

**MILWAUKEE TELEVISION, LLC**  
4041 N. 35<sup>TH</sup> Street  
Milwaukee, WI 53216

File Number 111482

**Zoning Amendment to Stage 14 at Park Place  
11520 W. Calumet Road**

**Proposed Site Changes and Additions**

**Sheet 1  
Proposed Site Plan**

**Sheet 2  
Plat of Survey Dated 4/23/2012**

**Sheet 3  
Landscape Plan**

**Sheet 4  
General Arrangement  
for 150 foot Tower**

**Sheet 5  
Tower Caisson Support Pier  
(Three Required)**

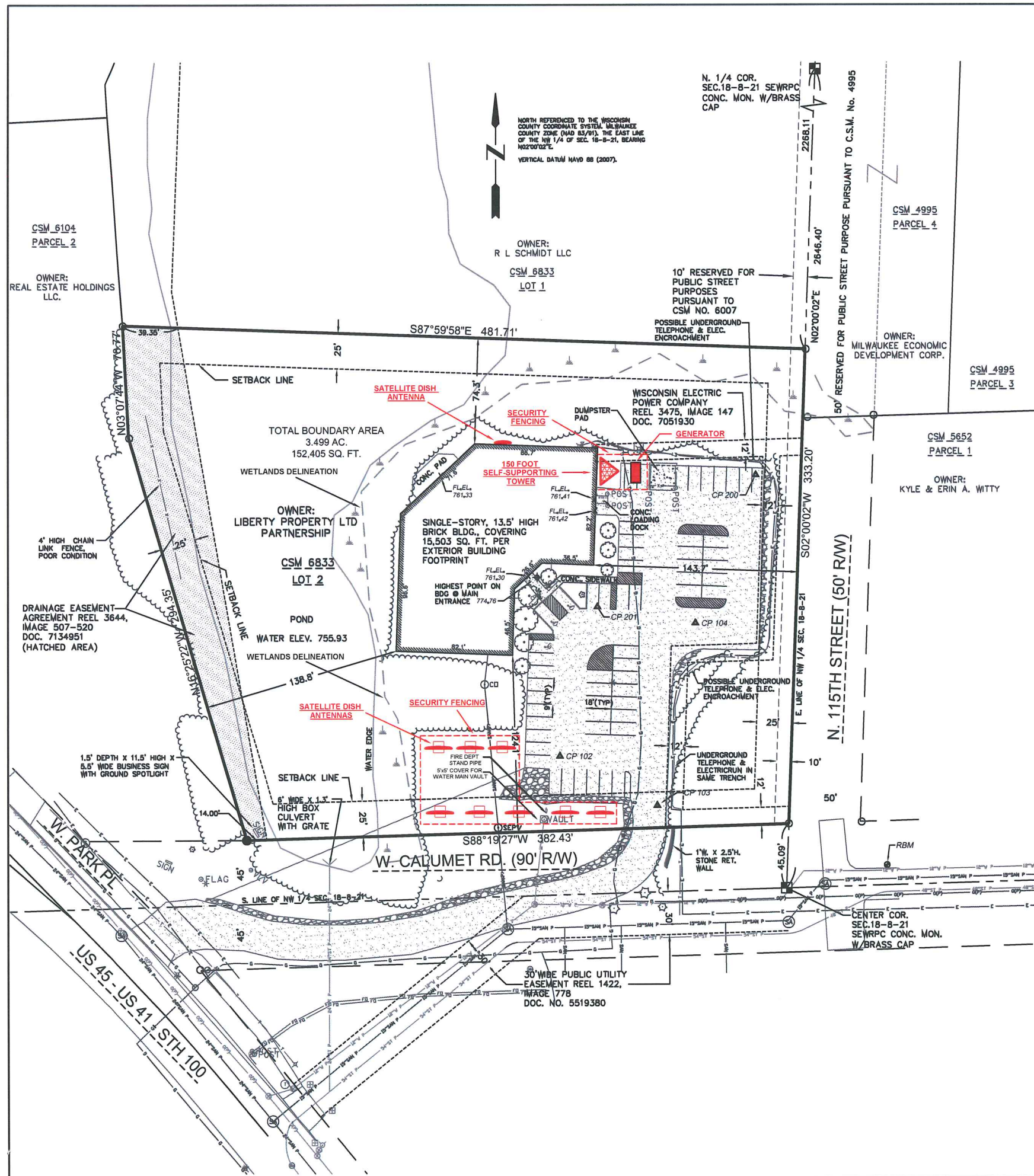
**Sheet 6  
Satellite Dish Mounting Pad**

