

NOTICE OF MEETING

VILLAGE OF FOX POINT PLAN COMMISSION

SCHWEMER HALL - MUNICIPAL BLDG.
7200 N. SANTA MONICA BLVD
FOX POINT, WI 53217

TUESDAY
SEPTEMBER 6, 2022
5:45 P.M.

NOTE: THE VILLAGE BOARD WILL BE MEETING IN PERSON AT VILLAGE HALL, WITH A REMOTE ATTENDANCE OPTION, PER THE HYBRID MEETING PROCEDURES FURTHER DESCRIBED IN SECTION 19-32 D. OF THE VILLAGE CODE. THIS MEETING IS OPEN TO ALL CITIZENS IN PERSON AT VILLAGE HALL, OR THROUGH THE ZOOM PARTICIPANT INFORMATION SHOWN BELOW, SUBJECT TO THE FOLLOWING: NO ASSURANCE IS PROVIDED TO THOSE PLAN COMMISSION MEMBERS AND CITIZENS INTENDING TO ATTEND REMOTELY THAT THE TECHNOLOGY WILL PERFORM SUFFICIENTLY TO ALLOW FOR THEIR PARTICIPATION AND THE MEETING WILL PROCEED REGARDLESS. PUBLIC OFFICIALS AND CITIZENS WISHING TO ENSURE THEY CAN PARTICIPATE ARE ENCOURAGED TO ATTEND IN PERSON. CITIZENS ARE ENCOURAGED TO SUBMIT ANY COMMENTS IN WRITING IN ADVANCE OF THE MEETING TO THE VILLAGE MANAGER AT sbotcher@villageoffoxpoint.com

Zoom Participant Information
<https://us02web.zoom.us/j/87348120582>

Dial: (312) 626-6799
Meeting ID: 873 4812 0582

AGENDA

1. Roll Call.
2. Approval of the minutes of the June 7, 2022 Plan Commission meeting.
3. Review and Recommendation Re: Land Combination and Certified Survey Map for 7855 North Club Circle

The Plan Commission will discuss and make a recommendation to the Village Board regarding the Certified Survey Map which includes a proposed land combination of two parcels located as submitted by Applicants Elizabeth and David Sadoff located at 7855 North Club Circle.

4. Review and Recommendation Re: Replacement of Existing Equipment on Cell Tower, 7002 N Santa Monica Blvd, Fox Point

The Plan Commission will discuss and may make a recommendation to the Village Board regarding the application of T-Mobile to install equipment upgrades on the existing cell tower

at 7002 N Santa Monica Boulevard.

5. Adjourn

NEXT PLAN COMMISSION MEETING:

MONDAY, October 3, 2022

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at 351-8900. It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

**VILLAGE OF FOX POINT
PLAN COMMISSION MEETING MINUTES
JUNE 7, 2022**

A meeting of the Fox Point Plan Commission was held by a combination of in-person and virtual attendance via telephonic and video conferencing on Tuesday, June 7, 2022. President Frazer called the meeting to order at 5:45 p.m. and noted there was a quorum of Plan Commission members present.

The Plan Commission roll call was taken by Deputy Clerk Treasurer Sara Bruckman:

Plan Commission:	President Douglas H. Frazer, Chairman
	Eric Fonstad, Commissioner
	Robert Smith, Commissioner
	John Crichton, Commissioner - Absent
	Russ Yale, Commissioner
	Jay Craig, Commissioner
	William Langhoff, Commissioner - Absent

Staff present included Village Manager Scott Botcher AND Deputy Clerk Treasurer, Sara Bruckman. Also present was Village Attorney, Eric Larson.

Notice of the meeting was provided to the North Shore Now as necessary, and to all others as required by State open meetings laws and posted on the official bulletin board at 7200 N Santa Monica Boulevard, as well as the village website at www.villageoffoxpoint.com, as per 2015 Wisconsin Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).

Approval of the Minutes of the May 2, 2022 Plan Commission Meeting

On motion of Commissioner Fonstad, seconded by Commissioner Smith, and carried unanimously by roll call vote, the Commission approved the minutes of the May 2, 2022 Plan Commission meeting, as presented.

Review and Recommendation RE: Land Combination for Matthew and Renee Kirchner at 7250 N Beach Dr., Fox Point. The Plan Commission will discuss, and may make a recommendation to the Village Board concerning a combination of two adjoining parcels located the southwest ¼ of the fractional southeast ¼ of section 16, town 8 North, Range 22 East, 7250 N Beach Dr., Tax Key #095-9963-000

On motion of Commissioner Fonstad, seconded by President Frazer, and carried unanimously by roll call vote, the Commission recommended the Village Board approve the Land Combination for Matthew and Renee Kirchner at 7250 N Beach Drive, as presented, and accept the survey map as the final CSM.

Adjourn

On motion of President Frazer, seconded by Commissioner Fonstad and carried unanimously by roll call vote, the Plan Commission meeting adjourned at 5:52 p.m.

Respectfully Submitted,

**VILLAGE OF FOX POINT
PLAN COMMISSION MEETING MINUTES
JUNE 7, 2022**

49
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Sara Bruckman
Deputy Clerk Treasurer

DRAFT



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

To: Village of Fox Point Plan Commission
From: Scott Brandmeier, Director of Public Works *SB*
Through: Scott Botcher, Village Manager *SB*
Date: August 22, 2022
Re: Land Combination – 7855 North Club Circle

An application was submitted by Elizabeth and David Sadoff (Applicants), owners of the property at 7855 North Club Circle, to combine the lots on their property (Tax Key Numbers 0939961000 and 0939960000). The Applicants are requesting that the two parcels as shown on the Plat of Survey (Attachment A) be combined and that one lot be created as shown on the Certified Survey Map (CSM) (Attachment B). The Applicant has submitted this application in accordance with Section 738 of the Village Code.

Based upon correspondence from the Village Attorney, it is my understanding that the application requires a filing fee (\$300) and the appropriate CSM but does not require an appraisal as it is a land combination nor notice to property owners within 500 feet of the proposed land combination. As the filing fee has been paid and the Plat of Survey and CSM have been submitted depicting the land combination, it appears that the requirements for the land combination have been met and, therefore, is referred to the Plan Commission for action on the matter.

Exhibit A
Plat of Survey

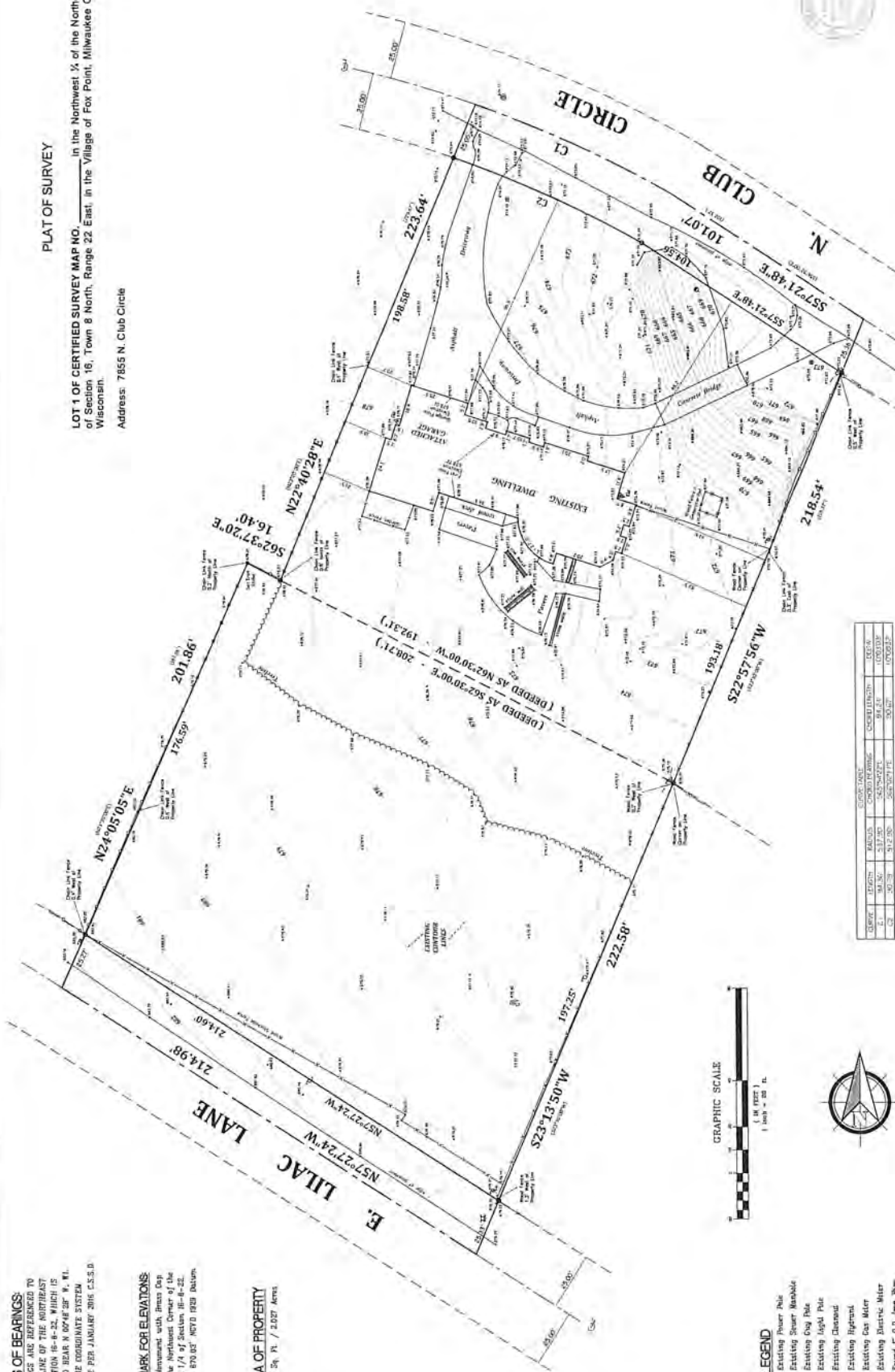
LOT 1 OF CERTIFIED SURVEY MAP NO. _____ in the Northwest ¼ of the Northeast ¼
of Section 16, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County,
Wisconsin.

Address: 7855 N. Club Circle

BASIS OF BEARINGS:
ALL BEARINGS ARE REFERENCED TO
THE EAST LINE OF THE NORTHEAST
1/4 OF SECTION 16-8-22, WHICH IS
ASSUMED TO BEAR N 00°48'28" W. M.
STATE PLANE COORDINATE SYSTEM
GOUTH TONE PER JANUARY 2016 C.S.S.D.

BENCHMARK FOR ELEVATIONS:
Concrete Monument with Brass Cap
Marking the Northwest Corner of the
Northeast 1/4 of Section 16-B-22.
Elevation = 620.03' MVD 1929 Datum.

AREA OF PROPERTY
18,390 Sq. Ft. / 2.027 Acres



Curve	RT674	Radius	Chord Length	Chord BEATH	DEG
20	94.86	537.403	545.562271	99.25	109.103

LEGEND

70. Denotes Existing Power Pole
 71. Denotes Existing Sewer Manhole
 72. Denotes Existing Dug Pole
 73. Denotes Existing Light Pole
 74. Denotes Existing Cleared
 75. Denotes Existing Hydrant
 76. Denotes Existing Gas Meter
 77. Denotes Existing Electric Meter
 78. Denotes Found 1" O.D. Iron Pipe

— **Disables** End: **Elimination**

BOUNDARY / TOPOGRAPHIC SURVEY
NORTH CLUB CIRCLE, LLC
7855 N. CLUB CIRCLE
FOX POINT, WI. 53217

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF SURROUNDING UTILITIES IS NOT GUARANTEED TO BE ACCURATE ON ALL INSTANCES. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.



SURVEYING ASSOCIATES, INC.

2554 N. LOUTH STREET
 P.O. BOX 26596
 WAUKESHA, WISCONSIN 53226
 (614) 257-2212 FAX (614) 257-2443
sal@wslr.com

SAI PROJECT NUMBER

35087

PROJECT SCALE

1" = 20'

SHEET NUMBER

5 of 1

NUMBER OF WISCONSIN CERTIFICATES OF LAND SURVEYORS

Exhibit B
Certified Survey Map

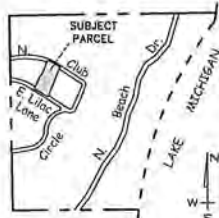
MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF A PART OF LOT 2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	84.36'	537.90'	S65°54'23"E	94.24'
C2	80.79'	512.90'	S66°02'11"E	91.67'

The NW Corner of the NE 1/4 of Section 16-8-22 Concrete Monument with Brass Cap N = 430,600.34 E = 2,561,422.77

THE NE 1/4 OF SECTION 16-8-22



VICINITY MAP
1" = 2000'

GRAPHIC SCALE
1" = 60'

The East Line of the Northeast 1/4 of Section 23-7-20

The SW Corner of the NE 1/4 of Section 16-8-22 Concrete Monument with Brass Cap N = 427,951.42 E = 2,561,469.12

PREPARED FOR:

NORTH CLUB CIRCLE, LLC
322 E MICHIGAN ST., SUITE 204
MILWAUKEE, WI 53202



SURVEYING ASSOCIATES, INC.

MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sal@wl.r.com

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16-8-22, WHICH IS ASSUMED TO BEAR N 00°48'28" W, WI. STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER JANUARY 2016 C.S.D.

- DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS. PER LINEAL FOOT.
- DENOTES FOUND 1" O.D. IRON PIPE



MARC C. PASSARELLI P.L.S. # 2817

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF A PART OF LOT 2 OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 16,
TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Marc Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a division of a part of Lot 2 of the Northwest ¼ of the Northeast ¼ of Section 16, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, being more particularly described as follows: Commencing at the Northwest corner of the Northeast ¼ of said Section 16; thence South 00° 48' 28" East along the East line of said Northeast ¼, 781.08 feet; thence South 57° 27' 24" East, 393.02 feet to a point on the centerline of East Lilac Lane, also being the point of beginning of the lands to be described; thence North 24° 05' 05" East, 201.86 feet; thence South 62° 37' 20" East, 16.40 feet; thence North 22° 40' 28" East, 223.64 feet to a point on the centerline of North Club Circle; thence Southeasterly along an arc of a curve with a radius point to the South, a radius of 537.90 feet and with a chord that bears South 65° 54' 22" East, 94.24 feet long, 94.36 feet; thence South 57° 21' 48" East, 101.07 feet; thence South 22° 57' 56" West, 218.54 feet; thence South 23° 13' 50" West, 222.58 feet to a point on the centerline of East Lilac Lane; thence North 57° 27' 24" West, 214.98 feet to the point of beginning. Dedicating the Northerly 25 feet and the Southerly 25 feet, as measured at right angles to the centerlines, for public road purposes.

That I have made such survey, land division and map by the direction of North Club Circle, LLC, owner of said land.

That this map is a correct representation of all exterior boundaries of land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and The Land Division Regulations of the Village of Fox Point in surveying, dividing and mapping the same.

Dated this 19th day of August, 2022.

Marc Passarelli S-2817
Wisconsin Professional Land Surveyor

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF A PART OF LOT 2 OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 16,
TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

North Club Circle, LLC, owner, does hereby certify that it has caused the land described in this document to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the Ordinances of the Village of Fox Point.

North Club Circle, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Fox Point.

Witness the hand and seal of said owner this _____ day of _____, 2022.

David W. Sadoff, Member

STATE OF WISCONSIN)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 2022, the above named David W. Sadoff, Member of North Club Circle, LLC, to me known to be the person who executed the foregoing instrument and acknowledge that he executed the foregoing instrument.

Notary Public, State of Wisconsin
My Commission expires _____

CONSENT OF MORTGAGEE:

Exit Strategy, LLC, duly organized and existing under and by virtue of the laws of the United States, mortgagor of the above described land, hereby consent to the surveying, dividing, and mapping of the land described in the foregoing affidavit of Marc C. Passarelli, surveyor and does hereby consent to the above certificate of North Club Circle, LLC, owner.

In Witness Whereof, Exit Strategy, LLC, has caused these presents to be signed by _____, its Representative, at _____, this _____ day of _____, 2022.

Exit Strategy, LLC Representative

STATE OF WISCONSIN)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 2022, the above named _____, of the above named Exit Strategy, LLC, to me known to be the person who executed the foregoing instrument and to me known to be such Representative said company and acknowledged that he executed the foregoing instrument as such officer as the deed of said company by its authority.

Notary Public, State of _____
My Commission expires _____

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF A PART OF LOT 2 OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 16,
TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL

APPROVED by the Village of Fox Point on this _____ day of _____, 2022.

Douglas Frazer, Village President

Kelly Meyer, Village Clerk

Municipal LAW

& LITIGATION GROUP

DALE W. ARENZ (1935-2022)
DONALD S. MOLTER, JR. (Retired)
JOHN P. MACY
H. STANLEY RIFFLE (Court Commissioner)
ERIC J. LARSON
REMZY D. BITAR

730 N. GRAND AVENUE
WAUKESHA, WISCONSIN 53186
Telephone (262) 548-1340
Direct (262) 806-0215
Facsimile (262) 548-9211
Email: elarson@ammr.net

PAUL E. ALEXY
MATTEO REGINATO
LUKE A. MARTELL
SAMANTHA R. SCHMID
CHRISTOPHER R. SCHULTZ
LUCAS C. LOGIC
GREGORY M. PROCOPIO
BENJAMIN T. CROCKETT
ADAM J. MEYERS

STEPHEN J. CENTINARIO, JR.
MICHAEL J. MORSE

August 24, 2022

Kelly A. Meyer, Village Clerk/Treasurer
Village of Fox Point
7200 N Santa Monica Blvd.
Fox Point, WI 53217

**Re: T-Mobile Equipment Upgrade
Issues Raised
Legal Opinion and Analysis**

Dear Ms. Meyer:

I received your request that I provide my comments. I have had an opportunity to carefully consider this matter.

Based upon my research, I have the following comments, questions, concerns and recommendations in this regard.

1. Background. LCC Telecom Services, working on behalf of T-Mobile, raised questions related to the Conditional Use Permit (CUP) application process in the Village. While T-Mobile is the company who will be replacing the equipment, LCC Telecom Services is the agent, and therefore has filed the application with the Village. The application is to amend an existing CUP in order to replace existing equipment on the mobile service support structure. The process the Village must follow will be laid out below.
2. Village of Fox Point Village Code Section 745-23. This Section of the Village Code controls the application and amendment of the current CUP. The proposal does not include constructing any new facilities, only replacing existing equipment on an existing facility. Due to this, it would not be a substantial modification. Village Code Section 745-23(B) incorporates the definitions from Wisconsin Statutes Section 66.0404(1). A "substantial modification" is defined as follows in Wisconsin Statutes Section 66.0404(1)(s):

(s) "Substantial modification" means the modification of a mobile service support structure, including the mounting of an antenna on such a structure, that does any of the following:

1. For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.

MUNICIPAL LAW & LITIGATION GROUP, S.C.
ARENZ, MOLTER, MACY, RIFFLE, LARSON & BITAR

MUNICIPAL LAW & LITIGATION GROUP, S.C.

Kelly Meyer
August 24, 2022
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2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more.
3. Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.
4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

As stated above, LCC Telecom Services is only replacing existing equipment on the support structure. Therefore, none of the above will be completed, which would mean it is not a substantial modification. As such, this would be controlled by Village Code Section 745-23(D)(2) which governs not substantial modifications.

3. Not Substantial Modification Procedure. Village Code Section 745-23(D)(2)(a) requires an applicant to submit the following information with its application:

- [1] The name and business address of, and the contact individual for, the applicant.
- [2] The location of the affected support structure.
- [3] The location of the proposed facility.

All of the above information has been provided in the application. For Subsection [1], T-Mobile is the business and applicant, and Michael Bieniek of LCC Telecom Services is the contact individual and agent for T-Mobile. Mr. Bieniek's business address is included. The Village may wish to require an address for T-Mobile.

The location of the support structure as required by Subsection [2] is 7200 N. Santa Monica Boulevard, Fox Point, WI 53217. The location of the proposed facility required in Subsection [3] is the same as Subsection [2].

Section 745-23(D)(2)(b) requires the Village Building Inspector to determine whether the application is complete within 5 days. The Building Inspector is only required to inform LCC Telecom Services if the application is not complete, according to this Subsection of the Village Code. If it is complete, the Building Inspector is not required to inform the applicant.

Section 745-23(D)(2)(c) requires the applicant to pay a fee as set forth by the Village Board. Further, this Section allows the Village to recover costs incurred for professional services in the review and preparation of the application. Section 745-23(D)(2)(c) specifically says the following:

Fee. Any petition shall be accompanied by a fee as set from time to time by the Village Board to defray the cost of review. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of the conditions to be improved shall be charged to the

MUNICIPAL LAW & LITIGATION GROUP, S.C.

Kelly Meyer
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Page 3

petitioner. Such fee shall not exceed the limits established by Wisconsin Statutes § 66.0404(4)(d).

Section 754-23(D)(2)(d) requires the Village Board to make a determination within 45 days of receiving a completed application. The Plan Commission must first make a recommendation to the Village Board regarding the application. The Village Board decision shall be made in writing and made a permanent part of Village records. If the application is denied, the reasons must be included in the decision.

4. LCC Telecom Services Question. "As we discussed the CUP application form calls for a Charge Back Form and property owner acknowledgement of the application. In this case it is a little unique in that the Village is the property owner. Please let me know if a Charge Back Form and a signature from the Village is necessary."

My Response. Yes, a charge back form is required from LCC Telecom Services. Section 745-23(D)(2)(c) of the Village Code requires the applicant to reimburse professional costs from the review and preparation of the application. We should get their acknowledgement of the fact. Whether the form must be modified for this purpose is something we could further consider if necessary.

5. Village Clerk Question. "Does this need a PH Notice as an amendment. I thought the answer was no, but please let me know."

My Response. Correct, there is no public hearing requirement for a non-substantial modification. The process laid out above must be followed.

If you should have any questions or concerns regarding these matters, please do not hesitate to contact me.

Yours very truly,

MUNICIPAL LAW & LITIGATION GROUP, S.C.

Eric J. Larson

Eric J. Larson

EJL/BTC/em



APPLICANT: T-MOBILE



**APPLICATION FOR A CONDITIONAL USE PERMIT AMENDMENT
APPROVAL FOR
THE PROPOSED EQUIPMENT UPGRADES ON THE EXISTING SUPPORT
STRUCTURE AT**

**7002 N SANTA MONICA BOULEVARD
FOX POINT, WI 53217**

T-MOBILE SITE ID# – ML51086D

Table of Contents

1. Letter of Application
2. Application Materials
3. Site Data Sheet
4. Legal Description
5. Narrative Overview
6. Compliance with State Statute & Village Ordinance
7. Structural Analyses
8. Site Plan

Letter of Application

August 19, 2022

Ms. Kelly Meyer
Village Clerk
Village of Fox Point
7200 N. Santa Monica Boulevard
Fox Point, WI 53217

RE: Proposed T-Mobile Equipment Upgrades on the Existing Support Structure
7200 N. Santa Monica Boulevard
Fox Point, WI 53217

Dear Ms. Meyer:

LCC Telecom Services, on behalf of the applicant, T-Mobile, is looking to complete equipment upgrades on the existing support structure at the address listed above. Parallel Infrastructure owns the existing mobile service support structure and has an agreement with the Village of Fox Point. T-Mobile is currently using the facility for its services.

This mobile service support structure is being modified pursuant to Section 66.0404 of the Wisconsin State Statutes and the Village of Fox Point's Zoning Ordinance. There is an existing Conditional Use Permit that T-Mobile is seeking to amend to complete the equipment upgrades necessary to improve service.

The proposed equipment upgrades on the existing support structure will consist of the removal of the following: three (3) existing antennas; existing modules in existing cabinet and other support equipment and the addition of the following: three (3) new antennas; new modules in existing equipment cabinet and other support equipment, as per the attached plans.

On behalf of the applicant T-Mobile, LCC Telecom Services has submitted all required documentation for the proposed tower, in accordance with Section 66.0404 of the Wisconsin State Statutes and Section 745-23 of the Village of Fox Point Zoning Ordinance for this application to be deemed complete. Should you have any questions please feel free to contact me. I look forward to working with you during the review and approval process. T-Mobile looks forward to helping provide the Village of Fox Point with improved wireless coverage.

Sincerely,



Michael Bieniek, AICP
Zoning Director
LCC Telecom Services
10700 Higgins Road, Suite 240
Rosemont, IL 60018

Application Materials



VILLAGE OF FOX POINT APPLICATION FOR CONDITIONAL USE PERMIT

Section 1

Name of Business T-Mobile	Phone # 847-287-1156 (agent's #)	Name of former tenant (if known) N/a
Fox Point Business Address 7200 N. Santa Monica Boulevard, Fox Point, WI 53217		
Email mbieniek@lcc telecom.com	Contact Person Michael Bieniek, AICP, LCC Telecom Services - Agent	

If the business is a corporation, complete the following section. If not, skip to next section.

Section 2

Legal name of corporation T-Mobile	Corporate email
Corporate headquarters address 1400 Opus Place, 7th Floor, Downers Grove, IL 60515 (local office)	Corporate phone #
Name and addresses of all corporate officers	
Name of corporate agent	Address of corporate agent

If applicant(s) is an individual or partnership, please complete the following section.

Section 3

List the name, home address, business address, and phone numbers of all applicants and owners.			
Name	Home address	Business address	Phone #
N/a			

All applicants must complete the following section.

Section 4

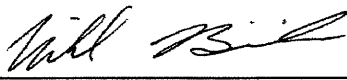
Applicant's specific interest in site Agent on behalf of T-Mobile
Describe in detail the business activity that will take place on site including products & services Application for a Conditional Use Permit Amendment and any other approvals or permits necessary to remove the following: three (3) existing antennas; existing modules in existing cabinet and other support equipment and add the following: three (3) new antennas; new modules in existing equipment cabinet and other support equipment as per the plans.

