



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the Land Use Planning & Zoning Committee meeting on Thursday, October 3, 2019.

Packet Pages:

- 1 Agenda
- 2-4 Draft meeting minutes from September 5, 2019
- 5-7 Financial reports for August
- 8-9 Permits issued in August
- 10-11 Violation reports
- 12 Public hearing notice
- 13-37 **Item I: Owners/Applicants:** Gary L & Linda A Swanke **Agent:** Cloud 1, LLC – Jay Wendt, Representative **Site Location:** N2797 County Road B, Parcel #014-00001-0000 (± 40-acre parcel), Part of the NE¼ of Section 1, T14N, R11E, Town of Marquette, (± 2.5 affected acres) **Request:** Conditional use permit request for a communication facility/tower with a mobile service facility.



GREEN LAKE COUNTY

Land Use Planning & Zoning Committee

Robert Lyon, Chairman Harley Reabe, Committee Vice-Chair
William Boutwell Curt Talma Peter Wallace

Land Use Planning & Zoning Committee Meeting Notice

Date: Thursday, October 3, 2019 Time: 4:30 p.m.
Green Lake County Government Center, Room #0902
571 County Road A, Green Lake, WI 54941
Office: (920) 294-4156 FAX: (920) 294-4198
Email address: zoning@co.green-lake.wi.us

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Certification of Open Meeting Law
4. Minutes: 09/05/19
5. Public comments: 3-minute limit
6. Department activity reports
 - a. Financial reports for August
 - b. Land use & septic permits for August
 - c. Violation reports
7. Department/Committee activity
 - a. Amendments to Chapter 338 Shoreland Zoning Ordinance
8. Egbert/Pahl quarry conditional use permit complaint review
9. Benjamin M Sutton, Rick M Sutton, Kristine C Panetti, Donald A Slosser, Jr, Rick R Sutton Living Trust conditional use permit
10. Future committee activities
 - a. Future agenda items
 - b. Meeting date: November 7, 2019
Business meeting 4:30 p.m. - Public hearing 5:30 p.m.

Please note:
Meeting area is accessible to the physically disabled. Anyone planning to attend, who needs visual or audio assistance, should contact the Land Use Planning & Zoning Dept. at 294-4156, no later than 3 days before the meeting.

5:30 p.m. Public Hearing

Item I: Owners/Applicants: Gary L & Linda A Swanke **Agent:** Cloud 1, LLC – Jay Wendt, Representative **Site Location:** N2797 County Road B, Parcel #014-00001-0000 (± 40-acre parcel), Part of the NE¼ of Section 1, T14N, R11E, Town of Marquette, (± 2.5 affected acres) **Request:** Conditional use permit request for a communication facility/tower with a mobile service facility.

- a. Public testimony/comment: 10-minute time limit
 - b. Committee Discussion & Deliberation
 - c. Committee Decision
 - d. Execute ordinance/determination form
11. Adjourn

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, September 5, 2019**

CALL TO ORDER

Chairman Lyon called the meeting of the Land Use Planning and Zoning Committee to order at 4:30 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

Present: **Robert Lyon, Harley Reabe, Curt Talma, Peter Wallace**

Absent: **William Boutwell**

Also Present: **Matt Kirkman, Land Use Planning and Zoning Director
Carole DeCramer, Committee Secretary
Dawn N. Klockow, Corporation Counsel**

APPROVAL OF MINUTES

Motion by Reabe/Talma, unanimously carried, to approve the 8/1/19 minutes.

DEPARTMENT ACTIVITY REPORTS

a. Financial reports

Kirkman discussed the monthly financial reports, land use permits, and sanitary permits reports.

b. Permits

Kirkman explained the list of issued land use and sanitary permits for the month of July.

c. Violations

The committee discussed land use and septic violations.

EGBERT/PAUL QUARRY CONDITIONAL USE PERMIT COMPLAINT REVIEW

Kirkman – Explained what was discussed at the previous meeting regarding potential mining setback violations. Last month the committee discussed the possibility of having the Sheriff's Department fly their drone over the mining property to get a better feel for lot lines and what has been mined. Since that didn't happen, Lyon will communicate again with Mark Putzke to see if this is still a possibility.

