

Owner: THOMAS P GREIL and NANCY J GREIL

Applicant/Agent: The Towers, LLC

Town: Town of Waterford

Zoning district(s): A-1

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

to construct a new 199' (max hgt w/ lightning rod) Mobile Service Facility + Mobile Service Support Structure (outdoor cellular equipment cabinets, concrete pad w/ steel canopy, generator, cables, antennas)

AT (site address): NW Corner of Kramer Drive + SRH 164 (Big Bend Rd)

Subdivision: Lot(s): Block:

Parcel # 016-04-19-25-003-000 Section(s) 25 T4 N R19 E

If served by municipal sewer, check here: NA Sanitary permit #:

Attached are:

- x zoning permit application
x 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
x letter of agent status
x hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
3 SETS: landscaping/lighting plan
12 SETS: report/cover letter & operations plan
abutting property owners' names & mailing addresses
other

print name: Daniel Kalina e-mail address: daniel.kalina@verticalbridge.com

address: 750 Park of Commerce Dr Suite 200 telephone #: 630-946-7741

Boca Raton FL 33487

signed: Chad Morgan, o/b/o The Towers LLC

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- NA The property is all / partially located in the shoreland area.
The project is all / partially located in the shoreland area.
The property is all / partially located in the floodplain.
The project is all / partially located in the floodplain.
The property is all / partially located in the wetland.
The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article X Mobile Tower Siting, Div 23 A-1 Farmland Preservation District RACINE COUNTY

Shoreland contract: yes no X

Public hearing date: November 18, 2024

Submittal received by: K

cash or check #: 061548

Site plan review meeting date:

Date petition filed: 10/18/2024

amount received: \$ 475.00

RECEIVED

OCT 18 2024

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER THOMAS P GREIL and NANCY J GREIL
 Mailing Address 4901 BIG BEND ROAD

APPLICANT The Towers, LLC
 Mailing Address 750 Park of Commerce Dr Suite 200

WATERFORD WI 53185
 City State Zip

Boca Raton FL 33487
 City State Zip

Phone 414-651-4076

Phone 630-946-7741

Email ngreil@hotmail.com

Email daniel.kalina@verticalbridge.com

Parcel Id. # 016-04-19-25-003-000

Site Address Kramer Drive

Municipality Town of Waterford Section(s) 25 Town 4 North, Range 19 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use Construct a new 199' (max hgt w/ lightning rod) Mobile Service Facility & Mobile Service Support Structure (outdoor cellular equipment cabinets, concrete pad w/ steel canopy, generator, cables + antennas)

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>)
Addition	<input type="checkbox"/>	Accessory	Area (sq ft) (<u>per submitted plans</u>) (<u>—</u>) (<u>—</u>)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.) <u>submitted plans</u> 100-Yr. Floodplain Elev. <u>—</u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.) <u>submitted plans</u> Flood Protection Elev. <u>—</u>
Temporary	<input type="checkbox"/>	Other <u>Cell Tower</u>	Building Ht.-Avg. (ft.) <u>—</u>

Contractor <u>TBD - out for bid</u>	Est. Value w/Labor \$ <u>150,000</u>	ZONING DISTRICT <u>A-1</u>
Existing Nonconforming? <u>N/A</u>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks <u>Proposed OK?</u>
Structure in Shoreland? (per map) <u>—</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-1 st <u>100'</u>
Mitigation or Buffer Needed? <u>—</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd <u>>300'</u>
Structure in Floodplain? (per map) <u>—</u>	*Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 st <u>126'</u>
*Structure's Fair Market Value \$ <u>—</u>	Cumulative % <u>—</u>	Side-2 nd <u>300'</u>
*>50% of Fair Market Value? <u>N/A</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore <u>n/a</u>
Structure in Wetland? (per map) <u>—</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear <u>1038'</u>
Substandard Lot? <u>—</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures <u>—</u>
BOA Variance Needed? <u>—</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval <u>—</u>
<u>Conditional Use</u> Site Plan Needed? <u>—</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval <u>—</u>
Shoreland Contract Needed? <u>—</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval <u>—</u>

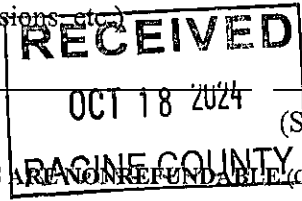
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes No (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan Pd: \$ <u>475.00</u>	<u>Chad Morgan</u>	Signature of Owner /Applicant/Agent	Date
CC Date/Check#/Cash <u>06/15/19</u>			
Shoreland Contract Fee Pd: \$ <u>—</u>	<u>Chad Morgan, o/b/o The Towers, LLC</u>	Print Name(s)	
CC Date/Check#/Cash <u>—</u>			
Zoning Permit Fee Pd: \$ <u>—</u>		Notes (revisions, extensions, etc.)	
CC Date/Check#/Cash <u>—</u>			
Other: Pd: \$ <u>—</u>			

if shoreland erosion review fee is included above Zoning Administrator — (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NON-REFUNDABLE (COVER)



