

# O'NEILCANNON

HOLLMAN DEJONG & LAING S.C.

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April 15, 2024

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

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

Dear Mr. Wagner:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BY:   
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Claude J. Krawczyk