Describe all owned fixtures, furniture, and equipment to be used on site T-Mobile has existing antennas and support equipment on the existing Parallel Infrastructure tower.		
Describe all leased fixtures, furniture, and equipment to be used on site Parallel Infrastructure owns the tower which is on property leased from the Village of Fox Point.		
Describe any alterations planned for the site and estimated cost of renovation See proposed upgrade plans listed above - the cost estimate is \$25,000.00		
Person responsible for obtaining building permit (if required) LCC Telecom Services		
Square footage of site 12'-0" x 8'-0" T-Mobile lease area	# of employees No permanent employees	# of parking spaces to be used N/a existing
Days & hours of operation 24 / 7	Proposed date of occupancy Currently occupied	

Attach a site plan to this application (see Directions for Conditional Use Permit). Site plan must include a layout of the inside of the store.

This application must be fully completed to be considered by the Village.

Fee: \$300.00 (non-refundable)

	Agent	<u>Michael Bieniek</u>	<u>8/19/22</u>
Business Owner Signature		Printed Name	Date

FOR OFFICE USE ONLY

Has sufficient site plan been submitted? (If not, what is needed?) _____

What is the category of proposed use? _____

Does the parking meet code requirements? _____

Is there proper exterior lighting? _____

Are there any existing code violations? _____

Additional Comments? _____

Letter of Consent received from owner? _____

Comments/Date

Date application/materials received: _____

Fee Paid: _____ Receipt No. _____

Site Data Sheet

Applicant:	T-Mobile 1400 Opus Place, 7 th Floor Downers Grove, IL 60515
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Authorized Agent:	Michael Bieniek, AICP LCC Telecom Services 10700 Higgins Road Suite 240 Rosemont, IL 60018
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Tower Owner:	Parallel Infrasture 6210 Ardrey Kell Road Suite 450 Charlotte, NC 28277
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Applicant's Interest in the Property:	Leasehold
--	-----------

Property Owner:	Village of Fox Point
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Address of Property:	7200 N Santa Monica Boulevard Fox Point, WI 53217
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Request:	Application for a Conditional Use Permit Amendment and any other approvals or permits necessary to remove the following: three (3) existing antennas; existing modules in existing cabinet and other support equipment and add the following: three (3) new antennas; new modules in existing equipment cabinet and other support equipment as per the plans.
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Legal Description

PARCEL A:(DEED DOC. 3236702)

THE FOLLOWING BEARINGS AND DISTANCES ARE REFERRED TO WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, WHICH IS TAKEN TO BEAR NORTH 0° 11' 34" EAST, COMMENCING AT A POINT 1250.89 FEET EAST AND 1.25 FEET NORTH OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST WHICH IS ALSO DISTANT 33 FEET WEST, AT RIGHT ANGLES FROM THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S MOST WESTERLY MAIN TRACK; THENCE WEST 75 FEET TO A POINT; SAID POINT BEING 200 FEET EAST OF THE CENTER LINE OF RICHARDS STREET; THENCE SOUTH AND PARALLEL WITH CENTER LINE OF RICHARDS STREET, 1262.38 FEET TO A POINT 45 FEET NORTH OF THE CENTER LINE OF GREEN TREE ROAD; THENCE NORTH 89° 47' 24" EAST ALONG THE NORTH LINE OF GREEN TREE ROAD, 47 FEET, MORE OR LESS, TO A POINT 33 FEET WEST AT RIGHT ANGLES FROM SAID CENTER LINE OF MAIN TRACK; THENCE NORTHEASTERLY AND NORTH PARALLEL WITH SAID CENTER LINE OF MAIN TRACK 1265 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE LANDS CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT NO. 3253685 AND BY WARRANTY DEED RECORDED AS DOCUMENT NO. 5707774.

TAX KEY No.: 129-9983-001

ADDRESS: 7200 N. SANTA MONICA BOULEVARD

PARCEL B:(DEED DOC. 1767264)

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, LYING WEST OF PARCEL A DESCRIBED ABOVE, EAST OF THE EAST LINE OF N. SANTA MONICA BLVD., AND NORTH OF THE PREMISES CONVEYED BY DEED RECORDED AS DOCUMENT NO. 5707774.

ALSO

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH SANTA MONICA BLVD. AND NORTH REGENT ROAD, WHICH POINT IS 1019.27 FEET NORTH 89°50' EAST AND 1343.24 FEET SOUTH OF THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE ALONG THE EAST LINE OF NORTH SANTA MONICA BLVD., 532 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN TO BE DESCRIBED; THENCE SOUTH 89°59' EAST 215 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE TO A POINT IN THE NORTH LINE OF THE PREMISES DESCRIBED ABOVE AS PARCEL A; THENCE WESTERLY ALONG AND CONTIGUOUS TO THE NORTH LINE OF THE PREMISES DESCRIBED ABOVE AS PARCEL A TO A POINT IN THE EASTERLY LINE OF NORTH SANTA MONICA BLVD., THENCE NORTH ALONG THE EASTERLY LINE OF NORTH SANTA MONICA BLVD. TO THE PLACE OF BEGINNING.

TAX KEY NO: 129-9982-001

Narrative Overview

T-Mobile seeks approval of a Conditional Use Permit Amendment and any other permits or approvals necessary in order to upgrade equipment on the existing mobile service support structure and facility on property located at 7200 N. Santa Monica Boulevard, Fox Point, WI 53217. The proposed equipment upgrades on the existing support structure will consist of the removal of the following: three (3) existing antennas; existing modules in existing cabinet and other support equipment and the addition of the following: three (3) new antennas; new modules in existing equipment cabinet and other support equipment, as per the attached plans.

T-Mobile submits this Application (as that term is defined in Section 66.0404 of the Wisconsin State Statutes and Section 745-23 of the Fox Point Zoning Ordinance) seeking a permit for the modification of equipment on the existing mobile service support structure and facilities. The proposed site is located on the Fox Point Village Hall property at 7200 N. Santa Monica Boulevard, Fox Point, WI 53217.

The wireless mobile service facility that T-Mobile is proposing to upgrade is necessary to provide improved uninterrupted wireless services to the residents and visitors of the Village of Fox Point and surrounding area, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. All registered wireless provider's technology operates at various radio frequency bands allocated by the FCC as part of their license.

In accordance with the Village of Fox Point Zoning Ordinance, T-Mobile has made application to provide upgrades to their equipment on the existing support structure which will consist of the removal of the following: three (3) existing antennas; existing modules in existing cabinet and other support equipment and the addition of the following: three (3) new antennas; new modules in existing equipment cabinet and other support equipment, as per the attached plans. The proposed upgrades will not increase the height of the tower nor will they increase the size of the lease area at the base of the tower.

In accordance with FCC regulations, the upgrades to the mobile service facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. Wireless technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance goals of providing the most reliable wireless coverage possible in this area.

The proposed upgrades to the mobile service facility will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, T-Mobile will comply with all FCC and

FAA rules and regulations regarding construction requirements and technical standards. RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of T-Mobile, looks forward to working with the Village of Fox Point to bring the benefits of the proposed improved wireless services to the area. The addition of the facility will ensure the best uninterrupted wireless services for the Village of Fox Point. This application addresses all standards of the Village of Fox Point Zoning Ordinance and satisfies the requirements for a Conditional Use Permit Amendment.

Compliance with State Statute & Village Ordinance

The 2013 Biennial Budget Act (Act 20) modified the regulatory powers of local governments in regard to applications for mobile service facilities and support structures. The law was enacted to impose consistent statewide standards regarding the regulation of placement of mobile service facilities and support structures. In order to achieve this consistency, the state statute preempts local ordinances to the extent that they are inconsistent with the statute.

The proposed facility is governed by Wis. Stat. § 66.0404 of the Wisconsin Statutes and Section 745-23 of the Fox Point Zoning Ordinance, entitled "Mobile Tower Siting Regulations". The proposed facility upgrades meet the requirements of §66.0404 and Section 745-23.

Application Requirements - Wis. Stat. § 66.0404(2)(b)(1-3) and Section 745-23 of the Fox Point Zoning Ordinance.

§66.0404(2)(b) of the state statute and Section 745-23 D.(2)(a)[1-3] of the Fox Point Zoning Ordinance sets out specific requirements and timelines for an application to construct a new mobile service support structure. These requirements are defined by Wis. Stat. § 66.0404(2)(b)(1-3) and Section 745-23 D.(2)(a)[1-3] of the Fox Point Zoning Ordinance, and identify six categories of information that may be required to constitute a complete application for a substantial modification or a new site. In this case, five of the six categories are required based on the site type as a new mobile service facility and support structure and the other category is not required.

This application is for a non-substantial modification of an existing facility as defined in Wis. Stat. § 66.0404. The following information is required under the statute in order for an application to be complete. The statute requirement is listed below in bold, with the compliant document or information identified or outlined below the requirement.

1. The name and business address of, and the contact individual for, the applicant. Wis. Stat. § 66.0404(2)(b)(1) and Section 745-23 D.(2)(a)[1] of the Fox Point Zoning Ordinance.

The applicant is T-Mobile. Michael Bieniek, AICP, of LCC Telecom Services is the agent of and contact individual for T-Mobile. His business address is 10700 W. Higgins Road, Suite 240 Rosemont, IL 60018.

2. The location of the proposed or affected support structure. Wis. Stat. § 66.0404(2)(b)(2) and Section 745-23 D.(2)(a)[2] of the Fox Point Zoning Ordinance.

The existing support structure is proposed to be located at 7200 N. Santa Monica Boulevard, Fox Point, WI 53217. The support structure will be located within the existing equipment compound as defined in Wis. Stat. §66.0404(1)(h) and Section 745-23 D.(2)(a)[2] of the Fox Point Zoning Ordinance. This fenced lease area is part of a larger parent parcel at the above address. The support structure location is depicted on the site plans that have been submitted as part of this application.

3. The location of the proposed mobile service facility. Wis. Stat. § 66.0404(2)(b)(3) and Section 745-23 D.(2)(a)[3] of the Fox Point Zoning Ordinance.

A mobile service facility is defined in Wis. Stat. §66.0404(1)(i) and Section 745-23 D.(2)(a)[3] of the Fox Point Zoning Ordinance as "a set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discreet geographic area." In this case, the equipment consists of base station equipment, along with antennas, transmitters, receivers, power supplies, cabling and associated equipment. All the equipment is necessary to operate the facility.

The existing mobile service facility is also to be located at 7200 N. Santa Monica Boulevard, Fox Point, WI 53217. The mobile service facility is located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease parcel is part of a larger parent parcel at the above address. The location of the mobile service facility and upgrades are depicted on the site plans that have been submitted as part of this application.

Structural Analyses

Note: Full Structural Analyses were Previously included with Building Permit Application.



Date: April 11, 2022

ARCHITECTURE & ENGINEERING DIVISION
604 FOX GLEN BARRINGTON, IL 60015
847-277-0070 FAX 847-277-0086

AE@westchesterservices.com www.westchesterservices.com

Eric Laugesen
Project Manager
LCC Telecom Services
10700 W. Higgins Rd. Ste. 240
Rosemont, IL 60018

Subject: Mount Analysis Report

T-Mobile
Site Number: ML51086D
Site Name: Fox Point Village Hall

Engineering Firm Designation: Westchester Services, LLC

Site Data: 7200 N Santa Monica Blvd., Milwaukee, WI 53217
N43.145921, W87.901328
Milwaukee County – 100ft Monopole

Eric Laugesen,

Westchester Services, LLC is pleased to submit this “Mount Analysis Report” to determine the structural integrity of the above-mentioned antenna mounting system. The purpose of the analysis is to determine acceptability of the antenna mount stress level. Based on our analysis we have determined the antenna mount stress levels for the structure, to be:

Existing and Proposed Equipment

Sufficient Capacity

Note: See Table 2-1 for the existing and proposed loading.

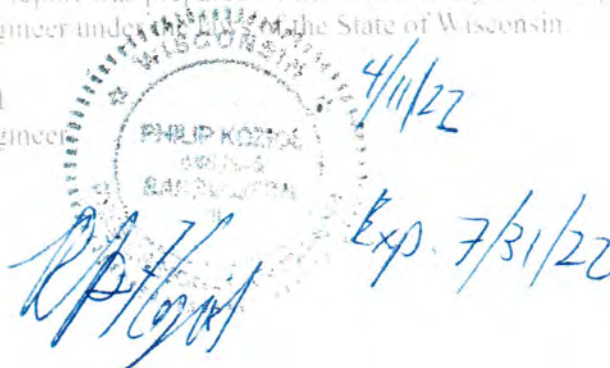
Member Type	Result	Pass/Fail
Overall	37.1%	Pass

The analysis has been performed in accordance with the following criteria:

Building Code: Wisconsin Commercial Building Code
TIA Standard: TIA-222-H

I certify that this report was prepared by me or under my direct supervision and that I am a licensed Professional Engineer under the State of Wisconsin.

Philip Koziol, PE
Professional Engineer



Date: **May 5, 2022**

Riken Patel
PI TELECOM / LENDLEASE
(414) 807-0092

Subject: Structural Analysis Report - Sabre Sales Order #504019

Site Data:

Site Name:	Fox Point-Lombardy, WI
Site Number:	ML51086D
Latitude	43° 8' 46.02"
Longitude	-87° 54' 4.77"
Tower Type:	Monopole
Tower Height:	100 FT
Tower Manufacturer:	Sabre Industries

Dear Riken Patel,

Sabre is pleased to submit this Structural Analysis Report to determine the structural integrity of the above mentioned tower.