**Sheet 7  
Monument Sign Display**

**Sheet 8  
FCC Tower Posting Sign**



FINAL



Proposed Site Additions

1. A 150 foot tall, free-standing tower is to be located at the rear, East face of the building.
  2. A single, eight-foot diameter, dish-type antenna will be mounted near the tower top, not to extend above the tower. Up to five, small antennas resembling rooftop TV antennas will be mounted lower on the tower. Two small satellite dishes, four feet in diameter, will be located on the south side of the tower approximately thirty feet above ground.
  3. A generator is to be located between the tower and the dumpster enclosure. This will result in the loss of two parking spaces.
  4. A security fence will be placed around the tower and generator. This will be a seven foot tall chain link fence with three barb wire strands above the top support rail, making the overall height eight feet. A locked access gate will be placed where most convenient for maintenance personnel to enter the enclosure.
  5. Up to eight (8) satellite dish-type antennas, needed to receive programming materials, to be located on the South side of the property. The dishes are 4.5 meters (14.8 feet) in diameter. They are supported by a single steel post which is anchored to a concrete pad.
- The pad is reinforced concrete which is eight feet square and three feet thick. The surface would be set approximately four inches above grade to allow water to run off and avoid collecting debris. The overall height to the top of the dishes will be seventeen (17) feet +/- one foot as determined by the upward pointing angle to the sky.
6. A security fence will be placed around the perimeter of the dish area. The construction will be as described under Item 4 above.
  7. One 2.4 meter (7.8 foot) satellite dish to be pipe mounted to the north building wall, toward the rear of the building. The antenna would be placed to just clear the building roof.

Notes

1. All satellite antennas are for receive-only applications, none will be used for transmission purposes.
2. Nothing will be removed or altered in any of the delineated wetlands areas.

SITE PLAN ADDITIONS	
PARK PLACE BUILDING	
11520 W. CALUMET ROAD MILWAUKEE, WI. 53223	
SUBMITTED BY: MILWAUKEE TELEVISION, LLC 4041 N. 35TH STREET MILWAUKEE, WI 53216	
FILE NUMBER: 111482	REVISED: 4/16/2012



# ALTA/ACSM LAND TITLE SURVEY

SCHEDULE B2 EXCEPTIONS:

ALTA Survey Sheet 1 of 1

Title Commitment No. NCS-524432-MKE, as prepared by First American Title Insurance Company. Dated January 11, 2012.

- Terms, provisions and conditions relating to a General Planned Development disclosed by Certified Copy of Ordinance recorded on April 10, 1995, on Reel 3518, Image 85, as Document No. 7069720. (Not shown on map)
- Drainage Easement Agreement made by and between Yamazen, Inc., a California corporation, and HC 100 LLC, a Wisconsin limited liability company, dated September 25, 1995 and recorded October 6, 1995, on Reel 3644, Image 507, as Document No. 7134951. (As shown on map)
- Easement as set forth in Warranty Deed recorded January 7, 1982, on Reel 1422, Image 766, as Document No. 5519380. (In right of way of W. Calumet Rd. and shown on map)
- Utility Easement granted to Wisconsin Telephone Company recorded as Document No. 724429. (Indeterminable location and not shown on map)
- Utility Easement granted to Wisconsin Telephone Company and The American Telephone and Telegraph Company of Wisconsin recorded as Document No. 1744931. (Indeterminable location and not shown on map)
- Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech-Wisconsin recorded on February 8, 1995, on Reel 3475, Image 147, as Document No. 7051930. (As shown on map)
- Access Agreement made by and between HC 100 LLC, a Wisconsin limited liability company and Liberty Property Development Corp., a Pennsylvania corporation, dated February 9, 2000 and recorded June 2, 2000, as Document No. 7918158.
- Amendment to Access Agreement made by and between HC 100 LLC, a Wisconsin limited liability company and Liberty Property Development Corp., a Pennsylvania corporation, dated March 27, 2000 and recorded June 2, 2000, as Document No. 7918159. (Not shown on map, Access Agreement is on the northernmost 250' of Parcel 2 of CSM #6007 said northern 250 feet is approximately 216 feet north of the north line of Lot 2, of CSM #6833)

**NOTES (TABLE A):**

- Monument property corners on 4/20/2012. (As shown on map).
- Address of subject property observed while conducting the field survey. Address of adjoining properties taken from City of Milwaukee web site Map Milwaukee. (As shown on map).
- Flood zone classification. Property split by two FIRM Maps #55079C001E and #55079C001E. Each shows Other Areas, Zone X, areas to be outside the 0.2% annual chance floodplain. (Not shown).
- Gross land area. (As shown on map).
- (a) Current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer. (Zoning Assessment supplied by Massey Consulting Group, final report dated March 28, 2012, Site #15334)
  - Exterior dimensions of all buildings at ground level. (As shown on map).
  - (1) Square footage of exterior footprint of all buildings at ground level. (As shown on map).
  - Measured height of all building. (Taken above grade at highest point above main entrance. As shown on map).
- Substantial features observed in the process of conducting the survey. (As shown on map).
- Striping, number and type of parking spaces in parking areas. (As shown on map).
- Location of utilities existing on or serving the surveyed property as determined by:
  - Exterior evidence together with evidence from plans obtained from utility companies. (As shown on map).
  - (1) Square footage of exterior footprint of all buildings at ground level. (As shown on map).
  - Measured height of all building. (Taken above grade at highest point above main entrance. As shown on map).
- Names of adjoining owners of platted lands according to current public records. (Adjoiner names taken from City of Milwaukee web site Map Milwaukee. As shown on map).
- Distance to the nearest intersecting street. (Property adjoins right of way of W. Calumet Rd. AS shown on map).
- Observed evidence of current earth moving work, building construction or building additions. (None observed. Not shown on map).
- Proposed changes in street right of way lines. (None observed in field). Observed evidence of recent street or sidewalk construction or repairs. (None observed in field. Not shown on map).
- Observed evidence of site use as a solid waste dump, sump or sanitary landfill. (None observed in field. Not shown on map).
- Location of wetland areas as delineated by appropriate authorities. (Wetlands delineated by Kathryn McNeilly-Bell, Environmental Scientist of Kapur & Associates Inc., on April 6, 2012).
- (a) Locate improvements within any offsite easements or servitudes benefiting the surveyed property that are disclosed in the Record Documents provided to the surveyor and that are observed in the process of conducting the survey. (30' wide Public Utility Easement, Reel 1432, Image 778, Doc. #5519380. As shown on map).

