

2. October 18, 2022 draft minutes _____	2
3. Matteson Comprehensive Plan Amendment _____	8
4. Lebanon Comprehensive Plan Amendment _____	18
5. Lind Comprehensive Plan Amendment _____	29
6. Res No 28 (2022-2023) _____	38
7. Ryon R. & Jodie L. Kautz ZMA _____	40
8. Jerrold D. & Thomas E. Bleck ZMA _____	50
9. Jerry M. & Betty J. Beyer CUP _____	59
10. Silver Mist Enterprises CUP 1 of 3 _____	77
11. Silver Mist Enterprises CUP 2 of 3 _____	104
12. Silver Mist Enterprises CUP 3 of 3 _____	128
13. Warren C. Werth CUP Review _____	152
14. Sydney Brooks & Dana Howard CUP Review _____	160
15. Jerry N. & Betty J. Beyer ATF Fee Waiver Request _____	164

**WAUPACA COUNTY PLANNING & ZONING COMMITTEE
MEETING MINUTES—October 18, 2022**

ON-SITE INSPECTIONS: The Committee made on-site inspections of the following properties:

- **Dinosaur Mountain LLC**
- **Gary W. & Marcia A. Rhone**
- **Petru Muresan & Adriana Zetea**
- **Scott & Audra Peters**

Chairman J. Nygaard called the meeting to order at 9:30am with the following members present: Chm. J. Nygaard, C. Hardy and W. Wilfuer. Vice Chair D. Federwitz and Supervisor J. McClone were excused. A quorum is present.

C. Hardy moved and W. Wilfuer seconded to approve the agenda. The motion carried.

C. Hardy moved and W. Wilfuer seconded to approve the minutes from September 13, 2022. The motion carried.

Public Comment: None.

Supervisor Reports: None.

PUBLIC HEARINGS:

The first public hearing was called to order at 9:35am by Becky Landre, Planning and Zoning Clerk, for the **Comprehensive Plan Amendments**. The proposed amendments to the Comprehensive Plan Preferred Land Use are within:

The Town of Farmington, to amend the preferred land use category for a parcel located in the SE ¼ of the NE ¼ of Section 27, Town of Farmington (parcel 05-27-14-6), lying along Butts Drive, Fire Number N3185, Waupaca County, Wisconsin, from Agriculture to Commercial on approximately twenty-six and a half (26.6) acres to accommodate the proposed future use of the property.

The Town of Royalton, to amend the preferred land use category for part of a parcel located in the SE ¼ of the NE ¼ of Section 23, Town of Royalton (prt parcel 16-23-14-4) lying along White Lake Road, Fire Number E6803, Waupaca County, Wisconsin, from Residential to Agriculture on approximately two (2) acres to redefine parcel boundaries.

Ryan Brown, Planning and Zoning Director, stated the Comprehensive Plan Amendment within the Town of Farmington is to change from Agriculture to Commercial to expand the opportunities for the property in the future. He stated the Town of Royalton Comprehensive Plan Amendment is to change from Residential to Agriculture on a portion of the parcel to the west of the existing mini storage warehouses, which eventually would allow for the portion to be combined with the existing parcel that has mini warehouses on it already. R. Brown stated that

both of these Comprehensive Plan Amendments would then allow for a desired rezone on each of the parcels.

Chm. J. Nygaard called three times for any testimony in favor. There was none.

Chm. J. Nygaard called three times for any testimony in opposition. There was none.

B. Landre read the Town Recommendation Forms, both of which stated the Towns of Farmington and Royalton are in favor of the Comprehensive Plan Amendments.

R. Brown stated the Planning and Zoning Office is also in favor of approving the Comprehensive Plan Amendments.

C. Hardy moved and W. Wilfuer seconded to **APPROVE the Comprehensive Plan Amendments Resolution Number 23.**

Roll call vote was taken, C. Hardy—yes; W. Wilfuer—yes; Chm. J. Nygaard—yes. The motion carried 3-0.

W. Wilfuer moved and C. Hardy seconded to close the hearing at 9:44am. The motion carried.

The second public hearing was called to order at 9:44am by B. Landre for **Dinosaur Mountain LLC**: Located in the SE ¼ of the NE ¼ of Section 27, Town of Farmington (parcel 05-27-14-6), lying along Butts Drive, Fire Number N3185, Waupaca County, Wisconsin for a petition for a Zone Map Amendment from Agriculture Retention (AR) to Rural Commercial Neighborhood (RC-N) on approximately twenty-six and a half (26.6) acres to accommodate the proposed future use of the property.

B. Landre read the names of the persons notified of the hearing.

Chm. J. Nygaard swore in Michael Lewis, owner of Dinosaur Mountain d/b/a Deerhaven Campground. He stated he wants to open a store to sell concessions, such as popcorn, pizza, and hotdogs. M. Lewis stated he built the store and added the pond this year as well as twenty-eight (28) new sites. He stated the campground now has eighty-three (83) total sites which includes fifty-five (55) seasonal sites and twenty-eight (28) day-use sites. M. Lewis stated that all campers leave by October 31st for the year.

Chm. J. Nygaard called three times for any more testimony in favor. There was none.

Chm. J. Nygaard called three times for any testimony in opposition. There was none.

B. Landre read the Town Recommendation Form in favor of the Zone Map Amendment.

R. Brown stated the Planning and Zoning Office is also in favor of the Zone Map Amendment.

W. Wilfuer moved and C. Hardy seconded to **APPROVE the Zone Map Amendment.**

Roll call vote was taken, C. Hardy—yes; W. Wilfuer—yes; Chm. J. Nygaard—yes. The motion carried 3-0.

C. Hardy moved and Wilfuer seconded to close the hearing at 9:52am. The motion carried.

The third public hearing was called to order at 9:52am by B. Landre for **Gary W. & Marcia A. Rhone**: Located in the SE ¼ of the NE ¼ of Section 23, Town of Royalton (prt parcel 16-23-14-4), lying along White Lake Road, Fire Number E6803, Waupaca County, Wisconsin for a petition for a Zone Map Amendment from Rural Residential (RR) to Agriculture and Woodland Transition (AWT) and for a Conditional Use Permit (Personal Storage Facility) on approximately two (2) acres.

B. Landre read the names of the persons notified of the hearing.

Chm. J. Nygaard swore in Gary Rhone. G. Rhone stated he is currently completing his seventh mini storage building and wants to add an eighty (80) foot strip to the existing parcel to allow him to build more mini warehouses.

Chm. J. Nygaard called three times for any more testimony in favor. There was none.

Chm. J. Nygaard called three times for any testimony in opposition. There was none.

B. Landre read the Town Recommendation Forms in favor of the Zone Map Amendment and Conditional Use Permit.

R. Brown stated the survey work and deeds need to be completed in order to combine the parcels. He also stated a Land Use Permit and Building Permit would be required prior to the start of construction.

G. Rhone stated Carow Land Surveying has done a preliminary survey and will get a permanent survey completed.

W. Wilfuer moved and C. Hardy seconded to **APPROVE the Zone Map Amendment.**

Roll call vote was taken, C. Hardy—yes; W. Wilfuer—yes; Chm. J. Nygaard—yes. The motion carried 3-0.

W. Wilfuer moved and C. Hardy seconded to **Conditionally APPROVE the Conditional Use Permit.**

Roll call vote was taken, C. Hardy—yes; W. Wilfuer—yes; Chm. J. Nygaard—yes. The motion carried 3-0.

C. Hardy moved and W. Wilfuer seconded to close the hearing at 10:01am. The motion carried.

The fourth public hearing was called to order at 10:01am by B. Landre for **Petru Muresan & Adriana Zetea**: Located in the SW ¼ of the SW ¼ of Section 31, Town of Lind (parcel 12-31-33-2), lying along Twin Lake Road, Fire Number E2510, Waupaca County, Wisconsin for a Conditional Use Permit (Temporary Occupancy of a Recreational Vehicle in Excess of Thirty (30) Days) in the Agriculture and Woodland Transition (AWT) District on approximately two (2) acres.

B. Landre read the names of the persons notified of the hearing.

Chm. J. Nygaard swore in Petru Muresan, E2510 Twin Lake Road. P. Muresan stated he recently purchased the property and he is trying to build a house. He stated the former owner had a trailer on the property that he is currently renting from him. P. Muresan stated he needs the trailer for the duration of the construction. He stated he had hoped to start the foundation this year but that it has been hard to get contractors together. P. Muresan stated there is a garage on property that currently holds the contents from his home in Fremont that recently sold and that the garage does not have living quarters. He stated he plans to stay in the camper two days a week, every second or third week—he is not intending to live in it full-time. P. Muresan stated he agreed with the township to allow the camper until March and if the house is not built by then he could put up a tent as the weather would be getting warmer.

Chm. J. Nygaard called three times for any more testimony in favor. There was none.

Chm. J. Nygaard called three times for any testimony in opposition. There was none.

B. Landre read the Town Recommendation Form on which the Town Plan Commission did not give a recommendation, but the Town Board recommended approval with the following conditions: The use may not extend past March 1, 2023 and no person or persons are to be living full-time in the trailer.

R. Brown stated the Planning and Zoning Office is also in favor of granting the Conditional Use Permit with the understanding that the RV be removed by March 1, 2023.

C. Hardy moved and W. Wilfuer seconded to **Conditionally APPROVE the Conditional Use Permit**.

Roll call vote was taken, C. Hardy—yes; W. Wilfuer—yes; Chm. J. Nygaard—yes. The motion carried 3-0.

W. Wilfuer moved and C. Hardy seconded to close the hearing at 10:12am. The motion carried.

The fifth public hearing was called to order at 10:12am by B. Landre for **Scott & Audra Peters**: Located in the NE ¼ of the NW ¼ of Section 29, Town of Wyoming (parcel 22-29-21-1), lying

between County Road C and County Road J, Waupaca County, Wisconsin for a Conditional Use Permit (Temporary Occupancy of a Recreational Vehicle in Excess of Thirty (30) Days) in the Agriculture and Woodland Transition (AWT) District on approximately thirty-one (30.95) acres.

B. Landre read the names of the persons notified of the hearing.

Chm. J. Nygaard swore in Scott Peters. S. Peters stated he would like to be able to keep his camper on-site as he spends time in the fall at the property for hunting. He stated there is electric hook up and his plan for septic is a porta potty with service contract. S. Peters had a completed service contract form with him.

R. Brown stated the Planning and Zoning Office recommends approval with the following conditions: A Land Use Permit would be needed for any structure and a service contract with a licensed pumper would be necessary. R. Brown obtained the service contract form from S. Peters.

Chm. J. Nygaard called three times for any more testimony in favor. There was none.

Chm. J. Nygaard called three times for any testimony in opposition. There was none.

B. Landre read the Town Recommendation Form in favor of approving the Conditional Use Permit.

R. Brown stated the Planning and Zoning Office is also in favor of approving the Conditional Use Permit with the stated conditions. He stated the County approved sanitary condition was fulfilled.

W. Wilfuer moved and C. Hardy seconded to **Conditionally APPROVE the Conditional Use Permit application.**

Roll call vote was taken, C. Hardy—yes; W. Wilfuer—yes; Chm. J. Nygaard—yes. The motion carried 3-0.

C. Hardy moved and W. Wilfuer seconded to close the hearing at 10:18am. The motion carried.

Discussion and Possible Action:

- **Broadband Expansion Subgroup Update**

R. Brown stated the Planning and Zoning Committee is the oversight committee for the Broadband Expansion Subgroup. He stated he sent a copy of the minutes from the September 27, 2022 meeting to the committee and that the next meeting is next Tuesday. R. Brown stated the subgroup is considering various options of how to proceed and that he asked the school districts to compile their data on where there is a need for broadband internet.

➤ Farmland Preservation Plan Update

R. Brown stated it is nearing the time to recertify the Farmland Preservation Plan as it has to be updated every ten (10) years. R. Brown stated he plans to speak with the townships as well.

➤ Schedule Upcoming Meetings

- November 1, 2022 at 11:00am and December 13, 2022 at 10:00am

W. Wilfuer moved and C. Hardy seconded to adjourn the meeting at 10:57am

Becky Landre
Recording Secretary

cc: County Clerk

DRAFT

Land Records



6/16/2022, 11:11:31 AM

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/land_information/index.php

Map Key

- CSM-Plat of Survey
- Parcel Numbers / Owner Names
- Parcel Boundaries
- New Parcel Numbers
- Parcel Changes (Splits-Combos etc)

AUG 03 2022



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE AUTHORITY FOR THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM.

AUG 03 2022

Waupaca County

Fee _____ Check # _____ ATF

Comprehensive Plan Map Amendment Application

A comprehensive plan map amendment is a change or revision to a land use map designation assigned to a specific property (or properties). The applicant will be notified of the date and place of the meetings and the public hearing for this proposed amendment and it is strongly recommended that applicants and owners attend all meetings and public hearings related to the amendment request.

Applicant Information

Last Name: Zahringer First Name: Gary Phone #: (920)-731-0381
Address: 1377 Midway Road City: Menasha State & Zip: WI 54952
Email Address: garyz@martenson-eisele.com

Owner Information (if the Applicant is not the owner, provide letter of Authorization from all property owners)

Check if information is the same as Applicant information
Last Name: Kautz First Name: Ryon Phone #: 715-851-2970
Address: E10046 Cty Rd I City: Clintonville State & Zip: WI 54929
Email Address: rjkautz@frontiernet.net

Property Information (attach list if amending multiple parcels)

Parcel Number: 14 - 30 - 44 - 4 - Size of Parcel: 27.9

Physical Address: _____

Location: (Gov. Lot _____ or SE 1/4, SE 1/4), Section 30, T 25 N, R 15 E, Town of Matteson

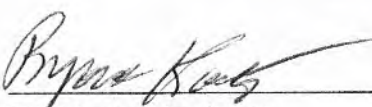
For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

Current Preferred Land Use District: Farmland Preservation, Agriculture *8/3/22 added w/ permission from C.Z.*

Describe existing use of property: _____

Proposed Preferred Land Use District: Residential, remove from Farmland Preservation

Describe Proposed Use of Property: Residential



Signature of Applicant

Applicant attendance at this hearing it not mandatory, but it is strongly recommended.

COMP PLAN AMEND AG TO RESIDENTIAL AND REMOVE FROM FARMLAND PRES.



8/5/2022, 7:49:29 AM

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/land_information/index.php
Map Key

- Facilities - Building (2018 LiDAR)
- Zoning Collector GPS
- Farmland Preservation Area

Map Data Sources -> Waupaca County Land Information



ATTENTION!

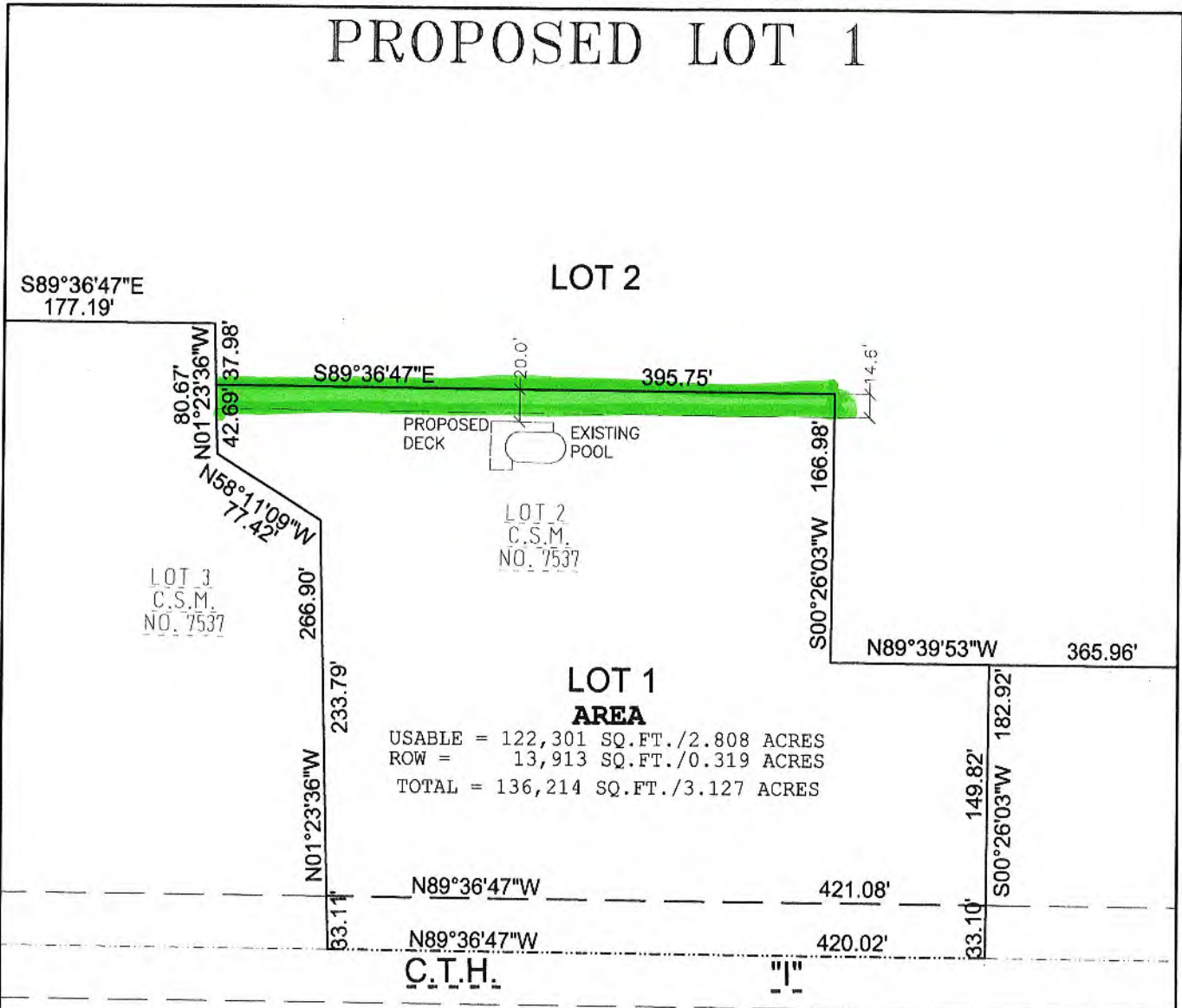
GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM

Complan Amendment: Agricultural to Residential

Remove From Farmland Preservation

AUG 03 2022

PROPOSED LOT 1



Scale 1" = 100'

Martenson & Eisele, Inc.



1377 Midway Road
 Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

PROJECT NO. 1-1675-001
 FILE: 1-1675-001POS.dwg
 THIS INSTRUMENT WAS DRAFTED BY: L. LUCHT

TOWN RECOMMENDATION FORM

Waupaca County Comprehensive Plan Amendment Map Petition

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE COMP PLAN MAP AMENDMENT APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE WAUPACA COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 715-258-6255

Petitioner Information

Owner: _____ E-mail Address: rjkautz@frontiernet.net
Last Name: Kautz First Name: Ryon Phone #: 715-851-2970
Address: E10046 Cty Rd I City: Clintonville State & Zip: WI 54952

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: _____ E-mail Address: GARYZ@MARTENSON-EISELE.COM
Last Name: Zahringer First Name: Gary Phone #: 920-731-0381
Address: 1377 Midway Road City: Menasha State & Zip: WI 54952

Property Information (attach list if multiple properties)

Parcel Number: prt 14 - 30 - 44 - 4 - Size of Parcel: 0.13 acres

Location: (Gov. Lot _____ or SE ¼, SE ¼), Section 30, T 25 N, R 15 E, Town of Matteson

Current Preferred Land Use District: Farmland Preservation, Agriculture

Describe existing use of property: _____

Proposed Preferred Land Use District: Residential, Remove From Farmland Preservation

Describe Proposed Use of Property: Residential

What are the existing use(s) of adjacent lands to this parcel and are they compatible? _____

For Parcel Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

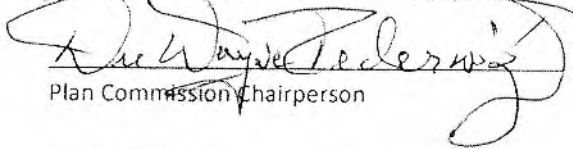
Is the proposal consistent with the Preferred Land Use Map as found in the Town Comprehensive Plan? Yes No
Explain:

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? Yes No (Please give detailed information including page numbers from the comprehensive plan supporting the recommendation) Explain:

Please attach any additional comments, minutes, or information further supporting the recommendation.

Town Plan Commission

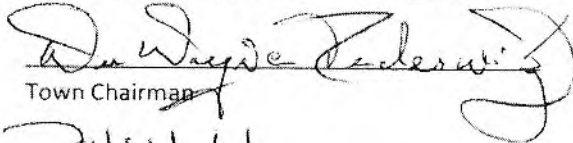
Recommend Approval Recommend Denial


Plan Commission Chairperson

Date: 8-17-2022

Town Board

Recommend Approval Recommend Denial


Town Chairman

Date: 9-15-2022


Town Clerk

Date: 9/15/22

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings and conditional use permits to the Waupaca county Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the county review process will continue without Town feedback.

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

Minutes of the August 17, 2022
Comprehensive Planning Committee Meeting
Town of Matteson, Waupaca County, Wisc.

Members Present: DuWayne Federwitz, Ben Knaack, Paul Kirchner, Pete Gretzinger and Patti Shambeau Hill. Excused Dale Kluth.

Citizens Present: Ryon Kautz

This meeting was called to order at 7:00 PM by Chairman Federwitz.

The Open Meeting Statement was read by Chairman Federwitz.

A motion was made by Ben Knaack, with a second from Pete Gretzinger to approve the agenda. Roll was called, all in favor, motion carried.

A motion was made by Ben Knaack with a second from Paul Kirchner to approve the previous meeting minutes. Roll was called, all in favor, motion carried.

Chairman Federwitz explained Farmland Preservation and the effect it has in our community.

Ryon Kautz is requesting a land use change, of a portion of parcel 14-30-44-4, to be removed from Farmland Preservation and re-zoned Residential, to accommodate the necessary setbacks for a deck to be installed around a portion of an existing pool.

A motion was made by Ben Knaack with a second from Paul Kirchner to recommend to the Town of Matteson Board, that a Resolution be created, allowing this land use change. Roll was called, all in favor, motion carried.

A motion to adjourn was made by Pete Gretzinger, meeting adjourned at 7:13 PM.

Respectfully submitted by



Patti Shambeau Hill / Clerk

Minutes of the September 15, 2022
Public Hearing
Town of Matteson, Waupaca County WI

Present: DuWayne Federwitz, Greg Hanson, Dan Behnke, and Patti Shambeau Hill.

3 citizens were present.

The meeting was called to order at 6:33 PM by Chairman Federwitz.

The Pledge of Allegiance was recited, and the Open Meeting Statement was read by Federwitz.

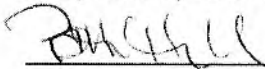
MSC: Hanson / Behnke to approve the agenda. Roll was called, all in favor, motion carried.

A narrative of the purpose of this meeting was given by Chairman Federwitz and a map of the proposed area was shared. The resolution passed by the Town of Matteson Comprehensive Planning Committee was read.

A motion was made by Hanson with a second from Behnke to amend the portion of Parcel 14-30-44-4 as described. Roll call vote: Federwitz – yes / Hanson – yes / Behnke – yes. Motion carried.

A motion to adjourn was made by Behnke. Meeting adjourned at 6:37 PM.

Respectfully submitted by



Patti Shambeau Hill / Clerk

RESOLUTION NO. 2022-03

RESOLUTION APPROVING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE TOWN OF MATTESON

WHEREAS, the Town of Matteson pursuant to Sections 62.23, 61.35 and 60.22(3) of the *Wisconsin Statutes*, has established a Plan Commission; and

WHEREAS, the Town Board adopted a Comprehensive Plan on the 7th day of June 2007, following extensive public participation; and

WHEREAS, Ryon Kautz has submitted a request to change the land use designation of a portion of parcel 14-30-44-4 (See Attached Exhibit A) on the future land use map adopted as part of the comprehensive plan; and

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and that the comprehensive plan, with the proposed amendment, is internally consistent; and

WHEREAS, the Town has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of Matteson Plan Commission hereby approves the attached amendment No. _____ to the Town of Matteson Comprehensive Plan.


BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan amendment.

Adopted this 17th day of Aug, 2022.

Ayes 4 Noes 0 Absent 0


Chair, Town Plan Commission

ATTEST:


Clerk, Town of Matteson

ORDINANCE NO. 2022-01

ORDINANCE ADOPTING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE TOWN OF MATTESON

The Town Board of the Town of Matteson, Waupaca County, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section(s) 62.23/61.35/60.22(3) of the *Wisconsin Statutes*, the Town of Matteson is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the *Wisconsin Statutes*.

SECTION 2. The Town Board, by the enactment of an ordinance, formally adopted the document titled The Town of Matteson, Waupaca County, Wisconsin Year 2030 Comprehensive Plan as the Town comprehensive plan on September 10, 2007.

SECTION 3. The Plan Commission, by a majority vote of the entire Commission at a meeting held on August 17, 2022, recommended to the Town Board the adoption of an amendment to change the land use designation of a portion of parcel # 14-30-44-4 as described and mapped on attached Exhibit A from Farmland Preservation to Residential, on the future land use map adopted as part of the comprehensive plan.


SECTION 4. The Town published and posted a Class 1 public notice and held a public hearing regarding the plan amendment.

SECTION 5. The Town Board of Matteson, Waupaca Co, Wisconsin hereby adopts the proposed plan amendment.

SECTION 6. The Town Clerk is directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the *Wisconsin Statutes*.

SECTION 7. This Ordinance shall take effect upon passage by a majority vote of the full membership of the Town Board and publication or posting as required by law.

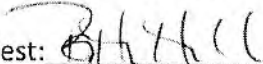
ADOPTED this 15th day of September, 2022.



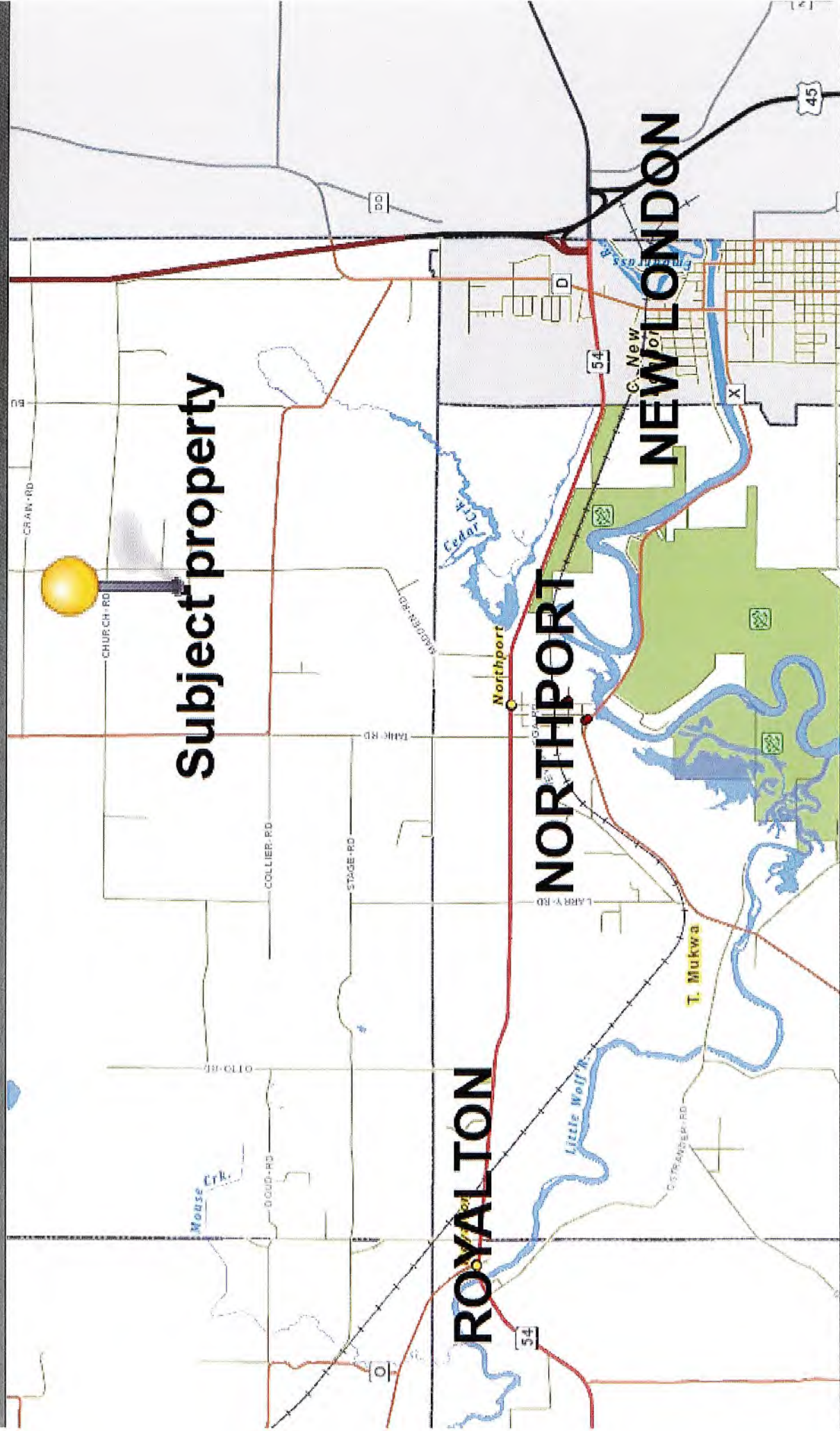
Town Chair

Ayes 3 Noes 0 Absent 0

Date Published/Posted: 9/21/22

Attest: 

Town Clerk



Subject property

7/22/2022, 12:12:20 PM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/land_information/index.php
 Map_Key

- Zoning Collector GPS
- Unincorporated Areas: 144K - 72K
- State Natural Areas: 72K

Map Data Sources --> Waupaca County Land Information



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM

BLECK, THOMAS & JERROLD; WORM RD, SEC. 27, LEBANON



Map Data Sources -> Waupaca County Land Information

7/22/2022, 12:07:56 PM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/land_information/index.php

Map Key

Facilities - Building (2018 LIDAR)

Zoning Collector GPS

Addresses



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVISORS TO CONFIRM

JUL 15 2022

Waupaca County

Fee _____ Check # _____

ATF

Comprehensive Plan Map Amendment Application

A comprehensive plan map amendment is a change or revision to a land use map designation assigned to a specific property (or properties). The applicant will be notified of the date and place of the meetings and the public hearing for this proposed amendment and it is strongly recommended that applicants and owners attend all meetings and public hearings related to the amendment request.

Applicant Information

Last Name: Bleck First Name: Thomas & Jerrold Phone #: 920-982-2102
Address: N5459 Cty Hwy T City: New London State & Zip: WI 54961
Email Address: _____

Owner Information (if the Applicant is not the owner, provide letter of Authorization from all property owners)

Check if information is the same as Applicant information
Last Name: _____ First Name: _____ Phone #: _____
Address: _____ City: _____ State & Zip: _____
Email Address: _____

Property Information (attach list if amending multiple parcels)

Parcel Number: prt 11 - 27 - 14 - 3 Size of Parcel: 1.470 acres
Physical Address: _____

Location: (Gov. Lot ____ or SE $\frac{1}{4}$, NE $\frac{1}{4}$), Section 27, T 23 N, R 14 E, Town of Lebanon

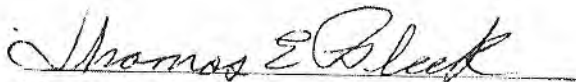
For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

Current Preferred Land Use District: Agriculture; Farmland Preservation

Describe existing use of property: _____

Proposed Preferred Land Use District: Residential; Remove from Farmland Presevation

Describe Proposed Use of Property: _____



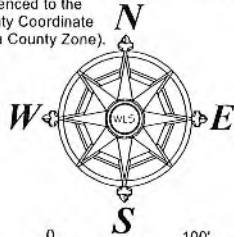
Signature of Applicant

Applicant attendance at this hearing it not mandatory, but it is strongly recommended.

CERTIFIED SURVEY MAP NUMBER _____
VOLUME _____ **PAGE** _____

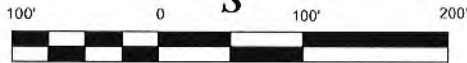
Being part of Lot 3 of Certified Survey Map Number 6107-21-223 and unplatted lands both being located in part of the SE 1/4 of the NE 1/4 of Section 27, Town 23 North, Range 14 East, in the Town of Lebanon, Waupaca County, Wisconsin.

North is Referenced to the Wisconsin County Coordinate System (Waupaca County Zone).



Land Owners of Record :
 (Part of Parcel # 11-27-14-3)
 Jerrold D & Thomas E Bleck
 N5459 County Road "T"
 New London, WI 54981
 (Parcel # 11-27-14-10)
 Jennifer Worm
 202 East Pine Street
 New London, WI 54961

Deeds of Record :
 (Part of Parcel # 11-27-14-3)
 Document # 592666
 (Parcel # 11-27-14-10)
 Document # 845889

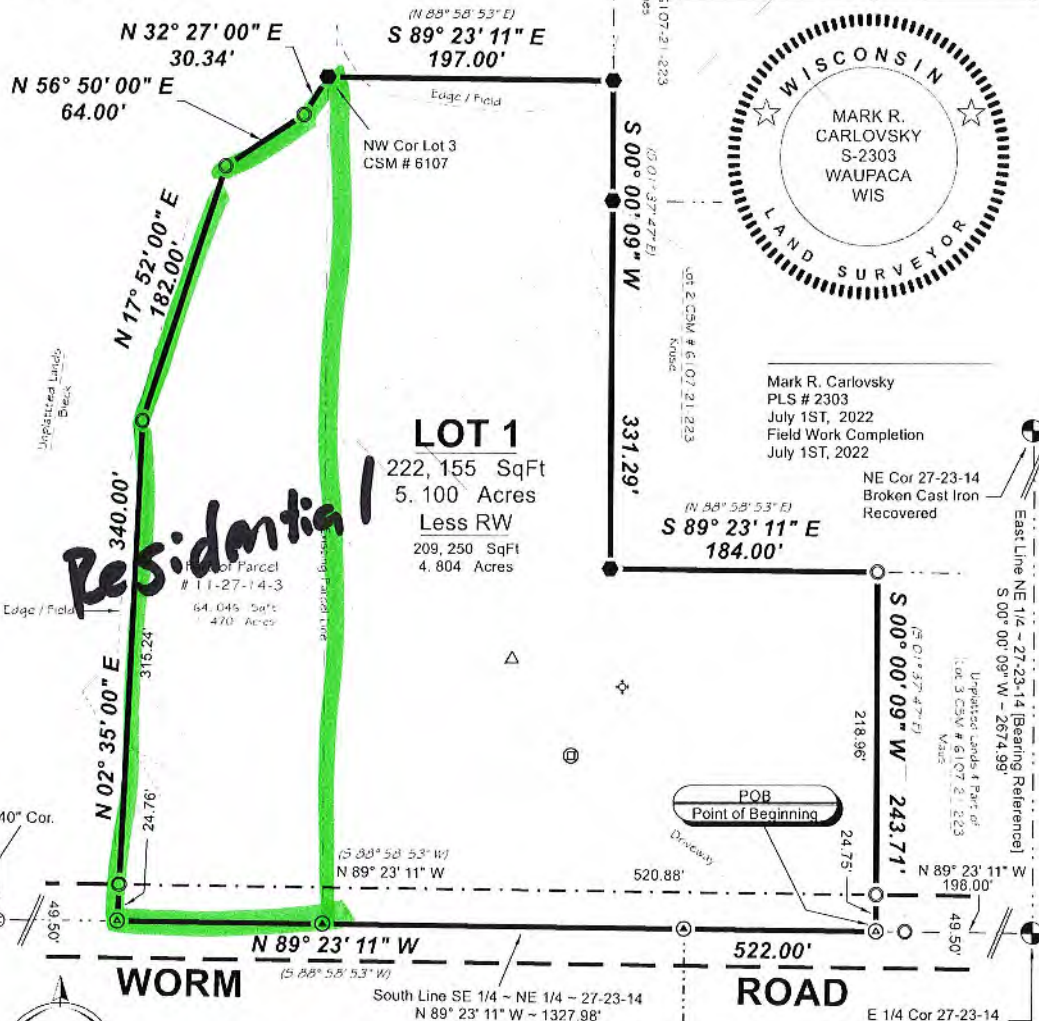


Building Setbacks and Land Use :
 Consult the Waupaca County Planning and Zoning Office.

Survey Note : A survey does not establish ownership nor transfer property. Exchange and recording of deeds must occur for transfer of land to become final.

Utility Note : Contact the Utility Companies for Easement Restrictions, Locations, and Width, if any.

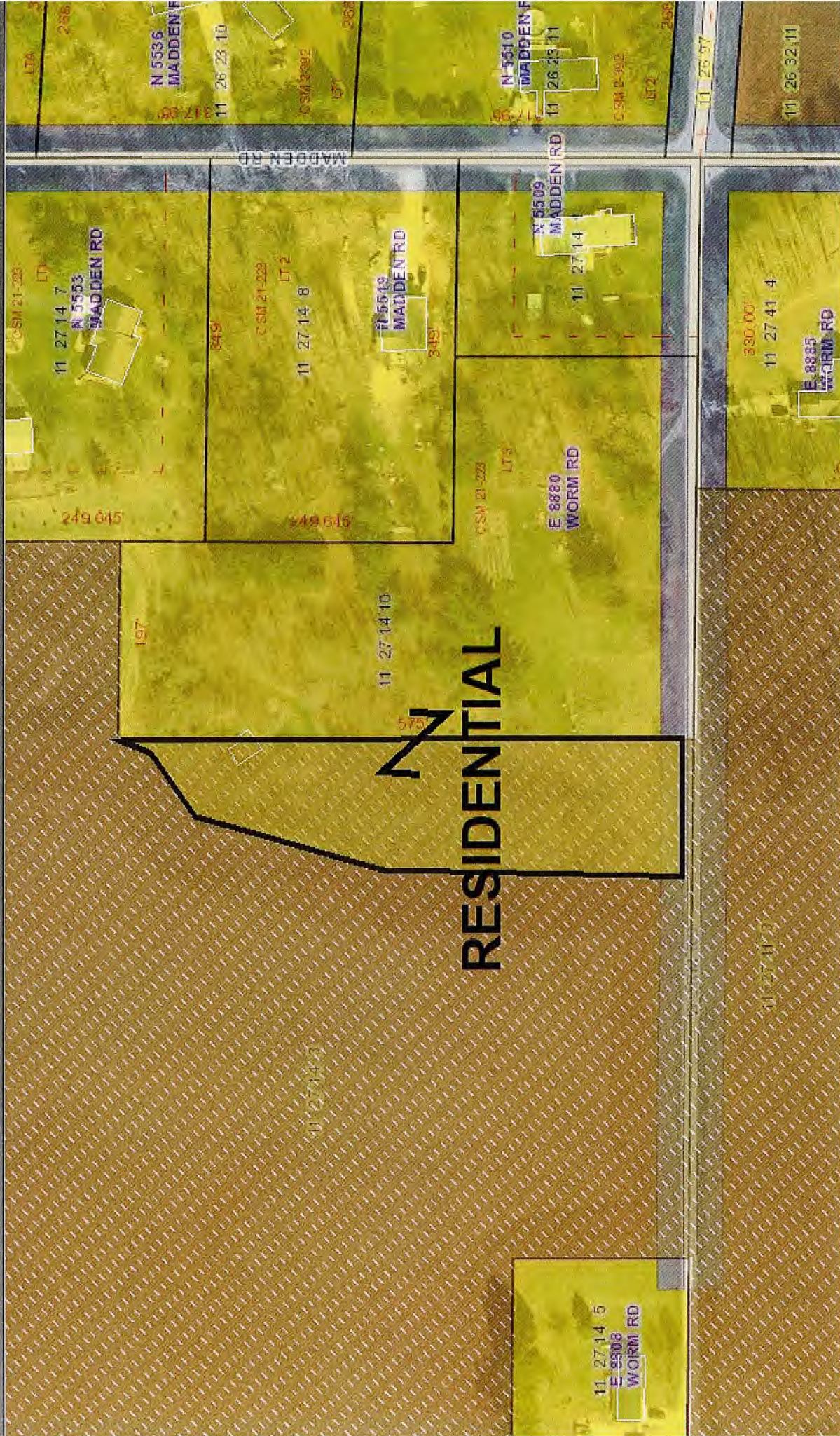
LEGEND	
	Section Corner of Record
	3/4" x 18" Rebar Set (1.50Lbs/Ft)
	Set MAG Nail
	Stone with Cross Recovered
	3/4" Rebar Recovered
	MAG Nail Recovered
	Previously Recorded Distance of Bearing
	Sanitary Tank Vent
	Sanitary Drainfield Vent
	Well



THIS INSTRUMENT DRAFTED BY WAUPACA LAND SURVEYING
 MARK R. CARLOVSKY - PROFESSIONAL LAND SURVEYOR # 2303
 E2613 SOUTHWOOD DRIVE
 WAUPACA, WI 54981
 715-256-9942
 waulandsurv@charter.net

Point of Beginning (POB)
Point of Commencement (POC)

Proposed Comprehensive Plan Amendment Agriculture to Residential



Map Data Sources --> Waupaca County Land Information

7/22/2022, 12:04:08 PM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/land_information/index.php

Map Key

Facilities - Building (2018 LiDAR)

● Zoning Collector GPS

■ Farmland Preservation Area



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM

JUL 15 2022

TOWN RECOMMENDATION FORM

Waupaca County Comprehensive Plan Amendment Map Petition

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE COMP PLAN MAP AMENDMENT APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE WAUPACA COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 715-258-6255

Petitioner Information

Owner: _____ E-mail Address: _____
 Last Name: Bleck First Name: Thomas & Jerrold Phone #: 920-982-2102
 Address: N5459 Cty Hwy T City: New London State & Zip: WI 54961

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: _____ E-mail Address: _____
 Last Name: _____ First Name: _____ Phone #: _____
 Address: _____ City: _____ State & Zip: _____

Property Information (attach list if multiple properties)

Parcel Number: prt 11 - 27 - 14 - 3 - Size of Parcel: 1.47
 Location: (Gov. Lot ____ or SE $\frac{1}{4}$, NE $\frac{1}{4}$), Section 27, T 23 N, R 14 E, Town of Lebanon
 Current Preferred Land Use District: Agriculture; Farmland Pres
 Describe existing use of property: _____
 Proposed Preferred Land Use District: Residential; Remove from Farmland Preservation
 Describe Proposed Use of Property: _____

What are the existing use(s) of adjacent lands to this parcel and are they compatible? _____

For Parcel Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

JUL 15 2022

Is the proposal consistent with the Preferred Land Use Map as found in the Town Comprehensive Plan? Yes No
Explain:

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? Yes No (Please give detailed information including page numbers from the comprehensive plan supporting the recommendation) Explain:

Please attach any additional comments, minutes, or information further supporting the recommendation.

Town Plan Commission

Recommend Approval Recommend Denial

Donald Laughlin
Plan Commission Chairperson

Date: 8-15-2022

Town Board

Recommend Approval Recommend Denial

ah Tak
Town Chairman

Date: 9-19-2022

Mary Schoenrock
Town Clerk

Date: 9-19-2022

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings and conditional use permits to the Waupaca county Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the county review process will continue without Town feedback.

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

TOWN OF LEBANON (WAUPACA COUNTY)
RESOLUTION NO. 2022-01

RESOLUTION APPROVING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE TOWN OF LEBANON

WHEREAS, the Town of Lebanon, pursuant to Section 62.23 (for cities)/Sections 62.23 and 61.35 (for villages)/Sections 62.23, 61.35 and 60.22(3) (for towns) of the *Wisconsin Statutes*, has established a Plan Commission; and

WHEREAS, the Town Board adopted a Comprehensive Plan in October 2007, following extensive public participation; and

WHEREAS, Thomas & Jerrold Bleck submitted a request to change the land use designation of a parcel/parcels of land (11-27-14-3) located at (*refer to Proposed Preferred Land Use Map - Exhibit "A"*) from Agriculture; Farmland Preservation to Residential on the future land use map adopted as part of the comprehensive plan, and;

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and that the comprehensive plan, with the proposed amendment, is internally consistent; and

WHEREAS, the Town will duly notice and hold a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of Lebanon Plan Commission hereby approves the amendment to the Town of Lebanon Comprehensive Plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan amendment.

Adopted this 15th day of August, 2022.

Ayes: 5
Noes: 0
Absent: 0


Donald Laughlin, Town Plan Commission Chair

ATTEST:


Clerk, Town of Lebanon

TOWN OF LEBANON (WAUPACA COUNTY)
ORDINANCE NO. 36

ORDINANCE ADOPTING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE TOWN OF LEBANON

The Town Board of Lebanon, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 60.22(3) of the *Wisconsin Statutes*, the Town of Lebanon is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the *Wisconsin Statutes*.

SECTION 2. The Town Board, by the enactment of an ordinance, formally adopted the document titled "Town of Lebanon – 2030 Comprehensive Plan" the Town comprehensive plan on October 15, 2007.

SECTION 3. The Plan Commission, by a majority vote of the entire Commission at a meeting held on August 15, 2022, recommended to the Town Board the adoption of an amendment to change the land use designation of a parcel/parcels of land (11-27-14-3) located on Worm Rd., New London, WI from Agriculture; Farmland Preservation to Residential on the future land use map adopted as part of the comprehensive plan; and

SECTION 4. The Town published or posted a Class 1 public notice and held a public hearing regarding the plan amendment.

SECTION 5. The Town Board of Lebanon, Wisconsin hereby adopts the proposed plan amendment.

SECTION 6. The Town Clerk is directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the *Wisconsin Statutes*.

SECTION 7. This Ordinance shall take effect upon passage by a majority vote of the full membership of the Town Board and publication or posting as required by law.

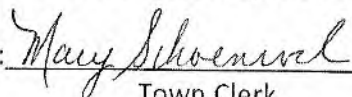
ADOPTED this 19th day of September, 2022.



Town Chair: Alan Tank

Ayes: 3
Nays: 0
Absent: 0

Date Published/Posted: September 19, 2022

Attest: 

Town Clerk

Town of Lebanon-Town Board Meeting Minutes-September 19, 2022(draft)

The meeting was called to order by Chairman Al Tank at 7:02pm.

Roll call by Clerk Schoenrock. Present: Mary Schoenrock, Don Laughlin, Al Tank, Jeff Handschke, Lynn Tank.

Motion made by Don Laughlin, 2nd by Jeff Handschke to approve the agenda as presented. Motion carried.

Motion made by Don Laughlin, 2nd by Jeff Handschke to approve the minutes from the Board meeting on 8/15/2022.

Motion carried

Motion made by Jeff Handschke, 2nd by Don Laughlin, to approve the treasurer's report as presented. Motion carried.

No one present to speak.

Dave Loken from Rural Mutual was present and reviewed the town's policy. It was noted that the election ICE machine was not listed so serial number and model were provided to Dave so that it can be added.

Motion made by Jeff Handschke, 2nd by Don Laughlin to approve the permits as presented. Motion carried.

Motion made by Don Laughlin, 2nd by Jeff Handschke to adopt Ordinance #36 Amendment to the Comprehensive Plan for the Town of Lebanon. Motion carried.

Manawa Fire Board report presented by Jeff Handschke stated that reports indicate the ambulance service continues to have financial trouble, the new truck should arrive soon, and they are pursuing a new program that will fund a program that will encourage high school age students to learn more about becoming a volunteer fire firefighter and/or first responder.

Discussion on the New London Fire Services contract. Jeff Handschke will get the service area map to Larry Preuss to obtain valuation for that area of the township.

Don Laughlin reported that the sign insert has arrived. Al Tank will reported that a permit is not needed but that the sign needs to be 10 feet from the right of way.

Road report and updates include that the meeting for Doud Rd was held and there are a few options. The DNR recommended that the normal high water level should be determined so that the new road will be constructed based on that number so that future water overflow does not happen. It was also discussed to place 2 crosspipes and also possible to install an overflow outlet on the north side. Discussion was held as to if the crosspipes should be a coated pipe or plastic. Discussion was held on whether the crosspipes on Church Rd should be replaced this fall. Al will check with Doug to see if he will have time to replace the pipes this fall. Motion made by Don Laughlin, 2nd by Jeff Handschke to have Al order the culverts for Church/Collier Rd. Greg Flohr and Doug Casey will be consulted for crosspipe replacement and if Doug Casey does not have time Al will contact Glen Casey and/or Toby Kirsten.

Colin Wirth contacted Al Tank about the old plow truck status. Should it be kept as back up or sold? It was decided to sell the truck. Al Tank spoke with Norden about helping provide a rough sketch of a 40x80 building, no bathroom, handwash type sink, holding tank for floor drain, 3 overhead doors, service doors per code, security system/camera, and to heat all. Estimate to provide this rough sketch will be about \$5000.00. This project will be on the agenda for the Fall Elector meeting.

Al Tank has received a lot of calls about stray dogs so we need to pursue fulfilling the position of Animal Control Officer. The Budget workshop has been set for October 11 at 7:00pm.

Al Tank signed the Wisconsin DOT map certification.

Mary Schoenrock shared a few proposals of what the future town clerk role could include and recommended an increase in wages as after asking 2 neighboring townships and those clerks receive more. Final approval of any wage increase needs to be done at the Fall Elector meeting so final discussion will be made at next board meeting.

The next newsletter will be sent out mid October and will include the snowplowing reminder, tax paying information, and Fall Elector agenda.

Motion made Don Laughlin, 2nd by Jeff Handschke to allow Chairman Al Tank to call a special meeting and issue emergency payment if necessary. Motion carried.

Informational correspondence only. No action needed.

Motion made by Don Laughlin, 2nd by Jeff Handschke to pay all bills as presented. Motion carried.

Motion made by Jeff Handschke, 2nd by Don Laughlin to adjourn. Meeting adjourned at 8:58 PM.

Respectfully submitted,
Mary Schoenrock, clerk

TOWN OF LEBANON PUBLIC HEARING MINUTES
MONDAY, SEPTEMBER 19 6:30PM LEBANON TOWN HALL

The meeting was called to order by Chairman Don Laughlin at 6:45pm.
Roll call by Clerk Schoenrock. Present: Mary Schoenrock, Don Laughlin, Jeff Handschke
Discussion was held with residents present. No objections to amendment.
Motion made by Don Laughlin, 2nd by Jeff Handschke to adjourn. Motion carried. Meeting adjourned at 6:55PM.

Respectfully submitted,
Mary Schoenrock, Clerk

CHRISTOPHER & DEBRA SCHWENN; E3299 CRYSTAL RD.; SEC. 9, TOWN OF LIND



12-04-34-1

12-03-44

CRYSTAL RD

12-09-22-1

12-09-22-6

12-09-21-2

12-08-11-1

12-09-22-5

12-09-23

12-09-24-1

6/22/2022, 8:05:07 AM

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wisconsin.gov/departments/land_information/index.php
Map Key

Facilities - Building (2018 LiDAR)

● Zoning Collector GPS

Parcel Numbers

Map Data Sources -> Waupaca County Land Information



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM

Waupaca County

Fee \$400⁰⁰ Check # _____ ATF

Comprehensive Plan Map Amendment Application

A comprehensive plan map amendment is a change or revision to a land use map designation assigned to a specific property (or properties). The applicant will be notified of the date and place of the meetings and the public hearing for this proposed amendment and it is strongly recommended that applicants and owners attend all meetings and public hearings related to the amendment request.

Applicant Information

Last Name: Schwenn First Name: Debra Phone #: 715.525.1510
Address: E3299 Crystal Rd City: Waupaca State & Zip: WI 54981
Email Address: cladschwenn@yahoo.com

Owner Information (if the Applicant is not the owner, provide letter of Authorization from all property owners)

Check if information is the same as Applicant information

Last Name: _____ First Name: _____ Phone #: _____
Address: _____ City: _____ State & Zip: _____
Email Address: _____

Property Information (attach list if amending multiple parcels)

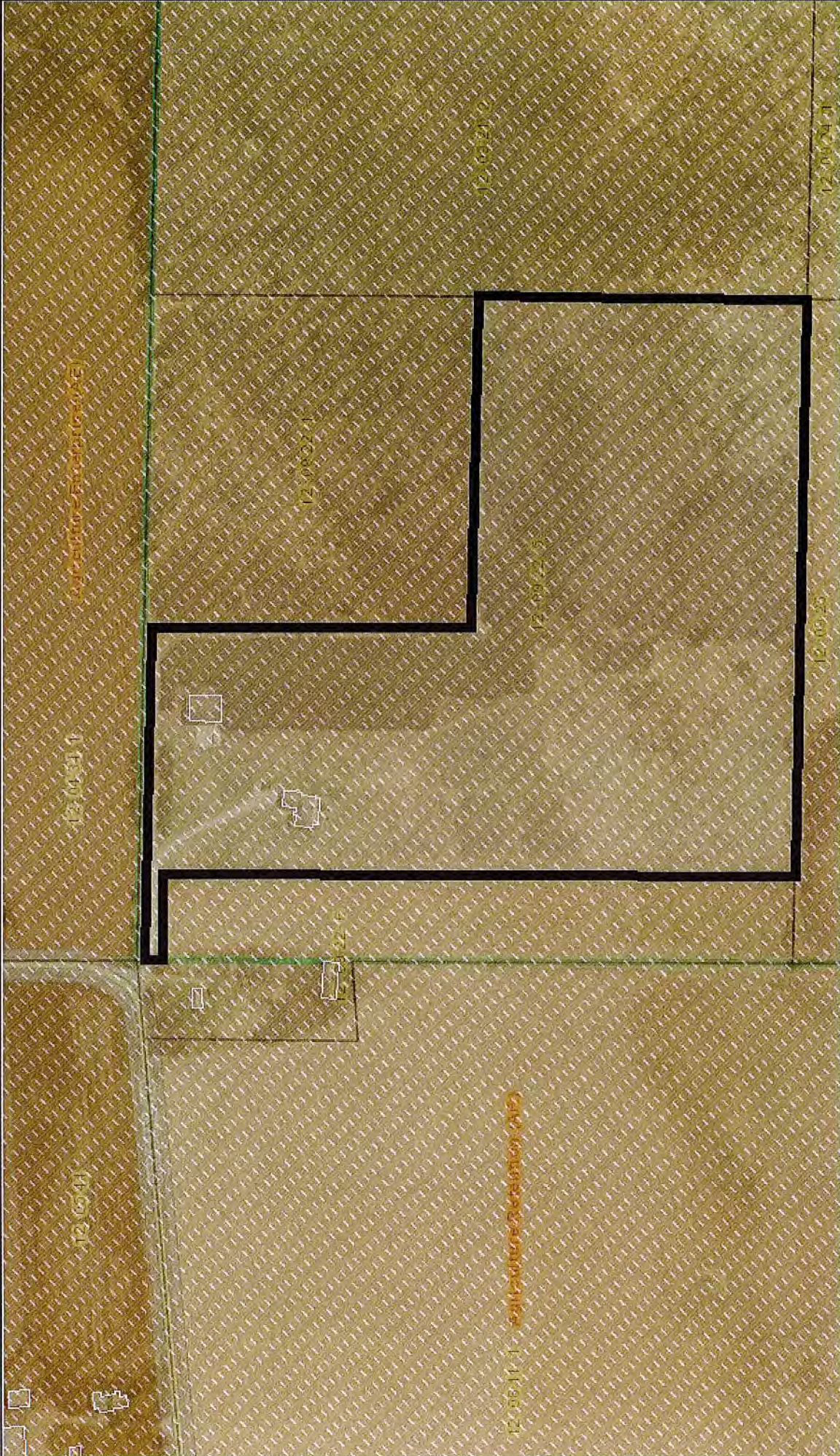
Parcel Number: 12 - 09 - 22 - 5 - Size of Parcel: 25 acres
Physical Address: E3299 Crystal Road
Location: (Gov. Lot — or NW 1/4 NW 1/4), Section 09, T 21 N, R 12 E, Town of Lind
For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

Current Preferred Land Use District: farmland Preservation
Describe existing use of property: Single family dwelling + shed
Proposed Preferred Land Use District: N/A
Describe Proposed Use of Property: Lot split per court order

Debra Schwenn
Signature of Applicant

Applicant attendance at this hearing is not mandatory, but it is strongly recommended.