5:05 p.m. Recessed until 5:30 p.m.

5:30 p.m. Reconvened for the public hearing.

PUBLIC HEARING ITEMS

Item I: Owner: Steven J Drager & Robin R Hein **Agent:** Cloud 1, Chris Henshue, Business Development Representative/Site Acquisition **Site Location:** Tichora Road, Parcel #010-00073-0000, Part of the NW¼ of Section 4, T14N, R13E, Town of Mackford (± 37 acres) **Request:** Conditional use permit request to construct a 300 foot tall cell tower as well as a mobile service facility.

a. Public hearing

Chris Henshue, 417 Pine Street, Green Bay – Spoke in favor of the request.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Discussed the staff report and criteria. The Town of Mackford approved the request.

c. Committee decision

Motion by Wallace/Reabe, unanimously carried on roll call (4-eyes, 0-nays), to approve the conditional use permit request as presented with the following conditions:

- 1. All of the provisions of the County Zoning Ordinance and State Statutes shall be adhered to by the owners/applicant.**
- 2. A permit bond in the amount of \$20,000 shall be provided to the Land Use Planning & Zoning Department, prior to Land Use Permit issuance, which obligates the applicant to restore the subject site back to pre-development conditions in the event that the tower is taken out of service for a period of time exceeding 1 year.**
- 3. The owners/applicant shall apply for and have been issued a fire number for the subject site prior to land use permit issuance.**

Item II: Owner: MNJ Development, LLC **Applicant:** Michael Monohan, Member/Manager **Site Location:** Eastridge Dr **General legal description:** #002-00851-0000 (± 1.67 acres); Lot 5 Eastridge Subdivision, Part of the SW¼ of Section 2, T17N, R13E, Town of Berlin **Request:** Rezone request from C-2 Extensive Commercial District to R-3 Multiple-Family Residence District.

a. Public hearing

No one appeared.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Explained the request and read the rezone criteria as presented in the staff report. The Town of Berlin approved the request.

c. Committee decision

Motion by Talma/Wallace, unanimously carried on roll call (4-eyes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

Item III: Owner/Applicant: Town of Green Lake, Ben Moderow, Town Board Chairman **Site Location:** N4454 Horner Rd **General legal description:** #006-00152-0000 (± 1.84 acres); Lot 1 Certified Survey Map 158, Lot 1 Certified Survey Map 215, Lot 1 Certified Survey Map 215A & Outlot 1 Certified Survey Map 1901; Part of the NE¼ of Section 9, T15N, R13E, Town of Green Lake **Request:** Rezone request from A-1 Farmland Preservation District to R-1 Single-family Residence District.

a. Public hearing

No one appeared.

Public hearing closed.

b. Committee discussion and deliberation

Kirkman – Read the rezone criteria as presented in the staff report. The Town of Green Lake approved the request.

c. Committee decision

Motion by Reabe/Talma, unanimously carried on roll call (4-ayes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items – Egbert/Paul quarry conditional use permit complaint review

b. Next meeting date

October 3, 2019

Business meeting – 4:30 p.m.

Public hearing – 5:30 p.m.

