



Via: Email

June 11, 2015

Monica Klaeser
Deputy Director, Community & Economic Development
City of Appleton
100 N. Appleton Street
Appleton, WI 54911

**Re: Verizon Wireless Personal Communications, LP d/b/a Verizon Wireless
Request for Plan Approval of Proposed Mobile Service Facility
Location: 2800 E. College Avenue, Appleton, WI, 54915
Site Name: Kensington Woodward**

Dear Ms. Klaeser:

We represent Verizon Wireless Personal Communications, LP d/b/a Verizon Wireless. Per our discussion, please accept this letter on their behalf as a request for Plan Approval from the City of Appleton Community and Economic Development Committee as required by the deed restriction on the property from the original subdivision development.

I have included a copy of the deed listing the restrictions and a site plan with elevation detailing the proposed Verizon Wireless install on the existing guyed tower at the property. At the site, Verizon Wireless proposes to install antennas at 80' on the existing 480' guyed tower and place an equipment shelter at the tower's base.

The City of Appleton Planning Division has reviewed the plans and granted Site Plan Approval. Similarly, the City of Appleton Building Department has reviewed the plans and issued a Building Permit. This request of the City of Appleton Community and Economic Development Committee results from the normal due diligence conducted by Verizon Wireless on any new mobile service facility it deploys.

Should you have any additional information needs or questions regarding the application, please contact me directly at (630) 441-0521. Thank you again for your efforts on this project.

Best regards,

Eric Lennington

Eric Lennington,
On behalf of Verizon Wireless
Enclosures as described

DOCUMENT NO.
754752

J 1133 1 10

WARRANTY DEED—By Corporation
STATE OF WISCONSIN—FORM 10
THIS REGISTER'S OFFICE
OUTAGAMIE COUNTY, WI.
RECEIVED AND RECORDED ON

SEP 15 1978

AT 9 O'CLOCK P.M.
IN JACKET 1133 IMAGE 10-12
D.P. Sutherland
REGISTER OF DEEDS CW

THIS INDENTURE, Made by City of Appleton,
A Wisconsin Municipal Corporation

..... a Corporation
duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor,
of Outagamie County, Wisconsin, hereby conveys and warrants to
Telegraph-Herald, Inc.

grantee, of County, Wisconsin, for the sum of
Eighty-Nine Thousand (\$89,000.00) Dollars

the following tract of land in Outagamie County, State of Wisconsin:

A parcel of land located in part of Government Lot 7 and 8, Section Twenty-nine (29), Township Twenty-one (21) North, Range Eighteen East, City of Appleton, Outagamie County, Wisconsin, bounded and described as follows: Beginning at the southeast corner of Lot 1, Block 32, Schaefer Park Plat, thence N 1°-35'-20" west (recorded as N.1°-35'-00" west) along the east line of said plat 967.95 feet; thence N.88°-24'40" east, 700.00 feet to a point known as Point "A", thence S.1°-35'-20" east, 909.44 feet to a point on the north right-of-way line of College Avenue (C.T.H. "CE") as presently laid out; thence S.83°-38'-00" west, along the north right-of-way line of said College Avenue (C.T.H. "CE"), 702.44 feet to the point of beginning. Said parcel of land containing 15.085 acres more or less.

Less therefrom the following described east 30.00 foot strip of land thereof for public right-of-way purposes; beginning at Point "A" as described above; thence S.1°-35'-20" east, 281.91 feet; thence S.88°-19'-00" west 30.00 feet; thence N. 1°-35'-20" west 281.96 feet; thence N.88°-24'-40" east, 30.00 feet to the point of beginning; and containing 0.19 acres of land, more or less.

Reserving the balance of the east 30.00 feet for an easement for ingress and egress purposes to abutting property and for future street right-of-way.

This property shall be subject to the following:

I. Setbacks

- A. Front Yard: No building shall be constructed on the site nearer than forty (40) feet of the right-of-way of any public street or highway. In the case of corner lots both forty (40) feet setbacks will apply.
- B. Side and Rear Yards: Minimum side and rear yards shall be twenty-five (25) feet, provided that adjacent property owners may mutually agree to jointly construct common wall structures, thereby, eliminating any setback between buildings.

(Cont'd on side two)

In Witness Whereof, the said grantor has caused these presents to be signed by James P. Sutherland Mayor, its President, and countersigned by Elden J. Broehm City Clerk, at Appleton Wisconsin, and its corporate seal to be hereunto affixed, this 14th day of September, A. D., 19 78.