Farmland Preservation



Map Data Sources - Waupaca County Land Information

6/22/2022, 8:03:32 AM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wisconsin.gov/departments/and_informati on/index.php
Map Key

- Facilities - Building (2018 LIDAR)
- Zoning Collector GPS
- Farmland Preservation Area
- Parcel Numbers



ATTENTION!
 GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACT OR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM AND INSURE ACCURACY OF A GIVEN PARCEL DESCRIPTION.

RESOLUTION NO. 2022-2

**RESOLUTION APPROVING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE TOWN OF LIND**

WHEREAS, the Town of Lind, pursuant to Sections 62.23, 61.35 and 60.22(3) of the *Wisconsin Statutes*, has established a Plan Commission; and

WHEREAS, the Town Board adopted a Comprehensive Plan on March 13, 2007, following extensive public participation; and

WHEREAS, the Town of Lind finds that Farm Preservation is an important and valuable program for the Town and its citizens; and

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and that the comprehensive plan, with the proposed amendment, is internally consistent; and

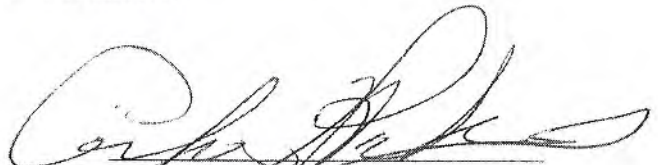
WHEREAS, the Town has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the City/Village/Town Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of Lind Plan Commission hereby approves the attached amendment No.2022-2 to the Town of Lind Comprehensive Plan.

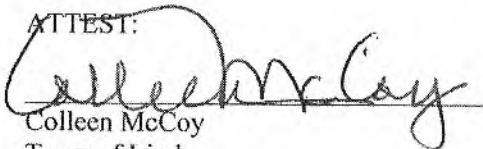
BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan amendment.

Adopted this 2nd day of August, 2022.

Ayes 7 Noes 0 Absent 0


Arthur Richardson
Chair, Town Plan Commission

ATTEST:


Colleen McCoy
Town of Lind
Secretary of the Plan Commission

Town of Lind
Town Planning Commission Minutes
Lind Town Hall
Tuesday, August 2nd, 2022

Chairperson Richardson called the meeting to order at 7 p.m.

Roll Call: Art Richardson, Colleen McCoy, Steve Gall, Brigid Ferkett, Randy Yorkson, Ruth Wilde, Randy Mitchell. Public in attendance: Ron and Donna Brooks, John Knueppel, Deb Schwenn, Cindy Hardy.

Approve and/or amend the agenda: It was moved by Steve, seconded by Ruth to approve the agenda as printed. Motion carried with voice vote.

Approve and/or Amend Minutes: It was moved by Randy M., seconded by Steve to approve the minutes from January 4th, 2022 as printed. Motion carried with voice vote.

1. **Discuss and/or approve Conditional Use Permit, Petru Muresan & Adriana Zetca, E2510 Twin Lake Rd., Parcel 12-31-33-2:** Petru Muresan was unable to attend in person tonight's meeting and requested to be contacted by phone. Colleen made two calls to Petru and each time the call went to voice message. Colleen left messages both times. On the last attempt to reach Petru, Colleen's message informed Petru this request will be tabled until he has contacted Colleen. Colleen also informed Petru there will be additional charges for the remailing of the letters to inform of a new meeting date.
2. **Comprehensive Plan Amendment – Christopher & Debra Schwenn – E3299 Crystal Rd. Parcel 12-09-22-5:** Discussion was held on the Comprehensive Plan Amendment for removing Parcel 12-09-22-5 from Farmland Preservation. This comprehensive plan amendment is a result of a court order. It was moved by Steve, seconded by Randy M. to approve the comprehensive plan amendment for Christopher and Debra Schwenn, E3299 Crystal Rd., parcel 12-09-22-5. Motion carried with voice vote. The public hearing for this amendment will be held Monday, September 12th at 6:00 p.m.
3. **Discuss and/or approve Resolution No. 2022-2 – Resolution approving an amendment to the comprehensive plan for the Town of Lind.** Resolution No. 2022-2 was reviewed by the Planning Commission. It was moved by Steve, seconded by Randy Y. to approve Resolution No. 2022-2, approving an amendment to the comprehensive plan for the Town of Lind. Motion carried with voice vote.
4. **Date for Public Hearing Notice Approval of amendment to the comprehensive plan:** *Monday, September 12th, 2022 at 6:00 p.m.*
5. **Public Input:** None
6. **Next Meeting – Tuesday, September 6th, 2022 at 7 p.m.**
7. **Adjournment** – It was moved by Steve, seconded by Randy M. to adjourn. 7:25 p.m.

Colleen McCoy, WCMC
Town of Lind
Planning Commission Secretary

ORDINANCE NO. 2022-2

ORDINANCE ADOPTING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE TOWN OF LIND

The Town Board of Town of Lind, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section(s) 62.23/61.35/60.22(3) of the *Wisconsin Statutes*, the Town of Lind is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the *Wisconsin Statutes*.

SECTION 2. The Town Board, by the enactment of an ordinance, formally adopted the document titled Town of Lind-2030 Comprehensive Plan as the Town comprehensive plan on March 13, 2007.

SECTION 3. The Plan Commission, by a majority vote of the entire Commission at a meeting held on August 2nd, 2022, recommended to the Town Board the adoption of an amendment to remove the land use designation of a parcel/parcels of land located at E3299 Crystal Road, 12-09-22-5 or of a parcel(s) of land as described or mapped on attached Exhibit A remove from Farmland Preservation on the future land use map adopted as part of the comprehensive plan.

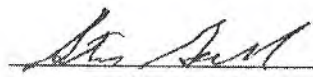
SECTION 4. The Town published or posted a Class 1 public notice and held a public hearing regarding the plan amendment.

SECTION 5. The Town Board of Lind, Wisconsin hereby adopts the proposed plan amendment.

SECTION 6. The Town Clerk is directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the *Wisconsin Statutes*.

SECTION 7. This Ordinance shall take effect upon passage by a majority vote of the full membership of the Town Board and publication or posting as required by law.

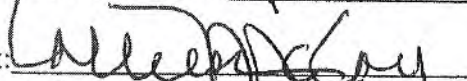
ADOPTED this 12th day of September, 2022.



Steve Gall, Town Chair

Ayes 3 Noes 0 Absent 0

Date Published/Posted: Sept 12, 2022

Attest: 
Colleen McCoy, Town Clerk

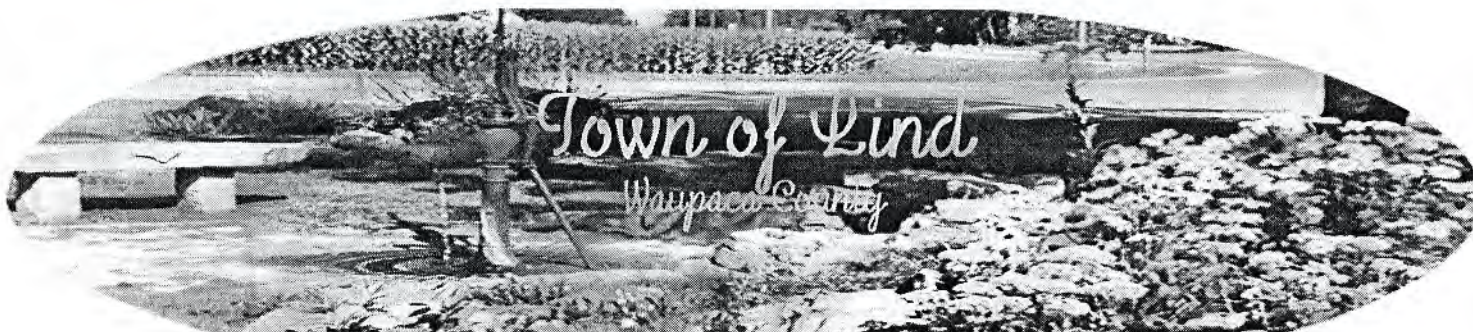
PUBLIC HEARING NOTICE
TOWNSHIP OF LIND, WAUPACA COUNTY

The Township of Lind will hold a public hearing to consider approval of an amendment to the comprehensive plan, and changes to the preferred land use map. The purpose of the amendment and map change is to match the Town's original intention for residential development.

The Town Board shall meet and hold a public hearing to consider this amendment at a special Town Board meeting on **Monday, September 12th, 2022 at 6 p.m. at the Lind Town Hall**, located at N1315 County Road A, Waupaca.

Copies of the plan or amendment are available for inspection prior to the hearing by contacting Ryan Brown, Planning & Zoning Director, at 715-258-6258 during normal business hours (8:00am – 4:00pm). Written comments will also be accepted at the N1924 County Road E, Waupaca until Friday, September 9th, 2022 until 4:00 p.m.

For more information, contact Colleen McCoy, Town Clerk at 715-252-2705.



(<http://townoflind.org/>)

Search



September 12, 2022 Public Hearing Minutes

Home
(<http://townoflind.org/>)

Event Calendar
(<http://townoflind.org/event-calendar-2/>)

Recent Agenda
(<http://townoflind.org/most-recent-agenda/>)

Recent Special Meeting Agenda
(<http://townoflind.org/most-recent-special-meeting-agenda/>)

Recent Minutes
(<http://townoflind.org/most-recent-minutes/>)

Recent Special Meeting Minutes
(<http://townoflind.org/most-recent-special-meeting-minutes/>)

Posted on October 6, 2022 (<http://townoflind.org/september-12-2022-public-hearing-minutes/>) by djones387 (<http://townoflind.org/author/djones387/>)

**PUBLIC HEARING TOWN OF LIND
LIND TOWN HALL,
MONDAY, SEPTEMBER 12TH, 2022
AT 6:00 P.M.**

PRESENT: Steve Gall, Ken Barrows, Cindy Hardy, Colleen McCoy, Andy Jensen. A list of others attending are in the roll call book.

APPROVE OR AMEND AGENDA: It was moved by Jensen, seconded by Hardy to approve the agenda as printed. Motion carried with voice vote.

DISCUSS AMENDMENT TO THE COMPREHENSIVE PLAN FOR E3299 Crystal Rd. Parcel 12-09-22-5: The comprehensive plan changes for E3299 Crystal Rd., Parcel 12-09-22-5 is to be able to split the property per court order. Discussion was held.

ADJOURNMENT: It was moved by Gall, seconded by Hardy to adjourn.

Colleen McCoy, WCMC
Clerk
Town of Lind

Past Special Meeting Minutes (<http://townoflind.org/category/past-special-meeting-minutes/>)

← Agenda – Tuesday, September 27, 2022 (<http://townoflind.org/agenda-tuesday-september-27-2022/>)

September 12, 2022 Minutes →
(<http://townoflind.org/september-12-2022-minutes/>)

RESOLUTION NO. 28 (2022-2023)
TO AMEND WAUPACA COUNTY
ORDINANCE NO. 45 OF THE GENERAL CODE OF ORDINANCES
COMPREHENSIVE PLAN MAP

The County Board of Supervisors of Waupaca County, Wisconsin, does ordain as follows:

WHEREAS, Wisconsin Statutes 66.1001 authorizes Waupaca County to adopt and amend a comprehensive plan map, and

WHEREAS, Waupaca County has adopted written procedures designed to foster public participation at every stage of the comprehensive plan amendment process as required by section 66.1001(4)(a), Wisconsin Statutes, and

WHEREAS, the Planning and Zoning Committee held a public hearing on November 1, 2022 for amendment to the Preferred Land Use Map:

PLUM-008-2022: The Town of Matteson, to amend the preferred land use category and to remove part of a parcel located in the SE ¼ of the SE ¼ of Section 30, Town of Matteson (prt parcel 14-30-44-4), lying along Kluth Road, Waupaca County, Wisconsin, from the Farmland Preservation Overlay and amend the preferred land use classification from Agriculture to Residential on approximately one tenth (0.13) of an acre.

PLUM-009-2022: The Town of Lebanon, to amend the preferred land use category and to remove part of a parcel located in the SE ¼ of the NE ¼ of Section 27, Town of Lebanon (prt parcel 11-27-14-3), lying along Worm Road, Waupaca County, Wisconsin, from the Farmland Preservation Overlay and to amend the preferred land use classification from Agriculture to Residential on approximately one and one half (1.47) acre.

PLUM-010-2022: The Town of Lind, to remove a parcel located in the NW ¼ of the NW ¼ of Section 9, Town of Lind (parcel 12-09-22-5), lying along Crystal Road, Fire Number E3299, Waupaca County, Wisconsin, from the Farmland Preservation Overlay on approximately twenty-five (25) acres.

WHEREAS, the attached comprehensive plan amendments were approved and deemed to be consistent with the overall planning goals and objectives by the respective township of origin.

NOW, THEREFORE, LET IT BE RESOLVED that the Waupaca County Board of Supervisors adopts an Ordinance amending the Comprehensive Plan Map as originally adopted in Ordinance #45 and has been from time to time amended as follows: See attached documents

Passed this 20th day of December, 2022

_____Ayes _____Nays

ATTEST:

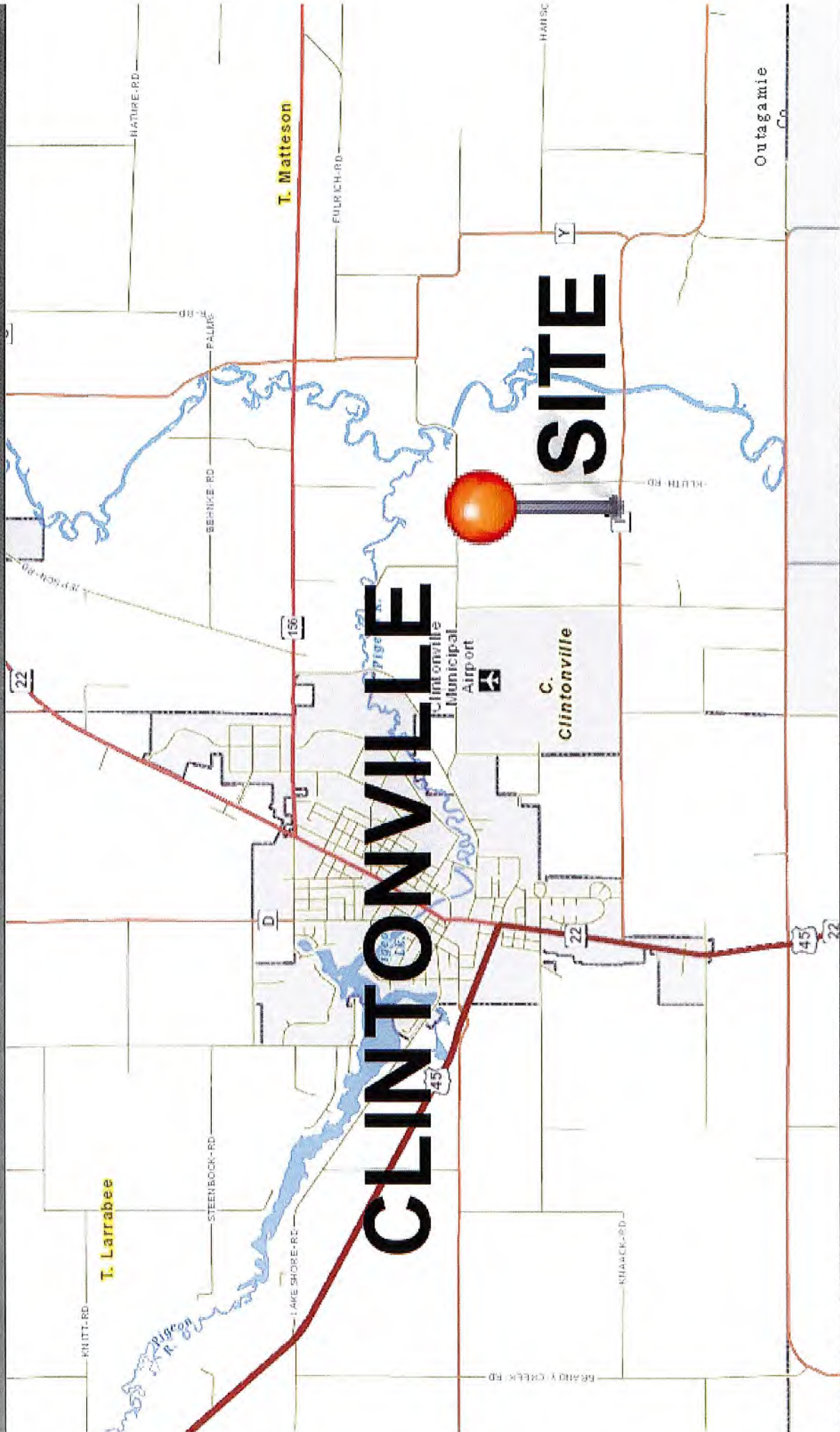
APPROVED AS TO FORM:

Kristy K. Opperman
Waupaca County Clerk

Diane L. Meulemans
Corporation Counsel

RECOMMENDED FOR INTRODUCTION
BY THE WAUPACA COUNTY
PLANNING & ZONING AND
LEGISLATIVE, JUDICIAL, ETHICS,
SAFETY & SECURITY COMMITTEES

KAUTZ, RYON & JODIE; E10046 COUNTY RD I; SEC 30, MATTESON



8/5/2022, 7:37:10 AM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/land_information/index.php
Map.Key

- Zoning Collector GPS
- Unincorporated Areas: 144K - 72K
- State Natural Areas: 72K

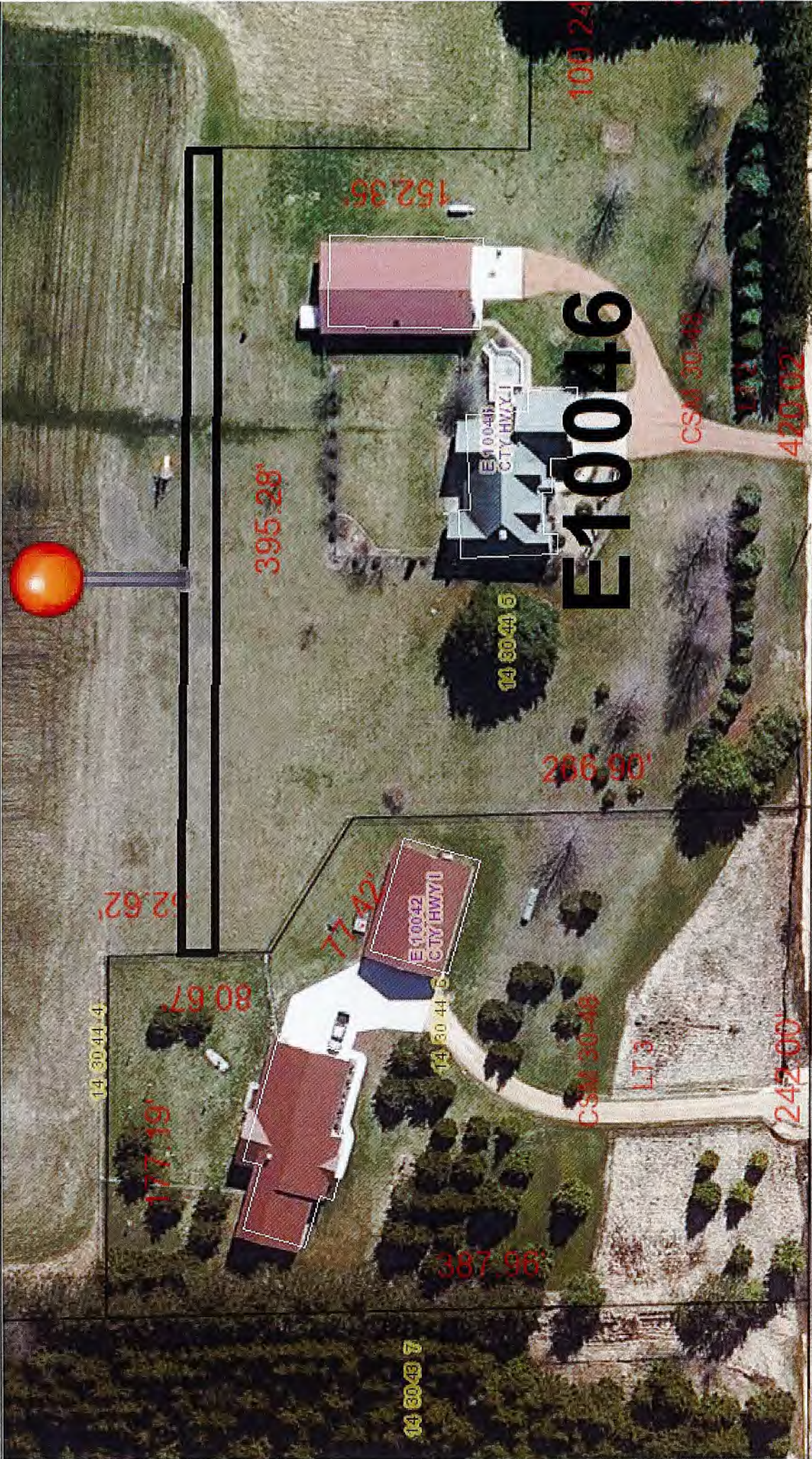
Map Data Sources --> Waupaca County Land Information



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM.

KAUTZ, RYON & JODIE; E10046 COUNTY RD I; SEC 30, MATTESON



8/5/2022, 7:35:10 AM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/and_information/index.php
Map Key

Facilities - Building (2018 LiDAR)

● Zoning Collector GPS

Addresses

Map Data Sources --> Waupaca County Land Information



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM.

Waupaca County Zoning Map Amendment Application

Fee _____ Check # _____

ATF

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Applicant Information (check the box for who will be appearing at the public hearing)

Owner: E-mail Address: rjkautz@frontiernet.net
Last Name: Kautz First Name: Ryon Phone #: 715-851-2970
Address: E10046 Cty Rd I City: Clintonville State & Zip: WI 54929

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: garyz@martenson-eisele.com
Last Name: Zahringer First Name: Gary Phone #: 920-731-0381
Address: 1377 Midway Rd City: Menasha State & Zip: WI 54952

Property Information

Parcel Number: pt 14 - 30 - 44 - 4 - Size of Parcel: 27.9 Physical Address: _____

List Parcel Numbers if more than one, attach a list if necessary. _____

Current Zoning District: AR Current Use and Improvements: _____

Map Amendment Information


Proposed Zoning District: RR Proposed Use: (State exactly what use is intended for the property.) _____

Are there current non-conforming structures and/or uses on the property? Yes No If "Yes", please describe:

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.

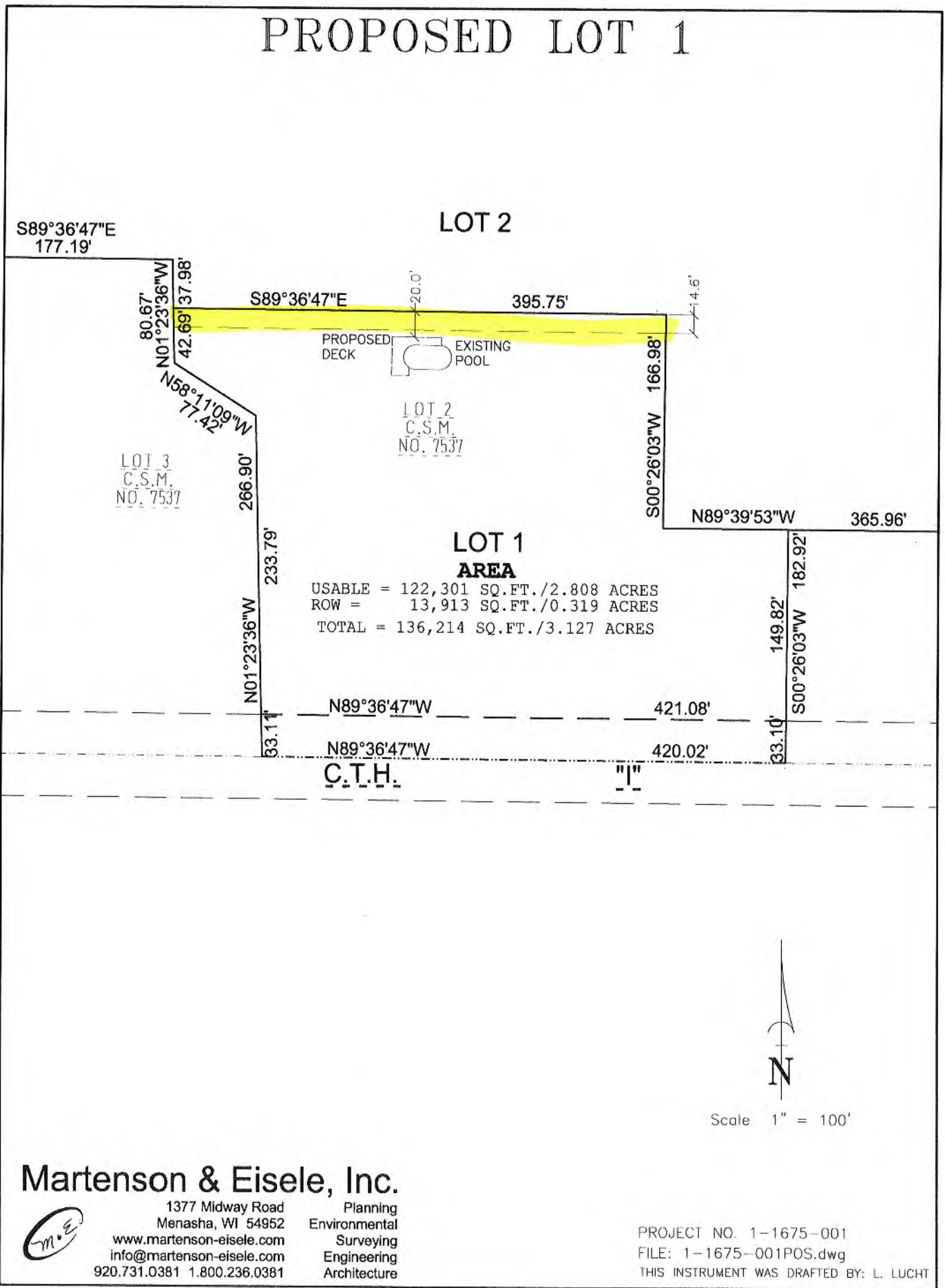
Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time that the Planning & Zoning Committee will conduct an inspection of the property and hold the subsequent hearing at the Waupaca County Courthouse. You or your agent are required to attend both the on-site and hearing.

The signing of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

Property Owner Signature:  Date: 7-27-22
Agent Signature: _____ Date: _____

AUG 03 2022

PROPOSED LOT 1



Martenson & Eisele, Inc.



1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

PROJECT NO. 1-1675-001
 FILE: 1-1675-001POS.dwg
 THIS INSTRUMENT WAS DRAFTED BY: L. LUCHT



REZONING LEGAL DESCRIPTION CURRENTLY ZONED AR TO BE REZONED TO RR

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7537, RECORDED AS DOCUMENT NO. 827465, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 30, TOWNSHIP 25 NORTH, RANGE 15 EAST, TOWN OF MATTESON, WAUPACA COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP NO. 7537; THENCE NORTH 89 DEGREES 36 MINUTES 33 SECONDS WEST, ALONG A NORTH LINE OF SAID LOT 2, A DISTANCE OF 395.28 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 22 SECONDS WEST, ALONG A WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 7537, A DISTANCE OF 14.56 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 33 SECONDS EAST, A DISTANCE OF 395.75 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 14.56 FEET TO THE POINT OF BEGINNING. CONTAINING 5,758 SQUARE FEET.

PROJECT NO. 1-1675-001
DATE: August 3, 2022
FILE: Q:\1-1675-001\Rezoning\Rezoning LegalDesc.doc
A.Sedlar



TOWN RECOMMENDATION FORM

AMG 03 2022

For Waupaca County Zoning Map Amendment Petition

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE WAUPACA COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 715-258-6255

Petitioner Information

Owner: _____ E-mail Address: rjkautz@frontiernet.net
 Last Name: Kautz First Name: Ryon Phone #: 715-851-2970
 Address: E10046 Cty Rd I City: Clintonville State & Zip: WI 54929

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: _____ E-mail Address: garyz@martenson-eisele.com
 Last Name: Zahringer First Name: Gary Phone #: (920) -731-0381
 Address: 1377 Midway Road City: Menasha State & Zip: WI 54952

Property Information

Parcel Number: N14 - 30 - 44 - 4 - Size of Parcel: 27.9
 Location: (Gov. Lot _____ or SE 1/4, SE 1/4), Section 30, T 25 N, R 15 E, Town of Metteson

Zoning Information

- | | |
|---|---|
| Current Zoning District: (check) | Proposed Zoning District: (check) |
| <input type="checkbox"/> Private Recreation & Forestry (PVRF) | <input type="checkbox"/> Private Recreation & Forestry (PVRF) |
| <input type="checkbox"/> Public Recreation & Forestry (PURF) | <input type="checkbox"/> Public Recreation & Forestry (PURF) |
| <input type="checkbox"/> Agriculture Enterprise (AE) | <input type="checkbox"/> Agriculture Enterprise (AE) |
| <input checked="" type="checkbox"/> Agriculture Retention (AR) | <input type="checkbox"/> Agriculture Retention (AR) |
| <input type="checkbox"/> Agriculture & Woodland Transition (AWT) | <input type="checkbox"/> Agriculture & Woodland Transition (AWT) |
| <input type="checkbox"/> Rural Residential (RR) | <input checked="" type="checkbox"/> Rural Residential (RR) |
| <input type="checkbox"/> Sewered Residential Single Family 10000 sq ft min. (SR-10) | <input type="checkbox"/> Sewered Residential Single Family 10000 sq ft min. (SR-10) |
| <input type="checkbox"/> Sewered Residential Single Family 20000 sq ft min. (SR-20) | <input type="checkbox"/> Sewered Residential Single Family 20000 sq ft min. (SR-20) |
| <input type="checkbox"/> Sewered Residential Multi-Family (SR-M) | <input type="checkbox"/> Sewered Residential Multi-Family (SR-M) |
| <input type="checkbox"/> Planned Residential Development (PD) | <input type="checkbox"/> Planned Residential Development (PD) |
| <input type="checkbox"/> Rural Commercial Neighborhood (RC-N) | <input type="checkbox"/> Rural Commercial Neighborhood (RC-N) |
| <input type="checkbox"/> Rural Commercial General (RC-G) | <input type="checkbox"/> Rural Commercial General (RC-G) |
| <input type="checkbox"/> Rural Industrial General (RI-G) | <input type="checkbox"/> Rural Industrial General (RI-G) |
| <input type="checkbox"/> Rural Industrial Intensive (RI-I) | <input type="checkbox"/> Rural Industrial Intensive (RI-I) |

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.

For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT -

What will be the proposed use(s) of the parcel if the rezoning is approved?
Residential

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWNSHIP -

What are the existing use(s) of adjacent lands to this parcel and are they compatible?
Residential and Agricultural

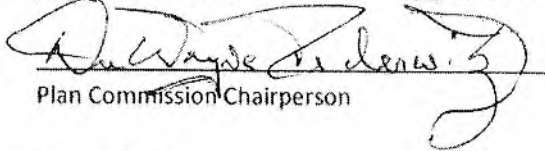
Is the proposal consistent with the Preferred Land Use Map as found in the Town Comprehensive Plan? Yes No
Explain:

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? Yes No (Please give detailed information including page numbers from the comprehensive plan supporting the recommendation) Explain:

Please attach any additional comments, minutes, or information further supporting the recommendation.)

Town Plan Commission

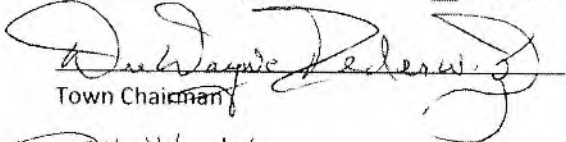
Recommend Approval Recommend Denial


Plan Commission Chairperson

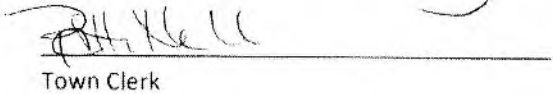
Date: 8-17-2022

Town Board

Recommend Approval Recommend Denial


Town Chairman

Date: 9-15-2022


Town Clerk

Date: 9/15/22

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings and conditional use permits to the Waupaca county Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the county review process will continue without Town feedback.

PETITION FOR ZONING MAP AMENDMENT

RYON & JODIE KAUTZ

November 1, 2022

Prepared by the Waupaca County Planning and Zoning Office
811 Harding Street, Waupaca, WI 54981 (715) 258-6255

SUMMARY OF RECORD

Request:

Applicant requests approval of a petition for a Zone Map Amendment from Agriculture Retention (AR) to Rural Residential (RR) on approximately one tenth (0.13) of an acre to accommodate a boundary line adjustment.

Legal Description:

Located in part of the SE ¼ of the SE ¼ of Section 30, Town of Matteson (prt parcel 14-30-44-4, lying along Kluth Road, Waupaca County, Wisconsin.

Exhibits:

1. Petition for Zoning Map Amendment application received by the Planning & Zoning Office on August 3, 2022.
2. Town Recommendation form completed by the Town Plan Commission on August 17, 2022 and the Town Board on September 15, 2022.
3. Zoning and location maps.
4. Site plan including combination description that needs to be recorded on a deed after the zone map amendment is completed.

Based on the exhibits, the Planning and Zoning Office offers the following Findings and Conclusions:

FINDINGS

Project Background:

1. *Proposal.* Applicant requests approval of a petition for a Zone Map Amendment from Agriculture Retention (AR) to Rural Residential (RR) on approximately one tenth (0.13) of an acre to accommodate a boundary line adjustment. The applicant owns both properties but needed to adjust the dividing line to accommodate a pool and its accessory deck
2. *Permit Processing.* The Petition for Zoning Map Amendment was received by Waupaca County on August 17, 2022. Town Recommendation form completed by the Town Plan Commission on August 17, 2022 and the Town Board on September 15, 2022.
3. *Site Characteristics.* The subject property is utilized in part for agriculture and parts are maintained as woods. There is a pond and waterway that bisects the property. The impacted area is immediately adjacent to the applicant's parcel that has their dwelling on it. The boundary line adjustment is to give room for a pool and accessory decking.

4. *Adjacent Land Uses and Zoning.* Adjacent parcels are zoned as Rural Residential (RR) and Agriculture Retention (AR). The surrounding area is used mostly for agriculture and residential use.
5. *Town of Matteson Recommendation.* The Town of Matteson Planning Commission and Town Board have both recommended approval of this request.
6. *Consistency with the Town of Matteson Comprehensive Plan.* The Town of Matteson's Preferred Land Use Map has been amended for this area to be preferred for Residential to accommodate this request.
7. *Consistency with Waupaca County Comprehensive Plan.* The County's Comprehensive Plan is proposed to be amended to Residential at this meeting to accommodate this request.

CONCLUSIONS

Jurisdiction

Pursuant to Section 14.5(2) of the Waupaca County Zoning Ordinance, the Waupaca County Planning and Zoning Committee has decision making authority on Petitions for Zoning Map Amendment.

Criteria of Approval

- A. Required Showing for a Petition for Zoning Map Amendment: The proposal must demonstrate consistency for approval of a Petition for Zoning Map Amendment:
- The proposed action is consistent with the Waupaca County Comprehensive Plan.
 - The proposed action is consistent with the Local/Town Comprehensive plan (as determined by the Township).
 - The proposed action will have no unreasonable adverse impact on the surrounding land uses.

Conclusions Based on Findings

The proposal is consistent with and will have no unreasonable adverse impact on the public health, safety, and welfare: Granting approval of the Petition for Zoning Map Amendment request will not adversely affect the uses of surrounding properties.

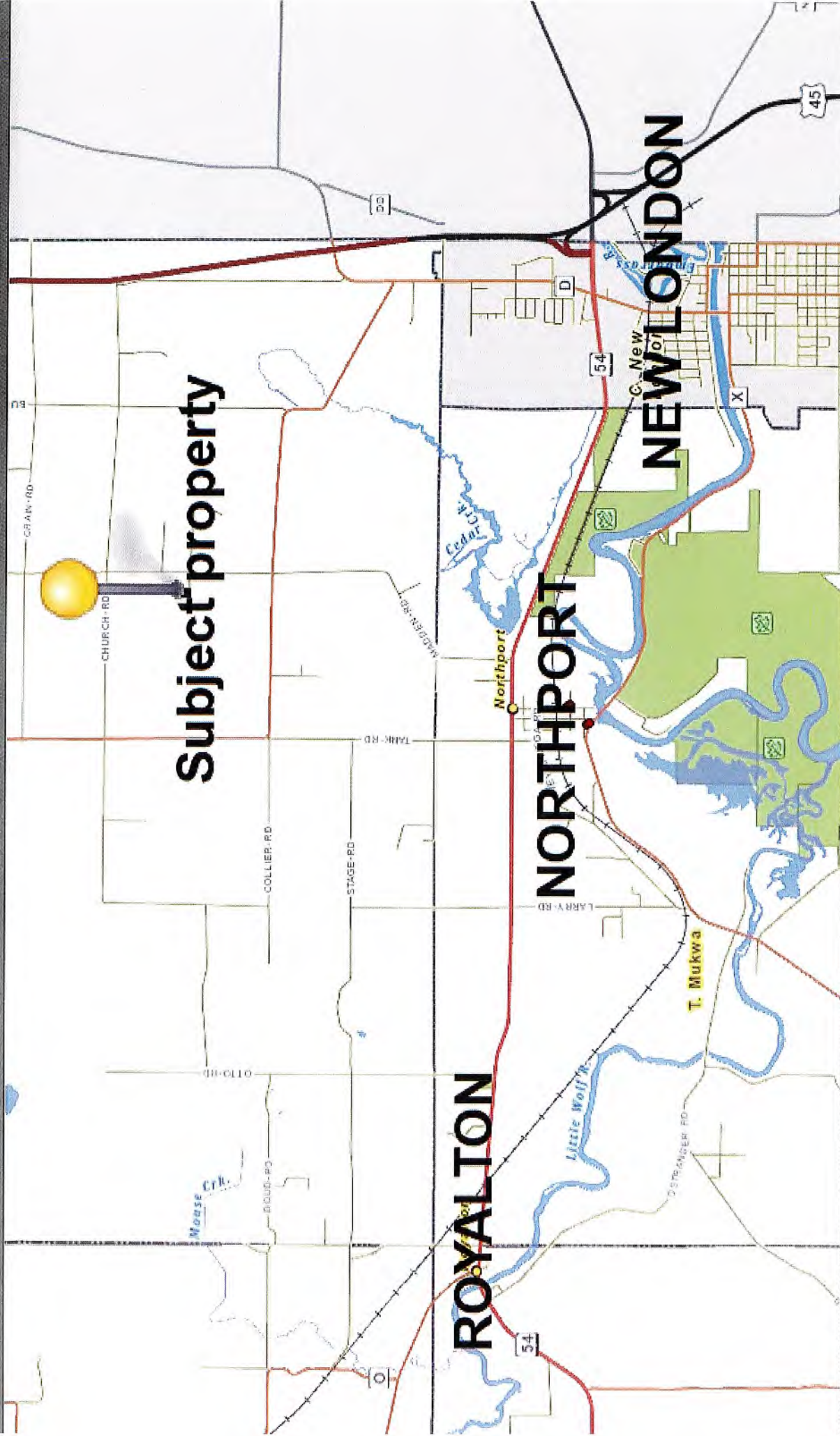
RECOMMENDATION

Upon consideration of the above Findings and Conclusions, the Planning and Zoning Office recommends **approval** of the Petition for Zoning Map Amendment.



Jason Snyder, Zoning Administrator

BLECK, THOMAS & JERROLD; WORM RD, SEC. 27, LEBANON



7/22/2022, 12:12:20 PM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/land_information/index.php

Map Key

- Zoning Collector GPS
- Unincorporated Areas: 144K - 72K
- State Natural Areas: 72K

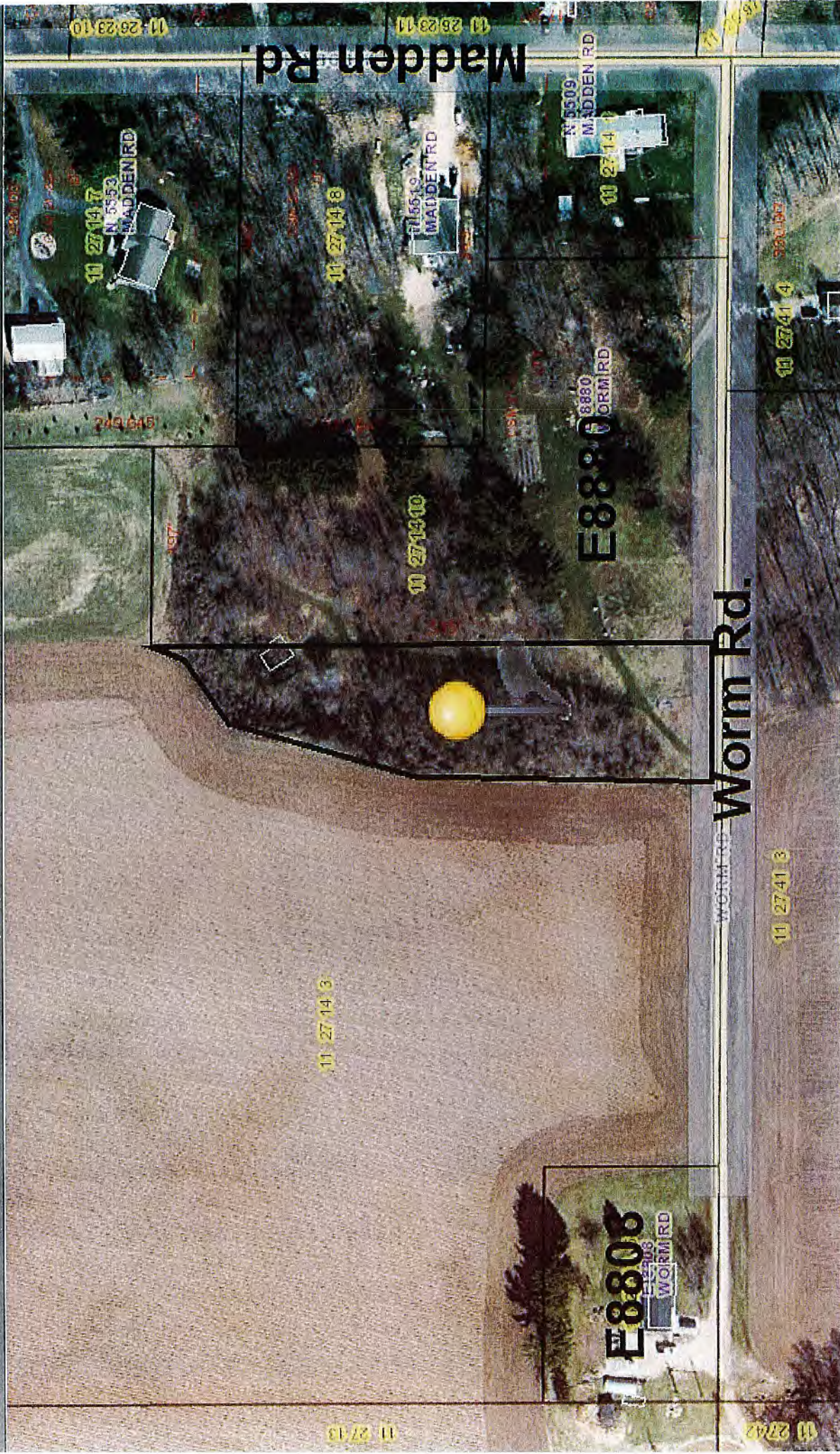
Map Data Sources -> Waupaca County Land Information



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM.

BLECK, THOMAS & JERROLD; WORM RD, SEC. 27, LEBANON



Map Data Sources --> Waupaca County Land Information

7/22/2022, 12:07:56 PM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/and_informati on/index.php
 Map_Key

Facilities - Building (2018 LIDAR)

- Zoning Collector GPS

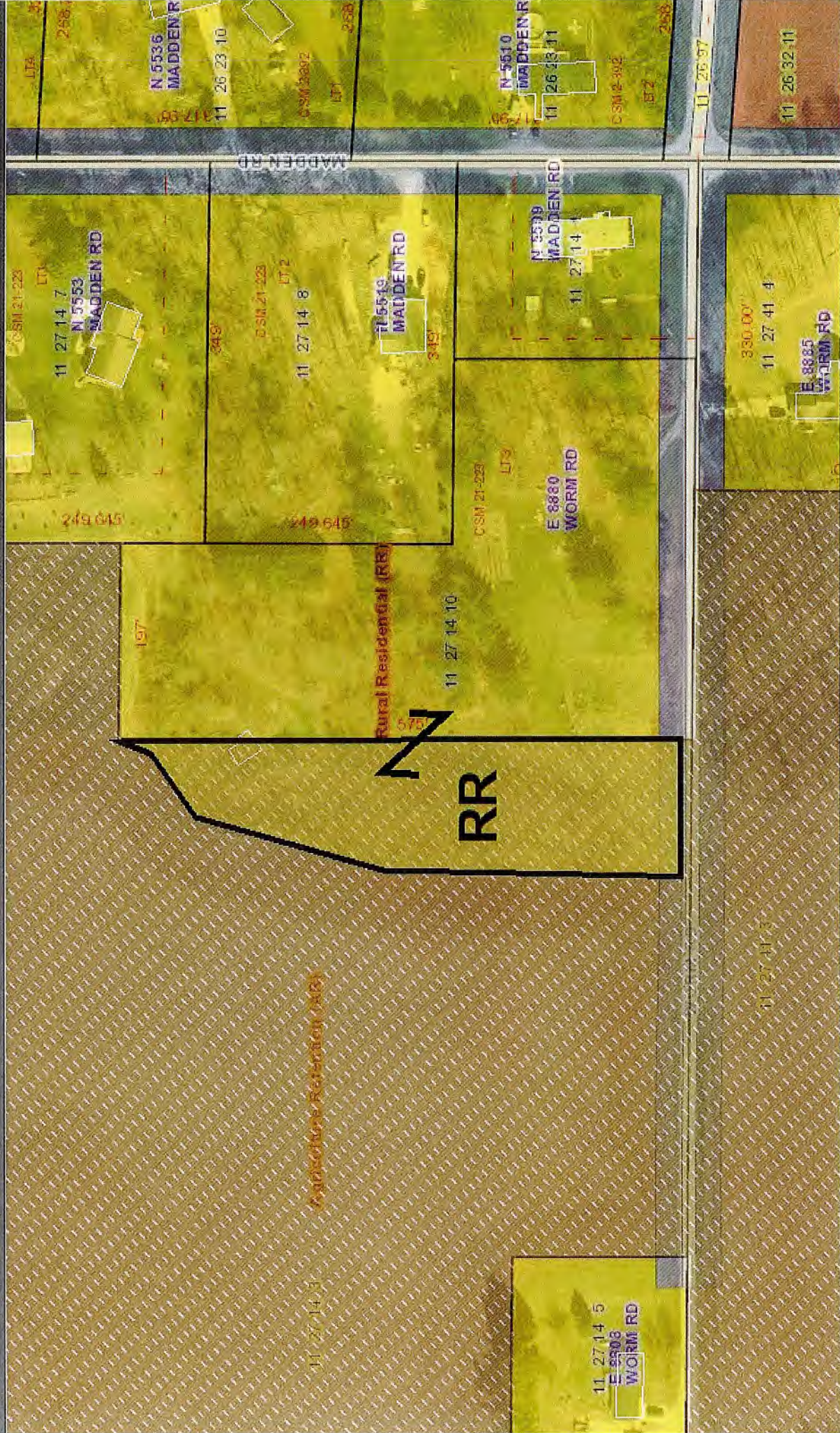
Addresses



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE REIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVISE TO CONFIRM

Proposed Zone Map Amendment Ag Retention (AR) to Rural Residential (RR)



Map Data Sources --> Waupaca County Land Information

7/22/2022, 12:02:34 PM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/and_informaton/index.php
Map Key

Facilities - Building (2018 LIDAR)

● Zoning Collector GPS

■ Farmland Preservation Area



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACT OR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM

JUL 15 2022

Waupaca County Zoning Map Amendment Application

Fee _____ Check # _____ ATF

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Applicant Information (check the box for who will be appearing at the public hearing)

Owner: E-mail Address: _____

Last Name: Bleck First Name: Thomas + Jerrald Phone #: 920-982-2102

Address: N5459 CT-T City: New London State & Zip: WI 54961

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____

Last Name: _____ First Name: _____ Phone #: _____

Address: _____ City: _____ State & Zip: _____

Property Information

Parcel Number: PM11-27-14-3 - Size of Parcel: 1.470 Physical Address: _____

List Parcel Numbers if more than one, attach a list if necessary. _____

Current Zoning District: Sec-27 Current Use and Improvements: _____

Map Amendment Information

Proposed Zoning District: RR Proposed Use: (State exactly what use is intended for the property.) _____

Are there current non-conforming structures and/or uses on the property? Yes No If "Yes", please describe: _____

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.

Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time that the Planning & Zoning Committee will conduct an inspection of the property and hold the subsequent hearing at the Waupaca County Courthouse. You or your agent are required to attend both the on-site and hearing.

The signing of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

Property Owner Signature: Thomas & Jerrald Bleck Date: 6-11-22
Agent Signature: _____ Date: _____

TOWN RECOMMENDATION FORM

JUL 15 2022

For Waupaca County Zoning Map Amendment Petition

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE WAUPACA COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 715-258-6255

Petitioner Information

Owner: E-mail Address: _____
Last Name: Bleck First Name: Thomas Phone #: 920-982-2162
Address: N5459CTT City: New London State & Zip: 54961 WI

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____
Last Name: _____ First Name: _____ Phone #: _____
Address: _____ City: _____ State & Zip: _____

Property Information

Parcel Number PRT11-27-14-3 - Size of Parcel: 1.47

Location: (Gov. Lot S or SE 1/4 NE 1/4), Section 27, T 23 N, R 14 E, Town of Lebanon

Zoning Information

Current Zoning District: (check)

- Private Recreation & Forestry (PVRF)
- Public Recreation & Forestry (PURF)
- Agriculture Enterprise (AE)
- Agriculture Retention (AR)
- Agriculture & Woodland Transition (AWT)
- Rural Residential (RR)
- Sewered Residential Single Family 10000 sq ft min. (SR-10)
- Sewered Residential Single Family 20000 sq ft min. (SR-20)
- Sewered Residential Multi-Family (SR-M)
- Planned Residential Development (PD)
- Rural Commercial Neighborhood (RC-N)
- Rural Commercial General (RC-G)
- Rural Industrial General (RI-G)
- Rural Industrial Intensive (RI-I)

Proposed Zoning District: (check)

- Private Recreation & Forestry (PVRF)
- Public Recreation & Forestry (PURF)
- Agriculture Enterprise (AE)
- Agriculture Retention (AR)
- Agriculture & Woodland Transition (AWT)
- Rural Residential (RR)
- Sewered Residential Single Family 10000 sq ft min. (SR-10)
- Sewered Residential Single Family 20000 sq ft min. (SR-20)
- Sewered Residential Multi-Family (SR-M)
- Planned Residential Development (PD)
- Rural Commercial Neighborhood (RC-N)
- Rural Commercial General (RC-G)
- Rural Industrial General (RI-G)
- Rural Industrial Intensive (RI-I)

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.

For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

JUL 15 2022

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT -

What will be the proposed use(s) of the parcel if the rezoning is approved?

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWNSHIP -

What are the existing use(s) of adjacent lands to this parcel and are they compatible?

Is the proposal consistent with the Preferred Land Use Map as found in the Town Comprehensive Plan? Yes No
Explain:

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? Yes No (Please give detailed information including page numbers from the comprehensive plan supporting the recommendation) Explain:

Please attach any additional comments, minutes, or information further supporting the recommendation.)

Town Plan Commission

Recommend Approval Recommend Denial

Donald Laughlin Date: 8-15-2022
Plan Commission Chairperson

Town Board

Recommend Approval Recommend Denial

Alan C. J. L. Date: 8-15-2022
Town Chairman

Mary Schoenwald Date: 8-15-2022
Town Clerk

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings and conditional use permits to the Waupaca county Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the county review process will continue without Town feedback.