ADJOURN

6:20 p.m. Meeting adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

**GREEN LAKE COUNTY
LAND USE PLANNING ZONING DEPARTMENT**

FEES RECEIVED		AUGUST				YEAR-TO-DATE				BUDGET
		2018		2019		2018		2019		2019
		NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	NO.	AMOUNT	
LAND USE PERMITS										
Residential	New	2	1,500	1	400	13	5,550	9	5,250	-
	Alterations	10	2,050	18	2,750	72	13,100	80	13,600	-
Commercial	New	1	500	-	-	3	800	3	6,150	-
	Alterations	2	250	-	-	7	950	2	1,650	-
Agricultural	New	3	700	1	150	13	3,050	10	2,100	-
	Alterations	1	-	2	300	2	150	2	300	-
Other	New	-	-	-	-	-	-	2	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Other	New	-	-	-	-	-	-	-	-	-
	Alterations	-	-	-	-	-	-	-	-	-
Misc.	Denied/Refunded	-	-	-	-	-	-	-	-	-
	Permit Renewals	-	-	-	-	-	-	-	-	-
Total		19	\$ 5,000	22	\$ 3,600	110	\$ 23,600	108	\$ 29,050	\$ 34,800 83%
SANITARY PERMITS (POWTS)										
Residential	New	4	1,195	6	1,680	15	4,275	18	4,780	-
	Replacement	8	1,925	2	560	29	7,305	32	8,870	-
	Reconnect	1	280	-	-	3	915	2	560	-
	Modify	-	-	1	150	3	580	1	150	-
	Repairs	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Commercial	New	-	-	1	280	2	635	1	280	-
	Replacement	-	-	-	-	-	-	1	280	-
	Reconnect	-	-	-	-	1	280	-	-	-
	Modify	-	-	-	-	-	-	-	-	-
	Additional Fees	-	-	-	-	-	-	-	-	-
Total		13	\$ 3,400	10	\$ 2,670	53	\$ 13,990	55	\$ 14,920	\$ 24,600 61%
NON-METALLIC MINING PERMITS										
Annual Permit Fees		-	-	-	-	18	15,300	18	15,300	-
Total		-	\$ -	-	\$ -	18	\$ 15,300	18	\$ 15,300	\$ 15,300 100%
BOARD OF ADJUSTMENT										
Special Exception		-	-	-	-	-	-	-	-	-
Variances		-	-	1	375	3	1,125	4	1,500	-
Appeals		-	-	-	-	-	-	-	-	-
Total		-	\$ -	1	\$ 375	3	\$ 1,125	4	\$ 1,500	\$ 1,500 100%
PLANNING & ZONING COMMITTEE										
Zoning Change		3	1,125	1	375	15	5,625	10	3,750	-
Conditional Use Permits		-	-	-	-	5	1,875	5	1,875	-
Variance		-	-	-	-	1	375	-	-	-
Total		3	\$ 1,125	1	\$ 375	21	\$ 7,875	15	\$ 5,625	\$ 8,625 65%
MISC.										
Rental Weatherization		-	-	-	-	-	-	-	-	-
Wisconsin Fund		-	-	-	-	-	-	-	-	-
Applied Funds - Code Enforcement		-	-	-	-	-	-	-	-	-
Fees & Forfeitures		-	-	-	160	-	-	1	860	-
Total		-	\$ -	-	\$ 160	-	\$ -	-	\$ 860	\$ - 0%
SURVEYOR										
Certified Survey Maps		2	390	6	1,035	24	4,170	32	5,505	6,000
Preliminary Plats		-	-	-	-	-	-	-	-	-
Final Plats		-	-	-	-	-	-	-	-	-
Applied Funds: County Surveyor		-	2,403	-	-	-	-	-	-	9,500
Applied Funds: Special Survey Projects		-	-	-	-	-	2,719	-	-	15,000
Total		2	\$ 2,793	6	\$ 1,035	24	\$ 6,889	32	\$ 5,505	\$ 30,500 18%
GIS (Geographic Information System)										
Map Sales		-	15	-	-	-	70	-	85	200
Land Records Transfer		-	4,465	-	-	-	22,217	-	-	24,500
Land Information Grant		-	-	-	-	-	9,500	-	9,500	9,080
Total		-	\$ 4,480	-	\$ -	-	\$ 31,787	-	\$ 9,585	\$ 33,780 28%
GRAND TOTAL										
		37	16,798	40	8,215	229	100,566	232	82,345	\$ 149,105
										Total 55%

