

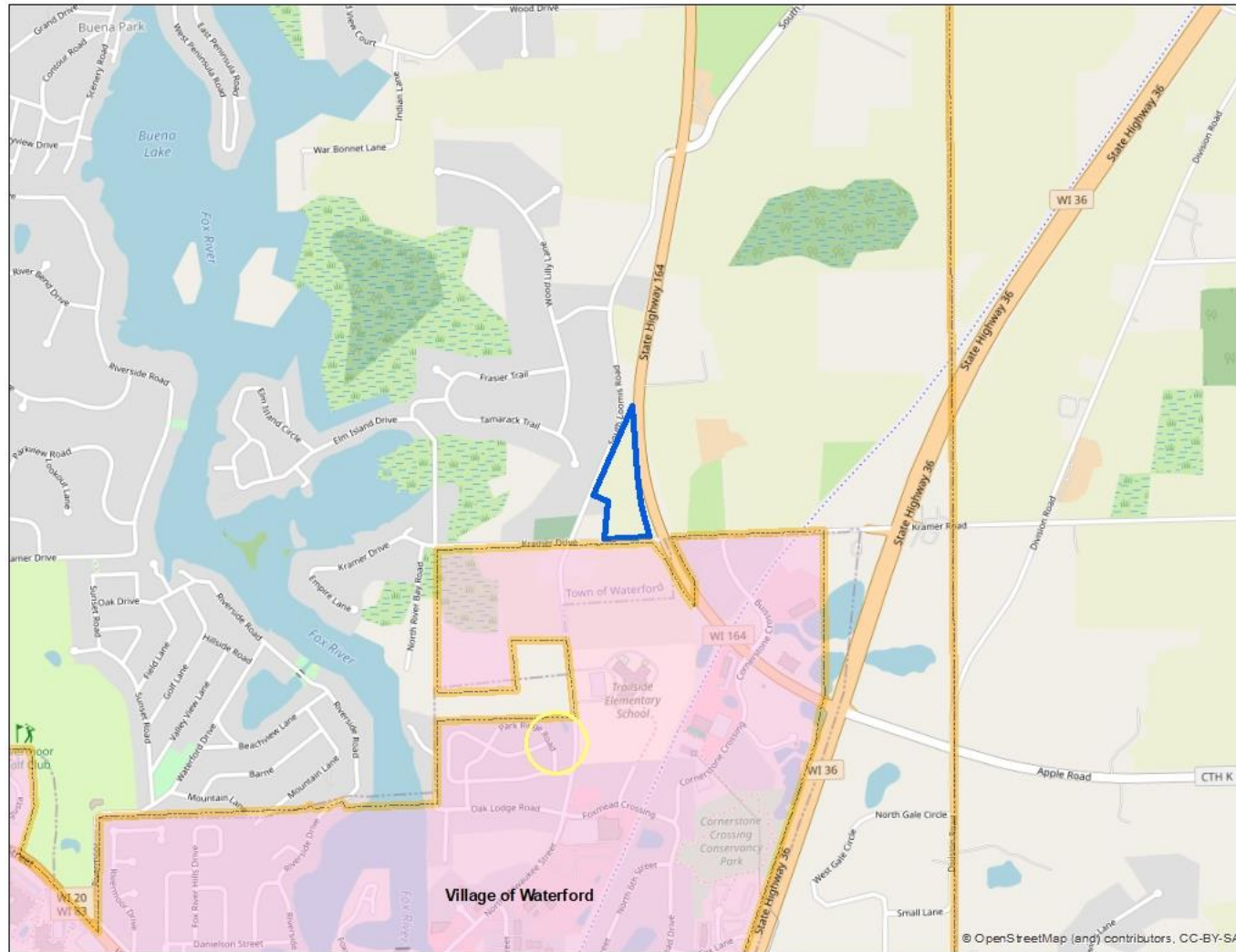
Racine County  
Economic Development & Land Use  
Planning Committee Public Hearing Meeting  
**Monday, November 18, 2024 - 5:00 p.m.**  
Ives Grove Office Complex Auditorium



**Thomas & Nancy Greil, Owners**  
**The Towers LLC, Applicant**

**Site Address: at the NW corner of Kramer Dr & STH 164 (Big Bend Rd)**

**A-1 Conditional Use to construct a new 199' (max hgt. with lightning rod) Mobile Service Facility & Mobile Service Support Structure (outdoor cellular equipment cabinets, concrete pad with steel canopy, generator, cables & antennas)**



**SEC 25 – T4N – R19E**

**Town of Waterford**

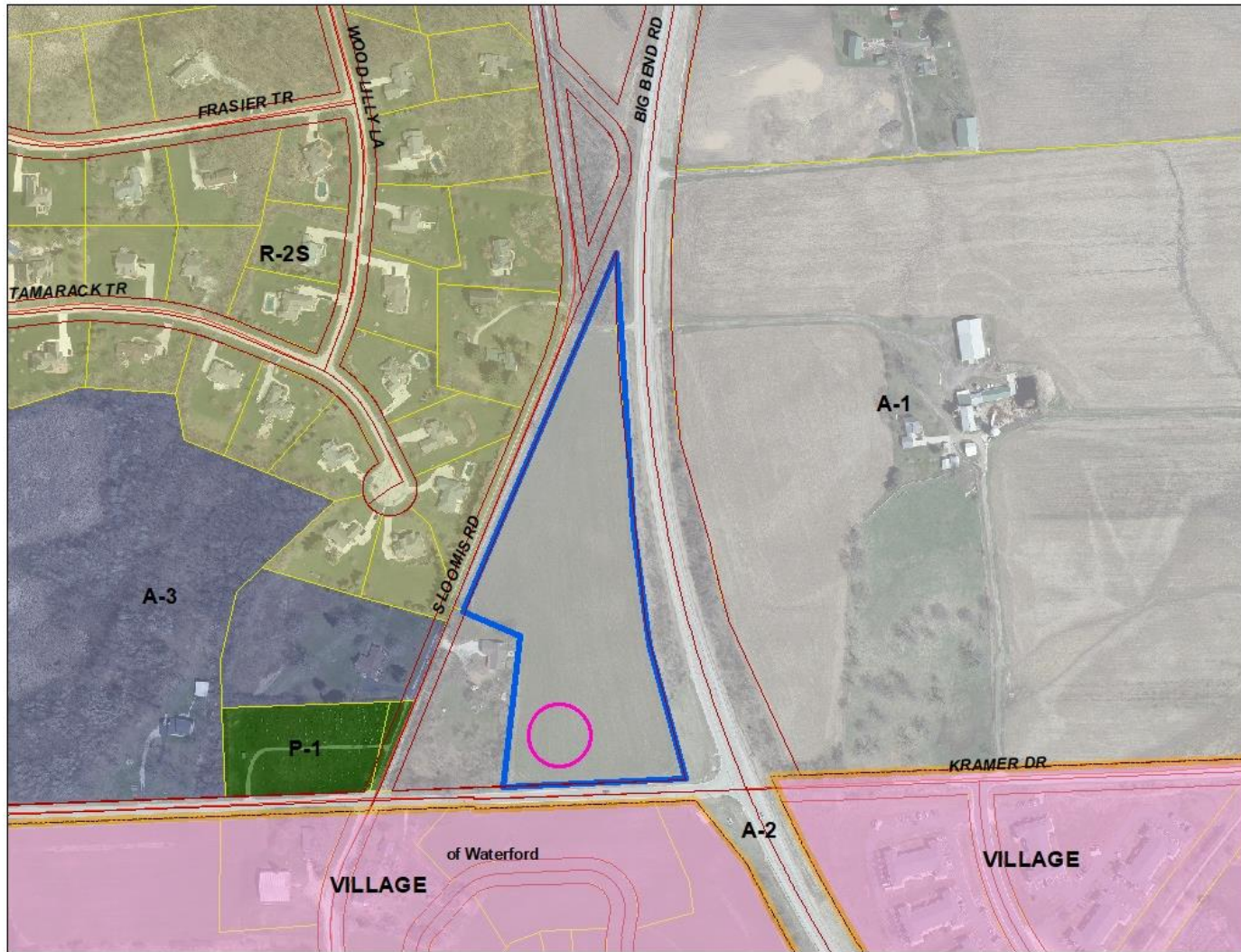


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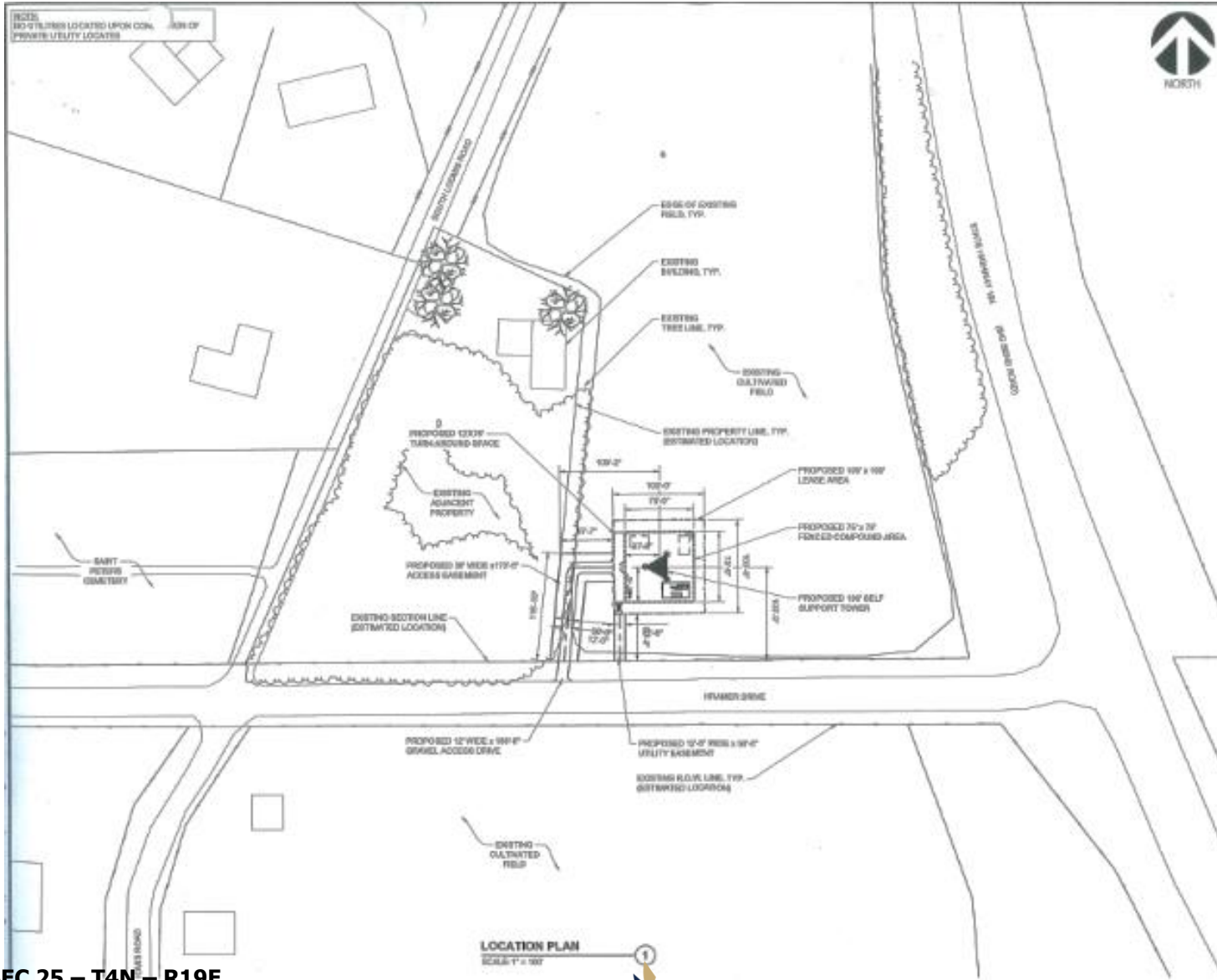


