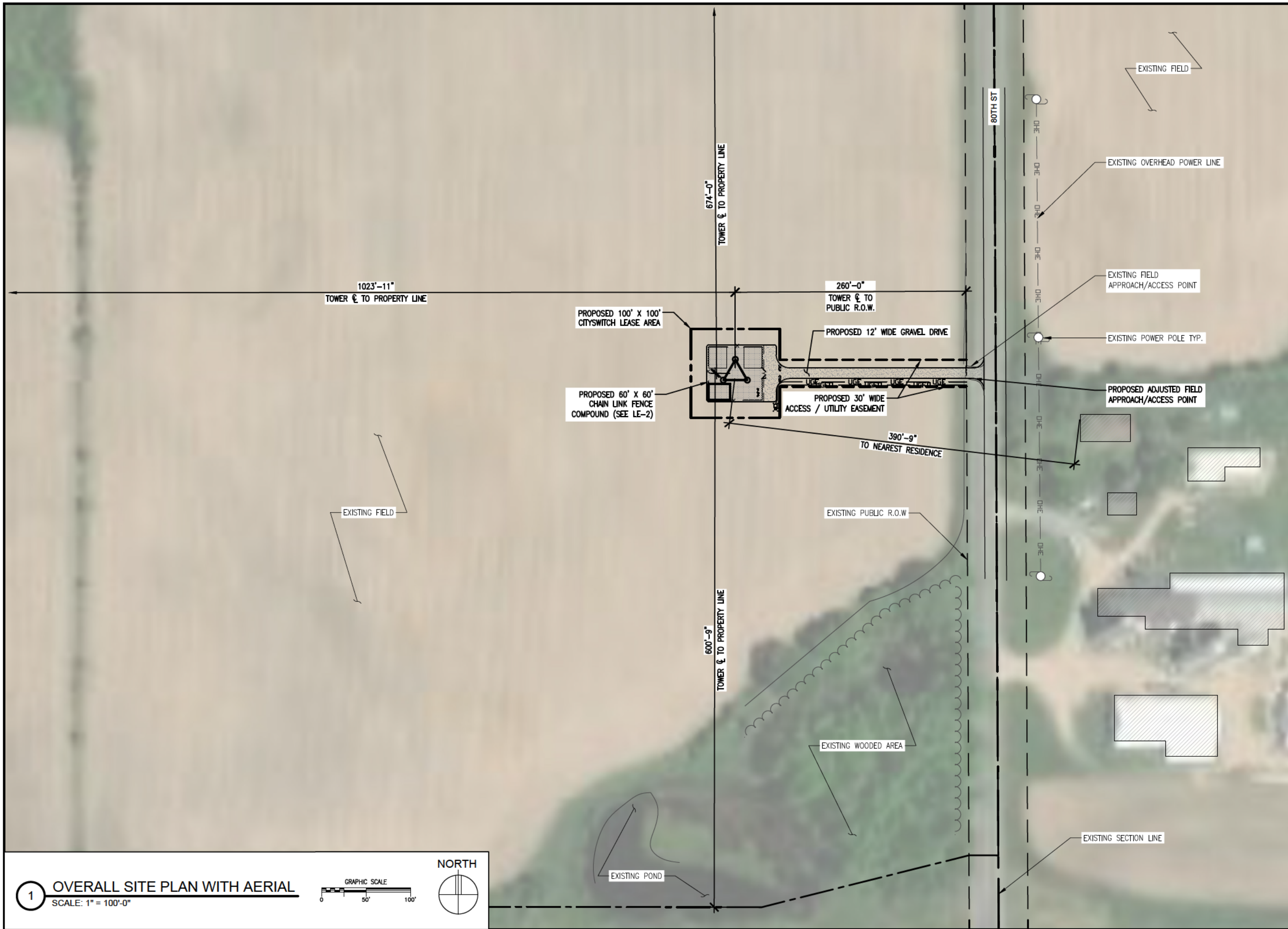
New Construction or Expansion of Existing Building

		Town Use Only Check if Received
<b>Section 1: Existing Conditions Map/Certificate of Survey including:</b>		
	<ul style="list-style-type: none"> <li>• Acres, boundary lines, distances and bearings</li> </ul>	
	<ul style="list-style-type: none"> <li>• Easements and right-of-way</li> </ul>	
	<ul style="list-style-type: none"> <li>• Existing structures, building heights, floor area, entrances</li> </ul>	
	<ul style="list-style-type: none"> <li>• Existing vegetation and existing topography</li> </ul>	
	<ul style="list-style-type: none"> <li>• Wetlands, creeks and ponds (type of wetland, determination of public or private waters)</li> </ul>	
	<ul style="list-style-type: none"> <li>• Shoreland classifications, depict ordinary High Water Mark and 100-year flood elevation); elevation of groundwater</li> </ul>	
	<ul style="list-style-type: none"> <li>• Abutting land uses, zoning district and all structures within 1,320 feet of the site</li> </ul>	
<b>Section 2: Site Plan</b>		
	<ul style="list-style-type: none"> <li>• Site Plan showing the areas involved, its location, dimensions, and the location and existing use of all property's; including structures, within five hundred (500) feet of the area proposed. The location of the wells, bodies of water and any water course within one thousand (1,000) feet of any proposed improvement. (Any parcel under twenty acres, or where a building is proposed to be closer than seventy-five (75) feet from a lot line or district boundary must be accompanied by a Certified Survey)</li> </ul>	
	<ul style="list-style-type: none"> <li>• Building location and setbacks, site and operation plans of the proposed use</li> </ul>	
	<ul style="list-style-type: none"> <li>• Parking lot layout, including calculation of total number of stalls based in usage and circulation plans</li> </ul>	
	<ul style="list-style-type: none"> <li>• Sewage disposal plans</li> </ul>	
	<ul style="list-style-type: none"> <li>• Signage location depicting size and type of sign. Signage design is very important in all districts. Tree and shrubs help to integrate conspicuous, free-standing signs into the landscape, softening their larger scale.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Lighting location depicting size, intensity (as demonstrated by a photometric plan) and type of lighting</li> </ul>	
	<ul style="list-style-type: none"> <li>• Garbage and trash container location and method of screening</li> </ul>	
	<ul style="list-style-type: none"> <li>• Sidewalk/trail alignment, location, size and specifications</li> </ul>	
	<ul style="list-style-type: none"> <li>• Access to parcel, location of medians and driveways within 1,200 feet of property</li> </ul>	
	<ul style="list-style-type: none"> <li>• Proposed street location and right-of-way, driveway width and radii</li> </ul>	
	<ul style="list-style-type: none"> <li>• Outlot locations, common land area</li> </ul>	
	<ul style="list-style-type: none"> <li>• Project phasing</li> </ul>	
	<ul style="list-style-type: none"> <li>• Gross floor area including a breakdown of floor areas for types and uses (i.e., office, warehouse, manufacturing)</li> </ul>	
	<ul style="list-style-type: none"> <li>• Floodplain and shoreland setbacks if applicable</li> </ul>	
	<ul style="list-style-type: none"> <li>• Lot size range/average lot size</li> </ul>	
	<ul style="list-style-type: none"> <li>• Evidence of DNR, Watershed, Army Corp of Engineers, Historical/Archeological Society review or permit requirements</li> </ul>	