The purpose of the analysis is to determine acceptability of the tower to support specified equipment. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load cases, to be:

Existing + Proposed Equipment

Sufficient Capacity

Note: See Table 1 for the existing and proposed loading.

Tower Rating: 38%

Foundation Rating: 58%

The analysis has been performed in accordance with the ANSI/TIA-222-G standard, see the tower profile included in this report for the design parameters.

We at Sabre Industries appreciate the opportunity of providing our continuing professional services to you. If you have any questions or need further assistance on this or any other projects please give us a call.

Respectfully submitted by:



Digitally Signed By Joshua
Gosiak
DN: c=US, st=Texas,
l=Alvarado, o=SABRE
INDUSTRIES, INC., cn=Joshua
Gosiak,
email=jlgosiak@sabreindustries
com Date: 2022.05.05 16:08:02

Site Plan

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	EXISTING & PROPOSED ENLARGED EQUIPMENT LAYOUT
A-3	ELEVATION & DETAILS
A-4	EXISTING & PROPOSED ANTENNA PLANS
A-5	ANTENNA & CABLE SCHEDULE
A-6	CONFIGURATION DIAGRAM
A-7	RFDS DIAGRAM & NEW EQUIPMENT SPECIFICATIONS
EG-1	PROPOSED SITE GROUNDING DIAGRAM

SCOPE OF WORK

SCOPE OF WORK CONSISTS OF:

1. REMOVAL OF (3) EXISTING TMBXX-6516-A2M ANTENNAS
2. REMOVAL OF EXISTING (1) ASIK, (1) ABIA & (3) ABIL MODULES IN EXISTING HPL3 SSC CABINET
3. REMOVAL OF (1) EXISTING CSR IXRE V1 (GEN1) IN EXISTING HPL3 SSC
4. INSTALLATION OF (3) NEW FFV-65C-R3-V1 ANTENNAS
5. INSTALLATION OF (3) NEW RF MODULES (AHLOA'S) & NEW RF JUMPERS
6. INSTALLATION OF (1) ASIL, (1) ABIA & (2) ABIO MODULES IN EXISTING HPL3 SSC CABINET
7. INSTALLATION OF (1) NEW CSR IXRE V2 (GEN2) IN EXISTING HPL3 SSC CABINET

DRIVING DIRECTIONS

SCAN QR CODE FOR LINK
TO SITE LOCATION MAP
AND DRIVING DIRECTIONS



PROFESSIONAL LICENSURE

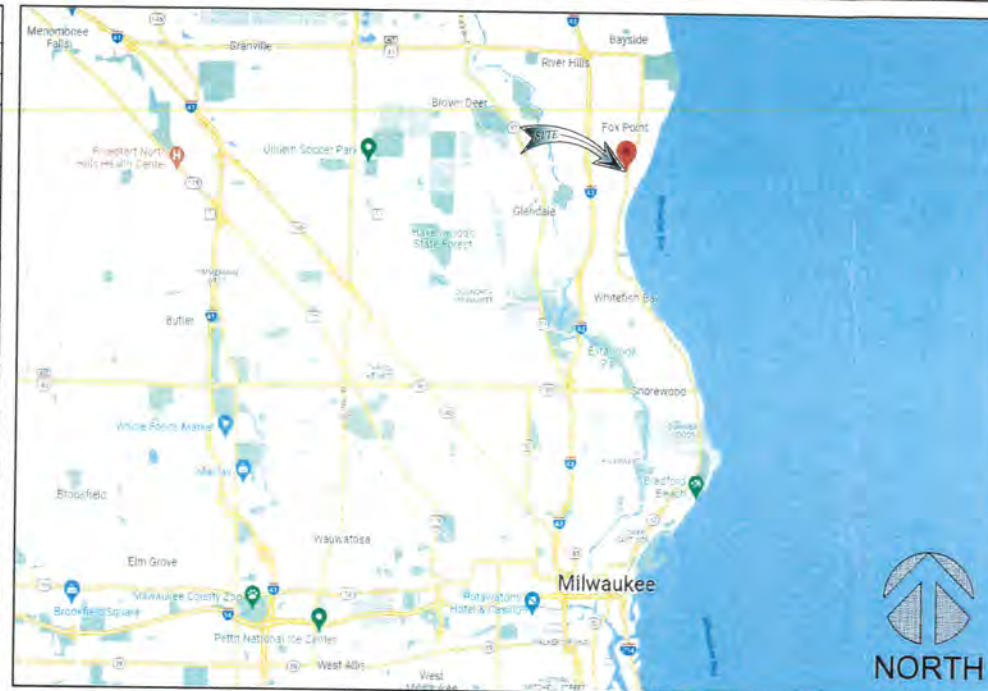
I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF THE GOVERNING LOCAL BUILDING CODE.



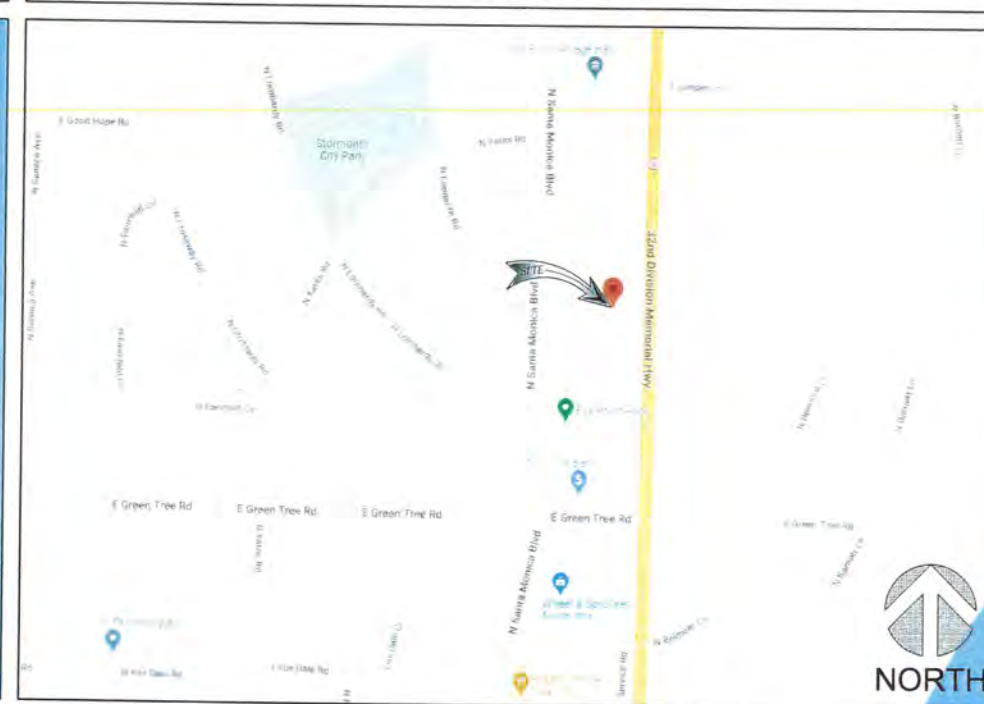
EXPIRES: 07/31/2022

SIGNED: 04/12/2022

REGIONAL MAP



VICINITY MAP



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EQUIPMENT UPGRADE PROJECT

SITE NUMBER

ML51086D

SITE NAME

FOX POINT VILLAGE HALL

SITE ADDRESS

7200 N SANTA MONICA BLVD
MILWAUKEE, WI 53217

GC SHALL VERIFY ALL EXISTING PLANS,
DIMENSIONS & CONDITIONS ON JOB SITE.
GC SHALL IMMEDIATELY NOTIFY THE
ARCHITECT/ENGINEER OF RECORD OF ANY
DISCREPANCIES PRIOR TO CONSTRUCTION.

GC SHALL CONTACT THE A/E FIRM PRIOR
TO BIDWALK AND CONSTRUCTION START
TO CONFIRM THAT DRAWINGS ARE THE
MOST RECENT SET.

APPROVALS

T-MOBILE OPS _____
R.F. OPS _____
R.F. ENGINEER _____
SITE ACQUISITION _____
CONSTRUCTION _____
SITE OWNER _____

PROJECT INFORMATION

LATITUDE: 43.145921 (NAD 83)
43° 08' 45.3" N

LONGITUDE: -87.901328 (NAD 83)
87° 54' 04.8" W

SITE TYPE: MONOPOLE TOWER

JURISDICTION: CITY OF FOX POINT

COUNTY: MILWAUKEE

OVERALL STRUCTURE HEIGHT: 100'-0" A.G.L.

GROUND ELEVATION: 701' A.M.S.L.

APPLICANT: T-MOBILE
1400 OPUS PLACE 7TH FLOOR
DOWNERS GROVE, IL 60515
PHONE: (773) 444-5400

ARCHITECT: JOHN M. BANKS
CONTACT: 604 FOX GLEN
BARRINGTON, IL 60010
PHONE: (847) 277-0070
FAX: (847) 277-0080

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITION OF THE FOLLOWING CODES.

CODES:

- WISCONSIN ADMINISTRATIVE BUILDING CODE
- WISCONSIN ADMINISTRATIVE ELECTRIC CODE

IN THE EVENT OF CONFLICT, THE MOST
RESTRICTIVE CODE SHALL PREVAIL.



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WESTCHESTER
SERVICES LLC

604 FOX GLEN
BARRINGTON, IL 60010
PHONE: 847-277-0070
FAX: 847-277-0080
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AE@westchesterservices.com
WI Firm No. 4897-11



JOHN M. BANKS
ARCHITECT

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jbanks@westchesterservices.com

CHECKED BY:		ST	
APPROVED BY:		JMB	
REV.	DATE	BY	DESCRIPTION
A	03/14/22	CG	PRELIMINARY CD
0	04/12/22	CG	PERMIT/CONSTRUCTION

ML51086D
FOX POINT VILLAGE HALL
7200 N SANTA MONICA BLVD
MILWAUKEE, WI 53217

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ACL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
AWG	AMERICAN WIRE GAUGE
BBU	BATTERY BACKUP UNIT
BLDG	BUILDING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DWG	DRAWING
FT	FOOT(FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
E	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
HCS	HYBRID CABLE SOLUTION
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
NTS	NOT TO SCALE
O.C.	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELCO
RFDS	RF DATA SHEET
RGS	RIGID GALVANIZED STEEL
IN	INCH(ES)
INT	INTERIOR
LB(#)	POUND(S)
RRH	REMOTE RADIO HEAD
SF	SQUARE FOOT
SSC	SITE SUPPORT CABINET
STL	STEEL
TBD	TO BE DETERMINED
TYP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER PLATE

SYMBOLS

	CENTERLINE
	REVISION
	WORK POINT
	UTILITY POLE
	BRICK
	COMPRESSED STONE
	CONCRETE
	EARTH
	GRAVEL
	MASONRY
	STEEL
	CENTERLINE
	PROPERTY LINE
	LEASE LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BELOW GRADE ELECTRIC
	BELOW GRADE TELEPHONE
	OVERHEAD ELECTRIC/TELEPHONE
	SECTION REFERENCE

SITE PLAN

N SANTA MONICA BLVD



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jbanks@westchesterservices.com

CHECKED BY:		ST	
APPROVED BY:		JMB	
REV.	DATE	BY	DESCRIPTION
A	03/14/22	CG	PRELIMINARY CD
D	04/12/22	CG	PERMIT/CONSTRUCTION



DATE: 04/12/22 EXP. DATE: 07/31/22

ML51086D
FOX POINT VILLAGE HALL
7200 N SANTA MONICA BLVD
MILWAUKEE, WI 53217

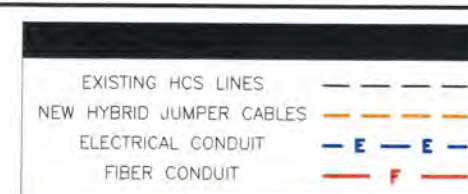
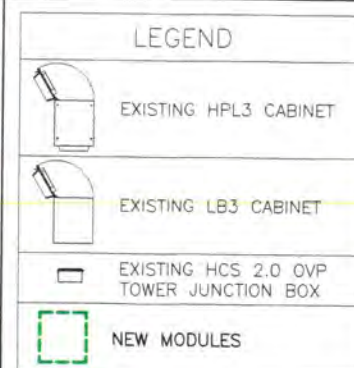
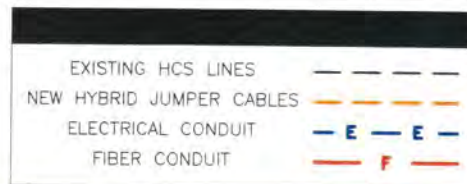
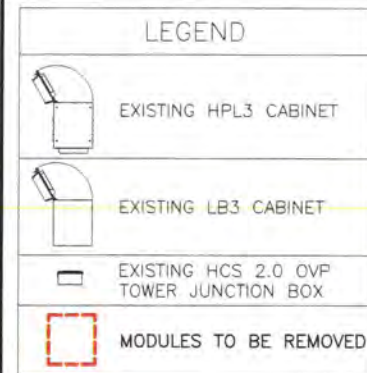
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