**LEGAL DESCRIPTION:**

This survey is made for the benefit of: John R. Wise and First American Title Insurance Company National Commercial Services.  
 Parcel 2, of Certified Survey Map No. 6833, recorded June 2, 2000 as Document No. 7918157, being a subdivision of Parcel 2 of Certified Survey Map No. 6007, being in the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.  
 Tax ID No. 076-0072-1  
 Property Address: 11520 West Calumet Road, Milwaukee, WI.

Note: This legal description was derived from Title Commitment No. NCS-524432-MKE, as prepared by First American Title Insurance Company. Dated January 11, 2012.

**SURVEYORS CERTIFICATE:**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18, 19, 20, and 21 of Table A thereof. The field work was completed on March 5, 2012

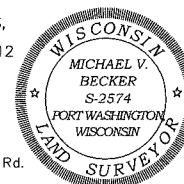
This ALTA/ACSM Land Title Survey is based on Commitment Number NCS-524432-MKE, as prepared by First American Title Insurance Company. Dated January 11, 2012

Dated this 23rd day of April, 2012

*Michael V. Becker*

LEGEND: Michael V. Becker S-2574

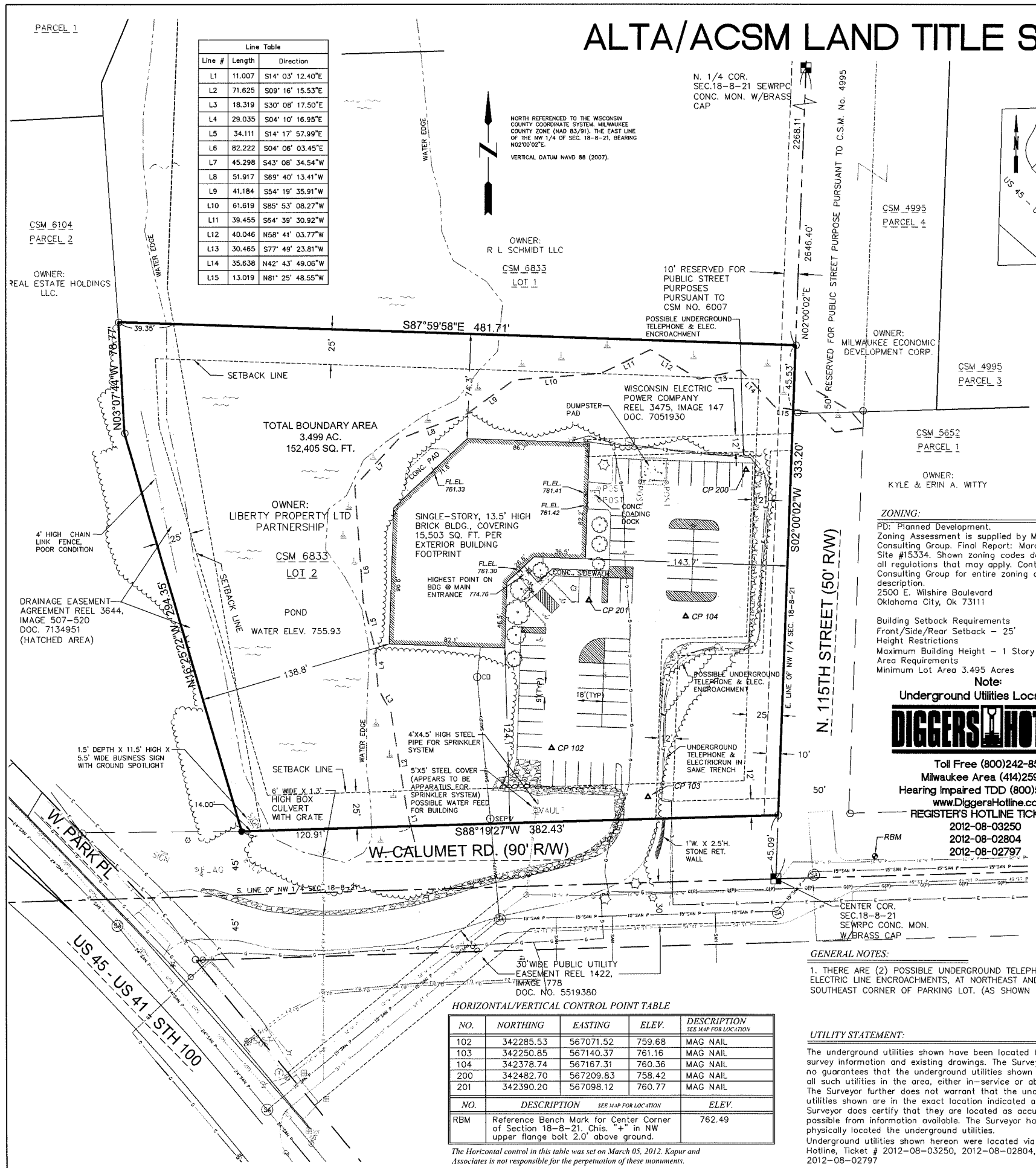
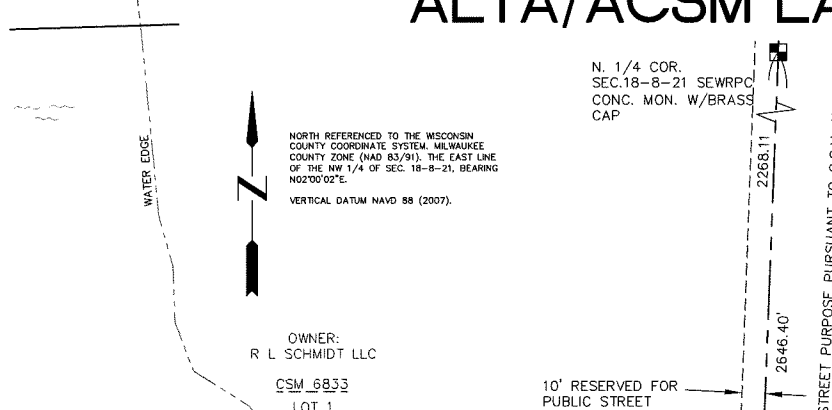
Surveyor:  
 Michael V. Becker  
 Kapur & Associates, Inc.  
 7711 N. Port Washington Rd.  
 Milwaukee, WI 53217  
 TEL 414-351-6668  
 mbecker@kapur-assoc.com