	<ul style="list-style-type: none"> <li>Evidence of protection against impact upon sensitive environmental features and scenic area or vistas</li> </ul>	
	<ul style="list-style-type: none"> <li>Location of all proposed structures and buildings, sited so that obstruction of views from public ways will be minimized</li> </ul>	
<b>Section 3: Grading and Drainage Plan</b>		
	<ul style="list-style-type: none"> <li>Location of all proposed structures and buildings, sited so that obstruction of views from public ways will be minimized</li> </ul>	
	<ul style="list-style-type: none"> <li>Property lines</li> </ul>	
	<ul style="list-style-type: none"> <li>Grading limits</li> </ul>	
	<ul style="list-style-type: none"> <li>Existing contours with spot grades at two-foot intervals to mean sea level datum within 100 feet of the property</li> </ul>	
	<ul style="list-style-type: none"> <li>Proposed contours at two-foot intervals to mean sea level datum within 100 feet of the property. Provide cut and fill quantities</li> </ul>	
	<ul style="list-style-type: none"> <li>Finished floor elevation</li> </ul>	
	<ul style="list-style-type: none"> <li>Proposed building, auxiliary structures, parking areas and roads</li> </ul>	
	<ul style="list-style-type: none"> <li>Significant trees lost and preserved with development</li> </ul>	
	<ul style="list-style-type: none"> <li>Means of protection of trees to be preserved (i.e., snow fence, tagging)</li> </ul>	
	<ul style="list-style-type: none"> <li>Erosion control location and type and erosion prevention plans during and after construction</li> </ul>	
	<ul style="list-style-type: none"> <li>Location of 100-year floodplain, lakes, creeks or ponds with Normal Ordinary High Water Mark</li> </ul>	
	<ul style="list-style-type: none"> <li>Worksheet showing cut and fill balance to indicate grading feasibility of the project as proposed</li> </ul>	
	<ul style="list-style-type: none"> <li>Floodplain/wetland limits and extent of alteration</li> </ul>	
	<ul style="list-style-type: none"> <li>Evidence of DNR, Army Corps of Engineers, Historical/Archeological Society involvement/review or permit requests</li> </ul>	
	<ul style="list-style-type: none"> <li>Storm water runoff calculation</li> </ul>	
<b>Section 4: Utility Plan</b>		
	<ul style="list-style-type: none"> <li>Property lines</li> </ul>	
	<ul style="list-style-type: none"> <li>Proposed building, auxiliary structure, parking areas and roads</li> </ul>	
	<ul style="list-style-type: none"> <li>Existing and proposed utility line location, type and size</li> </ul>	
	<ul style="list-style-type: none"> <li>Proposed utility mains and laterals, location, type and size                             <ul style="list-style-type: none"> <li>Storm sewer</li> <li>Sanitary sewer/septic system plan</li> <li>Water (if applicable)</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li>Proposed hydrant locations (if applicable)</li> </ul>	
	<ul style="list-style-type: none"> <li>Utility easement locations</li> </ul>	
	<ul style="list-style-type: none"> <li>Soil borings, percolation test results and recommendations per lot</li> </ul>	
<b>Section 5: Landscape Plan</b>		
	<ul style="list-style-type: none"> <li>Building, paved areas, fences, walls, parking lot, loading areas, service roads</li> </ul>	
	<ul style="list-style-type: none"> <li>Existing and proposed contours and berming at two-foot contour intervals to mean sea level datum</li> </ul>	
	<ul style="list-style-type: none"> <li>Location, type and size of existing plant material. Color render for presentation</li> </ul>	
	<ul style="list-style-type: none"> <li>Significant plan material lost and preserved with development. Color render for presentation</li> </ul>	
	<ul style="list-style-type: none"> <li>Location type size and number of proposed plant materials. Color render for presentation</li> </ul>	

	<ul style="list-style-type: none"> <li>• Areas to be seeded, sodded or left undisturbed</li> </ul>	
	<ul style="list-style-type: none"> <li>• Method of screening parking areas, loading areas and rooftop mechanical units, including site lines illustrating effectiveness of screening</li> </ul>	
	<ul style="list-style-type: none"> <li>• Legend, plant list, key and a descriptive narrative of each plant species suitable to support the planting design</li> </ul>	
	<ul style="list-style-type: none"> <li>• Location of 100-year floodplain, lakes, creeks, and ponds with Normal Ordinary High Water Mark</li> </ul>	
	<ul style="list-style-type: none"> <li>• Location of and height of retaining walls with details of construction</li> </ul>	
	<ul style="list-style-type: none"> <li>• Identify all slopes in excess of 3:1, existing and proposed</li> </ul>	
<b>Section 6: Architectural Plans</b>		
	<ul style="list-style-type: none"> <li>• Architectural plans should demonstrate an integration with the existing rural character of a site and its neighboring context</li> </ul>	
	<ul style="list-style-type: none"> <li>• Rural character in this context is determined by the review of visual images, physical site characteristics and aesthetics of the existing landscape</li> </ul>	
	<ul style="list-style-type: none"> <li>• Refer to the forward for further understand of the Town's intent</li> </ul>	





NOT FOR CONSTRUCTION

**DESIGN 1**

9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
WWW.DESIGN1EP.COM

**CITYSWITCH**

PROJECT

AMERY

SITE #: WIC022  
PROJECT #: 10129155

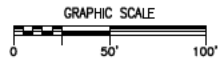
80TH ST  
AMERY, WI 54001

SHEET CONTENTS:  
OVERALL SITE PLAN W/AERIAL

DRAWN BY:	NTS
CHECKED BY:	SJD
REV. A	11-25-25
REV. B	12-09-25

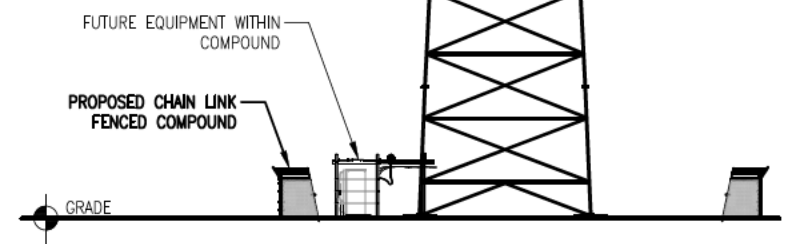
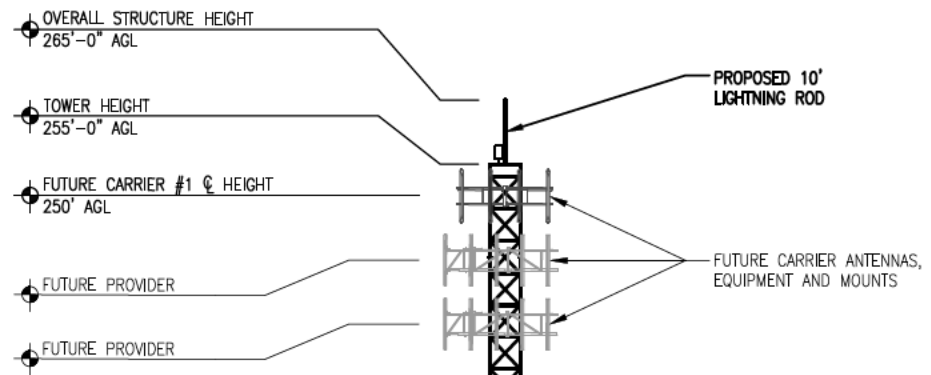
**1** OVERALL SITE PLAN WITH AERIAL

SCALE: 1" = 100'-0"

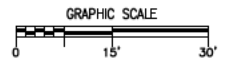


A-1





**1 TOWER ELEVATION**  
SCALE: 1"=30'-0"



NOT FOR  
CONSTRUCTION

**DESIGN 1**

9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
WWW.DESIGN1EP.COM



PROJECT

**AMERY**

SITE #: WIC022  
PROJECT #: 10129155

80TH ST  
AMERY, WI 54001

SHEET CONTENTS:  
TOWER ELEVATION

DRAWN BY:	NTS
CHECKED BY:	SJD
REV. A	11-25-25
REV. B	12-09-25

**LEASE AREA**

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THIRTY-FOUR (34) NORTH; RANGE SIXTEEN (16) WEST, TOWN OF APPLE RIVER, POLK COUNTY, WISCONSIN, CONTAINING 10,000 SQUARE FEET (0.230 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE N00°-17'-44"W 593.41 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 27; THENCE S89°-42'-16"W 243.26 FEET TO THE POINT OF BEGINNING; THENCE S90°-00'-00"W 100.00 FEET; THENCE N00°-00'-00"E 100.00 FEET; THENCE N90°-00'-00"E 100.00 FEET; THENCE S00°-00'-00"E 100.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**30' WIDE ACCESS & UTILITY EASEMENT**

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THIRTY-FOUR (34) NORTH; RANGE SIXTEEN (16) WEST, TOWN OF APPLE RIVER, POLK COUNTY, WISCONSIN, CONTAINING 6,300 SQUARE FEET (0.145 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE N00°-17'-44"W 593.41 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 27; THENCE S89°-42'-16"W 243.26 FEET; THENCE N00°-00'-00"E 35.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE N00°-00'-00"E 30.00 FEET; THENCE N90°-00'-00"E 209.93 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY HIGHWAY "E"; THENCE S00°-17'-44"E 30.00 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE S90°-00'-00"W 210.08 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**PARENT PARCEL**

ALL THAT PARCEL OF LAND IN THE IN THE COUNTY OF POLK AND STATE OF WISCONSIN AS MORE FULLY DESCRIBED IN DEED BOOK 0849 PAGE 0310 AND PARCEL # 004-00739-0000, BEING KNOWN AND DESIGNATED AS:

PARCEL NUMBER: 004-00739-0000

BEING THE SAME PROPERTY ACQUIRED BY GERALD A. KRISIK AND/OR ANN L. KRISIK, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GERALD A. AND ANN L. KRISIK LIVING TRUST, DATED OCTOBER 20, 1997, AND ANY AMENDMENTS THERETO BY DEED OF GERALD A KRISIK AND ANN L. KRISIK, HUSBAND AND WIFE, DATED 03/06/2001 AND RECORDED 03/15/2001 IN BOOK / PAGE : 0849 / 0310

**TITLE REPORT REVIEW**

TITLE REPORT: AMC SETTLEMENT SERVICES

COMMITMENT NO. 50037164

MAR 19 2026

EFFECTIVE DATE: MAY 13, 2025

FEE SIMPLE TITLE VESTED IN:

GERALD A. KRISIK AND/OR ANN L. KRISIK, TRUSTEES, OR THEIR SUCCESSORS IN TRUST,  
UNDER THE GERALD A. AND ANN L. KRISIK LIVING TRUST, DATED OCTOBER 20, 1997,  
AND ANY AMENDMENTS THERETO

NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND ANY  
EASEMENTS PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE  
LEASE SITE AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS SUCH.