SCALE: 1"=30'

1



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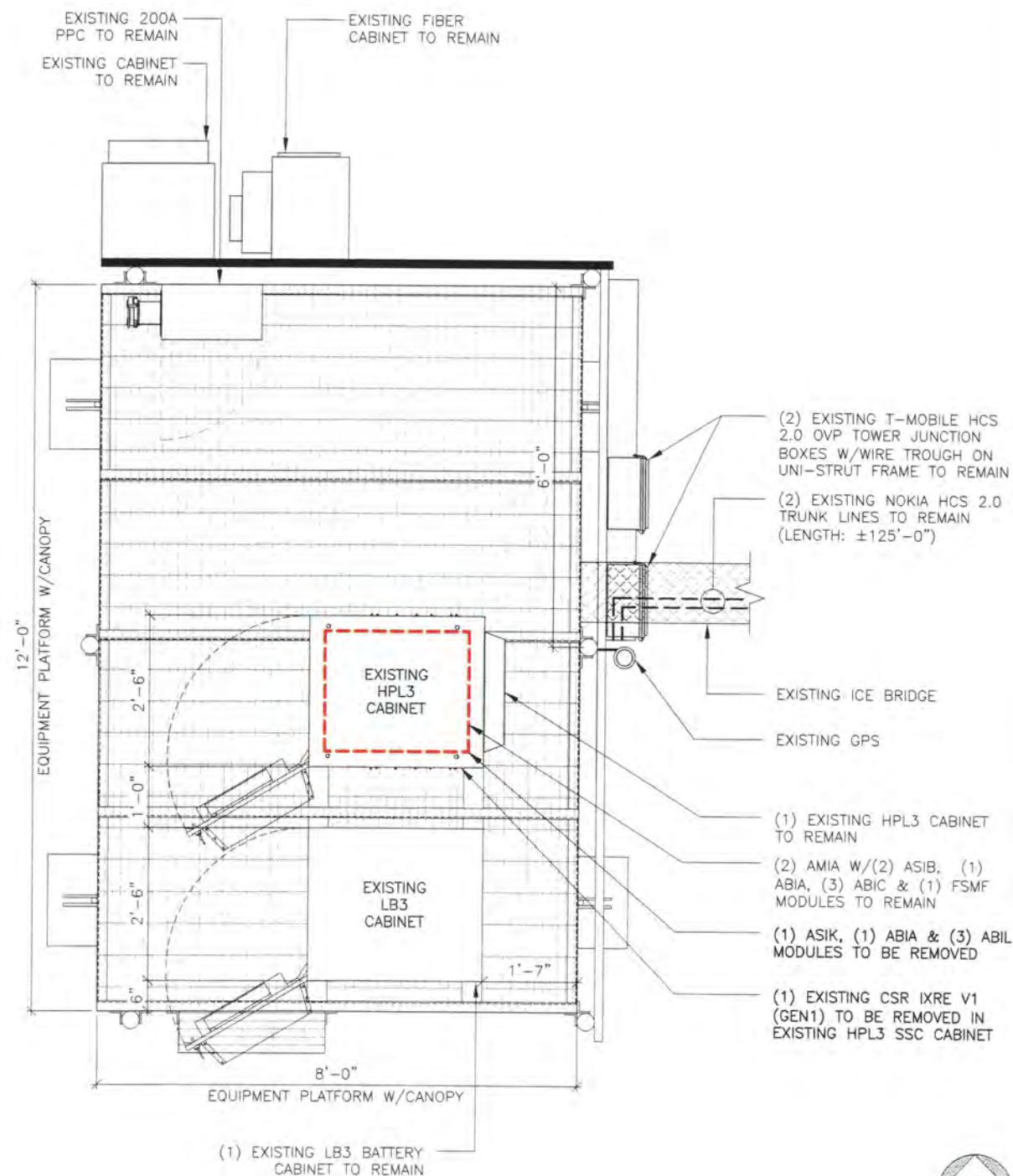
DATE: 04/12/22 EXP. DATE: 07/31/22

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FOX POINT VILLAGE HALL
7200 N SANTA MONICA BLVD
MILWAUKEE, WI 53217

SHEET TITLE
EXISTING & PROPOSED
ENLARGED EQUIPMENT
LAYOUT

SHEET NUMBER

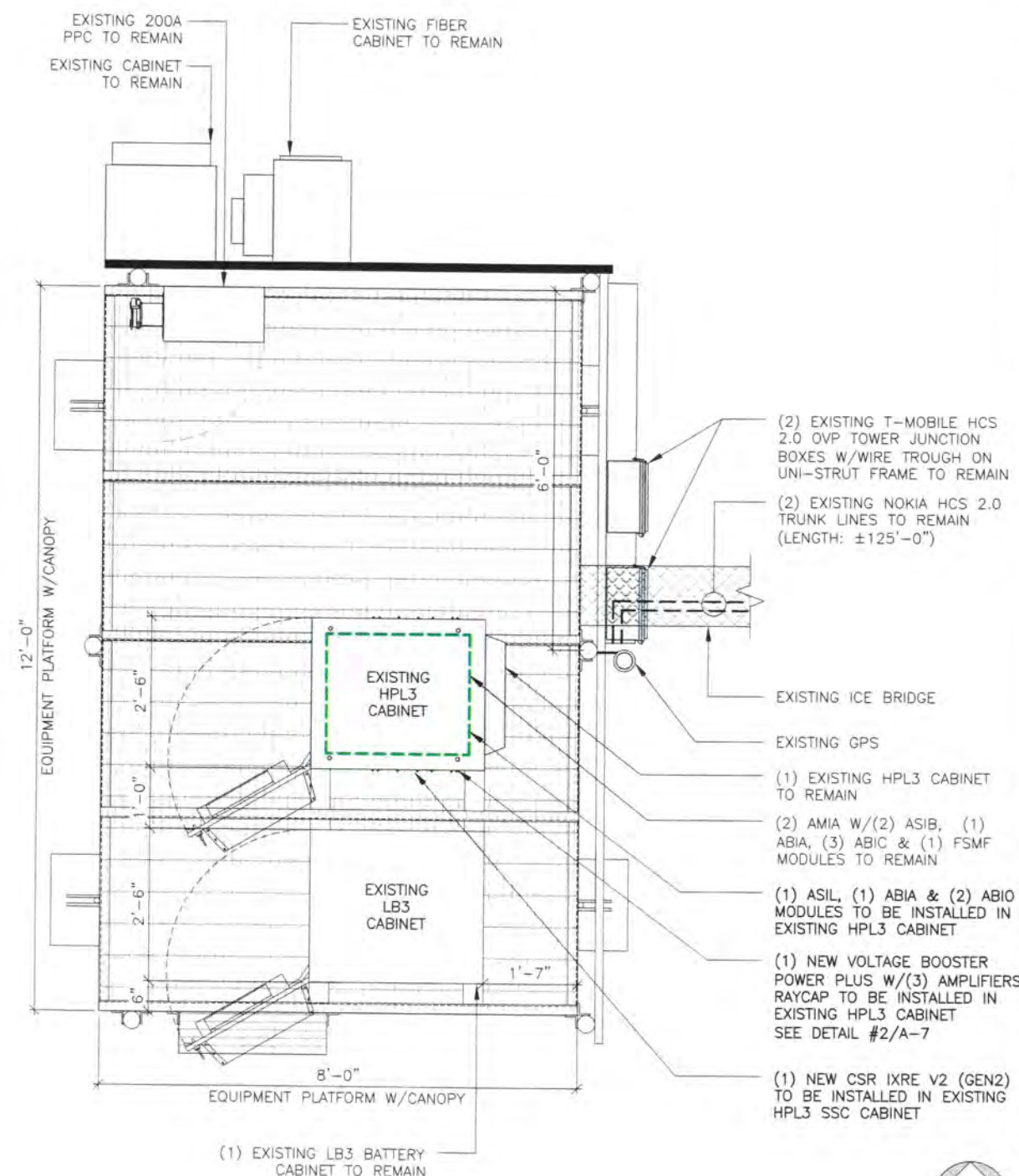
A-2



EXISTING EQUIPMENT PLAN

SCALE: 3/8" = 1'-0" 1

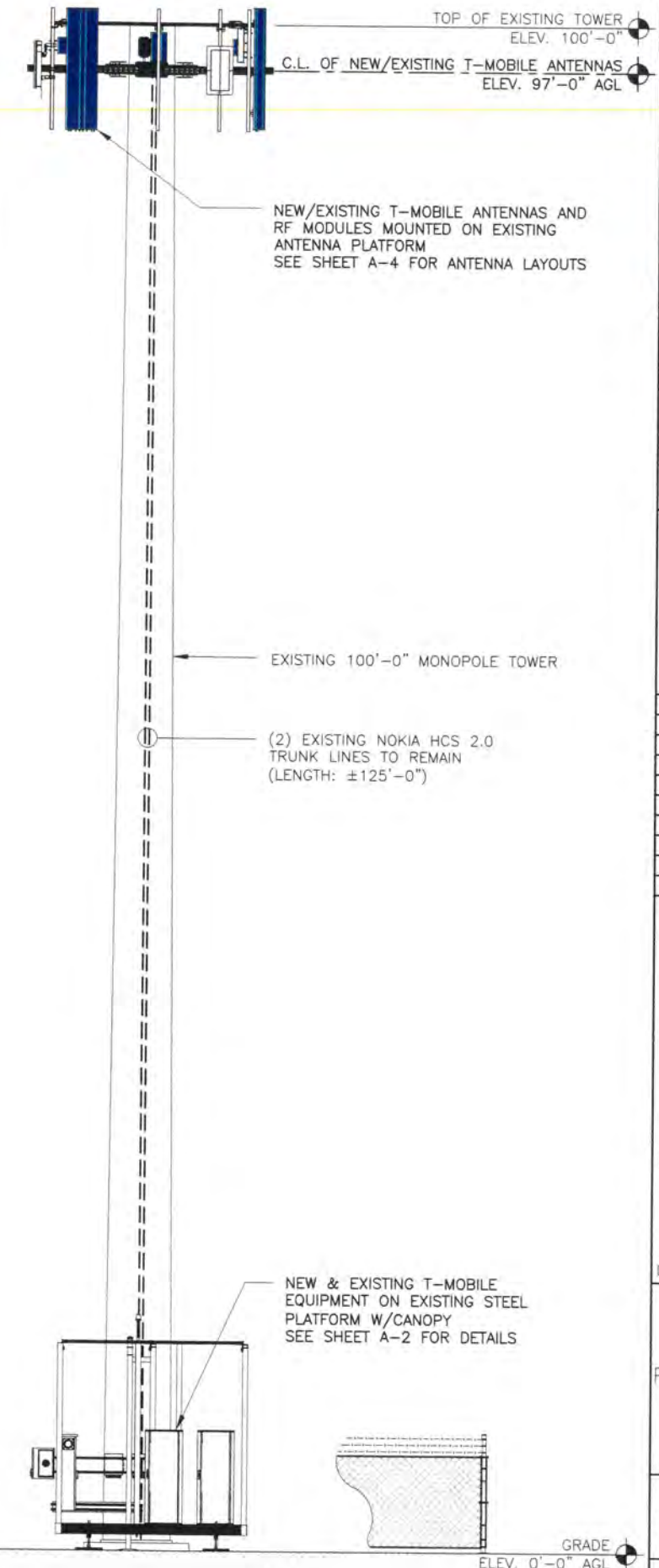
NEW EQUIPMENT PLAN



SCALE: 3/8" = 1'-0" 2

SPECIAL NOTES:

1. G.C. TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. G.C. SHALL NOTIFY T-MOBILE AND ENGINEER OF DISCREPANCIES IMMEDIATELY.
2. STRUCTURAL/DESIGN & ANALYSIS SHALL BE PERFORMED & APPROVED BY TOWER OWNER AND MANUFACTURER (STRUCTURAL ANALYSIS BY WESTCHESTER SERVICES L.L.C.)
3. CONTRACTOR TO THOROUGHLY REVIEW THE TOWER STRUCTURAL ANALYSIS FOR INFORMATION PERTAINING TO TOWER UPGRADES, MOUNTING TYPES, ANTENNA HEIGHTS, AND CABLE ROUTING. ANY OTHER DISCREPANCIES BETWEEN THE DRAWINGS, STRUCTURAL ANALYSIS, AND TOWER PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO BIDDING AND INSTALLATION.