Village of Waterford

SEC 25 – T4N – R19E

Town of Waterford





CELLCO PARTNERSHIP  
d/b/a VERIZON WIRELESS



COPY

NO.	134	PROJECT NO.	134-000
DATE	10/15/2010	DATE	10/15/2010
BY	PLM/MLK	DATE	10/15/2010
PROJECT	FOX RIVER BAY		

**FOX RIVER BAY**  
PROJECT ADDRESS:  
4801 FOX RIVER RD  
WATERFORD, WI 53185  
RACINE COUNTY  
OWNER:

**LOCATION PLAN**

1" = 50'

DATE: 6/26/11  
JOB: LP

LOCATION PLAN  
SCALE: 1" = 50'

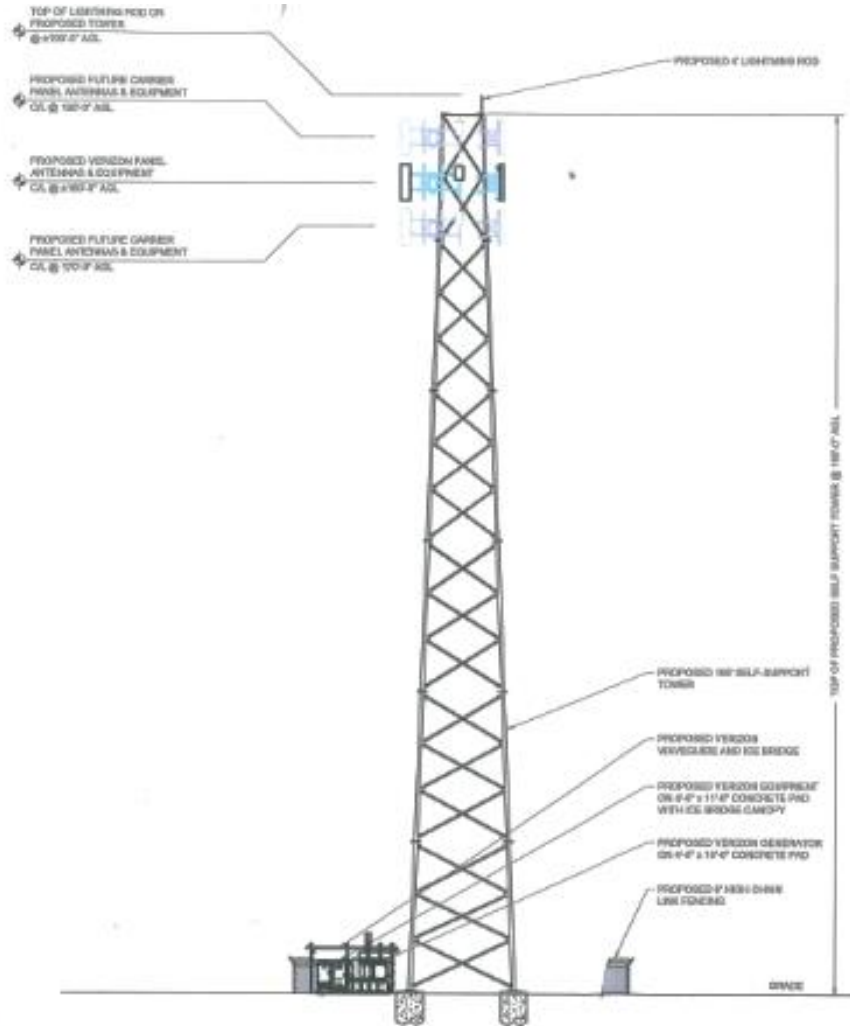


SEC 25 - T4N - R19E

Town of Waterford

Thomas & Nancy Greil, Owners  
The Towers LLC, Applicant

Tower Elevation



SITE ELEVATION  
SCALE 1" = 10'

**STRUCTURAL NOTES:**

1. RAMAKEI SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THE TOWER OR SERVICES.
2. STRUCTURAL CALCULATIONS WERE PREPARED BY OTHERS AND THESE CALCULATIONS VERIFY THE DESIGN OF THE STRUCTURE AND ANTENNA MOUNTS FOR THE EMPLOYMENT OF THE EQUIPMENT. CONTRACTOR TO COORDINATE WITH THE PROJECT ENGINEER TO OBTAIN A COPY.
3. CONTRACTOR MUST COMPLY WITH STRUCTURAL ANALYSIS AND MOUNT ANALYSIS RECOMMENDATIONS FOR ALL NEW LOADING.



CELLCO PARTNERSHIP  
d/b/a VERIZON WIRELESS



COPY

WISCONSIN PERMITS BOARD  
PROJECT NO. 2018-0001

FOX RIVER BAY

PROJECT ADDRESS:  
4901 590 BEND RD  
WATERFORD, WI 53086  
RACINE COUNTY  
TOWNSHIP

SITE ELEVATION

DATE: 05/21/18  
DRAWN BY: AMY F

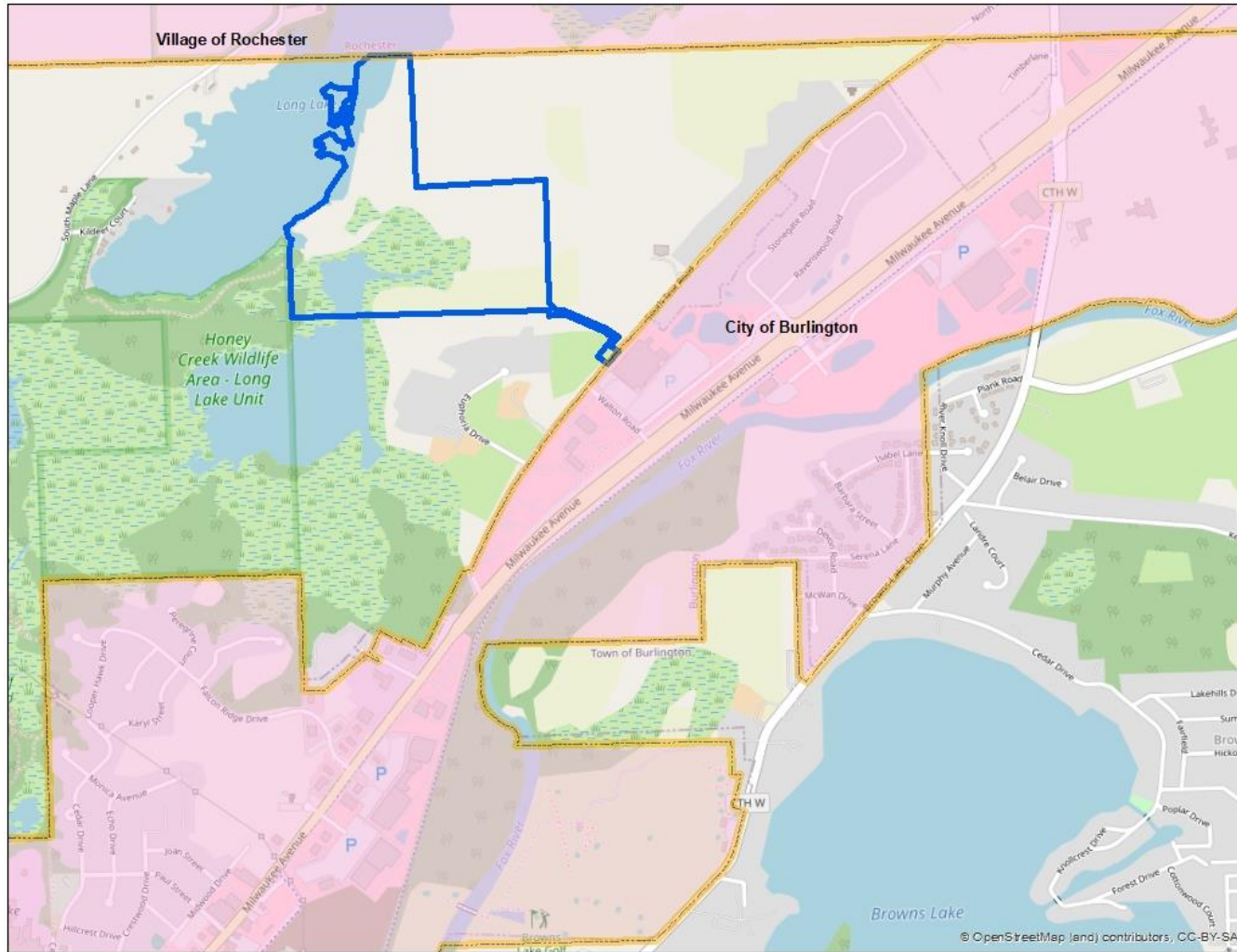
SEC 25 – T4N – R19E

Town of Waterford



**DUG Development LLC, Owner**  
**The Towers LLC, Applicant**  
**Site Address: NW of 920 S Teut Road**

**A-2 Conditional Use to construct a new 175' (max hgt. with lightning rod) Mobile Service Facility & Mobile Service Support Structure (outdoor cellular equipment cabinets, concrete pad with steel canopy, generator, cables & antennas)**



