

# RESOLUTION

## ROCK COUNTY BOARD OF SUPERVISORS

Benjamin J. Coopman, Jr., P.E.,  
Director of Public Works

DRAFTED BY

September 4, 2009

DATE DRAFTED

Public Works Committee  
INITIATED BY



Public Works Committee  
SUBMITTED BY

### APPROVING LEASE AGREEMENT WITH CONSOLIDATED KOSHKONONG SANITARY DISTRICT FOR RADIO TOWER SPACE

1 WHEREAS Rock County owns a 1.2 acre site at 11228 N. Sherman Road, Edgerton (the corner of  
2 STH 59 and N. Sherman Road) in the Town of Fulton that serves as a Public Works Department  
3 garage and material storage site and commonly known as the "59 Shed"; and  
4

5 WHEREAS, the Consolidated Koshkonong Sanitary District (CKSD) is a political subdivision of  
6 several Town governments in Rock and Jefferson Counties that adjoin Lake Koshkonong and  
7 provides sanitary sewage collection and treatment to the citizens served; and,  
8

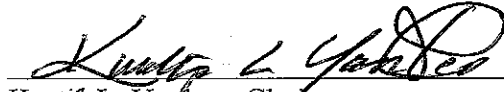
9 WHEREAS, the CKSD has numerous sanitary sewage pumping stations located around the Lake  
10 that must be continuously monitored; and,  
11

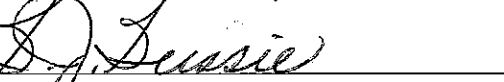
12 WHEREAS, the Rock County Public Works "59 Shed" site offers an ideal location for the CKSD  
13 to install radio equipment that can monitor these sewage pumping stations and other facilities; and,  
14


15 WHEREAS, State Statute 66.0301, (2) specifically authorizes municipalities to enter into  
16 intergovernmental cooperation agreements for any purpose consistent with other statutory  
17 provisions for the respective municipalities.  
18

19 NOW, THEREFORE, BE IT RESOLVED, that the Rock County Board of Supervisors on this  
20 \_\_\_\_\_ day of \_\_\_\_\_, 2010, hereby approves a Lease Agreement with the Consolidated  
21 Koshkonong Sanitary District for the placement of a radio tower on lands known as the "59 Shed"  
22 for the annual rental sum of One Dollar (\$1.00) per year, for twenty-five years, with two possible  
23 renewals of up to five years each.

RESPECTFULLY SUBMITTED:  
PUBLIC WORKS COMMITTEE

  
Kurtis L. Yankee, Chair

  
Betty Jo Bussie, Vice Chair

  
Eva Arnold

dissented  
David Diestler

  
Richard Ott

10-5A-033

**APPROVING LEASE AGREEMENT WITH CONSOLIDATED KOSHKONONG  
SANITARY DISTRICT FOR RADIO TOWER SPACE**

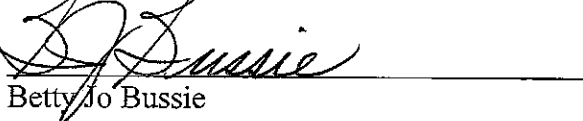
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COUNTY BOARD STAFF COMMITTEE

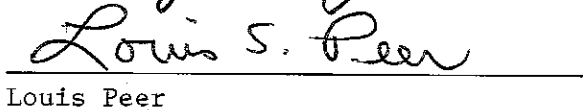
  
J. Russell Podzilni, Chair

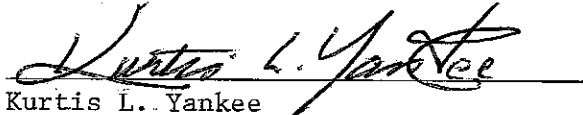
  
Sandra Kraft, Vice Chair

  
Eva Arnold

  
Betty Jo Bussie

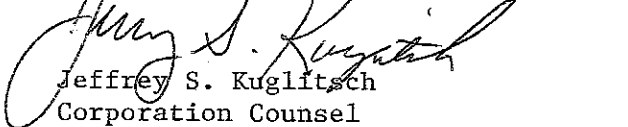
  
Marilynn Jensen

  
Louis Peer

  
Kurtis L. Yankee

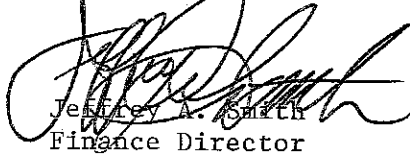
LEGAL NOTE:

County Board is authorized to take this action pursuant to sec(s). 59.01, 59.51, 59.52(6) and 66.0301, Wis. Stats.

  
Jeffrey S. Kuglitsch  
Corporation Counsel

FISCAL NOTE:

Potential future use by the County for installing an antenna and related equipment without a tower lease cost. The County would be responsible for acquiring, installing and maintaining such equipment.

  
Jeffrey A. Smith  
Finance Director

ADMINISTRATIVE NOTE:

Matter of Policy.

  
Craig Knutson  
County Administrator

## - EXECUTIVE SUMMARY -

## APPROVING LEASE AGREEMENT WITH CONSOLIDATED KOSHKONONG SANITARY DISTRICT FOR RADIO TOWER SPACE

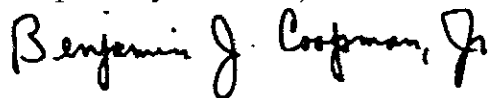
The Consolidated Koshkonong Sanitary District (CKSD) is a political subdivision of some of the Town governments in Rock (Towns of Fulton and Milton) and Jefferson Counties that surround parts of Lake Koshkonong. The District operates sewage collection systems, numerous sewage pumping stations and a sewage treatment facility. Because of the need to provide continuous service to the citizens on their system, the District monitors its key facilities around the clock. Rather than having to do this monitoring with staff, the District desires to install radio telemetry equipment that monitors the facilities and sends a signal from each site to a common tower. The District has done a radio coverage study and determined that the County's Public Works Garage ("59 Shed") at STH 59 and N. Sherman Road in the Town of Fulton is ideal for the receiving tower location.

The proposed lease is for use of a twenty foot by twenty foot (20'x 20') square piece of land at the "59 Shed" to construct a freestanding radio tower for twenty-five years, with two possible renewals of five years each, for the annual fee of one dollar (\$1) per year. The tower will be a tapered metal structure with three legs that extends up to one hundred ten feet (110') up into the air above the existing grade. The District cannot add other facilities or sell space on the tower without the agreement of the County. The County has secured the right to add one radio antenna and related equipment to the District tower for County use, without a charge from the District. The County must bear the cost of purchasing, installing and maintaining its equipment.

The District will need to obtain a Conditional Use Permit (CUP) from the Town of Fulton, as the tower height exceeds the permitted structure height in the applicable zoning district. Since the CUP runs with the land, the County will be applying for the CUP, not the District. The District will bear the cost of obtaining the CUP and pay for any improvements required as a condition of approval of the CUP. This could include things like aviation warning lights. The proposed new Edgerton Hospital is just across the highway from the site and they have concerns about safe access to a proposed medical helicopter landing pad at the facility. Data gathered by the District on the tower height relative to the helipad is that the tower should not be prohibited, but must be lighted with red aviation warning lights.

This proposed lease is very similar to others entered into by the county for similar purposes elsewhere in the county.

Respectfully submitted,



Benjamin J. Coopman, Jr., P.E.  
Public Works Director  
9/4/09