

ENROLLED ORDINANCE 179-42

APPROVE TOWER AND GROUND SPACE LEASE AGREEMENT WITH VERIZON  
WIRELESS AT NORTHVIEW TOWER

WHEREAS, Waukesha County owns a tower (the "Tower") located at 1400 Northview Road, in the City of Waukesha, Waukesha County, State of Wisconsin (the "Site"); and

WHEREAS, Cellco Partnership d/b/a Verizon Wireless ("Verizon") desires to rent attachment locations upon the Tower and certain ground space at the Site for Verizon's cellular common carrier mobile radio base station operations, including related telecommunications functions; and

WHEREAS, the County is willing to permit Verizon occupancy provided that, starting no later than November 1, 2024, (the "Commencement Date"), Verizon shall pay annual rent to the County in the amount of Thirty Thousand Nine Hundred and No/100 Dollars (\$30,900.00) with an annual adjusted rent increase of two point ninety-five percent (2.95%) in accordance with the terms of the proposed Tower and Ground Space Lease Agreement.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the Tower and Ground Space Lease Agreement between the County and Cellco Partnership d/b/a Verizon Wireless for use of the Northview Road radio tower as a cellular tower and surrounding lands is hereby approved.

BE IT FURTHER ORDAINED that the Director of Emergency Preparedness or his designee is authorized to execute the Tower and Ground Space Lease Agreement and any other documents necessary to effectuate the intent thereof.

APPROVE TOWER AND GROUND SPACE LEASE AGREEMENT WITH VERIZON WIRELESS  
AT NORTHVIEW TOWER

Presented By:  
Judiciary & Law Enforcement Committee

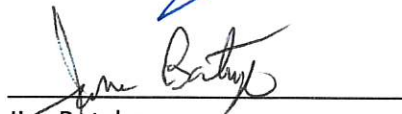
Approved By:  
Finance Committee

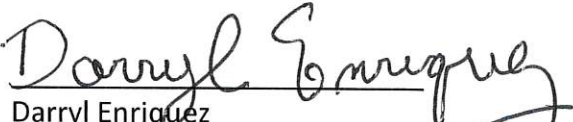
  
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Jacob LaFontain, Chair

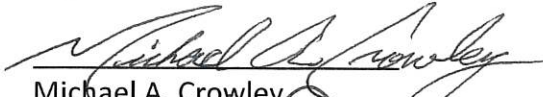
  
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Gary J. Szpara, Chair

  
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Larry Bangs

  
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Jim Batzko

  
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Darryl Enriquez

  
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Michael A. Crowley

  
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Wayne Euclide

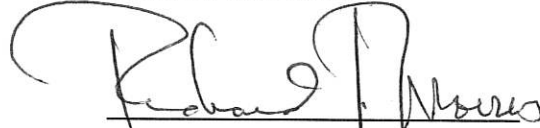
  
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Jennifer Grant

  
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Joel R. Gaughan

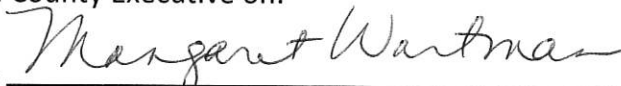
  
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John D. Leisemann

  
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Darlene M. Johnson

  
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Terry Thieme

  
\_\_\_\_\_  
Richard Morris

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 9/30/2024,   
\_\_\_\_\_  
Margaret Wartman, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X  
Vetoed: \_\_\_\_\_

Date: 9/30/2024,   
\_\_\_\_\_  
Paul Farrow, County Executive

FISCAL NOTE  
APPROVE TOWER AND GROUND SPACE LEASE AGREEMENT WITH VERIZON  
WIRELESS AT NORTHVIEW TOWER

This ordinance approves an agreement between the Waukesha County Department of Emergency Preparedness and Verizon Wireless for a cell tower lease at the Northview facility radio tower located at 1400 Northview Road. The lease will start no later than November 1, 2024, and will run for an initial period of five years with four renewal periods of five years each, for a total potential period of 20 years. The future of the Northview property is uncertain, and if sold, options to retain the radio tower (and related revenue) may be considered.

Under the lease terms, Verizon Wireless will pay the County \$30,900 annually beginning in 2024, with an increase of 2.95% per year thereafter. The revenue will be applied to the Radio Services proprietary fund and will begin being included in the 2025 proposed budget.

*William Duckwitz*

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William Duckwitz  
Budget Manager  
9/3/2024  
TL

VOTE RESULTS >

22

YES

0

NO

0

ABSTAIN

3

ABSENT

**Ordinance 179-O-043**

Ordinance 179-O-043: Discuss and Consider Ordinance 179-O-043 Approve Tower and Ground Space Lease Tower

 **Passed By Majority Vote**

D1 - Styza	AYE	D10 - Thieme	AYE	D19 - Enriquez	AYE
D2 - Euclide	AYE	D11 - Howard	AYE	D20 - Schellinger	AYE
D3 - Morris	AYE	D12 - Wolff	AYE	D21 - Gaughan	AYE
D4 - Batzko	AYE	D13 - Leisemann	AYE	D22 - Szpara	AYE
D5 - Grant	S AYE	D14 - Mommaerts	AYE	D23 - Hammitt	ABSENT
D6 - Walz	AYE	D15 - Kolb	AYE	D24 - Bangs	AYE
D7 - LaFontain	ABSENT	D16 - Crowley	M AYE	D25 - Johnson	AYE
D8 - Koremenos	AYE	D17 - Meier	ABSENT		
D9 - Heinrich	AYE	D18 - Nelson	AYE		

6th Meeting, 179th Year of the County Board of Supervisors - September 24 2024 07:37 PM

September 24, 2024