- SYMBOLS AND PATTERNS**
- ⊗ = CATCH BASIN OR INLET
  - ⊕ = GAS VALVE
  - ⊙ = GUY WIRE POLE
  - ⊛ = LIGHT POLE
  - ⊠ = PEDESTAL
  - ⊡ = POWER POLE
  - ⊕ = SAN. MANHOLE W/ COVER
  - ⊙ = FIRE HYDRANT
  - ⊕ = WATER VALVE
  - ⊙ = UTILITY METER
  - ⊙ = LIGHT POLE WITH MAST
  - ⊙ = BENCH MARK
  - ⊕ = CONTROL POINT
  - ⊙ = 1" IRON PIPE FOUND (UNLESS NOTED)
  - ⊙ = 1-1/4" O.D. x 24" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
  - ⊕ = SECTION CORNER MON.
  - ⊕ = FLAG POLE
  - ⊙ = CLEANOUT
  - ⊙ = SEPTIC VENT
  - ⊕ = VALVE BOX
  - ⊙ = POST, TYPE VARIES
  - ⊕ = SIGN ON POST
  - ⊙ = BUSH, SHRUB
  - ⊙ = TREE (CONIFEROUS) & TRUNK SIZE
  - ⊙ = TREE (DECIDUOUS) & TRUNK SIZE
  - ⊕ = ASPHALT SURFACE
  - ⊕ = STONE RIP/RAP
  - ⊕ = BUILDING OUTLINE

- LINE STYLES AND DEFINITIONS**
- = WATER MAIN (SIZE), HYDRANT & VALVE
  - = STORM SEWER (SIZE) & MANHOLE
  - = SANITARY SEWER (SIZE) & MANHOLE
  - = NATURAL GAS MAIN & VALVE
  - = UNDERGROUND TELEPHONE CABLE & MANHOLE
  - = UNDERGROUND ELECTRIC CABLE & MANHOLE
  - = UNDERGROUND FIBER OPTIC
  - = CURB & GUTTER
  - = CHAIN LINK FENCE
  - = WOODED AREA
  - = WETLANDS, SEE NOTES (TABLE A) #19
- (P) IN LIFESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE

Line #	Length	Direction
L1	11.007	S14° 03' 12.40"E
L2	71.625	S09° 16' 15.53"E
L3	18.319	S30° 08' 17.50"E
L4	29.035	S04° 10' 16.95"E
L5	34.111	S14° 17' 57.99"E
L6	82.222	S04° 06' 03.45"E
L7	45.298	S43° 08' 34.54"W
L8	51.917	S69° 40' 13.41"W
L9	41.184	S54° 19' 35.91"W
L10	61.619	S85° 53' 08.27"W
L11	39.455	S64° 39' 30.92"W
L12	40.046	N58° 41' 03.77"W
L13	30.465	S77° 49' 23.81"W
L14	35.638	N42° 43' 49.06"W
L15	13.019	N81° 25' 48.55"W



N. 1/4 COR.  
 SEC. 18-8-21 SEWRPC  
 CONC. MON. W/ BRASS  
 CAP

NORTH REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM MILWAUKEE COUNTY ZONE (NAD 83/91), THE EAST LINE OF THE NW 1/4 OF SEC. 18-8-21, BEARING N02°00'00"E.  
 VERTICAL DATUM NAVD 88 (2007).