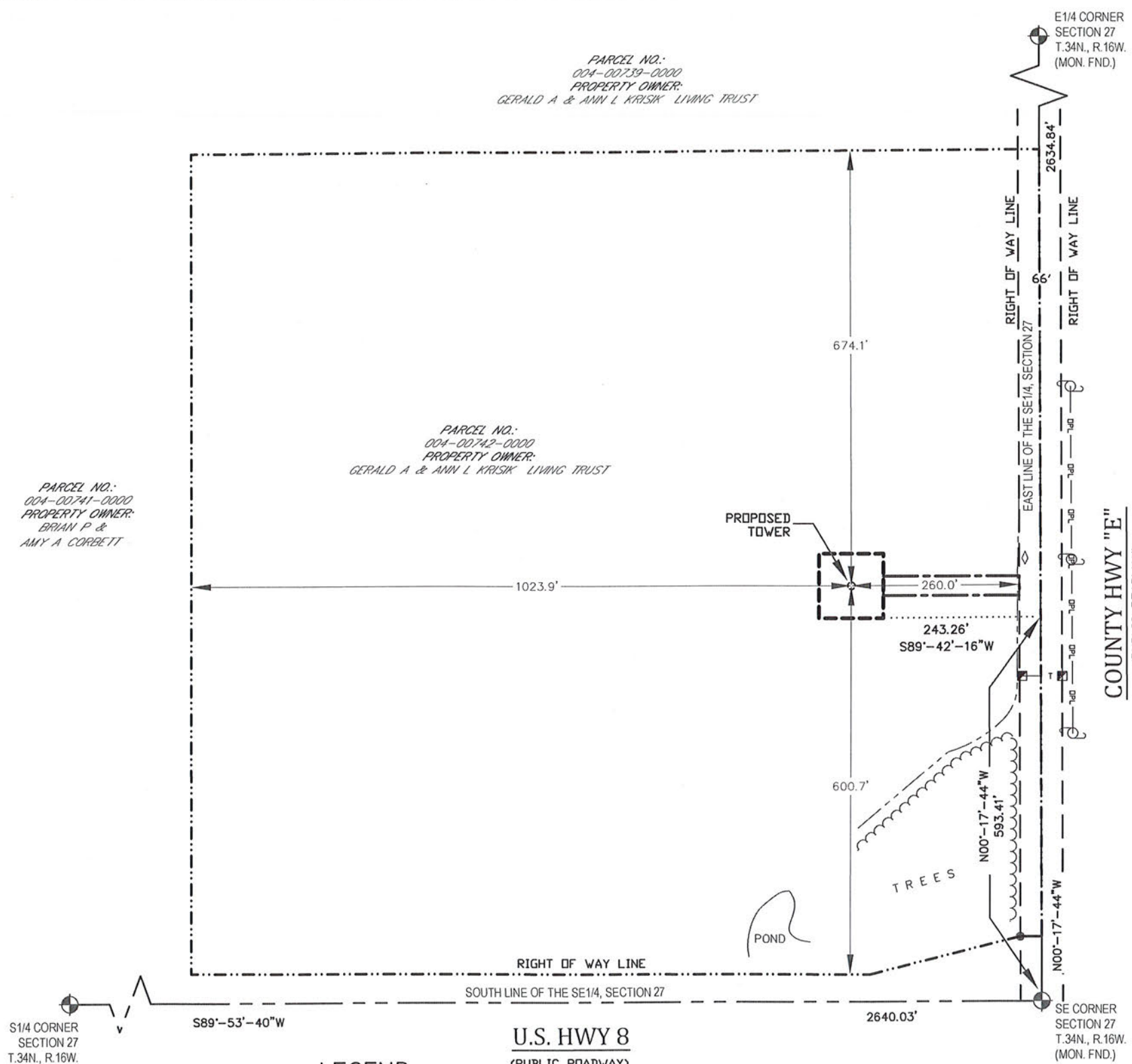
SCHEDULE B-II

NONE LISTED.

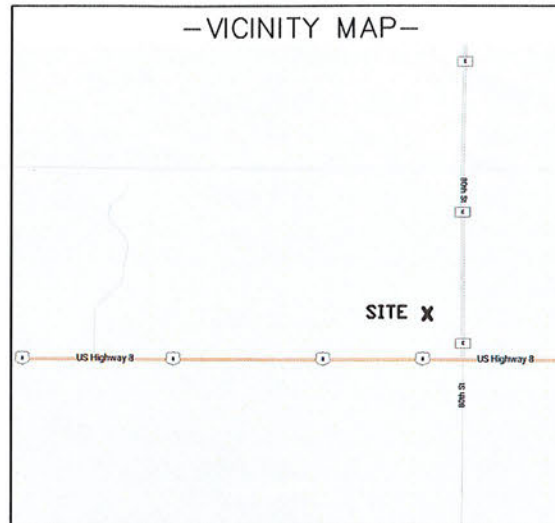
PARCEL NO.:  
004-00739-0000  
PROPERTY OWNER:  
GERALD A & ANN L KRISIK LIVING TRUST

PARCEL NO.:  
004-00742-0000  
PROPERTY OWNER:  
GERALD A & ANN L KRISIK LIVING TRUST

PARCEL NO.:  
004-00741-0000  
PROPERTY OWNER:  
BRYAN P &  
AMY A CORBETT



BEARINGS REFERENCED TO THE POLK COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE SE1/4, SECTION 27, T.34N., R.16W., WHICH BEARS: N00°-17'-44\"/>



**PROPOSED TOWER BASE**

LATITUDE: 45°-23'-51.02"  
LONGITUDE: 92°-19'-36.23"  
(Per North American Datum of 83/2011)

Ground Elevation: 1185.7'  
(Per North American Vertical Datum of 1988)

**SURVEY NOTES:**

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-DIGGERS HOTLINE TICKET NO. 20254209650.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

-ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 55095C0440D, DATED SEPTEMBER 16 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".

