

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

PH ITEM #2

Racine County, Wisconsin

Owner: DUG DEVELOPMENT, LLC

Applicant/Agent: The Towers, LLC

Town: Town of Burlington

Zoning district(s): A-2

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 175' (max hgt w/ lightning rod) Mobile Service Facility + Mobile Service Support Structure (includes: outdoor cellular equipment, cabinets, concrete pad w/ steel canopy, generators, cables + antennas)

AT (site address): (northwest of) near 920 S Teut Rd Burlington WI

Subdivision: Parcel # 002-03-19-21-023-000 Lot(s): Section(s) 21 T3 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
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

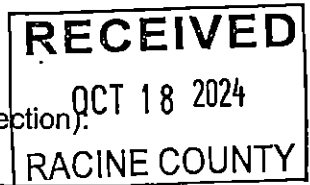
Boca Raton FL 33487

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".

- X The property is all (partially) located in the Fox River + Tributary + Long Lake shoreland area.
The project is all / partially located in the shoreland area.
X The property is all (partially) located in the Fox River + Tributary + Long Lake floodplain.
The project is all / partially located in the floodplain.
X 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. 24 A-2 General

Farming + Residential District II

Shoreland contract: yes no X

Public hearing date: November 19, 2024

Site plan review meeting date:

Submittal received by: *

Date petition filed: 10/18/2024

cash or check #: 0161547

amount received: \$ 475.00

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

PERMIT NO. _____
 DATE PERM. ISSUED _____

OWNER DUG DEVELOPMENT, LLC
 Mailing Address N6967 CTH ES

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

Elkhorn WI 53121
 City State Zip

Boca Raton FL 33487
 City State Zip

Phone 262-206-0622

Phone 630-946-7741

Email jr@reesmans.com

Email daniel.kalina@verticalbridge.com

Parcel Id. # 002-03-19-21-023-000

Site Address near 920 S Teut Rd Burlington WI 53105

Municipality Town of Burlington Section(s) 21 Town 3 North, Range 19 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use to construct a new 175' (max ht w/ lightning rod) Mobile Service Facility & Mobile Service Support Structure (includes: 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</u>) (<u> </u>) (<u> </u>)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.) <u>plans</u> 100-Yr. Floodplain Elev. <u> </u>
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.) <u> </u> Flood Protection Elev. <u> </u>
Temporary	<input type="checkbox"/>	Other <u>cell tower</u>	Building Ht.-Avg. (ft.) <u> </u>

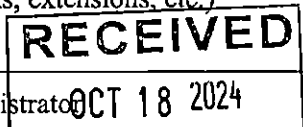
Contractor <u>TBD - out for bid</u>	Est. Value w/Labor \$ <u>250,000</u>	ZONING DISTRICT <u>A-2</u>
Existing Nonconforming? <u>N/A</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yard Setbacks <u>Proposed</u> <u>OK?</u>
Structure in Shoreland? (per map) <u> </u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-1 st <u> </u>
Mitigation or Buffer Needed? <u> </u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd <u> </u>
Structure in Floodplain? (per map) <u> </u>	*Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 st <u>165'</u>
*Structure's Fair Market Value \$ <u> </u>	Cumulative % <u> </u>	Side-2 nd <u>165'</u>
*>50% of Fair Market Value? <u>N/A</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore <u> </u>
Structure in Wetland? (per map) <u> </u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear <u>-1158'</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? <u> </u>	Yes <input type="checkbox"/> No <input type="checkbox"/> (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 Mogan</u>	10/18/2024
CC Date/Check#/Cash <u>06/14/21</u>	Signature of Owner /Applicant/Agent	Date
Shoreland Contract Fee Pd: \$ <u> </u>	<u>Chad Mogan, o/b/o The Towers, LLC</u>	
CC Date/Check#/Cash <u> </u>	Print Name(s)	
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 OCT 18 2024 (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)



PIN 0026910 - 21-623000



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



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

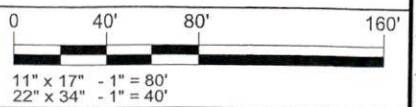
Certification & Seal:

MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 09/3/2024

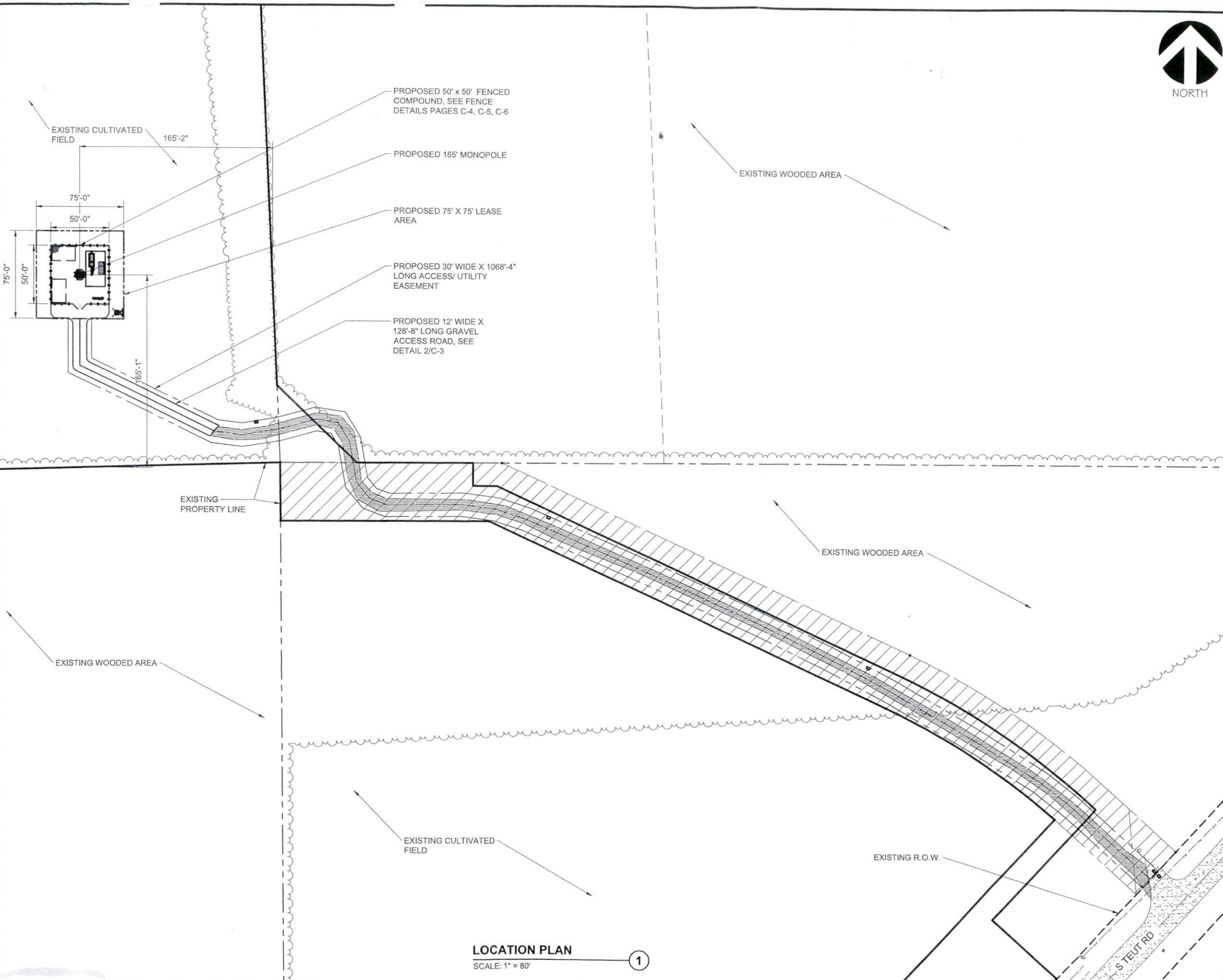
PROJECT TITLE:
BROWNS LAKE NW

PROJECT INFORMATION:
 NEAR 920 S TEUT RD
 BURLINGTON, WI 53105
 RACINE COUNTY

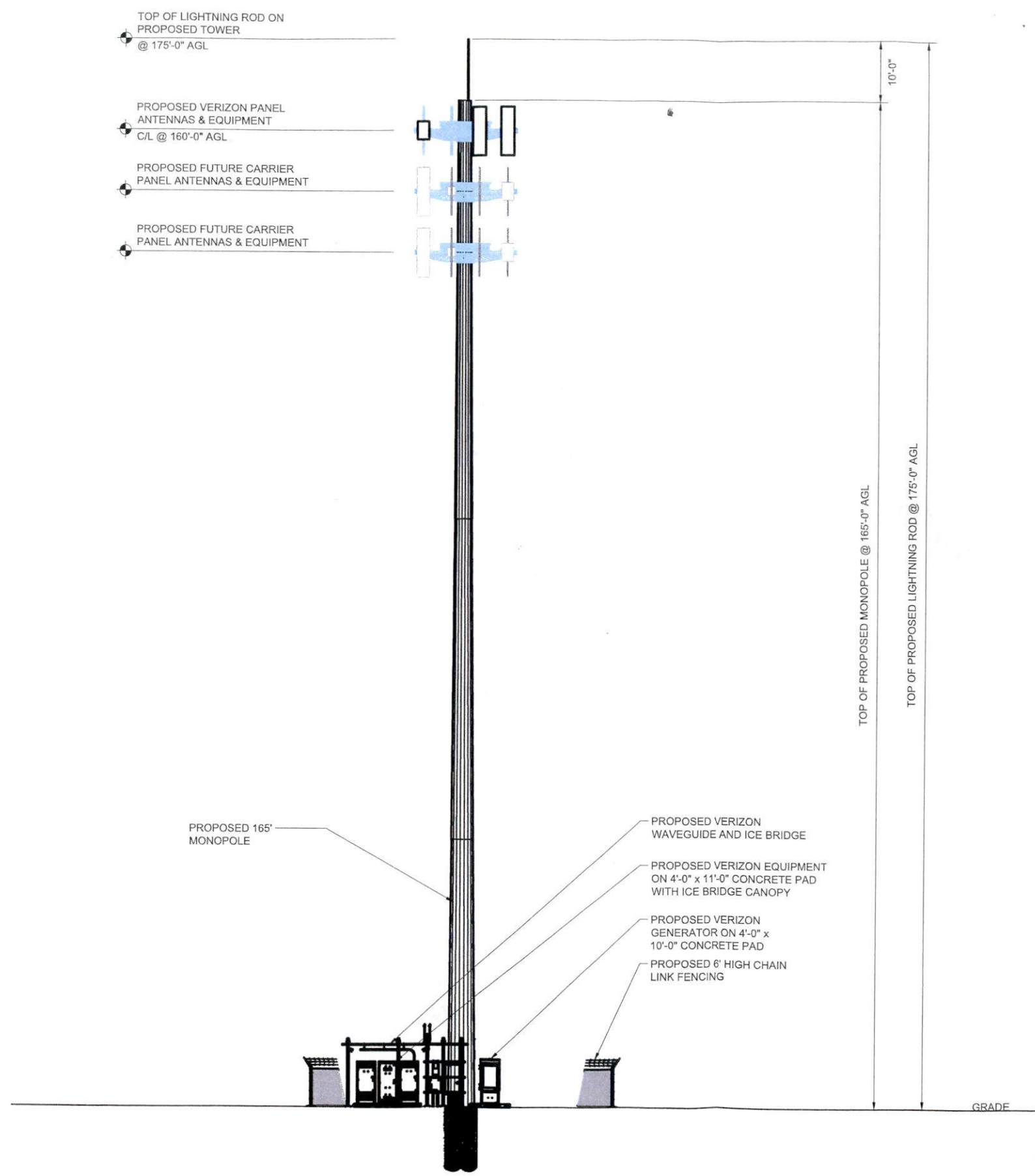
SHEET TITLE:
LOCATION PLAN



PROJECT NUMBER: 60489
 SHEET NUMBER: 1 P



LOCATION PLAN
 SCALE: 1" = 80' 1



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.



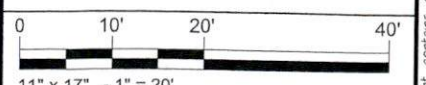
**CELLCO PARTNERSHIP
 d/b/a VERIZON WIRELESS**

MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 09/3/2024

PROJECT TITLE:
BROWNS LAKE NW

PROJECT INFORMATION:
 NEAR 920 S TEUT RD
 BURLINGTON, WI 53105
 RACINE COUNTY

SHEET TITLE:
SITE ELEVATION



PROJECT NUMBER: **60489**
 SHEET: **ANIT 1**