SIGNED AND SEALED IN PRESENCE OF
Bonny G. Lowe
Christina E. Wilczek

CITY OF APPLETON
James P. Sutherland Corporate Seal Mayor
Elden J. Broehm City Clerk

STATE OF WISCONSIN, } ss.
Outagamie County, }
Personally came before me, this 14th day of September, A. D., 19 78.
James P. Sutherland Mayor and Elden J. Broehm City Clerk

1. Land Use: Uses in the Industrial Park shall be limited to manufacturing, warehousing or distribution activities, and administrative offices related directly thereto. Commercial and service uses shall not be permitted. Exception: Property described above may be used for radio broadcasting facilities.
- I. Construction and Materials: Any building erected shall be of masonry construction or enameled steel or the equivalent thereof.

Landscaping: The front yard area of the site shall be graded, landscaped, and planted with trees, shrubs, ground cover; and appropriate natural landscaping materials. Landscaping shall relate to buildings and paved surfaces as to scale, massing, size, shape, and color. At time of planting, vegetation shall be of sufficient size as to noticeably enhance the site (i.e. whips are inappropriate as primary landscaping elements). Existing trees shall be preserved whenever possible, and may be substituted for part of the required landscaping. Plant material shall be of hardy quality, preferably native of Wisconsin. ~~Woody or short lived trees such as Box Elder, Poplar, American Elm, or Willow shall not be acceptable.~~ Vendee shall be responsible for maintenance of vegetation and replacement of any defective plant material.

Parking: All parking areas shall be paved. Parking shall be permitted within the minimum front yard setback area, however, it shall be located no closer than fifteen (15) feet to the public right-of-way line. The purchaser agrees to provide off-street parking for employees, clients, and visitors.

- I. Outdoor Storage: No outside storage of any kind shall be permitted unless such stored material is visually screened from all streets with a suitable fence, vegetation, berm, or combination thereof. Screening shall be attractive in appearance and in keeping with the architectural quality of the main structure. Said structure shall be limited to behind the front line of the building on the property, and within the building setback lines. No waste material or refuse may be dumped or permitted to remain on any part of the property outside of the buildings. Storage of fuel oil or other bulk fluids must be underground. Fences, walls or hedges may not be located closer than fifteen (15) feet to any property line.

- I. Approval of Plans: Before commencing the construction or alteration of any buildings, additions, enclosures, fences, loading docks, parking facilities, storage yards or any other structures or permanent improvements on or to the real estate conveyed hereby, the vendee shall first submit its building plans, specifications, site and landscape plans and an elevation sketch of all improvements to be placed thereon to the Commerce and Industrial Development Committee for its written approval. In the event the Commerce and Industrial Development Committee or its assigns shall fail to approve or disapprove in writing the building plans, specifications, site and landscape plans and elevation sketch within thirty (30) days after they have been submitted to them, such approval will not be required and these restrictions will be deemed to have been complied with. The Commerce and Industrial Development Committee may assign this review of plans to the Department of Planning and Development.

J 1133 1 12

III. Erection of a Structure: It will, within 2 years from the date hereof, to be negotiated at the time of purchase, erect a building or structure for such purpose or purposes as may be permitted under the terms of these restrictions, the zoning ordinance, and in accordance with the building code. In the event of the vendee's failure to perform this condition within the time specified, the vendor shall, within sixty (60) days after the termination of said period, upon written notice to the vendee, have the option to repurchase said property for an amount of money equal to the purchase price paid by the vendee, plus any special assessments.

IX. The vendee shall agree to request what is known as "reciprocal switching" from the railroad spur line constructed on or across any property in the industrial park site.

x. Waiver of Notice: All land sold before major assessable improvements are completed in the industrial park site shall be subject to the purchaser's waiving notice of assessments and hearings, and such waiver shall be part of the negotiations.

XI. Variances: Notwithstanding anything contained herein to the contrary, the City of Appleton expressly reserves the right at any time to authorize in writing variances from the strict applications of these deed restrictions or any one or more of them where the circumstances, in its sole and exclusive judgement, justifies the granting of same.