GREEN LAKE COUNTY

For 08/01/19 - 08/31/19

Revenue Summary Report

FJRES01A

Periods 08 - 08

Land Use & Zoning Month End Revenue

MER100-10-P&Z

<u>Account No/Description</u>	<u>Budget Amount</u>	<u>Period Amount</u>	<u>Y-T-D Amount</u>	<u>Balance</u>	<u>Percent Received</u>
10 Land Use Planning and Zoning					
19-100-10-44400-000-000 Land Use Permits	34,800.00	3,600.00	29,050.00	5,750.00	83.48
19-100-10-44400-001-000 BOA Public Hearing	1,500.00	.00	1,125.00	375.00	75.00
19-100-10-44400-002-000 PZ Public Hearing	8,625.00	750.00	6,000.00	2,625.00	69.57
19-100-10-44409-000-000 Non-Metallic Mining	15,300.00	.00	15,300.00	.00	100.00
19-100-10-44410-000-000 Sanitary Permits	24,600.00	2,670.00	14,920.00	9,680.00	60.65
19-100-10-45110-000-000 Fines & Forfeitures	.00	160.00	860.00	-860.00	.00
19-100-10-46131-001-000 GIS Map Sales	200.00	.00	85.00	115.00	42.50
19-100-10-46131-002-000 Strategic Fund	9,080.00	.00	.00	9,080.00	.00
19-100-10-46762-000-000 Certified Survey Maps	6,000.00	1,035.00	5,505.00	495.00	91.75
19-100-10-47411-000-000 Interdepartment transfer/Land Records	24,500.00	.00	.00	24,500.00	.00
19-100-10-49320-000-000 Applied Funds	9,500.00	.00	9,500.00	.00	100.00
10 Land Use Planning and Zoning	134,105.00	8,215.00	82,345.00	51,760.00	61.40

For 08/01/19 - 08/31/19

Expenditure Summary Report

FJEXS01A

Periods 08 - 08

Land Use & Zoning Month End Expenses

MEE100-10-P&Z

<u>Account No/Description</u>	<u>Adjusted Budget</u>	<u>Y-T-D Encumb</u>	<u>Period Expended</u>	<u>Y-T-D Expended</u>	<u>Available Balance</u>	<u>Percent Used</u>
10 Land Use Planning and Zoning						
53610 Code Enforcement						
19-100-10-53610-110-000	Salaries	295,708.00	.00	34,694.40	168,535.16	127,172.84 56.99
19-100 10 53610-140-000	Meeting Payments	1,425.00	.00	.00	275.83	1,149.17 19.36
19-100-10-53610-151-000	Social Security	22,625.00	.00	2,567.49	13,724.85	8,900.15 60.66
19-100-10-53610-153-000	Ret. Employer Share	19,372.00	.00	2,272.50	12,282.91	7,089.09 63.41
19-100-10-53610-154-000	Health Insurance	61,985.00	.00	4,469.44	36,447.54	25,537.46 58.80
19-100-10-53610-155-000	Life Insurance	589.00	.00	51.06	370.75	218.25 62.95
19-100-10-53610-210-002	Professional Services-SRV	9,500.00	.00	1,150.00	6,850.00	2,650.00 72.11
19-100-10-53610-210-003	Miscellaneous Fees	300.00	.00	.00	375.00	75.00 125.00
19-100-10-53610-225-000	Phone Service	308.00	.00	.00	.00	308.00 .00
19-100-10-53610-242-000	Print Management	500.00	.00	598.68	905.09	-405.09 181.02
19-100-10-53610-307-000	Training	95.00	.00	40.00	135.00	-40.00 142.11
19-100-10-53610-310-000	Office Supplies	3,272.00	.00	95.76	1,125.19	2,146.81 34.39
19-100-10-53610-312-000	Field Supplies	176.00	.00	.00	.00	176.00 .00
19-100-10-53610-320-000	Publications-BOA Public Hearing	750.00	.00	365.50	1,015.50	-265.50 135.40
19-100-10-53610-320-001	Publications-PZ Public Hearing	3,000.00	.00	325.00	2,193.00	807.00 73.10
19-100-10-53610-321-000	Seminars	655.00	.00	.00	125.00	530.00 19.08
19-100-10-53610-324-000	Member Dues	100.00	.00	.00	70.00	30.00 70.00
19-100-10-53610-330-000	Travel	792.00	.00	.00	82.00	710.00 10.35
19-100 10 53610-352-000	Vehicle Maintenance	138.00	.00	111.81	351.37	-213.37
53610 Code Enforcement		421,290.00	.00	46,741.64	244,864.19	176,425.81 58.12
10 Land Use Planning and Zoning		421,290.00	.00	46,741.64	244,864.19	176,425.81 58.12