PETITION FOR ZONING MAP AMENDMENT

JERROD & THOMAS BLECK

November 1, 2022

Prepared by the Waupaca County Planning and Zoning Office
811 Harding Street, Waupaca, WI 54981 (715) 258-6255

SUMMARY OF RECORD

Request:

Applicant requests approval of a petition for a Zone Map Amendment from Agriculture Retention (AR) to Rural Residential (RR) on approximately one and one half (1.47) acre to facilitate a sale of a portion of the parcel.

Legal Description:

Located in part of in the SE ¼ of the NE ¼ of Section 27, Town of Lebanon (prt parcel 11-27-14-3), lying along Worm Road, Waupaca County, Wisconsin.

Exhibits:

1. Petition for Zoning Map Amendment application received by the Planning & Zoning Office on July 15, 2022.
2. Town Recommendation form completed by the Town Plan Commission and the Town Board on August 15, 2022.
3. Zoning and location maps.
4. Preliminary certified survey map.

Based on the exhibits, the Planning and Zoning Office offers the following Findings and Conclusions:

FINDINGS

Project Background:

1. *Proposal.* Applicant requests approval of a petition for a Zone Map Amendment from Agriculture Retention (AR) to Rural Residential (RR) on approximately one and one half (1.47) acre to facilitate a sale of a portion of the parcel.
2. *Permit Processing.* The Petition for Zoning Map Amendment was received by Waupaca County on July 15, 2022. Town Recommendation form completed by the Town Plan Commission and the Town Board on August 15, 2022.
3. *Site Characteristics.* The subject property is utilized for agriculture. The part of the parcel that is proposed to be amended and sold to the neighboring property to the east is maintained in woods and drops off considerably from where the field is cropped.
4. *Adjacent Land Uses and Zoning.* Adjacent parcels are zoned as Rural Residential (RR), Agriculture Retention (AR), and Agriculture Enterprise (AE). The surrounding area is used mostly for agriculture and residential use.

5. *Town of Lebanon Recommendation.* The Town of Lebanon Planning Commission and Town Board have both recommended approval of this request.
6. *Consistency with the Town of Lebanon Comprehensive Plan.* The Town of Lebanon's Preferred Land Use Map has been amended for this area to be preferred for Residential to accommodate this request.
7. *Consistency with Waupaca County Comprehensive Plan.* The County's Comprehensive Plan is proposed to be amended to Residential at this meeting to accommodate this request.

CONCLUSIONS

Jurisdiction

Pursuant to Section 14.5(2) of the Waupaca County Zoning Ordinance, the Waupaca County Planning and Zoning Committee has decision making authority on Petitions for Zoning Map Amendment.

Criteria of Approval

- A. Required Showing for a Petition for Zoning Map Amendment: The proposal must demonstrate consistency for approval of a Petition for Zoning Map Amendment:
- The proposed action is consistent with the Waupaca County Comprehensive Plan.
 - The proposed action is consistent with the Local/Town Comprehensive plan (as determined by the Township).
 - The proposed action will have no unreasonable adverse impact on the surrounding land uses.

Conclusions Based on Findings

The proposal is consistent with and will have no unreasonable adverse impact on the public health, safety, and welfare: Granting approval of the Petition for Zoning Map Amendment request will not adversely affect the uses of surrounding properties.

RECOMMENDATION

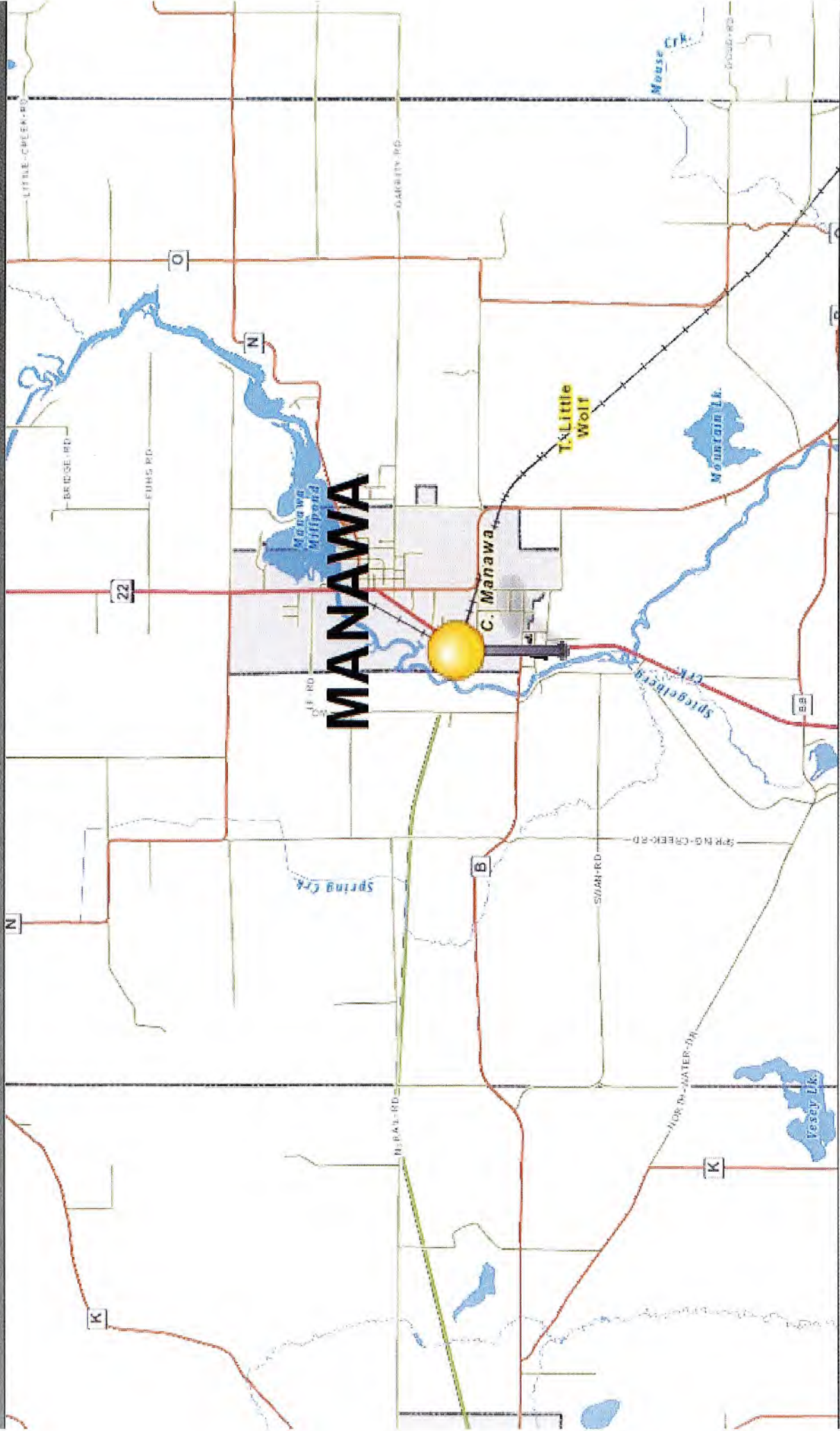
Upon consideration of the above Findings and Conclusions, the Planning and Zoning Office recommends **approval** of the Petition for Zoning Map Amendment.



Jason Snyder, Zoning Administrator

JERRY & BETTY BEYER; N5773 ST RD 22-110; SEC 21, TOWN OF LITTLE WOLF

Waupaca County, WI



Map Data Sources -> Waupaca County Land Information

7/22/2022, 1:57:32 PM

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/land_information/index.php

Map Key

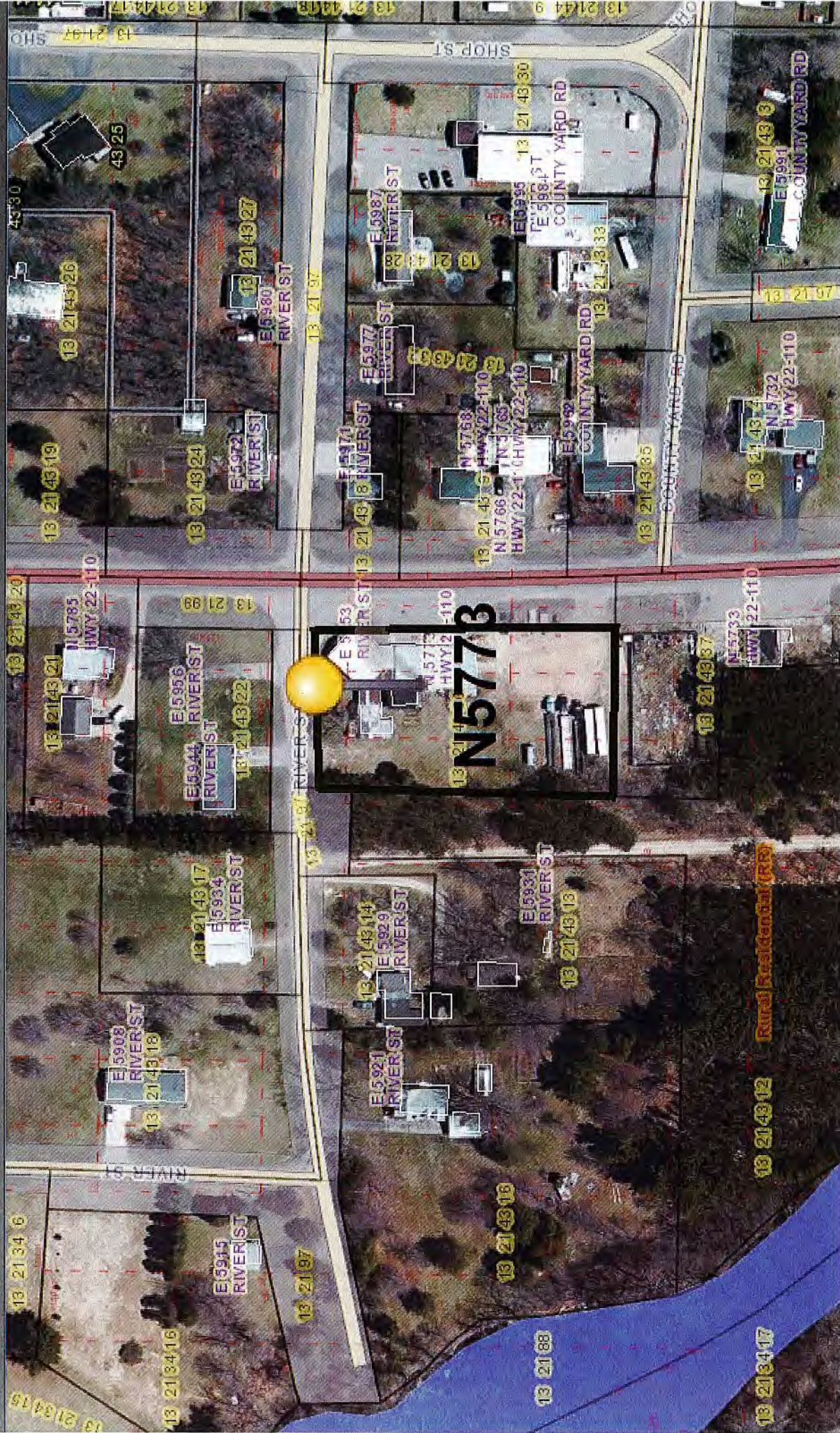
- Zoning Collector GPS
- Unincorporated Areas: 144K - 72K
- State Natural Areas: 72K



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACT OR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVISE TO CONFIRM.

JERRY & BETTY BEYER; N5773 ST RD 22-110; SEC 21, TOWN OF LITTLE WOLF



7/22/2022, 1:36:13 PM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/and_information/index.php
Map Key

Facilities - Building (2018 LIDAR)

● Zoning Collector GPS

■ Farmland Preservation Area

Map Data Sources --> Waupaca County Land Information



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM.

JUL 20 2022

Waupaca County Conditional Use Permit Application

Fee \$ 800 Check # _____

ATF

Certain uses are of such nature or their effects are so dependent upon specific circumstances as to make impractical the determination in advance of where, when, or under what conditions they should be permitted. Conditional uses are land uses listed as such in each zoning district. They may be established only upon approval by the Planning & Zoning Committee. In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Applicant Information (check the box for who will be appearing at the public hearing)

Owner: E-mail Address: _____
Last Name: Beyer First Name: Jerry Phone #: 920-915-3858
Address: 120 Euclid Ave City: MANAWA State & Zip: WI 54949

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____
Last Name: _____ First Name: _____ Phone #: _____
Address: _____ City: _____ State & Zip: _____

Property Information:

Parcel Number: 13 - 21 - 43 - 36 - Size of Parcel: 1.5 Physical Address: N 5773 STATE RD, 110
Location: (Gov. Lot _____ or SW 1/4 SE 1/4), Section 21, T 23 N, R 13 E, Town of LITTLE WOLF
Current Zoning District: RC-N Current Use and Improvements: STORAGE

Proposed Project:

Conditional Use requested per Section 4.63 Waupaca County Zoning Ordinance. Proposed Use: (Include information from Page 2 for General/design and/or operational standards as it pertains to the specific zoning districts standards.)

Garage Sales

Are there current non-conforming structures and/or uses on the property? Yes No If "Yes", please describe:

Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time that the Planning & Zoning Committee will conduct an inspection of the property and hold the subsequent hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.

The signing of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

Property Owner Signature Jerry M Beyer Date 7-28-2022
Agent Signature: _____ Date _____

Planning and Zoning



7/20/2022, 8:31:56 AM

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/land_information/index.php

Map Key

Facilities - Building (2018 LiDAR)

● Zoning Collector GPS

Addresses

Map Data Sources

Waupaca County Land Information

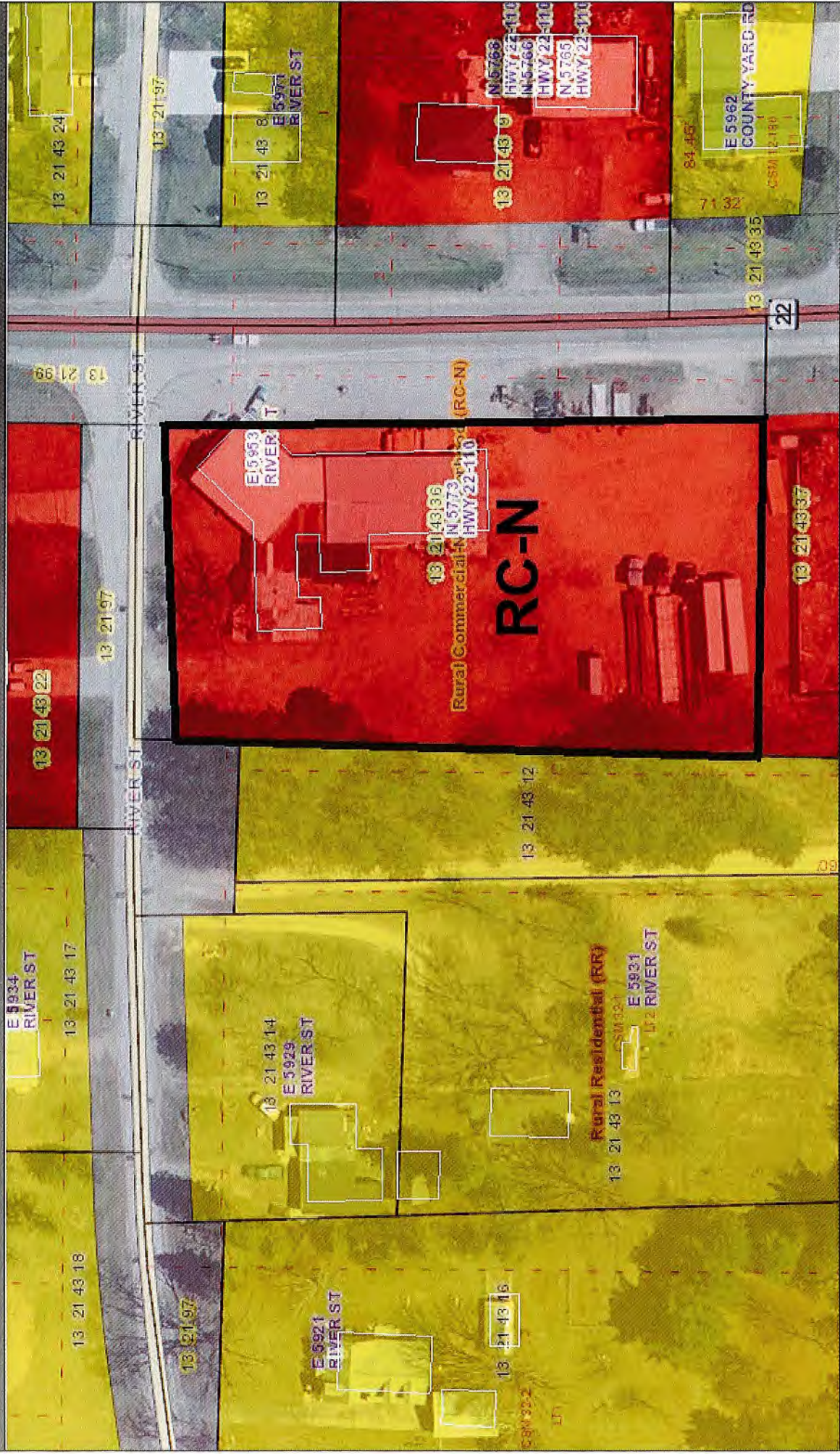
JUL 20 2022



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM

Zoning District: Rural Commercial Neighborhood (RC-N)



7/22/2022, 1:31:40 PM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/information/index.php
 Map Key

Facilities - Building (2018 LIDAR)

● Zoning Collector GPS

■ Farmland Preservation Area

Addresses

Map Data Sources -> Waupaca County Land Information



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM AND INSURE ACCURACY OF A GIVEN PARCEL DESCRIPTION.

5.0 Zoning District Permitted and Conditional Uses

The following table identifies the Permitted (P), and Conditional uses (C) within the Waupaca County Zoning Districts. Definitions and additional requirements for these land uses are included in Section 6.0. See Table 5.1 for Special Regulations for Districts within Farmland Preservation Overlay.

Land Uses	Zoning Districts ⁵													Land Use Definition and Requirements (Section #)																	
	CV	Conservancy District ⁴	PURF	Public Recreation and Forestry	PVRF	Private Recreation and Forestry	AE	Agriculture Enterprise	AR	Agriculture Retention	AWT	Agriculture and Woodland Transition	RR		Rural Residential	SR	Sewered Residential	PD	Planned Residential Development	H	Hamlet ¹	RC-N	Rural Commercial - Neighborhood	RC-G	Rural Commercial - General	RI-G	Rural Industrial - General	RI-I	Rural Industrial - Intensive		
RESIDENTIAL LAND USES														6.5																	
Single Family Residence (Nonfarm)				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P												1
Dwelling less than 22 feet in Width				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C												2	
Two Family Residence (Nonfarm)				P	C	P	P	P	P	C	C	C	C	C	P ¹	P ¹														3	
Multiple Family Residence										C	C	C	C	C	P ¹	P ¹														4	
Nonfarm Residential Cluster																														5	
Lot Clustering Density Bonus					C	C	C	C	C																					6	
Single Family Residence - Accessory to a Principal Commercial Use																		P	C	C										7	
Major Home Occupation				C	C	C	C	C										C												8	
Minor Home Occupation				P	P	P	P	P	P	P	P	P	P	P	P	P	P													9	
Family Day Care Home				C	C	C	C	C	C	C	C	C	C	C	C	C														10	
Bed and Breakfast Establishment				C	C	C	C	C	C	C	C	C	C	C	P	P														11	
Manufactured/Mobile Home Community or Park																C														12	
Temporary Occupancy of RV (over 30 days)				C	C	C	C	C	C							C														13	
COMMERCIAL LAND USES														6.6																	
Personal or Professional Service																P ¹	P ¹	P ¹												1	
Indoor Sales and Service																P ¹	P ¹	P ¹												2	
Medium Indoor Sales and Service																	C	P ¹												3	
Large Indoor Sales and Service																														4	
Long Term Outdoor Display and Sale																		C	C											5	
Indoor Maintenance Service																P ¹	P ¹	P ¹	P ¹	P ¹	P ¹									6	
Outdoor Maintenance Service																		C	C	C	C									7	
In-Vehicle Sales and Service																C	C	C												8	
Commercial Entertainment																C	P ¹	P ¹												9	
Indoor Shooting Ranges for Firearms																		C	C											10	
Commercial Indoor Lodging Facility																C	C	P ¹												11	
Resort Establishment																		C	P ¹											12	
Group Day Care Center Facility																C	P ¹	P ¹												13	
Group Day Care Center Facility - Accessory to a Principal Use		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P													13	
Commercial Animal Facility				C	C	C	C											C	C											14	
Sexually-Oriented Business																			C								P			15	
Personal Storage Facility				C	C	C	C											P	P	P	P									16	
Indoor Storage or Wholesaling																		C	C	C	C									17	
Outdoor Storage or Wholesaling																			C	C	C									18	
Indoor Retail Sales Activity as an Accessory to Industrial or Indoor Storage and Wholesaling																							C	C						19	
Marinas and Boat Liveryes																						C								20	
Mobile Service Facilities & Support Structures ²		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	21	
Commercial Wind Energy Systems			C	C	C	C	C	C											C	C	C	C								22	
General Temporary Outdoor Sales															P	P	P	P	P	P										23	
Off-Site Commercial Parking		C	C	C	C	C									C	C	C	C	C	C	C	C	C	C	C	C	C	C		6.4	

- c. The recreational vehicle shall remain “road ready” at all times.
- d. The wheels or any similar transporting devices of any recreational vehicle shall not be removed except for repair, and any such recreational vehicle shall not be otherwise fixed to the ground in any manner that would prevent ready removal.
- e. The parking of one (1) recreational vehicle in an accessory private garage or building, or in a driveway of an existing residential unit is permitted, provided no living quarter shall be maintained in excess of thirty (30) days during the calendar year, and no business is conducted within the recreational vehicle.

6.6 Commercial Uses

1. **Personal or Professional Service:** Land uses that are exclusively indoor whose primary function is the provision of services directly to an individual on a walk-in or on an appointment basis. Examples of such land uses include, but are not limited to, professional services, insurance services, realty offices, financial services, medical offices and clinics, veterinary clinics, barber shops, beauty shops, and related land uses.

Required parking is one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s).

2. **Indoor Sales and Service:** Land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building with a footprint smaller than twenty thousand (20,000) square feet. This includes general merchandise stores, grocery stores, bait shops, sporting goods stores, antique stores, gift shops, laundromats, artisan and artist studios, bakeries, and the like. Artisan craft production such as consumer ceramics, custom woodworking, or other production activities directly associated with retail sales are regulated as “light industrial activities as an accessory to retail sales or service.”

Required parking is one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s).

3. **Medium Indoor Sales and Service:** Land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building with a footprint of twenty thousand (20,000) square feet to less than fifty thousand (50,000) square feet.

Required parking is one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s).

4. **Large Indoor Sales and Service:** Land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building with a footprint of fifty thousand (50,000) square feet or greater.

Required parking is one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s).

5. **Long-Term Outdoor Display and Sale:** Land uses which conduct sales or display merchandise or equipment on a long-term basis outside of an enclosed building as a

principal accessory use of the lot. Examples of such land uses would include vehicle and equipment sales and rental, used cars sales, manufactured housing sales, monument sales, flea markets, and farmer's markets and garden centers when not meeting the standards for an Agriculture Related Use as described in Section 6.10.3. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a junk or salvage yard or other permanent outdoor land uses specifically defined by the Zoning Ordinance.

Required parking includes one (1) space per three hundred (300) square feet of gross floor area in the principal building(s), plus one (1) space per two thousand (2,000) square feet of outdoor sales or display area.

6. **Indoor Maintenance Service:** Land uses which perform maintenance services, including repair, and contain all operations, except loading, entirely within an enclosed building. Examples of such land uses include, but are not limited to, auto body repair, auto repair and equipment repair.

Required parking is one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s).

7. **Outdoor Maintenance Service:** Land uses which perform maintenance services, including repair, and have all, or any portion of, their operations located outside of an enclosed building. Examples of such land uses include, but are not limited to, auto body repair, auto repair, equipment repair, and towing service. A towing service may not operate a tow yard unless it is properly permitted by Section 6.7.7.

Required parking includes one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s), plus adequate parking for the storage of vehicles awaiting service or pick-up.

8. **In-Vehicle Sales and Service:** Land uses which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include walk-in, drive-in, drive-up, and drive-through facilities, vehicular fuel stations, food trucks or retail vehicles (greater than thirty (30) calendar days), and all forms of car washes.

Required parking is one (1) parking space per one hundred fifty (150) square feet of gross floor area in the principal building(s).

9. **Commercial Entertainment:** Land uses which provide entertainment services. Such activities often have operating hours that extends significantly later than most other commercial land uses. Examples of such land uses include restaurants, banquet halls, beer gardens, taverns, brew pubs, wine pubs, nano-breweries and nano-wineries provided they have a restaurant or tavern, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, and pool halls. Such land uses do not include sexually-oriented businesses. See Section 6.6.15 for applicable regulations.

Required parking is one (1) parking space per every three (3) patron seats or one (1) space per three (3) persons at the maximum capacity of the establishment, whichever is greater.

TOWN RECOMMENDATION FORM

2024. 4. 3 2024

Waupaca County Conditional Use Application within Farmland Preservation

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE CONDITIONAL USE APPLICATION. INCOMPLETE APPLICATIONS MAY BE DELAYED.

Petitioner Information

Owner: _____ E-mail Address: _____

Last Name: Beyer First Name: Sally Phone #: 920-915-3858

Address: 120 Euclid Ave City: Mantua State & Zip: WI 5494

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: _____ E-mail Address: _____

Last Name: _____ First Name: _____ Phone #: _____

Address: _____ City: _____ State & Zip: _____

Property Information

Parcel Number: 13 - 21 - 43 - 36 Size of Parcel: 1.5

Location: (Gov. Lot A or SW 1/4, SE 1/4), Section 21, T 23N, R 13 E, Town of Settle Wolf

Zoning Information

Current Zoning District: (check)

- Private Recreation & Forestry (PVRF)
- Public Recreation & Forestry (PURF)
- Agriculture Enterprise (AE)
- Agriculture Retention (AR)
- Agriculture & Woodland Transition (AWT)
- Rural Residential (RR)
- Sewered Residential Single Family 10000 sq ft min. (SR-10)
- Sewered Residential Single Family 20000 sq ft min. (SR-20)
- Sewered Residential Multi-Family (SR-M)
- Planned Residential Development (PD)
- Rural Commercial Neighborhood (RC-N)
- Rural Commercial General (RC-G)
- Rural Industrial General (RI-G)
- Rural Industrial Intensive (RI-I)

For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

What are the existing use(s) of adjacent lands to this parcel and are they compatible?

Existing uses are another commercial property and residential property. No compatibility issues OR complaints!

Is the proposal consistent with the Town vision statement as found in the Town Comprehensive Plan? Yes No

Explain: The Towns vision was to recognize and respect Land owners' rights to use their property as they see fit.

Town Plan Commission

Recommend Approval

Recommend Denial

Jackie Beyer
Plan Commission Chairperson

Date: 8/11/2022

Town Board

Recommend Approval

Recommend Denial

[Signature]
Town Chairman

Date: 08/14/22

Jackie Beyer
Town Clerk

Date: 8/14/2022

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings and conditional use permits to the Waupaca county Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the county review process will continue without Town feedback.

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

Town of Little Wolf

Meeting Proceedings

Thursday, August 11, 2022

Little Wolf Town Hall

Chairman Moede called the regular monthly meeting to Order at 7:10 pm. Open Meeting Statement was read. Roll call showed Moede via telephone, R. Beyer, Bonikowske, Wilz and Beyer present. There was one resident present.

Beyer/Bonikowske to approve the Agenda. Motion Carried 3-0.

Moede/ Bonikowske to approve the July 14, 2022 Minutes as posted on the website. Motion Carried 3-0. The Clerk reported a brisk day of Election, with a 40% turnout, which is very good for a Primary. The Election Officials did a great job, as usual!

Wilz gave the fund balances. Total cash on hand as of August 6, 2022 was \$464,205.94. The Clerk and the Treasurer reconciled to the bank statement. Beyer/Bonikowske to approve the Treasurers report. Carried 3-0.

Constable: No Report.

Business:

A Temporary License to serve beer at the Manawa Rodeo Grounds on Saturday, September 10, 2022 was received from the WC Republican Party. They will be holding their Rally for Liberty that day. Beyer/Moede to approve the one day License. Carried 3-0.

Update on littering at the boat landing at Fahser's Bridge: R. Beyer and J. Bonikowske cleaned up the garbage on Saturday, August 6, and removed the barrels. As of today, it remains free of garbage.

A Comprehensive Planning Committee meeting took place prior to this night's Town Board Meeting. The Planning Commission recommends the Board APPROVE the application from Jerry Beyer for a Conditional Use Permit to allow Outdoor Sales/Display at his property, located at N5773 State Hwy 22/100, Manawa. Many at the Planning Commission meeting were not happy with the double charge, stating they were never made aware the CUP was necessary. They felt it was overreaching of the Zoning Department. Bonikowske/Moede to approve the CUP for Beyer. Carried 3-0.

Land Use Permits: Permit received for: New home w/garage and other amenities.

Fire Numbers: two new signs requested were put in place.

Fire and Ambulance Commission: The financing for the new fire truck was discussed and decided to go with Premier Community Bank, as they had the best deal for the interest and charges. The Budget for the departments remains a concern, with the inability to raise the towns' levies and the higher cost of fuel, meds, and the need to retain staffing. Next meeting is on Tuesday, August 16, 2022 at 6 pm at Manawa's City Hall. The Fire/Ambulance Board meeting is Open to the Public.

Building Use / Maintenance: The propane tanks have been removed by the purchaser. The quote from Lorge/Strong Plumbing for the new sink and faucet and install was reviewed. Bonikowske/Moede to approve the sink and faucet and install. Carried 3-0.

Roads- All new cross culverts have been paved over. Beyer spoke with Jim Hass to see if the work on his pit is finished. Hass thinks there may be some more screenings coming out. Will keep us updated. Fall ditch mowing discussed. Crack filling/sealing will be done as scheduling permits. The cross culverts that were replaced this summer have been paved over.

Correspondence was reviewed.

Bills and checks were presented for payment. Checks numbering 3692-3712 were presented for payables. Bonikowske/Beyer to approve payment of bills with checks 3692-3712. Carried 3-0.

Moede/Bonikowske to adjourn. Meeting was adjourned at 7:56 pm.

These minutes are subject to board approval.

Respectfully submitted,

Jackie Beyer, Clerk

Rebecca Landre

From: Nicolaus, Kelly - DOT <Kelly.Nicolaus@dot.wi.gov>
Sent: Wednesday, October 19, 2022 10:31 AM
To: Rebecca Landre
Cc: Nicolaus, Kelly - DOT
Subject: RE: Notice of Public Hearing, November 1, 2022, Planning and Zoning Committee

CAUTION: This email originated from outside of the organization.

DO NOT reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. If this email appears suspicious, or is asking you to provide sensitive information, contact the IT HELP DESK for further guidance.

Hi Becky,

We checked the deeds and the current right of way appears to be 50' from the centerline of the highway. Let me know if you have any questions.

Thanks.

*Kelly Nicolaus
Access Management Coordinator
North Central Region - Wisconsin Rapids
Wisconsin Department of Transportation
1681 Second Avenue South
Wisconsin Rapids, WI 54495*

*715-421-8051 Office
kelly.nicolaus@dot.wi.gov*

My hours are Monday - Thursday 6:15 am to 3:15 pm, Friday 6:15 am - 9:15 am

From: Nicolaus, Kelly - DOT <Kelly.Nicolaus@dot.wi.gov>
Sent: Tuesday, October 18, 2022 3:50 PM
To: Rebecca Landre <Rebecca.Landre@co.waupaca.wi.us>
Cc: Nicolaus, Kelly - DOT <Kelly.Nicolaus@dot.wi.gov>
Subject: RE: Notice of Public Hearing, November 1, 2022, Planning and Zoning Committee

Hi Becky,

Thanks for the reminder. I have checked with our right of way folks and the highway right of way line is 50' from the center of the roadway. We are checking the deeds to make sure.

To: 'Nicolaus, Kelly - DOT' <Kelly.Nicolaus@dot.wi.gov>; 'david.meurett@dot.wi.gov' <david.meurett@dot.wi.gov>
Subject: Notice of Public Hearing, November 1, 2022, Planning and Zoning Committee

Attached please find a Notice of Public Hearing for the upcoming Planning and Zoning Committee meeting to be held on November 1, 2022. Please contact our office with any questions. Thank you!

Becky Landre

Waupaca County
Planning and Zoning
811 Harding Street
Waupaca, Wisconsin 54981
715-258-6255 office
715-258-6347 direct
715-258-6212 fax

This message and any included attachments are from Waupaca County and are intended for use of the addressee(s) only and may contain privileged, confidential, or proprietary information that is exempt from disclosure under law. Unauthorized forwarding, printing, copying, distribution or use of such information is strictly prohibited and may be unlawful. If you have received this email in error, or have reason to believe you are not authorized to receive it, please promptly delete this message and notify the sender by email.

CONDITIONAL USE PERMIT APPLICATION

JERRY & BETTY BEYER

November 1, 2022

Prepared by the Waupaca County Planning and Zoning Office
811 Harding Street, Waupaca, WI 54981 (715) 258-6255

SUMMARY OF RECORD

Request:

Applicant requests approval of a Conditional Use Permit (Long Term Outdoor Display and Sale) in the Rural Commercial-Neighborhood (RC-N) District on approximately one and a half (1.6) acres.

Legal Description:

Located in part of in the SE ¼ of the NE ¼ of Section 27, Town of Lebanon (prt parcel 11-27-14-3), lying along Worm Road, Waupaca County, Wisconsin.

Exhibits:

1. The completed Conditional Use Permit application received by the Planning & Zoning Office on July 20, 2022.
2. Town recommendation completed by the Plan Commission and Town Board on August 15, 2022.
3. Ordinance excerpt.
4. Location maps.

Based on the exhibits, the Planning and Zoning Office offers the following Findings and Conclusions:

FINDINGS

Project Background:

1. *Proposal.* Applicant requests approval of a Conditional Use Permit (Long Term Outdoor Display and Sale) in the Rural Commercial-Neighborhood (RC-N) District on approximately one and a half (1.6) acres. Applicant displays outside miscellaneous items that are for sale. This situation came to the attention of the Planning and Zoning Office through several anonymous inquiries and complaints as well as a complaint from the City of Manawa. The complaints were in regard to the condition of the property. An inspection from this office noted that the accumulation of items on the property did not constitute a nuisance violation but that the outdoor display of items for sale did need to be properly permitted.
2. *Permit Type.* According to Table 5.0 and Sec. 6.6(5) of the Waupaca County Zoning Ordinance, Long-term Outdoor Display or Sale requires a Conditional Use Permit in the RC-N district. Conditional Use Permit applications are processed in accordance with Section 14.5 of the Waupaca County Zoning Ordinance.

3. *Permit Processing.* The completed Conditional Use Permit application was received on July 20, 2022. Property owners within 300 feet of the subject property were sent notice of the public hearing on October 7, 2022.
4. *Site Characteristics.* The subject property is located on Hwy 22 just south of the City of Manawa. The property formerly was operated as a tavern. There is a sizable parking area adjacent to the structures on the property used, in part, to display miscellaneous items for sale.
5. *Adjacent Land Uses and Zoning.* Surrounding and adjacent parcels are zoned as Rural Residential (RR) and Rural Commercial Neighborhood (RC-N). Surrounding uses are a mix of residential and commercial uses.
6. *Town of Little Wolf Recommendation.* The Town of Little Wolf Plan Commission and Town Board met on August 14, 2022 and have recommended approval of this request with no conditions. The minutes also reflect that the town would like to see the applicant's after the fact fee returned to him, as no one told him he had to go through this process.
7. *Consistency with the Town of Little Wolf Comprehensive Plan.* The Town of Little Wolf's Preferred Land Use Map is planned for Commercial, which is consistent with this proposal.
8. *Consistency with Waupaca County Comprehensive Plan.* The County Plan reflects the Township's preferred land use designation as Commercial, which is consistent with this proposal.

Consistency with Development Standards:

9. *Zoning.* The subject property is situated in the Rural Commercial Neighborhood (RC-N) District.
 - a. Lot Site Regulation. Structural Setback Regulations.

	RC-N
Lot line setback **	Ten (10) feet
Level I Highway setback (Hwy 22-110)	Fifty (50) feet from the right of way of the road.

- b. Land Use. The proposal will be compliant with the County Zoning Ordinance provided the Conditional Use permit is approved and all conditions applied are adhered to.

c. Chapter 34 Section 6.6(5):

"5. Long-Term Outdoor Display and Sale: Land uses which conduct sales or display merchandise or equipment on a long-term basis outside of an enclosed building as a principal accessory use of the lot. Examples of such land uses would include vehicle and equipment sales and rental, used cars sales, manufactured housing sales, monument sales, flea markets, and farmer's markets and garden centers when not meeting the standards for an Agriculture Related Use as described in Section 6.10.3. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a junk or salvage yard or other permanent outdoor land uses specifically defined by the Zoning Ordinance.

Required parking includes one (1) space per three hundred (300) square feet of gross floor area in the principal building(s), plus one (1) space per two thousand (2,000) square feet of outdoor sales or display area."

CONCLUSIONS

Jurisdiction

Pursuant to Section 14.5 of the Waupaca County Zoning Ordinance, the Waupaca County Planning and Zoning Committee has decision making authority on conditional use permit applications.

Criteria of Approval

A. Required Showing for a Conditional Use Permit: The proposal must demonstrate consistency for approval of a Conditional Use Permit:

- The proposed action is consistent with the Local/Town Comprehensive Plan and the Waupaca County Comprehensive Plan.
- The proposed action is consistent within the zoning district in which it is located and in the vicinity of the subject property.
- The proposed action will have no unreasonable adverse impact on the surrounding land uses which cannot be mitigated through the application of reasonable conditions.
- The proposed conditional use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
- The proposed conditional use will not materially impact the established character and quality of the area, architecture and aesthetics, and is generally compatible with surroundings, traffic impact and circulation, environmental impacts, the demand for related services, the possible hazardous, harmful, noxious, offensive, or nuisance effects resulting from noise, dust, smoke, or odor.
- The proposed conditional use will not substantially increase the erosion potential of the site; negatively affect wetlands, floodplains, or water bodies; or otherwise compromise surface or ground water quality based on topography, drainage, slope, soil type, vegetative cover, means of waste disposal and other relevant factors.

- The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies.
- The proposed conditional use is in a location where access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
- The proposed conditional use will meet all applicable standards of this Zoning Ordinance, particularly any performance standard in Section 6 that is applicable to the particular conditional use being sought.
- The Planning and Zoning Committee may attach to any permit approval such reasonable conditions as may be necessary to assure that development will comply with the above criteria for approval.
- If an applicant for a Conditional Use Permit meets or agrees to meet all of the requirements and conditions specified in the ordinance and conditions imposed by the Planning and Zoning Committee, the Conditional Use Permit shall be granted.

Conclusions Based on Findings

The proposal is consistent with and will have no unreasonable adverse impact on the public health, safety, and welfare: Granting approval of the conditional use permit request will not adversely affect the uses of surrounding properties.

RECOMMENDATION

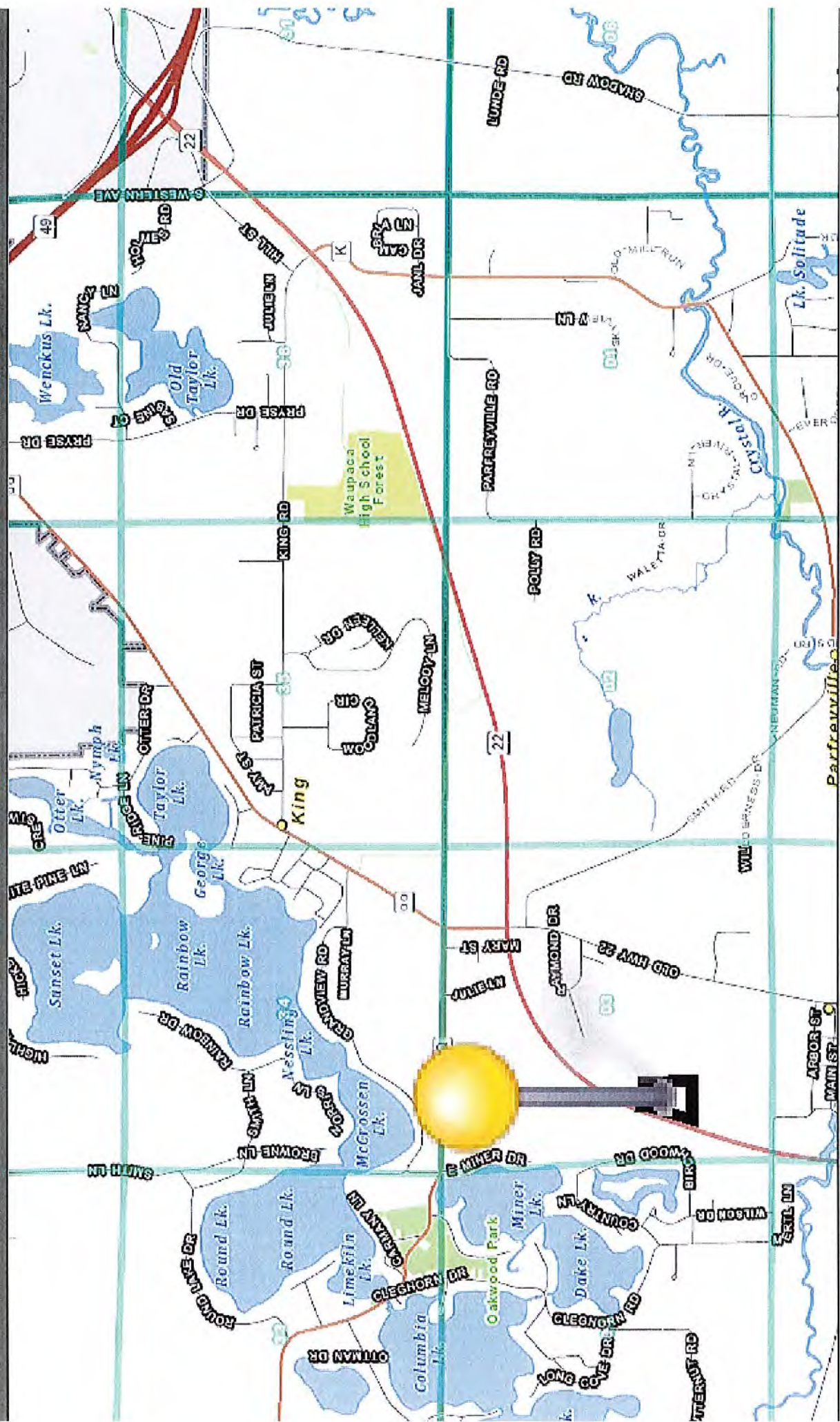
Upon consideration of the above Findings and Conclusions, the Planning and Zoning Office recommends **approval** of the proposal of the Conditional Use Permit with the following conditions:

- 1) All items displayed for sale shall be kept out of the right of way of the road.



Jason Snyder, Zoning Administrator

SILVERMIST ENTERPRISES; N2270 STATE RD 22; SEC. 2, DAYTON



Map Data Sources -> Waupaca County Land Information



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT
 INTENDED TO BE USED IN PLACE OF A SURVEY. THE REPRESENTATIONS ON THESE MAPS
 DO NOT CONSTITUTE A WARRANTY OF ANY KIND. THE LOCATION OF ANY GIVEN PARCEL, WAUPACA COUNTY IS
 NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD
 CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY BEFORE TO CONFIRM

1/12/2022, 3:29:51 PM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/land_information/index.php

Map Key

- Zoning Collector GPS

- Section Lines

- Section Line

SILVERMIST ENTERPRISES; N2270 STATE RD 22; SEC. 2, DAYTON



Map Data Sources -> Waupaca County Land Information

1/12/2022, 3:28:51 PM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/land_information/index.php
Map Key

- Facilities - Building (2018 LiDAR)
- Zoning Collector GPS
- Farmland Preservation Area



ATTENTION!
 GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACT OR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO OBTAIN BY

JAN 10 2022

Waupaca County Conditional Use Permit Application

Fee _____ Check # _____

ATF

Certain uses are of such nature or their effects are so dependent upon specific circumstances as to make impractical the determination in advance of where, when, or under what conditions they should be permitted. Conditional uses are land uses listed as such in each zoning district. They may be established only upon approval by the Planning & Zoning Committee. In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Applicant Information (check the box for who will be appearing at the public hearing)

Owner: E-mail Address: aadelman@smj-llc.com
Last Name: SMJ Int'l o/b/o AT&T First Name: _____ Phone #: 616-916-3062
Address: 49030 Pontiac Trail, Suite 100, Wixom, MI 48393 City: _____ State & Zip: _____

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____
Last Name: _____ First Name: _____ Phone #: _____
Address: _____ City: _____ State & Zip: _____

Property Information:

Parcel Number: 03-03-32-8 - _____ - _____ - _____ Size of Parcel: _____ Physical Address: N2270 State Road 22
S3 T21N R11E
Location: (Gov. Lot _____ or NW ¼, SW ¼), Section 3, T 21 N, R 11 E, Town of Dayton
Current Zoning District: RI-I Current Use and Improvements: Industrial

Proposed Project:

Conditional Use requested per Section 48 Waupaca County Zoning Ordinance. Proposed Use: (Include information from Page 2 for General/design and/or operational standards as it pertains to the specific zoning districts standards.)

Construction of Cellular Communication Facility and Compound at Base. Please see attached plans.

Are there current non-conforming structures and/or uses on the property? Yes No If "Yes", please describe:

Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time that the Planning & Zoning Committee will conduct an inspection of the property and hold the subsequent hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.

The signing of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

Property Owner Signature of SMJ International o/b/o American Tower Date 1/5/22
Agent Signature: _____ Date _____

JAN 10 2022

CONDITIONAL USE STANDARDS AND DIAGRAM OF PLANS

GENERAL STANDARDS: General performance standards and specific design standards for approval of a conditional use are provided for each zoning district. Below are general standards that the Planning & Zoning Committee will address in review of an application for a conditional use. These conditions include, but are not limited to, specification of:

1. Minimum parcel size
2. Parking availability
3. Minimum setbacks
4. All state approvals required for public buildings and/or made part of the zoning permit
5. Attractiveness or physical appearance
6. Ingress/Egress
7. Maintenance
8. Safety of nearby roads
9. Traffic
10. Waste Management
11. Erosion control standards
12. The period of time in which all or part of the use may be permitted
13. Landscaping and planting screens
14. Operational controls
15. Deed restrictions
16. Location of structure, docks, piers, or signs
17. Type of construction
18. The obtaining of other permits required by the State of Wisconsin, Federal Government Agencies, and any other Waupaca County Ordinances as a condition of the conditional use permit, must be completed prior to the issuance of the Conditional Use Permit.

Please include information in the application on these general standards as they would apply. An applicant must demonstrate that the proposed project complies with the standards noticed for the appropriate zoning district. The decision to grant or deny a conditional use permit is discretionary. (i.e. permit may be denied if the project cannot be tailored to a site without significant harm to ordinance standards and objectives)

Where the zoning district contains no standards unique to that district or use, the following standards shall apply:

1. That granting of a conditional use will not violate the spirit or intent of the zoning ordinance.
2. That the use allowed would not be contrary to the public health, safety, general welfare, or which would be substantially adverse to property values in the neighborhood affected.
3. That the use shall not constitute a nuisance by reason of noise, dust, smoke, odor, or other similar factors.

Diagram of Plans: In most applications a diagram of plans must be submitted. This diagram must provide sufficient detail for review of the standards that may apply to the application. This may include locations of existing or proposed buildings, accommodations for parking areas, proximity to navigable waters, floodplain delineation, contour lines for review of excavations and erosion control measures, detailed cross sections, etc...

Although it may not be necessary in all applications, a survey by a registered land surveyor is recommended for showing detail. Detailed proposals assist the Planning & Zoning Committee in the review of the conditional use application. As noted above, the applicant must demonstrate that the proposed use complies with that standards noted for the zoning district.

Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time that the Planning & Zoning Committee will conduct an inspection of the property and hold the subsequent hearing at the Waupaca County Courthouse. You or your agent are required to attend both the on-site and hearing.

JAN 10 2022

Site Name: AP Silver Mist
Site Number: 210896

LEASE AGREEMENT

THIS LEASE AGREEMENT ("*Agreement*") is made effective as of the date of the latter signature hereof (the "*Execution Date*") and is by and between Landlord and American Tower.

RECITALS

- A. WHEREAS, Landlord is the owner of that certain parcel of land (the "*Property*") located in the County of Waupaca, State of Wisconsin, as more particularly described on Exhibit A;
- B. WHEREAS, Landlord desires to grant to American Tower an option to lease from Landlord a portion of the Property (the "*Compound*"), together with easements for ingress and egress and the installation and maintenance of utilities (the "*Easement*" and together with the Compound, the "*Site*") both being approximately located as shown on Exhibit B; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Business and Defined Terms. For the purposes of this Agreement, the following capitalized terms have the meanings set forth in this Paragraph 1.

- (a) ***American Tower:*** American Towers LLC,
a Delaware limited liability company
- (b) ***Notice Address of American Tower:*** American Towers LLC
c/o American Tower Corporation
10 Presidential Way
Woburn, MA 01801
Attn: Land Management
- with a copy to:*** American Towers LLC
c/o American Tower Corporation
116 Huntington Ave.
Boston, MA 02116
Attn: Law Department
- (c) ***Landlord:*** Silver Mist Enterprises, LLC,
a Wisconsin limited liability company
- (d) ***Notice Address of Landlord:*** Silver Mist Enterprises, LLC
N2270 State Road 22
Waupaca, WI 54981
Attn: Dennis W. Timm
- (e) ***Initial Option Period:*** One (1) year
- (f) ***Renewal Option Period(s):*** Two (2) periods of One (1) year each.
- (g) ***Option Period:*** The Initial Option Period and any Renewal Option Period(s)

JAN 10 2022

Site Name: AP Silver Mist
Site Number: 210896

- (h) **Option Consideration (Initial Option Period):** [REDACTED]
- (i) **Option Extension Consideration (Renewal Option Period(s)):** [REDACTED]
- (j) **Commencement Date:** The date specified in the written notice by American Tower to Landlord exercising the Option constitutes the Commencement Date of the Term.
- (k) **Initial Term:** Five (5) years, commencing on the Commencement Date and continuing until midnight of the day immediately prior to the fifth anniversary of the Commencement Date.
- (l) **Renewal Terms:** Each of the five (5) successive periods of five (5) years each, with the first Renewal Term commencing upon the expiration of the Initial Term and each subsequent Renewal Term commencing upon the expiration of the immediately preceding Renewal Term.
- (m) **Term:** The Initial Term with any and all Renewal Terms
- (n) **Rent:** The monthly amount of [REDACTED]
- (o) **Increase Amount:** Rent will increase at the commencement of each Renewal Term by an amount equal to [REDACTED] of Rent for the previous five (5) year period.
- (p) **Increase Date:** The first date of each Renewal Term.

2. Option to Lease.

- (a) **Grant of Option.** Landlord hereby gives and grants to American Tower and its assigns, an exclusive and irrevocable option to lease the Site during the Option Period (the "**Option**").
- (b) **Extension of Option.** The Initial Option Period will automatically be extended for each Renewal Option Period unless American Tower provides Landlord written notice of its intent not to extend the Option.
- (c) **Consideration for Option.** Option Consideration is due and payable in full within thirty (30) days of the Execution Date and American Tower will pay Landlord any Option Extension Consideration within thirty (30) days of the commencement of any Renewal Option Period.
- (d) **Option Period Inspections and Investigations.**
 - (i) During the Option Period, Landlord will provide American Tower with any keys or access codes necessary for access to the Property.
 - (ii) During the Option Period, American Tower and its officers, agents, employees and independent contractors may enter upon the Property to perform or cause to be performed test borings of the soil, environmental audits, engineering studies and to conduct a metes and bounds survey of the Site and/or the Property (the "**Survey**"), provided that American Tower will not unreasonably interfere with Landlord's use of the Property in conducting these activities. At American Tower's discretion, the legal description of the Site as shown on the Survey may replace Exhibit B of this Agreement and be added as Exhibit B of the Memorandum of Lease.
 - (iii) In conducting its due diligence during the Option Period, American Tower may disturb, displace and/or remove such ground, vegetation (including trees) and landscaping as may be required to access the Site and conduct the aforementioned audits, testing, surveys and studies. If American Tower disturbs any decorative landscaping, vegetation and/or decorative trees

JAN 10 2022

Site Name: AP Silver Mist
Site Number: 210896

(collectively, "**Planned Landscaping**"), and American Tower does not subsequently exercise the Option, then American Tower shall compensate Landlord for the value of any such removed, disturbed or otherwise damaged Planned Landscaping up to a maximum of [REDACTED]

(iv) American Tower may not begin any construction activities on the Site during the Option Period other than those activities described in, or related to, this Paragraph 2(d).

(c) **Exercise of Option.** American Tower may, in its sole discretion, exercise the Option by delivery of written notice to Landlord at any time during the Option Period. If American Tower exercises the Option then Landlord will lease the Site to American Tower subject to the terms and conditions of this Agreement. If American Tower does not exercise the Option, this Agreement will terminate.

(f) **Landlord Authority; Title Documents.** During the Option Period, Landlord agrees, to the extent applicable, to provide to American Tower documentation in a form reasonably acceptable to American Tower and its title company relating to Landlord's ownership of the Property and Landlord's sole authority to execute this Agreement. Such documentation may include, but is not limited to, articles of organization, articles of incorporation, bylaws, operating agreements, member/director/officer roster lists, resolutions, meeting minutes, certificates of good standing, trust documents, power of attorney documents, partnership agreements, probate documents, owner's affidavits, name affidavits and other affidavits requested as part of American Tower's efforts to obtain title insurance.

3. Term.

(a) **Initial Term.** The Initial Term is as provided in Paragraph 1(k).