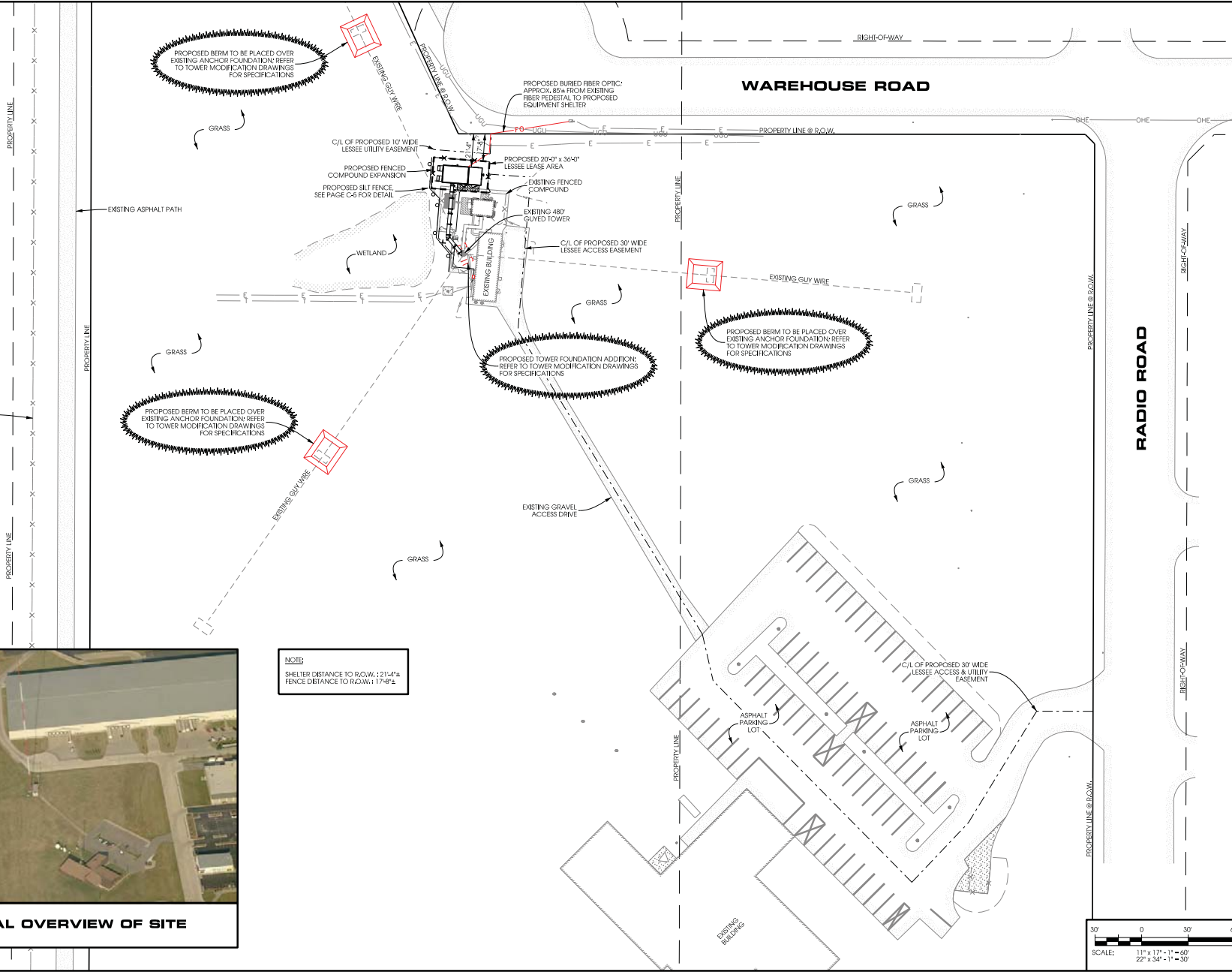
See attached rider

XII. Enforcement: In the event that the vendee fails to perform in accordance with these restrictions, the Common Council, upon recommendation of the Commerce and Industrial Development Committee, may take whatever corrective measures it deems appropriate and assess the cost thereof against the property in the same manner as a special assessment. The Council shall give at least thirty (30) days notice to the vendee of any violation and the steps required to correct it, prior to taking any action to cure such violation.

XIII. Invalidation: The invalidation of any one of the covenants or restrictions herein set forth or the failure to enforce any of said restrictions at the time of its violation shall in no way affect any of the other restrictions nor be deemed a waiver of the right to enforce the same thereafter.

XIV. The westerly One Hundred (100') feet of the property is intended to provide a buffer strip between industrial and residential uses and is therefore limited to open space only. Vendee shall provide and maintain screen landscaping of the 100 foot parcel and in the event of its failure to do so, both the installation and maintenance of such screen landscaping may be undertaken by the City and the cost thereof charged as a special assessment against the property.