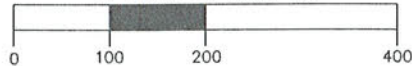
**WETLAND NOTE:**

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

**-LEGEND-**

- = 1" X 18" IRON PIPE SET
- = 3/4" REBAR FOUND (OR AS NOTED)
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ◇ = TRAFFIC SIGN
- = TELEPHONE PEDESTAL
- ⊕ = EXISTING POWER POLE
- T — T — = BURIED TELEPHONE
- OPL — OPL — = OVERHEAD ELECTRIC
- ~~~~~ = EDGE OF BRUSH/WOODS
- - - - - = PROPERTY LINE

GRAPHIC SCALE  
1 inch = 200 ft.



CALL DIGGERS HOTLINE TOLL FREE  
1(800)242-8511  
OPERATES 24 HOURS A DAY 365 DAYS A YEAR



**SURVEYOR'S CERTIFICATE**

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

Dated this 12<sup>th</sup> day of NOVEMBER 2025.

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

SURVEYED FOR:

# DESIGN 1

9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
WWW.DESIGN1EP.COM

SURVEYED FOR:

# CITYSWITCH

1900 Century Place NE, Suite 320  
Atlanta, GA 30345  
OFFICE: (404) 857-0858

# MERIDIAN

## SURVEYING, LLC

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

SITE NAME: <b>AMERY</b>
SITE NUMBER: <b>WCO22</b>
SITE ADDRESS: <b>COUNTY HWY "E" AMERY, WI 54001</b>

**PROPERTY OWNER:**  
GERALD A & ANN L KRISIK LIVING TRUST  
715 BALLENTINE RD.  
MENOMONIE, WI 54751

PARCEL NO.: 004-00742-0000

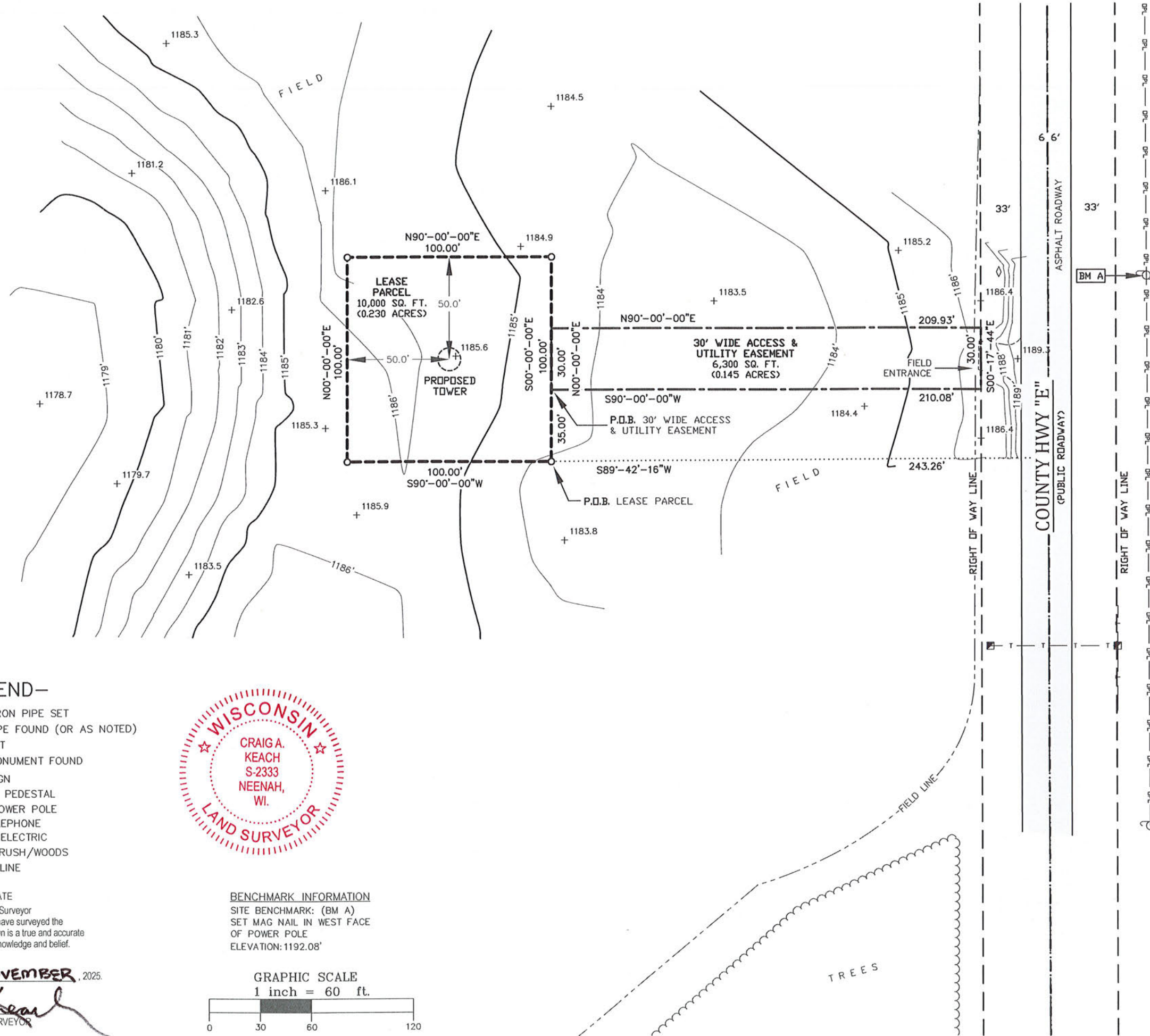
DEED REFERENCE: DOC. NO. 609626  
BOOK 849, PG. 310

**LEASE EXHIBIT**  
FOR  
**CITY SWITCH**  
BEING A PART OF THE SE1/4 OF THE  
SE1/4, SECTION 27, T.34N., R.16W.,  
TOWN OF APPLE RIVER, POLK COUNTY,  
WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	11-10-25	Added Lease and Easement	JD
1	10-29-25	Preliminary Survey	KR

DRAWN BY: K.R.	FIELD WORK DATE: 10-21-25
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 16795	SHEET 1 OF 3

BEARINGS REFERENCED TO THE POLK COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE SE1/4, SECTION 27, T.34N., R.16W., WHICH BEARS: N00°-17'-44"W



**-LEGEND-**

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND (OR AS NOTED)
- = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ◇ = TRAFFIC SIGN
- = TELEPHONE PEDESTAL
- ⊖ = EXISTING POWER POLE
- T — T — = BURIED TELEPHONE
- DPL - DPL - = OVERHEAD ELECTRIC
- ~~~~~ = EDGE OF BRUSH/WOODS
- - - - - = PROPERTY LINE

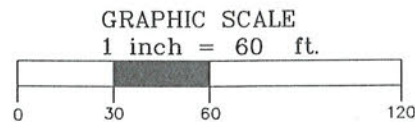


**SURVEYOR'S CERTIFICATE**  
 I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 12<sup>th</sup> day of NOVEMBER, 2025.

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

**BENCHMARK INFORMATION**  
 SITE BENCHMARK: (BM A)  
 SET MAG NAIL IN WEST FACE OF POWER POLE  
 ELEVATION: 1192.08'



SURVEYED FOR:  
**DESIGN 1**  
 9973 VALLEY VIEW RD.  
 EDEN PRAIRIE, MN 55344  
 (952) 903-9299  
 WWW.DESIGN1EP.COM

SURVEYED FOR:  
  
 1900 Century Place NE, Suite 320  
 Atlanta, GA 30345  
 OFFICE: (404) 857-0858

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

SITE NAME:  
**AMERY**

SITE NUMBER:  
**WCO22**

SITE ADDRESS:  
**COUNTY HWY "E"  
 AMERY, WI 54001**

PROPERTY OWNER:  
 GERALD A & ANN L KRISIK LIVING TRUST  
 715 BALLENTINE RD.  
 MENOMONIE, WI 54751

PARCEL NO.: 004-00742-0000

DEED REFERENCE: DOC. NO. 609626  
 BOOK 849, PG. 310

**LEASE EXHIBIT**  
 FOR  
**CITY SWITCH**  
 BEING A PART OF THE SE1/4 OF THE  
 SE1/4, SECTION 27, T.34N., R.16W.,  
 TOWN OF APPLE RIVER, POLK COUNTY,  
 WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	11-10-25	Added Lease and Easement	JD
1	10-29-25	Preliminary Survey	KR

DRAWN BY: *K.R.* FIELD WORK DATE: 10-21-25

CHECKED BY: *C.A.K.* FIELD BOOK: *X*

JOB NO.: 16795 SHEET 2 OF 3

**LEASE AREA**

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THIRTY-FOUR (34) NORTH; RANGE SIXTEEN (16) WEST, TOWN OF APPLE RIVER, POLK COUNTY, WISCONSIN, CONTAINING 10,000 SQUARE FEET (0.230 ACRES) OF LAND AND BEING DESCRIBED BY:

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**30' WIDE ACCESS & UTILITY EASEMENT**

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PARCEL NUMBER: 004-00739-0000

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**TITLE REPORT REVIEW**

TITLE REPORT: AMC SETTLEMENT SERVICES

COMMITMENT NO. 50037164

EFFECTIVE DATE: MAY 13, 2025

FEE SIMPLE TITLE VESTED IN:

GERALD A. KRISIK AND/OR ANN L. KRISIK, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GERALD A. AND ANN L. KRISIK LIVING TRUST, DATED OCTOBER 20, 1997, AND ANY AMENDMENTS THERETO

NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND ANY EASEMENTS PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE LEASE SITE AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS SUCH.

SCHEDULE B-II

NONE LISTED.



SURVEYED FOR:

**DESIGN 1**

9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
WWW.DESIGN1EP.COM

SURVEYED FOR:

**CITYSWITCH**

1900 Century Place NE, Suite 320  
Atlanta, GA 30345  
OFFICE: (404) 857-0858

**MERIDIAN**

**SURVEYING, LLC**

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

SITE NAME: AMERY
SITE NUMBER: WC022
SITE ADDRESS: COUNTY HWY "E" AMERY, WI 54001

PROPERTY OWNER:  
GERALD A & ANN L KRISIK LIVING TRUST  
715 BALLENTINE RD.  
MENOMONIE, WI 54751

PARCEL NO.: 004-00742-0000

DEED REFERENCE: DOC. NO. 609626  
BOOK 849, PG. 310

**LEASE EXHIBIT**  
FOR  
CITY SWITCH

BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 27, T.34N., R.16W., TOWN OF APPLE RIVER, POLK COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	11-10-25	Added Lease and Easement	JD
1	10-29-25	Preliminary Survey	KR

DRAWN BY: K.R.	FIELD WORK DATE: 10-21-25
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 16795	SHEET 3 OF 3

MAR 19 2026

# MERIDIAN

## SURVEYING, LLC



MERIDIAN SURVEYING - N9637 FRIENDSHIP DR., KAUKAUNA, WI 54130  
PHONE 920-993-0881 - FAX 920-273-6037 - WWW.MERIDIAN-WI.COM

### 1-A CERTIFICATION

FOR: CITY SWITCH

SITE NAME AMERY SITE NUMBER WIC022

SITE ADDRESS County Highway E, Amery, WI 54001

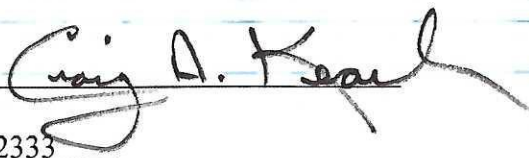
CENTER OF PROPOSED TOWER:  
NAD 83/2011

- LATITUDE: N 45°-23'-51.02"
- LONGITUDE: W 92°-19'-36.23"

Ground Elevation 1185.7' AMSL  
(N.A.V.D. 1988)

This is to certify that the above information is accurate to within  
+/- 20 Feet in the Horizontal  
+/- 3 Feet in the Vertical

Professional Land Surveyor



Registration No.