**SEC 21 – T3N – R19E**

**Town of Burlington**

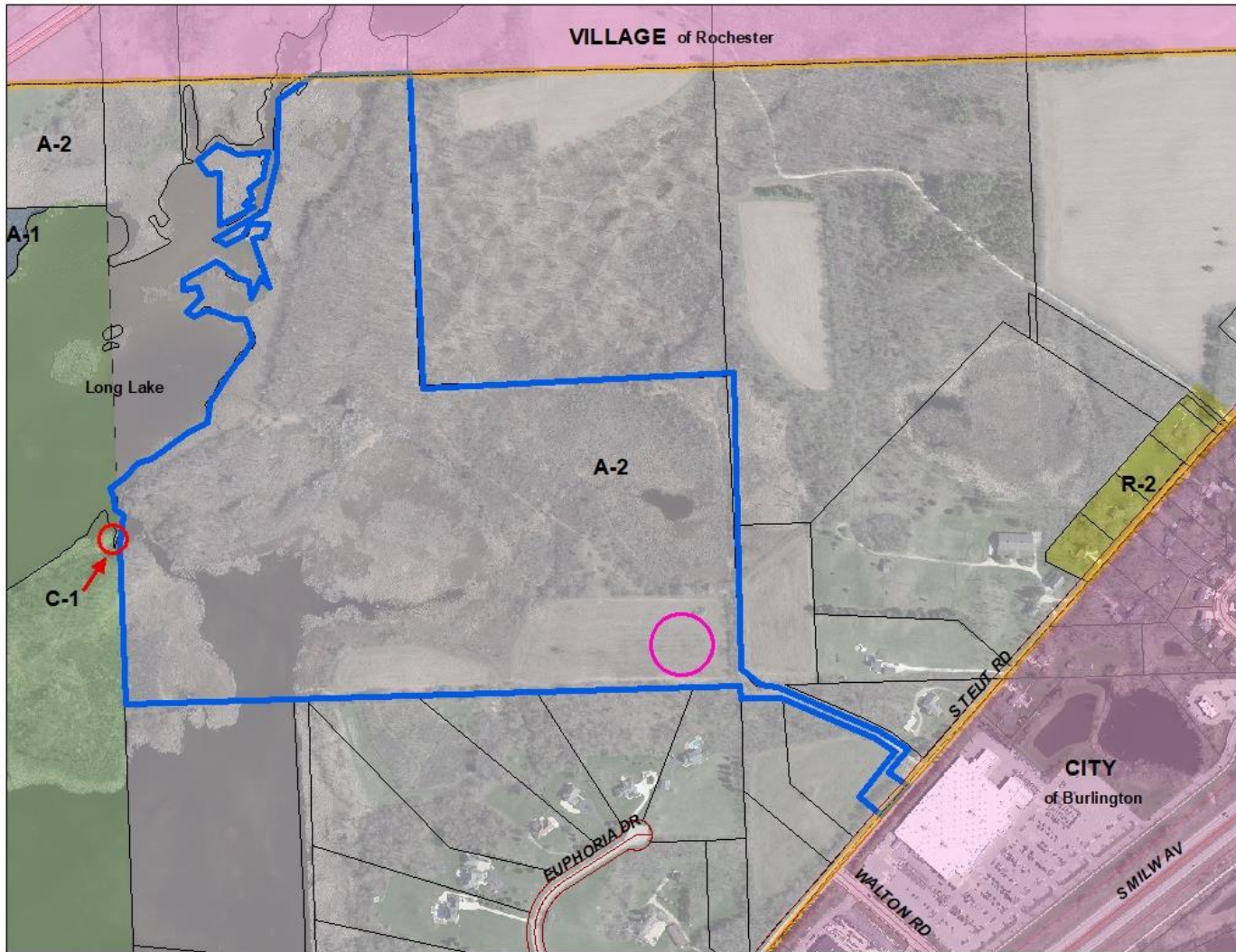


DUG Development LLC, Owner

The Towers LLC, Applicant

Site Address: NW of 920 S Teut Road

**A-2 Conditional Use to construct a new 175' (max hgt. with lightning rod) Mobile Service Facility & Mobile Service Support Structure (outdoor cellular equipment cabinets, concrete pad with steel canopy, generator, cables & antennas)**



SEC 21 – T3N – R19E

Town of Burlington



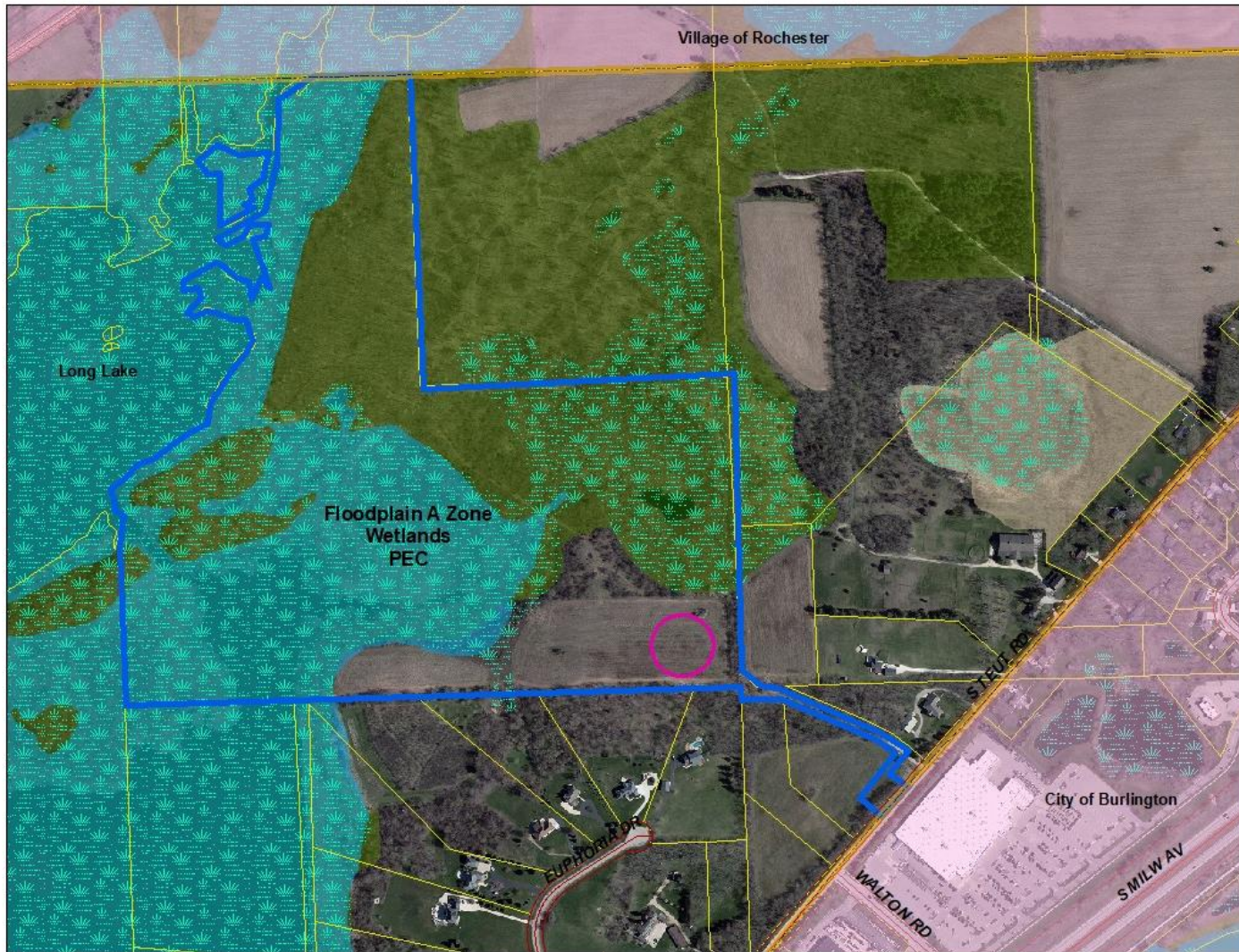


DUG Development LLC, Owner

The Towers LLC, Applicant

Site Address: NW of 920 S Teut Road

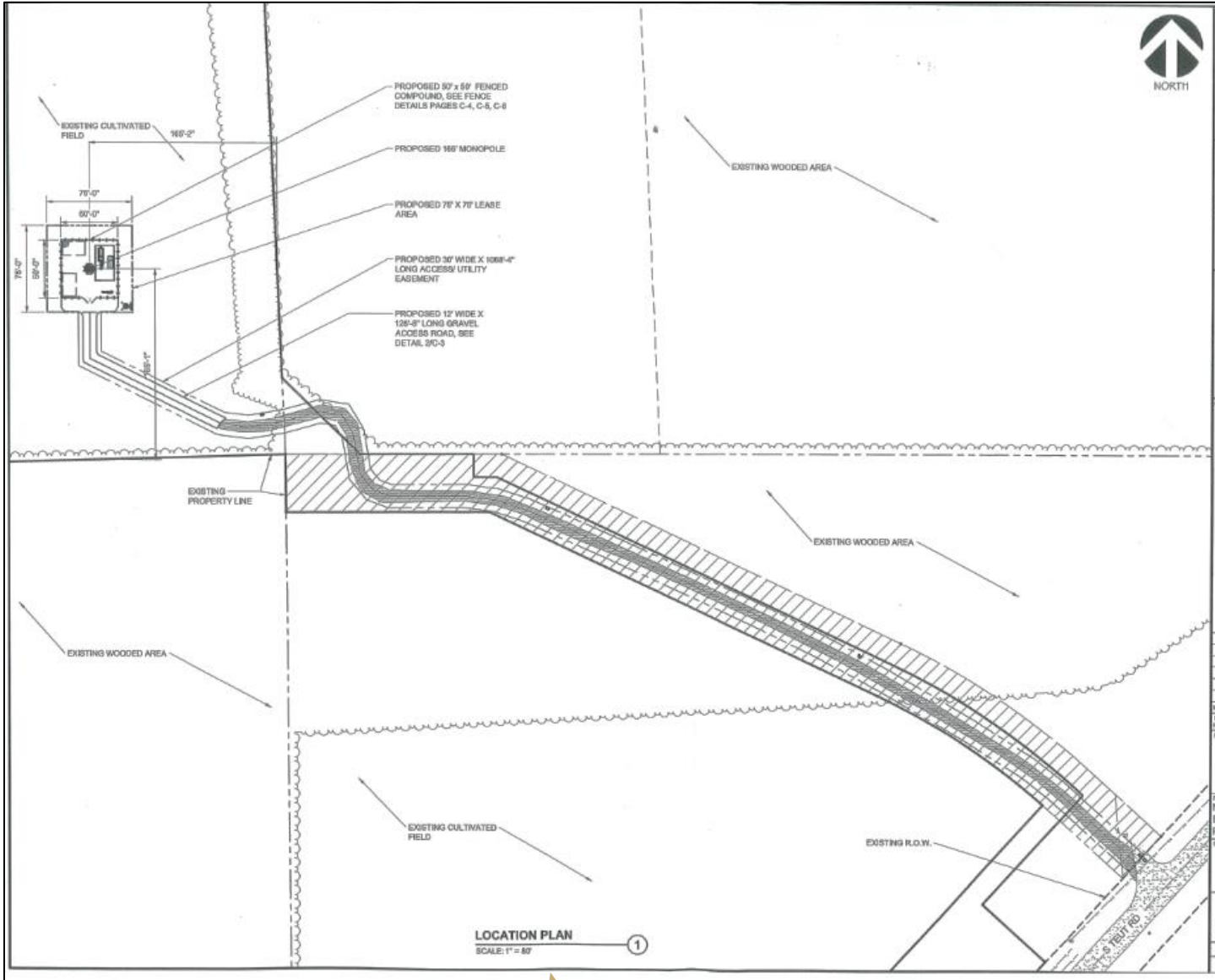
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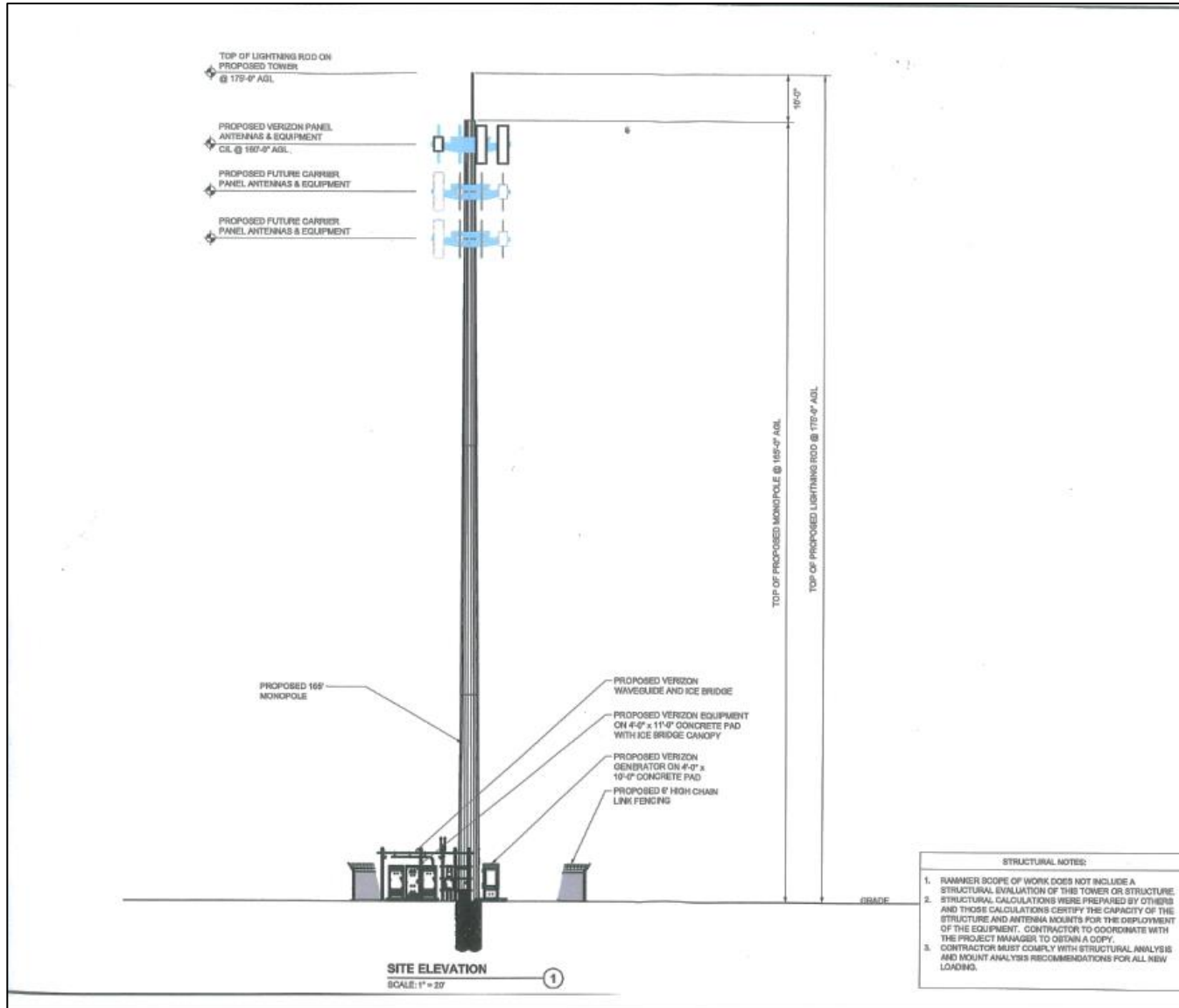


