

“The Husch Blackwell team was instrumental in guiding CST’s wireless infrastructure project through the City of Eau Claire’s zoning process and, when the city chose to challenge state law, in applying the appropriate legal pressure to quickly seek and obtain a resolution in the form of the required permits. Without Husch Blackwell’s legal guidance, the project may have easily been derailed.”

— Brian Meier, Chief Executive Officer, Central States Tower



HUSCH BLACKWELL ASSISTS WITH MONOPOLE LEASE AND LAND USE APPROVALS

Founded in 2006, Central States Tower (CST) focuses on developing wireless communications facilities for wireless carriers throughout the United States. Based in Wheaton, Illinois, CST is a build to suit, build to purchase and tower acquisition company.

Buell Consulting Inc., a real estate acquisition, project management and construction management company, assisted Central States in locating a parcel of land in Eau Claire, Wisconsin, for a proposed telecommunications tower. When the Eau Claire Planning Commission rejected CST’s original conditional use permit application in February 2016, CST turned to Husch Blackwell for assistance. The Planning Commission claimed that the surrounding residential properties would be “substantially impaired or diminished” by the proposed tower, purportedly because of the presence of a wireless communications tower already on the property and operated by Sprint Sites USA.

Central States and its carrier partner, Verizon Wireless, challenged the commission’s determination, filing a complaint in Eau Claire County Circuit Court in June 2016 in which they argued that the commission’s decision violated state law.

In the interim, Central States and the Husch Blackwell team worked with Sprint to remove Sprint’s tower from the property, presenting an opportunity for a reconsideration of the permit by the Planning Commission.

Husch Blackwell secured a favorable settlement for CST, clearing the way for a new wireless communications monopole tower. The settlement benefited all parties by allowing construction of a tower able to accommodate multiple carriers to serve the immediate community, while minimizing the number of towers in the vicinity.

CENTRAL STATES TOWER III LLC

- Other Key Players: Verizon Wireless, Buell Consulting Inc.
- Deal Location: Eau Claire, Wisconsin
- Type of Deal: Acquisition, leasing, land use
- Size of Deal: Undisclosed
- Principal Husch Blackwell Team Members: Rodney Carter, Ann Maher, Erika Baurecht, Jake Remington
- Industry Group and Practice Areas Involved: Real Estate, Development & Construction; Telecommunications; Litigation