S-2333

State of Wisconsin

Date 11-12-2025





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

Aeronautical Study No.  
 2025-AGL-15679-OE

Issued Date: 12/29/2025

LESLIE LINDEMAN  
 PALM-TECH CONSULTING, LLC  
 11365 Little Bear Way  
 Boca Raton, FL 33428

**\*\* 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 Amery  
 County, State: Polk, Wisconsin

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	45-23-51.02N	92-19-36.23W	1186 Ft	265 Ft	1451 Ft

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.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 06/29/2027 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 1-817-222-4037, or [nathan.d.shelly@faa.gov](mailto:nathan.d.shelly@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-AGL-15679-OE.

**Signature Control No: 686171314-688196408**

( DNE )

Nathan Shelly  
Specialist

Attachment(s)

Additional Information

Case Description

Frequency Data

Map(s)

cc: FCC

**BASIS FOR DECISION:**

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

New tower with approved CBAND

Frequency Data for ASN 2025-AGL-15679-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	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	1640	W





MAR 19 2026



January 8, 2025

Scott Buell  
Buell Consulting  
720 Main Street  
Saint Paul, MN 55118

Re: Phase I Environmental Site Assessment  
Amery WIC022  
County Highway E  
Amery, Wisconsin 54001

Dear Mr. Buell:

RESCOM Environmental Corp. has completed a Phase I Environmental Site Assessment for the above referenced property. This assessment was performed in conformance with the American Society for Testing and Materials (ASTM) Standard Practice E 1527-21.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. It is the opinion of the Environmental Professional that no further inquiry is required.

This Phase I Environmental Site Assessment has been prepared for the exclusive use of Buell Consulting, and AT&T. Thank you for the opportunity to provide this service and we look forward to working with you in the future. If you have any questions or comments, please call our office at (231) 409-2563.

Sincerely,

**RESCOM Environmental Corp**

A handwritten signature in blue ink, appearing to read "Aron Lee".

Aron Lee  
Environmental Scientist

A handwritten signature in blue ink, appearing to read "Anthony Notaro".

Anthony Notaro  
Environmental Professional

RESCOM File: 25110064

## INTRODUCTION

### Executive Summary

The report of findings for the Subject Property located off of County Highway E in Amery, Polk County, Wisconsin is summarized as follows:

### Findings

1. The Subject Property consists of agricultural land located west of County Highway E and north of East 130<sup>th</sup> Avenue. Buell Consulting is proposing to construct a +/- 255' monopole telecommunications tower and a fenced equipment compound within a 100' x 100' leased area and construct an access drive off County Highway E.
2. RESCOM Environmental Corp. (RESCOM) personnel completed a site visit on January 6, 2026. No visible signs of recognized environmental conditions (RECs) were noted on the Subject Property at the time of the site visit.
3. The surrounding property uses are as follows: agricultural land (Parent Property) to the north followed by a residential property; agricultural land (Parent Property) to the east followed by County Highway East, a farm, and agricultural property; agricultural land (Parent Property) to the south followed and East 130<sup>th</sup> Avenue; and agricultural land (Parent Property) to the west. No areas of environmental concerns were noted on the adjoining properties at the time of the site visit.
4. Based on historical information collected by RESCOM, the Subject Property has historically appeared to be agricultural or naturally vegetated land dating back to at least 1947. No other property uses were identified through the historic research.
5. Interviews conducted with the Users, Owner/Occupants, and/or local agencies did not reveal evidence of environmental concerns or current or past usage of the Subject Property which would be indicative of RECs.
6. RESCOM retained the services of Environmental Risk Information Services (ERIS) to prepare a report of reasonably ascertainable environmental records from governmental databases for the property and surrounding properties within the approximate minimum search distances specified by the American Society for Testing and Materials (ASTM) and United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standards.

The Subject Property and adjoining properties are not listed in the database report as sites of environmental concern.

Nine listings for nine surrounding sites within ASTM search criteria were identified in the database report. Based on the distance and/or downgradient slope in relation to the Subject Property, these listings are not considered an environmental concern to the Subject Property.

### Recommendations

This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. It is the opinion of the Environmental Professional that no further inquiry is required.



MAR 19 2026

AT&T Mobility Services LLC  
Tower Strategy  
308 S Akard Street  
Dallas, TX 75202

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**SWORN STATEMENT OF JOE PERONA IN SUPPORT OF NEW TOWER CONSTRUCTION**

**BY CitySwitch DevCo 1, LLC**

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(COUNTY OF Polk STATE OF Wisconsin) ss.

Joe Perona, being first duly sworn on oath, deposes and says that:

1. I am an adult resident of the State of Texas and serve as Director — Network Planning for AT&T Wireless ("AT&T").
2. I manage AT&T's high-rent relocation program, under which AT&T identifies high-cost or economically burdensome antenna site leases that accommodate AT&T's communications equipment and relocates its communications equipment onto lower-cost alternative antenna site lease locations to either improve or maintain wireless coverage.
3. I am familiar with the proposed tower to be constructed by CitySwitch DevCo 1, LLC ("CitySwitch") at TBD County Hwy E, Amery, WI 54001 (the "CitySwitch Tower"). I am also familiar with the existing communications tower (the "ATC Tower") owned by American Towers, LLC which is located at 761 US Hwy 8, Amery, WI 54001. Both the existing ATC Tower and the location of the proposed CitySwitch Tower are located in AT&T's coverage search ring for this part of Polk County.
4. AT&T currently leases space on the ATC Tower, along with related ground space at the base of the ATC Tower, to locate its communications equipment (the "Wireless Facilities"). AT&T has located its Wireless Facilities on the ATC Tower since 10/5/2009 but AT&T now desires to relocate its Wireless Facilities onto the CitySwitch Tower as the ATC Tower has become a high-cost antenna site structure for AT&T.
5. This sworn statement is made to attest that having its Wireless Facilities remain on the ATC Tower, which is the only existing communications support structure in AT&T's search ring, is economically

burdensome for AT&T and would not result in the same cost-effective operation as compared to what AT&T could achieve if it relocated its Wireless Facilities to the CitySwitch Tower.

**Co-Location on the ATC Tower is Economically Burdensome**

6. AT&T maintains a co-location agreement with American Towers, LLC for the ATC Tower. Under this agreement, American Towers, LLC increases the rent, assesses other costs and poses other logistical issues when AT&T installs additional Wireless Facilities on the ATC Tower. AT&T anticipates future rent increases and costs from American Towers, LLC if it remains co-located at the ATC Tower. Those rent increases and costs would result from, among other things, AT&T's equipment rights on the ATC Tower.

7. The current rent charged by American Towers, LLC to co-locate on the ATC Tower is over six times what CitySwitch will charge AT&T to co-locate on the CitySwitch Tower. Pursuant to the agreement between AT&T and CitySwitch, annual rent increases are less than the annual rent increases charged by American Towers, LLC. At the current rate of rent increases, over the next twenty (20) years, the difference in rent paid by AT&T to remain on the ATC Tower versus relocating on the CitySwitch Tower is well over two million dollars.

8. Since AT&T located on the ATC Tower in 10/5/2009, rent and escalators have become more competitive in the tower marketplace. New tower companies have entered the marketplace since 10/5/2009, which has also led to more competitive economic terms in tower lease agreements. Considering these competitive economic terms from other tower companies, AT&T has requested tower rent reductions from American Towers, LLC. Unlike other tower companies, American Towers, LLC has resisted an economically sustainable cost structure with its existing AT&T co-location leases, such that many of these leases have become economically burdensome for AT&T.

9. Decommissioning an existing Wireless Facility in favor of moving to an alternate tower location is something AT&T will only do in limited circumstances. AT&T will bear a significant capital cost in decommissioning its Wireless Facilities installation on the ATC Tower and relocating to the CitySwitch Tower. Despite these relocation costs, the CitySwitch Tower remains a better co-location option for AT&T.