SEC 21 – T3N – R19E

Town of Burlington







**STRUCTURAL NOTES:**

1. FURNISHER SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE.
2. 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.
3. CONTRACTOR MUST COMPLY WITH STRUCTURAL ANALYSIS AND MOUNT ANALYSIS RECOMMENDATIONS FOR ALL NEW LOADING.




STREET TITLE: PHOTO RENDERING/SIMULATION LOCATION MAP			 a teleco-solutions (608) 643-4100 www.ramaker.com
PROJECT TITLE: BROWNS LAKE NW			
PROJECT NUMBER: 60469			
PROJECT LOCATION: NEAR 920 TEUT RD, DURLINGTON, WI 53105			



STREET TITLE: AFTER PHOTO RENDERING/SIMULATION - LOOKING WEST			 a teleco-solutions (608) 643-4100 www.ramaker.com
PROJECT TITLE: BROWNS LAKE NW			
PROJECT NUMBER: 60469			
PROJECT LOCATION: NEAR 920 TEUT RD, DURLINGTON, WI 53105			


#1 Looking West



DATE FILED	verizon	 <b>RAMAKER</b> architectural
AFTER PHOTO RENDERING/SIMULATION - LOOKING NORTHWEST		
PROJECT NO.		
PROPERTY		
ADDRESS		
PROJECT LOCATION		
NEAR 920 TEUT RD, BURLINGTON, WI 53109		(800) 643-4193 www.ramaker.com

#2 Looking Northwest



DATE FILED	verizon	 <b>RAMAKER</b> architectural
AFTER PHOTO RENDERING/SIMULATION - LOOKING NORTHEAST		
PROJECT NO.		
PROPERTY		
ADDRESS		
PROJECT LOCATION		
NEAR 920 TEUT RD, BURLINGTON, WI 53109		(800) 643-4193 www.ramaker.com

#3 Looking Northeast

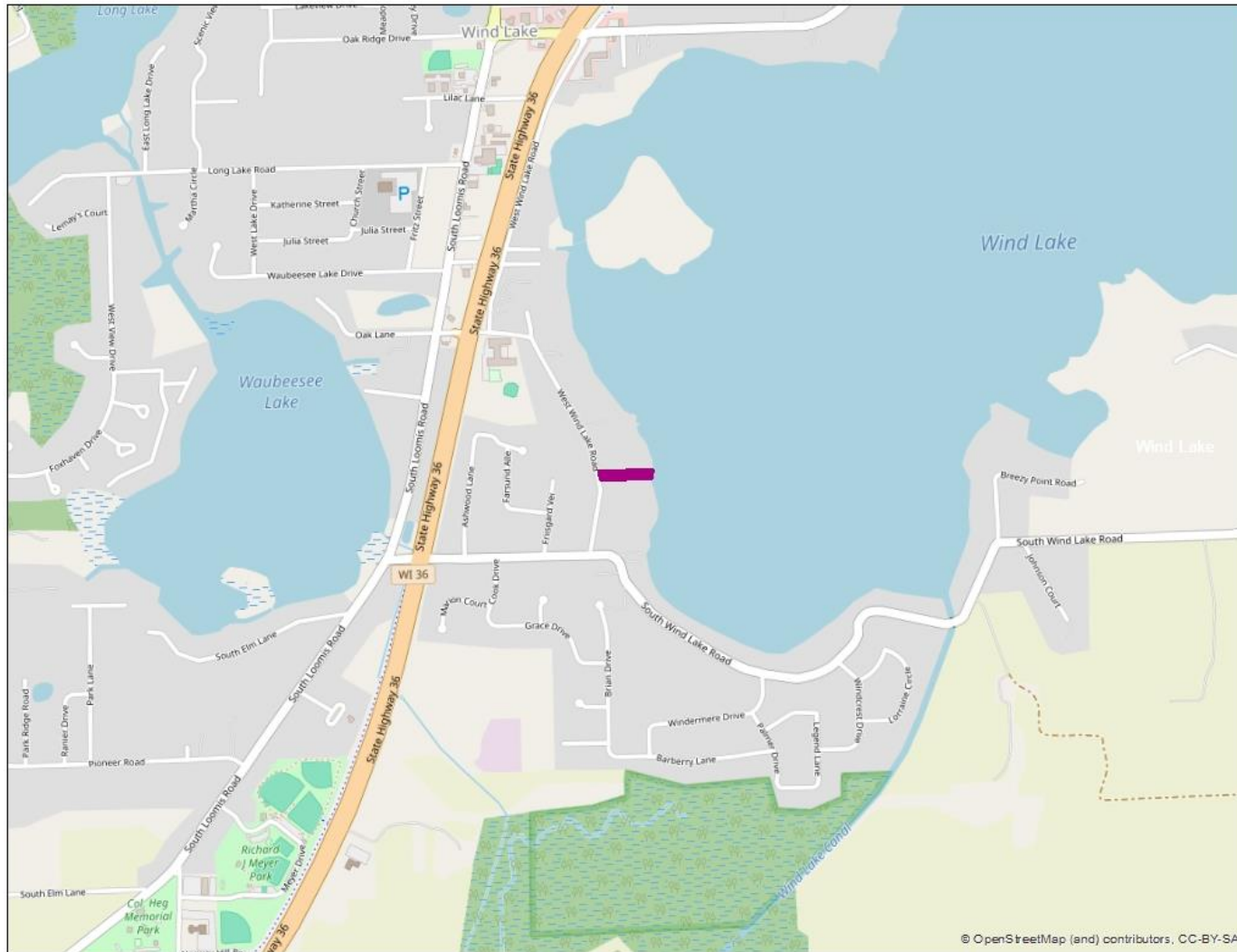
SEC 21 – T3N – R19E

Town of Burlington

Lake Day LLC, Owner  
Angela Radke, Applicant

Site Address: 7123 West Wind Lake Road

**R-5 / FFO Shoreland / Floodplain Conditional Use to place fill in the Urban Flood Fringe Overlay District to create more accommodating access to the shore of Wind Lake**



