

ENROLLED ORDINANCE 179-63

SECOND AMENDMENT TO LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A  
VERIZON WIRELESS

WHEREAS, Waukesha County owns a tower (the "Tower") located at 2120 Davidson Road in the City of Waukesha, Waukesha County, State of Wisconsin (the "Site"); and

WHEREAS, Cellco Partnership d/b/a Verizon Wireless, ("Verizon") currently leases space on the Tower and at the Site for operation of a cellular communications facility pursuant to a Lease Agreement dated November 29, 2017, as amended; and

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

WHEREAS, Verizon has requested the addition of two (2) additional five (5) year renewal terms be added to the Lease such that at the end of the current renewal term, there shall be a total of five (5) remaining five (5) year renewal terms pursuant to Paragraph 3 of the Lease.

WHEREAS, the County is willing to permit the upgrades and add the additional renewal terms, and otherwise amend the Lease with Verizon provided that the annual rent will increase an additional \$5,000.00 effective March 1, 2025. For the avoidance of doubt, the annual rental payable on March 1, 2025 shall be \$46,815.71 and such amount will increase by 3% for the annual rental due in 2026.


THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the Second Amendment to Lease Agreement between the County and Verizon for use of the Tower and surrounding lands is hereby approved.

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

SECOND AMENDMENT TO LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

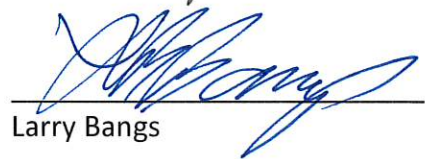
Presented By:  
Judiciary & Law Enforcement Committee

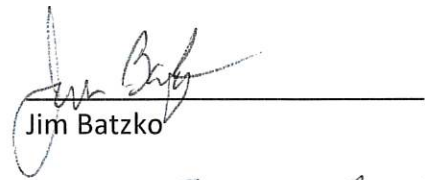
Approved By:  
Finance Committee

  
Jacob LaFontain, Chair

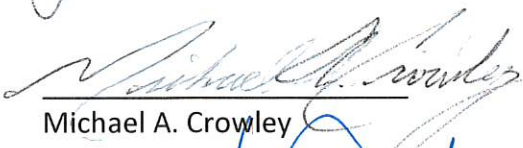
  
Gary J. Szpara, Chair

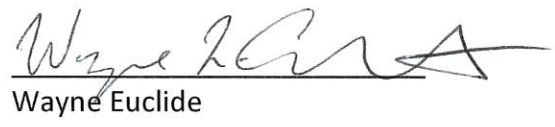
**Absent**  
Larry Bangs

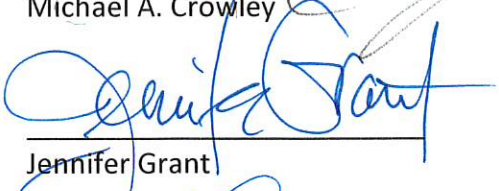
  
Larry Bangs

  
Jim Batzko

  
Darryl Enriquez

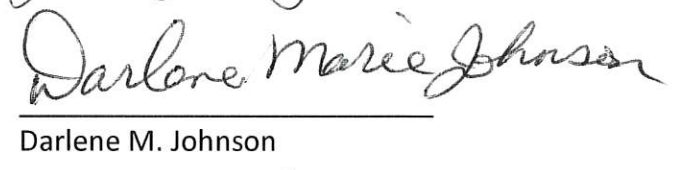
  
Michael A. Crowley

  
Wayne Euclide

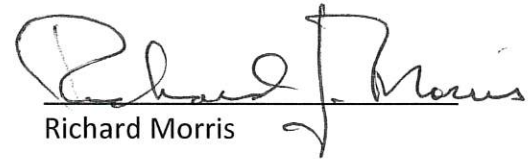
  
Jennifer Grant

  
Joel R. Gaughan

  
John D. Leisemann

  
Darlene M. Johnson

  
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: 10/30/24,   
Margaret Wartman, County Clerk

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

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

Date: 12/30/2024,   
Paul Farrow, County Executive

FISCAL NOTE

SECOND AMENDMENT TO LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A  
VERIZON WIRELESS

This ordinance approves an amendment to the agreement between the Waukesha County Department of Emergency Preparedness and Verizon Wireless for lease of a cell tower located at 2120 Davidson Road. The lease agreement is currently in its 1<sup>st</sup> five-year renewal term. At the conclusion of the current term, there will be a total of five remaining five-year renewal terms, for a total of 25 years.

The amendment will increase Verizon Wireless's annual rent by a lump sum of \$5,000 starting on March 1, 2025 for space taken up by new equipment retrofitted to the tower. The 3% inflator agreed upon in the original contract will be applied to the new amount, for a total of \$46,815.17. There are no changes to the original contract language for the annual inflator of 3% that will continue to be applied yearly. The revenue will be applied to the Radio Services proprietary fund.



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Andrew Thelke  
Director of Administration  
11/22/2024  
TL

VOTE RESULTS >

22 YES 0 NO 0 ABSTAIN 3 ABSENT

**Ordinance 179-O-066**

Ordinance 179-O-066: Second Amendment To Lease Agreement With Cellco Partnership d/b/a Verizon Wireless

 **Passed By Majority Vote**

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