PIN 0160419 - 25 - 003000

NOTE:
 NO UTILITIES LOCATED UPON CO
 PRIVATE UTILITY LOCATES



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



RAMAKER
 employee-owned
 (608) 643-4100 www.ramaker.com

Certification & Seal:

MARK	DATE	DESCRIPTION
B	10/1	PRELIM CDS ISSUED
ISSUE PHASE	PRELIMINARY	DATE ISSUED 07/12/2024

PROJECT TITLE:
FOX RIVER BAY

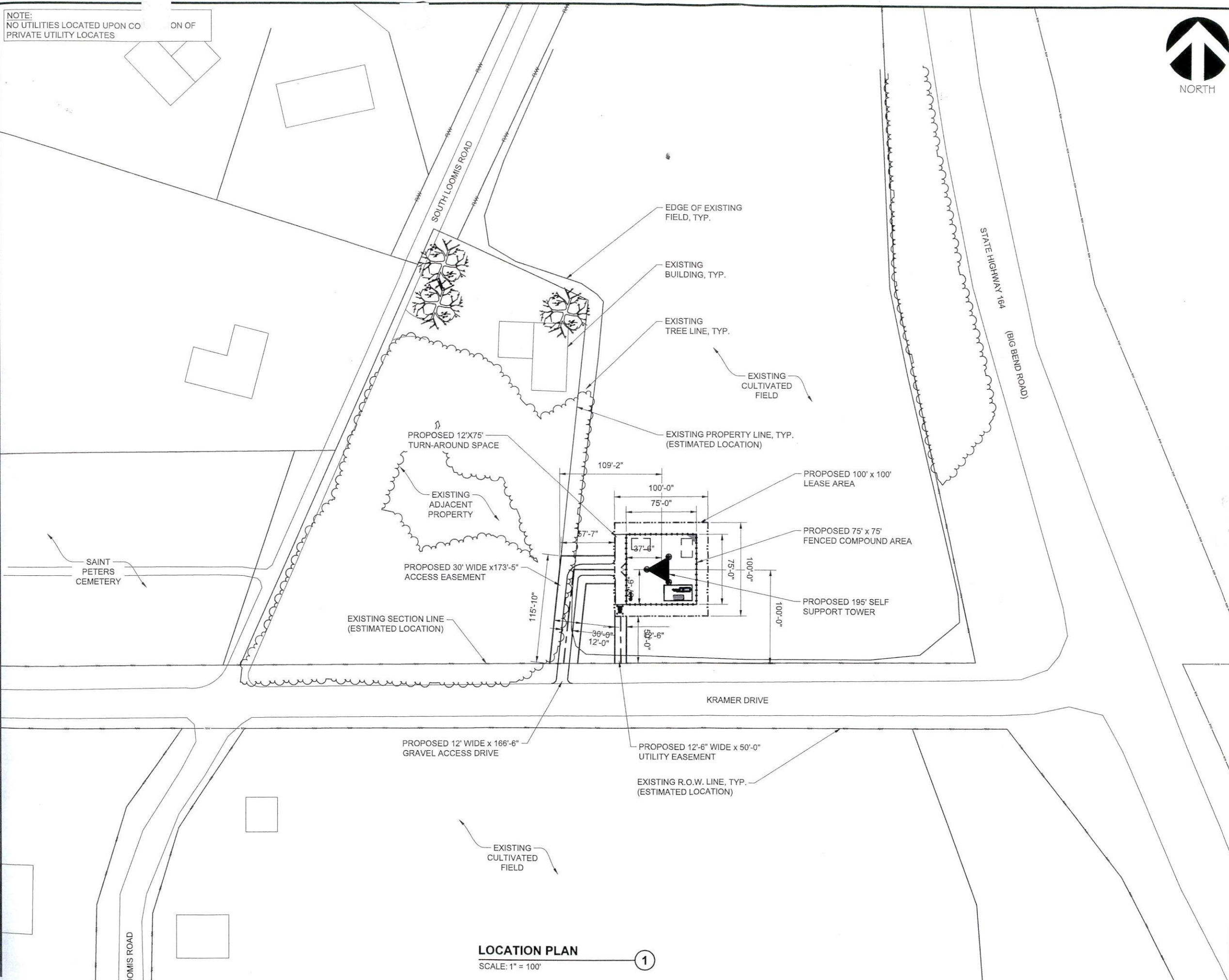
PROJECT INFORMATION:
 4901 BIG BEND RD
 WATERFORD, WI 53185
 RACINE COUNTY

SHEET TITLE:
LOCATION PLAN

0 50' 100' 200'

11" x 17" - 1" = 100'
 22" x 34" - 1" = 50'