OWNER:  
 R L SCHMIDT LLC  
 CSM 6833  
 LOT 1

10' RESERVED FOR PUBLIC STREET PURPOSES PURSUANT TO CSM NO. 6007  
 POSSIBLE UNDERGROUND TELEPHONE & ELEC. ENCROACHMENT

OWNER:  
 MILWAUKEE ECONOMIC DEVELOPMENT CORP.  
 CSM 4995  
 PARCEL 4

OWNER:  
 KYLE & ERIN A. WITTY  
 CSM 4995  
 PARCEL 3

OWNER:  
 KYLE & ERIN A. WITTY  
 CSM 5652  
 PARCEL 1

**ZONING:**  
 PD: Planned Development.  
 Zoning Assessment is supplied by Massy Consulting Group. Final Report: March 28, 2012, Site #15334. Shown zoning codes do not reflect all regulations that may apply. Contact Massy Consulting Group for entire zoning codes and description.  
 2500 E. Wilshire Boulevard  
 Oklahoma City, Ok 73111

Building Setback Requirements  
 Front/Side/Rear Setback - 25'  
 Height Restrictions  
 Maximum Building Height - 1 Story and 14'  
 Area Requirements  
 Minimum Lot Area 3.495 Acres

Note:  
**Underground Utilities Located by:**  
**DIGGERS HOTLINE**  
 Toll Free (800)242-8511  
 Milwaukee Area (414)259-1181  
 Hearing Impaired TDD (800)542-2289  
 www.DiggersHotline.com  
 REGISTER'S HOTLINE TICKETS:  
 2012-08-03250  
 2012-08-02804  
 2012-08-02797

**GENERAL NOTES:**  
 1. THERE ARE (2) POSSIBLE UNDERGROUND TELEPHONE AND ELECTRIC LINE ENCROACHMENTS, AT NORTHEAST AND SOUTHEAST CORNER OF PARKING LOT. (AS SHOWN ON MAP)

**UTILITY STATEMENT:**  
 The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the Surveyor does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.  
 Underground utilities shown hereon were located via Digger's Hotline, Ticket # 2012-08-03250, 2012-08-02804, 2012-08-02797

**HORIZONTAL/VERTICAL CONTROL POINT TABLE**

NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
102	342285.53	567071.52	759.68	MAG NAIL
103	342250.85	567140.37	761.16	MAG NAIL
104	342378.74	567167.31	760.36	MAG NAIL
200	342482.70	567209.83	758.42	MAG NAIL
201	342390.20	567098.12	760.77	MAG NAIL
RBM			762.49	Reference Bench Mark for Center Corner of Section 18-8-21. This 4" in NW upper flange bolt 2.0' above ground.

The Horizontal control in this table was set on March 05, 2012. Kapur and Associates is not responsible for the perpetuation of these monuments.



PROJECT:  
**MILWAUKEE TELEVISION LLC.**  
 LOCATION:  
 11520 WEST CALUMET ROAD, MILWAUKEE, WI

CLIENT:  
 Mr. John R. Wise  
 Thomas & Libowitz P.A.  
 100 Light St., Suite 1100  
 Baltimore, Mariland  
 21202-1053

RELEASE:  
 REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'