10. AT&T has made this determination because the current rents and other charges to co-locate on the ATC Tower have been categorized as high-cost as compared to other existing sites in AT&T's portfolio and the rents charged by other tower companies, such as CitySwitch.

11. AT&T has entered into nationwide development and master lease agreements with CitySwitch, which I am familiar with. Under these agreements, CitySwitch will construct at its own expense and own communications towers upon which AT&T will lease space to install its Wireless Facilities. AT&T does not bear any costs for the construction of a tower owned by CitySwitch.

12. Per these agreements and as is the case with the CitySwitch Tower, AT&T pays CitySwitch rent in return for 30,000 square inches of wind load surface area of loading and defined space on each tower and does not pay increased rent for additions to its Wireless Facilities provided said facilities remain within the predetermined space and loading limits. The agreed upon tower space and loading limits have taken into consideration the future additions and upgrades projected for AT&T's Wireless Facilities.

13. There are no other structures (other than the ATC Tower) located in AT&T's search ring capable of accommodating its Wireless Facilities.

14. The economic terms imposed upon AT&T by American Towers, LLC to remain co-located on the ATC Tower are not cost-effective and are economically burdensome for AT&T especially when the nearby CitySwitch Tower presents a more competitive and flexible co-location option.

**The CitySwitch Tower provides superior mobile service functionality.**


15. Technological changes and market trends in the wireless communications industry require AT&T to continuously upgrade its Wireless Facilities. AT&T is also obligated to build out FirstNet, which is our country's first nationwide integrated data network for providers of emergency services.

AT&T's lease agreement for the ATC Tower does not include "set aside" capacity reserved for the future needs of AT&T's Wireless Facilities. Every time AT&T desires to improve the Wireless Facilities installed on the ATC Tower, it must apply to American Towers, LLC which then triggers an application fee and a lengthy administrative review process, which typically includes a structural analysis of the tower and an

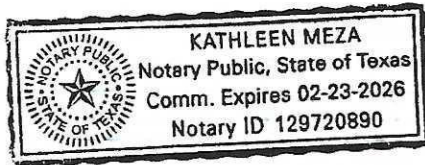
MAR 19 2026

amendment to the existing lease agreement. This administrative process may take several months and results in unnecessary time delay and additional costs in the deployment of the upgraded Wireless Facilities.

16. Conversely, AT&T's master tower lease agreement with CitySwitch allows AT&T to rent 30,000 square inches of tower space and loading on a CitySwitch Tower. This space and loading capacity is reserved exclusively for AT&T and will accommodate the needs for AT&T's Wireless Facilities well into the future. This arrangement benefits AT&T because it increases the speed of deploying Wireless Facilities and gives AT&T greater flexibility to upgrade technologies and respond to the ever-changing coverage and capacity demands of its wireless network. Provided it does not exceed the reserved space and capacity limits in the co-location agreement, AT&T is free to upgrade its Wireless Facilities on the CitySwitch Tower with little to no delay.

  
[JOE PERONA]

Subscribed and sworn to before me  
this 16<sup>th</sup> day of January, 2026.