Wisconsin Transfer Tax Exempt by #2.



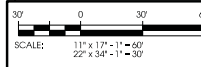
NOTE:
SHELTER DISTANCE TO R.O.W.: 221'-4"
FENCE DISTANCE TO R.O.W.: 17'-8"



Edge Consulting Engineers, Inc.
 650 North 38th Street
 P.O. Box 1487
 Appleton, WI 54912
 Phone: 920.844.1487
 Fax: 920.844.1487
 www.edgeconsulting.com

**SITE PLAN
 KENSINGTON WOODWARD
 (20130969721)
 APPLETON, WISCONSIN**

SHEET TITLE:	PRELIMINARY DRAWINGS
	PRELIMINARY CD# - 02/28/14
	ADD DETAILER SHEET - 05/09/14
	TOWER MODEL, ETC. - 08/29/14
	SITE LAYOUT - 12/19/14
	STAMPED PERMIE DRAWINGS
	PERMIE CD# - 10/02/14
	PERMIE CD# - 03/31/15
	STAMPED FINAL DRAWINGS
DRAWN BY:	TAS, LMN
CHECKED BY:	PCM
PLOT DATE:	3/31/2015
PROJECT #:	10084
FILE NAME:	C:\cgm
SHEET NUMBER:	C-1





NORTH

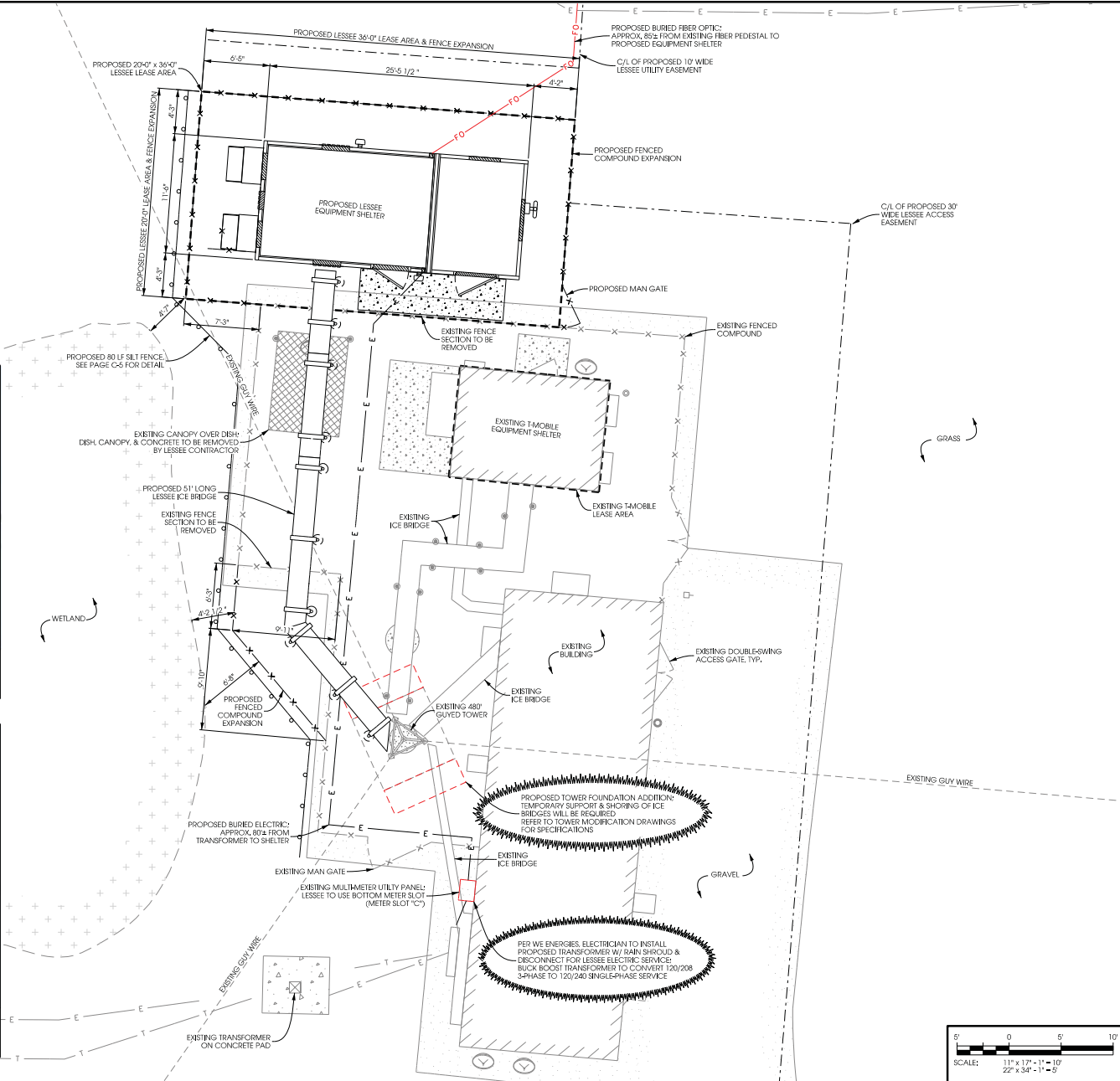
GRASS



SITE OVERVIEW (LOOKING EAST)

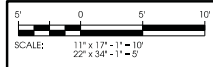


PROPOSED LEASE AREA (LOOKING SOUTHWEST)



**COMPOUND PLAN
 KENSINGTON WOODWARD
 (20130969721)
 APPLETON, WISCONSIN**

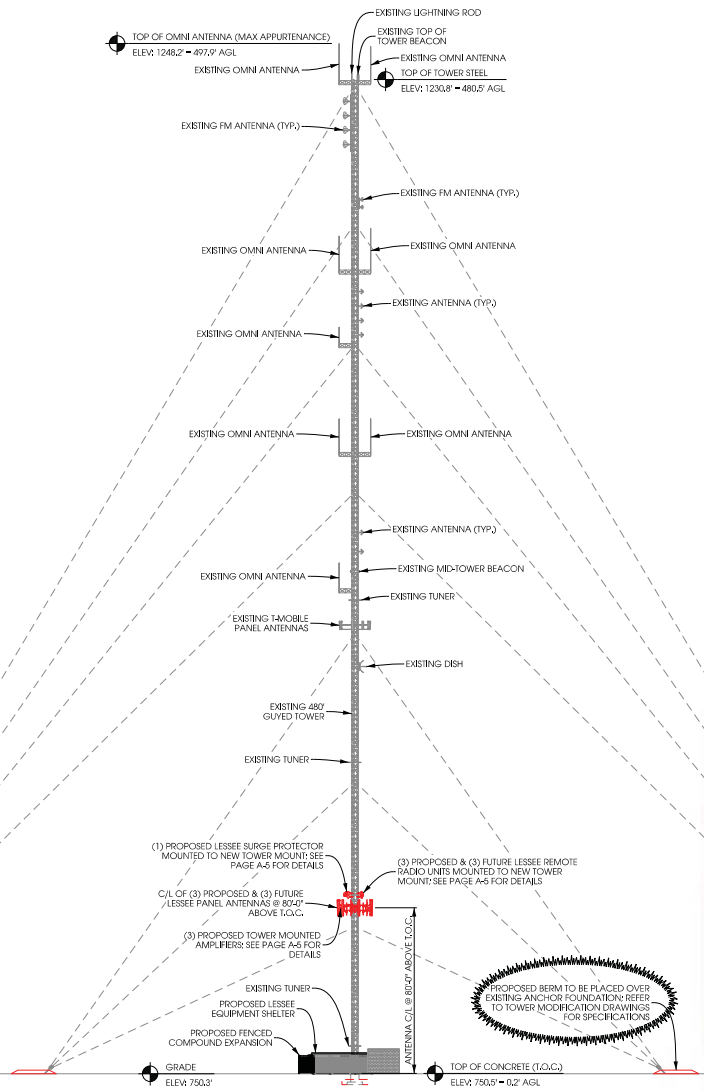
SHEET TITLE:	
PRELIMINARY DRAWINGS:	
PRELIMINARY CD - 02/28/14	
ADD DETAILER SHEET - 05/09/14	
TOWER MOD, ETC. - 08/29/14	
SITE LAYOUT - 12/19/14	
STAMPED PERMITS DRAWINGS:	
PERMITS CD - 10/02/14	
PERMITS CD - 03/31/15	
STAMPED FINAL DRAWINGS:	
DRAWN BY:	
TAS, LMN	
CHECKED BY:	
PCM	
PLOT DATE:	
3/31/2015	
PROJECT #:	
10084	
FILE NAME:	
C-2.dgn	
SHEET NUMBER:	
C-2	