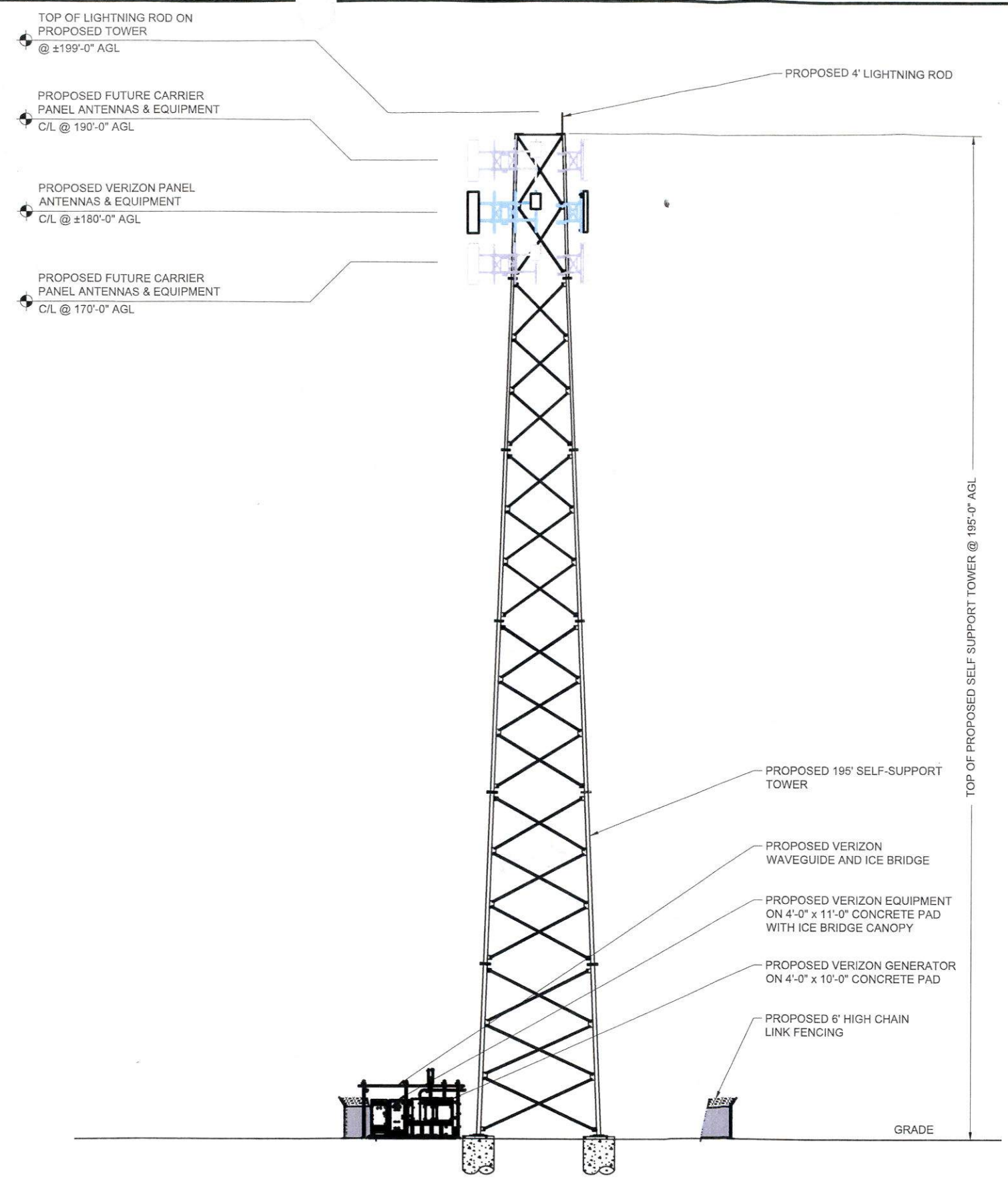
PROJECT NUMBER: 60491
 SHEET NUMBER: LP



LOCATION PLAN
 SCALE: 1" = 100'

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part, except as authorized by Ramaker and Associates, Inc.

Copyright 2024 - Ramaker & Associates, Inc. DRAWN BY: ISA CHECKED BY: CM
 \Users\cmorgan\AppData\LocalTemp\AcPublish_14656160491_Fox River Bay_5000954196_CDs_2024-07-12.dwg Printed by: cmorgan on Oct 01, 2024 - 8:56am



SITE ELEVATION
SCALE: 1" = 20'

- STRUCTURAL NOTES:**
1. RAMAKER SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. STRUCTURAL CALCULATIONS WERE PREPARED BY OTHERS AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE AND ANTENNA MOUNTS FOR THE DEPLOYMENT OF THE EQUIPMENT. CONTRACTOR TO COORDINATE WITH THE PROJECT MANAGER TO OBTAIN A COPY.
 2. CONTRACTOR MUST COMPLY WITH STRUCTURAL ANALYSIS AND MOUNT ANALYSIS RECOMMENDATIONS FOR ALL NEW LOADING.



**CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS**



MARK	DATE	DESCRIPTION
B	10/1	PRELIM CDS ISSUED

ISSUE PHASE	DATE ISSUED
PRELIMINARY	07/12/2024

PROJECT TITLE:
FOX RIVER BAY

PROJECT INFORMATION:
4901 BIG BEND RD
WATERFORD, WI 53185
RACINE COUNTY

SHEET TITLE:
SITE ELEVATION

PROJECT NUMBER: 60491
SHEET: ANIT 1

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker & Associates, Inc.