IF NOT ONE INCH ADJUST SCALE ACCORDINGLY



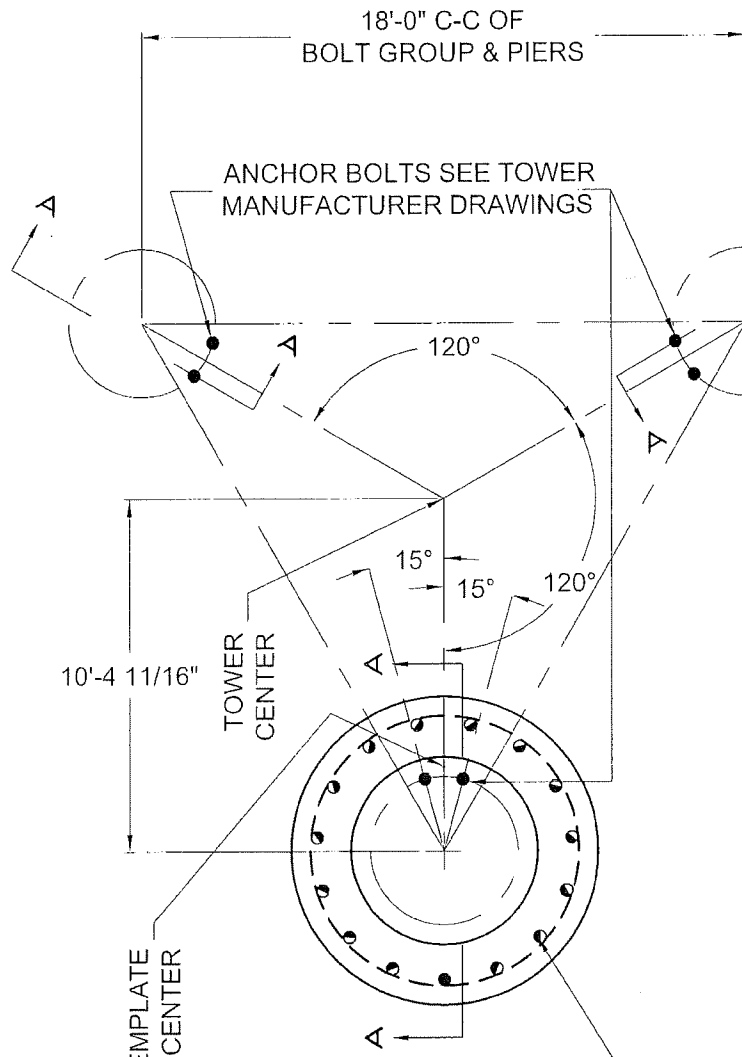
SHEET:  
**ALTA/ACSM LAND TITLE SURVEY**  
 DESIGNED BY: MVB  
 DRAWN BY: RKK  
 CHECKED BY: GDS  
 APPROVED BY: GDS  
 PROJECT NUMBER: 120128.01