© OpenStreetMap (and) contributors, CC-BY-SA

SEC 08 – T4N – R20E

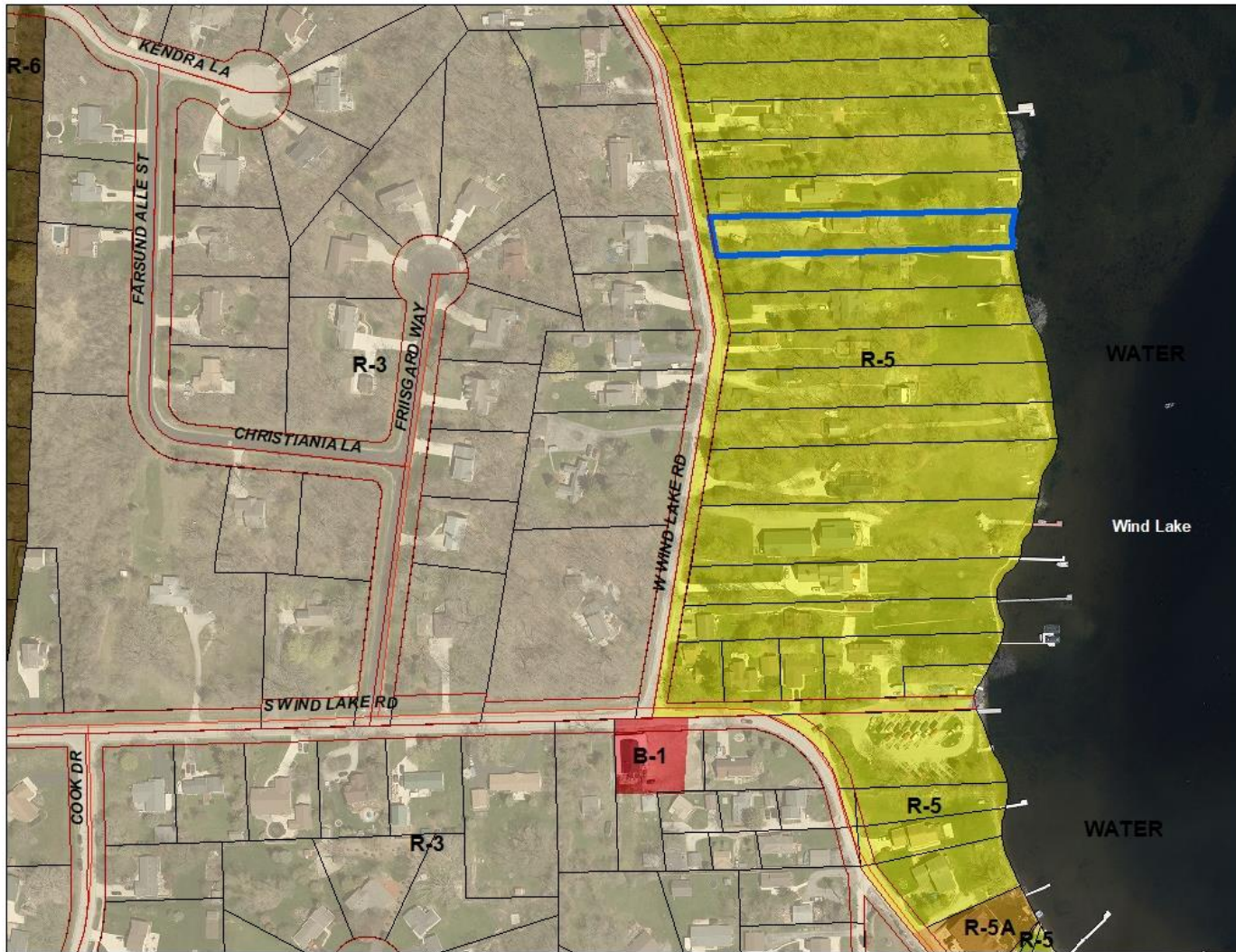
Town of Norway



Lake Day LLC, Owner  
Angela Radke, Applicant

Site Address: 7123 West Wind Lake Road

**R-5 / FFO Shoreland / Floodplain Conditional Use to place fill in the Urban Flood Fringe Overlay District to create more accommodating access to the shore of Wind Lake**



SEC 08 – T4N – R20E

Town of Norway



Lake Day LLC, Owner  
Angela Radke, Applicant

Site Address: 7123 West Wind Lake Road

R-5 / FFO Shoreland / Floodplain Conditional Use to place fill in the Urban Flood Fringe Overlay District to create more accommodating access to the shore of Wind Lake

**2022 Aerial Map  
Floodplain**



SEC 08 – T4N – R20E

Town of Norway

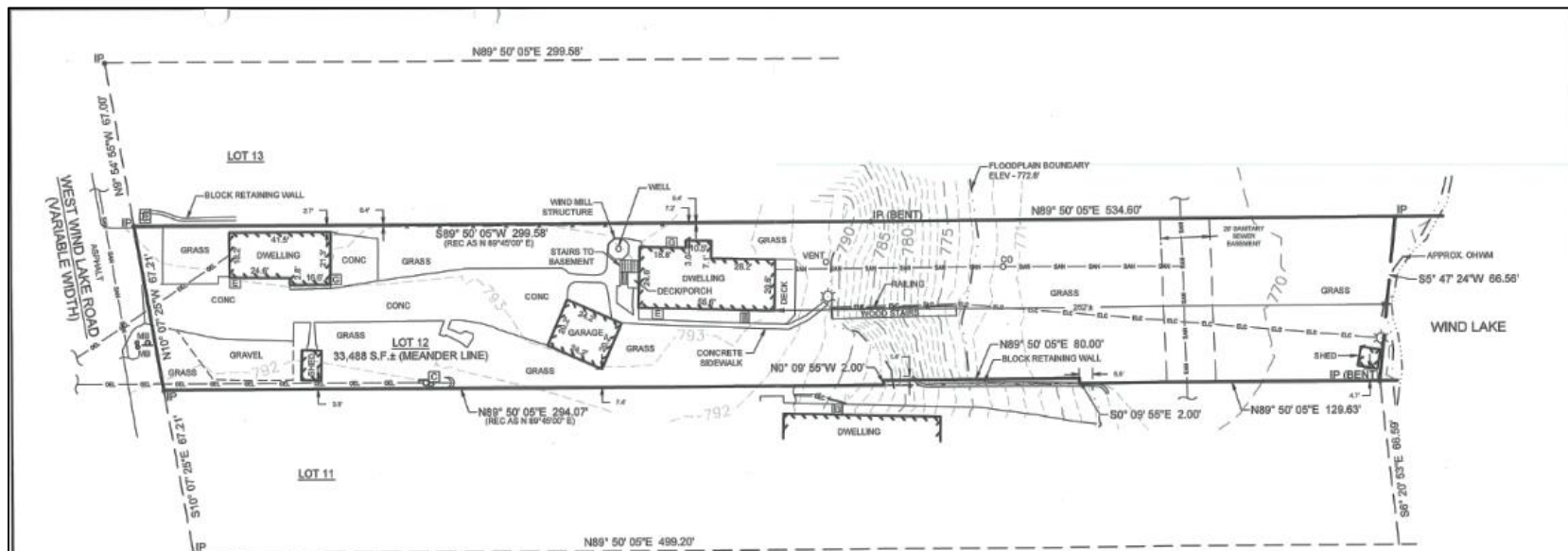




Lake Day LLC, Owner  
 Angela Radke, Applicant

Site Address: 7123 West Wind Lake Road

R-5 / FFO Shoreland / Floodplain Conditional Use to place fill in the Urban Flood Fringe Overlay District to create more accommodating access to the shore of Wind Lake



**PROPERTY DESCRIPTIONS:**

LOT 12, WIND LAKE GROVE FIRST ADDITION, EXCEPTING THEREFROM LAND CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 25, 2009, AS DOCUMENT NO. 2206861. LOCATED IN GOVERNMENT LOT 5 IN FRACTIONAL SECTION NO. 8, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, COUNTY OF RACINE AND STATE OF WISCONSIN.

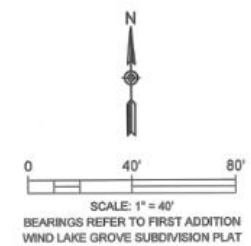
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOW THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THERON, BOUNDARY, FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED *Christopher J. Kunkel*  
 CHRISTOPHER J. KUNKEL, REGISTERED LAND SURVEYOR S-1755



THIS IS AN ORIGINAL PRINT COPY  
 IF SEAL IS IMPAIRED BY RED

	BUILDING
	PAVEMENT/CONCRETE/EDGE OF GRASS
	GRAVEL
	FENCE
	TOP OF SLOPE
	FLOODPLAIN BOUNDARY
	UNDERGROUND COMMUNICATIONS/CONDUIT
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	SANITARY SEWER
	MAJOR CONTOUR, (5' INTERVAL)
	MINOR CONTOUR, (1' INTERVAL)
	CLEAN OUT
	1" IRON PIPE FOUND
	MAIL BOX
	SIGN
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	COMMUNICATIONS PEDESTAL/BOX
	ELECTRIC BOX/PEDESTAL, TRANSFORMER, METER
	GAS METER
	END OF UTILITY LOCATE MARKING



PROPERTY SURVEY		
PREPARED FOR RADKE 7123/7125 WEST WIND LAKE ROAD NORWAY, WI		
<b>Endpoint Solutions</b>		
6871 S. Lovens Lane Franklin, WI 53132		
Phone: (414) 427-1300	DATE: 10/18/24	Proj: (414) 427-1239
DRAWN BY: MMS/MSD	PROJECT NO: 1897-001-001	51
REVISION BY: CR		

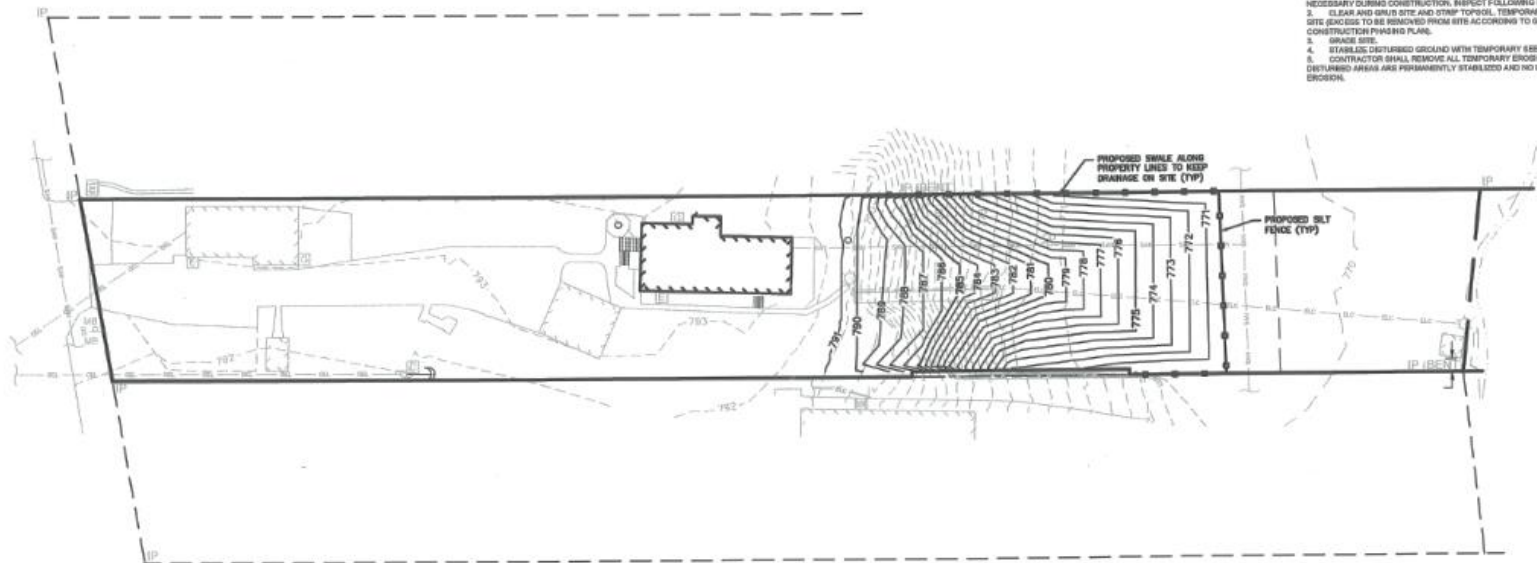
SEC 08 - T4N - R20E

Town of Norway



CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AND EROSION CONTROL AS SHOWN ON PLAN. MAINTAIN AS NECESSARY DURING CONSTRUCTION, IMPROVE FOLLOWING RAIN EVENTS.
2. CLEAR AND GRUB SITE AND STRIP TOPSOIL. TEMPORARILY STOCKPILE TOPSOIL ON SITE (SOILS TO BE REMOVED FROM SITE ACCORDING TO GENERAL CONTRACTORS CONSTRUCTION PHASED PLAN).
3. GRADE SITE.
4. STABLES DISTURBED GROUND WITH TEMPORARY SEED, FERTILIZER, AND MULCH.
5. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.



