



## COUNTY FACILITIES PLANNING WORK INITIATION REQUEST FORM

*Please complete a form for each new proposal review request.*

Work Proposal Name:

Date of Request:

Requesting Department:

Department Contact Name:

High Org:

Low Org:

Approval Signature of Department Head:

### DESCRIPTION

Please provide a detailed description of the request:

How will this proposal improve your operations, enhance customer service or otherwise benefit your department and the County?

How does this proposal align with the County's objectives on racial equity?

Please see the County's Vision/Mission/Values and strategic focus areas attached

Desired Timeline:

Begin Date:

End Date:

Duration:

Anticipated Funding Source (check all that apply and include amount allocated under each category):

Operating Budget:

Capital Budget:

Other (i.e. grants, donations, etc.; please describe):

Request Involves:

Parks Property

BHD Property

# The Basics



## Vision

By achieving  
racial equity, Milwaukee  
is the healthiest County  
in Wisconsin

## Mission

We enhance quality of life through great  
public service

## Values

Inclusion

Seek diverse  
perspectives

Influence

Use your power for  
good

Integrity

Do the right thing

# Strategic Focus Areas

## 1. Create Intentional Inclusion

1A: Reflect the full diversity of the County at every level of County government

1B: Create and nurture an inclusive culture across the County government

1C: Increase the number of County contracts awarded to minority and women-owned businesses

## 2. Bridge the Gap

2A: Determine what, where and how we deliver services based on the resolution of health disparities

2B: Break down silos across County government to maximize access to and quality of services offered

2C: Apply a racial equity lens to all decisions

## 3. Invest in Equity

3A: Invest “upstream” to address root causes of health disparities

3B: Enhance the County’s fiscal health and sustainability

3C: Dismantle barriers to diverse and inclusive communities





## COUNTY FACILITIES PLANNING WORK INITIATION REQUEST DETERMINATION

### CFPSC ACTION FOR CFPSC USE ONLY

CFPSC Project Tracking #:

**TYPE OF REQUEST** (Refer to paragraph 4.3 of the CFPSC charter for more details)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> 1. Asset Management | <input type="checkbox"/> 2. Move Management         | <input type="checkbox"/> 3. Facility Improvements                                 |
| <input type="checkbox"/> 4. New Footprint    | <input type="checkbox"/> 5. Contractual Obligations | <input type="checkbox"/> 6. Centralized Facilities Management Process Improvement |

CFPSC Review Comments:

### FOR EASEMENTS ONLY

Reviewed & Recommended for Approval:

DAS — FM, AE&ES (Legal Description)

Director, DAS

Corporation Counsel

*Note:*

1. Easements affecting lands zoned "Parks" require County Board approval.
2. Forward a copy of the recorded easement to AE&ES.

### CFPSC RECOMMENDATION

The County Facilities Planning Steering Committee reviewed this proposal on . As evidenced by the authorized signature below, the County Facilities Planning Steering Committee approval of this proposal.

Chair or Vice-Chair:

Date:

*County Facilities Planning Steering Committee*

### Amendment I

This Amendment I (this "Amendment"), dated \_\_\_\_\_ ("Effective Date"), is made to the Milwaukee County Wireless Communication Facility Lease Agreement dated August 21, 2001, (the "Agreement") by and between **UNITED STATES CELLULAR OPERATING COMPANY LLC**, a Delaware corporation, as successor in interest to USCOC of Greater Wisconsin L.P., ("Lessee"), and **MILWAUKEE COUNTY**, a municipal corporation ("Lessor"), with respect to the site known as McCarty Park located at 8214 W. Cleveland Avenue, City of Milwaukee, County of Milwaukee, Wisconsin 53219 ("Premises").

Lessor's managing agent with respect to the Agreement is SBA Site Management, LLC ("SBAM"), a Florida limited liability company, having an address at 900 South Highway Drive, Suite 201, Fenton, Missouri 63026.

Lessee and Lessor desire to amend the Agreement for the purpose of extending the term of the Agreement and for other purposes as may be set forth in this Amendment.

In consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessee and Lessor agree as follows:

1. Capitalized Terms. Capitalized terms used in this Amendment will have the meanings set forth in the Agreement unless otherwise indicated.