SHEET NUMBER:  
**1 of 1**



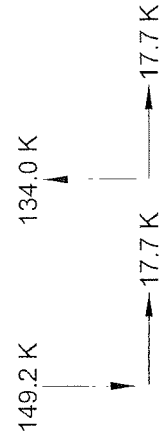




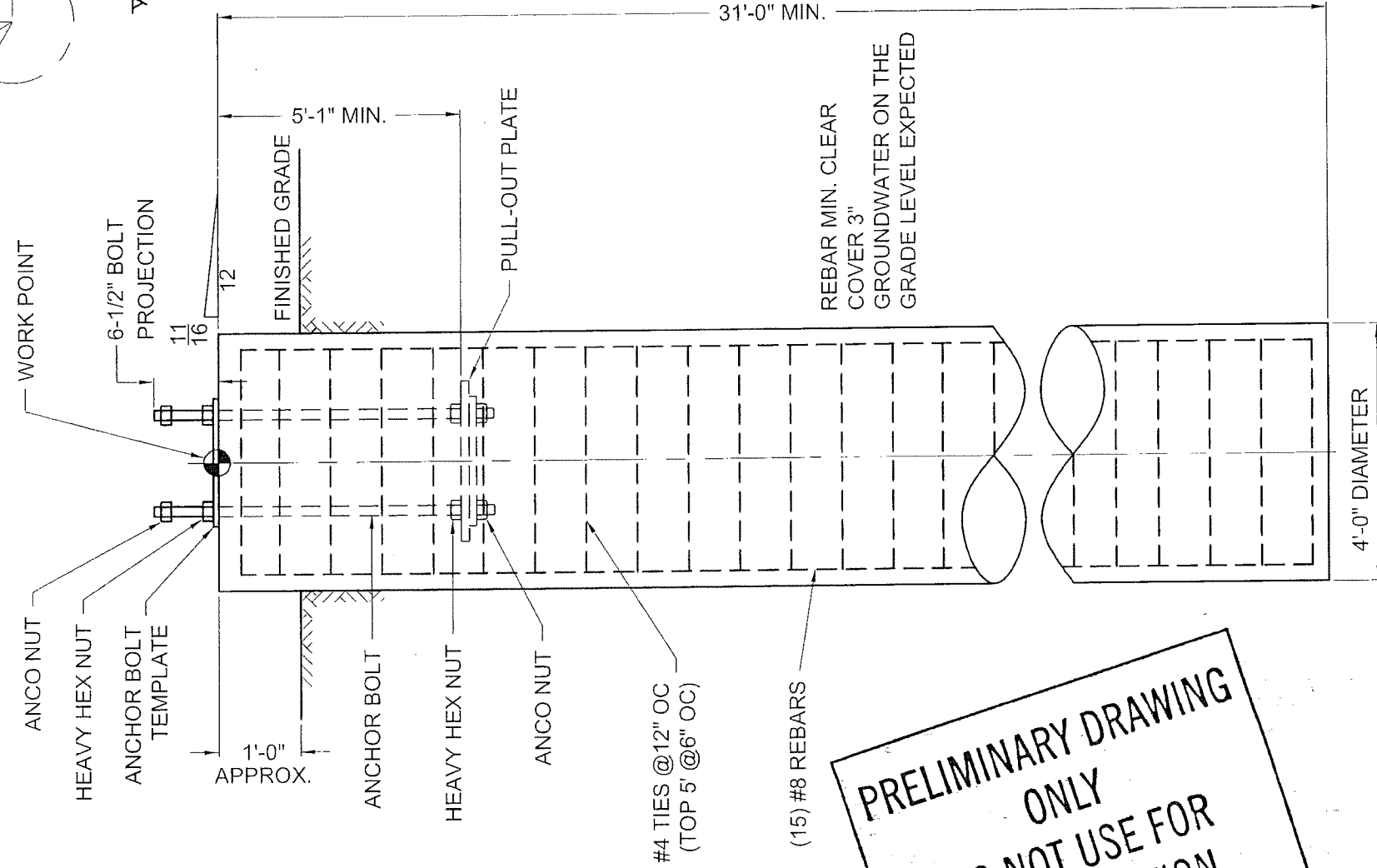


3/8" DIA. HOLE PROVIDED IN TEMPLATE FOR ALIGNMENT WITH TOWER CENTER

**FOUNDATION LOADING**



(15) #8 REBARS EVENLY PLACED



ANCO NUT

HEAVY HEX NUT

ANCHOR BOLT TEMPLATE

1'-0" APPROX.

ANCHOR BOLT

HEAVY HEX NUT

ANCO NUT

#4 TIES @12" OC (TOP 5" @6" OC)

(15) #8 REBARS

**PRELIMINARY DRAWING ONLY  
DO NOT USE FOR CONSTRUCTION**

BILL OF MATERIAL FOR (1) PIER - (3) REQUIRED		
QTY:	NAME	DESCRIPTION
13.5 C.Y.	CONCRETE	4000 PSI STRENGTH
460-ft	REINFORCING BARS	#8 ASTM A-615 GR. 60
360-ft	REINFORCING TIES	#4 ASTM A-615 GR. 60

- NOTES:  
 1. FOR FOUNDATION NOTES SEE E02.03.  
 2. FOR ADDITIONAL INFORMATION PERTAINING TO THE INSTALLATION OF THE MAIN TOWER FOUNDATIONS SEE E02.02.

**SECTION 'A - A'**

**Stainless LLC**  
 1140 Welsh Road, Suite 250  
 North Wales, PA 19454

NEW STUDIO TOWER FOUNDATION  
 MILWAUKEE, WI

CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION TO HAVE THE PERSONNEL, ORGANIZATION, EXPERIENCE, CAPABILITY, AND COMMITMENT MEETING THE REQUIREMENTS OF THE STEEL BUILDING STRUCTURES CATEGORY

PREPARED BY	CHECKED BY	ENGINEER REVIEW	PROJECT NUMBER	DRAWING NUMBER
			P11N1006	P02.00

REV	BY	DATE	REVISION DESCRIPTION
B	GH	2/9/11	REMOVED SLOPED TOP, REF. TO CONCRETE & REBAR. ADDED RWI ENGINEERING NOTE & ANCHOR BOLTS
A	GH	1/24/11	DESIGN CHANGE DUE TO STAIR TOWER LOADING