HYBRID CABLE INFO	
QUANTITY FROM COAX PORT	1
LENGTH FROM SHELTER SURGE PROTECTOR TO ENTRY PANEL	20'±
LENGTH FROM ENTRY PANEL TO TOWER	11'±
LENGTH FROM T.O.C. TO TOWER SURGE PROTECTOR C/L	89'±
TOTAL HYBRID CABLE LENGTH	117'±

JUMPER CABLE INFO	
SURGE PROTECTOR TO RRU	
ALPHA SECTOR:	6'±
BETA SECTOR:	13'±
GAMMA SECTOR:	13'±

- NOTES:**
- 1.) CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER & FINAL RF DESIGN.
 - 2.) REFER TO STRUCTURAL REVIEW NOTE ON T-1.
 - 3.) HYBRID CABLE LENGTH NOT TO EXCEED 367'.
 - 4.) HYBRID JUMPER CABLE LENGTH NOT TO EXCEED 30'.
 - 5.) IF CABLE LENGTH EXCEEDS MAXIMUM ALLOWED CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.



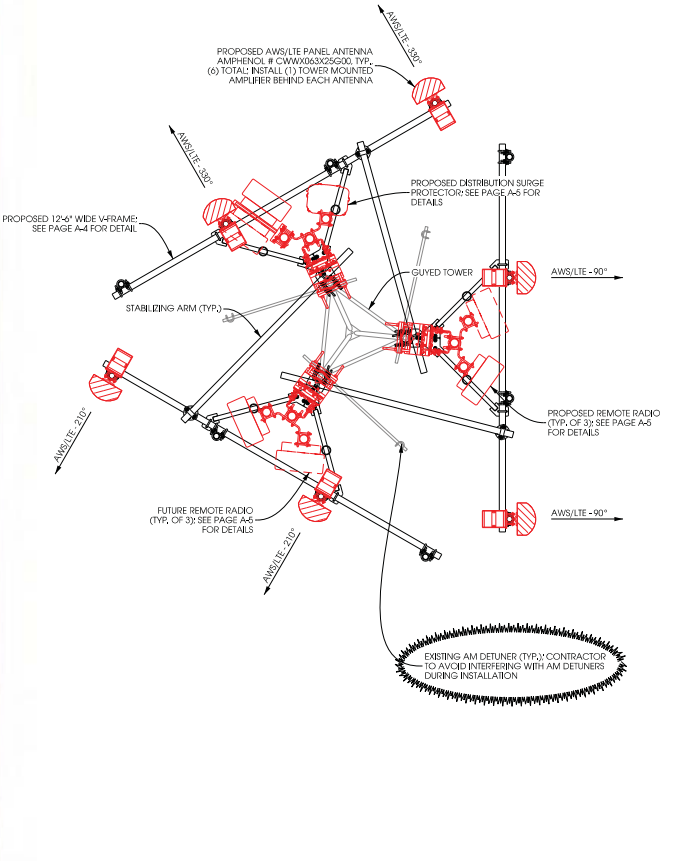
A TOWER PROFILE (SOUTH ELEVATION)
SCALE: 11" x 17" - 1" = 60'-0"
22" x 34" - 1" = 30'-0"



EXISTING TOWER PROFILE (LOOKING NORTHWEST)

- LEGEND:**
- PROPOSED AWS/LTE PANEL ANTENNA
 - PROPOSED TOWER MOUNTED AMPLIFIER
 - PROPOSED DISTRIBUTION SURGE PROTECTOR
 - PROPOSED REMOTE RADIO UNIT
 - FUTURE REMOTE RADIO UNIT

- NOTES:**
- 1.) ALL ANTENNA AZIMUTHS REFERENCED FROM TRUE NORTH.
 - 2.) SEE PAGE A-5 FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.



B ANTENNA & EQUIPMENT ORIENTATION
SCALE: NTS

**TOWER ELEVATION
KENSINGTON WOODWARD
(20130969721)
APPLETON, WISCONSIN**

SHEET TITLE:

PRELIMINARY DRAWINGS:
PRELIMINARY CD - 02/28/14
ADD DETUNER SHRT - 05/09/14
TOWER MOD. ETC. - 08/29/14
SITE LAYOUT - 12/19/14
STAMPED PERMITS DRAWINGS:
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STAMPED FINAL DRAWINGS:
DRAWN BY:
TAS, LMN
CHECKED BY:
PCM
PLOT DATE:
3/31/2015
PROJECT #:
1084
FILE NAME:
A-1.dgn
SHEET NUMBER:
A-1