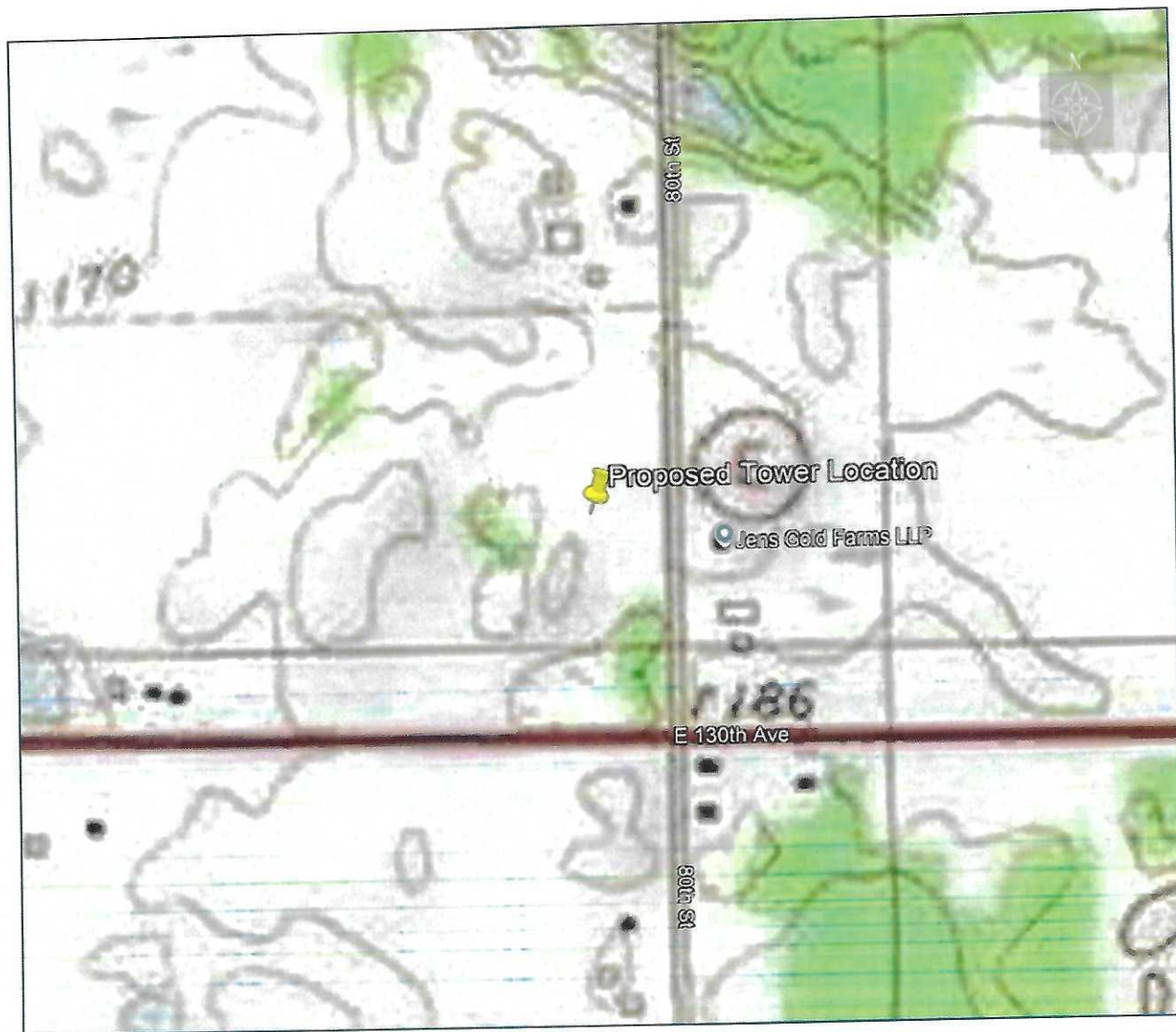
  
Notary Public State of Texas  
My Commission Expires 2-23-26

# Existing Conditions Maps

## Parcel Boundary Map



Topography Map



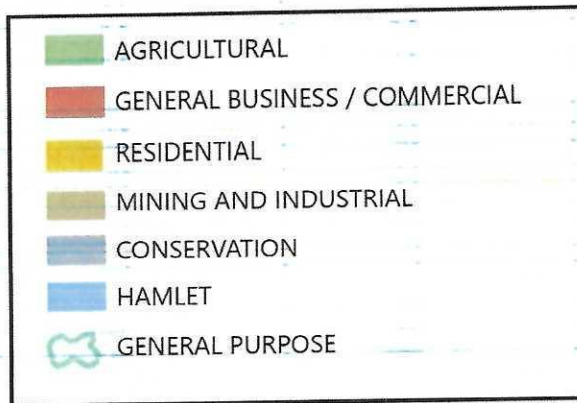
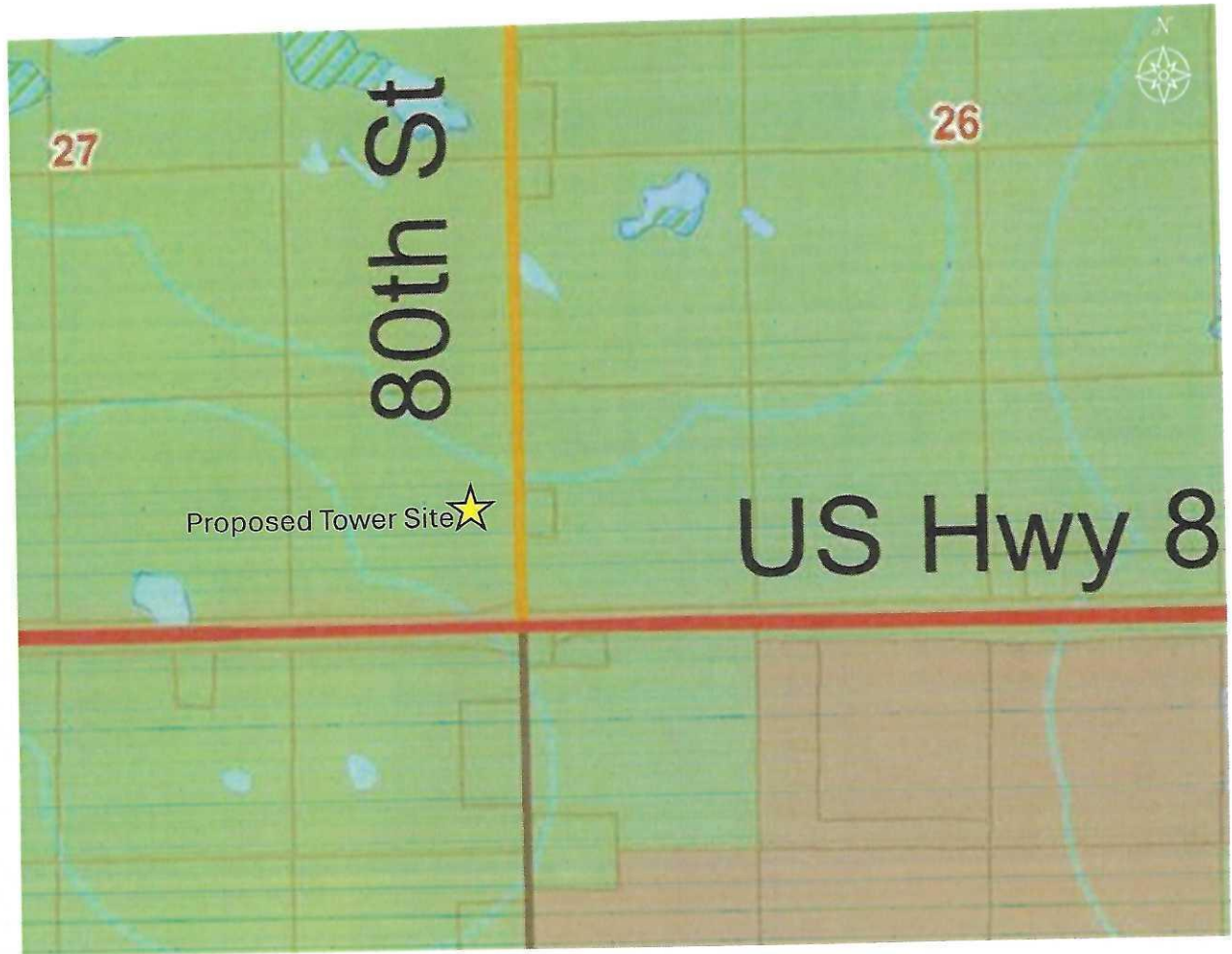
# Wetland Map



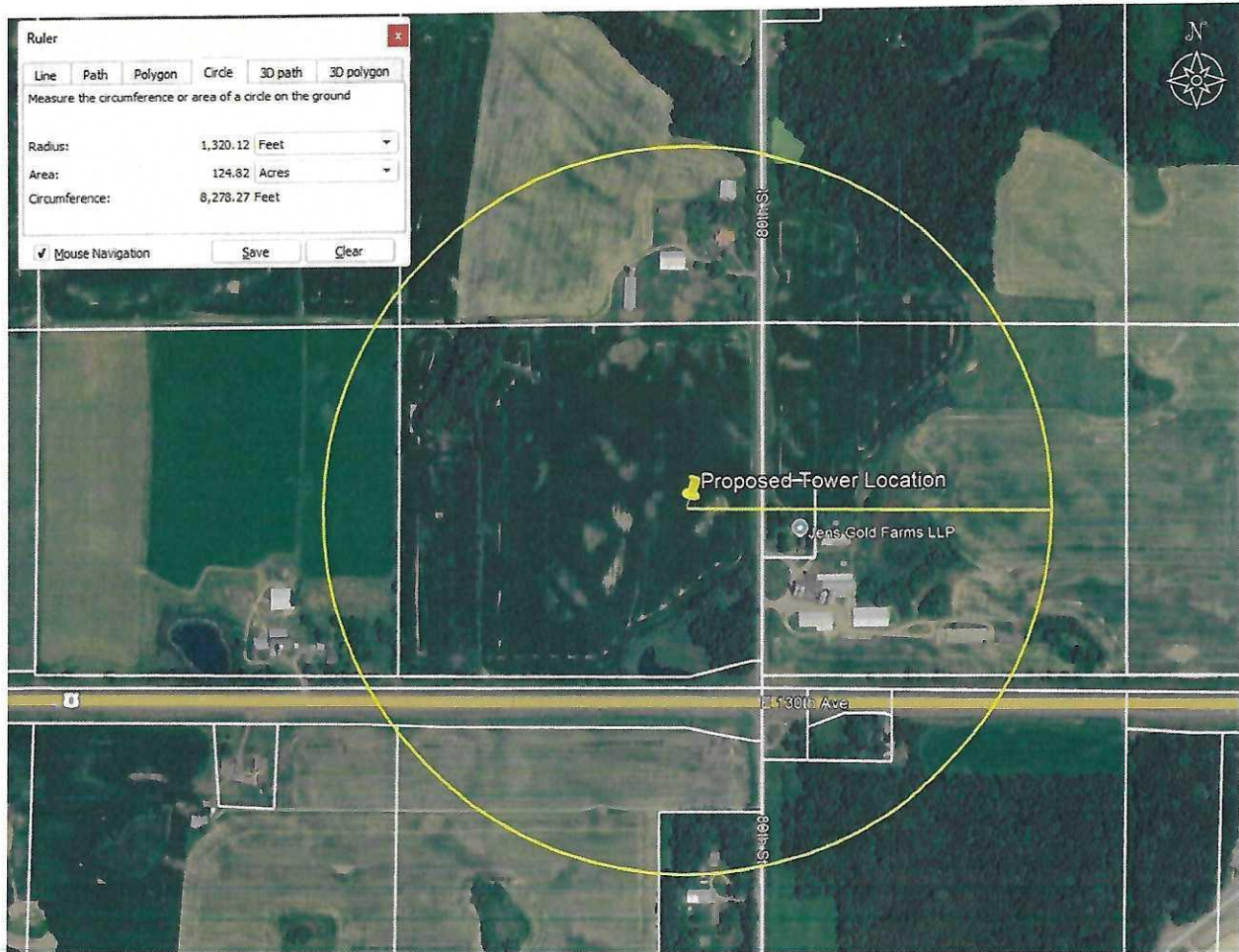
Floodplain Map



Zoning Map



# 1,320 Feet Radius Map



# City Switch Power Design Requirements Form

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## Basic Site Info

CS Site Name	Amery
Customer Unique ID	WIC022
Market / State	Wisconsin
Vendor Name	Design 1
Date Submitted	10/3/25

## Utility Provider Info

Power Provider Name	Polk-Burnett Electric Coop
Work Order # / Account #	
ESID / Premise ID (if applicable)	
Assigned Utility Engineer	
Engineer Contact Info (Phone/Email)	
Utility Construction Hotline / Email	800-421-0283

## Application & Walk Status

Power App Submitted (Y/N)	N
Date Submitted (if yes)	
Power Walk Scheduled On	Walk will be completed when site is staked, and construction starts
Power Walk Scheduled For	City Switch to provide Design 1 w/ solid Const. Forecast Date
Design Walk Completed (Y/N)	N
Design Feedback Received	

## Power Design Requirements Overview

Vendors must identify any requirements or constraints related to power design. The goal is to clearly understand what is needed before submitting a power application, conducting the power design walk, or receiving a final utility design. Items do not need to be completed before this form is submitted—only listed.