PROPERTY DESCRIPTIONS:

LOT 12, WIND LAKE GROVE FIRST ADDITION, EXCEPTING THEREFROM LAND CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 25, 2009, AS DOCUMENT NO. 2206881. LOCATED IN GOVERNMENT LOT 5 IN FRACTIONAL SECTION NO. 8, TOWNSHIP 4 NORTH, RANGE 20 EAST, IN THE TOWN OF NORWAY, COUNTY OF RACINE AND STATE OF WISCONSIN.

	BUILDING
	PAVEMENT/CONCRETE/EDGE OF GRASS
	GRAVEL
	FENCE
	TOP OF SLOPE
	FLOODPLAIN BOUNDARY
	UNDERGROUND COMMUNICATIONS/CONDUIT
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	SANITARY SEWER
	MAJOR CONTOUR, (5' INTERVAL)
	MINOR CONTOUR, (1' INTERVAL)
	CLEAN OUT
	1" IRON PIPE FOUND
	MAIL BOX
	SIGN
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	COMMUNICATIONS PEDESTAL/BOX
	ELECTRIC BOX/PEDESTAL, TRANSFORMER, METER
	GAS METER
	END OF UTILITY LOCATE MARKING



**PROPOSED GRADING PLAN**

PREPARED FOR RADKE  
7123/7125 WEST WIND LAKE ROAD  
NORWAY, WI

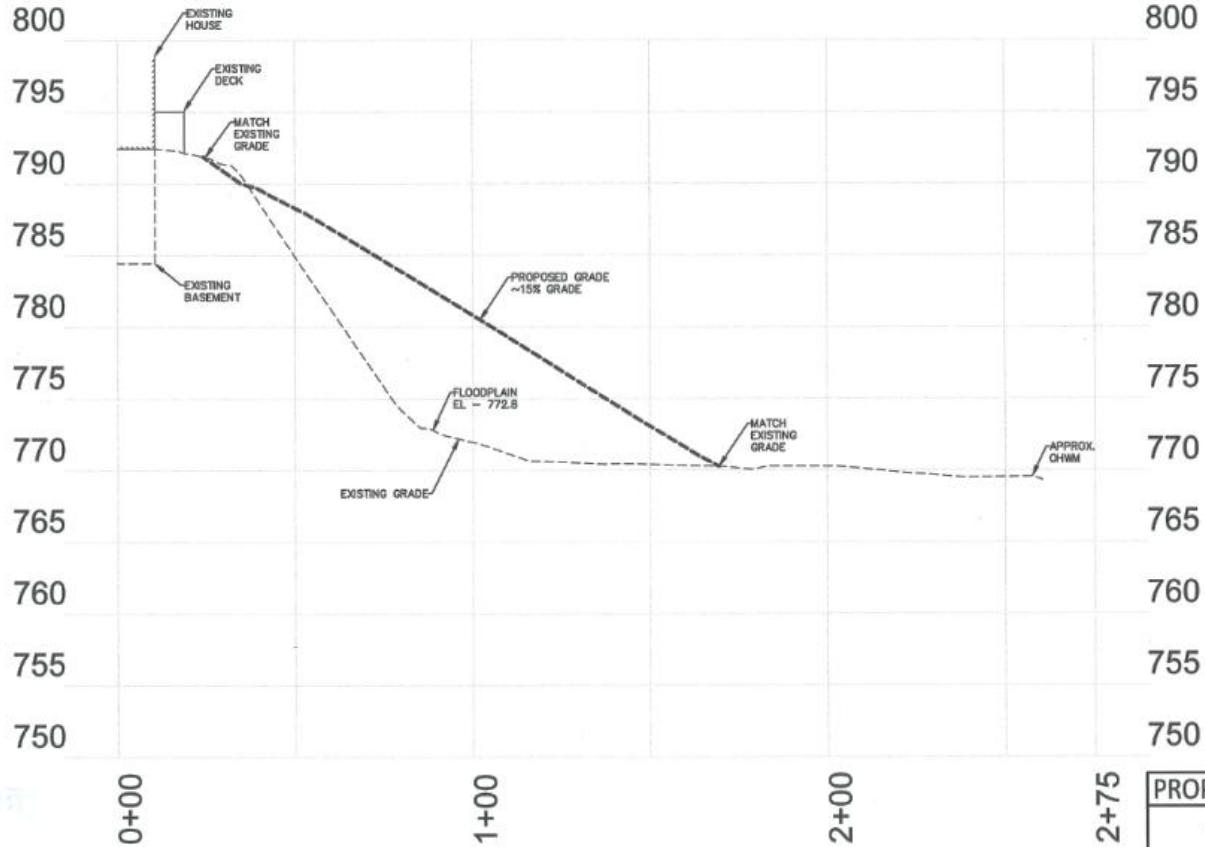
**Endpoint Solutions**

6871 S. Loewers Lane  
Fond du Lac, WI 53132

Phone: (414) 427-1200      Fax: (414) 427-1299

DRAWN BY: MAB/SAH      DATE: 10/12/24

REVIEWED BY: WND      PROJECT NO.: 1007-081-001      CL

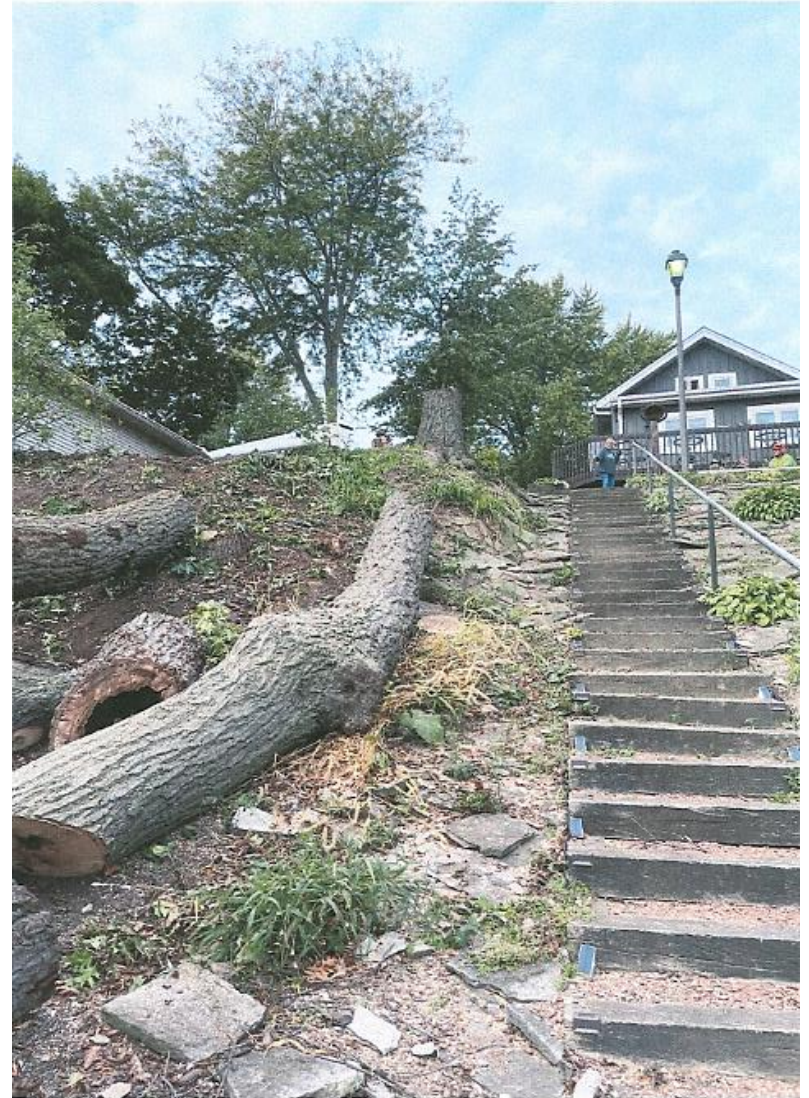


RECEIVED  
 10/21/24

PROPOSED CROSS-SECTION			
PREPARED FOR RADKE 7123/7125 WEST WIND LAKE ROAD NORWAY, WI			
<b>Endpoint Solutions</b>			
6871 S. Lovers Lane Franklin, WI 53132			
Phone: (414) 427-1290			Fax: (414) 427-1259
DRAWN BY: HWD	DATE: 10/21/24		
REVIEWED BY: HWD	PROJECT NO.: 1007-001-001		C2

Lake Day LLC, Owner  
Angela Radke, Applicant

Existing



SEC 08 – T4N – R20E

Town of Norway

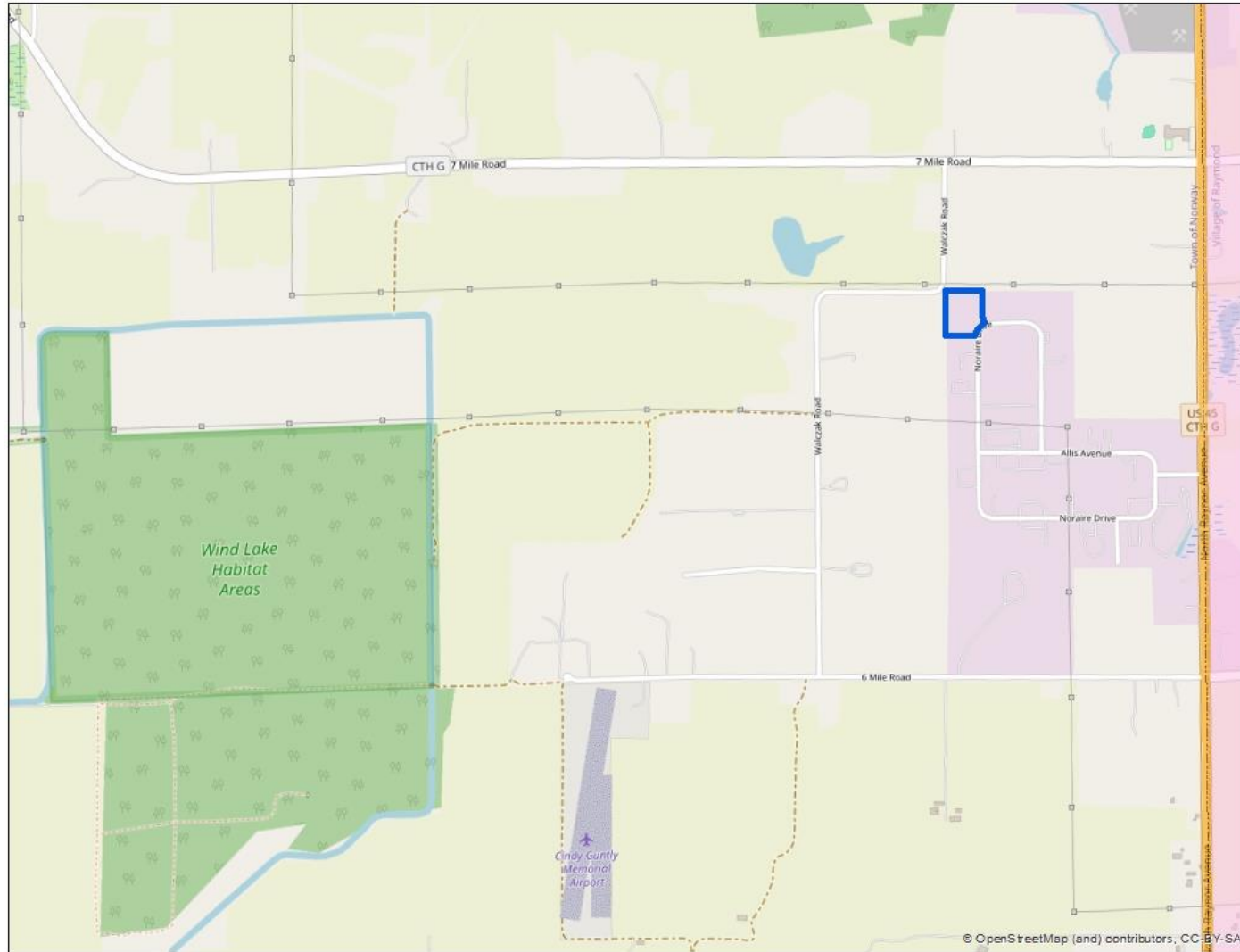


One Sorce Properties LLC, Owner  
Morton Buildings (Brent Ryan), Agent

Location Map

Site Address: Vacant Lot (directly north of) 7616 Noraire Drive

**(Previously Laid Over on 8/19/2024) M-3 Conditional Use to construct 3 (80' x 150') and 1 (60' x 192') multi-tenant industrial building**



