

ENROLLED ORDINANCE 176-65

FIRST AMENDMENT TO LEASE AGREEMENT WITH UNITED
STATES CELLULAR OPERATING COMPANY LLC

WHEREAS, Waukesha County owns a radio tower (the "Tower") located at 120 Northview Road, City of Waukesha, Waukesha County, State of Wisconsin (the "Site"); and

WHEREAS, United States Cellular Operating Company LLC, ("USCC") currently leases the Tower and ground space at the Site for operation of a cellular communications facility pursuant to that certain Tower and Ground Space Lease Agreement dated April 14, 2017 (the "Lease"); and

WHEREAS, USCC desires to replace, modify or relocate various equipment, antennas and/or feedlines on the Tower in order to update aged equipment; and

WHEREAS, the County is willing to permit the upgrades, and otherwise amend the Lease with USCC without requiring an increase in rent; and

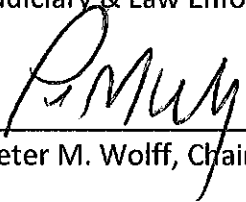
WHEREAS, it is therefore necessary and desirable for the parties to execute an amendment to the Lease to formalize their agreement.

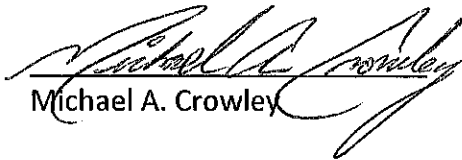
THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the First Amendment to Tower and Ground Space Lease between the County and USCC, as attached, for use of the Tower and surrounding lands is hereby approved.

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

FIRST AMENDMENT TO LEASE AGREEMENT WITH UNITED STATES CELLULAR OPERATING COMPANY LLC

Presented by:
Judiciary & Law Enforcement Committee


Peter M. Wolff, Chair


Michael A. Crowley

Absent

Tyler J. Foti


Christine M. Howard



Darlene M. Johnson

Absent

Jacob LaFontain

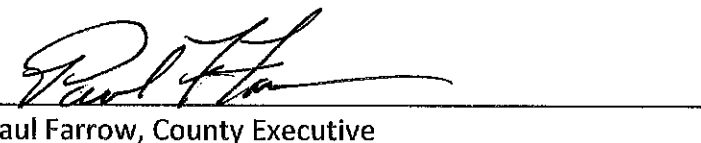

Larry Nelson

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

Date: 10/1/2021, 
Margaret Wartman, County Clerk

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

Approved: Y
Vetoed: _____

Date: 10/1/2021, 
Paul Farrow, County Executive

FIRST AMENDMENT TO TOWER AND GROUND SPACE LEASE

This First Amendment to Tower and Ground Space Lease (the "First Amendment"), made this _____ day of _____, 2021, modifies that certain Tower and Ground Space Lease dated on or about April 14, 2017, (the "Lease") by and between Waukesha County, a municipal corporation, having an address of 515 W. Moreland Blvd., Waukesha, Wisconsin 53188 ("Landlord") and United States Cellular Operating Company LLC, a Delaware limited liability company, having as address at Attention: Real Estate Lease Management, 8410 West Bryn Mawr Avenue, Chicago, Illinois, 60631 ("Tenant").

WHEREAS, Landlord has leased to Tenant certain ground and tower space on Landlord's telecommunications tower (the "Tower") located at 1210 Northview Rd, Waukesha, Wisconsin for use as a telecommunications site; and,

WHEREAS, the Parties hereby agree to amend the Lease to describe changes to Lessee's equipment on the Premises;

NOW, THEREFORE, in consideration of these presents, the parties hereby agree that the License is now modified as follows:

1. Exhibit B is hereby deleted and replaced with Exhibit B-1 attached hereto and incorporated herein. Any references to Exhibit B within the Lease are hereby changed to Exhibit B-1.
2. Except as amended herein, all other terms of the Lease remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Landlord and Tenant have executed this First Amendment as of the last signature date below.

Landord: Waukesha County

Tenant: United States Cellular Operating Company LLC

By: _____

By: _____

Printed: _____

Printed: _____

Title: _____

Title: Vice President

Date: _____

Date: _____

[NOTARY PAGE TO FOLLOW]

STATE OF WISCONSIN)
)
COUNTY OF WAUKESHA)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Gary Bell, Waukesha County Director of Emergency Preparedness, known to me to be the same person whose name is subscribed to the foregoing First Amendment to Tower and Ground Space Lease, appeared before me this day in person and acknowledged that he signed the said First Amendment to Tower and Ground Space Lease as his free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2021.