(b) **Renewal Terms.** American Tower will have the right to extend this Agreement for each of the Renewal Terms. Each Renewal Term will be on the same terms and conditions provided in this Agreement except that Rent will escalate as provided in Paragraph 4(b). This Agreement will automatically be renewed for each successive Renewal Term unless American Tower notifies Landlord in writing of American Tower's intention not to renew the Agreement at any time prior to the expiration of the Initial Term or the Renewal Term which is then in effect.

4. Consideration.

(a) American Tower will pay its first installment of Rent within thirty (30) days of the Commencement Date. Thereafter, Rent is due and payable in advance on the first day of each calendar month to Landlord at Landlord's Notice Address. Rent will be prorated for any partial months, including, the month in which the Commencement Date occurs.

(b) On the Increase Date, the Rent will increase by the Increase Amount.

(c) In the event American Tower makes an overpayment of Rent or any other fees or charges to Landlord during the Term of this Agreement, American Tower may, but will not be required to, treat any such overpayment amount as prepaid Rent and apply such amount as a credit against future Rent due to Landlord.

(d) American Tower will not be required to remit the payment of Rent to more than two recipients at any given time.

5. Use.

Site Name: AP Silver Mist
Site Number: 210896

JAN 10 2022

(a) American Tower will be permitted to use the Site for the purpose of constructing, maintaining, removing, replacing, securing and operating a communications facility, including, but not limited to, the construction or installation and maintenance of a telecommunications tower (the "**Tower**"), structural tower base(s), guy anchors, guy wires, communications equipment, smart poles, data centers, small cells, one or more buildings or equipment cabinets, radio transmitting and receiving antennas, personal property and related improvements and facilities on the Compound (collectively, the "**Tower Facilities**"), to facilitate the use of the Site as a site for the transmission, reception, storage, processing and dissemination of communication signals, data and applications including, but not limited to, voice, data and internet transmissions and for any other uses which are incidental to the transmission, receipt, storage, processing and dissemination of communication signals, data and applications (the "**Intended Use**").

(b) American Tower, at its sole discretion, will have the right, without prior notice or the consent of Landlord, to license or sublease all or a portion of the Site or the Tower Facilities to other parties (each, a "**Collocator**" and collectively, the "**Collocators**"). The Collocators will be entitled to modify the Tower Facilities and to erect additional improvements on the Compound, including, but not limited to, antennas, dishes, cabling, additional buildings and/or shelters ancillary to the Intended Use. The Collocators will be entitled to all rights of ingress and egress to the Site and the right to install utilities on the Site that American Tower has under this Agreement.

6. Tower Facilities.

(a) American Tower will have the right, at American Tower's sole cost and expense, to erect the Tower Facilities which will be the exclusive property of American Tower throughout the Term, as well as upon the expiration or termination of this Agreement.

(b) Landlord grants American Tower a non-exclusive easement in, over, across and through the Property and other real property owned by Landlord contiguous to the Site as may be reasonably required for construction, installation, maintenance, and operation of the Tower Facilities, including: (i) access to the Site for construction machinery and equipment; (ii) storage of construction materials and equipment during construction of the Tower Facilities; and (iii) use of a staging area for construction, installation and removal of equipment.

(c) American Tower may, at its sole expense, use any and all appropriate means of restricting access to the Compound or the Tower Facilities, including, without limitation, construction of a fence and may install and maintain identifying signs or other signs required by any governmental authority on or about the Site, including any access road to the Site.

(d) American Tower will maintain the Compound, including the Tower Facilities, in a reasonable condition throughout the Term. American Tower is not responsible for reasonable wear and tear or damage from casualty and condemnation. Landlord grants American Tower the right to clear all trees, undergrowth, or other obstructions, and to trim, cut, and keep trimmed all tree limbs which may interfere with or fall upon the Tower Facilities or the Site.

(e) American Tower will remove all of the above-ground portions of the Tower Facilities within 180 days following the expiration or termination of this Agreement.

(f) If the Tower is a guyed tower, Landlord grants American Tower an easement in, over, across and through the Property or any other real property owned by Landlord as may be necessary to American Tower during the Term of this Agreement for the installation, maintenance, alteration, removal, relocation and replacement of and access to guy wires and guy wire anchors which may be required by American Tower at its sole discretion and located outside of the Site.

JAN 10 2012

Site Name: AP Silver Mist
Site Number: 210896

7. **Utilities.**

(a) American Tower and/or its Collocator(s) shall have the right, at the respective party's expense, to install utilities and to improve present utilities on the Property and the Site. American Tower and/or its Collocator(s) shall have the right to permanently place all necessary or required utilities, including but not limited to utility wires, poles, cables, fiber optic cable, conduits and pipes, over, under or along the Easement(s) in order to service the Compound and Tower Facilities. In the event that utilities necessary to service the equipment of American Tower or the equipment of Collocator(s) cannot be located with the Easement(s), Landlord agrees to cooperate with American Tower and to act reasonably in allowing the location of utilities on other real property owned by Landlord without requiring additional compensation from American Tower or Collocator(s). Landlord shall, upon American Tower's request, execute a separate written easement to American Tower, Collocator(s) and/or any entity that is authorized to provide utility service to American Tower and/or its Collocator(s) in a form which may be filed of record to evidence this right.

(b) American Tower and the Collocators each may install backup generator(s).

8. **Access.**

(a) In the event that the Site loses access to a public right of way during the Term, Landlord and American Tower will amend this Agreement, at no imposed cost to either party, to provide access to a public way by: (i) amending the location of the Easement; or (ii) granting an additional easement to American Tower.

(b) To the extent damage (including wear and tear caused by normal usage) to the Easement or any other route contemplated hereunder intended to provide American Tower with access to the Site and the Tower Facilities is caused by Landlord or Landlord's tenants, licensees, invitees or agents, Landlord will repair the damage at its own expense.

(c) Landlord will maintain access to the Compound from a public way in a free and open condition so that no interference is caused to American Tower by Landlord or lessees, licensees, invitees or agents of Landlord. In the event that American Tower's or any Collocator's access to the Compound is impeded or denied by Landlord or Landlord's lessees, licensees, invitees or agents, without waiving any other rights that it may have at law or in equity, American Tower may at its sole discretion deduct from Rent due under this Agreement an amount equal to [REDACTED] per day for each day that such access is impeded or denied.

9. **Representations and Warranties of Landlord.** Landlord represents and warrants to American Tower and American Tower's successors and assigns:

(a) Landlord has the full right, power, and authority to execute this Agreement and to the extent applicable, Landlord is duly organized, validly existing, and in good standing in the jurisdiction in which Landlord was organized, formed or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in the jurisdiction in which the Property is located;

(b) There are no pending or threatened administrative actions, including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Landlord or which may otherwise affect the Property;

(c) The Property is not presently subject to an option, lease or other contract which may adversely affect Landlord's ability to fulfill its obligations under this Agreement, and the execution of this Agreement by Landlord will not cause a breach or an event of default of any other agreement to which

JAN 10 2022

Site Name: AP Silver Mist
Site Number: 210896

Landlord is a party. Landlord agrees that it will not grant an option or enter into any contract or agreement which will have any adverse effect on the Intended Use or American Tower's rights under this Agreement:

(d) No licenses, rights of use, covenants, restrictions, easements, servitudes, subdivision rules or regulations, or any other encumbrances relating to the Property prohibit or will interfere with the Intended Use;

(e) Landlord has good and marketable fee simple title to the Site, the Property and any other property across which Landlord may grant an easement to American Tower or any Collocator, free and clear of all liens and encumbrances. Landlord covenants that American Tower will have the quiet enjoyment of the Compound during the term of this Agreement. If Landlord fails to keep the Site free and clear of any liens and encumbrances, American Tower will have the right, but not the obligation, to satisfy any such lien or encumbrance and to deduct the full amount paid by American Tower on Landlord's behalf from future installments of Rent;

(f) American Tower will at all times during this Agreement enjoy ingress, egress, and access from the Site twenty-four (24) hours a day, seven (7) days a week, to an open and improved public road which is adequate to service the Site and the Tower Facilities; and

(g) These representations and warranties of Landlord survive the termination or expiration of this Agreement.

10. Interference. Landlord will not use, nor will Landlord permit its tenants, licensees, invitees or agents to use any portion of the Property in any way which interferes with the Intended Use, including, but not limited to, any use on the Property or surrounding property that causes electronic or physical obstruction or degradation of the communications signals from the Tower Facilities ("**Interference**"). Interference will be deemed a material breach of this Agreement by Landlord and Landlord will have the responsibility to terminate Interference immediately upon written notice from American Tower. Notwithstanding anything in this Agreement to the contrary, if the Interference does not cease or is not rectified as soon as possible, but in no event longer than twenty-four (24) hours after American Tower's written notice to Landlord, Landlord acknowledges that continuing Interference will cause irreparable injury to American Tower, and American Tower will have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin the Interference.

11. Termination. This Agreement may be terminated, without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term of this Agreement by the other party which is not cured within sixty (60) days of receipt of written notice of default (without, however, limiting any other rights available to the parties in law or equity); provided, that if the defaulting party commences efforts to cure the default within such period and diligently pursues such cure, the non-defaulting party may not terminate this Agreement as a result of that default.

(b) Upon thirty (30) days' written notice by American Tower to Landlord if American Tower is unable to obtain, maintain, renew or reinstate any agreement, easement, permit, certificates, license, variance, zoning approval, or any other approval which may be required from any federal, state or local authority necessary to the construction and/or operation of the Tower Facilities or to the Intended Use (collectively, the "**Approvals**"); or

(c) Upon thirty (30) days' written notice from American Tower to Landlord if the Site is or becomes unsuitable, in American Tower's sole but reasonable judgment, for use as a wireless communications facility by American Tower or by American Tower's licensee(s) or sublessee(s).

JAN 10 2022

Site Name: AP Silver Mist
Site Number: 210896

(d) In the event of termination by American Tower or Landlord pursuant to any provision contained in Paragraph 11 herein, American Tower shall be relieved of all further liability hereunder.

12. Taxes.

(a) American Tower will pay any personal property taxes assessed on or attributable to the Tower Facilities. American Tower will reimburse Landlord for any increase to Landlord's real property taxes that are directly attributable to American Tower's Site and/or Tower Facilities (but not, however, taxes or other assessments attributable to periods prior to the date of this Agreement such as roll back taxes) upon receipt of the following: (1) a copy of Landlord's tax bill; (2) proof of payment; and (3) written documentation from the assessor of the amount attributable to American Tower. American Tower shall have no obligation to reimburse Landlord for any taxes paid by Landlord unless Landlord requests reimbursement within twelve (12) months of the date said taxes were originally due. Notwithstanding the foregoing, Landlord shall not be entitled to reimbursement for any costs associated with an increase in the value of Landlord's Property calculated based on any monetary consideration paid by American Tower to Landlord. Additionally, and as a condition precedent to Landlord having the right to receive reimbursement, Landlord shall, within three (3) days of receipt of any notice from the taxing authority of any assessment or reassessment, provide American Tower with a copy of said notice. American Tower shall have the right to appeal any assessment or reassessment relating to the Site or Tower Facilities and Landlord shall either (i) designate American Tower as its attorney-in-fact as required to effect standing with the taxing authority, or (ii) join American Tower in its appeal.

(b) Landlord will pay when due all real property taxes and all other fees and assessments attributable to the Property, Compound and Easement. If Landlord fails to pay when due any taxes affecting the Property or the Site, American Tower will have the right, but not the obligation, to pay such taxes and either: (i) deduct the full amount of the taxes paid by American Tower on Landlord's behalf from future installments of Rent, or (ii) collect such taxes by any lawful means.

13. Environmental Compliance.

(a) Landlord represents and warrants that:

(i) No Hazardous Materials have been used, generated, stored or disposed of on, under or about the Property in violation of any applicable law, regulation or administrative order (collectively, "*Environmental Laws*") by either Landlord or to Landlord's knowledge by any third party; and

(ii) To Landlord's knowledge, no third party has been permitted to use, generate, store or dispose of any Hazardous Materials on, under, about or within the Property in violation of any Environmental Laws.

(b) Landlord will not, and will not permit any third party to, use, generate, store or dispose of any Hazardous Materials on, under, about or within the Property in violation of any Environmental Laws.

(c) American Tower agrees that it will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Site in violation of any applicable laws, regulations or administrative orders.

(d) The term "*Hazardous Materials*" means any: contaminants, oils, asbestos, PCBs, hazardous substances or wastes as defined by federal, state or local environmental laws, regulations or administrative orders or other materials, the removal of which is required or the maintenance of which is

Site Name: AP Silver Mist
Site Number: 210896

prohibited or regulated by any federal, state or local government authority having jurisdiction over the Property.

14. Indemnification.

(a) General.

(i) Landlord, its heirs, grantees, successors, and assigns will exonerate, hold harmless, indemnify, and defend American Tower from any claims, obligations, liabilities, costs, demands, damages, expenses, suits or causes of action, including costs and reasonable attorney's fees, which may arise out of: (A) any injury to or death of any person; (B) any damage to property, if such injury, death or damage arises out of or is attributable to or results from the negligent, grossly negligent and intentional acts or omissions of Landlord, or Landlord's principals, employees, invitees, agents or independent contractors; or (C) any breach of any representation or warranty made by Landlord in this Agreement.

(ii) American Tower, its grantees, successors, and assigns will exonerate, hold harmless, indemnify, and defend Landlord from any claims, obligations, liabilities, costs, demands, damages, expenses, suits or causes of action, including costs and reasonable attorney's fees, which may arise out of: (A) any injury to or death of any person; (B) any damage to property, if such injury, death or damage arises out of or is attributable to or results from the negligent, grossly negligent and intentional acts or omissions of American Tower, or American Tower's employees, agents or independent contractors; or (C) any breach of any representation or warranty made by American Tower in this Agreement.

(b) Environmental Matters.

(i) Landlord, its heirs, grantees, successors, and assigns will indemnify, defend, reimburse and hold harmless American Tower from and against any and all damages arising from the presence of Hazardous Materials upon, about or beneath the Property or migrating to or from the Property or arising in any manner whatsoever out of the violation of any Environmental Laws, which conditions exist or existed prior to or at the time of the execution of this Agreement or which may occur at any time in the future through no fault of American Tower. Notwithstanding the obligation of Landlord to indemnify American Tower pursuant to this Agreement, Landlord will, upon demand of American Tower, and at Landlord's sole cost and expense, promptly take all actions to remediate the Property which are required by any federal, state or local governmental agency or political subdivision or which are reasonably necessary to mitigate environmental damages or to allow full economic use of the Site, which remediation is necessitated from the presence upon, about or beneath the Property of a Hazardous Material. Such actions include but not be limited to the investigation of the environmental condition of the Property, the preparation of any feasibility studies, reports or remedial plans, and the performance of any cleanup, remediation, containment, operation, maintenance, monitoring or actions necessary to restore the Property to the condition existing prior to the introduction of such Hazardous Material upon, about or beneath the Property notwithstanding any lesser standard of remediation allowable under applicable law or governmental policies.

(ii) American Tower, its grantees, successors, and assigns will indemnify, defend, reimburse and hold harmless Landlord from and against environmental damages caused by the presence of Hazardous Materials on the Compound in violation of any Environmental Laws and arising solely as the result of American Tower's activities after the execution of this Agreement.

15. Right of First Refusal; Sale of Property.

(a) During the Term, prior to selling the Site or any portion of or interest in the Property or the Site, including but not limited to a leasehold interest or easement, and/or prior to assigning the Rent or any portion of Rent to a third party, Landlord shall notify American Tower in writing of the sale price and terms offered by a third party (the "Offer"), together with a copy of the Offer. American Tower will have the right of first refusal to purchase the real property interest or Rent or portion of Rent being sold by Landlord to such third party on the same financial terms of the Offer. American Tower will exercise its right of first refusal within thirty (30) days of receipt of Landlord's notice and if American Tower does not provide notice within thirty (30) days, American Tower will be deemed to have not exercised its right of first refusal. If American Tower does not exercise its right of first refusal, Paragraph 15(b) of this Agreement will control the terms of the sale.

(b) Landlord may sell the Property or a portion thereof to a third party, provided: (i) the sale is made subject to the terms of this Agreement; and (ii) if the sale does not include the assignment of Landlord's full interest in this Agreement the purchaser must agree to perform, without requiring compensation from American Tower or any Collocator, any obligation of the Landlord under this Agreement, including Landlord's obligation to cooperate with American Tower as provided hereunder, which obligation Landlord would no longer have the legal right or ability to perform following the sale without requiring compensation from American Tower or any Collocator to be paid to such purchaser.

16. Assignment.

(a) Any sublease, license or assignment of this Agreement that is entered into by Landlord or American Tower is subject to the provisions of this Agreement.

(b) Landlord may assign this Agreement in its entirety to any third party in conjunction with a sale of the Property in accordance with Paragraph 15 of this Agreement. Landlord will not otherwise assign less than Landlord's full interest in this Agreement without the prior written consent of American Tower.

(c) American Tower may assign this Agreement without prior notice to or the consent of Landlord. Upon assignment, American Tower shall be relieved of all liabilities and obligations hereunder and Landlord shall look solely to the assignee for performance under this Agreement and all obligations hereunder.

(d) American Tower may mortgage or grant a security interest in this Agreement and the Tower Facilities, and may assign this Agreement and the Tower Facilities to any such mortgagees or holders of security interests including their successors and assigns (collectively, "*Secured Parties*"). If requested by American Tower, Landlord will execute such consent to such financing as may reasonably be required by Secured Parties. In addition, if requested by American Tower, Landlord agrees to notify American Tower and American Tower's Secured Parties simultaneously of any default by American Tower and to give Secured Parties the same right to cure any default as American Tower. If a termination, disaffirmance or rejection of the Agreement by American Tower pursuant to any laws (including any bankruptcy or insolvency laws) occurs, or if Landlord will terminate this Agreement for any reason, Landlord will give to Secured Parties prompt notice thereof and Secured Parties will have the right to enter upon the Compound during a thirty (30)-day period commencing upon Secured Parties' receipt of such notice for the purpose of removing any Tower Facilities. Landlord acknowledges that Secured Parties are third-party beneficiaries of this Agreement.

17. Condemnation. If a condemning authority takes all of the Site, or a portion sufficient in American Tower's sole judgment, to render the Site unsuitable for the Intended Use, this Agreement will terminate as of the date the title vests in the condemning authority. Landlord and American Tower will share in the condemnation proceeds in proportion to the values of their respective interests in the Site (which for American Tower includes, where applicable, the value of the Tower Facilities, moving expenses, prepaid

JAN 10 2022

Site Name: AP Silver Mist
Site Number: 210896

rent and business dislocation expenses). If a condemning authority takes less than the entire Site such that the Site remains suitable for American Tower's Intended Use, the Rent payable under this Agreement will be reduced automatically by such percentage as the area so condemned bears to the Site as of the date the title vests in the condemning authority. A sale of all or part of the Site to a purchaser with the power of eminent domain in the face of the exercise of eminent domain power will be treated as a taking by condemnation for the purposes of this paragraph.

18. **Insurance.** American Tower will purchase and maintain in full force and effect throughout the Option Period and the Term such general liability and property damage policies as American Tower may deem necessary. Said policy of general liability insurance will at a minimum provide a combined single limit of [REDACTED]

19. **Waiver of Damages.**

(a) In the event that American Tower does not exercise its Option: (i) Landlord's sole compensation and damages will be fixed and liquidated to the sums paid by American Tower to Landlord as consideration for the Option; and (ii) Landlord expressly waives any other remedies it may have for a breach of this Agreement including specific performance and damages for breach of contract.

(b) Neither Landlord nor American Tower will be responsible or liable to the other party for any loss or damage arising from any claim to the extent attributable to any acts or omissions of other licensees or tower users occupying the Tower Facilities or vandalism or for any structural or power failures or destruction or damage to the Tower Facilities except to the extent caused by the negligence or willful misconduct of such party.

(c) EXCEPT AS SPECIFICALLY PROVIDED IN THIS AGREEMENT, IN NO EVENT WILL LANDLORD OR AMERICAN TOWER BE LIABLE TO THE OTHER FOR, AND AMERICAN TOWER AND LANDLORD EACH HEREBY WAIVE THE RIGHT TO RECOVER INCIDENTAL, CONSEQUENTIAL (INCLUDING, BUT NOT LIMITED TO, LOST PROFITS, LOSS OF USE OR LOSS OF BUSINESS OPPORTUNITY), PUNITIVE, EXEMPLARY AND SIMILAR DAMAGES.

20. **Confidentiality.** Landlord will not disclose to any third party the Rent payable by American Tower under this Agreement and will treat such information as confidential, except that Landlord may disclose such information to prospective buyers, prospective or existing lenders, Landlord's affiliates and attorneys, or as may be required by law or as may be necessary for the enforcement of Landlord's rights under the Agreement.

21. **Subordination Agreements.**

(a) If the Site is encumbered by a mortgage or deed of trust, within thirty (30) days of receipt of a written request from American Tower, Landlord agrees to execute and obtain the execution by its lender of a non-disturbance and attornment agreement in the form provided by American Tower, to the effect that American Tower and American Tower's sublessees and licensees will not be disturbed in their occupancy and use of the Site by any foreclosure or to provide information regarding the mortgage to American Tower.

(b) Should a subordination, non-disturbance and attornment agreement be requested by Landlord or a lender working with Landlord on a loan to be secured by the Property and entered into subsequent to the Execution Date, American Tower will use good faith efforts to provide Landlord or Landlord's lender with American Tower's form subordination, non-disturbance and attornment agreement executed by American Tower within thirty (30) days of such request.

JAN 10 2012

Site Name: AP Silver Mist
Site Number: 210896

22. Notices. All notices or demands by or from American Tower to Landlord, or Landlord to American Tower, required under this Agreement will be in writing and sent (United States mail postage pre-paid, certified with return receipt requested or by reputable national overnight carrier service, transmit prepaid) to the other party at the addresses set forth in Paragraph 1 of this Agreement or to such other addresses as the parties may, from time to time, designate consistent with this Paragraph 22, with such new notice address being effective thirty (30) days after receipt by the other party. Notices will be deemed to have been given upon either receipt or rejection.

23. Further Acts.

(a) Within fifteen (15) days after receipt of a written request from American Tower, Landlord will execute any document necessary or useful to protect American Tower's rights under this Agreement or to facilitate the Intended Use including documents related to title, zoning and other Approvals, and will otherwise cooperate with American Tower in its exercise of its rights under this Agreement. Landlord hereby appoints American Tower as Landlord's attorney-in-fact coupled with an interest to prepare, execute and deliver land use and zoning and building permit applications associated with obtaining and/or maintaining the Approvals, on behalf of Landlord with federal, state and local governmental authorities, provided that this attorney-in-fact right will be strictly limited to land use, zoning and building applications associated with the Intended Use and such attorney-in-fact does not allow American Tower to re-zone or otherwise reclassify the Site or the Property nor place any use restrictions on any portions of the Property other than the Compound.

(b) American Tower will be entitled to liquidated damages for the revenue lost by American Tower as a result of any delay caused by Landlord's unwillingness to execute a document or to take any other action deemed necessary by American Tower to protect American Tower's leasehold rights or to facilitate the Intended Use. As the actual amount of such lost revenue is difficult to determine, the parties agree that American Tower may deduct the amount of [REDACTED] per day from future installments of Rent for any delay to American Tower caused by Landlord's failure or unwillingness to act, such amount being an estimate of American Tower's lost revenue. American Tower's right to collect such liquidated damages will in no way affect American Tower's right to pursue any and all other legal and equitable rights and remedies permitted under applicable laws.

24. Memorandum of Lease. Simultaneously with the execution of this Agreement, the parties will enter into the Memorandum of Lease attached to this Agreement as Exhibit C which American Tower may record in the public records of the county of the Property. Landlord acknowledges and agrees that after Landlord signs the Memorandum of Lease but before American Tower records it, American Tower may add both: (a) a reference to the recording granting Landlord its interest in the Property; and (b) a legal description of the Site as Exhibit B. Landlord agrees to execute and return to American Tower a recordable Amended Memorandum of Lease in form supplied by American Tower if: (i) the information included in the Memorandum of Lease changes, or (ii) if it becomes clear that such information is incorrect or incomplete or if this Agreement is amended.

25. Miscellaneous.

(a) This Agreement runs with the Property and is binding upon and will inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

(b) American Tower may at American Tower's sole cost and expense procure an abstract of title or a commitment to issue a policy of title insurance (collectively "*Title*") on the Property.

Site Name: AP Silver Mist
Site Number: 210896

JAN 10 2022

(c) Landlord hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.

(d) The substantially prevailing party in any litigation arising hereunder is entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(e) Each party agrees to furnish to the other, within thirty (30) days after request, such estoppel information as the other may reasonably request.

(f) This Agreement constitutes the entire agreement and understanding of Landlord and American Tower with respect to the subject matter of this Agreement, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not stated in this Agreement. Any amendments to this Agreement must be in writing and executed and delivered by Landlord and American Tower.

(g) If either Landlord or American Tower is represented by a real estate broker in this transaction, that party is fully responsible for any fees due such broker and will hold the other party harmless from any claims for commission by such broker.

(h) The Agreement will be construed in accordance with the laws of the state in which the Site is situated.

(i) If any term of the Agreement is found to be void or invalid, the remainder of this Agreement will continue in full force and effect.

(j) American Tower may obtain title insurance on its interest in the Site, and Landlord will cooperate by executing any documentation required by the title insurance company.

(k) This Agreement may be executed in two or more counterparts, all of which are considered one and the same agreement and become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.

(l) Landlord will not, during the Option Period or the Term, enter into any other lease, license, or other agreement for the same or similar purpose as the Intended Use, on or adjacent to the Property.

(m) Except as otherwise expressly permitted in this Agreement, during the Option Period or the Term, Landlord shall not, and shall not allow, the sale, transfer, granting, conveyancing, leasing, and/or licensing by deed, easement, lease, license or other legal instrument and/or agreement, an interest in and to, or the right to use or occupy any portion of the Property or Landlord's contiguous, adjacent, adjoining or surrounding property to any person or entity (other than American Tower) directly or indirectly engaged in the business of owning, acquiring, constructing, operating, managing, investing in wireless telecommunications infrastructure without the prior written consent of American Tower, which may be withheld, conditioned, and/or delayed in American Tower's sole, reasonable discretion.

(n) Failure or delay on the part of either party to exercise any right, power or privilege hereunder will not operate as a waiver thereof and waiver of breach of any provision hereof under any circumstances will not constitute a waiver of any subsequent breach.

(o) The parties agree that irreparable damage would occur if any of the provisions of this Agreement were not performed in accordance with their specified terms or were otherwise breached. Therefore, the parties agree the parties will be entitled to an injunction(s) in any court in the state in which

JAN 10 2022

Site Name: AP Silver Mist
Site Number: 210896

the Site is located to prevent breaches of the provisions of this Agreement and to enforce specifically the terms and provisions of the Agreement, this being in addition to any other remedy to which the parties are entitled at law or in equity.

(p) Each party executing this Agreement acknowledges that it has full power and authority to do so and that the person executing on its behalf has the authority to bind the party.

(q) The parties agree that a scanned or electronically reproduced copy or image of this Agreement will be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of the execution, terms and existence hereof notwithstanding the failure or inability to produce or tender an original, executed counterpart of this Agreement and without the requirement that the unavailability of such original, executed counterpart of this Agreement first be proven.

[SIGNATURES APPEAR ON NEXT PAGE]

JAN 10 2022

Site Name: AP Silver Mist
Site Number: 210896

IN WITNESS WHEREOF, Landlord and American Tower have each executed this Agreement as of the respective dates written below.

LANDLORD

Silver Mist Enterprises, LLC,
a Wisconsin limited liability company

Signature: [Handwritten Signature]
Print Name: Dennis Timm
Title: Owner
Date: 9/8/21

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of Wisconsin

County of Waupaca

On this 8th day of September, 2021, before me, the undersigned Notary Public, personally appeared Dennis Timm, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Handwritten Signature]
Notary Public
Print Name: Megan M. Thoe
My commission expires: 6-18-2022



[SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Site Name: AP Silver Mist
Site Number: 210896

JAN 10 2021

AMERICAN TOWER

American Towers LLC,
a Delaware limited liability company

Signature: *Carol Maxime*
Print Name: Carol Maxime
Title: Senior Counsel, US Tower
Date: 9/22/2021

WITNESS AND ACKNOWLEDGEMENT

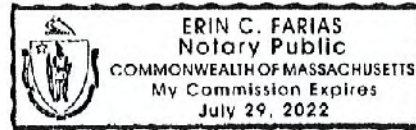
Commonwealth of Massachusetts

County of Middlesex

On this 22nd day of September, 2021, before me, the undersigned Notary Public, personally appeared Carol Maxime, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Erin C. Farias
Notary Public
Print Name: ERIN C. FARIAS
My commission expires: 7/29/2022



[SEAL]

JAN 10 2022

Site Name: AP Silver Mist
Site Number: 210896

The following exhibits are attached to this Agreement and incorporated into this Agreement:

Exhibit A	Description or Depiction of Property
Exhibit B	Description or Depiction of Site
Exhibit C	Memorandum of Lease

Site Name: AP Silver Mist
Site Number: 210896

JAN 10 2022

EXHIBIT A

DESCRIPTION OR DEPICTION OF PROPERTY

The Property is described as follows:

That part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and of Government Lot 2, lying Southeasterly of new State Highway No. 22, all in Section 3, T21N, R11E, Town of Dayton, LESS AND EXCEPTING that part conveyed to the State of Wisconsin, Department of Transportation in Volume 554 of Records, on Page 458, as Document No. 401317.

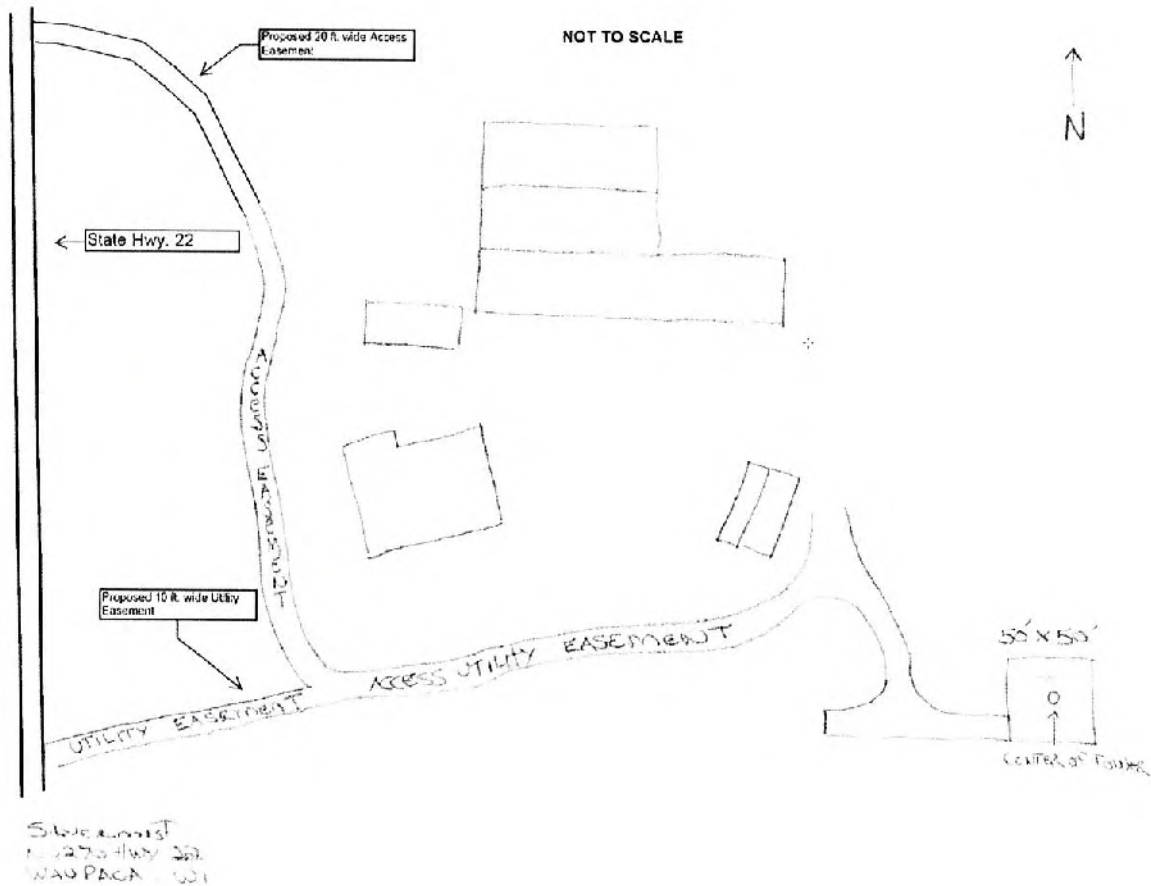
Site Name: AP Silver Mist
Site Number: 210896

JAN 10 2022

EXHIBIT B

DESCRIPTION OR DEPICTION OF SITE

Locations are approximate. American Tower may, at its option, replace this exhibit with legal descriptions obtained from a survey of the Site conducted by American Tower. The Site consists of a 100' x 100' Compound together with a 20' wide Easement for access and a 10' wide Easement for utilities as depicted and/or described below:



Site Name: AP Silver Mist
Site Number: 210896

JAN 10 2022

EXHIBIT C
MEMORANDUM OF LEASE

[see following pages]

March 8, 2022

Ms. Aurore Dresser
Buyer Planner
American Tower Corporation
Cary, NC 27518

RE: Proposed 155' Monopole for Silver Mist, WI

Dear Ms. Dresser,

Upon receipt of order, we propose to design and supply a monopole and foundation for the above referenced site. The monopole and foundation will be designed for a basic wind speed of 106 mph without ice and 50 mph with 1.5" ice, Risk Category II, Exposure Category C and Topographic Category 2, flat-topped hill with a crest height of 130', in accordance with ANSI/TIA-222-H.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles. This would effectively result in a fall radius less than or equal to 50'.**

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer





Verizon Wireless
1701 Golf Rd, Tower2
Suite 400
Rolling Meadows, IL 60008

AFFIDAVIT OF HEMAL PARIKH

My name is Hemal Parikh and I am currently employed as a Radio Frequency Engineer for Verizon Wireless. My office address is 1701 Golf Rd, Tower 2, Suite 400, Rolling Meadows, IL 60008.

I can affirmatively state and testify to the following:

1. I am the Radiofrequency Engineer responsible for designing certain portions of Verizon Wireless' wireless communications network in the area of Rural, Waupaca County, WI. To this extent, I am familiar with the wireless network in that area. I am also explicitly familiar with the facility named Rural AP (Proj # 16201303).
2. The nearest colocatable structure to the area of need is 1.9 miles away and falls outside the proposed search area for this project. No colocation opportunity exists that would result in the same mobile service functionality, coverage, and capacity as the placement of this new tower facility.

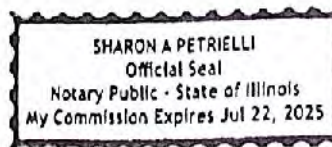
Further affiant sayeth not.

Hemal Parikh

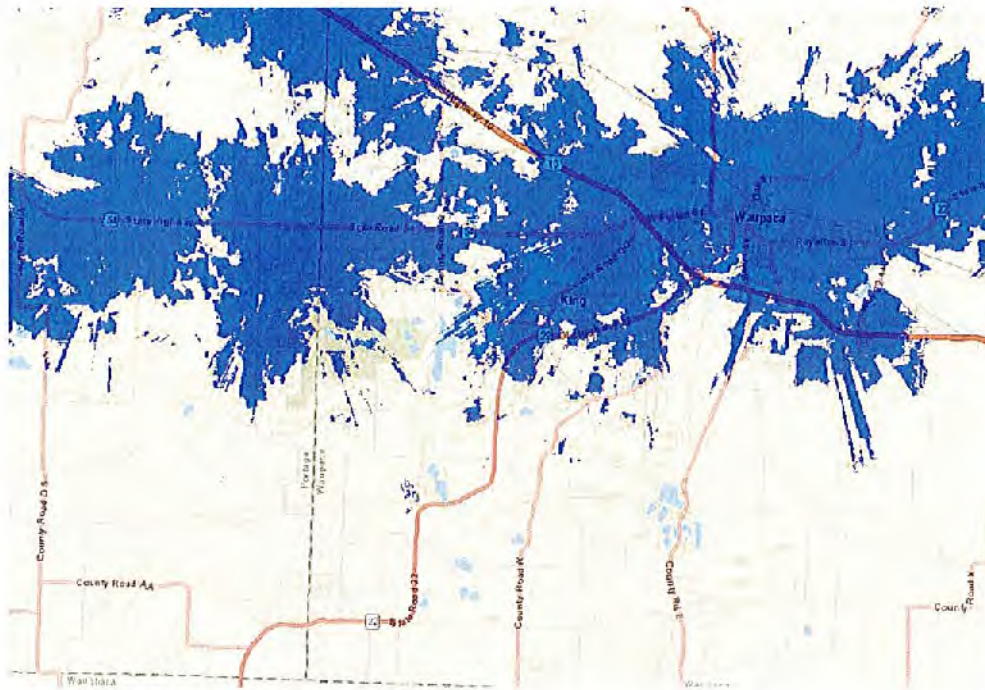
State of Illinois)
County of Cook)

The foregoing instrument was acknowledged before me the 19th day of May, 2022 by Hemal Parikh, Radiofrequency Engineer for Verizon Wireless.

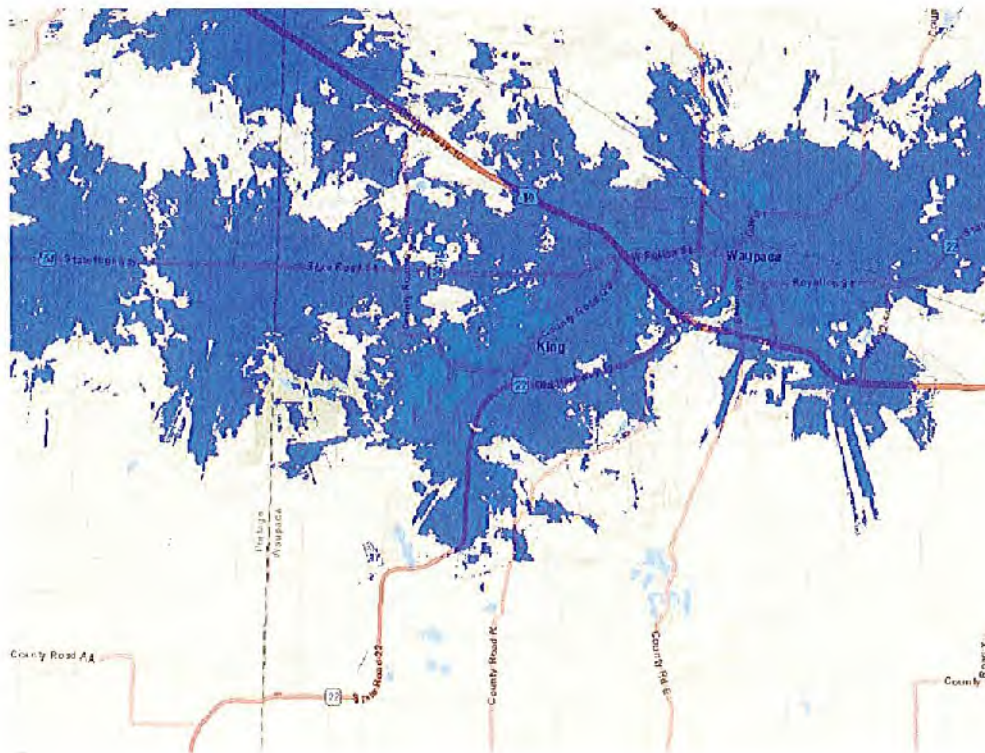
Sharon A. Petrielli
Notary Public, Sharon A. Petrielli
My Commission Expires: 7-22-2025
County, Kane, State of Illinois
Acting in Cook County, Illinois



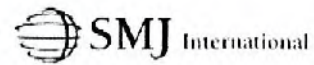
Existing Coverage:



Proposed Coverage:



JAN 10 2022



Waupaca County
Planning & Zoning Office
811 Harding Street
Waupaca, WI 54981-2087

October 20, 2021

RE: ~~DISH Network's Antenna~~ Installation at N2270 State Road 22 [AP Silver Mist][ATC ID: 81449]
Va: 20^

Dear Madam or Sir,

I have previously been in touch with your department regarding the proposed construction of a new cellular communications facility at N2270 State Road 22.

Enclosed, please find:

- Conditional Use Application
- Construction Drawings (2 sets, 11x17, B&W)
- Copy of Lease Agreement
- Check for \$3000

Please email, fax or mail the completed permit and/or an invoice for the fees to:

Aaron Adelman
49030 Pontiac Trail, Suite 100
Wixom, MI 48393
Fax: **1-888-745-4719**
Email: aadelman@smj-llc.com

Please do not hesitate to contact me at 616-916-3062 with any questions or concerns.

Respectfully,

Aaron Adelman

Aaron Adelman
SMJ International, LLC

JAN 10 2022

JAN 7 8 2022



VICINITY MAP



AMERICAN TOWER®

SITE NAME: AP SILVER MIST
 SITE NUMBER: 210896
 SITE ADDRESS: N2270 STATE ROAD 22
 WAUPACA, WI 54981



LOCATION MAP

**BUILD TO SUIT
 CONSTRUCTION DRAWINGS**

AMERICAN TOWER®
 ATC TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXCLUDED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	ST	07/28/22
△			
△			
△			

ATC SITE NUMBER:
 210896
 ATC SITE NAME:
 AP SILVER MIST
 SITE ADDRESS:
 N2270 STATE ROAD 22
 WAUPACA, WI 54981



COMPLIANCE CODE
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES

PROJECT SUMMARY
<u>SITE ADDRESS:</u> N2270 STATE ROAD 22 WAUPACA, WI 54981 COUNTY: WAUPACA
<u>GEOGRAPHIC COORDINATES:</u> LAT: N44° 19' 09.42" LONG: W89° 09' 28.90"
GROUND ELEVATION: 953.95' AMSL
<u>ZONING INFORMATION:</u> JURISDICTION: WAUPACA PARCEL NUMBER: 03-03-32-8 ZONING: RURAL INDUSTRIAL-INTENSIVE (RI-I)

PROJECT DESCRIPTION
THIS PROJECT ENTAILS A NEW 155' TOWER TO BE CONSTRUCTED WITHIN A PROPOSED 50' x 50' COMPOUND WITH ASSOCIATED FACILITIES.
PROJECT NOTES
1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. FACILITY WILL MEET OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 5. HANDICAP ACCESS IS NOT REQUIRED. 6. THE FACILITY WILL NOT GENERATE NOISE IN EXCESS OF 50dB AT THE PROPERTY LINES.

PROJECT DESCRIPTION		SHEET INDEX			
SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:	
G-001	TITLE SHEET	0	07/29/22	ST	
G-002	GENERAL NOTES	0	07/28/22	ST	
V-001	ALTA/TITLE AND BOUNDARY				
V-002	EXISTING CONDITIONS AND TOPO PLAN				
C-101	OVERALL SITE PLAN	0	07/28/22	ST	
C-201	GRADING AND EROSION CONTROL PLAN	0	07/28/22	ST	
C-202	GRADING PROFILE	0	07/28/22	ST	
C-401	COMPOUND PLAN	0	07/28/22	ST	
C-402	TOWER ELEVATION	0	07/28/22	ST	
C-501	CONSTRUCTION DETAILS	0	07/28/22	ST	
C-502	CONSTRUCTION DETAILS	0	07/28/22	ST	
C-503	CONSTRUCTION DETAILS	0	07/29/22	ST	
C-504	SIGNAGE	0	07/28/22	ST	
E-401	GROUNDING LAYOUT	0	07/29/22	ST	
E-501	ELECTRICAL DETAILS	0	07/28/22	ST	
E-501	ELECTRICAL ONE LINE DIAGRAM	0	07/28/22	ST	
R-301	SPECIAL INSPECTIONS WORKSHEET	0	07/28/22	ST	
R-602 R-608	SUPPLEMENTARY	0	07/28/22	ST	

SURVEY INFORMATION
1. TOPOGRAPHY AND BOUNDARY INFORMATION PERFORMED BY COX LEVIN DATED 10/15/21

PROJECT TEAM
<u>TOWER OWNER:</u> AMERICAN TOWER CORPORATION 10 PRESIDENTIAL WAY WOBURN, MA 01801
<u>PROPERTY OWNER:</u> SILVER MIST ENTERPRISES, LLC N2270 STATE ROAD 22 WAUPACA, WI 54981
<u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518

PROJECT LOCATION DIRECTIONS
FROM CITY: WAUPACA HEAD SOUTHEAST ON US-10 E TAKE EXIT 252 FOR WI-22 S/ COUNTY RD K TURN RIGHT ONTO COUNTRY RD K/WI-22 S SITE LOCATED ON LEFT

Authorized by "EOR"
 28 Jul 2022 09:18:54
 cosign

DATE DRAWN:	07/28/22
ATC JOB NO:	14086721_E4
OPS JOB NO:	---
ATC LEGACY #:	---

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	0



GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANS/ASTM A222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.
- CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
- ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
- DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
- CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
- EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
- ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
- WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
- CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
- CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
- CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
- CONTRACTOR SHALL FURNISH ATC WITH THREE AS-BUILT SETS OF DRAWINGS UPON COMPLETION OF WORK.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.

EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED FACILITY. THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACKHOES, BULLDOZERS, LOADERS, TRUCKS, CRANES, COMPACTORS, AND GRADERS. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ABUTTING LANDS:

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
- THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.).
- A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE DURING CONSTRUCTION UNTIL THE SITE IS STABILIZED, (AS APPLICABLE)
- PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. (CONSULT ATC CM AS REQUIRED)
- STONE CHECK DAMS WILL BE INSTALLED IN THE DRAINAGE DITCHES TO PREVENT EROSION PRIOR TO THE STABILIZATION OF THE CHANNELS. EROSION CONTROL BLANKETS WILL ALSO BE INSTALLED IN ALL DITCHES TO BE REVEGETATED.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY UNDISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON COMPLETION OF ROUGH GRADING. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
- ANY EXPOSED SLOPES GREATER THAN 2:1 AND NEWLY CONSTRUCTED DRAINAGE DITCHES WILL

- BE STABILIZED WITH EROSION CONTROL BLANKET TO PREVENT EROSION DURING CONSTRUCTION AND TO FACILITATE REVEGETATION AFTER LOAMING AND SEEDING.
- TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL CULVERT INLETS AND OUTLETS AS SHOWN ON THE ATTACHED DRAWINGS.
- IN AREAS OF CONSTRUCTION DEWATERING, ISOLATED SETTLEMENT TRAPS WILL BE CONSTRUCTED ADJACENT TO THE ACTIVITY. WATER WILL BE PUMPED FROM THE EXCAVATIONS TO THESE DEPRESSION AREAS FOR SEDIMENT REMOVAL. ADDITIONAL SEDIMENTATION PROTECTION WILL BE PROVIDED BY THE INSTALLATION OF HAYBALE BARRIERS BETWEEN THE BASINS AND THE RECEIVING DRAINAGE COURSE.
- NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES.
- FINAL SEEDING WILL BE APPLIED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION.
- SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.
- FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- THE CONTRACTOR WILL REGULARLY INSPECT THE PROJECT'S EROSION AND SEDIMENTATION CONTROLS DURING THE ENTIRE ACTIVE CONSTRUCTION STAGES. THE INSPECTIONS WILL BE PERFORMED WEEKLY AND AFTER ALL RUNOFF EVENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN UP REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. SEDIMENT THAT HAS BEEN TRAPPED BY THE SILT BARRIER WILL BE REMOVED AS REQUIRED, AND IN ALL CASES, BEFORE THE ACCUMULATION HAS REACHED HALF THE HEIGHT OF THE FENCE. THE SILT BARRIER WILL BE RE-ANCHORED, REPAIRED, OR REPLACED AS NECESSARY. ALL OTHER CONTROLS WILL BE INSPECTED ON THE SAME SCHEDULE. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATION OF THOSE INSTALLED WILL BE REQUIRED.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION AND/OR THE CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

CONSTRUCTION SEQUENCE:

- INSTALL GRAVEL.
- INSTALL PROPOSED CHAIN-LINK FENCE AS SHOWN ON PLANS.
- CONSTRUCT PROPOSED TOWER PER TOWER MANUFACTURER'S SPECIFICATIONS.
- INSTALL ANY REQUIRED ICE BRIDGES PER ATC SPECIFICATIONS.
- IF CONSTRUCTION IS TERMINATED OR SUSPENDED PRIOR TO CONSTRUCTION COMPLETION, ALL EXPOSED SOIL AREAS SHALL BE SEEDED WITH TEMPORARY SEEDING AND MULCHED IMMEDIATELY.

CONCRETE AND REINFORCING STEEL NOTES:

- DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST

- EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND SUBMITTED TO ENGINEER PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL BE NORMAL WEIGHT, 6 % AIR ENTRAINED (+/- 1.5%) WITH A MAXIMUM 4" SLUMP AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED.
- THE FOLLOWING MATERIALS SHALL BE USED:
 - PORTLAND CEMENT: ASTM C-150, TYPE 1 OR 2
 - REINFORCEMENT: ASTM A-185, PLAIN STEEL WELDED WIRE FABRIC
 - REINFORCEMENT BARS: ASTM A615, GRADE 60, DEFORMED
 - NORMAL WEIGHT AGGREGATE: ASTM C-33
 - WATER: DRINKABLE
 - ADMIXTURES: NON-CHLORIDE CONTAINING
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):
 - A. CONCRETE CAST AGAINST EARTH: 3"
 - B. ALL OTHER CONCRETE: 2"
- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
- ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
- DO NOT WELD OR TACK WELD REINFORCING STEEL.
- ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
- REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
- DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
- FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
- CONCRETE SHALL BE RUBBED TO A ROUGH GROUT FINISH. PADS SHALL BE SEALED BY STEEL TROWEL.
- UNLESS OTHERWISE NOTED:
 - A. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
 - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
- REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPLICED LENGTHS SHOWN IN THE DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.
- DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
- ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
- LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS.
- SPLICES OF WWF, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 6".
- BAR SUPPORTS SHALL BE ALL-GALVANIZED METAL WITH PLASTIC TIPS.
- ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE PRIOR TO CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE 16 GAUGE CONFORMING TO ASTM A82.
- SLAB ON GROUND
 - A. COMPACT STRUCTURAL FILL TO 95% DENSITY AND THEN PLACE 6" GRAVEL BENEATH SLAB.
 - B. PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.

GENERAL FOUNDATION NOTES:

(APPLICABLE FOR EQUIPMENT SHELTER ONLY)

- THOROUGHLY COMPACT BOTTOM OF EXCAVATIONS PRIOR TO PLACING RIGID INSULATION BARRIER. BACKFILL AND COMPACTION PROCEDURES SHALL BE DONE PER INDUSTRY STANDARDS.
- ALL REINFORCING STEEL SHALL BE ASTM A615 - GRADE 60. SECURE REINFORCING IN PLACE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
- VERIFY DETAILS AND DIMENSIONS WITH SHELTER DRAWINGS. NOTIFY ATC CM OF ANY DISCREPANCIES.
- INSULATION BARRIER PROVIDED IS FOR FROST PROTECTION IN LIEU OF STANDARD FOUNDATIONS WITH BEARING AT CODE REQUIRED FROST DEPTH.
- SHELTER MUST BE ANCHORED TO ITS FOUNDATION. ANCHOR IN ACCORDANCE WITH SHELTER MANUFACTURER SPECIFICATIONS.

AUG 07 2022



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. THE CONTENTS OF THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY INCH ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
N2270 STATE ROAD 22
WAUPACA, WI 54981



DATE DRAWN:	07/28/22
ATC JOB NO:	14089721_F4
OPS JOB NO:	---
ATC LEGACY #:	---

GENERAL NOTES

SHEET NUMBER: **G-002** REVISION: **0**

Copyright © 2017 ATC IP, LLC. All Rights Reserved.



AMERICAN TOWER®
ATC TOWER SERVICES, INC.
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 488-0112
FAX: (919) 488-5415

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	PRELIM	BCO	10/15/21
1	PRELIM	JUM	12/16/21

ATC SITE NUMBER:
210896
ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
N2270 STATE ROAD 22
WAUPACA, WI 54981-8277

SURVEY CERTIFICATION:
To American Tower Corporation and Westcor Land Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof.
The fieldwork was completed on 10-11-2021.

Date of Plat or Map: 10-15-2021
This certification only applies to the lower Lease area and improvements within the Lease area as shown hereon.

(SIGNED)
TIMOTHY D. LARSON

Easement area to be revised

APPROVED BY:	T.D.L.
DATE DRAWN:	10/15/2021
ATC JOB NO.:	210896

ALTA/TITLE AND BOUNDARY PLAN

SHEET NUMBER:	REVISION:
V-101	0

PROJECT SUMMARY
FIELD SURVEY DATE: 10/11/2021
SITE ADDRESS: N2270 STATE ROAD 22, WAUPACA, WI 54981
OWNER: SILVER MIST ENTERPRISES, LLC
OWNER ADDRESS: N2270 STATE ROAD 22, WAUPACA, WI 54981
APN: 03-03-32-8
INSTRUMENT NO.: 642575
TOTAL AREAS:
PARENT PARCEL: 360,019± SQ. FT. OR 8.28± ACRES
ATC LEASE AREA: 10,000± SQ. FT. OR 0.23± ACRES
ACCESS & UTILITY EASEMENT: 22,373± SQ. FT. OR 0.51± ACRES
UTILITY EASEMENT: 10,000± SQ. FT. OR 0.23± ACRES
20' ACCESS EASEMENT: 8,119± SQ. FT. OR 0.18± ACRES
PROPOSED GEOGRAPHIC COORDINATES OF TOWER:
LATITUDE: 44°19'05.579" N
LONGITUDE: 89°09'23.531" W
VERTICAL DATUM: NAVD 1988
HORIZONTAL DATUM: NAD83
GROUND ELEVATION: 957.0
COORDINATES ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WAUPACA COUNTY. BEARINGS ARE BASED ON WISCONSIN COORDINATE REFERENCE SYSTEM, WAUPACA COUNTY.
FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X COMMUNITY PANEL NO.: 155135C0433D DATED: 01/20/2010
BOUNDARY NOTE:
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND ARE NOT FIELD VERIFIED.
ENCROACHMENT STATEMENT:
AT THE TIME OF THE SURVEY THERE WAS NO ATC LEASE AREA OR ACCESS & UTILITY EASEMENT DESCRIPTIONS PROVIDED. THIS IS REMEDIED BY THE AS SURVEYED ATC LEASE AREA AND ACCESS & UTILITY EASEMENT DESCRIPTIONS AS SURVEYED.
A POSSIBLE ENCROACHMENT OF DIRT ACCESS ROAD OUTSIDE OF PARENT PARCEL AND INTO RIGHT OF WAY AS SHOWN & NOTED AS AN ENCROACHMENT HEREON.