## Requirements to Submit Power Application

Please list all known requirements or conditions that must be met before submitting the power application to the utility:

1. Polk-Burnett Electric Coop will require city switch to fill out Electrical Service Application Form. Please visit power company website to fill out Application <https://www.polkburnett.com/form/lp-electric-service-and-applicat>
2. Once application has been submitted, please call 800-421-0283

## Requirements to Schedule or Complete Power Design Walk

Please list all requirements or site conditions that must be met before the utility will conduct the power design walk:

1. All Forms Submitted to Power Company
2. Site Staked
3. Construction Start Date

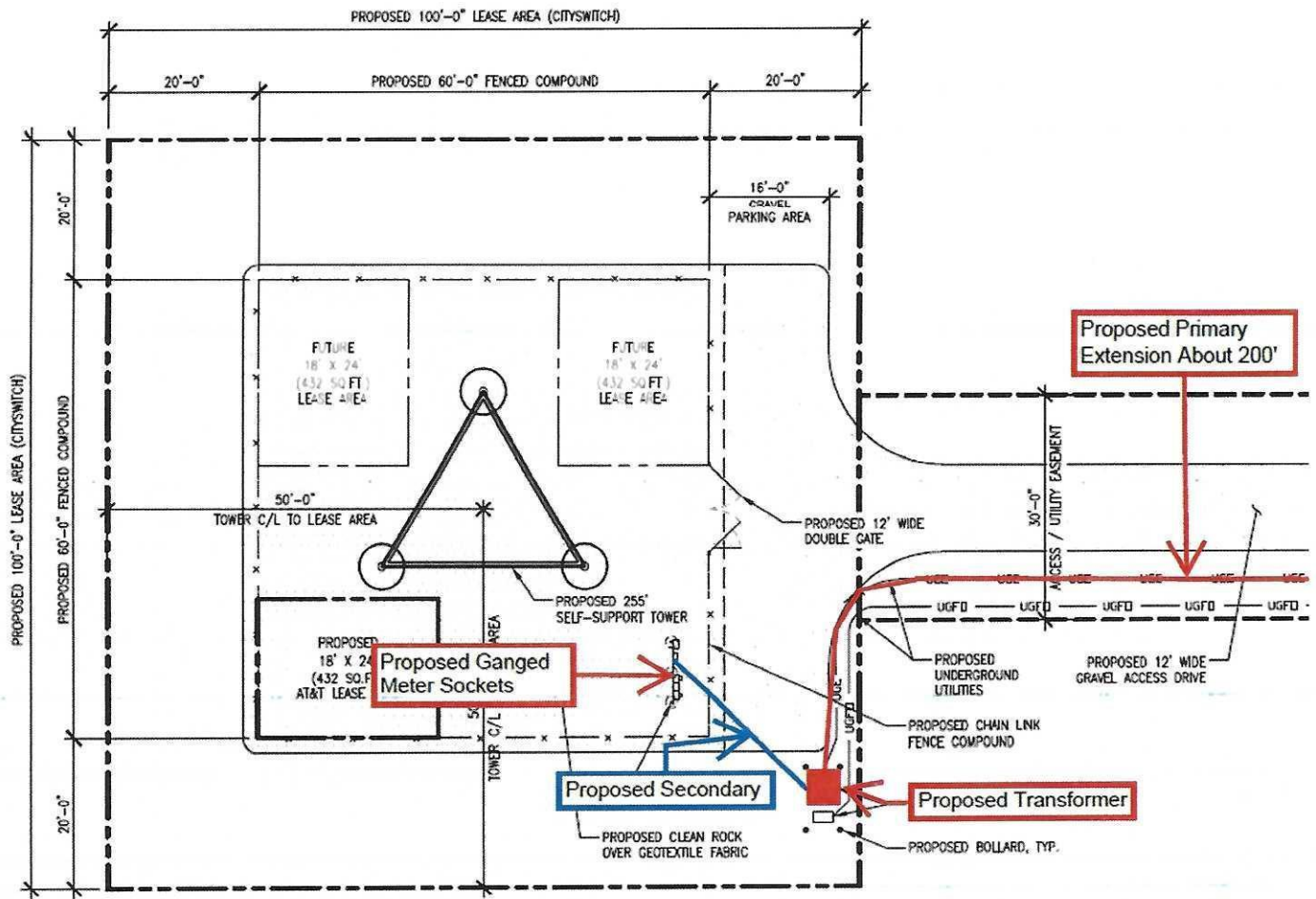
## Requirements to Receive Final Power Design / Estimate

List all documents or conditions required before the utility releases the final design and estimate.

1. Final Survey
2. Rev. A

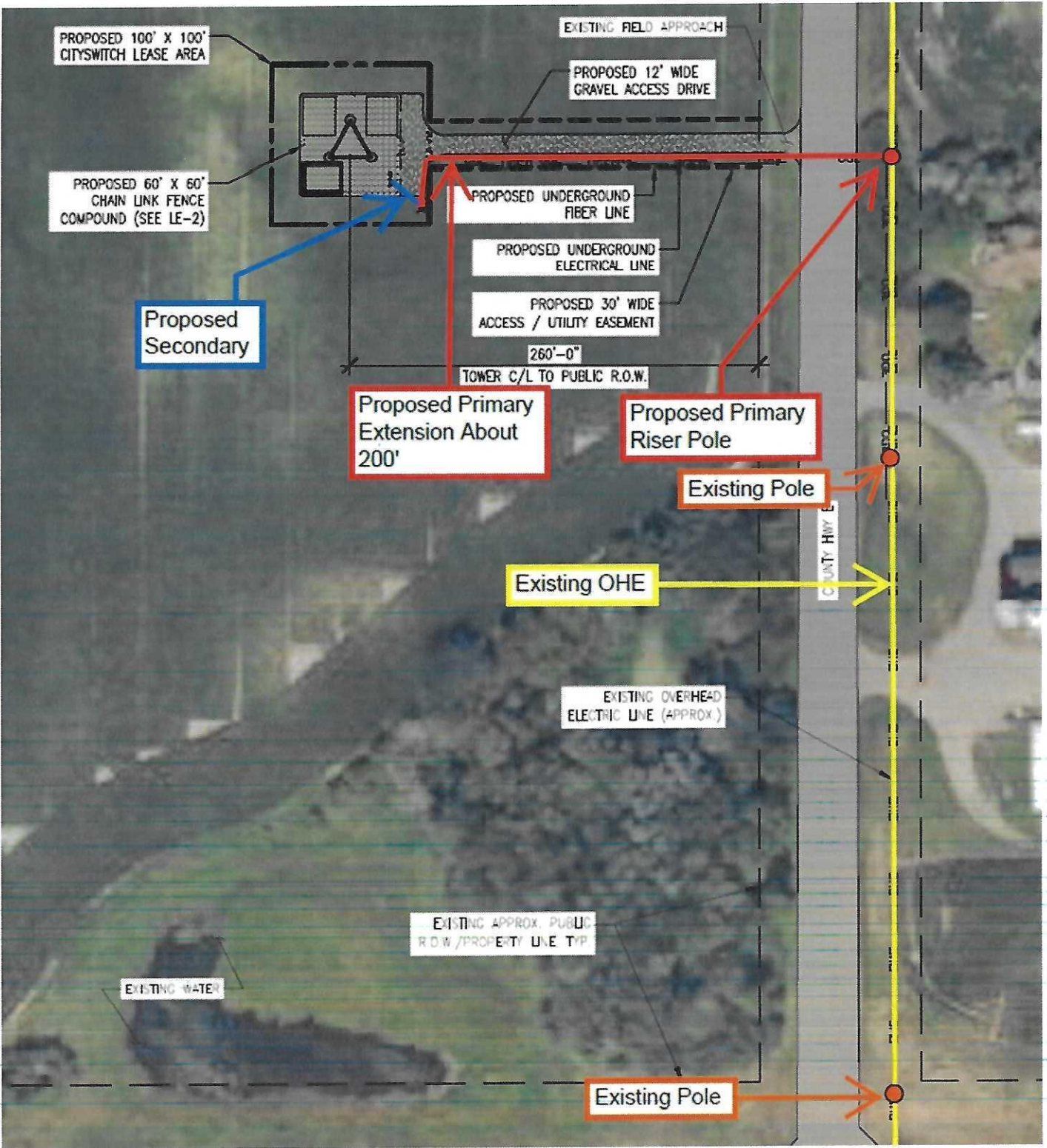
<https://www.polkburnett.com/form/lp-electric-service-and-applicat>

## Preliminary Routing Summary (if known)



Transformer Location:

Point of Origin (e.g., Vault, Pad-Mount, Pole, Handhole):



Conductor Length Estimate (ft): About 200'

Conduit Length Estimate (ft): About 200'

Feasibility Notes (e.g., cost concerns, access issues, provider restrictions):

Construction Constraints / Site Access Notes:

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PRESS FIRMLY TO SEAL



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EP13F May 2020  
OD: 12 1/2 x 9 1/2

	
<b>USPS TRACKING #</b>  9470 1361 0619 6274 5048 12	
SHIP TO: TOWN OF APPLE RIVER JANET KING-TOWN ADMINISTRATOR 606 US HIGHWAY 8 AMERY WI 54001-2536	
WAIVER OF SIGNATURE R001	
BUELL CONSULTING, INC. 9973 VALLEY VIEW RD EDEN PRAIRIE MN 55344-3566 0007	
<b>USPS PRIORITY MAIL EXPRESS</b>	
 US POSTAGE PAID IMI 2026-03-13 55344 C4829943 Commercial FLAT RATE ENV 0901000018416	



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