Notary Public

My commission expires _____

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, Vice President, for United States Cellular Operating Company LLC, known to me to be the same person whose name is subscribed to the foregoing First Amendment to Tower and Ground Space Lease, appeared before me this day in person and acknowledged that, pursuant to his/her authority, he/she signed the said First Amendment to Tower and Ground Space Lease as his/her free and voluntary act on behalf of the named Tenant, for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2021.

Notary Public

My commission expires _____

Site Name: Waukesha Airport

Site Number: 784305

EXHIBIT B-1

SITE: Waukesha Airport Site #: 784305 FCC REGISTRATION #
TENANT NAME: United States Cellular Operating Company LLC TEL #: 1-866-573-4544
CONTACT: Real Estate Lease Management

ANTENNA INFORMATION

FCC Call Letters: Type of Modulation or other Emissions:
Type of antenna: Panel Make: Antel
Model: BXA-80063-8C How many antennas 3 Weight: 59# lbs each
Height: 96" x 10" x 12"
Usage: Transmit only Receive only Transmit & Receive X
Effective Radiated Power 500 Watts/channel Operating Frequency: multiple MHz
Mounting Brackets, Mounting Height & Mounting Orientation: Standard

Transmission line Mfg. & Type No: (6) Andrew and (3) Eupen
Outside Diameter: 7/8" Length: approx.

FCC Call Letters: Type of Modulation or other Emissions:
Type of antenna: Panel Make: Amphenol
Model: TWIN658LU000G-T How many antennas 6 Weight: lbs each
Height: 96" x 26" x 8"
Usage: Transmit only Receive only Transmit & Receive X
Effective Radiated Power Watts/channel Operating Frequency: multiple MHz
Mounting Brackets, Mounting Height & Mounting Orientation:

Transmission line Mfg. & Type No: (3) Eupen hybrid
Outside Diameter: 1 1/4" Length:

I. Interference Suppression Equipment (specify in detail & attach specifications for any isolators, circulators, filters, intermodulation suppression panels, duplexers, etc.)
N/A

II. Other RF Equipment (specify and include AC Surge and Lightning Arrestor Power, Telephone & Transmission line devices)
Three (3) RRU-4449 radios, Three (3) RRU-8843 radios, Three RRU11 radios, Three (3) Raycap SPD's

III. Other Equipment (specify all other improvements, company property & personal property located at the site)
N/A

TENANT'S Equipment:

Building

Size: 12' x 24'

Type:

Location: Shelter to stay in existing location

Transmitted Rated Power:

Amount of Land required for building or cabinet: variable

Is Emergency Power provided by
LANDLORD:

YES

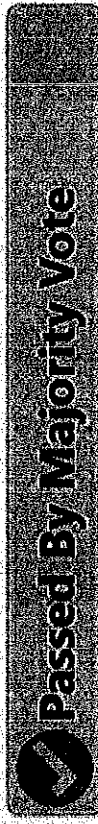
NO

VOTING RESULTS

AYE 22 NAY 0 ABSTAIN 0 ABSENT 3

Ordinance 176-O-069

Ordinance 176-O-069: First Amendment To Lease Agt...



D1 - Fob	AYE
D2 - Zimmermann	AYE
D3 - Morris	AYE
D4 - Batzko	AYE
D5 - Dondlinger	AYE
D6 - Walz	AYE
D7 - LaFontain	AYE
D8 - Michalski	AYE
D9 - Heinrich	AYE
D10 - Swan	AYE
D11 - Howard	AYE
D12 - Wolff	AYE
D13 - Decker	AYE

D14 - Mommaerts	AYE
	ABSENT
D16 - Crowley	AYE
D17 - Paulson	AYE
D18 - Nelson	AYE
	ABSENT
D20 - Schellinger	AYE
D21 - Gaughan	AYE
D22 - Wysocki	AYE
D23 - Hammitt	AYE
	ABSENT
D25 - Johnson	AYE

September 28 2021 - September 28 2021 07:50:43 PM