SURVEYOR'S NOTES
1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA AN ACCESS EASEMENT AND A 33' WIDE EASEMENT PER DOC. NO. 886607 (CSM NO. 7971) TO STATE ROAD NO. 22, A PUBLIC RIGHT OF WAY.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THIS SURVEY WAS PREPARED TO SHOW THE INTERESTS OF AMERICAN TOWER CORPORATION AND IMPROVEMENTS PROXIMAL TO SAID INTERESTS. IT DOES NOT CONSTITUTE AN ALTA SURVEY OF THE ENTIRE PARENT PARCEL.
8. ALL BEARING AND DISTANCE CALLS ARE MEASURED UNLESS OTHERWISE NOTED.
9. UNLESS OTHERWISE SPECIFIED, UTILITY POLES DID NOT IDENTIFY OWNERSHIP.
10. ATC LEASE AREA, 20' ACCESS & UTILITY EASEMENT AND 10' UTILITY EASEMENT LIE WHOLLY WITHIN THE PARENT PARCEL (LOT 2).
ZONING INFORMATION
ZONING INFORMATION NOT PROVIDED AT TIME OF SURVEY.

LEGAL DESCRIPTION
PARENT PARCEL - AS PROVIDED:
The following described real estate in Waupaca County, State of Wisconsin:
That part of the 1/4th of the 5914 and of Government Lot 2, lying Southwesterly of the bearing of New State Highway No. 22, 38 1/2 feet on 3/4, T21N, R11E, Town of Dayton, Less and Excepting that part conveyed to the State of Wisconsin, Department of Transportation in Volume 554 of Records, on Page 451, as Document No. 491317
Further described as follows:
Lot 2 of Certified Survey Map No. 7971, prepared by Little Falls Land Surveying LLC, dated August 12, 2020 and recorded September 30, 2020 as Instrument No. 886607 in Waupaca County, Wisconsin.
AND
Lot 1 of Certified Survey Map No. 7971, prepared by Little Falls Land Surveying LLC, dated August 12, 2020 and recorded September 30, 2020 as Instrument No. 886607 in Waupaca County, Wisconsin.
Parcel No. 03 03 32 8 and 03 03 32 7
This being the same property conveyed to Silver Mist Enterprises, LLC from Philip A. Wemmer, a married person in a deed dated March 20, 2002 and recorded March 20, 2002 as Instrument No. 642575.
ATC LEASE AREA - AS SURVEYED:
That part of Lot 2 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, described as follows: Commencing at the Southwest corner of said Lot 2, thence on an assumed bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 512.28 feet to the point of beginning of the tract herein described, thence continue on a bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 100.00 feet; thence on a bearing of N 00°02'04" E, 100.00 feet; thence on a bearing of N 89°57'56" W, 100.00 feet; thence on a bearing of S 00°02'04" W, 100.00 feet to the point of beginning. Containing 10,000 square feet or 0.229 acres more or less.
20' ACCESS & UTILITY EASEMENT - AS SURVEYED:
A 20.00 foot easement over, under and across that part of Lot 2 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, lying 10.00 feet on each side of the following described centerline: Commencing at the Southwest corner of said Lot 2, thence on an assumed bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 502.28 feet; thence on a bearing of N 00°02'04" E, 81.61 feet; thence on a bearing of N 42°29'24" W, 141.75 feet; thence northerly, 46.91 feet along a tangential curve, concave to the southwest, having a radius of 35.00 feet, a central angle of 76°47'00" and a chord bearing and distance of N 52°59'04" W, 43.48 feet; thence on a bearing of S 80°46'16" W, tangent to last said curve, 118.16 feet; thence on a bearing of S 81°39'43" W, 56.04 feet; thence westerly, 31.96 feet along a tangent curve, concave to the north, having a radius of 100.00 feet and a central angle of 18°19'37"; thence on a bearing of N 80°01'41" W, 40.41 feet; thence northerly, 33.03 feet along a tangent curve, concave to the southeast, having a radius of 25.00 feet and a central angle of 72°48'56"; thence on a bearing of N 04°19'55" W, tangent to last said curve, 68.16 feet; thence on a bearing of N 00°46'07" E, 143.82 feet; thence on a bearing of N 17°33'19" E, 208.66 feet; thence on a bearing of N 21°38'31" E, 82.11 feet to the North line of said Lot 2 and said centerline there terminating. The side lines of said easement are to be lengthened or shortened to terminate at the North and South lines of said Lot 2. Containing 72,373 square feet or 0.51 acres more or less.
10' UTILITY EASEMENT - AS SURVEYED:
A 10.00 foot easement over, under and across that part of Lot 2 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, lying 5.00 feet on each side of the following described centerline: Commencing at the Southwest corner of said Lot 2, thence on an assumed bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 502.28 feet; thence on a bearing of N 00°02'04" E, 81.61 feet; thence on a bearing of N 42°29'24" W, 141.75 feet; thence northerly, 46.91 feet along a tangential curve, concave to the southwest, having a radius of 35.00 feet, a central angle of 76°47'00" and a chord bearing and distance of N 52°59'04" W, 43.48 feet; thence on a bearing of S 80°46'16" W, tangent to last said curve, 118.16 feet; thence on a bearing of S 81°39'43" W, 56.04 feet; thence westerly, 31.96 feet along a tangent curve, concave to the north, having a radius of 100.00 feet and a central angle of 18°19'37"; thence on a bearing of N 80°01'41" W, 40.41 feet; thence northerly, 33.03 feet along a tangent curve, concave to the southeast, having a radius of 25.00 feet and a central angle of 72°48'56"; thence on a bearing of N 04°19'55" W, tangent to last said curve, 68.16 feet; thence on a bearing of N 00°46'07" E, 143.82 feet; thence on a bearing of N 17°33'19" E, 208.66 feet; thence on a bearing of N 21°38'31" E, 82.11 feet to the North line of said Lot 2 and said centerline there terminating. The side lines of said easement to be lengthened or shortened to terminate at the West line of said Lot 2 and at the Eastern edge of the above described 20' easement. Containing 1024 square feet or 0.023 acres more or less.
20' ACCESS EASEMENT - AS SURVEYED:
A 20.00 foot easement over and across that part of Lot 1 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, lying 10.00 feet on each side of the following described centerline: Commencing at the Southwest corner of said Lot 1, thence on an assumed bearing of S 11°11'37" E along the South line of said Lot 1, a distance of 33.41 feet to the point of beginning of the centerline herein described; thence on a bearing of N 17°48'33" E, 101.03 feet; thence on a bearing of N 25°38'59" E, 58.06 feet; thence on a bearing of N 25°38'59" E, 150.39 feet; thence on a bearing of N 01°36'02" E, 31.16 feet; thence on a bearing of N 23°21'33" W, 33.21 feet to the West line of said Lot 1 and said centerline there terminating. The side lines of said easement are to be lengthened or shortened to terminate at the South and West lines of Lot 1. Containing 8149 square feet or 0.18± acres, more or less.

NOTES CORRESPONDING TO TITLE COMMITMENT
THE TITLE COMMITMENT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY'S FILE NUMBER ATC-120153-C WITH A DATE OF SEPTEMBER 28, 2021 CONTAINS THE FOLLOWING EXCEPTION ITEMS:
10. Utility Easement/Corporation between Silver Mist Enterprises, and Wisconsin Public Service Corporation, a Wisconsin Public Service Corporation, a Wisconsin Corporation, a Wisconsin corporation and assigns, dated May 10, 2007 and recorded October 2, 2002 as Instrument 882670, in Waupaca County, Wisconsin, TOUCHES PARENT PARCEL, 20' ACCESS & UTILITY EASEMENT & 10' UTILITY EASEMENT, SHOWN ON SURVEY.
11. Electric Underground Easement between Silver Mist Enterprises, LLC, and Wisconsin Public Service Corporation, a Wisconsin Corporation, dated October 18, 2010 and recorded August 11, 2020 as Instrument 884750, in Waupaca County, Wisconsin, TOUCHES LOT 1 OF PARENT PARCEL SHOWN ON SURVEY.
12. Any and all matters disclosed on the map entitled "Waupaca County Certified Survey Map No. 7971" dated September 30, 2020 and recorded September 30, 2020 as Instrument 885807 in Waupaca County, Wisconsin, SUBDIVIDES PARENT PARCEL INTO 2 LOTS AND DESCRIBES THE ACCESS EASEMENT ACROSS LOT 1, SHOWN ON SURVEY.

NOTES CORRESPONDING TO TITLE COMMITMENT
THE TITLE COMMITMENT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY'S FILE NUMBER ATC-120153-C WITH A DATE OF SEPTEMBER 28, 2021 CONTAINS THE FOLLOWING EXCEPTION ITEMS:
10. Utility Easement/Corporation between Silver Mist Enterprises, and Wisconsin Public Service Corporation, a Wisconsin Public Service Corporation, a Wisconsin Corporation, a Wisconsin corporation and assigns, dated May 10, 2007 and recorded October 2, 2002 as Instrument 882670, in Waupaca County, Wisconsin, TOUCHES PARENT PARCEL, 20' ACCESS & UTILITY EASEMENT & 10' UTILITY EASEMENT, SHOWN ON SURVEY.
11. Electric Underground Easement between Silver Mist Enterprises, LLC, and Wisconsin Public Service Corporation, a Wisconsin Corporation, dated October 18, 2010 and recorded August 11, 2020 as Instrument 884750, in Waupaca County, Wisconsin, TOUCHES LOT 1 OF PARENT PARCEL SHOWN ON SURVEY.
12. Any and all matters disclosed on the map entitled "Waupaca County Certified Survey Map No. 7971" dated September 30, 2020 and recorded September 30, 2020 as Instrument 885807 in Waupaca County, Wisconsin, SUBDIVIDES PARENT PARCEL INTO 2 LOTS AND DESCRIBES THE ACCESS EASEMENT ACROSS LOT 1, SHOWN ON SURVEY.

LEGAL DESCRIPTION
PARENT PARCEL - AS PROVIDED:
The following described real estate in Waupaca County, State of Wisconsin:
That part of the 1/4th of the 5914 and of Government Lot 2, lying Southwesterly of the bearing of New State Highway No. 22, 38 1/2 feet on 3/4, T21N, R11E, Town of Dayton, Less and Excepting that part conveyed to the State of Wisconsin, Department of Transportation in Volume 554 of Records, on Page 451, as Document No. 491317
Further described as follows:
Lot 2 of Certified Survey Map No. 7971, prepared by Little Falls Land Surveying LLC, dated August 12, 2020 and recorded September 30, 2020 as Instrument No. 886607 in Waupaca County, Wisconsin.
AND
Lot 1 of Certified Survey Map No. 7971, prepared by Little Falls Land Surveying LLC, dated August 12, 2020 and recorded September 30, 2020 as Instrument No. 886607 in Waupaca County, Wisconsin.
Parcel No. 03 03 32 8 and 03 03 32 7
This being the same property conveyed to Silver Mist Enterprises, LLC from Philip A. Wemmer, a married person in a deed dated March 20, 2002 and recorded March 20, 2002 as Instrument No. 642575.
ATC LEASE AREA - AS SURVEYED:
That part of Lot 2 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, described as follows: Commencing at the Southwest corner of said Lot 2, thence on an assumed bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 512.28 feet to the point of beginning of the tract herein described, thence continue on a bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 100.00 feet; thence on a bearing of N 00°02'04" E, 100.00 feet; thence on a bearing of N 89°57'56" W, 100.00 feet; thence on a bearing of S 00°02'04" W, 100.00 feet to the point of beginning. Containing 10,000 square feet or 0.229 acres more or less.
20' ACCESS & UTILITY EASEMENT - AS SURVEYED:
A 20.00 foot easement over, under and across that part of Lot 2 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, lying 10.00 feet on each side of the following described centerline: Commencing at the Southwest corner of said Lot 2, thence on an assumed bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 502.28 feet; thence on a bearing of N 00°02'04" E, 81.61 feet; thence on a bearing of N 42°29'24" W, 141.75 feet; thence northerly, 46.91 feet along a tangential curve, concave to the southwest, having a radius of 35.00 feet, a central angle of 76°47'00" and a chord bearing and distance of N 52°59'04" W, 43.48 feet; thence on a bearing of S 80°46'16" W, tangent to last said curve, 118.16 feet; thence on a bearing of S 81°39'43" W, 56.04 feet; thence westerly, 31.96 feet along a tangent curve, concave to the north, having a radius of 100.00 feet and a central angle of 18°19'37"; thence on a bearing of N 80°01'41" W, 40.41 feet; thence northerly, 33.03 feet along a tangent curve, concave to the southeast, having a radius of 25.00 feet and a central angle of 72°48'56"; thence on a bearing of N 04°19'55" W, tangent to last said curve, 68.16 feet; thence on a bearing of N 00°46'07" E, 143.82 feet; thence on a bearing of N 17°33'19" E, 208.66 feet; thence on a bearing of N 21°38'31" E, 82.11 feet to the North line of said Lot 2 and said centerline there terminating. The side lines of said easement are to be lengthened or shortened to terminate at the North and South lines of said Lot 2. Containing 72,373 square feet or 0.51 acres more or less.
10' UTILITY EASEMENT - AS SURVEYED:
A 10.00 foot easement over, under and across that part of Lot 2 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, lying 5.00 feet on each side of the following described centerline: Commencing at the Southwest corner of said Lot 2, thence on an assumed bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 502.28 feet; thence on a bearing of N 00°02'04" E, 81.61 feet; thence on a bearing of N 42°29'24" W, 141.75 feet; thence northerly, 46.91 feet along a tangential curve, concave to the southwest, having a radius of 35.00 feet, a central angle of 76°47'00" and a chord bearing and distance of N 52°59'04" W, 43.48 feet; thence on a bearing of S 80°46'16" W, tangent to last said curve, 118.16 feet; thence on a bearing of S 81°39'43" W, 56.04 feet; thence westerly, 31.96 feet along a tangent curve, concave to the north, having a radius of 100.00 feet and a central angle of 18°19'37"; thence on a bearing of N 80°01'41" W, 40.41 feet; thence northerly, 33.03 feet along a tangent curve, concave to the southeast, having a radius of 25.00 feet and a central angle of 72°48'56"; thence on a bearing of N 04°19'55" W, tangent to last said curve, 68.16 feet; thence on a bearing of N 00°46'07" E, 143.82 feet; thence on a bearing of N 17°33'19" E, 208.66 feet; thence on a bearing of N 21°38'31" E, 82.11 feet to the North line of said Lot 2 and said centerline there terminating. The side lines of said easement to be lengthened or shortened to terminate at the West line of said Lot 2 and at the Eastern edge of the above described 20' easement. Containing 1024 square feet or 0.023 acres more or less.
20' ACCESS EASEMENT - AS SURVEYED:
A 20.00 foot easement over and across that part of Lot 1 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, lying 10.00 feet on each side of the following described centerline: Commencing at the Southwest corner of said Lot 1, thence on an assumed bearing of S 11°11'37" E along the South line of said Lot 1, a distance of 33.41 feet to the point of beginning of the centerline herein described; thence on a bearing of N 17°48'33" E, 101.03 feet; thence on a bearing of N 25°38'59" E, 58.06 feet; thence on a bearing of N 25°38'59" E, 150.39 feet; thence on a bearing of N 01°36'02" E, 31.16 feet; thence on a bearing of N 23°21'33" W, 33.21 feet to the West line of said Lot 1 and said centerline there terminating. The side lines of said easement are to be lengthened or shortened to terminate at the South and West lines of Lot 1. Containing 8149 square feet or 0.18± acres, more or less.

ZONING INFORMATION
ZONING INFORMATION NOT PROVIDED AT TIME OF SURVEY.

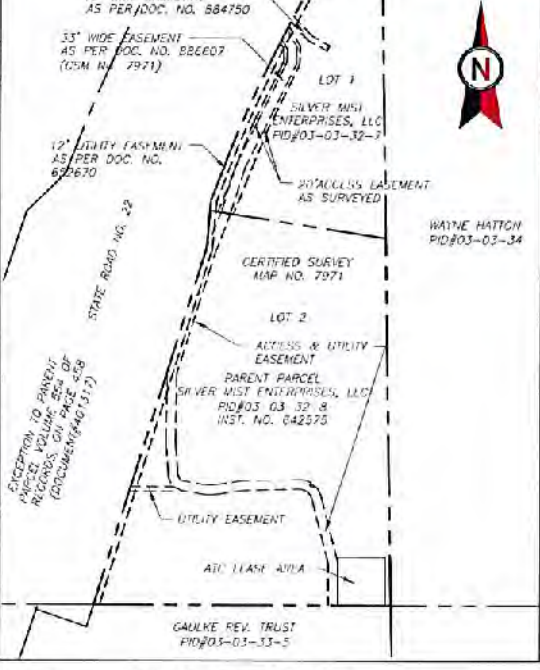
LEGAL DESCRIPTION
PARENT PARCEL - AS PROVIDED:
The following described real estate in Waupaca County, State of Wisconsin:
That part of the 1/4th of the 5914 and of Government Lot 2, lying Southwesterly of the bearing of New State Highway No. 22, 38 1/2 feet on 3/4, T21N, R11E, Town of Dayton, Less and Excepting that part conveyed to the State of Wisconsin, Department of Transportation in Volume 554 of Records, on Page 451, as Document No. 491317
Further described as follows:
Lot 2 of Certified Survey Map No. 7971, prepared by Little Falls Land Surveying LLC, dated August 12, 2020 and recorded September 30, 2020 as Instrument No. 886607 in Waupaca County, Wisconsin.
AND
Lot 1 of Certified Survey Map No. 7971, prepared by Little Falls Land Surveying LLC, dated August 12, 2020 and recorded September 30, 2020 as Instrument No. 886607 in Waupaca County, Wisconsin.
Parcel No. 03 03 32 8 and 03 03 32 7
This being the same property conveyed to Silver Mist Enterprises, LLC from Philip A. Wemmer, a married person in a deed dated March 20, 2002 and recorded March 20, 2002 as Instrument No. 642575.
ATC LEASE AREA - AS SURVEYED:
That part of Lot 2 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, described as follows: Commencing at the Southwest corner of said Lot 2, thence on an assumed bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 512.28 feet to the point of beginning of the tract herein described, thence continue on a bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 100.00 feet; thence on a bearing of N 00°02'04" E, 100.00 feet; thence on a bearing of N 89°57'56" W, 100.00 feet; thence on a bearing of S 00°02'04" W, 100.00 feet to the point of beginning. Containing 10,000 square feet or 0.229 acres more or less.
20' ACCESS & UTILITY EASEMENT - AS SURVEYED:
A 20.00 foot easement over, under and across that part of Lot 2 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, lying 10.00 feet on each side of the following described centerline: Commencing at the Southwest corner of said Lot 2, thence on an assumed bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 502.28 feet; thence on a bearing of N 00°02'04" E, 81.61 feet; thence on a bearing of N 42°29'24" W, 141.75 feet; thence northerly, 46.91 feet along a tangential curve, concave to the southwest, having a radius of 35.00 feet, a central angle of 76°47'00" and a chord bearing and distance of N 52°59'04" W, 43.48 feet; thence on a bearing of S 80°46'16" W, tangent to last said curve, 118.16 feet; thence on a bearing of S 81°39'43" W, 56.04 feet; thence westerly, 31.96 feet along a tangent curve, concave to the north, having a radius of 100.00 feet and a central angle of 18°19'37"; thence on a bearing of N 80°01'41" W, 40.41 feet; thence northerly, 33.03 feet along a tangent curve, concave to the southeast, having a radius of 25.00 feet and a central angle of 72°48'56"; thence on a bearing of N 04°19'55" W, tangent to last said curve, 68.16 feet; thence on a bearing of N 00°46'07" E, 143.82 feet; thence on a bearing of N 17°33'19" E, 208.66 feet; thence on a bearing of N 21°38'31" E, 82.11 feet to the North line of said Lot 2 and said centerline there terminating. The side lines of said easement are to be lengthened or shortened to terminate at the North and South lines of said Lot 2. Containing 72,373 square feet or 0.51 acres more or less.
10' UTILITY EASEMENT - AS SURVEYED:
A 10.00 foot easement over, under and across that part of Lot 2 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, lying 5.00 feet on each side of the following described centerline: Commencing at the Southwest corner of said Lot 2, thence on an assumed bearing of S 89°57'56" E along the South line of said Lot 2, a distance of 502.28 feet; thence on a bearing of N 00°02'04" E, 81.61 feet; thence on a bearing of N 42°29'24" W, 141.75 feet; thence northerly, 46.91 feet along a tangential curve, concave to the southwest, having a radius of 35.00 feet, a central angle of 76°47'00" and a chord bearing and distance of N 52°59'04" W, 43.48 feet; thence on a bearing of S 80°46'16" W, tangent to last said curve, 118.16 feet; thence on a bearing of S 81°39'43" W, 56.04 feet; thence westerly, 31.96 feet along a tangent curve, concave to the north, having a radius of 100.00 feet and a central angle of 18°19'37"; thence on a bearing of N 80°01'41" W, 40.41 feet; thence northerly, 33.03 feet along a tangent curve, concave to the southeast, having a radius of 25.00 feet and a central angle of 72°48'56"; thence on a bearing of N 04°19'55" W, tangent to last said curve, 68.16 feet; thence on a bearing of N 00°46'07" E, 143.82 feet; thence on a bearing of N 17°33'19" E, 208.66 feet; thence on a bearing of N 21°38'31" E, 82.11 feet to the North line of said Lot 2 and said centerline there terminating. The side lines of said easement to be lengthened or shortened to terminate at the West line of said Lot 2 and at the Eastern edge of the above described 20' easement. Containing 1024 square feet or 0.023 acres more or less.
20' ACCESS EASEMENT - AS SURVEYED:
A 20.00 foot easement over and across that part of Lot 1 of Certified Survey Map No. 7971 as of public record, Waupaca County, Wisconsin, lying 10.00 feet on each side of the following described centerline: Commencing at the Southwest corner of said Lot 1, thence on an assumed bearing of S 11°11'37" E along the South line of said Lot 1, a distance of 33.41 feet to the point of beginning of the centerline herein described; thence on a bearing of N 17°48'33" E, 101.03 feet; thence on a bearing of N 25°38'59" E, 58.06 feet; thence on a bearing of N 25°38'59" E, 150.39 feet; thence on a bearing of N 01°36'02" E, 31.16 feet; thence on a bearing of N 23°21'33" W, 33.21 feet to the West line of said Lot 1 and said centerline there terminating. The side lines of said easement are to be lengthened or shortened to terminate at the South and West lines of Lot 1. Containing 8149 square feet or 0.18± acres, more or less.

NOTES CORRESPONDING TO TITLE COMMITMENT
THE TITLE COMMITMENT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY'S FILE NUMBER ATC-120153-C WITH A DATE OF SEPTEMBER 28, 2021 CONTAINS THE FOLLOWING EXCEPTION ITEMS:
10. Utility Easement/Corporation between Silver Mist Enterprises, and Wisconsin Public Service Corporation, a Wisconsin Public Service Corporation, a Wisconsin Corporation, a Wisconsin corporation and assigns, dated May 10, 2007 and recorded October 2, 2002 as Instrument 882670, in Waupaca County, Wisconsin, TOUCHES PARENT PARCEL, 20' ACCESS & UTILITY EASEMENT & 10' UTILITY EASEMENT, SHOWN ON SURVEY.
11. Electric Underground Easement between Silver Mist Enterprises, LLC, and Wisconsin Public Service Corporation, a Wisconsin Corporation, dated October 18, 2010 and recorded August 11, 2020 as Instrument 884750, in Waupaca County, Wisconsin, TOUCHES LOT 1 OF PARENT PARCEL SHOWN ON SURVEY.
12. Any and all matters disclosed on the map entitled "Waupaca County Certified Survey Map No. 7971" dated September 30, 2020 and recorded September 30, 2020 as Instrument 885807 in Waupaca County, Wisconsin, SUBDIVIDES PARENT PARCEL INTO 2 LOTS AND DESCRIBES THE ACCESS EASEMENT ACROSS LOT 1, SHOWN ON SURVEY.

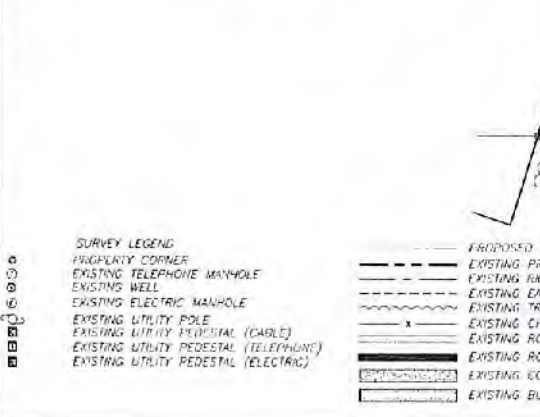
NOTES CORRESPONDING TO TITLE COMMITMENT
THE TITLE COMMITMENT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY'S FILE NUMBER ATC-120153-C WITH A DATE OF SEPTEMBER 28, 2021 CONTAINS THE FOLLOWING EXCEPTION ITEMS:
10. Utility Easement/Corporation between Silver Mist Enterprises, and Wisconsin Public Service Corporation, a Wisconsin Public Service Corporation, a Wisconsin Corporation, a Wisconsin corporation and assigns, dated May 10, 2007 and recorded October 2, 2002 as Instrument 882670, in Waupaca County, Wisconsin, TOUCHES PARENT PARCEL, 20' ACCESS & UTILITY EASEMENT & 10' UTILITY EASEMENT, SHOWN ON SURVEY.
11. Electric Underground Easement between Silver Mist Enterprises, LLC, and Wisconsin Public Service Corporation, a Wisconsin Corporation, dated October 18, 2010 and recorded August 11, 2020 as Instrument 884750, in Waupaca County, Wisconsin, TOUCHES LOT 1 OF PARENT PARCEL SHOWN ON SURVEY.
12. Any and all matters disclosed on the map entitled "Waupaca County Certified Survey Map No. 7971" dated September 30, 2020 and recorded September 30, 2020 as Instrument 885807 in Waupaca County, Wisconsin, SUBDIVIDES PARENT PARCEL INTO 2 LOTS AND DESCRIBES THE ACCESS EASEMENT ACROSS LOT 1, SHOWN ON SURVEY.



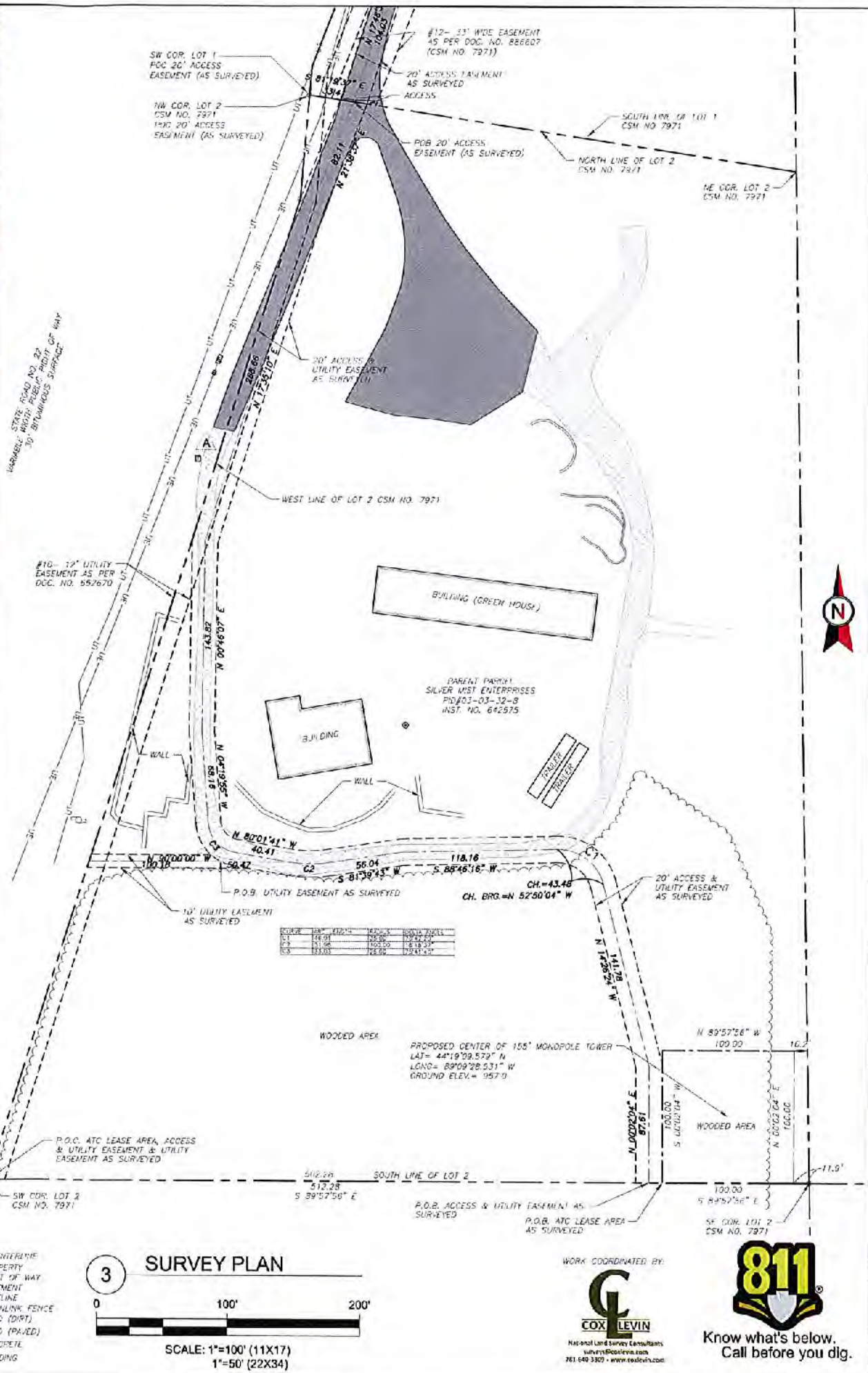
1 VICINITY MAP
NTS



2 PARENT PARCEL
SCALE: 1"=400' (11X17)
1"=200' (22X34)



3 SURVEY PLAN
SCALE: 1"=100' (11X17)
1"=50' (22X34)



3 SURVEY PLAN
SCALE: 1"=100' (11X17)
1"=50' (22X34)

WORK COORDINATED BY:
811
COX LEVIN
National Land Survey Experts
Survey@coxlevin.com
761.640.3802 • www.coxlevin.com
Know what's below.
Call before you dig.

Copyright © 2021 ATC IP LLC. All Rights Reserved.

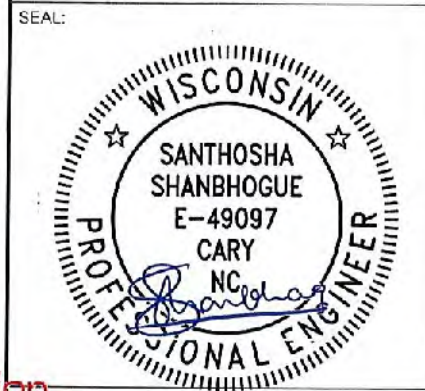
AUG 01 2022

AMERICAN TOWER®
ATC TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AND INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NOTWITHSTANDING THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY FURTHER ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22
1			
2			
3			
4			

ATC SITE NUMBER:
210896
 ATC SITE NAME:
AP SILVER MIST
 SITE ADDRESS:
 N2270 STATE ROAD 22
 WAUPACA, WI 54981

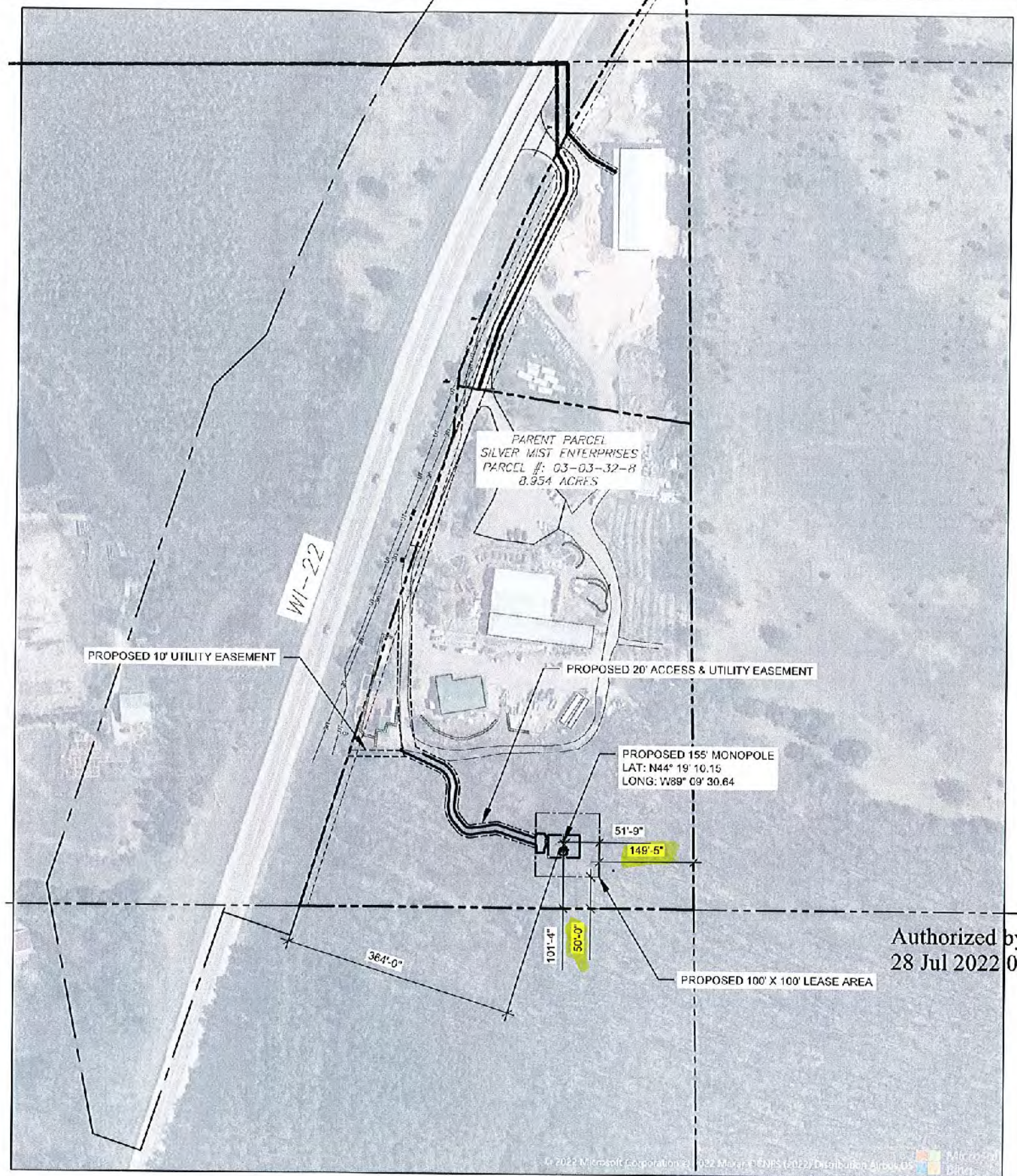


Authorized by "EOR"
 28 Jul 2022 05:18:54 **cosign**

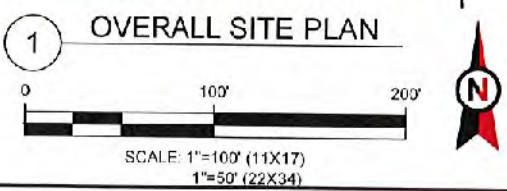
DATE DRAWN:	07/28/22
ATC JOB NO:	14089721_E4
OPS JOB NO:	---
ATC LEGACY #:	---

OVERALL SITE PLAN

SHEET NUMBER:
C-101
 REVISION:
0



- LEGEND**
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING EASEMENT
 - XXX--- EXISTING CONTOUR (MAJOR)
 - XXX--- EXISTING CONTOUR (MINOR)
 - ~ ~ ~ EXISTING TREELINE
 - EXISTING CHAINLINK FENCE
 - [Hatched Box] EXISTING BUILDING
 - SD--- EXISTING STORM DRAIN
 - EXISTING ROAD (DIRT)
 - EXISTING ROAD (STONE)
 - EXISTING ROAD (PAVED)
 - [Stippled Box] EXISTING CONCRETE
 - EXISTING LEASE AREA



1 OVERALL SITE PLAN

Copyright © 2017 ATC IP LLC. All Rights Reserved.

AUG 01 2022

AMERICAN TOWER®
ATC TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 488-0112
 COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXCLUDED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
 N2270 STATE ROAD 22
 WAUPACA, WI 54981



DATE DRAWN:	07/28/22
ATC JOB NO:	14089721_E1
OPS JOB NO:	---
ATC LEGACY #:	---

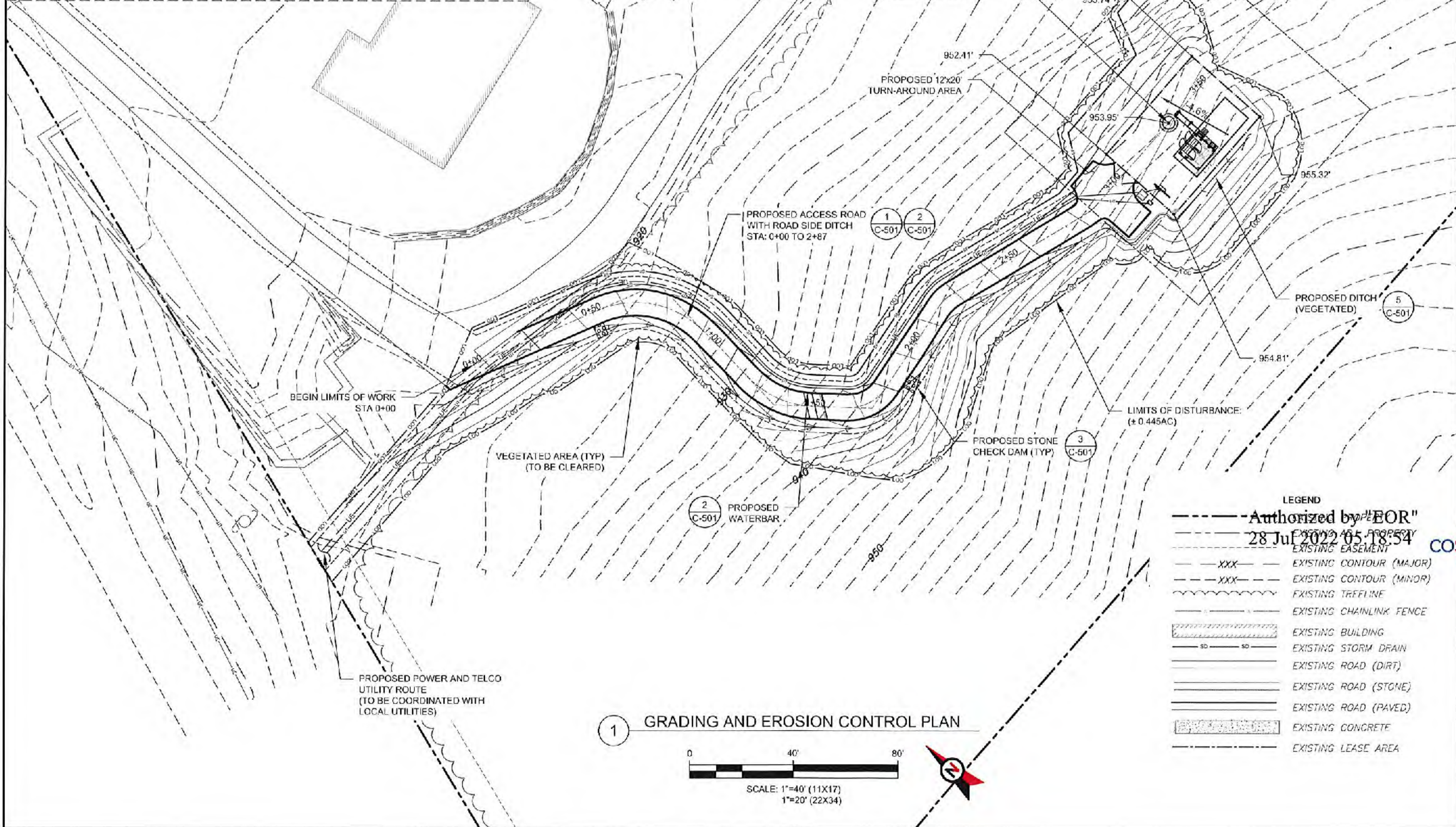
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:	REVISION:
C-201	0

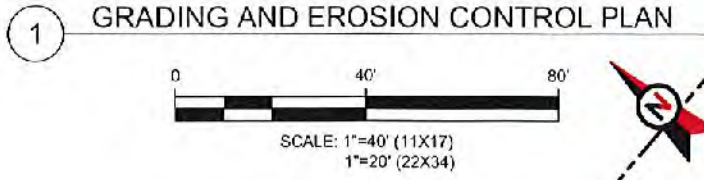
CUT/FILL VOLUMES		CUT (yd3)	FILL (yd3)	NET (yd3)	
ACCESS ROAD		497.8	89.8	428	CUT
COMPOUND		290.55	272	21.45	FILL
			TOTAL	406.55	CUT

STONE REQUIRED FOR ROAD	AVE STONE DEPTH (in)	WIDTH (feet)	LENGTH (feet)	STONE IMPORT (yd3)	STONE IMPORT (TONS)
COMPOUND	6	50	50	16.3	83.0
ROAD COARSE	6	10	253	46.8	53.3
			TOTAL	63.1	126.8

* CUT/FILL CALCULATIONS ARE APPROXIMATE. THE AMOUNT OF TOPSOIL THAT WILL NEED TO BE REMOVED AND THE COMPACTION AND SHRINKAGE FACTORS WILL VARY BASED ON SITE CONDITIONS.
 * AMOUNT OF STONE TO IMPORT IS APPROXIMATE. THE CONTRACTOR SHALL FOLLOW THE DETAILS ON THE PLANS TO THE APPROPRIATE STONE DEPTHS

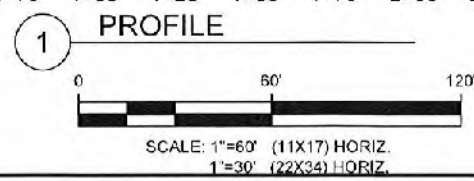
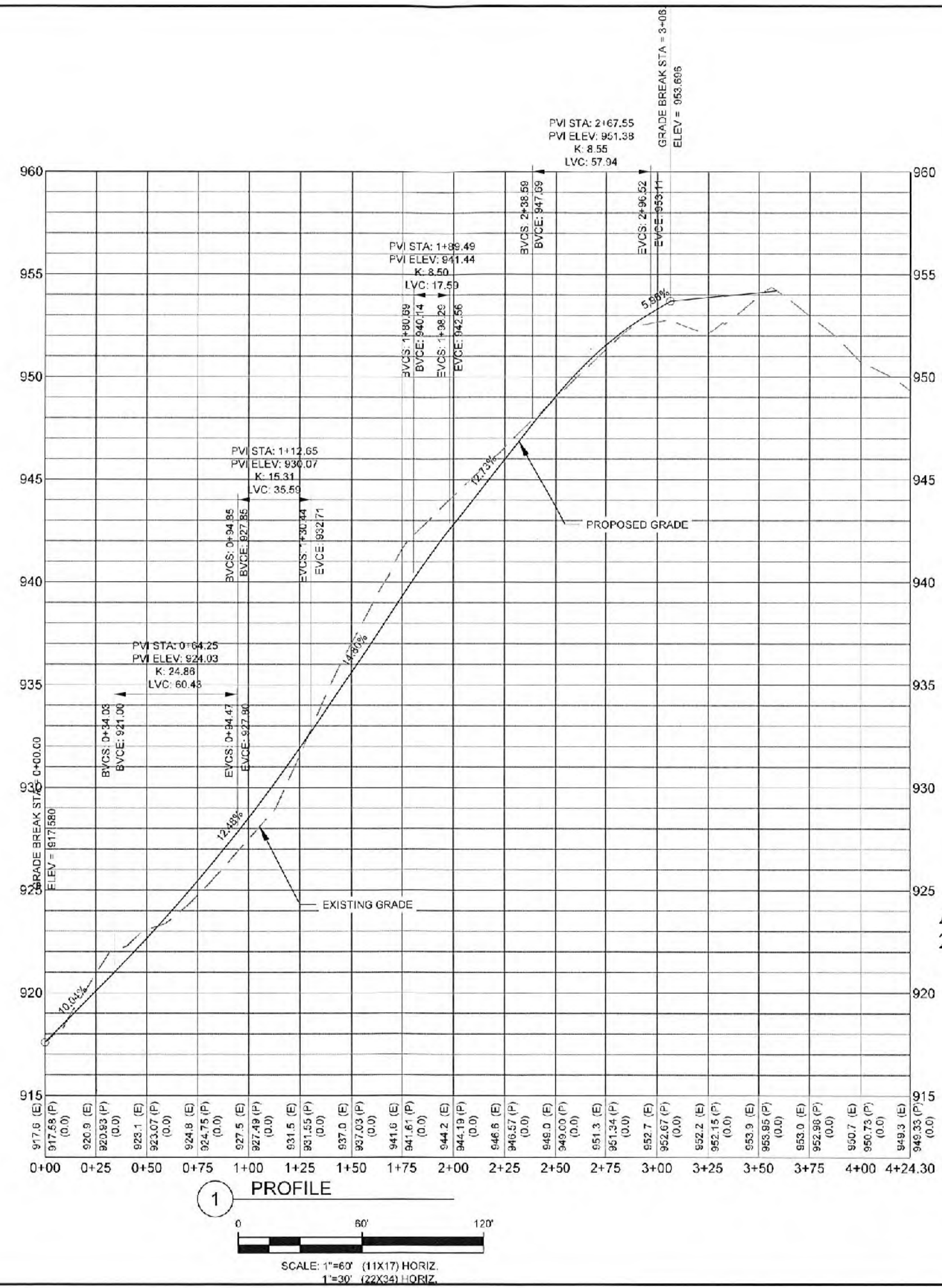


- LEGEND**
- AUTHORIZED BY EOR
 - EXISTING EASEMENT
 - XXX --- EXISTING CONTOUR (MAJOR)
 - XXX --- EXISTING CONTOUR (MINOR)
 - EXISTING TREELINE
 - EXISTING CHAINLINK FENCE
 - EXISTING BUILDING
 - SD --- SD --- EXISTING STORM DRAIN
 - EXISTING ROAD (DIRT)
 - EXISTING ROAD (STONE)
 - EXISTING ROAD (PAVED)
 - EXISTING CONCRETE
 - EXISTING LEASE AREA



Copyright © 2017 ATC IP LLC. All Rights Reserved.

AUG 01 2022



Authorized by "EOR"
 28 Jul 2022 05:18:54

AMERICAN TOWER®
ATC TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
 N2270 STATE ROAD 22
 WAUPACA, WI 54981



DATE DRAWN:	07/28/22
ATC JOB NO:	14089721_F4
OPS JOB NO:	---
ATC LEGACY #:	---

GRADING PROFILE	
SHEET NUMBER:	REVISION:
C-202	0

Copyright © 2017 ATC IP LLC. All Rights Reserved



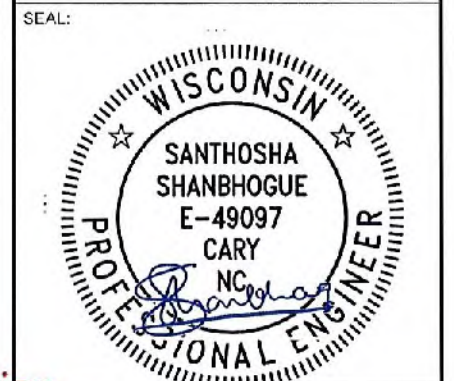
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

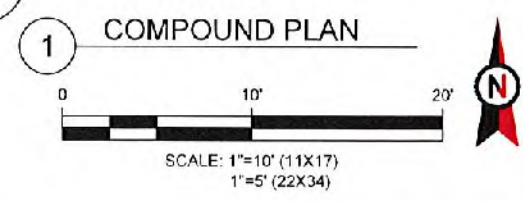
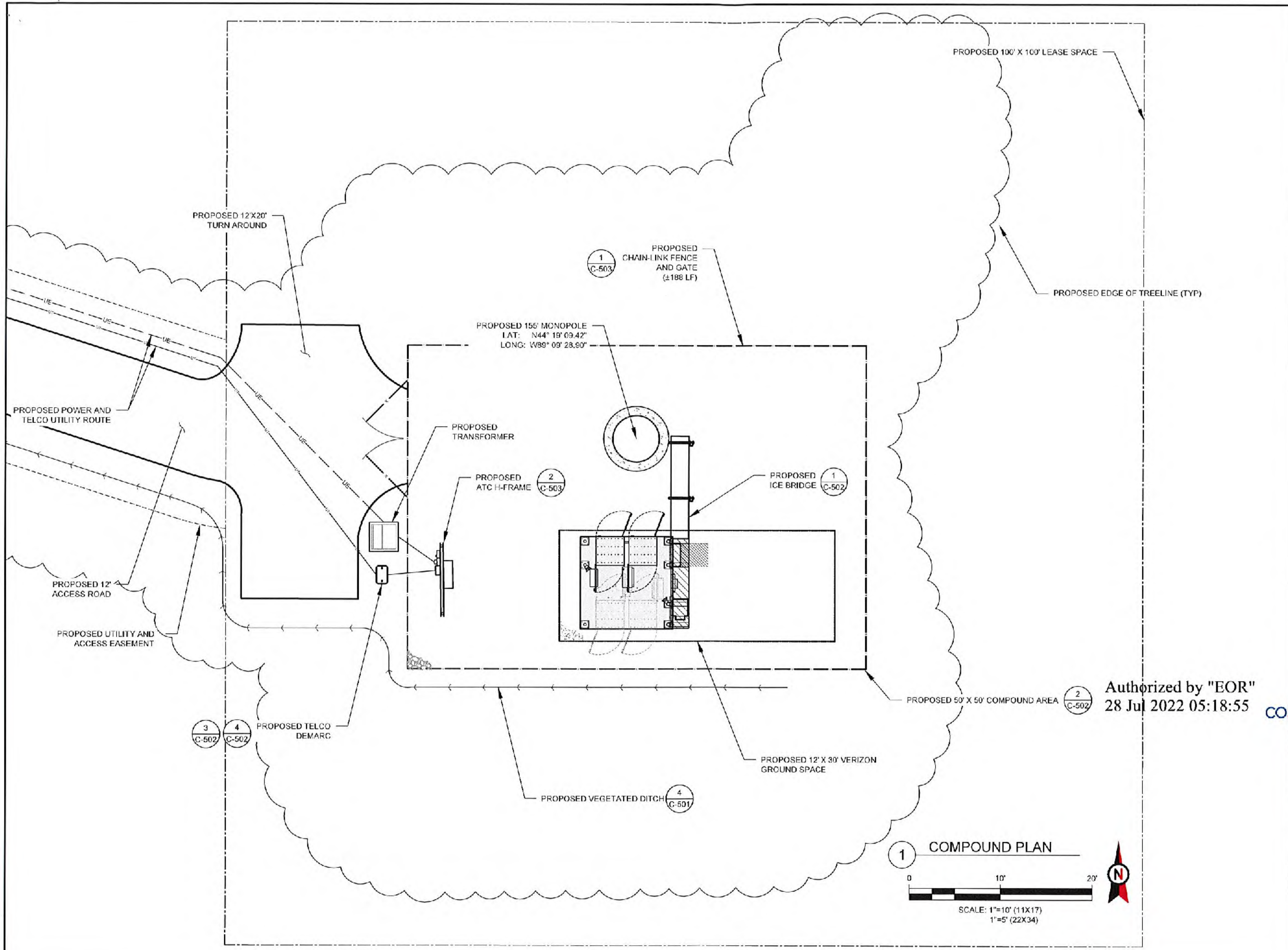
ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
N2270 STATE ROAD 22
WAUPACA, WI 54981



Authorized by "EOR"
28 Jul 2022 05:18:55

cosign



DATE DRAWN:	07/28/22
ATC JOB NO:	14069721_E4
OPS JOB NO:	---
ATC LEGACY #:	---

COMPOUND PLAN

SHEET NUMBER:	REVISION:
C-401	0

Copyright © 2017 ATC IP LLC. All Rights Reserved.