2. Term. Notwithstanding anything to the contrary in the Agreement, upon the expiration of the term of the Agreement on August 15, 2026, the Agreement shall automatically renew for one (1) additional term of five (5) years expiring on August 15, 2031 (the "Renewal Term"), subject to Lessor's continued rights to the Premises pursuant to the underlying agreement between Lessor and the Premises' owner. Such Renewal Term shall be in accordance with and subject to the terms and conditions set forth in the Agreement.

Provided that (i) Lessee is not in default hereunder, (ii) this Agreement has not been terminated, (iii) Lessor has renewed any underlying site agreement with Premises' Owner for a sufficient period of time and (iv) Lessee has not notified Lessor at least one hundred twenty (120) days prior to the expiration of the then current term of its desire not to renew the term, this Agreement shall automatically renew under the same terms and conditions for four (4) additional five (5) year terms subject to the increase in rent as provided herein. For the sake of clarity, upon full execution of this Amendment, the Agreement will not expire on August 15, 2026, and the Term that began upon commencement of the Agreement on August 16, 2001 will continue for a total of nine (9) Renewal Terms of five (5) years each, expiring on August 15, 2051. The phrase "Renewal Term" in this Amendment will have the same meaning as the phrase "Renewal Term" in the Agreement.

3. Escalations. Notwithstanding anything to the contrary in the Agreement, Paragraph VII of the Agreement is hereby amended to include the following:

d) Commencing on August 16, 2026, and every August 16 thereafter, the rent shall increase by four percent (4%) over the preceding year's rental fee.

4. Notices. Notwithstanding anything to the contrary in the Agreement, from and after the Effective Date of this Amendment, Lessor's address is hereby amended and SBAM's address is hereby added to the Notices section of the Agreement:

If to Lessor:

Milwaukee County  
633 W. Wisconsin Avenue

Site ID: WI32566-M-01  
Site Name: McCarty Park – Milwaukee County

Licensee Site ID: 784439  
Licensee Site Name: McCarthy Park

Suite 903  
Milwaukee, Wisconsin 53203  
Attn: Economic Development Division

If to SBA:

SBA Site Management, LLC  
900 South Highway Drive  
Suite 201  
Fenton, Missouri 63026  
Attn: Site Administration  
Email: tenantnotice@sbsite.com

*with a copy to:* SBA Site Management, LLC  
101 Interchange Plaza  
Suite 103  
Cranbury, New Jersey 08512  
Attn: Legal

5. Counterparts. This Amendment I may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute but one and the same instrument.

6. Confirmation. Except as expressly amended by this Amendment, the Agreement shall remain in full force and effect without modification or amendment. This Amendment will form a part of the Agreement for all purposes and the Agreement and this Amendment will hereafter be read together. In case of any inconsistencies between the terms and conditions of the Agreement and the terms and conditions of this Amendment, the terms and conditions of this Amendment will control.

[The next page is the signature page to this Amendment]



Site ID: WI32566-M-01  
Site Name: McCarty Park – Milwaukee County


Licensee Site ID: 784439  
Licensee Site Name: McCarthy Park

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date.

**MILWAUKEE COUNTY**

By: \_\_\_\_\_  
Name: Celia Benton  
Title: Economic Development Director  
Date:

**UNITED STATES CELLULAR OPERATING  
COMPANY LLC**

By:  \_\_\_\_\_  
Name: Austin Sumner  
Title: VP  
Date: 6/16/25

[Signature page to this Amendment]

Site ID: WI32566-M-01  
Site Name: McCarty Park – Milwaukee County

Licensee Site ID: 784439  
Licensee Site Name: McCarthy Park

***Approved with regards to County Ordinance Chapter 42:***

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Office of Economic Inclusion

***Reviewed by:***

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Risk Management

***Approved for execution:***

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Corporation Counsel

***Approved:***

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Comptroller

***Approved:***

By: \_\_\_\_\_ Date: \_\_\_\_\_  
County Executive

***Approved as compliant under sec. 59.42(2)(b)5, Stats.:***

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Corporation Counsel