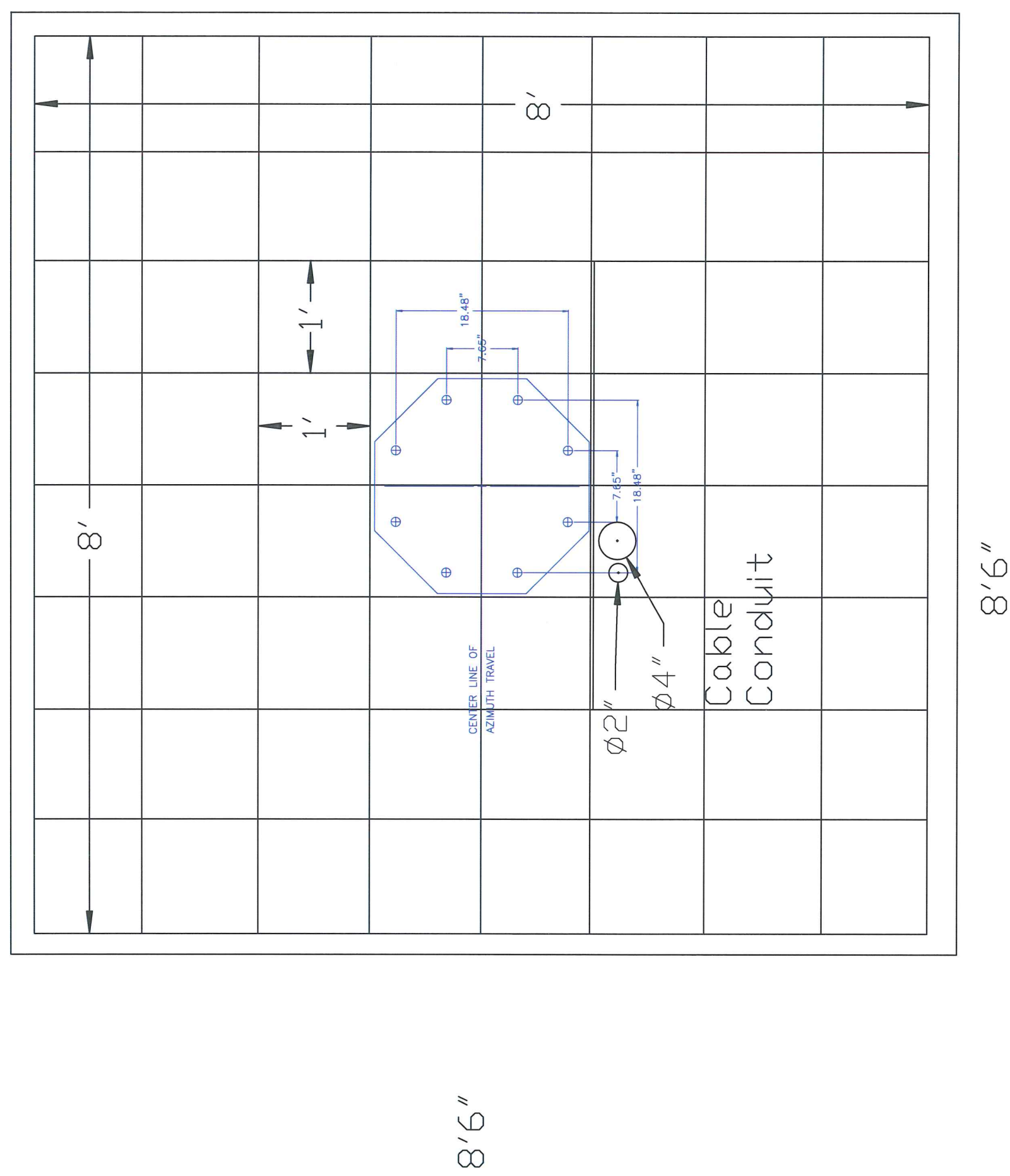
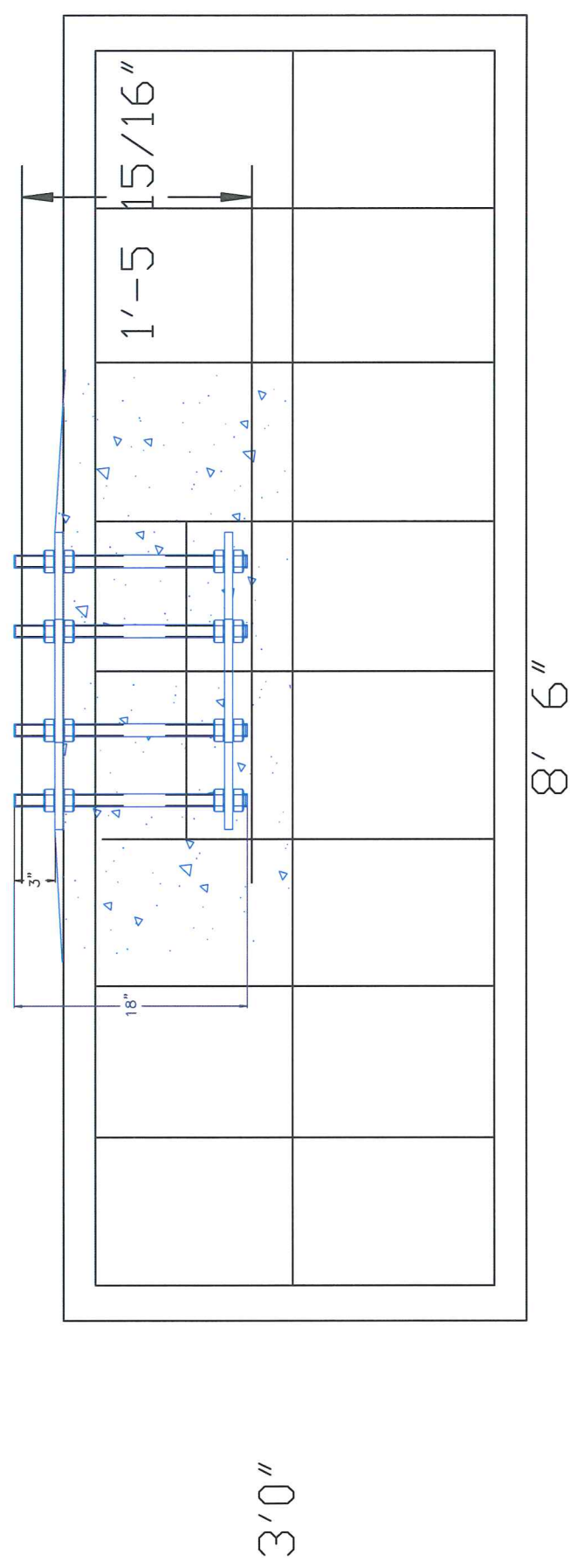
  

D.CK	DATE	E.CK	DATE

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PCC 03/30/2012

# SATELLITE DISH MOUNTING PAD DETAIL







**Milwaukee Television, LLC**

**File 111482**

A sign plate as illustrated above will be added to the existing monument sign that faces West Park Place. The sign display area is four feet wide by five feet tall. The sign is lighted only by the floodlight pictured. The monument is not equipped any type of back lighting facilities.



FCC ASR  
1282145

7 in

14 in

MILWAUKEE TELEVISION, LLC

FILE: 111482

FCC REQUIRED SIGN TO POST ON THE TOWER