AMERICAN TOWER®
ATC TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
 N2270 STATE ROAD 22
 WAUPACA, WI 54981

SEAL:

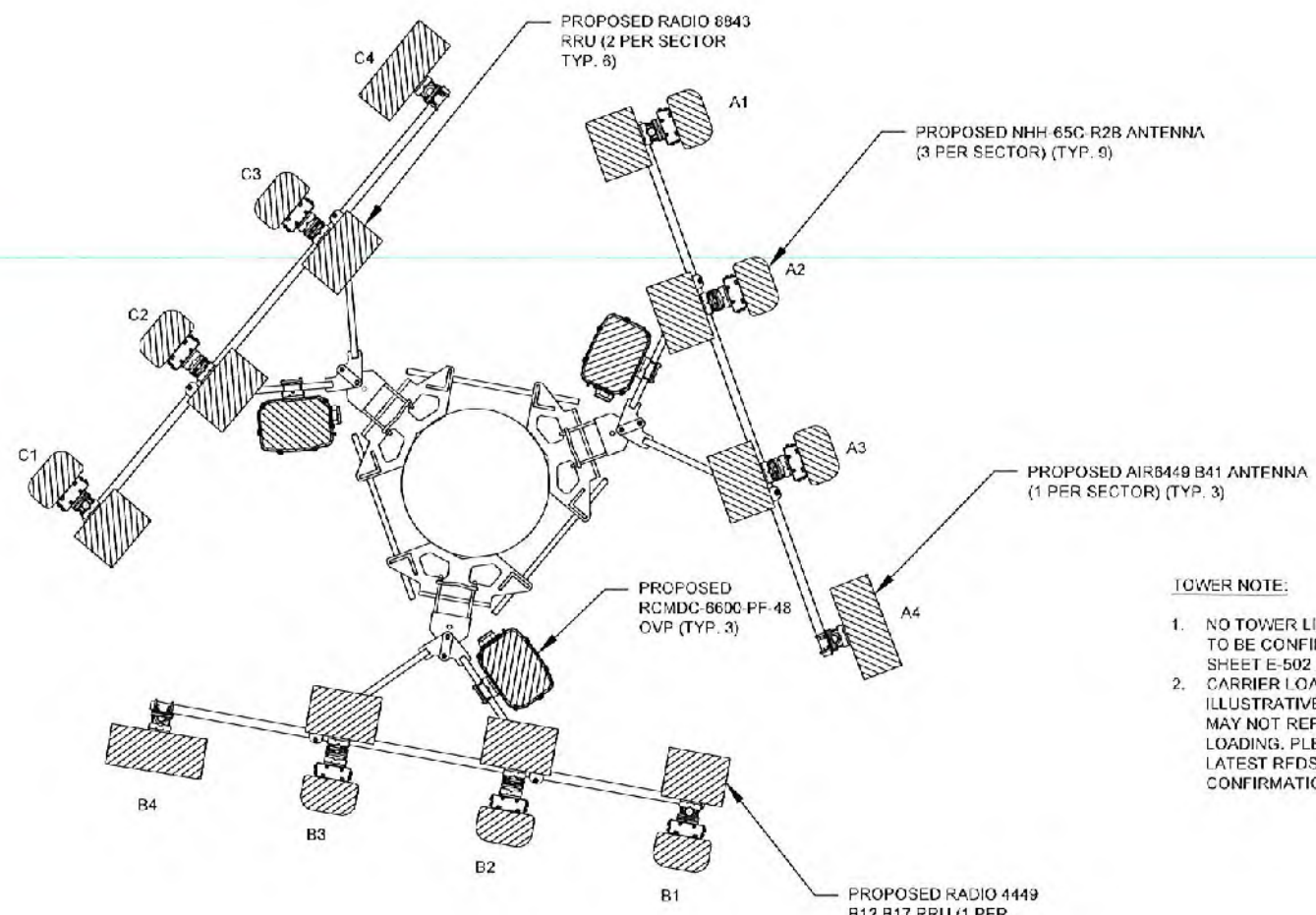


Authorized by "EOR"
 28 Jul 2022 05:18:55 cosign

DATE DRAWN:	07/28/22
ATC JOB NO:	14089721_E4
OPS JOB NO:	---
ATC LEGACY #:	---

TOWER ELEVATION

SHEET NUMBER: **C-402** REVISION: **0**



- TOWER NOTE:**
- NO TOWER LIGHTING IS PROPOSED. TO BE CONFIRMED BY FAA/FCC. SEE SHEET E-502 FOR DETAIL.
 - CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL LOADING. PLEASE REFER TO THE LATEST RFDS OR APPLICATION FOR CONFIRMATION.

TOP OF PROPOSED TOWER
 ELEV. 1114.5' AMSL
 ELEV. 155' A.G.L.

PROPOSED CARRIER ANTENNAS
 RAD CENTER 150' A.G.L.

PROPOSED GRADE
 ELEV 959.5' AMSL
 ELEV 0' A.G.L.

TOP OF PLATE
 EL. 954.36' (AMSL)
 FINISHED GRADE
 EL. 653.95' (AMSL)

TOP OF PIER
 EL. 954.35' (AMSL)

VERIZON FINAL ANTENNA/ COAX SCHEDULE

SECTOR	POS	ANTENNA SUMMARY	RAD CENTER	AZIMUTH (TN)	ADDITIONAL TOWER MOUNTED EQUIPMENT	ANTENNA CABLE DESCRIPTION
ALPHA	A1	NHH-65C-R2B	150'-0"	70°	Radio 4449 B12, B71	(3) Fiber/Hybrid
	A2	NHH-65C-R2B			RADIO 8843	
	A3	NHH-65C-R2B			RADIO 8843	
	A4	Air6449 B41			AIR6449	
BETA	B1	NHH-65C-R2B	150'-0"	190°	Radio 4449 B12, B71	
	B2	NHH-65C-R2B			RADIO 8843	
	B3	NHH-65C-R2B			RADIO 8843	
	B4	Air6449 B41			AIR6449	
GAMMA	C1	NHH-65C-R2B	150'-0"	300°	Radio 4449 B12, B71	
	C2	NHH-65C-R2B			RADIO 8843	
	C3	NHH-65C-R2B			RADIO 8843	
	C4	Air6449 B41			AIR6449	

PROPOSED FIBER DISTRIBUTION/OVP BOX		PROPOSED CABLING SUMMARY		
MODEL NUMBER	STATUS	COAX	HYBRID	STATUS
RCMDC-6600-PF-48	ADD	-	(3) 1-5/8"	ADD



AMERICAN TOWER®
ATC TOWER SERVICES
 3600 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SERVICE CONTRACTER IS STRICTLY PROHIBITED. ALL OF THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES ANY PRIOR TO THE START OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
 N2270 STATE ROAD 22
 WAUPACA, WI 54981

SEAL:

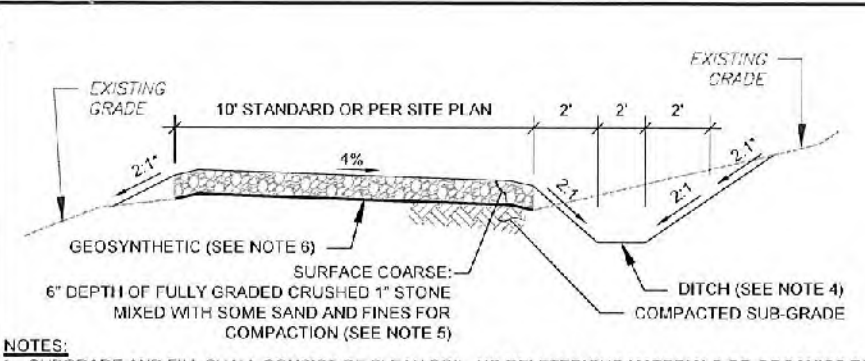


DATE DRAWN:	07/28/22
ATC JOB NO:	14089721_E4
OPS JOB NO:	---
ATC LEGACY #:	---

CONSTRUCTION DETAILS

SHEET NUMBER:
C-501

REVISION:
0

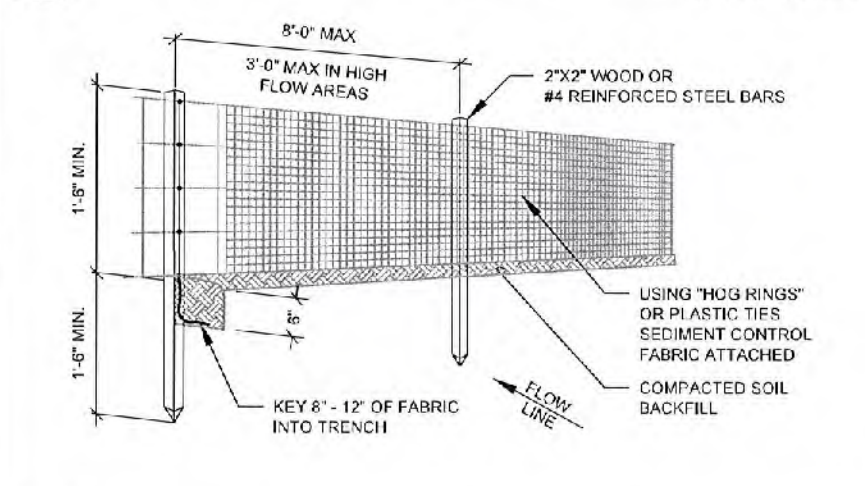


- NOTES:**
- SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED. REMOVE ALL TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD OR A MIN. DEPTH OF 6".
 - TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
 - THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION
 - DITCH
 - DITCHES LEADING TO CULVERTS SHALL BE LINED WITH EROSION CONTROL BLANKET. SEE DITCH DETAIL.
 - THE DITCH SHALL BE INITIALLY OVER-EXCAVATED TO ALLOW FOR THE PLACEMENT OF TOPSOIL.
 - DITCH SHALL BE CONSTRUCTED FREE OF SEDIMENT, TREE ROOTS, STUMPS OR OTHER PROJECTIONS THAT WILL IMPEDE NORMAL CHANNEL FLOW AND/OR PREVENT GOOD LINING TO SOIL CONTACT.
 - REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.
 - GEOSYNTHETIC: APPROVED PRODUCTS ARE US FABRICS: US 2600 AND TENCATE: HP270. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER MASTER SPECS.
 - MARGINAL SOIL CONDITIONS ARE FOR ROADS OVER SANDS, SILTY SANDS, GRAVEL, AND GLACIAL TILL OR DIRECTLY ON ROCK. VERY STIFF TO HARD SOIL FEEL CONDITIONS. CBR BETWEEN 1.0 TO 4.0

AMERICAN TOWER MASTER SPECIFICATION:

- DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

1 STA 0+00 - STA 2+87 SUPERELEVATED ROAD WITH VEGETATED DITCH
 SCALE: NOT TO SCALE

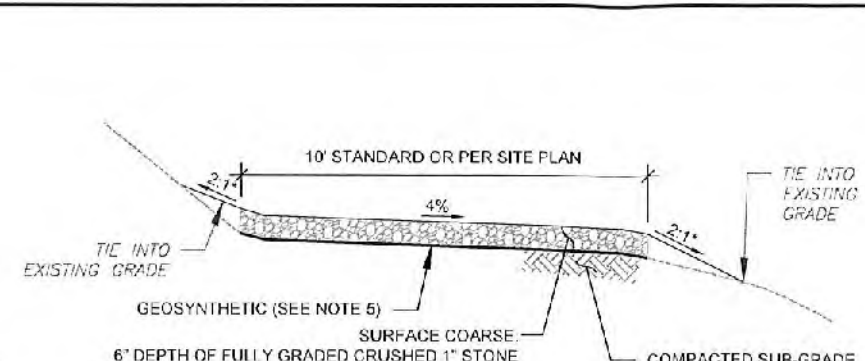


- NOTES:**
- FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL STAKES.
 - SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
 - SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
 - ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED.
 - FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

AMERICAN TOWER MASTER SPECIFICATION:

- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

6 SILT FENCE DETAIL
 SCALE: NOT TO SCALE

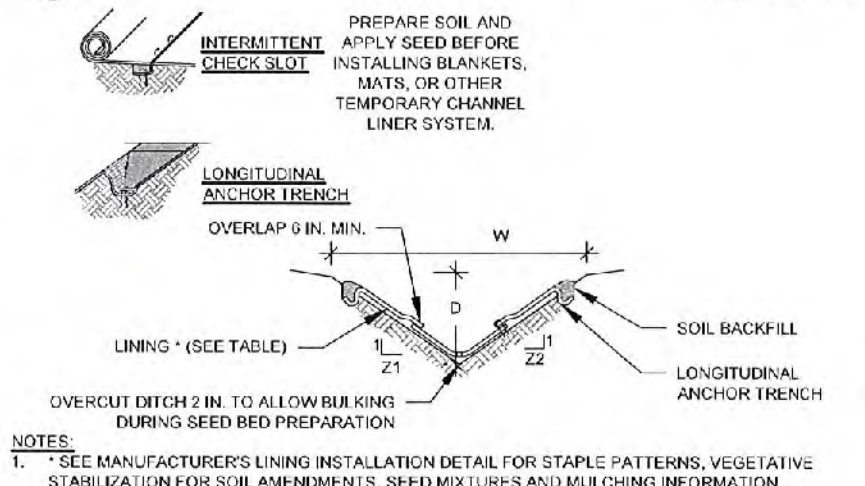


- NOTES:**
- SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED. REMOVE ALL TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD OR A MIN. DEPTH OF 6".
 - TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
 - THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION
 - REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.
 - GEOSYNTHETIC: APPROVED PRODUCTS ARE US FABRICS: US 2600 AND TENCATE: HP270. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER MASTER SPECS.
 - MARGINAL SOIL CONDITIONS ARE FOR ROADS OVER SANDS, SILTY SANDS, GRAVEL, AND GLACIAL TILL OR DIRECTLY ON ROCK. VERY STIFF TO HARD SOIL FEEL CONDITIONS. CBR BETWEEN 1.0 TO 4.0

AMERICAN TOWER MASTER SPECIFICATION:

- DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

2 STA 2+87 - STA 3+06 SUPERELEVATED ROAD MARGINAL SUBGRADE CONDITIONS
 SCALE: NOT TO SCALE



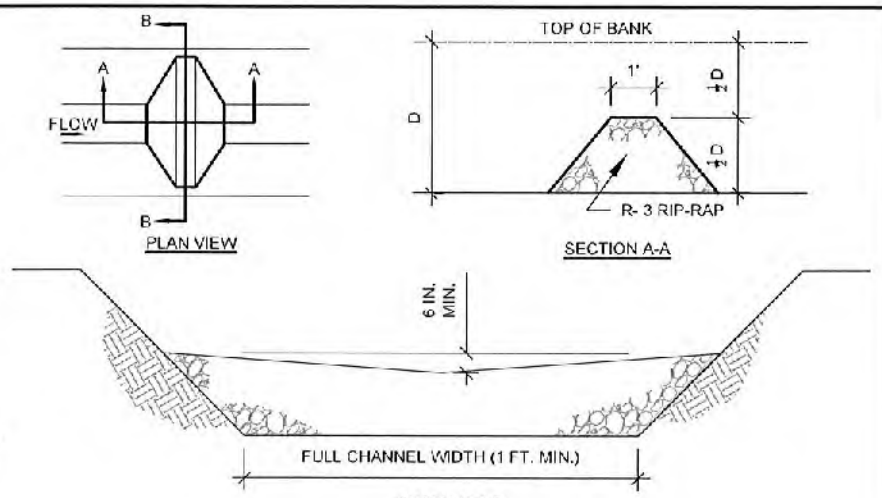
- NOTES:**
- SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION
 - ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
 - CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
 - SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 48 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
 - NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

AMERICAN TOWER MASTER SPECIFICATION:

- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

STATIONS	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
COMPOUND	1.0	4	2	2	NORTH AMERICAN GREEN S75

1 ECB V-DITCH DETAIL
 SCALE: NOT TO SCALE



SECTION B-B

RECOMMENDED STONE CHECK DAM SPACING	
PERCENT SLOPE	SPACING (FT)
< 5%	N/A
5% - 10%	375
10% - 15%	250
> 15%	125

- NOTES:**
- SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE FILTERS.
 - IMMEDIATELY UPON STABILIZATION OF EACH CHANNEL, REMOVE ACCUMULATED SEDIMENT, REMOVE ROCK FILTER, AND STABILIZE DISTURBED AREAS.

AMERICAN TOWER MASTER SPECIFICATION:

- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

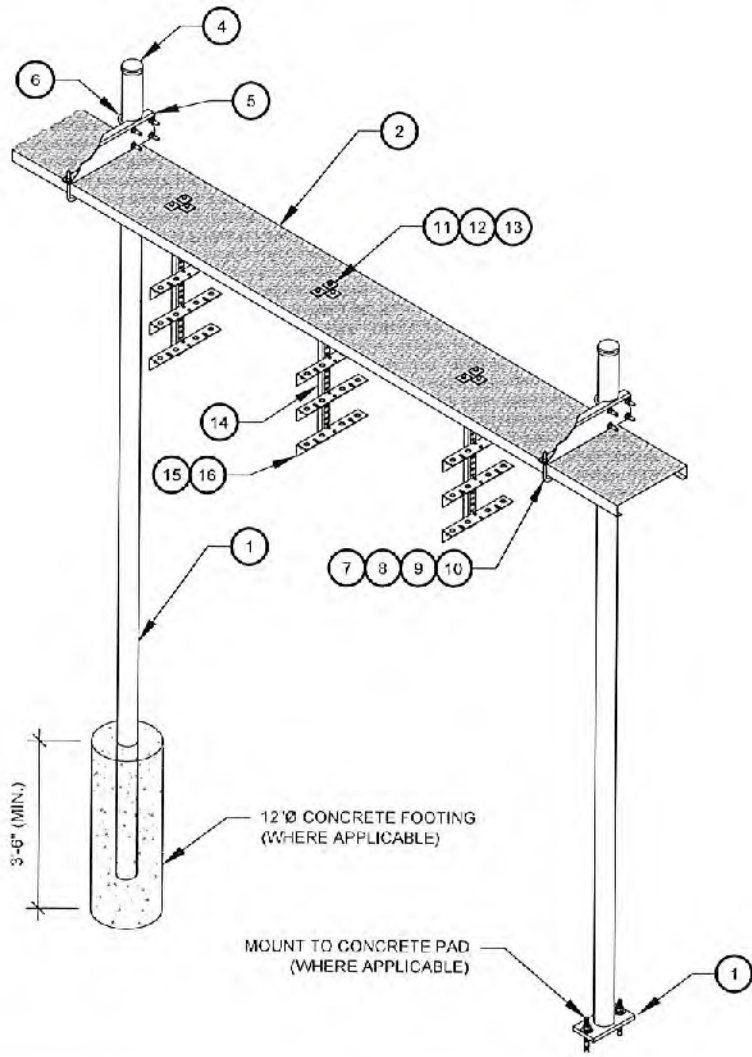
3 STONE CHECK DAM (ROCK FILTER)
 SCALE: NOT TO SCALE

Authorized by "EOR"
 28 Jul 2022 05:18:55



CONSTRUCTION NOTE:

- WHERE POSSIBLE AND AS APPLICABLE, THE CONTRACTOR SHALL UTILIZE EXISTING ICE BRIDGE, CABLE LADDER, COAX SUPPORTS, AND COAX PORTS. BEFORE UTILIZING, CONTRACTOR SHALL VERIFY THAT ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW ICE BRIDGE, CABLE LADDER, COAX SUPPORT, AND COAX PORT, AS REQUIRED, WITH THE ATC CONSTRUCTION MANAGER.
- INSTALL ICE BRIDGE TO ALLOW 7 FEET CLEARANCE ABOVE GRADE TO LOWEST APPURTENANCE.

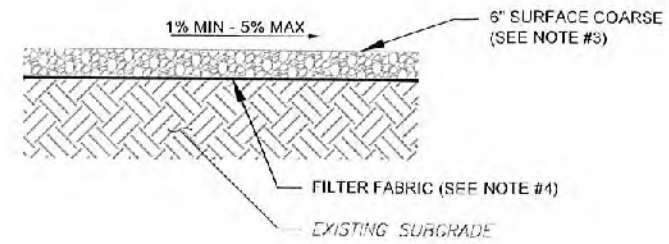


WB-K210-B WAVESIDE BRIDGE KIT - BILL OF MATERIALS (INCLUDED WITH KIT UNLESS NOTED OTHERWISE)

ITEM	PART NUMBER	DESCRIPTION	ITEM	PART NUMBER	DESCRIPTION
1	MF-126.01 MF-130	10'-4" COLUMN & BASE SHOE* 13'-4" PIPE COLUMN	9	SWL-04	1/2" GALV LOCK WASHER
2	WB-CY210	SAFETY GRATING 24" X 19"	10	GN-04	1/2" GALV HEX NUT
3	WBK110B-HK	HARDWARE KIT (ITEMS 4-19)	11	GB-0320S	3/8" X 2" GALV BOLT KIT
4	PC-034	PIPE CAP 3-1/2"	12	MT-387	SQUARE WASHER, 1-1/2" X 1-1/2" W/ 7/16" HOLE
5	WBL0243.08	24" WAVESIDE BRIDGE SUPPORT BRACKET	13	GWF-03	3/8" GALV FLAT WASHER
6	GUB-4356	1/2" X 3-5/8" X 5" GALV U-BOLT	14	WB1243.01	VERTICAL TRAPEZE SECTION
7	W3-JE-5	1/2" J-BOLT	15	GB-0310S	3/8" X 1" GALV BOLT KIT
8	GWF-04	1/2" GALV FLAT WASHER	16	WBT243.02	HORIZONTAL TRAPEZE SECTION

*CONTRACTOR SHALL USE PARTS MANUFACTURED BY COMMSOPE OR APPROVED EQUIVALENT.
*BASE SHOE NOT INCLUDED IN WB-K210-B KIT. ORDER COLUMN SEPARATELY OR KIT WB-K210-S.

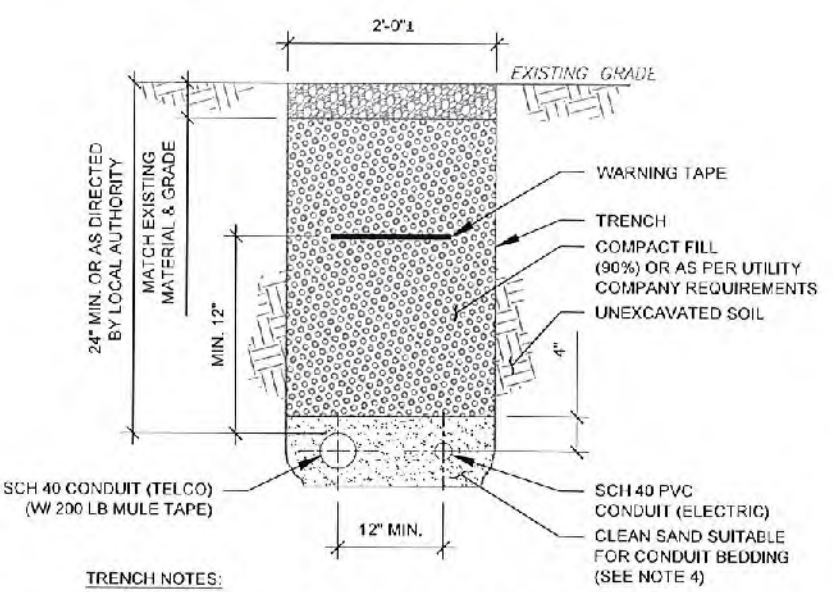
1 24" WAVEGUIDE BRIDGE KIT
SCALE: NOT TO SCALE



NOTES:

- CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF UNDERGROUND SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- REMOVE ALL UNSUITABLE OR DELETERIOUS MATERIAL AS REQUIRED. COMPACT UNDERLYING SOIL TO 90% OF MAXIMUM DENSITY. REPLACE REMOVED SOIL WITH 8" LIFTS OF GRANULAR "B" MATERIAL TO A DEPTH OF 4" BELOW PROPOSED GRADE. COMPACT TO MINIMUM 95% OF MAXIMUM DRY DENSITY ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT IBC. REVIEW WITH PROJECT MANAGER AND GEOTECH PRIOR TO CONSTRUCTION.
- SURFACE COARSE OF GRANULAR "A" MATERIAL SHALL CONSIST OF EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 100% PASSING THROUGH 3/4" SIEVE AND NOT MORE THAN 5% PASSING THROUGH #4 SIEVE.
- PROVIDE GEOTEXTILE FABRIC UNDER WASHED CHIPPED STONE COMPOUND UNLESS NOTED OTHERWISE. WOVEN GEOTEXTILE FABRICS: US 230 OR APPROVED EQUIVALENT. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER MASTER SPECIFICATIONS.

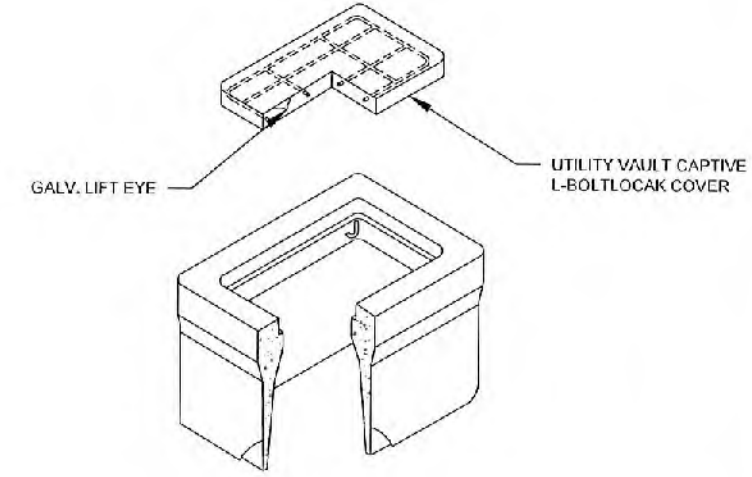
2 COMPOUND CROSS SECTION
SCALE: NOT TO SCALE



TRENCH NOTES:

- IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
- IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.
- CONCRETE ENCASE CONDUIT IN MINIMUM 2" THICK ENVELOPE WHEN INSTALLING UNDER SITE ACCESS ROAD AND EXTEND 6" BEYOND ROAD.
- CONFIRM SPACING AND DEPTH WITH NEC OR LOCAL CODE REQUIREMENTS

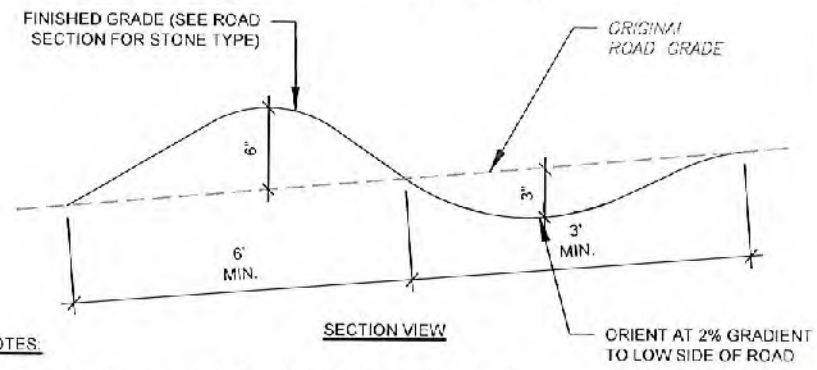
4 TELCO AND POWER JOINT TRENCH CONDUIT
SCALE: N.T.S.



NOTES:

- INSTALL ON 3/4" AGGREGATE WHICH SHALL EXTEND A MINIMUM OF 6" BEYOND ALL SIDES OF THE BOX AND BE A MINIMUM OF 4" DEEP, BELOW THE BOX.
- SIZED APPROPRIATELY FOR THE APPLICATION PER NEC.
- CAP TO HAVE POWER/ELEC OR TELCO SHOWN.

3 TYPICAL PULL BOX
SCALE: NOT TO SCALE



NOTES:

- SHALL BE ORIENTATED AT A 10 DEGREE ANGLE DOWNGRADE.
- RIP-RAP OUTFALL SHALL BE INSTALLED AT OUTFALL TO AVOID WASHOUT.
- WATER BARS SHALL MAINTAIN A MINIMUM OF 6" STONE RIP-RAP OUTFALL SHALL BE INSTALLED TO AVOID WASHOUT.
- DAMAGED OR FRODED WATERBARS SHALL BE RESTORED TO ORIGINAL DIMENSIONS WITHIN 48 HOURS OF INSPECTION.
- MAINTENANCE OF WATERBARS SHALL BE PROVIDED UNTIL ROADWAY, SKIDTRAIL, OR DITCH HAS ACHIEVED PERMANENT STABILIZATION.
- WATERBARS SHALL BE INSTALLED PRIOR TO ANY SWITCH BACK OR SHARP CURVE.

AMERICAN TOWER MASTER SPECIFICATION:

- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

RECOMMENDED WATER BAR SPACING	
PERCENT SLOPE	SPACING (FT)
< 5%	N/A*
5% - 10%	750
10% - 15%	500
> 15%	250

*OR AS DIRECTED BY THE ENGINEER OF RECORD.

5 WATERBAR DETAIL
SCALE: NOT TO SCALE

AUG 01 2022



AMERICAN TOWER®
ATC TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 488-0112
COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AND/OR INSTRUMENTS OR SERVICES ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE PROJECT CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:

210896

ATC SITE NAME:

AP SILVER MIST

SITE ADDRESS:

N2270 STATE ROAD 22
WAUPACA, WI 54981

SCALE:



DATE DRAWN:	07/28/22
ATC JOB NO.:	14089721_E4
OPS JOB NO.:	---
ATC LEGACY #:	---

CONSTRUCTION DETAILS

SHEET NUMBER:	REVISION:
C-502	0

Copyright © 2017 ATC P.L.L.C. All Rights Reserved.



AMERICAN TOWER®
ATC TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
 N2270 STATE ROAD 22
 WAUPACA, WI 54981

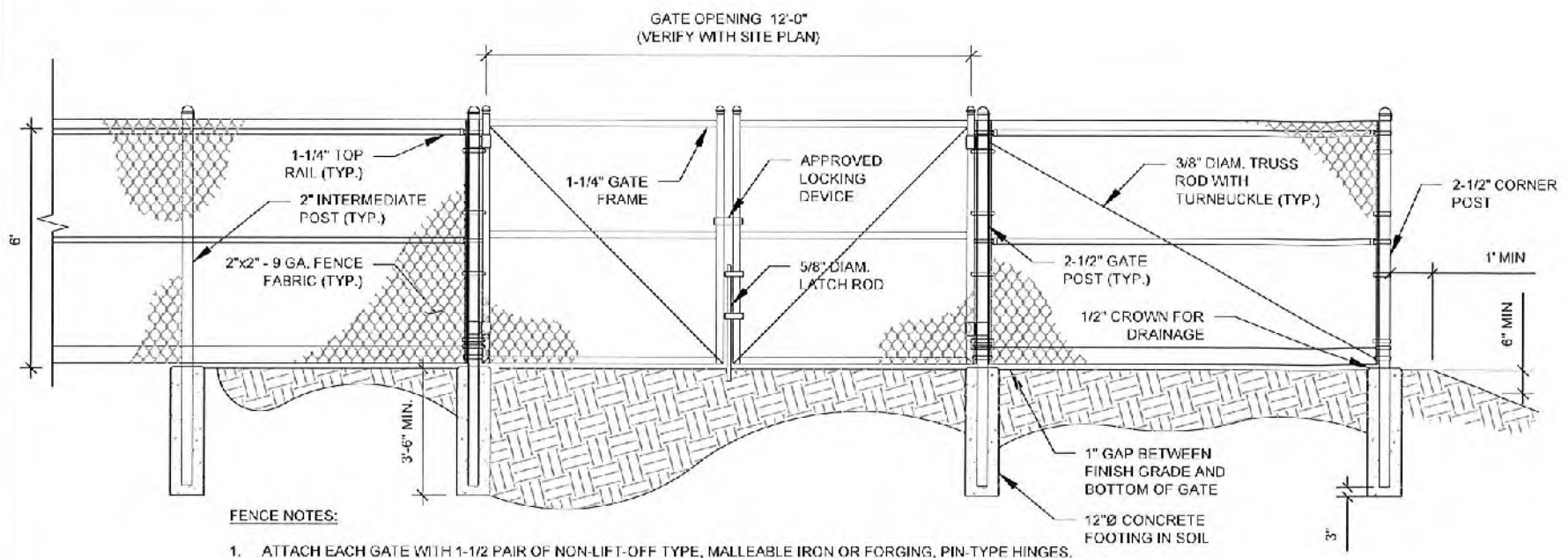
SEAL:



Authorized by "EOR"
 28 Jul 2022 05:18:57 cosign

DATE DRAWN:	07/28/22
ATC JOB NO:	14089721_E4
OPS JOB NO:	---
ATC LEGACY #:	---

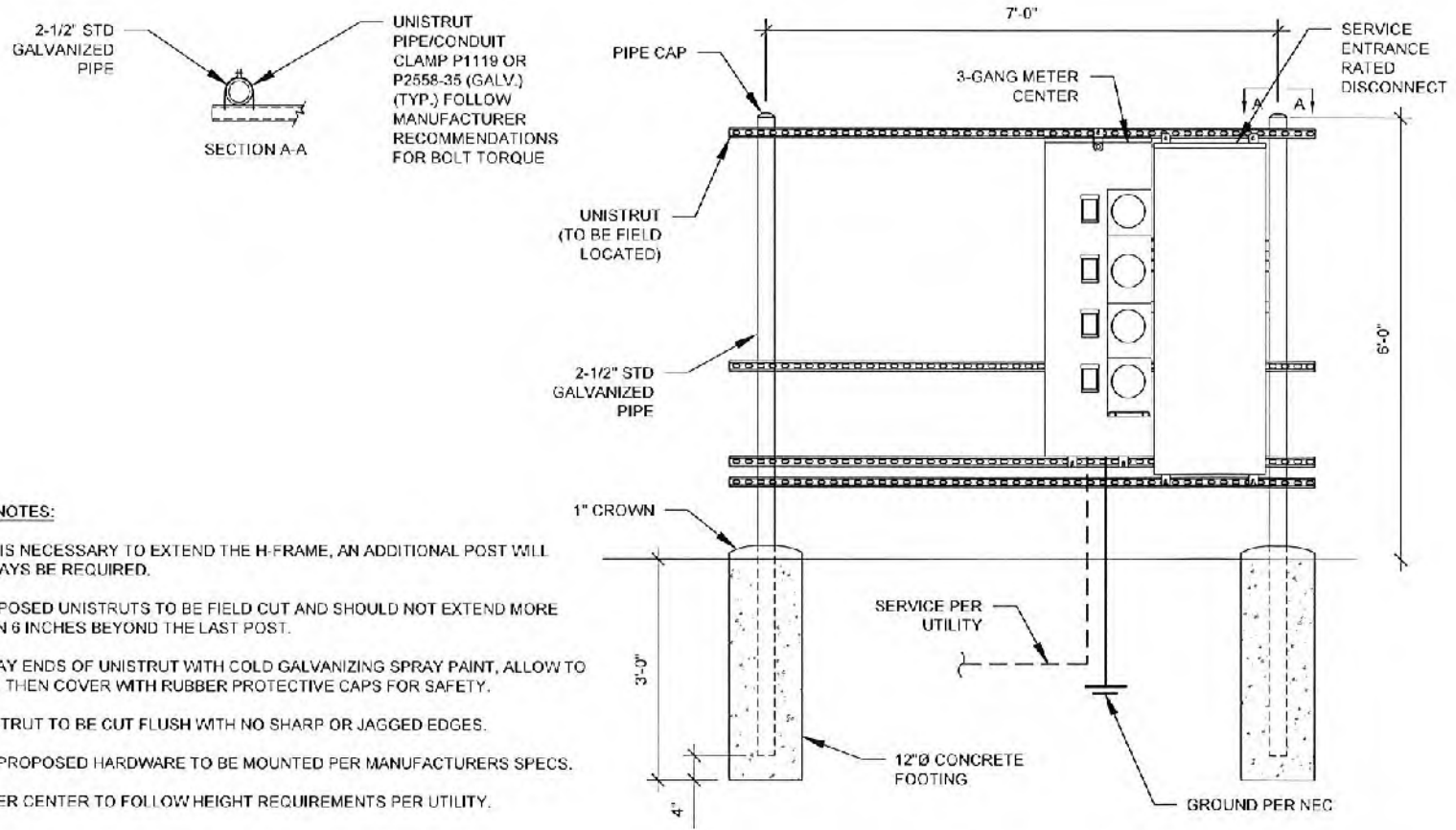
CONSTRUCTION DETAILS	
SHEET NUMBER:	REVISION:
C-503	0



FENCE NOTES:

1. ATTACH EACH GATE WITH 1-1/2" PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL. TACK WELD GATE HINGE TO POST FOR SECURITY.
 2. POSTS NOT TO EXCEED A MAXIMUM SEPARATION OF 10 FEET.
- AMERICAN TOWER MASTER SPECIFICATION:
 1. DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 0323113 FOR CHAIN LINK FENCE AND GATES

1 GATE AND FENCE DETAIL
 SCALE: NOT TO SCALE



H-FRAME NOTES:

1. IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST WILL ALWAYS BE REQUIRED.
2. PROPOSED UNISTRUTS TO BE FIELD CUT AND SHOULD NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
3. SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT, ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
4. UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
5. ALL PROPOSED HARDWARE TO BE MOUNTED PER MANUFACTURERS SPECS.
6. METER CENTER TO FOLLOW HEIGHT REQUIREMENTS PER UTILITY.

2 UTILITY H-FRAME
 SCALE: N.T.S.

Copyright © 2017 ATC IP, LLC. All Rights Reserved.

CAUTION



Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

WARNING



Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #
(TBD)

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



AMERICAN TOWER®
ATC TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SITE OF FIELD WORK IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES ANY PRIOR TO ISSUANCE OF THIS DRAWING. THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.


REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
N2270 STATE ROAD 22
WAUPACA, WI 54981

SEAL:

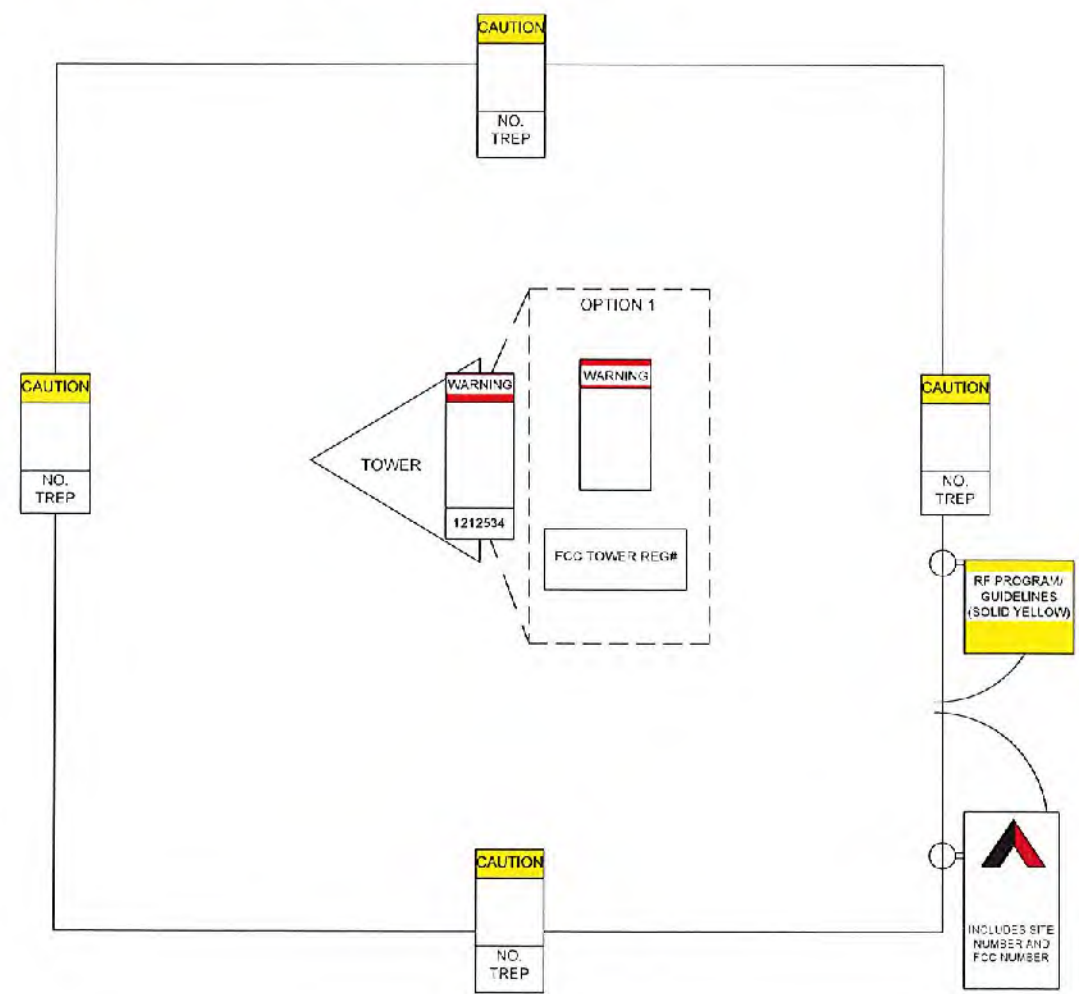


DATE DRAWN:	07/28/22
ATC JOB NO:	14089721_E4
OPS JOB NO:	---
ATC LEGACY #:	---

SIGNAGE

SHEET NUMBER: **C-504** REVISION: **0**

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

18"



AMERICANTOWER

SITE NAME : AP SILVER MIST
SITE NUMBER : 210896
FCC REGISTRATION # : (TBD)

FOR LEASING INFORMATION: **877-282-7483**
877-ATC-SITE

FOR EMERGENCIES CALL: **877-518-6937**
877-51-TOWER

NO TRESPASSING
www.americantower.com
Authorized by "EOR"
28 Jul 2022 05:18:58
POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



AMERICAN TOWER®
ATC TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 4059-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY REUSE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.


REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
 N2270 STATE ROAD 22
 WAUPACA, WI 54981

SEAL:



DATE DRAWN:	07/28/22
ATC JOB NO:	14080721_E4
OPS JOB NO:	---
ATC LEGACY #:	---

GROUNDING LAYOUT	
SHEET NUMBER: E-401	REVISION: 0

GROUNDING PLAN NOTES:

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- ALL GROUND CONNECTIONS SHALL BE EXOTHERMIC WELDED. ALL WIRES SHALL BE COPPER.
- CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY OWNER REPRESENTATIVE.
- REFER TO ATC CONSTRUCTION SPEC AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
- ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY OWNER REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUND RING.
- NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
- TO AVOID TOWER FOUNDATION, GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS NEEDED.

KEYED NOTES:

- #2 AWG SBTC TOWER GROUND RING. (MIN 2 FT FROM FOUNDATION)
- #2 AWG SBTC TOWER RING RADIALS. GROUNDING RADIAL (TYP.) SEE TRENCH DETAIL 4 ON SHEET E-501. MAINTAIN DEPTH AND MINIMUM 15 FT. SEPARATION FROM OTHER RADIALS AT ENDS AND MINIMUM 5 FT. SEPARATION AT GROUNDING SYSTEMS AND BUILDING FOUNDATIONS.
- 3/4" X 10 FT GROUND ROD (TYP). SEE DETAIL 2 ON SHEET E-501
- 3/4" X 10 FT GROUND ROD WITH TEST WELL (MIN. ONE PER SITE ON TOWER GROUND RING). SEE DETAIL 5 ON SHEET E-501.
- BOND TO ELECTRICAL SERVICE AT MAIN BONDING JUMPER WITH #2 AWG SBTC. PARALLEL CONNECTION AWAY FROM TOWER. SEE DETAIL 1 ON SHEET E-501.
- SERVICE GROUND ROD SIZE MINIMUM PER NEC OR AS OTHERWISE INDICATED. PLACE MINIMUM OF 10' FROM ALL OTHER GROUND RODS.
- TOWER TO GROUND RING BONDS. SEE DETAIL 3 ON SHEET E-501.
- GROUND ALL FENCE POSTS WITHIN 10' OF VERIZON EQUIPMENT.

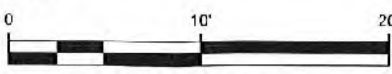
INSTALLATION NOTES:

- INSTALL STANDARD LEVEL I DESIGN (BASE BID) WHICH INCLUDES:
 - TOWER RING, 1 GROUND ROD PER LEG, SERVICE GROUND ROD AT H-FRAME, RADIALS TO H-FRAME. ADDITIONAL WORK NECESSARY BELOW SHALL BE CONSIDERED AN ALLOWANCE.
- MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOLITION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
- IF GROUNDING SYSTEM RESISTANCE IS GREATER THAN 10 OHMS COORDINATE WITH ATC ENGINEER OF RECORD.

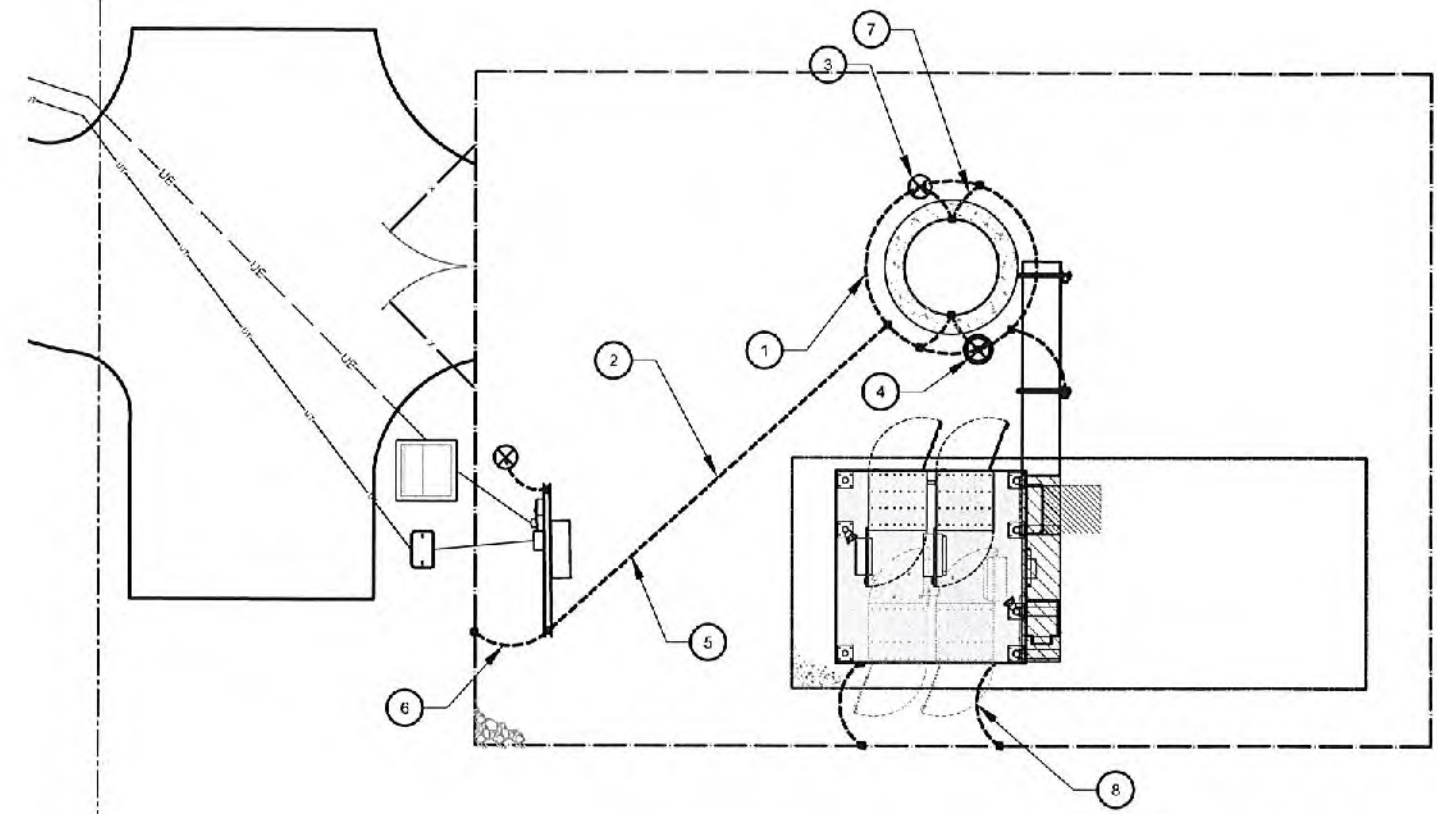
GROUNDING PLAN LEGEND:


-----	GROUND WIRE	⊗	COPPER GROUND ROD
■	EXOTHERMIC WELD	⊗	TEST WELL
●	MECHANICAL WELD		

1 GROUNDING PLAN



SCALE: 1"=10' (11X17)
 1"=5' (22X34)



Authorized by "EOR"
 28 Jul 2022 05:18:58 



AMERICAN TOWER®
ATC TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 4069-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.


REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
 N2270 STATE ROAD 22
 WAUPACA, WI 54981

SEAL:

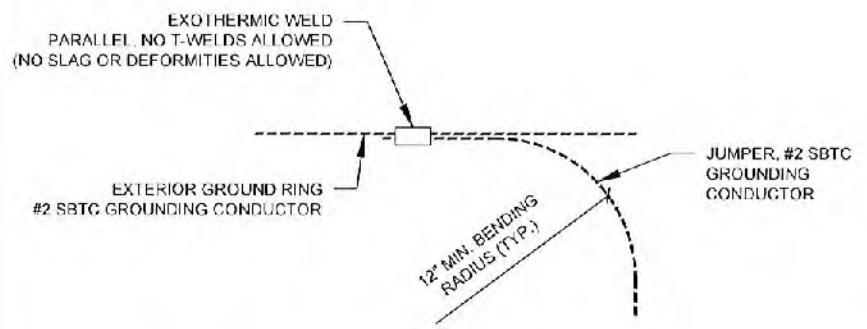


WISCONSIN
 SANTHOSHA SHANBHOGUE
 E-49097
 CARY, NC
 PROFESSIONAL ENGINEER

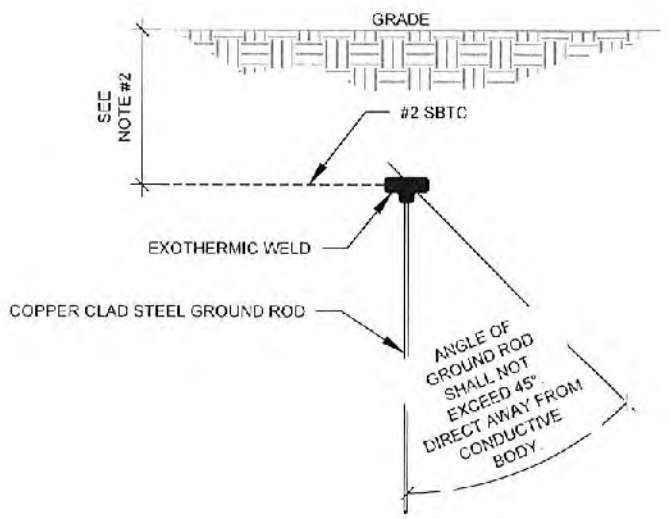
DATE DRAWN:	07/28/22
ATC JOB NO:	14089721_F4
OPS JOB NO:	---
ATC LEGACY #:	---

ELECTRICAL DETAILS	
SHEET NUMBER: E-501	REVISION: 0

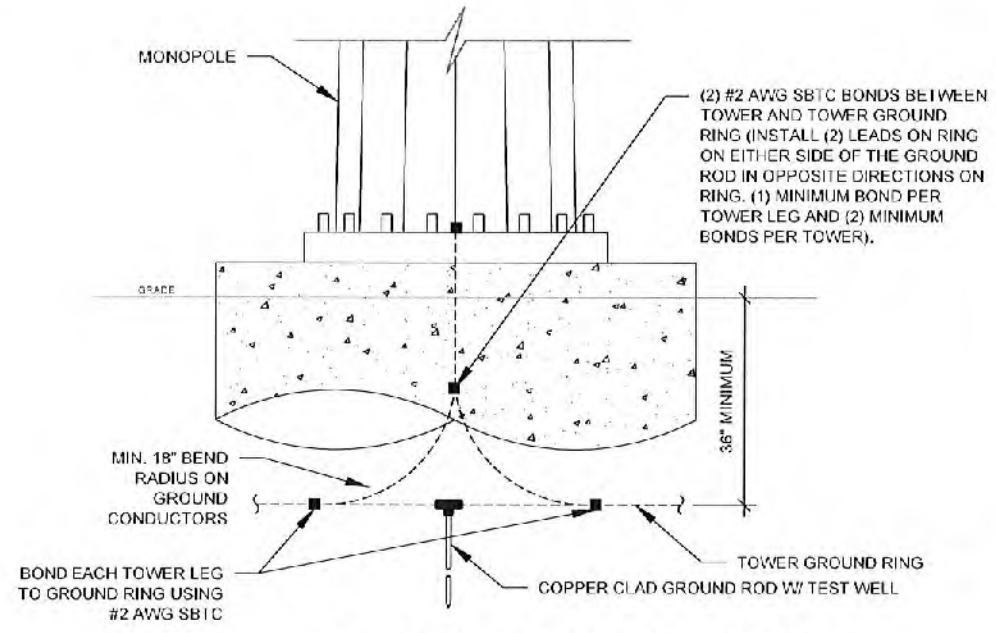
- NOTES:**
- LOCATE BEFORE DIGGING.
 - ALL RING AND RADIAL DEPTHS AT 30" OR 8" BELOW FROST LINE, WHICHEVER IS GREATER.
 - WELD GROUND TO FENCE AS LOW AS POSSIBLE TO DETER COPPER THEFT



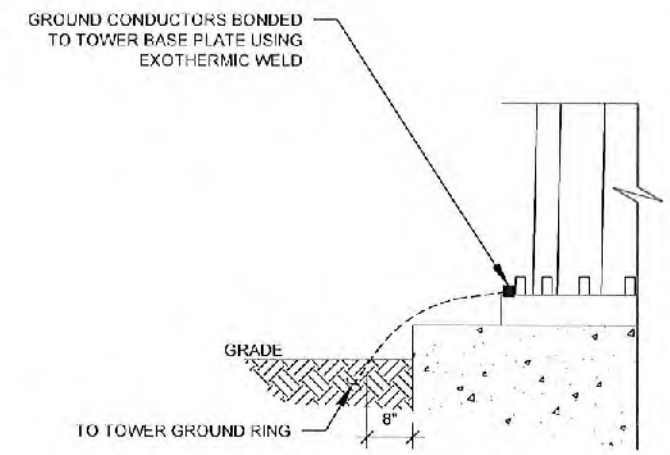
1 TIE CONNECTION DETAIL
 SCALE: N.T.S.