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APPROVED BY:		JMB	
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D	04/12/22	CG	PERMIT/CONSTRUCTION

WISCONSIN
JOHN M. BANKS
8719-005
SOUTH GLEN
ARCHITECT

DATE: 04/12/22 EXP. DATE: 07/31/22

ML51086D
FOX POINT VILLAGE HALL
7200 N SANTA MONICA BLVD
MILWAUKEE, WI 53217

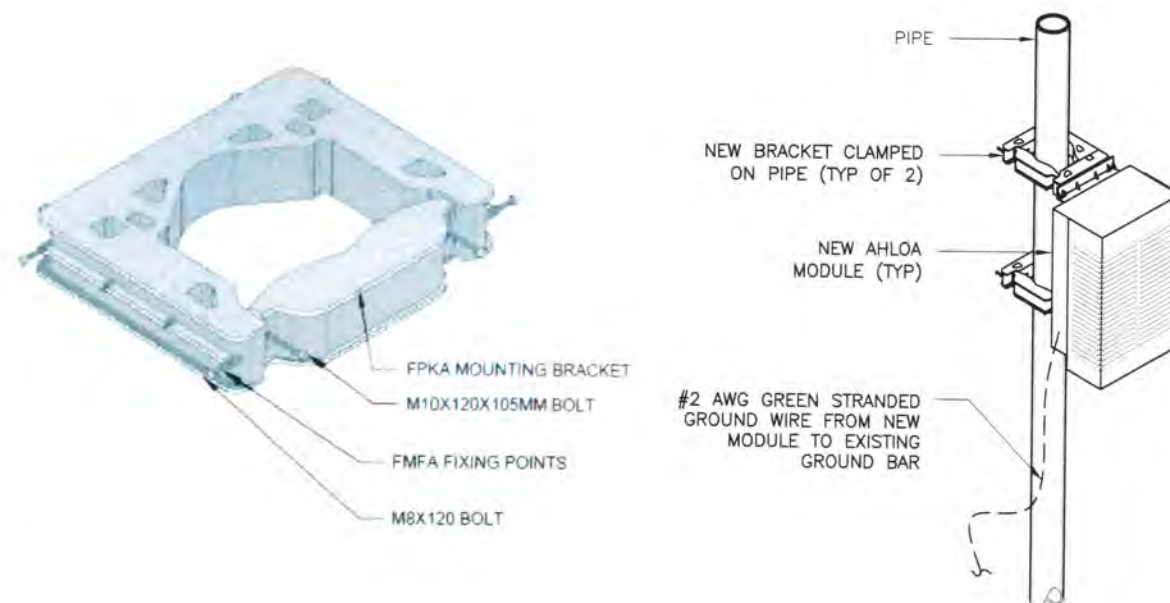
SHEET TITLE
ELEVATION & DETAILS

SHEET NUMBER
A-3

NOT USED

SCALE: N.T.S.

1



TYPICAL AHLOA UNIT MOUNTING DETAIL

SCALE: N.T.S.

2

TOWER ELEVATION

SCALE: 3/32" = 1'-0"

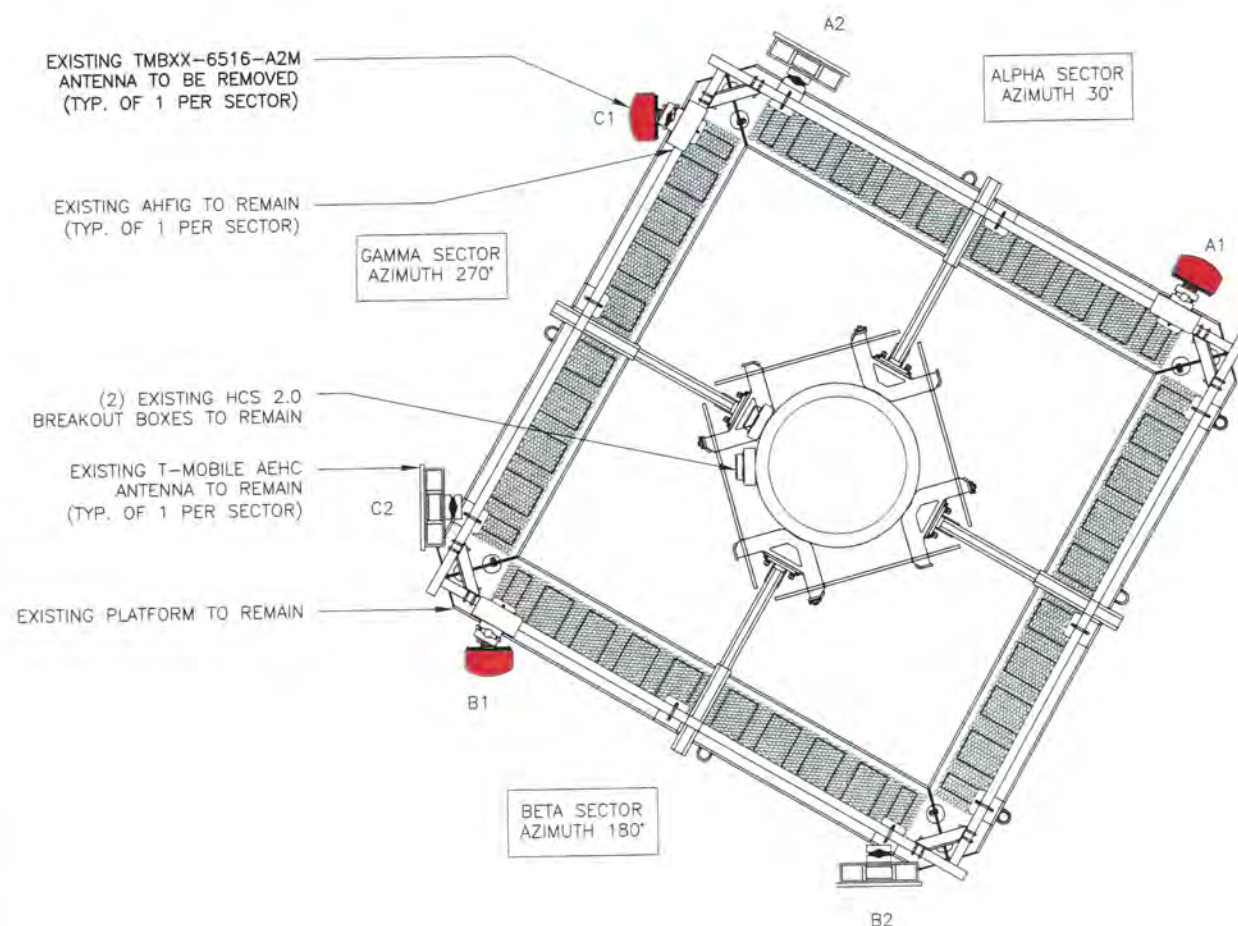
3

LEGEND	
	ANTENNA TO BE REMOVED
	EXISTING AEHC
	EXISTING AHFIG
	EXISTING HCS 2.0 BREAKOUT BOX

LEGEND	
	NEW FFV-65C-R3-V1
	NEW AHLOA
	EXISTING AEHC
	EXISTING AHFIG
	EXISTING HCS 2.0 BREAKOUT BOX

NOTE:

CONSTRUCTION DRAWINGS BASED ON STRUCTURAL MOUNT ANALYSIS PREPARED BY WESTCHESTER SERVICES LLC, DATED 4/11/2022



EXISTING AHFIG TO REMAIN
(TYP. OF 1 PER SECTOR)

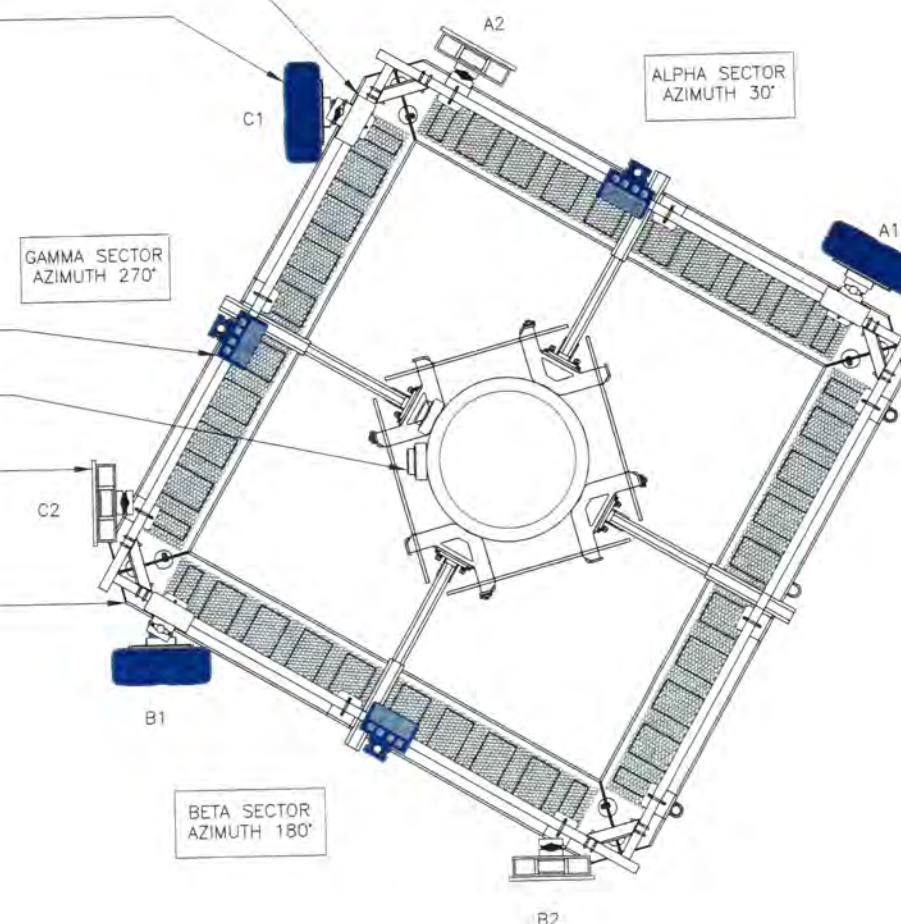
NEW T-MOBILE FFV-65C-R3-V1
ANTENNA TO BE INSTALLED
(TYP. OF 1 PER SECTOR)

NEW AHLOA TO BE INSTALLED
(TYP. OF 1 PER SECTOR)

(2) EXISTING HCS 2.0
BREAKOUT BOXES TO REMAIN

EXISTING T-MOBILE AEHC
ANTENNA TO REMAIN
(TYP. OF 1 PER SECTOR)

EXISTING PLATFORM TO REMAIN



EXISTING T-MOBILE ANTENNA CONFIGURATION

SCALE: 1/4" = 1'-0"

1

NEW T-MOBILE ANTENNA CONFIGURATION

SCALE: 1/4" = 1'-0"

2

T-Mobile
stick together

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DATE: 04/12/22 EXP. DATE: 07/31/22

ML51086D
FOX POINT VILLAGE HALL
7200 N SANTA MONICA BLVD
MILWAUKEE, WI 53217

SHEET TITLE
EXISTING & PROPOSED
ANTENNA PLANS

SHEET NUMBER

A-4

PROPOSED AND EXISTING ANTENNA AND CABLE SCHEDULE												
SECTOR	POS.	AZIMUTH	RAD CENTER	TECHNOLOGY	MECHANICAL TILT	ELECTRICAL TILT	ANTENNA	RRU TYPE	HYBRID JUMPERS LENGTH	OVP	HCS TRUNK LENGTH	RF JUMPER LENGTH
ALPHA	A1	30°	97°-0"	L600, N600 U1900, L2100, L1900 N2100, N1900	0	0,0,1,1	(1) NEW COMMSCOPE – FFW-65C-R3-V1 (OCTO)	(1) EXISTING AHFIG (1) NEW AHLOA	(2) 15' HCS 2.0	(2) EXISTING HCS 2.0 OVP TOWER JUNCTION BOXES & (2) EXISTING HCS 2.0 BREAKOUT BOXES	(2) EXISTING HCS 2.0 TRUNK LINES (LENGTH: ±125'-0")	(8) ≤15'-0"
ALPHA	A2	30°	97°-0"	L2500, N2500	0	0	(1) EXISTING AEHC (ACTIVE ANTENNA – MASSIVE MIMO)	–	(1) 15' HCS 2.0			
BETA	B1	180°	97°-0"	L600, N600 U1900, L2100, L1900 N2100, N1900	0	0,0,1,1	(1) NEW COMMSCOPE – FFW-65C-R3-V1 (OCTO)	(1) EXISTING AHFIG (1) NEW AHLOA	(2) 15' HCS 2.0			(8) ≤15'-0"
BETA	B2	180°	97°-0"	L2500, N2500	0	0	(1) EXISTING AEHC (ACTIVE ANTENNA – MASSIVE MIMO)	–	(1) 15' HCS 2.0			
GAMMA	C1	270°	97°-0"	L600, N600 U1900, L2100, L1900 N2100, N1900	0	0,0,1,1	(1) NEW COMMSCOPE – FFW-65C-R3-V1 (OCTO)	(1) EXISTING AHFIG (1) NEW AHLOA	(2) 15' HCS 2.0			(8) ≤15'-0"
GAMMA	C2	270°	97°-0"	L2500, N2500	0	0	(1) EXISTING AEHC (ACTIVE ANTENNA – MASSIVE MIMO)	–	(1) 15' HCS 2.0			
(*) SHARED WITH ALL SECTORS												
IMPORTANT NOTE: PLEASE REFER TO LATEST RFDS SHEET FOR NSN CONFIGURATION. GC TO CAP ALL UNUSED PORTS.												