SEC 12 – T4N – R20E

Town of Norway



One Sorce Properties LLC, Owner  
Morton Buildings (Brent Ryan), Agent

Site Address: Vacant Lot (directly north of) 7616 Noraire Drive

**(Previously Laid Over on 8/19/2024) M-3 Conditional Use to construct 3 (80' x 150') and 1 (60' x 192') multi-tenant industrial building**



SEC 12 – T4N – R20E

Town of Norway

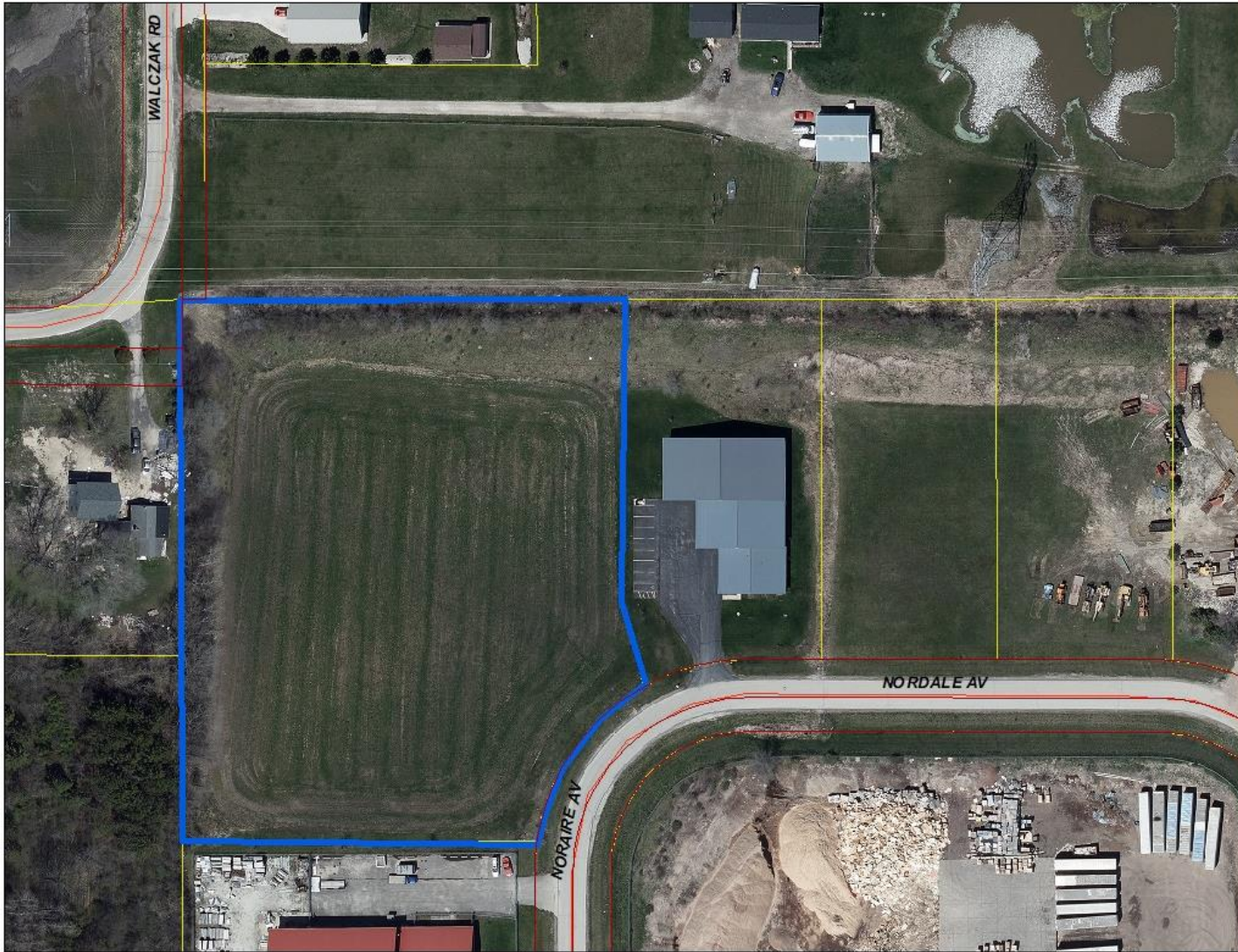


One Sorce Properties LLC, Owner  
Morton Buildings (Brent Ryan), Agent

2022 Aerial Map

Site Address: Vacant Lot (directly north of) 7616 Noraire Drive

**(Previously Laid Over on 8/19/2024) M-3 Conditional Use to construct 3 (80' x 150') and 1 (60' x 192') multi-tenant industrial building**



SEC 12 – T4N – R20E

Town of Norway

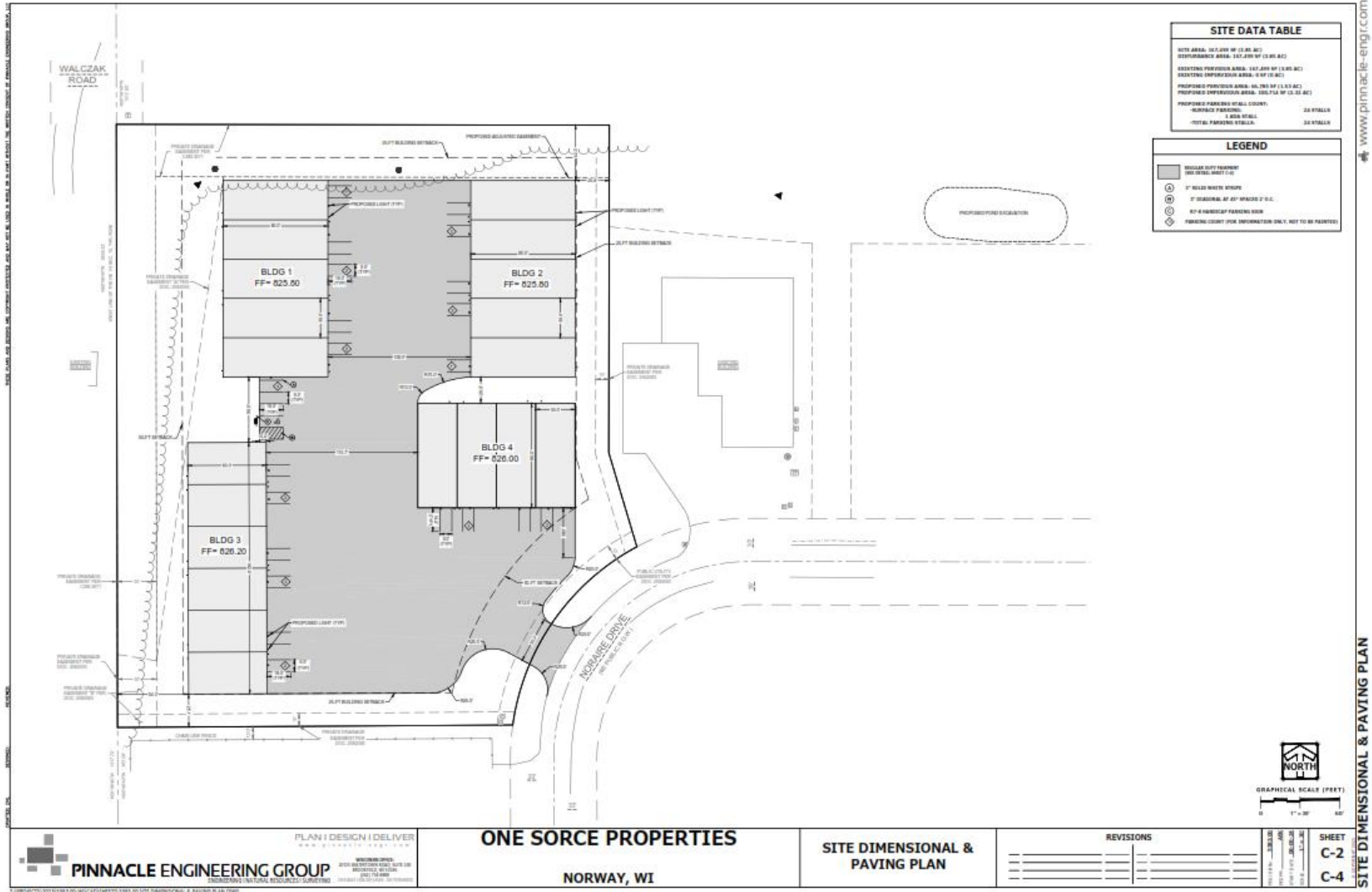


One Sorce Properties LLC, Owner  
 Morton Buildings (Brent Ryan), Agent

# Site Plan / Paving Plan

Site Address: Vacant Lot (directly north of) 7616 Noraire Drive

(Previously Laid Over on 8/19/2024) M-3 Conditional Use to construct 3 (80' x 150') and 1 (60' x 192') multi-tenant industrial building