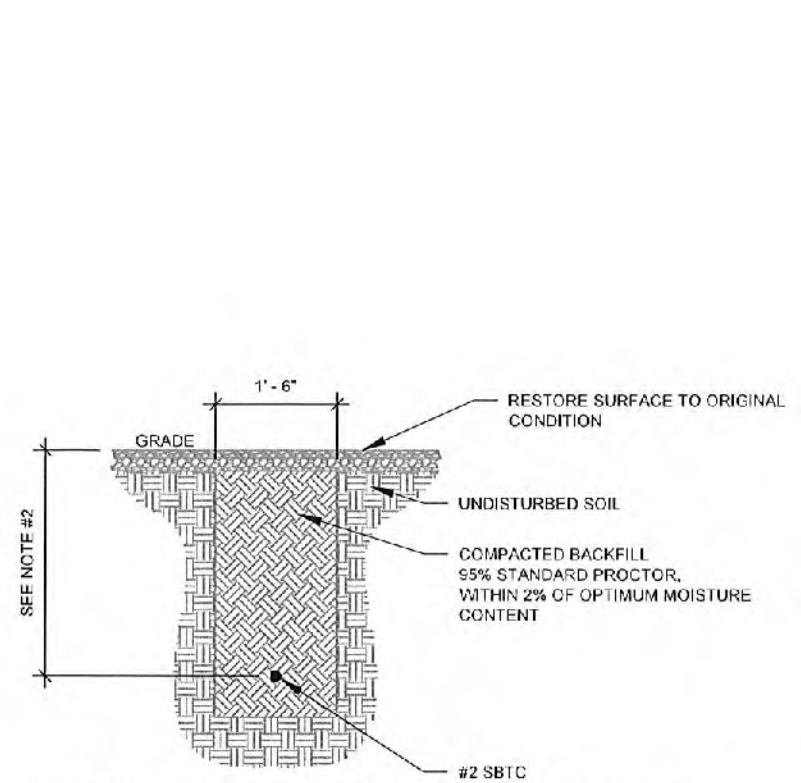
2 GROUND ROD DETAIL
 SCALE: N.T.S.



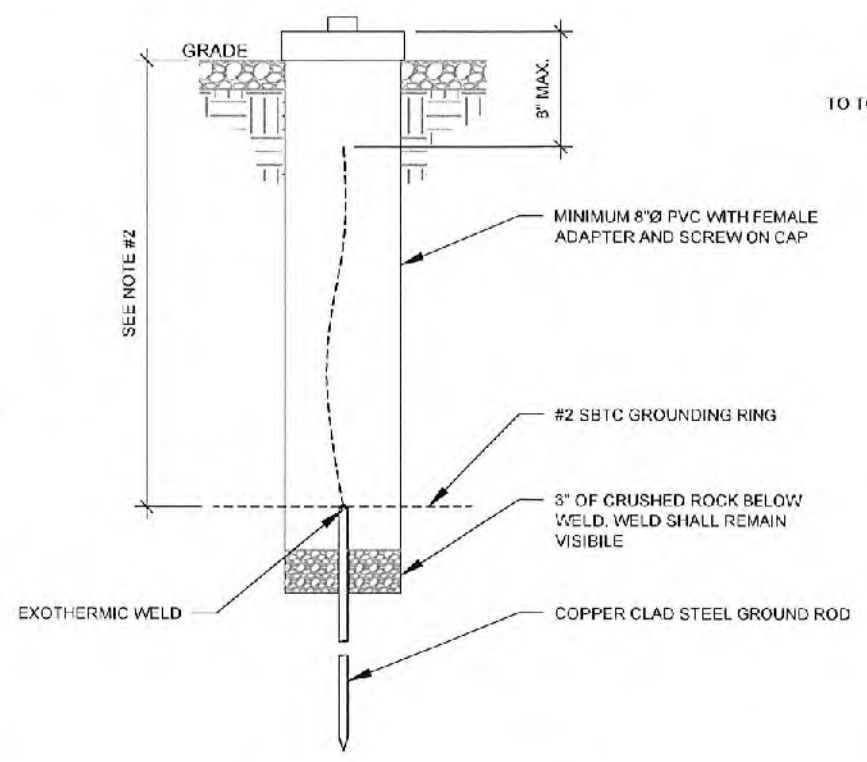
3 TOWER GROUNDING (FRONT)
 SCALE: N.T.S.



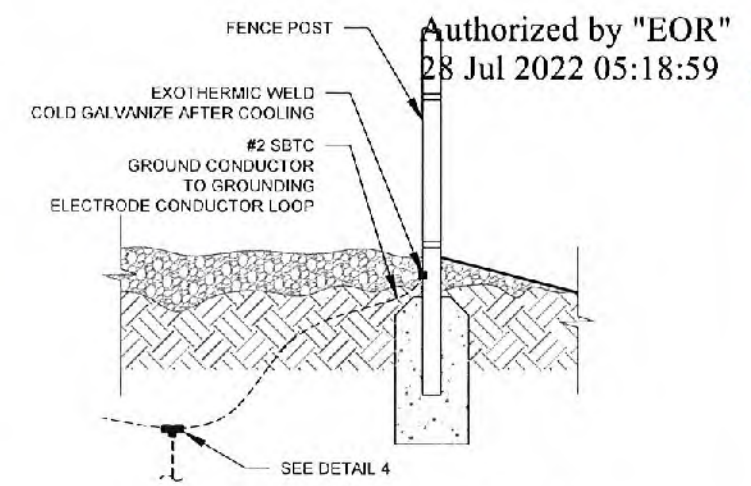
6 TOWER GROUNDING (SIDE)
 SCALE: N.T.S.



4 GROUND CONNECTION TRENCH DETAIL (STD.)
 SCALE: N.T.S.



5 TEST WELL DETAIL
 SCALE: N.T.S.



7 FENCE GROUNDING DETAIL
 SCALE: N.T.S.

Authorized by "EOR"
 28 Jul 2022 05:18:59

cosign

AUG 01 2022



AMERICAN TOWER®
ATC TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27618
 PHONE: (919) 468-0112
 COA: 4088-11

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.


REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

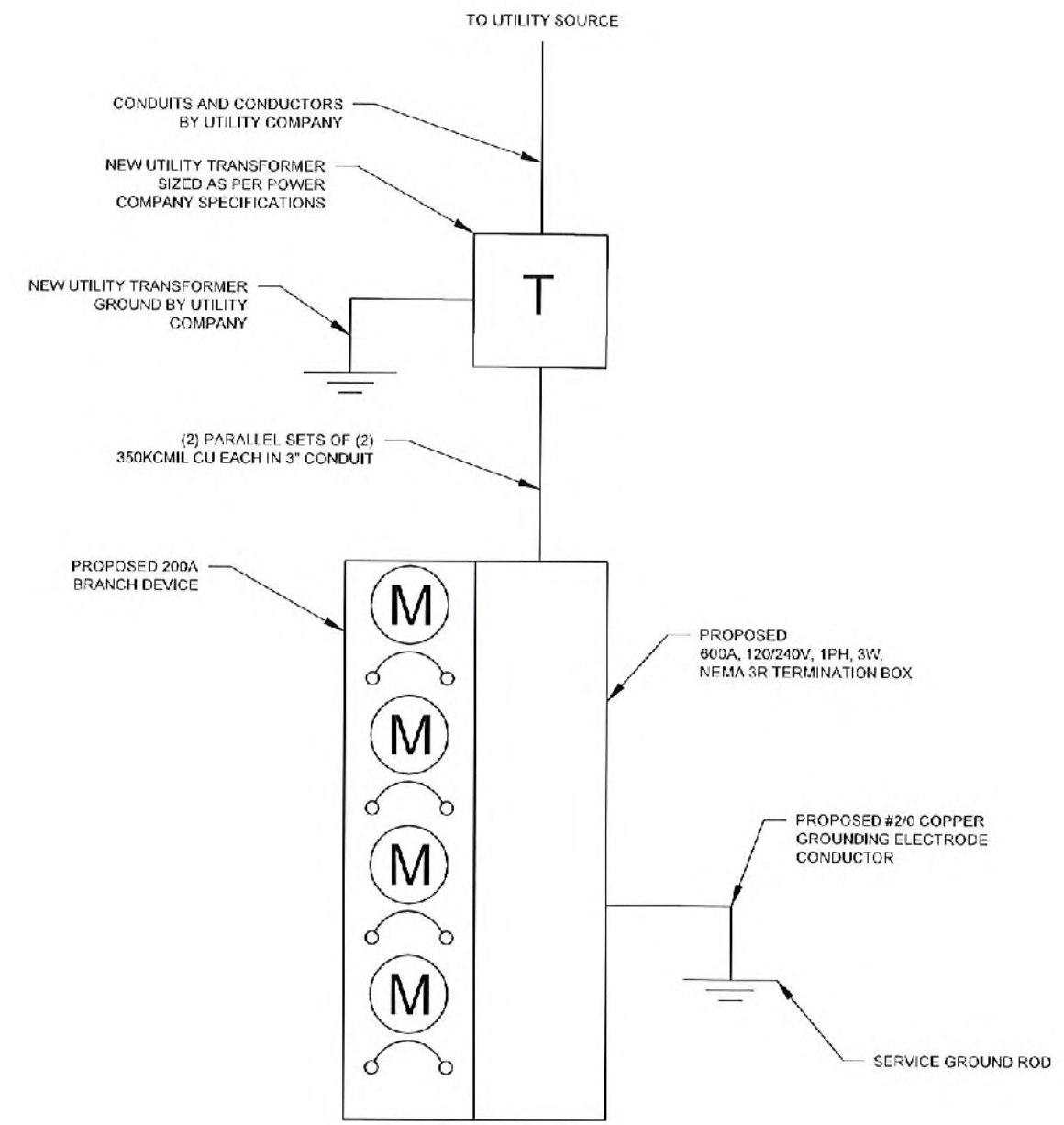
SITE ADDRESS:
 N2270 STATE ROAD 22
 WAUPACA, WI 54981

SEAL:



Authorized by "EOR"
 28 Jul 2022 05:18:59

cosign



1 ELECTRICAL ONE-LINE DIAGRAM
 SCALE: N.T.S.

DATE DRAWN:	07/28/22
ATC JOB NO:	14089721_E4
OPS JOB NO:	---
ATC LEGACY #:	---

ELECTRICAL ONE LINE DIAGRAM

SHEET NUMBER:	REVISION:
E-601	0

Copyright © 2017 ATC IP, LLC. All Rights Reserved.

CAP EX INSPECTION NOTES

THE SPECIAL INSPECTION (SI) PROCEDURE IS INTENDED TO CONFIRM THAT CONSTRUCTION AND INSTALLATION MEETS ENGINEERING DESIGN, ATC PROCEDURES AND ATC STANDARD SPECIFICATIONS FOR WIRELESS TOWER SITES.

TO ENSURE THAT THE REQUIREMENTS OF THE SI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR AND THE INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED FROM AMERICAN TOWER CORPORATION (ATC). IT IS EXPECTED THAT EACH PARTY WILL PROACTIVELY REACH OUT TO THE OTHER PARTY, IF CONTACT INFORMATION IS NOT KNOWN, CONTACT YOUR AMERICAN TOWER POINT OF CONTACT.

SPECIAL INSPECTOR

THE SPECIAL INSPECTOR IS REQUIRED TO CONTACT THE GENERAL CONTRACTOR AS SOON AS RECEIVING A PO FROM ATC. UPON RECEIVING A PO FROM ATC THE SPECIAL INSPECTOR AT A MINIMUM MUST:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE GENERAL CONTRACTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- ANY CONCERNS WITH THE SCOPE OF WORK OR PROJECT COMMITMENT MUST BE RELAYED TO THE ATC POINT OF CONTACT IMMEDIATELY.

THE SPECIAL INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GENERAL CONTRACTOR INSPECTION AND TEST REPORTS, REVIEWING THESE DOCUMENTS FOR ADHERENCE TO CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE SI REPORT TO AMERICAN TOWER CORPORATION.

GENERAL CONTRACTOR

THE GENERAL CONTRACTOR IS REQUIRED TO CONTACT THE SI INSPECTOR AS SOON AS RECEIVING A PO FOR THE MODIFICATION INSTALLATION OR TURNKEY PROJECT TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE SI TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SI CHECKLIST.

CAP EX SPECIAL INSPECTION CHECKLIST

INSPECTION ITEM	DESCRIPTION	INSPECTION TESTING REQUIRED	RESPONSIBILITY	SI REVIEW REQUIRED			INSPECTION FREQUENCY	
				PRE CX	DURING CX	POST CX	PERIODIC	CONTINUOUS
SPECIAL INSPECTION FIELD WORK & REPORT	DOCUMENTATION AND SITE VISIT CONDUCTED BY AN ATC APPROVED SPECIAL INSPECTOR AS REQUIRED BY ATC AND OTHER AUTHORITIES HAVING JURISDICTION. INSPECTION PARAMETERS TO FOLLOW ATC'S CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.	Y	SI			✓		
ENGINEERING ASSEMBLY DRAWINGS	GC SHALL SUBMIT DRAWINGS TO SI FOR INCLUSION IN SI REPORT	Y	GC	✓				
FABRICATED MATERIAL VERIFICATION & INSPECTION	MTR AND OR MILL CERTIFICATIONS FOR SUPPLIED MATERIALS GC SHALL SUPPLY SI WITH REPORTS TO BE INCLUDED IN SI REPORT WHEN REQUIRED BY ATC	Y	SI	✓				
ROAD INSPECTION	STONE SHOULD HAVE A MINIMUM DEPTH OF 6". ENTRANCE SHALL HAVE A MINIMUM WIDTH OF 20' FOR A MINIMUM LENGTH OF 30' AND A 30' RADIUS, IF POSSIBLE. TRAVEL LANE SHALL HAVE A MIN. WIDTH OF 12' IN THE TANGENTS AND 15' AT THE CURVES. ROAD HAS NO SIGNS OF RILLS AND EROSION. ROAD IS PROPERLY CROWNED OR SUPER-ELEVATED. ALL DIMENSIONS AND DEPTHS SHALL BE PER THE PLANS OR ABOVE UNLESS OTHERWISE SPECIFIED.	Y	GC / SI			✓	✓	
DITCH INSPECTION	A DITCH SHOULD BE INSTALLED PER THE APPROVED PLANS. INSPECT EROSION PROBLEMS, DAMAGE TO VEGETATION, SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT OR COVERING VEGETATION), INSPECT FOR POOLS OF STANDING WATER. IF REQUIRED, DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE GRADE TO PROVIDE POSITIVE DRAINAGE. VEGETATION ALONG THE SURFACE OF THE DITCH SHOULD BE KEPT IN GOOD CONDITION, AND ANY BARE SPOTS IMMEDIATELY RE-VEGETATED. IF THE DITCH IS RIP-RAP VERIFY IF ADDITIONAL RIP-RAP NEEDS TO BE INSTALLED. THE CHANNEL SHOULD BE CLEANED WHENEVER THE TOTAL DEPTH IS REDUCED BY 25% AT ANY LOCATION OR A MINIMUM 6" DEPTH IS NOT ACHIEVED.	Y	SI			✓	✓	
CHECK DAM INSPECTION	INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION ETC.) ARE IDENTIFIED. CHECK DAMS SHOULD BE HALF OF THE DITCH HEIGHT. A CHECK DAM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	Y	SI		✓	✓	✓	
WATER BAR INSPECTION	IS THE WATER BAR FUNCTIONING PROPERLY AND PREVENT WATER FROM TRAVELING DOWN THE ROADWAY IN STEEP SLOPES OR AT CURVES. SHOULD BE CONSTRUCTED AND MAINTAINED AT A CROSS SLOPE OF 2% AND DISCHARGE TO A DITCH OR WELL VEGETATED AREA.	N	SI					
TURN-OUT INSPECTION	IS THE TURNOUT LOCATED TO TAKE ADVANTAGE OF NATURAL DRAINAGE COURSES OR BUFFER AREAS WHERE POSSIBLE? INSPECT AND VERIFY IF THE TURNOUTS ARE FUNCTIONING PROPERLY AND IF EARTHEN BERMS OR RIP-RAP IS NECESSARY TO MAINTAIN THE DRAINAGE PATTERN.	Y	SI		✓	✓	✓	
CULVERT INSPECTION	INSTALLED THE CORRECT SIZE AND MATERIAL TYPE AND AT THE PROPER LOCATIONS WITH A MINIMUM OF 1' COVER. CULVERTS SHOULD BE KEPT CLEAN AND ENSURE WATER FLOW. UNIFORMS AT A LOW POINT ALL A DOWNSTREAM EARTHEN OR STONE BERM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	Y	SI		✓	✓	✓	
OUTLET PROTECTION INSPECTION	SHALL BE INSTALLED ON LEVEL GRADE TO PREVENT SCOUR AND EROSION AT PIPE OR CHANNEL OUTFALL. DISPLACED RIP-RAP SHALL BE REPLACED. DEPTH SHALL BE 1.5 TIMES THE STONE SIZE OR MIN OF 9". A MINIMUM LENGTH OF 8' IS REQUIRED. MIN STONE SIZE: AASHTO R-3 RIP RAP (3'-6" CLEAN STONE).	Y	SI		✓	✓	✓	
BASIN INSPECTION	UP GRADIENT CULVERTS, CATCH BASINS AND INLETS OF BASIN SHOULD BE INSPECTED AND CLEANED. VEGETATION ALONG THE SURFACE OF THE BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE. INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS AND PONDING OF WATER GREATER THAN 72 HOURS SINCE THE LAST RUNOFF EVENT.	N	SI					
SILT FENCE INSPECTION	ALL SILT FENCE AND STAKES SHOULD BE REMOVED BY THE CONTRACTOR AFTER THE SITES HAS ACHIEVED STABILIZATION. NO LONG TERM MAINTENANCE IS REQUIRED.	Y	SI			✓	✓	
SEEDING INSPECTION	SITES SHOULD OBTAIN AND MAINTAIN AT LEAST 70% STABILIZATION. STONE IS CONSIDERED STABILIZED.	Y	SI			✓	✓	
COMPACTION VERIFICATION	CONTRACTOR SHALL PROVIDE AN INDEPENDENT THIRD PARTY CERTIFIED INSPECTION WHICH PROVIDES TEST RESULTS FOR COMPACTION TEST OF SOILS IN PLACE TO ASTM STANDARDS.	Y	GC / TA					
COMPOUND INSPECTION	THE COMPOUND SHALL HAVE A MAXIMUM GRADE OF 5% AND A MINIMUM OF 1% IN ANY DIRECTION. A 1' MINIMUM GRAVEL APRON AROUND THE COMPOUND WITH A DITCH INSTALLED PER THE PLANS SURROUNDING THE UP GRADIENT PERIMETER OF THE COMPOUND. THE DITCH SHALL FREELY GRAVITY DRAIN TO AN APPROPRIATE LOCATION WITH NO IMPACT TO DOWN GRADIENT FEATURES SUCH AS THE ACCESS ROAD OR OTHER STRUCTURES.	Y	GC / TA			✓	✓	
SLOPE STABILITY INSPECTION	EROSION CONTROL BLANKETS SHALL BE USED ON ALL SLOPES GREATER THAN 2H:1V OR STEEPER OR AS DIRECTED BY LOCAL REGULATING AGENCIES, AND WHERE POTENTIAL EXISTS FOR SEDIMENT POLLUTION TO RECEIVING SURFACE WATERS. SINCE ROCK SLOPES POSE LITTLE, IF ANY, POTENTIAL FOR EROSION, CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILL SLOPES DO NOT NEED TO BE BLANKETED.	Y	SI			✓	✓	
POWER AND GROUNDING	POWER PANELS, DISCONNECTS, ATS, TROUGH, H-FRAME, CONDUIT AND GROUNDING SYSTEMS ARE IN CONFORMANCE WITH THE DESIGN DRAWINGS	Y	SI			✓	✓	
GC AS-BUILT DRAWINGS WITH CONSTRUCTION RED-LINES	GC SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS TO SI FOR APPROVAL/REVIEW AND INCLUSION IN SI REPORT	Y	GC			✓		
SI AS-BUILT DRAWINGS WITH INSPECTION RED-LINES (AS REQUIRED)	SI SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS WITHIN SI REPORT	Y	SI			✓		
PHOTOGRAPHS	PHOTOGRAPHIC EVIDENCE OF SPECIAL INSPECTION, ON SITE REMEDIATION, AND ITEMS FAILING INSPECTION & REQUIRING FOLLOW UP TO BE INCLUDED WITHIN THE SI REPORT. COMPLETE PHOTO LOG IS TO BE SUBMITTED WITHIN SI REPORT.	Y	GC / SI			✓		

NOTE:
 1. SPECIAL INSPECTIONS ARE INTENDED TO BE A COLLABORATIVE EFFORT BETWEEN GC AND SI. WHENEVER POSSIBLE GC IS TO PROVIDE SI WITH PHOTOGRAPHIC OR OTHER ACCEPTABLE EVIDENCE OF PROPER INSTALLATION IF PERIODIC INSPECTION FREQUENCY IS ACCEPTABLE. THE GC AND SI SHALL WORK TO COMPILE EVIDENCE OF PROPER CONSTRUCTION AND LIMIT THE NUMBER OF SI SITE VISITS REQUIRED.
 2. GC TO REFERENCE TOWER AND FOUNDATION DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS.

TABLE KEY: SI - ATC APPROVED SPECIAL INSPECTOR GC - GENERAL CONTRACTOR	CX - CONSTRUCTION CM - CONSTRUCTION MANAGER	TA - 3RD PARTY TESTING AGENCY ATC - AMERICAN TOWER CORPORATION
--	--	---

COMMENTS:



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AND INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
01	FOR CONSTRUCTION	ST	07/28/22

ATC SITE NUMBER:
210896

ATC SITE NAME:
AP SILVER MIST

SITE ADDRESS:
N2270 STATE ROAD 22
WAUPACA, WI 54981



Authorized by "EOR"
28 Jul 2022 05:19:00

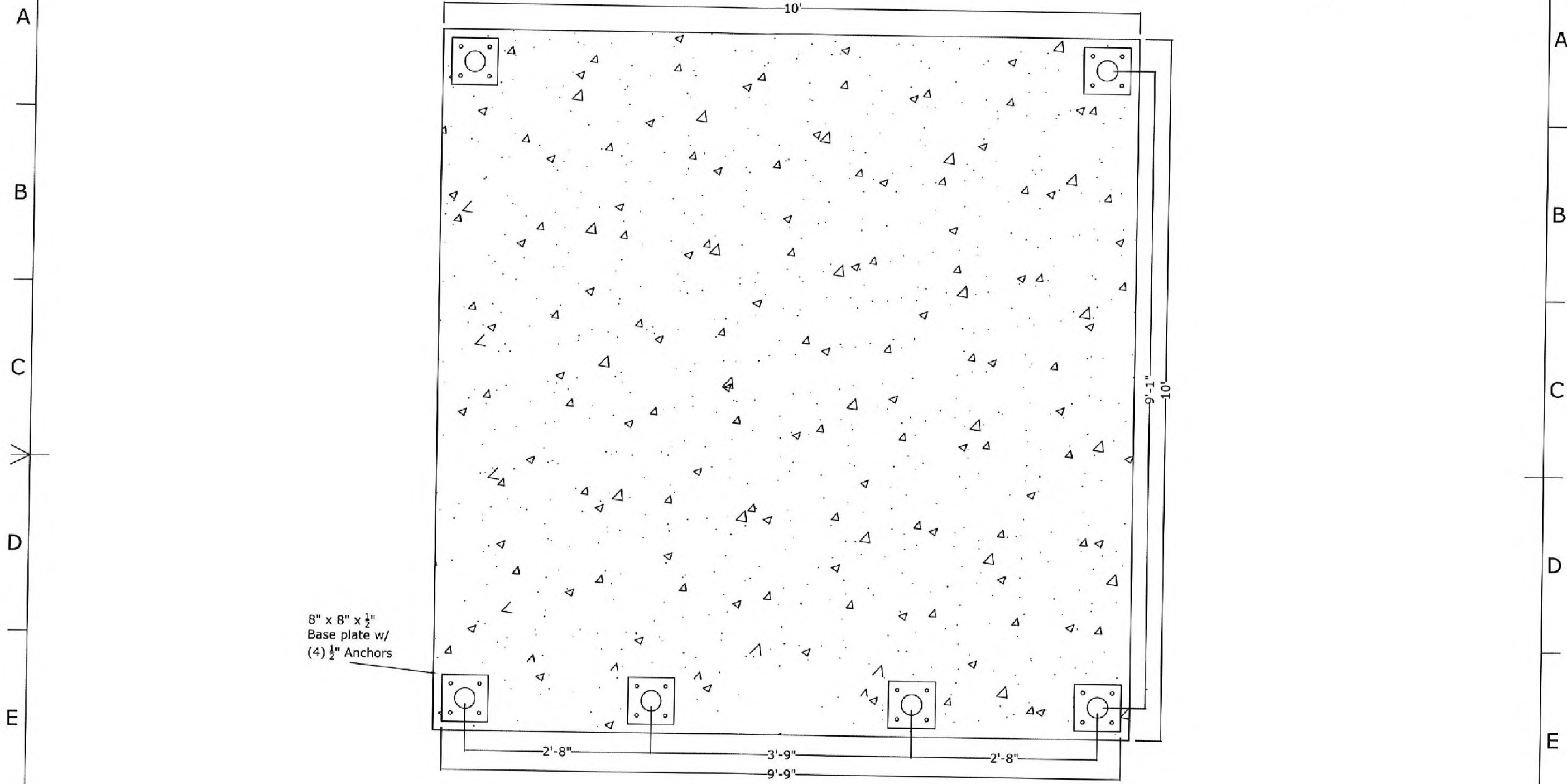
cosign

DATE DRAWN:	07/28/22
ATC JOB NO:	14039721_E4
OPS JOB NO:	---
ATC LEGACY #:	---

SPECIAL INSPECTIONS WORKSHEET

SHEET NUMBER: R-601	REVISION: 0
-------------------------------	-----------------------

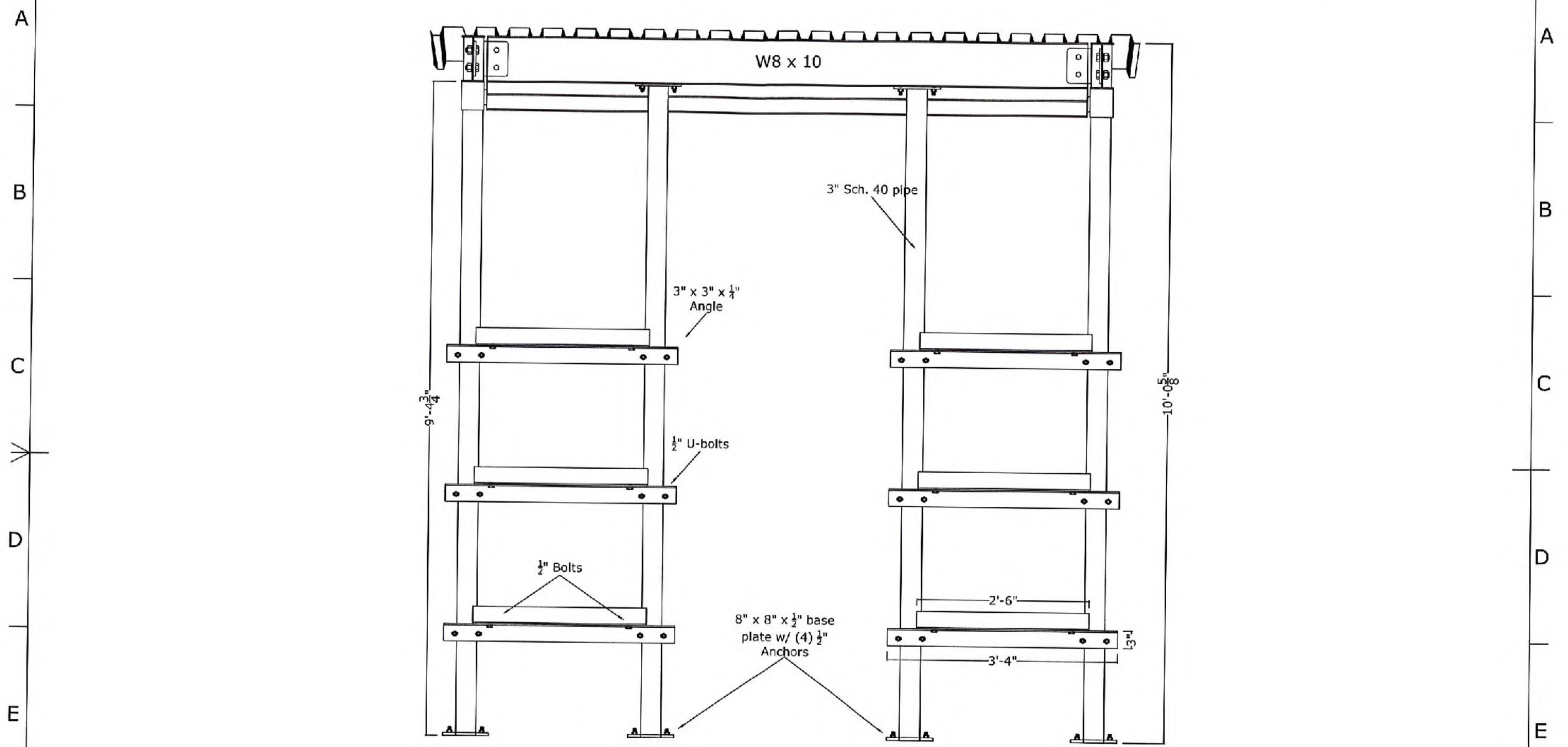
RevNo	Revision note	Date	Signature	Checked



8" x 8" x 1/2"
Base plate w/
(4) 1/2" Anchors

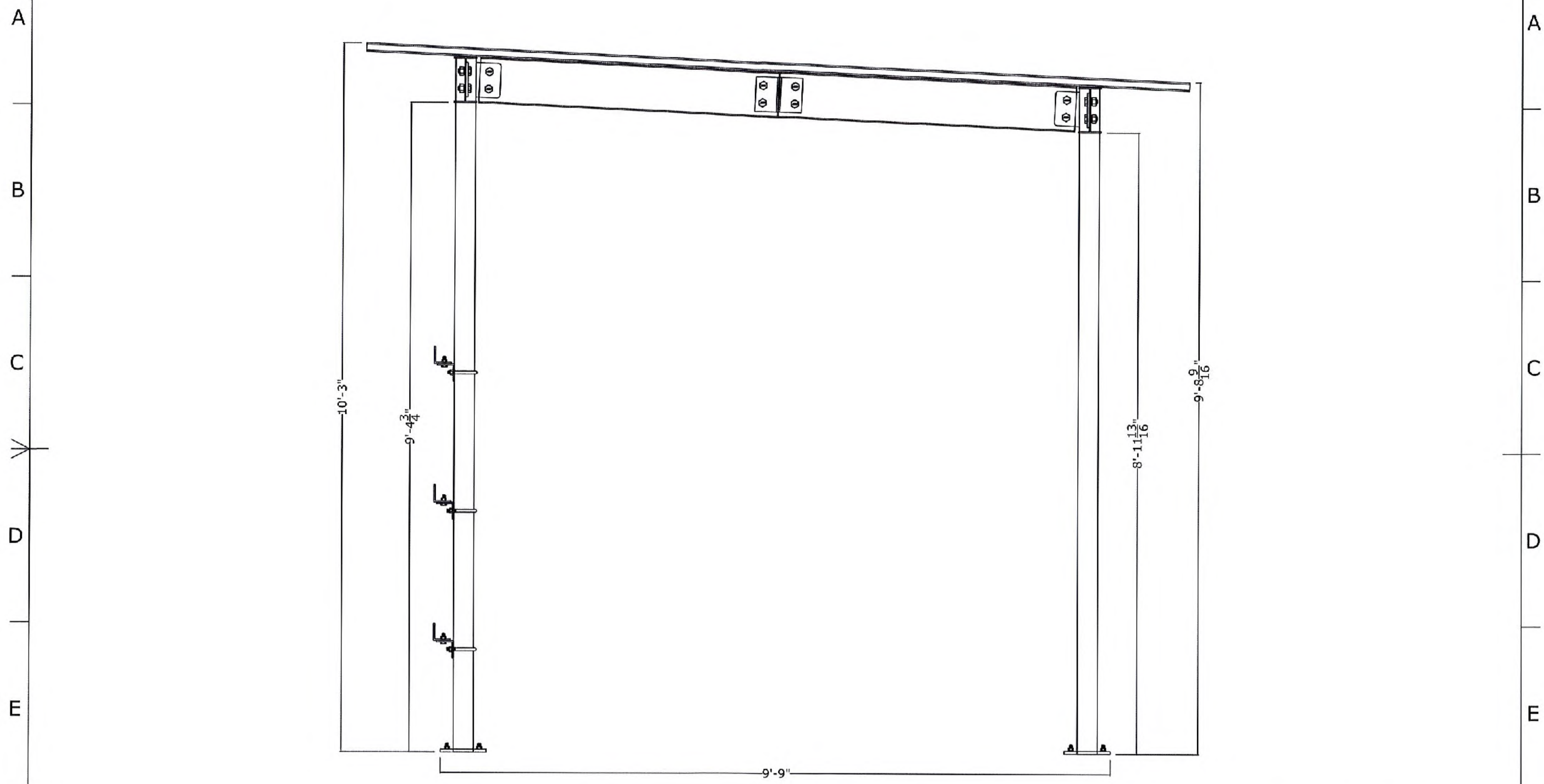
This drawing and design is the property of Dyros, Inc. and may be used only for the specific purpose authorized in writing by Dyros, Inc.		P/N:		Drawing Type:	
ALL DIMENSIONS IN INCHES TOLERANCES U.N.O.		Material: A500/A36	Finish: GALVANIZED	Weight: 1550 lbs	FABRICATION
ANGLES: ±2° HOLES: ±1/32"		Project: VZW_CANOPY		Date: 02/04/2022	Scale: NTS
Designer: J.F.		Approved By: T.Z.		DYROS!	
				BASE_LAYOUT	
				DWG.NO.:	Revision 0
					Sheet 5/5


RevNo	Revision note	Date	Signature	Checked



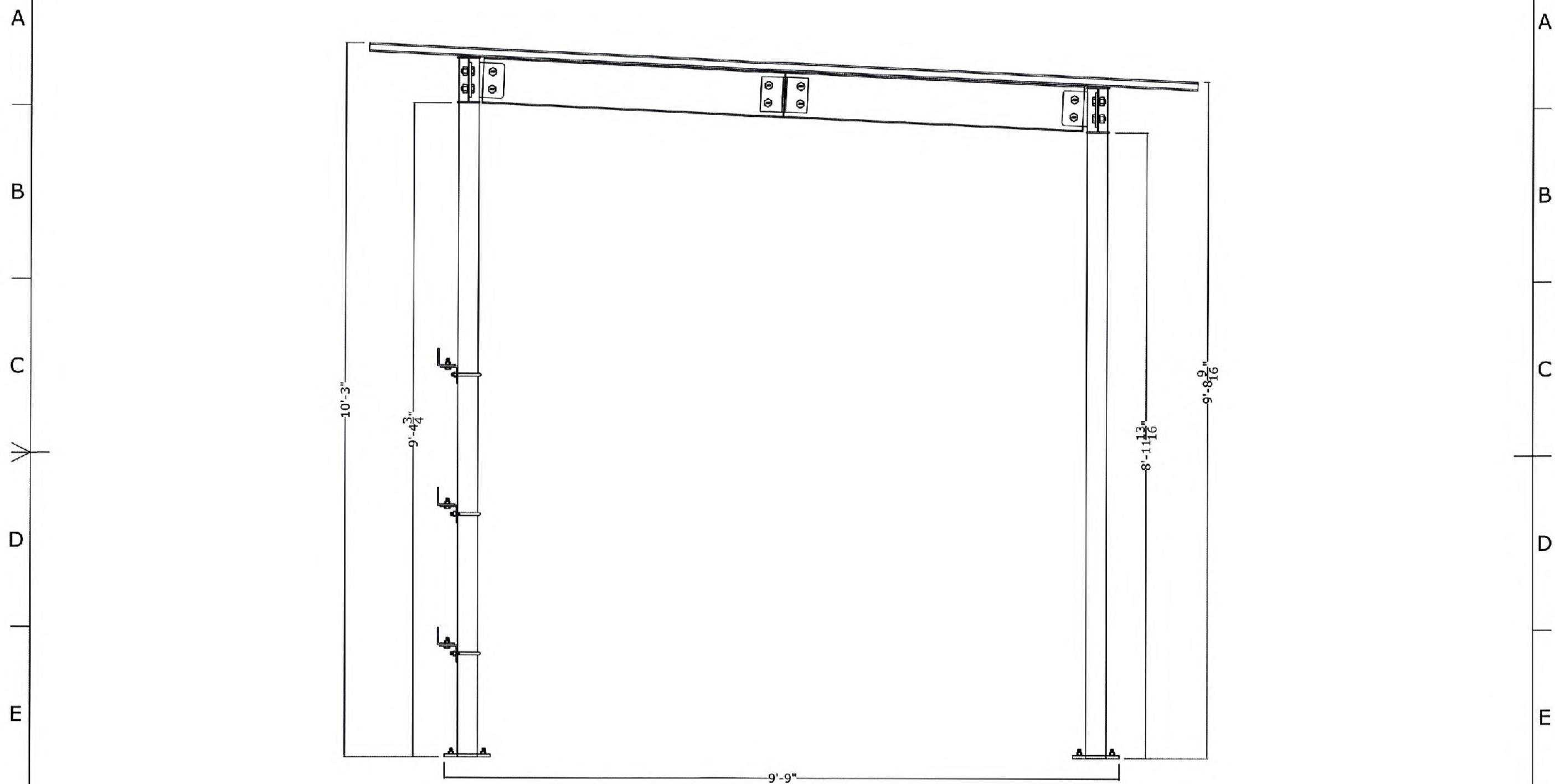
This drawing and design is the property of Dyros, Inc. and may be used only for the specific purpose authorized in writing by Dyros, Inc. ALL DIMENSIONS IN INCHES TOLERANCES U.N.O. ANGLES: ±2° HOLES: ±1/32"	P/N:	Drawing Type: FABRICATION	
	Material: A500/A36	Finish: GALVANIZED	Weight: 1550 lbs
Designer: J.F.	Approved By: T.Z.	Project: VZW_CANOPY	Date: 02/04/2022
.X = ± .12 .XX = ± .06		Scale: NTS	
DYROS!		HIGH_SIDE_VIEW	
DWG.NO.:		Revision 0	Sheet 1/5

RevNo	Revision note	Date	Signature	Checked



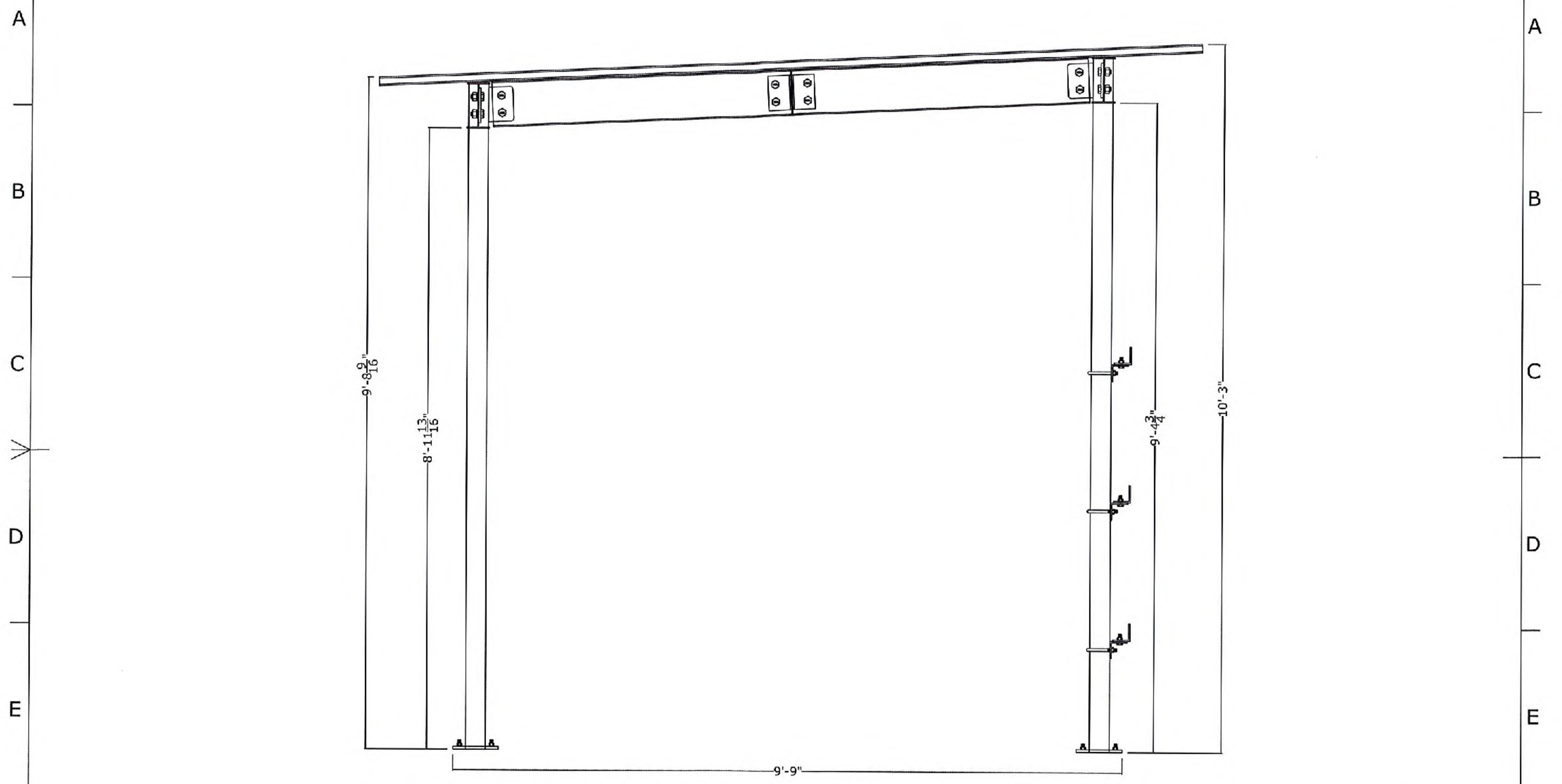
This drawing and design is the property of Dyros, Inc. and may be used only for the specific purpose authorized in writing by Dyros, Inc. ALL DIMENSIONS IN INCHES TOLERANCES U.N.O. ANGLES: ±2° .X = ± .12 HOLES: ±1/32" .XX = ± .06	P/N:		Drawing Type:	
	Material: A500/A36	Finish: GALVANIZED	Weight: 1550 lbs	FABRICATION
Designer: J.F.	Approved By: T.Z.	Project: VZW_CANOPY		Date: 02/04/2022
		RIGHT_SIDE_VIEW		
		DWG.NO.:	Revision 0	Sheet 2/5

RevNo	Revision note	Date	Signature	Checked



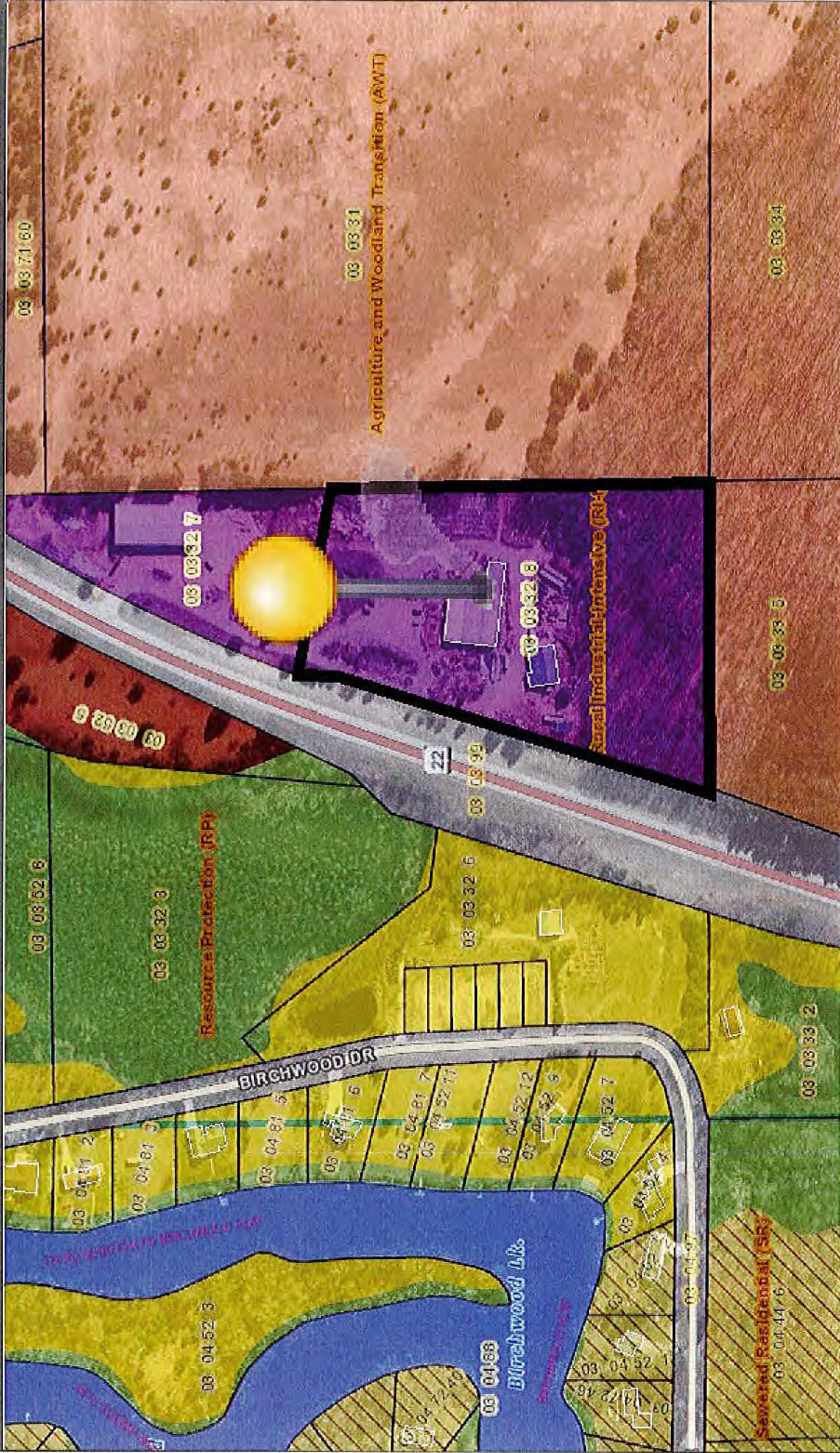
This drawing and design is the property of Dyros, Inc. and may be used only for the specific purpose authorized in writing by Dyros, Inc. ALL DIMENSIONS IN INCHES TOLERANCES U.N.O. ANGLES: ±2° HOLES: ±1/32"	P/N:		Drawing Type: FABRICATION	
	Material: A500/A36	Finish: GALVANIZED	Weight: 1550 lbs	Date: 02/04/2022
Designer: J.F.	Approved By: T.Z.	Project: VZW_CANOPY		DWG.NO.:
.X = ± .12 .XX = ± .06				RIGHT_SIDE_VIEW Revision 0 Sheet 2/5

RevNo	Revision note	Date	Signature	Checked



This drawing and design is the property of Dyros, Inc. and may be used only for the specific purpose authorized in writing by Dyros, Inc. ALL DIMENSIONS IN INCHES TOLERANCES U.N.O. ANGLES: ±2° HOLES: ±1/32"	P/N: Material: A500/A36 Finish: GALVANIZED Weight: 1550 lbs		Drawing Type: FABRICATION	
	Project: VZW_CANOPY		Date: 02/04/2022	Scale: NTS
Designer: J.F.	Approved By: T.Z.			LEFT_SIDE_VIEW
DWG.NO.:		Revision 0	Sheet 4/5	

Zoning: Rural Industrial Intensive (RI-I)





Map Data Sources -> Waupaca County Land Information

1/12/2022, 3:08:24 PM

To Order Maps Or To Report A Problem Visit...
www.co.waupaca.wi.us/departments/and_information/index.php
Map Key

Facilities - Building (2018 LIDAR)

-  Zoning Collector GPS
-  Farmland Preservation Area

Parcel Numbers



ATTENTION!

GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR LEGAL OR FINANCIAL DECISIONS. THESE MAPS COULD BE INCOMPLETE AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT A LEGAL REPRESENTATIVE OR PROFESSIONAL SURVEY ADVISOR TO OBTAIN AN ASSURANCE OF ACCURACY OF A GIVEN PARCEL DESCRIPTION.

5.0

Zoning District Permitted and Conditional Uses

The following table identifies the Permitted (P), and Conditional uses (C) within the Waupaca County Zoning Districts. Definitions and additional requirements for these land uses are included in Section 6.0. See Table 5.1 for Special Regulations for Districts within Farmland Preservation Overlay.

Table 5.0 Zoning Districts⁵

Land Uses	CV	Conseavancy District ⁴	PURF	Public Recreation and Forestry	PVRF	Private Recreation and Forestry	AE	Agriculture Enterprise	AR	Agriculture Retention	AWT	Agriculture and Woodland Transition	RR	Rural Residential	SR	Severec Residential	PD	Planned Residential Development	H	Hamlet ¹	RC-N	Rural Commercial - Neighborhood	RC-G	Rural Commercial - General	RI-G	Rural Industrial - General	RI-I	Rural Industrial - Intensive	Land Use Definition and Requirements (Section #)	
RESIDENTIAL LAND USES																														
6.5																														
Single Family Residence (Nonfarm)				P	P	P	P	P	P	P	P	P	P	P	P	P	P ¹	P												1
Dwelling less than 22 feet in Width				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C												2
Two Family Residence (Nonfarm)				P	C	P	P	P	P	P	P	P	P	P	P	P	P ¹	P ¹												3
Multiple Family Residence											C	C	C	C	C	C	P ¹	P ¹												4
Nonfarm Residential Cluster																														5
Lot Clustering Density Bonus							C	C	C	C																				6
Single Family Residence - Accessory to a Principal Commercial Use																					P	C	C							7
Major Home Occupation				C	C	C	C	C													C									8
Minor Home Occupation				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P												9
Family Day Care Home				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C												10
Bed and Breakfast Establishment				C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P											11
Manufactured/Mobile Home Community or Park																	C													12
Temporary Occupancy of RV (over 30 days)				C	C	C	C	C	C	C								C												13
COMMERCIAL LAND USES																														
6.6																														
Personal or Professional Service																				P ¹	P ¹	P ¹								1
Indoor Sales and Service																				P ¹	P ¹	P ¹								2
Medium Indoor Sales and Service																					C	P ¹								3
Large Indoor Sales and Service																						C								4
Long Term Outdoor Display and Sale																					C	C								5
Indoor Maintenance Service																				P ¹	P ¹	P ¹	P ¹	P ¹	P ¹					6
Outdoor Maintenance Service																						C	C	C						7
In-Vehicle Sales and Service																				C	C	C								8
Commercial Entertainment																				C	P ¹	P ¹								9
Indoor Shooting Ranges for Firearms																						C	C							10
Commercial Indoor Lodging Facility																				C	C	P ¹								11
Resort Establishment																						C	P ¹							12
Group Day Care Center Facility																				C	P ¹	P ¹								13
Group Day Care Center Facility - Accessory to a Principal Use			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P								13
Commercial Animal Facility				C	C	C	C															C	C							14
Sexually-Oriented Business																						C						P		15
Personal Storage Facility				C	C	C	C															P	P	P	P	P				16
Indoor Storage or Wholesaling																						C	C	C	C					17
Outdoor Storage or Wholesaling																							C	C	C					18
Indoor Retail Sales Activity as an Accessory to Industrial or Indoor Storage and Wholesaling																								C	C					19
Marinas and Boat Liverys																							C							20
Mobile Service Facilities & Support Structures ²			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			21
Commercial Wind Energy Systems			C	C	C	C	C	C														C	C	C	C					22
General Temporary Outdoor Sales																					P	P	P	P	P	P				23
Off-Site Commercial Parking			C	C	C	C	C														C	C	C	C	C	C				6.4

- h. If located within the (F-P) Floodplain Zone or (RP) Resource Protection Overlay District, subject to periodic flooding, the provisions of the Waupaca County Floodplain Ordinance, Chapter 36, and Waupaca County Shoreland Protection Ordinance, Chapter 32, shall also apply.

- 21. **Mobile Service Facilities and Support Structures:** For requirements, see the Mobile Service Facilities and Support Structures Ordinance, Chapter 48.
- 22. **Commercial Wind Energy Systems:** See Section 12.0 for requirements.
- 23. **General Temporary Outdoor Sales:** The display of any items outside the confines of a building that is not otherwise allowed as a permitted or conditional use. Examples of this land use include, but are not limited to, seasonal garden shops, tent sales, bratwurst stands, and garage sales; however, up to six (6) three (3) day garage sales are exempt from the provision of this Section. This use shall meet the following performance standards:
 - a. Display shall be limited to a maximum of thirty (30) days in any calendar year.
 - b. Display shall not obstruct pedestrian or vehicular circulation, including vehicular sign distances.
 - c. Adequate parking shall be provided.
 - d. If the subject property is located adjacent to a residentially zoned area, sales and display activities shall be limited to daylight hours.

6.7 Industrial Uses

- 1. **Light Industrial Activity as an Accessory to Retail Sales or Service:** Land uses that include any light industrial activity conducted exclusively indoors which is clearly incidental to indoor sales or service on the same site.
- 2. **Light Industrial:** Land uses which operations, with the exception of loading operations, are conducted entirely within an enclosed building and are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; do not pose a significant safety hazard; and comply with all of the applicable performance standards. Examples of this use include nano-breweries and nano-wineries.
 - a. Light industrial land uses may conduct retail sales activity as an accessory use.
 - b. Required parking is one (1) parking space per each employee on the largest work shift.
- 3. **Heavy Industrial:** Land uses which meet one (1) or more of the following criteria: are not conducted entirely within an enclosed building; are potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and pose a significant safety hazard, such as danger of explosion. Examples of heavy industrial land uses include meat product producers; breweries, micro-breweries, wineries, micro-wineries, distilleries and their accessory sample tasting; paper, pulp or paperboard producers; chemical dealers and/or storage facilities; chemical and allied product producers, except drug producers, but including poison or fertilizer producers; petroleum and coal product producers; asphalt, concrete or cement producers; tanneries; stone, clay or glass product producers;

TOWN RECOMMENDATION FORM

For Waupaca County Conditional Use Application

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE CONDITIONAL USE APPLICATION. INCOMPLETE APPLICATIONS MAY BE DELAYED.