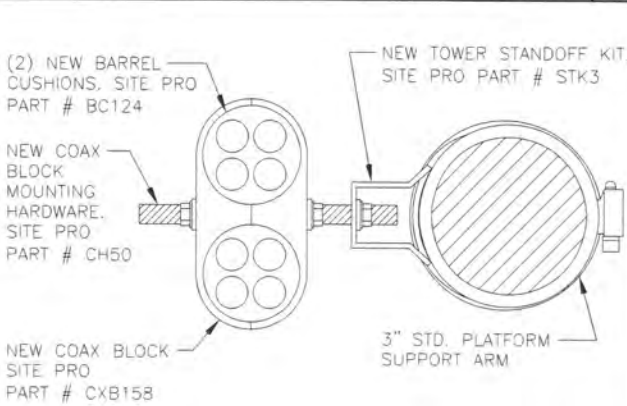
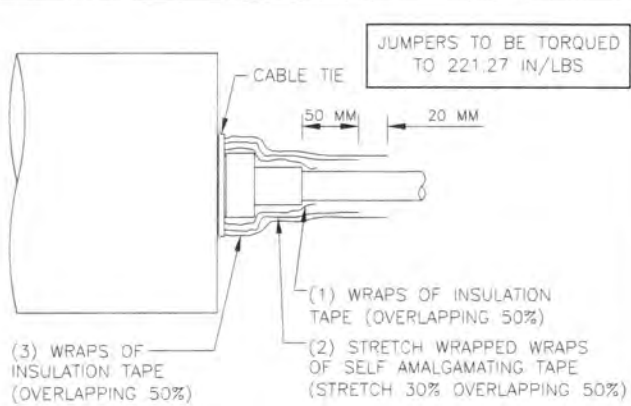
ANTENNA AND CABLE SCHEDULE

1

NOT USED

SCALE: N.T.S.

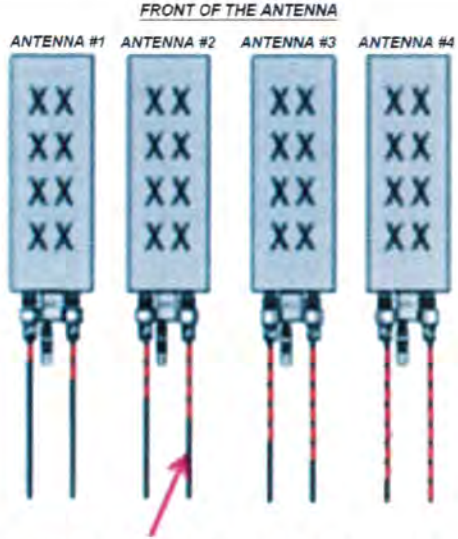
2



Coax Color Coding

- Antennas will be labeled (back of antenna view) Right to Left 1-4 going
- Cable/Jumper lines will be identified by color and by number of bands around the coax/jumper

SECTOR A	RED
SECTOR B	GREEN
SECTOR C	BLUE
SECTOR D	YELLOW
SECTOR E	WHITE
SECTOR F	GRAY
LMU	BROWN + SECTOR COLOR BANDS (1 & 2)
FIBER ID	GRAY
UNUSED COAX	PINK
MICROWAVE	ORANGE
DWE T-1'S + GPS DOWNLINK CABLE	ID W/LABEL MAKER



EXAMPLE: COAX WITH FOUR BANDS OF RED TAPE WILL REPRESENT ALPHA SECTOR AND THE 4TH PORT OF ANTENNA

COLOR CODING NOTES:

color	GSM
color	UMTS 1900
color	UMTS AWS
color	LTE
color	FIBER CABLE

METALLIC TAG NOTES:

- TWO METALLIC TAGS SHALL BE ATTACHED AT EACH END OF EVERY CABLE LONGER THAN (3) THREE FEET
- CABLE LESS THAN (3) THREE FEET WILL HAVE TWO METALLIC TAGS ATTACHED AT THE CENTER OF THE CABLE
- TAGS WILL BE FASTENED WITH STAINLESS STEEL ZIP TIES APPROPRIATE FOR CABLE DIAMETER
- STANDARDIZED METALLIC TAG KIT WILL BE ASSEMBLED WITH TAGS ALREADY ENGRAVED TO ACCOMMODATE ALL CONFIGURATIONS



ANTENNA AND COAXIAL CABLE SCHEDULE

- ALL ANTENNAS SHALL BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR SHALL COORDINATE REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA WITH RF ENGINEER. ANTENNA DOWNTILT SHALL BE SET AND VERIFIED BY A SMART LEVEL
- CONTRACTOR SHALL INSTALL COLOR CODE RINGS ON EACH OF THE HYBRID CABLES AND JUMPER CABLES WITH UV RESISTANT TAPE. ALL CABLE SHALL BE MARKED AT TOP AND BOTTOM WITH 2" COLOR TAPE OR STENCIL TAG. COLOR TAPE MAY BE OBTAINED FROM GRAYBAR ELECTRONICS.

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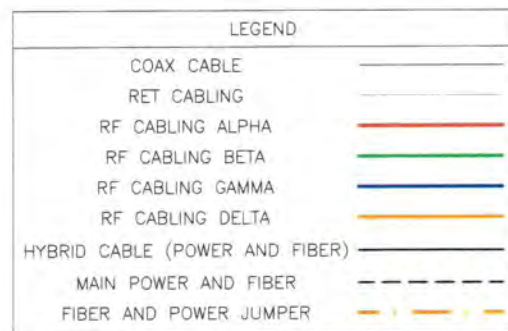
DATE: 04/12/22 EXP. DATE: 07/31/22

ML51086D
FOX POINT VILLAGE HALL
7200 N SANTA MONICA BLVD
MILWAUKEE, WI 53217

SHEET TITLE
ANTENNA & CABLE
SCHEDULE

SHEET NUMBER

A-5

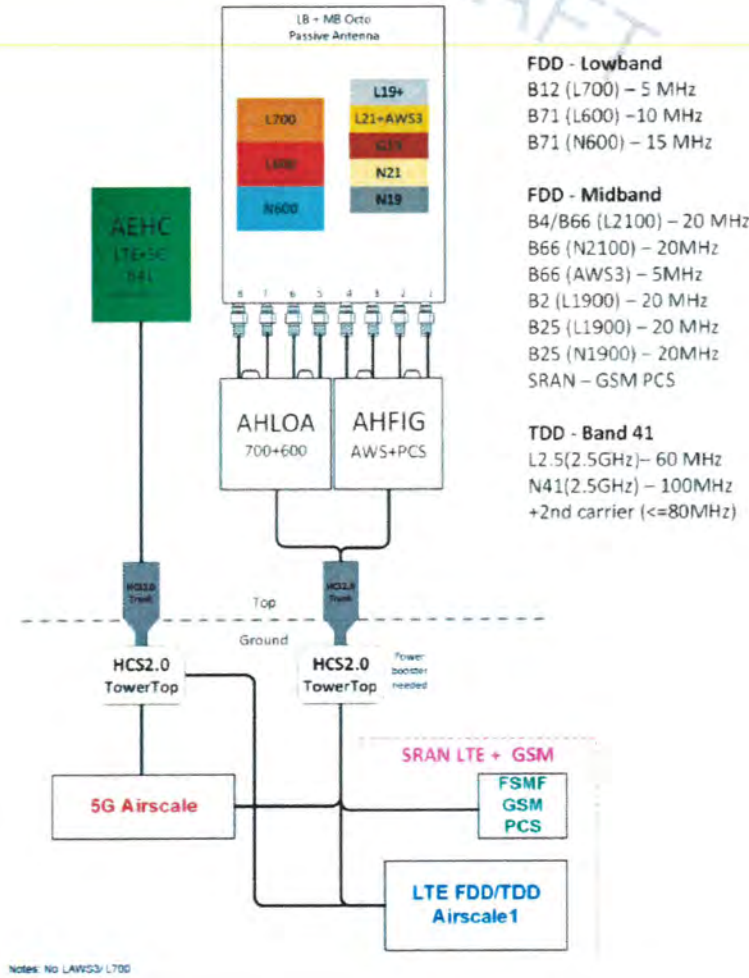
GAMMA SECTOR

1

A-6

Configuration 56790EZ_SR_T

* For 5G and LTE Airscale BB dimensioning refer to Fiber Port matrices.
(Alpha, Beta & Gamma)



RFDS DIAGRAM

SCALE: N.T.S.

1

AIRSCALE DUAL RRH 4T4R B12/71 240W AHLOA	
SUPPORTED FREQUENCY BANDS	3GPP BAND 12/71
FREQUENCIES	BAND 12 ADJUSTED: RX 698 - 715 MHz, TX 728 - 745 MHz, BAND 71: RX 663 MHz - 698 MHz, TX 617 MHz - 652 MHz
NUMBER OF TX/RX PATHS/PIPS	4 PIPS: 2T2R, 2T4R, 4T4R FOR BOTH BANDS
INSTANTANEOUS BANDWIDTH IBW	16 MHz FOR B12 AND 35MHz FOR B71 1 MHz BELOW B12 NB IOT FUTURE USE
OCCUPIED BANDWIDTH OBW	52 MHz TOTAL ACROSS BANDS
OUTPUT POWER	60W PER TX SHARED BETWEEN BANDS
SUPPLY VOLTAGE/RANGE	DC 48 V - 36 V TO 40 V
TYPICAL POWER CONSUMPTION	664W [ETS] BUSY HOUR LOAD AT 4TX@60W (BOTH BANDS ACTIVE) 395W [ETS] BUSY HOUR LOAD AT 4TX@30W (ONE BAND ACTIVE)
ANTENNA PORTS	4 PORTS: 4 x 10+
OPTICAL PORTS	2x CPRI 9.8 Gbps
ALD CONTROL INTERFACES	AISG 3.0 FROM ANT1, 2, 3, 4 & RET (DC ON ANT1 & ANT3)
OTHER INTERFACES	EXTERNAL ALARM MDR-26 SERIAL CONNECTOR (4 INPUTS, 1 OUTPUT) DC CIRCULAR POWER CONNECTOR
PHYSICAL	560MM/22.04INCHESx308MM/12.12INCHESx189MM/7.44INCHES 38KG/ 83.7 LBS WITHOUT COVER AND BRACKETS
OPERATING TEMPERATURE RANGE	-40°C TO 55°C (WITH NO SOLAR LOAD)
SURGE PROTECTION	CLASS II 5A
INSTALLATION OPTIONS	VERTICAL & HORIZONTAL BOOK MOUNT POLE & WALL MOUNT



AIRSCALE DUAL RRH 4T4R
B12/71 240W AHLOA

AHLOA RADIO DETAIL

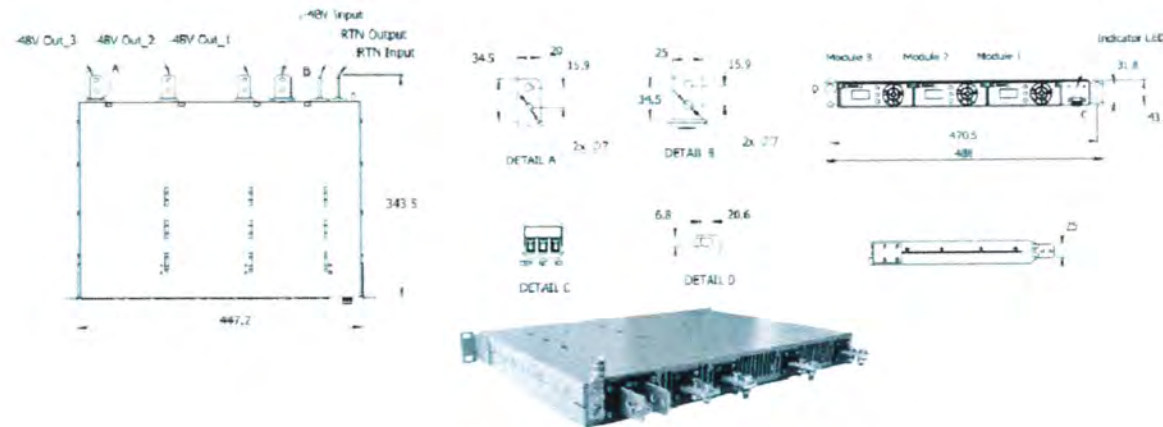
SCALE: N.T.S.

3

FFVV-65C-R3-V1 ANTENNA DETAILS

SCALE: N.T.S.