SEC 12 – T4N – R20E

Town of Norway





One Sorce Properties LLC, Owner  
 Morton Buildings (Brent Ryan), Agent

# Lighting Plan

Site Address: Vacant Lot (directly north of) 7616 Noraire Drive

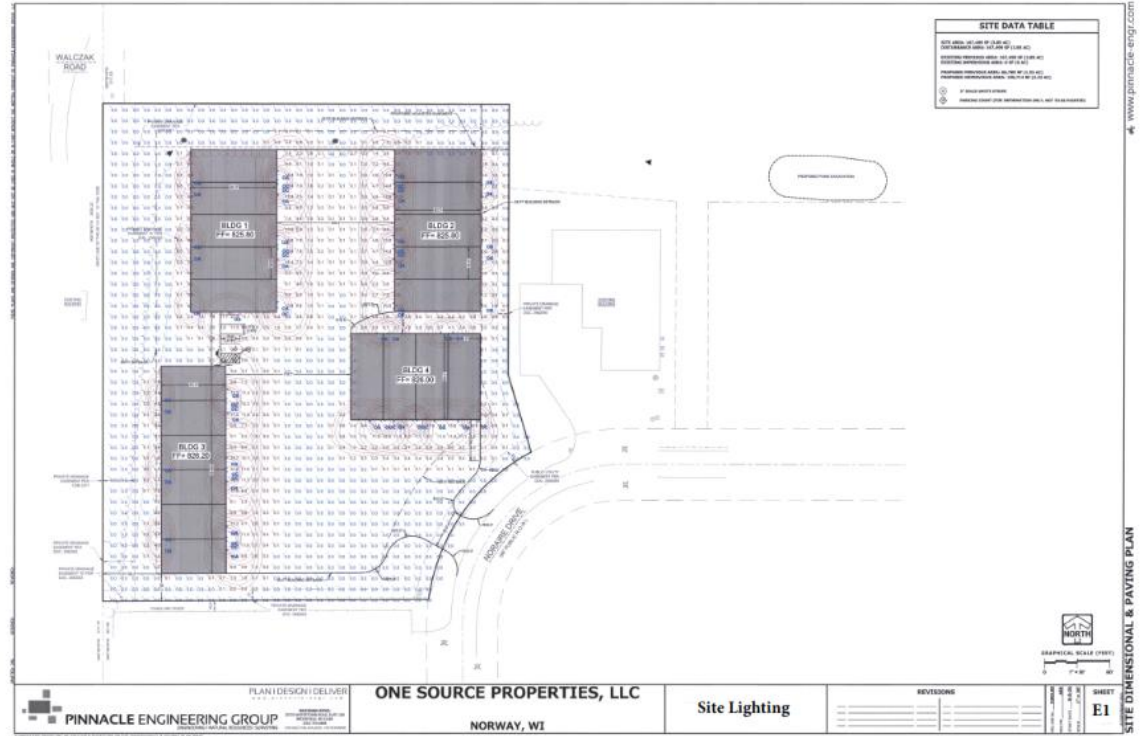
**(Previously Laid Over on 8/19/2024) M-3 Conditional Use to construct 3 (80' x 150') and 1 (60' x 192') multi-tenant industrial building**

**LWAX SERIES**  
 WESTGATE  
 Features: [List of features including dimming, motion sensors, etc.]  
 Technical Specifications: [Table of technical data]

**EIMC**  
 Features: [List of features including dimming, motion sensors, etc.]  
 Technical Specifications: [Table of technical data]

Lighting layout diagrams showing beam spread and footcandle distribution for different fixture types.

Sample Ordering table and accessories for lighting fixtures.



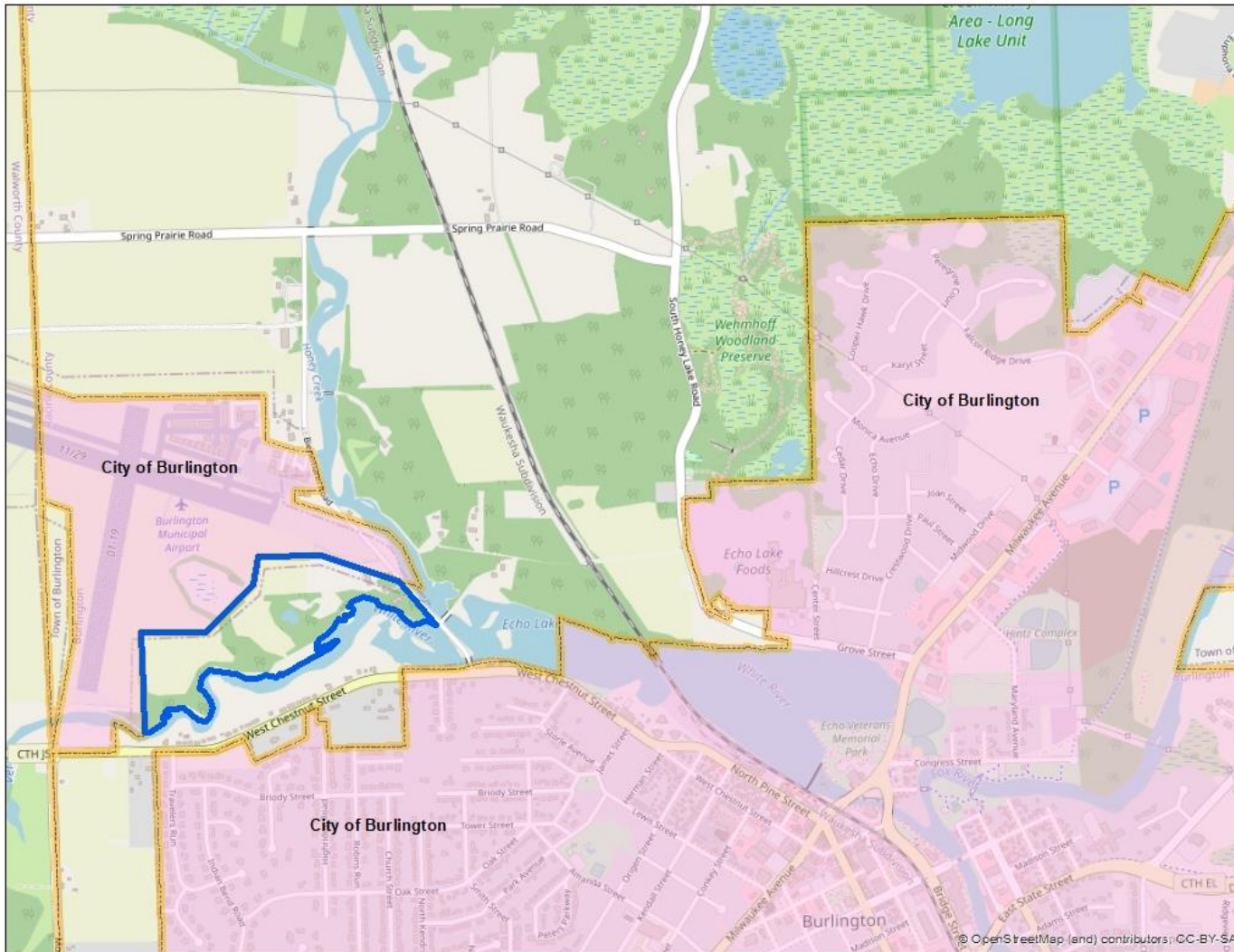
SEC 12 – T4N – R20E  
 Town of Norway



The Landing Group LLC, Owner  
Atty Samantha M. McCoy, Agent  
Site Address: 3640 Bieneman Road

## Location Map

**9-Month Extension B-3 Conditional Use to conduct a winery / distillery business with tasting room, private events, the construction of future buildings, and utilize buildings for associated uses (Previously Approved 10/16/2023).**



SEC 30 – T3N – R19E

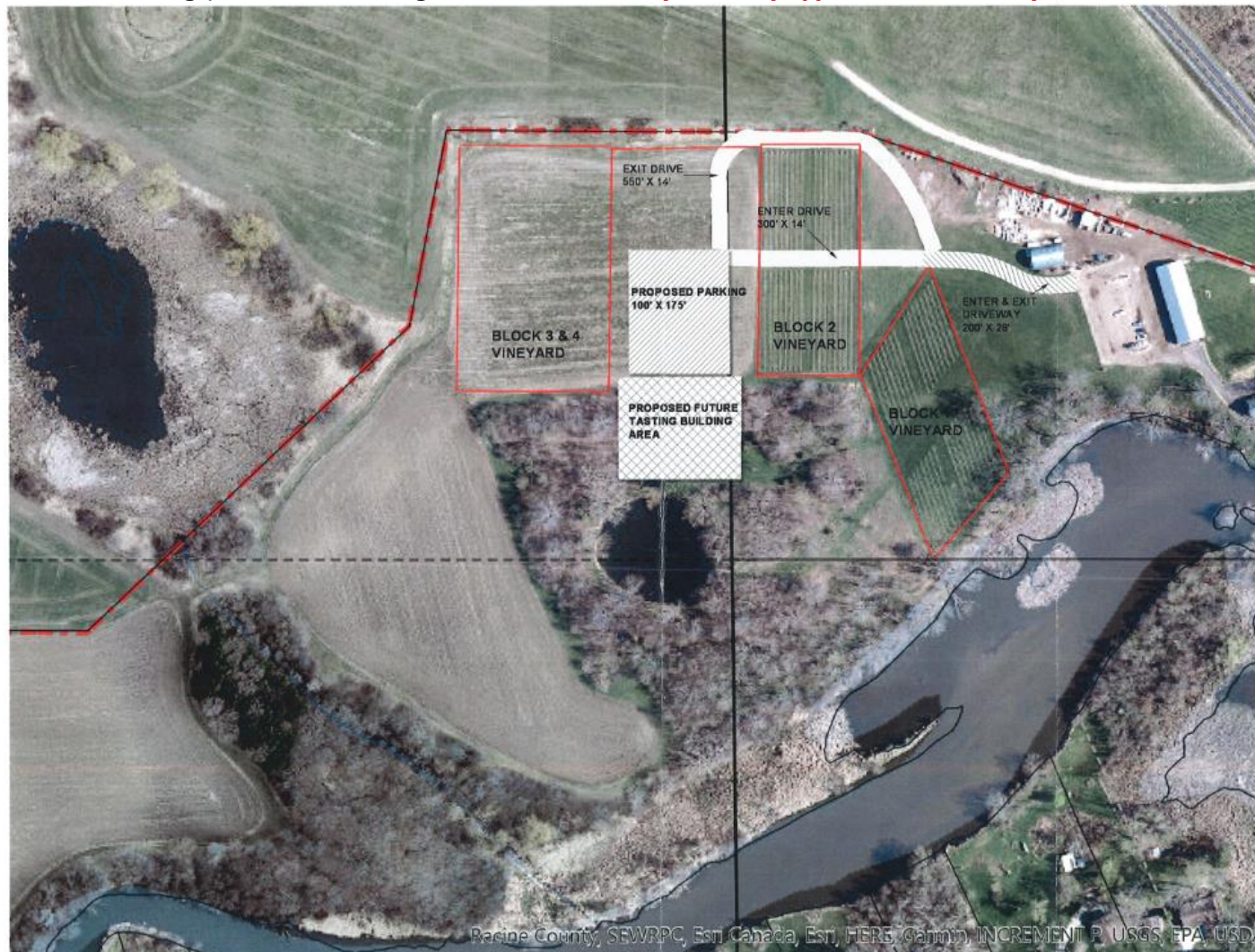
Town of Burlington



The Landing Group LLC, Owner  
Atty Samantha M. McCoy, Agent  
Site Address: 3640 Bieneman Road

Proposed

**9-Month Extension B-3 Conditional Use to conduct a winery / distillery business with tasting room, private events, the construction of future buildings, and utilize buildings for associated uses (Previously Approved 10/16/2023).**



SEC 30 – T3N – R19E

Town of Burlington