Petitioner Information

Owner: _____ E-mail Address: aaelman@smj-llc.com

Last Name: Adelman First Name: Aaron Phone #: 616-916-3062

Address: 49030 Pontiac Trail, Suite 100, Wixom, MI 48393 State & Zip: _____

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: _____ E-mail Address: _____

Last Name: _____ First Name: _____ Phone #: _____

Address: _____ City: _____ State & Zip: _____

Property Information

Parcel Number: 03-03-32-8 - _____ - _____ - _____ - Size of Parcel: _____

Location: (Gov. Lot _____ or NW ¼, SW ¼), Section 3, T 21 N, R 11 E, Town of Dayton

Zoning Information

Current Zoning District: (check)

- | | |
|---|---|
| <input type="checkbox"/> Private Recreation & Forestry (PVRF) | <input type="checkbox"/> Sewered Residential Multi-Family (SR-M) |
| <input type="checkbox"/> Public Recreation & Forestry (PURF) | <input type="checkbox"/> Planned Residential Development (PD) |
| <input type="checkbox"/> Agriculture Enterprise (AE) | <input type="checkbox"/> Rural Commercial Neighborhood (RC-N) |
| <input type="checkbox"/> Agriculture Retention (AR) | <input type="checkbox"/> Rural Commercial General (RC-G) |
| <input type="checkbox"/> Agriculture & Woodland Transition (AWT) | <input type="checkbox"/> Rural Industrial General (RI-G) |
| <input type="checkbox"/> Rural Residential (RR) | <input checked="" type="checkbox"/> Rural Industrial Intensive (RI-I) |
| <input type="checkbox"/> Sewered Residential Single Family 10000 sq ft min. (SR-10) | |
| <input type="checkbox"/> Sewered Residential Single Family 20000 sq ft min. (SR-20) | |

For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

What are the existing use(s) of adjacent lands to this parcel and are they compatible?

Industrial.

Is the proposal consistent with the Town vision statement as found in the Town Comprehensive Plan? Yes No
Explain:

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? Yes No (Please give detailed information including page numbers from the comprehensive plan supporting the recommendation) Explain:

The tower is necessary for the continued coverage of Verizon (and other future carriers) through Waupaca County.

If Applicable, please list recommended conditions for the Waupaca County Planning & Zoning Committee to consider.

Please attach any additional comments, minutes, or information further supporting the recommendation.)

Town Plan Commission

Recommend Approval Recommend Denial

Ally R. Baker Date: 9-14-22
Plan Commission Chairperson

Town Board

Recommend Approval Recommend Denial

Jan R. Miller Date: 9/23/22
Town Chairman

Judith A. Saha Date: 9-14-22
Town Clerk

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings and conditional use permits to the Waupaca county Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the county review process will continue without Town feedback.

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

SEP 26 2022

MONTHLY PLAN COMMISSION

Town of Dayton

Date: Tuesday, September 13, 2022 – 6:00 pm

Dayton Town Hall, N2285 State Highway 22

Public may attend in person. Meeting will also be available via Zoom. PLEASE CONTACT THE TOWN CLERK FOR THE LINK

1. Call to Order
2. Pledge of Allegiance
3. Open Meeting Statement – given by Chairman Barlow.
4. Roll Call – Brian Feest, Fred Silloway, John Hoftiezer, Ann Linden, Jeff Barlow, Steve Suhs and Dave Coenen.
5. Approve or amend agenda – Linden made a motion to approve the agenda as presented, Suhs seconded. Motion carried unanimously by voice vote.
6. Approve or amend minutes from previous meeting – Coenen made a motion to approve the minutes as presented, Suhs seconded. Motion carried unanimously by voice vote.
7. Public input – Hoftiezer stated if the Planning Commission puts conditions on a permit issued there should be following up. Suhs stated the County has in the past put stipulations that there would be a one year follow up on permits issued. Barlow will talk with County Zoning to see what their process is. Will report at next Planning Commission Meeting.
8. New Business
 - A. Conditional Use Permit application for a telecommunication tower on the property owned by Silver Mist Enterprises, fire number N2270 State Rd 22 (parcel 03-03-32-8). They are proposing the placement of a 155-foot-tall monopole telecommunication tower. Chapter 34 Waupaca County Zoning Ordinance Table 5.0, Section 6.6.21 and Chapter 48 Waupaca County Mobile Services Facilities and Support Structures Ordinance requires the issuance of a conditional use permit approval for this proposal. – Barlow met with County Zoning and reviewed their requirements and documents. County is OK with this moving forward. Linden made a motion to approve the application, Hoftiezer seconded. The tower is not required to be lit and there are conditions if the tower is moved or no longer used it will be taken down. Motion carried unanimously by voice vote.
 - B. Discussion and possible action regarding creating/naming a private road between N2480 and N2490 Hwy 22 due to the creation of additional building sites. – Barlow reviewed the name road process. Suggested names are Storage Place, Warehouse Way, Storehouse Street and Lois Lane. Coenen made a motion to submit the names to the County, Feest seconded. Motion carried unanimously by voice vote.
9. Old Business: NONE

Adjourn at 6:27 pm.

TOWN OF DAYTON MONTHLY BOARD MEETING AGENDA

Wednesday, September 14, 2022 – 6 pm

DAYTON TOWN HALL – N2285 Highway 22

THIS MEETING WILL TAKE PLACE IN PERSON AT THE DAYTON TOWN HALL. IT WILL ALSO BE AVAILABLE VIA ZOOM. PLEASE CONTACT THE TOWN CLERK FOR THE MEETING LINK.

1. Call to order
2. Open Meeting Statement – given by Chairman Miller
3. Pledge of Allegiance
4. Roll Call – Jeff Barlow, John Miller, Jim Peglow, Judy Suhs, Brenda Hewitt and Wanda Hiltgen
5. Public Comments – Diane Forsythe complimented the painting of the town hall. Asked if payment had been received for damages at the Parfreyville Cemetery. Town has not received any compensation. Asked if letter went out to Mr. Anderson regarding breach of contract. Peglow stated Town Attorney sent a letter to Anderson regarding breach of contract. Also asked if there was a spreadsheet regarding information collected on mowing and animal control from other municipalities. Miller will address in the meeting.
6. Approve or Amend Agenda (motion) Barlow made a motion to approve the agenda as presented, Peglow seconded. Motion carried unanimously by voice vote.
7. Treasurer's report approval & transfers (motions) – Landfill CD comes due shortly. Hewitt asked if the board wanted to add funds to the CD. Current balance is \$211,206.74. Barlow stated he felt town should add money which should be balance of insurance payment minus expenses. Landfill expenses run about \$10,000 a year. Barlow made a motion to transfer \$22,000 from the tax account to be added to the CD when it comes due, Peglow seconded. Motion carried unanimously. Peglow made a motion to transfer \$105,000 from the tax account to general operating account and approve the treasurer's report, Barlow seconded. Motion carried unanimously by voice vote. Later in the meeting Peglow made a motion to amend the transfer from the tax account from \$105,000 to \$145,000.
8. Monthly ledger review & approval (motion) – Barlow made a motion to approve the ledger as presented Peglow seconded. Passed unanimously by voice vote.
9. Approve or Amend Previous Meeting Minutes (motion) – Peglow made a motion to approve the August minutes as presented, Barlow seconded. Motion carried unanimously by voice vote.
10. Oral reports of meetings attended from Board Members Barlow City Park and Rec Meeting. Reviewed work on Splash Pad. Should be completed May/June of 2023. Donated funds are being used to complete the project. Also met with County Zoning regarding cell tower conditional use permit. Miller met with Henneman to discuss road work projects and trimming. Met with County Highway Department to review and propose road plan for 2023 and 2024. Board has copies of proposal. No quotes were given on the work. Attended Stratton Lake District meeting. Met with Ryan Brown regarding \$1 million grant the county received for Wi-Fi in underserved areas. Consultant will be used to determined which areas could best be served and how. Peglow did roadside survey on mowing and spoke with surrounding municipalities regarding mowing and animal control .
11. Waupaca County updates – John Miller – No report meeting is next week.
12. **New Business**
 - A. Discussion and possible action to purchase 72" Deck Rotary Mower for roadside mowing-Miller. Henneman stated it could be used for clearing intersections and mowing the landfill. It would not be used to mow ditches. Estimated cost \$2,000. Peglow felt the mower was too small along as is the tractor we currently have. He felt the town should look at leasing or purchasing a larger tractor with mowing options. Barlow stated he is not in favor of purchasing the proposed mower. He felt it should not be purchased for just a few tasks. Miller suggested no action be taken and this be discussed when working on the budget.

- B. Discussion and possible action regarding the request from Waupaca Ministry of Hope Church to rent the Town Hall on Sundays throughout the year from 8am to 11am. John Harris spoke on behalf of the Church. Peglow pointed out a resident must sign the rental agreement. Barlow felt the town hall was for the residents of Dayton and was hesitant to tie up the hall for an extended period of time. Peglow made a motion the town not enter into a rental agreement with Waupaca Ministry of Hope Church as there is not a Dayton resident making the request, Barlow seconded. Motion carried unanimously by voice vote.
- C. Discussion and possible action regarding report from Miller on Animal Control and Mowing from surrounding communities-Miller had no report available. He stated the County was willing to do the mowing. Peglow stated he contacted surrounding municipalities as he didn't expect Miller to have a report. Steve Gall from Town of Lind, who was present at the meeting, stated townships were going to have difficulty finding someone to mow due to equipment and fuel costs. Peglow had the following information Springwater does their own mowing and were not sure they would be willing to contract to another municipality. Town of Lanark does their own mowing. They have a full-time employee that does their mowing and plowing. Suggested Dayton should send a letter of inquiry for them to consider. Town of Waupaca John's Lawn Care did their mowing but not sure what they will be doing in the future. This needs to be taken into consideration during the budget process. On Animal Control Town of Lind uses Tail Wagers as a holding facility. Charges are passed onto the owner. Springwater doesn't have an animal control person. Town of Waupaca uses Tail Wagers also. Town of Lanark stated Portage County took the lead and contracted for all municipalities with the County Humane Society. Peglow stated this should be put on the Waupaca County Towns Association agenda to see if something could be done. Peglow will reach out to Tail Wagers for our short-term need. Town would need someone to pick up the animal and take it to Tail Wagers.
- D. Discussion and possible action to set a work date for the 2023 budget. – Budget workshop will be October 17, 2022 at 3 pm
- E. Discussion and possible action regarding State and Federal monies for road and bridge projects-Miller stated he continues to work on this but is concerned on getting funding from the state. Looking at roads to see if there are any qualify. Rating on bridges/culverts show they are in good condition for 2 years. Barlow would like to see a spreadsheet showing location, condition and ranking so we can contact the DNR to start a planning process. Peglow asked Miller get a report from the County on the 2 worst bridges/culvert in the township with an estimated timeframe and cost. Miller stated he will be attending a seminar with the DOT on bridges next week.
- F. Discussion and possible action regarding Conditional Use Permit application for a telecommunication tower on the property owned by Silver Mist Enterprises, fire number N2270 State Rd 22 (parcel 03-03-32-8). They are proposing the placement of a 155-foot-tall monopole telecommunication tower. Chapter 34 Waupaca County Zoning Ordinance Table 5.0, Section 6.6.21 and Chapter 48 Waupaca County Mobile Services Facilities and Support Structures Ordinance requires the issuance of a conditional use permit approval for this proposal. Barlow reviewed the permit. Planning Commission determined application is complete and no concerns from surrounding property owners. PC voted unanimously for approve. Peglow made a motion to approve the conditional use request, Miller seconded. Motion carried unanimously by voice vote.
- G. Discussion and possible action regarding creating/naming a private road between N2480 and N2490 Hwy 22 due to the creation of additional building sites. Barlow reviewed the name road process. Suggested names are Storage Place, Warehouse Way, Storehouse Street and Lois Lane. Peglow made a motion to move forward with these suggestions, Barlow seconded. Motion carried unanimously by voice vote.

13. Old Business

- A. Discussion and possible action regarding Plunkett fence issue-Miller talked with Hendrickson regarding the issue and stated the town would prefer not to be in a legal battle. Letter sent to landowner to see if there is a resolution. Peglow stated this was not what the board wanted. He stated this will be on next month's agenda and if there is no resolution Hendrickson should be asked to meet with the board in closed session to resolve the issue. Peglow made a motion that Hendrickson is to have received a call from the property

owner regarding the fence issue by October 1st. If there is no confirmation from him board will go into a closed session to discuss legal proceedings, Barlow seconded. Motion carried unanimously by voice vote.

Adjourn at 7:15. Pm.

RULES FOR TOWN BOARD MEETING

- Public Comments will be limited to 2 minutes per person. Be respectful of the time limit.
- Public comment period will be allowed for a maximum of 15 minutes. Once public comment is closed there will no longer be comments allowed from the audience unless addressed by a board member.
- A board member may ask for clarification from someone in the audience.
- Residents of the Town of Dayton are encouraged to contact any elected official via email and/or phone regarding any concerns or issues they may have at any time. Contact information is on the town website



**WAUPACA COUNTY
MOBILE SERVICE FACILITIES AND
SUPPORT STRUCTURES ORDINANCE**

CHAPTER 48

Creation of Chapter 48 of the General Code of Ordinances, Mobile Service Facilities and Support Structures. Created and enacted by the Waupaca County Board of Supervisors on December 17, 2013. Published and effective as of December 26, 2013.

Be it known, that the Waupaca County Board of Supervisors enacted amendments to the Waupaca County Mobile Service Facilities and Support Structures, Chapter 48 of the Waupaca County General Code of Ordinances on May 19, 2015. Amendments effective upon publication of May 28, 2015.

Create Chapter 48, Waupaca County General Code of Ordinances Mobile Service Facilities and Support Structures

The Waupaca County Board of Supervisors does hereby ordain that the current Section 12 of the Waupaca County Zoning Ordinance, Chapter 34 of the Waupaca County Code of Ordinances be repealed in its entirety and create Chapter 48, Waupaca County Mobile Service Facilities and Support Structures as a stand-alone ordinance:

WHEREAS, Wisconsin Statute §59.69 (5) authorizes the County Board to adopt a zoning ordinance and §59.692 mandates the county to zone by ordinance all shorelands in its unincorporated area; and

WHEREAS, Wisconsin Statute §59.69(5)(e) authorizes the County Board to amend an ordinance and Wisconsin Statute §59.692(2)(a) states that the powers of §59.69 apply to ordinances and their amendments enacted under §59.692; and

WHEREAS, 2013 Wisconsin Act 20 makes unenforceable any ordinance in effect after July 2, 2013 which is inconsistent with the provisions set forth in Wisconsin Statute §66.0404; and

WHEREAS, Waupaca County has in effect an ordinance which is inconsistent with the provisions set forth in Wisconsin Statute §66.0404; and

WHEREAS, it is deemed in the best interest of the County of Waupaca to create Chapter 48 Code of Ordinances, Waupaca County, Wisconsin, pertaining to Mobile Tower Siting Regulations to conform with the requirements of 2013 Wisconsin Act 20; and

NOW, THEREFORE, the Waupaca County Board of Supervisors does hereby ordain as follows:

Section 1. Chapter 48 [Mobile Tower Siting Regulations.] is hereby created to read as follows:

Chapter 48 Mobile Tower Siting Regulations.

(a) Purpose and Intent. The purpose of this ordinance is to regulate by conditional use permit (1) the siting and construction of any new mobile service support structure and facilities; (2) with regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities by conditional use permit; and (3) with regard to a class 2 collocation, collocation on an existing support structure which does not require the substantial modification of an existing support structure and mobile service facilities also by land use permit.

It is intended that the County shall apply these regulations to accomplish to the greatest degree possible the following:

- (1) Minimize adverse effects of mobile service facilities and mobile service support structures.
- (2) Maintain and ensure that a non-discriminatory, competitive and broad range of mobile services and high quality mobile service infrastructure consistent with the Federal Telecommunications Act of 1996 and provided to serve the community, as well as serve as an important and effective part of Waupaca County's police, fire, and emergency response network.
- (3) Provide a process of obtaining necessary permits for mobile service facilities and support structures while at the same time protecting the legitimate interests of Waupaca County citizens.
- (4) Encourage the use of alternative support structures, co-location of new antennas on existing support structures, camouflaged mobile service support structures, and construction of support structures with the ability to locate three (3) or more providers.

Furthermore, this section is not intended to regulate residential satellite dishes or residential television antennas that are used privately. Additionally, it is not intended to regulate satellite dishes/antennas whose regulation is prohibited by Sec. 59.69(4d), or its successor sections, of the Wisconsin Statutes or as permitted by Federal Law.

(b) Definitions.

- (1) All definitions contained in s. 66.0404(1), Wisconsin Statutes are hereby incorporated by reference.
- (2) For the purpose of this section, the following terms and phrases shall be defined as:
 - a. **Camouflaged Mobile Service Support Structure:** Any mobile service support structure that due to design or appearance hides, obscures, or conceals the presence of the mobile service support structure.

- b. **Satellite Dish:** A device incorporating a reflective surface that is solid, open mesh, or bar configured that is shallow dish, cone, horn or cornucopia shaped and is used to transmit and/or receive electromagnetic signals. This definition is meant to include, but is not limited to, what are commonly referred to as satellite earth stations, TVROs and satellite microwave antennas.

(c) Exempt from Permitting. The following shall be exempt from the requirement to obtain a land use permit, unless otherwise noted.

- (1) The use of all receive-only television antenna and satellite dishes.
- (2) Amateur Radio and/or Receive-Only Antennas. This ordinance shall not govern the installation of any antenna that is owned and/or operated by a federally licensed amateur radio operator and is used for amateur radio purposes or is used exclusively for receive-only purposes.
- (3) Mobile services providing public information coverage of news events of a temporary or emergency nature.

(d) Siting and Construction of any New Mobile Service Support Structure and Facilities and Class 1 Collocation.

(1) Application Process.

- a. A conditional use permit is required for the siting and construction of any new mobile service support structure and facilities and for Class 1 Collocation.
- b. A written permit application must be completed by any applicant and submitted to the Planning and Zoning Department. The application must contain the following information:
 - i. The name and business address of, and the contact individual for, the applicant.
 - ii. The location of the proposed or affected support structure.
 - iii. The location of the proposed mobile service facility.
 - iv. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including all initial antennas on the tower being enumerated on the application, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.
 - v. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.

- vi. If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.
 - c. A permit application will be provided by the Planning and Zoning Department upon request to any applicant.
- (2) **Completed Applications.** If an applicant submits to the Planning and Zoning Department an application for a permit to engage in an activity described in this ordinance, which contains all of the information required under this ordinance, the Planning and Zoning Department shall consider the application complete. If the Planning and Zoning Department does not believe that the application is complete, the Planning and Zoning Department shall notify the applicant in writing, within ten (10) days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.
- (3) **County Responsibilities.** Within ninety (90) days of its receipt of a complete application, the Planning and Zoning Department shall complete all of the following or the applicant may consider the application approved, except that the applicant and the Planning and Zoning Department may agree in writing to an extension of the ninety (90) day period:
 - a. Review the application to determine whether it complies with all applicable aspects of the county's building code and, subject to the limitations in this section, zoning ordinances.
 - b. Make a final decision whether to approve or disapprove the application.
 - c. Notify the applicant, in writing, of its final decision.
 - d. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.
- (4) **Disapproval.** The Planning and Zoning Department may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement described under paragraph (d)(1)b.vi.
- (5) **Application of Set Back/Fall Zone.** In all zoning districts, any building or structure that exceeds one hundred (100) feet in height must be set back from all parcel, property lines and lot lines a distance equal to the height of the building or structure. If an applicant provides the Planning and Zoning Department with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse

within a smaller area than the set back or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the Planning and Zoning Department provides the applicant with substantial evidence that the engineering certification is flawed.

(6) **Fees.** The fee for the permit is Three Thousand Dollars (\$3,000).

(7) **Limitations.** Conditional Use Permits for Siting and Construction of any new mobile service support structure and facilities and Class 1 Collocations shall only be granted provided the following conditions exist:

- a. If the location of the proposed mobile service support structure or mobile service facility is on leased land, the lease agreement does not preclude the lessee from entering into leases on the site with other provider(s) and there is no other lease provision operating as a bar to collocation of other providers. For leased sites, written authorization for the facilities from the property owner must be provided.
- b. The applicant has obtained Federal Communications Commission (FCC) license numbers and registration numbers if applicable.
- c. The applicant and/or agent have copies of Findings of No Significant Impacts (FONI) statement from the Federal Communications Commission (FCC) or Environmental Assessment or Environmental Impact Study (EIS), if applicable.
- d. The applicant and/or agent have copies of the determination of no hazard from the Federal Aviation Administration (FAA) and/or the airport's operator including any aeronautical study determination or other findings, if applicable.
- e. The applicant and/or agent have plans indicating security measures (i.e. access, fencing, lighting, etc.).
- f. For new mobile service support structures, the applicant has obtained a report prepared by an engineer licensed by the State of Wisconsin certifying the structural design of the tower and its ability to accommodate additional antennas.
- g. The applicant and/or agent have proof of liability coverage.
- h. The applicant and/or agent have copies of an Affidavit of Notification indicating that all operators and owners of airports located within five (5) miles of the proposed site have been notified via certified mail.
- i. The Facility or collocation is designed to promote site sharing, such that space is reasonably available to collocators and such that telecommunication towers and necessary appurtenances, including but not limited to parking areas, access road, and utilities, are shared by site users whenever possible.

(e) **Class 2 Collocation.**

(1) Application Process.

- a. A land use permit is required for a class 2 collocation. A class 2 collocation is a permitted use, but still requires the issuance of the permit.
- b. A written permit application must be completed by any applicant and submitted to the Planning and Zoning Department. The application must contain the following information:
 - i. The name and business address of, and the contact individual for, the applicant.
 - ii. The location of the proposed or affected mobile service support structure.
 - iii. The location of the proposed mobile service facility.
- c. A permit application will be provided by the Planning and Zoning Department upon request to any applicant.

(2) Requirements. A class 2 collocation is subject to the same requirements for the issuance of a land use permit to which any other type of commercial development or land use development is subject, except that the maximum fee for this land use permit shall be Five Hundred Dollars (\$500). See attached schedule of fees.

(3) Completed Applications. If an applicant submits to the Planning and Zoning Department an application for a permit to engage in an activity described in this ordinance, which contains all of the information required under this ordinance, the Planning and Zoning Department shall consider the application complete. If any of the required information is not in the application, the Planning and Zoning Department shall notify the applicant in writing, within five (5) days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(4) County Requirements. Within forty-five (45) days of its receipt of a complete application, the Planning and Zoning Department shall complete all of the following or the applicant may consider the application approved, except that the applicant and the Planning and Zoning Department may agree in writing to an extension of the forty-five (45) day period:

- a. Make a final decision whether to approve or disapprove the application.
- b. Notify the applicant, in writing, of its final decision.
- c. If the application is approved, issue the applicant the relevant permit.
- d. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.

(5) Fees. The fee for the permit shall be One Hundred Dollars (\$100).

(f) Information Report. The purpose of the report under this subsection is to provide the County with accurate and current information concerning the mobile service facility owners and providers who offer or provide mobile services within the County, or that own or operate mobile service facilities within the County, to assist the County in enforcement of this subsection, and to assist the County in monitoring compliance with local, state and federal laws.

- (1) **Information Report.** All mobile service support structure owners of any new mobile service support structure shall submit to the Planning and Zoning Department a Telecommunications Facility Information Report (the "Report") within forty-five (45) days: (1) following land use approval; (2) of receipt of a written request from the Planning and Zoning Department; and (3) of any change in occupancy of the mobile service facility. The Report shall include the mobile service support structure owner's name(s), address(es), phone number(s), contact person(s), and proof of bond as security for removal. The support structure owner shall supply the mobile service support structure height or current occupancy, if applicable, the number of collocation positions designated, occupied or vacant. This information shall be submitted on the County form provided and designated for such use, and shall become evidence of compliance.

(g) Removal/Security for Removal.

- (1) It is the express policy of Waupaca County and this ordinance that mobile service support structures be removed once they are no longer in use and not a functional part of providing mobile service and that it is the mobile service support structure owner's responsibility to remove such mobile service support structures and restore the site to its original condition or a condition approved by the Waupaca County Planning and Zoning Department. This restoration shall include removal of any subsurface structure or foundation, including concrete, used to support the mobile service support structure down to five (5) feet below the surface. After a mobile service support structure is no longer being used for mobile service that is in operation, the mobile service support structure owner shall have one hundred eighty (180) days to effect removal and restoration unless weather prohibits such efforts. Permittee shall record a document with the Waupaca County Register of Deeds showing the existence of any subsurface structure remaining below grade. Such recording shall accurately set forth the location and describe the remaining structure.
- (2) **Security for Removal.** The owner of any mobile service support structure other than a municipality or other unit of government shall provide to Waupaca County, prior to the issuance of the conditional use permit, a performance bond in an amount based on a written estimate of a qualified remover of said types of structures, or Twenty Thousand Dollars (\$20,000), whichever is less, to guarantee that the mobile service support structure will be removed when no longer in operation. Waupaca County will be named as obligee in the bond and must approve the bonding company. The County may require an increase in the bond amount after five (5) year intervals to reflect increases in the Consumer Price Index, but at no point shall the bond amount exceed Twenty Thousand Dollars (\$20,000). The provider shall supply any increased bond within a reasonable time, not exceeding sixty (60) days, after the County's request. A permittee may submit a letter of credit in the amount set forth above, or, in the alternative, a permittee with several sites in the County may submit a master bond to cover all of said sites. A master

bond or a letter of credit may, in the Committee's discretion, be in an amount sufficient to secure removal from one site if the master bond or letter of credit provides for replenishing any amount used as the master bond or letter of credit covers any other site in the County.

(h) Structural, Design and Environmental Standards.

(1) Mobile Service Support Structure, Antenna and Facilities Requirements. All mobile service facilities and mobile service support structures, except exempt facilities as defined in subsection (c), shall be designed to reduce the negative impact on the surrounding environment by implementing the measures set forth below:

- a. Mobile Service support structures shall be constructed of metal or other nonflammable material, unless specifically permitted by the County to be otherwise.
- b. Satellite dish and parabolic antennas shall be situated as close to the ground as possible to reduce visual impact without compromising their functions.
- c. Equipment compounds shall be constructed of nonreflective materials (visible exterior surfaces only). Equipment compounds shall be designed to blend with existing architecture in the area or shall be screened from sight by mature landscaping, and shall be located or designed to minimize their visibility.
- d. Mobile service facilities, support structures and antennas shall be designed and constructed in accordance with the State of Wisconsin Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and Uniform Fire Code, Waupaca County Subdivision Ordinance, Waupaca County Sanitation Ordinance, Electronic Industries Association (EIA), American National Steel Institute Standards (ANSI), and American National Standards Institute (ANSI) in effect at the time of manufacture.
- e. Mobile service facilities and support structures shall not interfere with or obstruct existing or proposed public safety, fire protection or Supervisory Controlled Automated Data Acquisition (SCADA) operation telecommunication facilities. Any actual interference and/or obstruction shall be corrected by the applicant at no cost to the County.

(2) Site Development. A leased parcel intended for the location of new mobile service facilities, mobile service support structures, and equipment compounds shall be located so as to permit expansion for mobile service facilities to serve all potential colocators.

(3) Vegetation protection and facility screening.

- a. Except exempt facilities as defined in subsection (c), all mobile service facilities shall be installed in a manner to as to minimize disturbance to existing native vegetation and shall include suitable mature landscaping to screen the facility, where necessary. For purposes of this section, "mature landscaping" shall mean

trees, shrubs or other vegetation of a minimum initial height of five (5) feet that will provide the appropriate level of visual screening immediately upon installation.

- b. Upon project completion, the owner(s)/operator(s) of the facility shall be responsible for maintenance and replacement of all required landscaping as long as a telecommunication facility is maintained on the site.

(4) **Fire prevention.** All mobile service facilities shall be designed and operated in accordance with all applicable codes regarding fire prevention.

(5) **Noise and Traffic.** All mobile service facilities shall be constructed and operated in such a manner as to minimize the amount of disruption caused to nearby properties. To that end the following measures shall be implemented for all mobile service facilities, except exempt facilities as defined in subsection (c):

- a. Noise producing construction activities shall take place only on weekdays (Monday through Saturday, non-holiday) between the hours of 6:00 a.m. and 6:00 p.m., except in times of emergency repair, and
- b. Backup generators, if present, shall be operated only during power outages and for testing and maintenance purposes.

(6) **Separation Requirements.** Mobile service support structures shall be separated by a minimum of two thousand six hundred forty (2640) feet, except that:

- a. Two (2) mobile service support structures may be permitted to be located within one hundred (100) feet of each other subject to approval of the Waupaca County Planning and Zoning Committee.
- b. Camouflaged mobile service support structures are exempt from the separation between mobile service support structures requirement listed above.

(i) Compliance/Penalties.

(1) **Abandonment.** Any antenna, mobile service facility, or mobile service support structure that is not operated for a continuous period of twelve (12) months shall be considered abandoned. Upon application, the Committee may extend the time limit to abandon once for an additional twelve-month period. Such extension shall be based on the finding that the owner or permit holder is actively seeking tenants for the site. After the expiration of the time periods established above, the following shall apply:

- a. The owner of such antenna, mobile service facility or mobile service support structure shall remove said antenna, mobile service facility or mobile service support structure, including all supporting equipment, building(s) and foundations to the depth as otherwise herein required within ninety (90) days of receipt of notice from the Planning and Zoning Department notifying the owner of such abandonment. If removal to the satisfaction of the Planning and Zoning Department does not occur within said ninety (90) days, the Waupaca County Planning and Zoning Director may order removal utilizing the established bond as

provided under subsection (g) and salvage said antenna, mobile service facility or mobile service support structure, including all supporting equipment and building(s). If there are two or more users of a single mobile service support structure, then this provision shall not become effective until all operations of the mobile service support structure cease.

- b. The recipient of a conditional use permit allowing a mobile service support structure and facility under this section, or the current owner or operator, shall notify the Waupaca County Planning and Zoning Department within forty-five (45) days of the date when the mobile service facility is no longer in operation.

(3) **Penalties.** Any person, partnership, corporation, or other legal entity that fails to comply with the provisions of this ordinance shall be subject to the penalty provisions set forth in Sec. 15-07 of the Waupaca County Zoning Ordinance, and, upon conviction, may pay a forfeiture of not less than Ten Dollars (\$10.00) nor more than Five Hundred Dollars (\$500.00), plus the applicable surcharges, assessments, and costs for each violation. Each day a violation exists or continues constitutes a separate offense under this ordinance. In addition, the Planning and Zoning Department may seek injunctive relief from a court of record to enjoin further violations.

Section 3. Except as specifically modified and amended by this ordinance, the Waupaca County Code of Ordinance shall remain in force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this ordinance are hereby repealed.

Section 4. SEVERABILITY. If a court of competent jurisdiction adjudges any section, clause, provision, or portion of this ordinance unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby.

Section 5. EFFECTIVE DATE. This ordinance shall take effect and be in full force from and after its passage.

CONDITIONAL USE PERMIT APPLICATION

Silver Mist Enterprises

November 1, 2022

Prepared by the Waupaca County Planning and Zoning Office
811 Harding Street, Waupaca, WI 54981 (715) 258-6255

SUMMARY OF RECORD

Request:

Applicant requests approval of a Conditional Use Permit (Mobile Service Facilities & Support Structures) in the Rural Industrial-Intensive (RI-I) District on approximately nine (8.95) acres.

Legal Description:

Located in the NW ¼ of the SW ¼ of Section 3, Town of Dayton (parcel 03-03-32-8), lying along State Road 22, Fire Number N2270, Waupaca County, Wisconsin.

Exhibits:

1. Revised Conditional Use Permit application received by Waupaca County on August 1, 2022.
2. Town Board recommendation dated September 14, 2022 and September 23, 2023.
3. Application packet including site plan of project. **Be advised that the proposed compound area is depicted on page C-101. The proposed easement area on V-101 and V-102 needs to be amended to reflect the change in location of the compound area.**
4. Chapter 48 Mobile Service Facilities & Support Structure Ordinance.

Based on the exhibits, the Planning and Zoning Office offers the following Findings and Conclusions:

FINDINGS

Project Background:

1. *Proposal.* Applicant requests approval of a Conditional Use Permit (Mobile Service Facilities & Support Structures) in the Rural Industrial-Intensive (RI-I) District on approximately nine (8.95) acres.
2. *Permit Type.* According to the Waupaca County Zoning Ordinance Section 6.6(21) and Table 5.0 Mobile Service Facilities and Support Structures in the Rural Industrial Intensive (RI-I) district require the issuance of a Conditional Use permit and to be consistent with Wisconsin Statutes 91.01(1) and 91.46(4), The development standards for the Mobile Service Facilities and Support Structures are found in Chapter 48 of the Waupaca County Code of Ordinances.

3. *Permit Processing.* The completed and revised Conditional Use Permit application was received on August 1, 2022. Property owners within three hundred feet of the subject property were sent a notice on October 7, 2022 of the public hearing.
4. *Site Characteristics.* The subject property is located on Hwy 22 south of Waupaca. The property currently houses a contractor shop and garden center located on it. There are multiple structures on the property to the north of the proposed tower location.
5. *Adjacent Land Uses and Zoning.* Adjacent parcels are zoned as Rural Industrial Intensive (RI-I; immediately to the north also owned by Silver Mist Enterprises, Rural Commercial General (RC-G; Town Hall across the road), Agriculture and Woodland Transition (AWT) and Rural Residential (RR).
6. *Town of Dayton Recommendation.* The Town of Dayton Plan Commission and Town Board has recommended approval of this request without conditions.
7. *Consistency with the Town of Dayton Comprehensive Plan.* The Town of Dayton's Preferred Land Use Map is planned for Commercial, which is consistent with this proposal.

Consistency with Development Standards:

8. *Zoning.* The subject property is situated in the Rural Industrial Intensive (RI-I) District.
 - a. *Lot Site Regulation. Yard and Setback Regulations.*

Lot line setback	In all zoning districts, any building or structure that exceeds one hundred (100) feet in height must be set back from all parcel, property lines and lot lines a distance equal to the height of the building or structure. If an applicant provides the Planning and Zoning Department with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the set back or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the Planning and Zoning Department provides the applicant with substantial evidence that the engineering certification is flawed. (Engineering analysis provided- fall zone is less than or equal to fifty feet)
Highway setback	State Hwy 22 – Level I Highway 50' to the right of way.

- b. *Land Use.* The proposed Mobile Service Facilities & Support Structure would be compliant with the Waupaca County Zoning Ordinance provided the Conditional Use

permit is granted, ordinance standards are met and any conditions applied are adhered to.

c. Chapter 48 Mobile Service Facilities & Support Structure (attached)

d. Chapter 34 Section 2.8.2:

"Level I Highway setback shall be fifty (50) feet from the right-of-way line. Level II Highway setback shall be seventy-five (75) feet from the marked centerline of the highway or forty-two (42) feet from the right-of-way line, whichever is greater. Level III Highway setback shall be sixty-three (63) feet from the center of the travelled path or thirty (30) feet from the right-of-way line, whichever is greater."

CONCLUSIONS

Jurisdiction

Pursuant to Section 14.5 of the Waupaca County Zoning Ordinance, the Waupaca County Planning and Zoning Committee has decision making authority on conditional use permit applications.

Criteria of Approval

A. Required Showing for a Conditional Use Permit: The proposal must demonstrate consistency for approval of a Conditional Use Permit:

- The proposed action is consistent with the Local/Town Comprehensive Plan and the Waupaca County Comprehensive Plan.
- The proposed action is consistent within the zoning district in which it is located and in the vicinity of the subject property.
- The proposed action will have no unreasonable adverse impact on the surrounding land uses which cannot be mitigated through the application of reasonable conditions.
- The proposed conditional use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
- The proposed conditional use will not materially impact the established character and quality of the area, architecture and aesthetics, and is generally compatible with surroundings, traffic impact and circulation, environmental impacts, the demand for related services, the possible hazardous, harmful, noxious, offensive, or nuisance effects resulting from noise, dust, smoke, or odor.
- The proposed conditional use will not substantially increase the erosion potential of the site; negatively affect wetlands, floodplains, or water bodies; or otherwise compromise surface or ground water quality based on topography, drainage, slope, soil type, vegetative cover, means of waste disposal and other relevant factors.

- The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies.
- The proposed conditional use is in a location where access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
- The proposed conditional use will meet all applicable standards of this Zoning Ordinance, particularly any performance standard in Section 6 that is applicable to the particular conditional use being sought.
- The Planning and Zoning Committee may attach to any permit approval such reasonable conditions as may be necessary to assure that development will comply with the above criteria for approval.
- If an applicant for a Conditional Use Permit meets or agrees to meet all of the requirements and conditions specified in this ordinance and conditions imposed by the Planning and Zoning Committee, the Conditional Use Permit shall be granted.

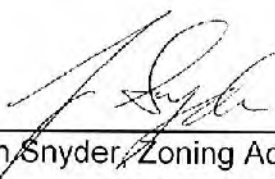
Conclusions Based on Findings

The proposal is consistent with and will have no unreasonable adverse impact on the public health, safety, and welfare: Granting approval of the conditional use permit request will not adversely affect the uses of surrounding properties.

RECOMMENDATION

Upon consideration of the above Findings and Conclusions, the Planning and Zoning Office recommends **approval** of Conditional Use Permit with the following conditions applied:

- Supply a copy of the "Findings of No Significant Impacts" (FONI) from the Federal Communications Commission of "Environmental Assessment" or "Environmental Impact Study" (EIS).
- Supply the Federal Communications Commission (FCC) license and registration numbers, if applicable.
- Supply a determination of no hazard from the Federal Aviation Administration.
- Supply an affidavit of notification indicating that all airports located within five miles of the proposed site have been notified via certified mail.
- All structures, compound, and fencing for the facility shall meet required setback distances.



Jason Snyder, Zoning Administrator

Review of Conditional Use Permit CP-033-2021

Warren Werth

November 1, 2022

Prepared by the Waupaca County Planning and Zoning Office
811 Harding Street, Waupaca, WI 54981 (715) 258-6255

PROPERTY INFORMATION

Legal Description:

Located in part of the SE ¼ of the NE ¼, Sec. 34, Town of Union, lying along Church Street, Fire Number N7584 and N7580, Waupaca County, Wisconsin (Parcel Numbers 19-34-71-77 and 19-34-71-76)

REASON FOR REVIEW

On October 5, 2021, the Planning and Zoning Committee granted a conditional use permit application for Outdoor Maintenance Service (tire shop; truck, trailer, tractor, and car restoration; and sandblasting), Light Industrial (machine shop), and Long Term Outdoor Display and Sale (car sales). Several conditions were imposed with the granting of this Conditional Use Permit, including a review by July 1, 2022 to review fencing.

A review was held on July 12, 2022. The fencing was located on the property, but was not installed. An extension was granted until October 1, 2022 to get the fence put up along the North and West property lines.

REQUIRED CONDITIONS/FINDINGS



1) A 10-foot-high privacy fence shall be constructed around the entire property prior to any work being done.

- a. By July 1, 2022 the privacy fence shall be erected along the north property line and the west property line, abiding by road setback requirements listed below.
- b. The applicant shall contact a fence installer to verify that the proposed construction techniques for the fence are appropriate.
- c. A review of the conditional use permit shall be conducted after July 1, 2022 to evaluate the fence that has been installed.
- d. The privacy fence shall be at least 30' from the right of way and 63' from the center of the travelled path of the road

The fence has been installed along the West and North property lines. The fence along the West property line is 30.5' from the right of way, and 53'9" from the centerline. Warren was advised the fence location would need to be adjusted. Measurements for the driveway portion of the fence were marked out. The property owner has started installing the fence support posts on the South property line.

2) No work may be done on Sunday mornings or church holidays.

A business is not currently being operated from the property.

- 3) During standard time (time period extending from the first Sunday in November to the second Sunday in March) hours of operation shall be 7:00 am to 7:00 pm.
A business is not currently being operated from the property.
- 4) During daylight savings time (period of time extending from the second Sunday in March to the first Sunday in November) the hours of operation can be from 7:00 am to 9:00 pm, except on Wednesdays where the hours of operation shall be from 7:00 am to 7:00 pm and Sunday mornings and church holidays when no work may be done.
A business is not currently being operated from the property.
- 5) No junk or salvage is allowed on the property.
As of October 20, 2022 there was a white truck with a flatbed trailer, a white car, a skid steer, a tractor, a skid steer, 5th wheel camper, and a mini backhoe on the property (visible from the road only). There is a truck bed and some tires also on the property.
- 6) Parking area for the vehicles being sold shall be either paved or graveled and be fully contained behind the fence.
There are not any vehicles currently being sold from the property. There is a large pile of gravel in the area that is proposed for vehicle sales.
- 7) There shall be a minimum of 27 parking spots for employees and/or customers.
A business is not currently being operated from the property. A parking plan will need to be submitted to verify compliance with parking requirements.
- 8) A maximum of 25 cars offered for sale at any time.
A business is not currently being operated from the property. There are no vehicles currently for sale on the property
- 9) All grass in front of the fence must be kept mowed.
A majority of the grass has been mowed.
- 10) No more than two inoperable vehicles may be kept on premises.
It does not appear that there is more than two (2) inoperable vehicles on the property. All vehicles/equipment were in a different location between the June 28, 2022 and October 20, 2022 onsite.
- 11) The Conditional Use permit approval shall be reviewed annually.
OK.
- 12) Hazardous chemicals and materials must be contained and disposed of properly.
A business is not currently being operated from the property.

CONCLUSIONS

Jurisdiction

Pursuant to Section 14.05 of the Waupaca County Zoning Ordinance, the Waupaca County Planning and Zoning Committee has decision making authority on Conditionals Use Permit applications and the review of imposed conditions.

Review Process

Section 14.05 of the Waupaca County Zoning Ordinance requires that the review of the imposed conditions be conducted at a public hearing.

Conclusions from October 20, 2022 onsite and Other Input

On October 19, 2022 I contact Gary Schoen, Town of Union Chairman, and he stated he was concerned that the fence is not a privacy fence because you can see through it. Mr. Schoen is also concerned that the fence will not be installed along the South property line because that neighbor doesn't want the fence. Mr. Schoen is also concerned that the property will just become a place for junk to be stored.

On October 20, 2022 I met Warren Werth on the property. Warren is looking for clarification on what constitutes a privacy fence. The fence along the West property line has been covered with a black mesh covering, but you are able to see through it. Warren was advised by fence supply company that a solid fence will not be able to stand up to strong winds, so it needs to be able to allow wind to pass through. Warren does not wish to make the entire fence a privacy fence. Warren is also concerned about the 7:00 p.m. hours of operation during standard time.



South property line



North property line



Northwest property corner



Blocks to be used with fencing along road



RECOMMENDATION

Upon consideration of the above, the Planning and Zoning Office is looking for guidance on what constitutes a privacy fence. A deadline also needs to be established for finishing the rest of the fence.

Rebecca Fields

Rebecca Fields, Land Use/Code Enforcement Specialist

**WAUPACA COUNTY PLANNING & ZONING OFFICE
NOTICE OF DECISION
REVIEW OF APPROVAL OF CONDITIONAL USE PERMIT**

On July 12, 2022 the Waupaca County Planning and Zoning Committee considered, at a regular meeting, the review of approval of the Conditional Use Permit (CP-033-2021) for **Warren C. Werth** for Outdoor Maintenance Service—Tire Shop, Truck, Trailer, Tractor, & Car Restoration, and Sandblasting; Light Industrial—Machine Shop; Long Term Outdoor Display and Sale—Car sales(CP-033-2021) in the Rural Commercial-General (RC-G) District on approximately four and one half (4.50) acres.

Located in the SE ¼ of the NE ¼ and the NE ¼ of the NE ¼ of Section 34, Town of Union, lying along Church Street, Fire Numbers N7580 and N7584, Waupaca County, Wisconsin (parcels 19-34-71-76 and 77).

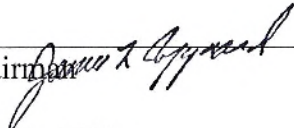
Based on the facts and evidence presented for the review of approval, the Committee's decision was to allow the applicant to continue to seek compliance with the original conditions listed below, with the one-time deadline extension indicated:

- A 10-foot-high privacy fence shall be constructed around the entire property prior to any work being done.
 - By ~~July 1, 2022~~ **October 1, 2022** the privacy fence shall be erected along the north property line and the west property line, abiding by road setback requirements listed below.
 - The applicant shall contact a fence installer to verify that the proposed construction techniques for the fence are appropriate.
 - A review of the conditional use permit shall be conducted after ~~July 1, 2022~~ **October 1, 2022** to evaluate the fence that has been installed.
 - The privacy fence shall be at least 30' from the right-of-way and 63' from the center of the travelled path of the road.
- No work may be done on Sunday mornings or church holidays.
- During standard time (time period extending from the first Sunday in November to the second Sunday in March) hours of operation shall be 7:00 am to 7:00 pm
- During daylight savings time (period of time extending from the second Sunday in March to the first Sunday in November) the hours of operation can be from 7:00 am to 9:00 pm, except on Wednesdays where the hours of operation shall be 7:00 am to 7:00 pm and Sunday mornings and church holidays when no work may be done.
- No junk or salvage is allowed on the property.
- Parking area for the vehicles being sold shall be either paved or graveled and be fully contained behind the fence.
- There shall be a minimum of 27 parking spots for employees and/or customers.
- A maximum of 25 cars offered for sale at any time.
- All grass in front of the fence must be kept mowed.
- No more than two inoperable vehicles may be kept on premises.
- The Conditional Use permit approval shall be reviewed annually.
- Hazardous chemicals and materials must be contained and disposed of properly.

APPEAL

Section 14.4(2)(b) Procedures for initiating an Administrative Appeal. "Appeals to the Board of Adjustment may be taken by any persons aggrieved by any decision of the Zoning Administrator or the Planning & Zoning Committee. Such appeal shall be taken within thirty (30) calendar days, by filing with

the officer from who the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof.” Appeal Fee shall be paid to the County at the time of the appeal.

Chairman 

July 12, 2022
Date

cc: Office Copy
Applicant
Township

REVIEW CONDITIONAL USE PERMIT CP-033-2021
Sydney Brooks and Dana Howard (The Cottonwood)

November 1, 2022

Prepared by the Waupaca County Planning and Zoning Office
811 Harding Street, Waupaca, WI 54981 (715) 258-6255

PROPERTY INFORMATION

Legal Description:

Located in part of NW ¼ of the SE ¼ Sec 23, Town of Lind, lying along Stecks Road, Fire Number E4354, Waupaca County, Wisconsin (Parcel 12-23-43-2).

REASON FOR REVIEW

On June 22, 2021, the Planning and Zoning Committee granted a conditional use permit for a private reception venue. Several conditions were imposed with the granting of this Conditional Use Permit, one of which, required an annual review.

A review was completed on July 12, 2022 because of complaints received and concern over conditions not being met. At this review the owner stated their 2021 insurance policy has been renewed and that the building plans will be submitted to the Department of Safety and Professional Services (DSPS) shortly. A final determination is set for November 2022.

REQUIRED CONDITIONS/FINDINGS



1. Frequency of events – 2 major and 2 minor events per month. Major events are defined as events ending at midnight with no guests on grounds after midnight. Minor events are defined as events ending at or before 9 pm.

Sydney's e-mail from October 2, 2022 stated her wedding ceremony was held in August 2022 and her sister's baby shower will be held in October 2022.

2. Noise – music will be turned down at 10 pm, doors and windows closed, alcohol and music ends at 11 pm.

Our office has not received any noise complaints.

3. Lighting – no additional lighting will be installed, parking area will consist of low solar lighting marking entrances and exits.

OK.



4. Security officers have to be present at all major events.

The Town is concerned that security officers are not present or if they are present, they are related to the property owners and therefore may not be impartial.

5. Annual review to be held at end of season on or before November 1, 2022.

OK.

6. No parking signs to be placed on both sides of the road. No parking signs to be installed by the Waupaca County Highway sign department, billed thru the Town of Lind which will then bill The Cottonwood, owners Sydney Brooks and Dana Howard.

Town Chairman Steve Gall indicated that this is complete.



7. Applicant shall obtain a commercial building permit for the structure or obtain a temporary use permit as outlined in SPS 361.03 (12) and SPS 314.01 (5).

Documentation of the permit shall be submitted to the Waupaca County Planning and Zoning Department. If a temporary use permit is obtained, written verification of the original permit and any subsequent extensions (required a minimum of every 180 days) shall be submitted to the Planning and Zoning Office.

July 27, 2022: Rebecca Landre (Zoning) e-mailed DSPS to confirm if building plans have been submitted.

July 27, 2022: Received an e-mail from DSPS stating no plans have been submitted.

July 28, 2022: Ryan Brown (Zoning) sent a letter to the property owner requesting confirmation (DIS #) that the building plans have been sent to DSPS.

August 15, 2022: Rebecca Landre (Zoning) again e-mailed DSPS to confirm if building plans have been submitted.

August 15, 2022: Received an e-mail from DSPS stating no plans have been submitted. DSPS staff advised us to ask for the DIS number.

October 2, 2022: Sydney Brooks sent an e-mail to Ryan Geiger (former DSPS Commercial Builder Inspector) with building plans.

October 2, 2022: Sydney Brooks sent an e-mail to Ryan Brown displaying the e-mail that was sent to Ryan Geiger. Sydney stated her first wedding ceremony was held in August of 2022; there will be two more in June and July of 2023 with a secondary ceremony and reception on separate dates.

October 3, 2022: Rebecca Landre (Zoning) again e-mailed DSPS to confirm if building plans have been submitted.

October 3, 2022: Received an e-mail from DSPS stating no plans have been submitted. DSPS staff advised us to ask for the DIS number.

October 4, 2022: Rebecca Landre (Zoning) sent an e-mail to Chad Rothmeier (DSPS) asking about the e-mail Sydney Brooks sent to Ryan Geiger since Ryan Geiger has left DSPS.

October 4, 2022: Chad (DSPS) advised plans would not have been e-mailed directly to Ryan Geiger, but submitted through the DSPS ESLA portal.

October 7, 2022: Ryan Brown (Zoning) sent e-mail to Sydney Brooks requesting the DSPS DIS number as DSPS has informed our office that no plans have been submitted. Ryan Brown clarified that plan submittal needs to use the DSPS ESLA portal. Ryan Brown also requested clarification on the upcoming event dates.

October 10, 2022: Received an e-mail from Lucas Dederich (DSPS Section Chief) stating no building plans have been submitted.

8. Applicant shall obtain liability insurance for the reception venue and provide written verification to the Planning and Zoning Department.

Received July 12, 2022. Insurance valid until July 11, 2023.

CONCLUSIONS

Jurisdiction

Pursuant to Section 14.05 of the Waupaca County Zoning Ordinance, the Waupaca County Planning and Zoning Committee has decision making authority on Conditional Use Permit applications and the review of imposed conditions.

Review Process

Section 14.05 of the Waupaca County Zoning Ordinance requires that the review of the imposed conditions be conducted at a public hearing.

Conclusions from October 20, 2022 Input

Staff talked with Town Chair, Steve Gall, on October 20, 2022. The Town is concerned about events being held on the property without the commercial building inspection. The Town is also concerned that no security or impartial security is onsite during the events. The Town would like to see "family" defined because the facility should only be used by immediately family until commercial building plans are approved by the State.

RECOMMENDATION

Upon consideration of the above, the Planning and Zoning Office is recommending rescinding the conditional use permit.

Rebecca Fields

Rebecca Fields, Land Use/Code Enforcement Specialist

WAUPACA COUNTY PLANNING & ZONING OFFICE
NOTICE OF DECISION
APPLICATION FOR CONDITIONAL USE PERMIT

CP-023-21

JUL 01 2021

On February 23, 2021 an application for a Conditional Use Permit was filed by Sydney Brooks and Dana Howard for a Conditional Use Permit (Private Reception Venue) in the Agriculture Enterprise (AE) District on approximately nine (9) acres and considered by the Waupaca County Planning & Zoning Committee at a regular meeting held on June 22, 2021.

Located in part of the NW ¼ of the SE ¼, Sec. 23, Town of Lind, lying off of Stecks Rd., Fire Number E4354, Waupaca County, Wisconsin (parcel 12-23-43-2).

Based on the facts and evidence presented, the Committee's decision was to **GRANT** the application for Conditional Use do to the following:

- The Town of Lind has recommended approval of this request and it is consistent with the Town Comprehensive Plan.

With the following conditions:

- Frequency of events- 2 major and 2 minor events per month. Major events are defined as events ending at midnight with no guests on grounds after midnight. Minor events are defined as events ending at or before 9 pm.
- Noise- Music will be turned down at 10 pm, doors and windows closed, alcohol and music ends at 11 pm.
- Lighting- no additional lighting will be installed, parking area will consist of low solar lighting marking entrances and exits.
- Security officers- have to be present at all major events.
- Annual review to be held at end of season on or before November 1, 2022.
- No Parking signs to be placed on both sides of the road. No parking signs to be installed by the Waupaca County Highway sign department, billed thru the Town of Lind which will then bill The Cottonwood, owners Sydney Brooks and Dana Howard.
- Applicant shall obtain a commercial building permit for the structure or obtain a temporary use permit as outlined in SPS 361.03(12) and SPS 314.01(5). Documentation of the permit shall be submitted to the Waupaca County Planning and Zoning Department. If a temporary use permit is obtained, written verification of the original permit and any subsequent extensions (required at a minimum of every 180 days) shall be submitted to the Planning and Zoning Office.
- Applicant shall obtain liability insurance for the reception venue and provide written verification to the Planning and Zoning Department.

Section 14.4(2)(b) Procedures for initiating an Administrative Appeal. "Appeals to the Board of Adjustment may be taken by any persons aggrieved by any decision of the Zoning Administrator or the Planning & Zoning Committee. Such appeal shall be taken within thirty (30) calendar days, by filing with the officer from who the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof." Appeal Fee shall be paid to the County at the time of the appeal.


Chairman


Owner's Consent

June 22, 2021
Date

cc: Office Copy
Applicant
Township

Would like to have double to fee JUL 20 2022
Returned. Did not know what I
had to have for Permits

Jerry M Beyer