4



FFVV-65C-R3-V1



8 port sector antenna 4x B12 B71 and 4x B66-B71 B12 B71
HPBW 3x RE1

General Specifications

Antenna Type	Sector
Band	Midband
Color	Light Gray
Effective Projective Area (EPA), frontal	0.96 m ² 10.556 m ²
Effective Projective Area (EPA), lateral	0.96 m ² 10.556 m ²
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor Usage
Radome Material	Polycarbonate - UV resistant
Radiator Material	Aluminum Extruded
Reflector Material	Aluminum
RF Connector Interface	4 x 1 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	4
RF Connector Quantity, low band	4
RF Connector Quantity, total	8

Remote Electrical Tilt (RET) Information, General

RET Interface	8-pin D-Sub Female
RET Interface, quantity	1 female 1 male

Dimensions

Width	640 mm 25.197 in
Length	243 mm 9.566 in
Depth	198 mm 7.795 in

T-Mobile
stick together

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FOX POINT VILLAGE HALL
7200 N SANTA MONICA BLVD
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SHEET TITLE
RFDS DIAGRAM
& NEW EQUIPMENT
SPECIFICATIONS

SHEET NUMBER

A-7

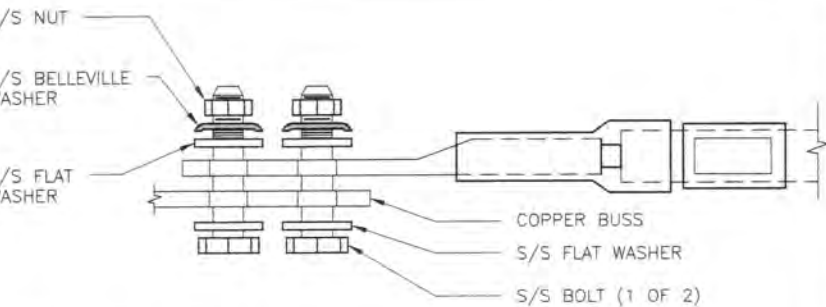
CADWELD CONNECTIONS OR APPROVED EQUAL		BURNDY CONNECTIONS OR APPROVED EQUAL	
	<u>PARALLEL HORIZONTAL CONDUCTORS</u> PARALLEL THROUGH CONNECTION OF HORIZONTAL CABLES TYPE PT		<u>30" CONNECTOR</u> HYPRSEAL TYPE YGHC
	<u>THROUGH CABLE TO GROUND ROD</u> THROUGH CABLE TO TOP OF GROUND ROD TYPE GT		<u>BOND JUMPER</u> FIELD FABRICATED GREEN STRANDED INSULATED TYPE 2-YA-2
	<u>HORIZONTAL SPLICER</u> SPLICER OF HORIZONTAL CABLES TYPE VS		<u>COPPER LUGS</u> TWO-HOLE-LONG BARREL LENGTH TYPE YA-2

CADWELD DETAILS

GROUNDING NOTES:

- UNDERGROUND AND OVERHEAD UTILITY LENGTHS TO BE DETERMINED FROM SITE PLAN.
- SEE ELECTRICAL SPECIFICATIONS SECTION 16000 FOR ALL ELECTRICAL AND GROUNDING INSTALLATION REQUIREMENTS.
- FOR ORIENTATION OF SITE LAYOUT SEE SITE PLAN, DRAWING.
- UDA CABINET FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
- GROUND KITS PROVIDED BY OWNER SHALL BE RETROFITTED TO ACCOMMODATE 2 HOLE LUG CONNECTION AND APPROPRIATE LENGTH.
- CONTRACTOR RESPONSIBLE TO PROVIDE OWNER CERTIFICATION OF RESISTIVITY TESTING.
- GROUND RODS T BE INSTALLED AT 10' CENTERS.
- ALL GROUND LEADS TO BE SLEEVED IN 3/4" Ø SCHEDULE 40 PVC CONDUIT AND SEALED W/SILICON.
- GROUND BARS SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR
- ALL BENDS IN GROUNDING SYSTEM MUST BE SMOOTH AND WELL ROUNDED AND MAINTAIN BENDING RADIUS.
- SEE SITE PLAN FOR COAXIAL ROUTING THIS SHEET IS INTENDED FOR GROUNDING CLARITY NLY AND IS SCHEMATIC IN DETAIL.
- GROUND KITS SHALL BE INSTALLED BETWEEN 8"-18" OF ALL CONNECTORS.
- TOWER FOUNDATION DESIGN BY OWNER, INSTALLED BY CONTRACTOR.
- ADDITIONAL GROUND KITS TO BE PLACED AT 100' WHEN ANTENNA CENTERLINE IS 200' OR ABOVE.
- ALL CONDUITS TO BE SEALED W/SILICONE TO PROVIDE A WATER TIGHT SEAL.

GROUNDING NOTES



NOTES:

- ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES, COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH KOPR-SHIELD.

STANDARD LUG CONNECTION OF GROUND
LEADS TO GROUND BAR DETAIL

SCALE: N.T.S.

4

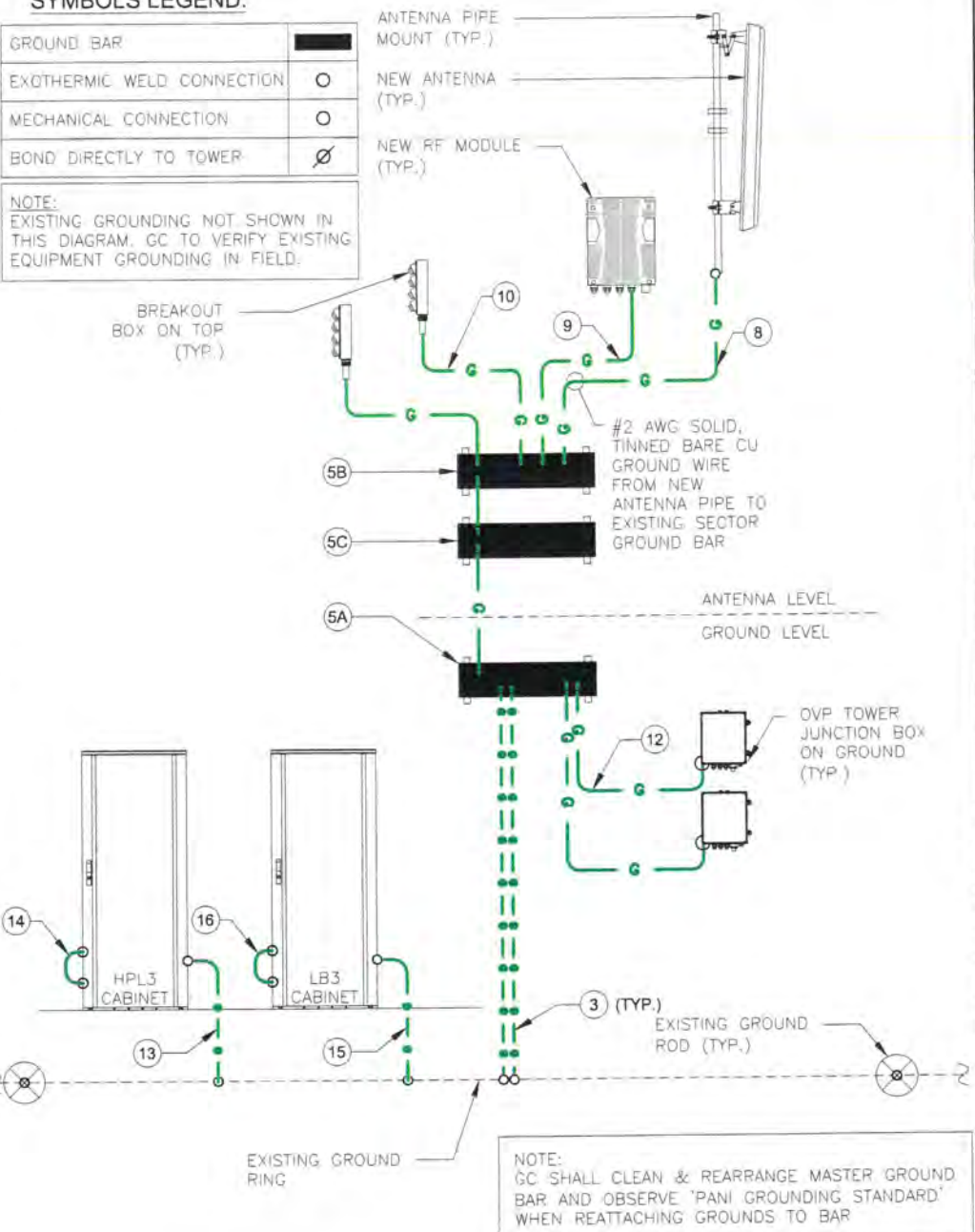
KEY NOTES:

- #2 SOLID, TINNED BARE COPPER GROUND WIRE FROM ICE BRIDGE TO ICE BRIDGE POST
- #2 SOLID, TINNED BARE COPPER GROUND WIRE, BOND ICE BRIDGE POST W/VIS TYPE CADWELD (1 PER POST REQUIRED)
- #2 SOLID, TINNED BARE COPPER GROUND WIRE FROM GROUND BAR TO GROUND RING (2 REQUIRED)
- #2 SOLID, TINNED BARE COPPER GROUND WIRE FROM NEW POST TO GROUND RING
- NEW GROUND BAR
- MASTER GROUND BAR
- SECTOR GROUND BAR
- MASTER GROUND BAR ON TOWER
- #6 AWG GREEN STRANDED GROUND CU WIRE FROM MODULES TO PLINTH
- #2 AWG SOLID TINNED BARE GROUND CU WIRE FROM STEEL CUBE/UNISTRUT RACK W/MODULES TO GROUND RING
- #2 AWG SOLID TINNED BARE GROUND WIRE FROM MODULES PLINTH TO GROUND RING
- #2 AWG SOLID, TINNED BARE COPPER GROUND WIRE FROM NEW ANTENNA PIPE TO SECTOR GROUND BAR
- #2 AWG GREEN STRANDED GROUND CU WIRE FROM MODULE PLINTH TO SECTOR GROUND BAR
- #2 AWG GREEN STRANDED GROUND CU WIRE FROM NEW TOP COVP/BREAKOUT BOX TO NEW SECTOR GROUND BAR
- #2 AWG GREEN STRANDED GROUND CU WIRE FROM TMA/DIPLEXER TO MASTER GROUND
- #2 AWG GREEN STRANDED CU GROUND WIRE FROM NEW COVP/OVP TO GROUND BAR
- #2 AWG SOLID TINNED BARE GROUND CU WIRE FROM SSC TO GROUND RING
- #2 AWG GREEN STRANDED GROUND CU WIRE FROM SSC TO SSC PLINTH
- #2 AWG SOLID TINNED BARE GROUND CU WIRE FROM BATTERY CABINET TO GROUND RING
- #2 AWG GREEN STRANDED GROUND CU WIRE FROM NEW BATTERY CABINET TO BATTERY CABINET PLINTH
- #6 AWG GREEN STRANDED CU GROUND WIRE FROM NEW SYSTEM MODULE/AMOB PLINTH TO NEW SYSTEM MODULE/AMOB
- #2 AWG GREEN STRANDED CU GROUND WIRE FROM SYSTEM MODULE/AMOB'S PLINTH TO GROUND BAR
- #2 AWG SOLID, TINNED BARE CU GROUND WIRE FROM UNISTRUT TO GROUND RING

SYMBOLS LEGEND:

GROUND BAR	
EXOTHERMIC WELD CONNECTION	
MECHANICAL CONNECTION	
BOND DIRECTLY TO TOWER	

NOTE:
EXISTING GROUNDING NOT SHOWN IN
THIS DIAGRAM. GC TO VERIFY EXISTING
EQUIPMENT GROUNDING IN FIELD.



TYPICAL GROUNDING DIAGRAM

SCALE: N.T.S.

3

SECTION "P" - SURGE PROTECTORS

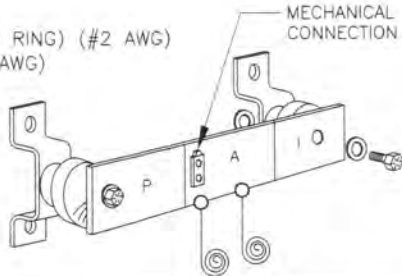
CELL REFERENCE GROUND BAR (IF COLLOCATED)
GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
TELCO GROUND BAR (#2 AWG)
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (3/0)
FIBER GROUND BAR (#2 AWG)
POWER ROOM REFERENCE GROUND BAR (#2 AWG)
RECTIFIER FRAMES

SECTION "A" - SURGE ABSORBERS

INTERIOR GROUND RING (#2 AWG)
EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2 AWG)
METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG)
BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

SECTION "I" - ISOLATED GROUND ZONE

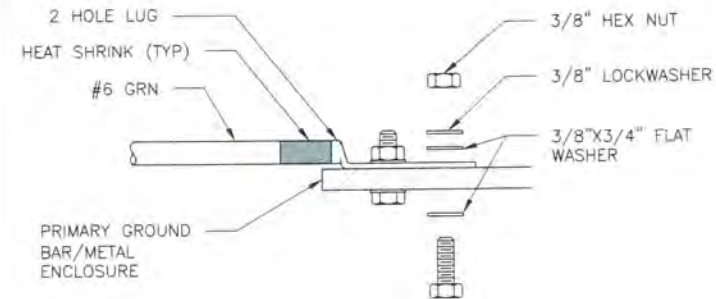
PPC
RADIO CABINETS
ELECTRICAL EQUIPMENT



SCALE: N.T.S.

5

MECHANICAL GROUND CONNECTION



INSTALLATION INSTRUCTIONS:

- SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
- BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT AND REMOVE OXIDATION FROM OUTDOOR WEATHERED BARS.
- APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.
- USE SOLID COPPER WIRE AND MECHANICAL 2-HOLE LUG FOR ALL EXTERIOR GROUNDING.

SCALE: N.T.S.

6

T-Mobile
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SHEET TITLE
**PROPOSED SITE
GROUNDING DIAGRAM**

SHEET NUMBER

EG-1