Land Use Permits: 8/1/19 - 8/30/19

Parcel Number	Town	Site Address	Owner Name	Permit Fee	Project Cost	Project
002-00842-0000	Berlin	W715 Klondike Rd	Peggy J Arnoldussen Pinkansly	\$ 150.00	\$ 15,000.00	Detached garage
002-00504-0200	Berlin	N8011 Forest Ridge Rd	Alan & Kerstin Lippart	\$ 400.00	\$ 208,000.00	Dwelling addition & detached garage
004-00277-0300	Brooklyn	N6364 Forest Ridge Rd	Jason C & Mary J Pick	\$ 400.00	\$ 263,000.00	Single-family dwelling
004-00527-0000	Brooklyn	N5811 County Road A	Michael Scott & Heidi Viars	\$ 150.00	\$ 73,000.00	Replace roof system
004-00998-0000	Brooklyn	N5568 Old Oak Ln	Jodi Navta; Ryan Schulz	\$ 150.00	\$ 15,000.00	Stairway/walkway to lake
004-01104-0201	Brooklyn	N5493 County Road A	Eloise E & Robert D Moodie	\$ 150.00	\$ 4,000.00	Land disturbing activity/grading
004-02206-0000	Brooklyn	N5400 Shore Dr	Michael J White	\$ 150.00	\$ 10,000.00	Land disturbing activity/filling
004-02108-0000	Brooklyn	N5504 Shore Dr	Kirstin & Thomas Gregor	\$ 50.00	\$ 850.00	Retaining walls & backfill
006-00541-0101	Green Lake	N3094 Lake Shore Dr	Alexandria & Ann Bovee	\$ 150.00	\$ 7,260.00	Retaining walls
006-01224-0000	Green Lake	W2098 Tuleta Hill Rd	Annali Brunette & Mark A Buth	\$ 150.00	\$ 35,000.00	Stairs/walkway/buffer/fire pit/grading/filling
010-00119-0000	Mackford	W1763 Village Rd	Michele & Robert Leystra	\$ 50.00	\$ 500.00	Move garden shed
010-00151-0200	Mackford	W1680 County Road S	Bernice R Kutz-Schley, Carlton O Schley	\$ 150.00	\$ 4,000.00	Detached deck
010-00361-0103	Mackford	County Road O	Jason N Dykstra	\$ 150.00	\$ 15,000.00	Pole shed
012-00516-0100	Manchester	N879 Lane 7	William H & Rosetta L Bontrager	\$ 150.00	\$ 50,000.00	Agricultural building
012-00541-0000	Manchester	N594 County Road M	Marilyn & Samuel Schrock	\$ 150.00	\$ 15,000.00	Shed for agricultural storage
012-00568-0000	Manchester	N555 County Road M	Jacob A & Mattie J Schrock	\$ 150.00	\$ 15,000.00	Adding lean-to roof to storage building
014-00044-0000	Marquette	N2888 Cedar Rd	Robert & Judith K Whirry Goodman	\$ 150.00	\$ 42,431.00	Pole building
014-00386-0000	Marquette	W6694 Marine Dr	Chris A & Anna Mae Foss	\$ 150.00	\$ 35,000.00	Attached garage, replace patio, add roof
014-00690-0201	Marquette	N3335 State Road 73	Jed T & Joanna C Hofman	\$ 150.00	\$ 4,000.00	Attached deck/patio
016-00512-0200	Princeton	N4371 Nelson Rd	Larry L & Leanne K Schultz	\$ 150.00	\$ 6,200.00	Retaining walls
016-01121-0000	Princeton	N4504 Fox River Dr	Susan M Alderman	\$ 150.00	\$ 10,000.00	Detached garage
016-01626-0000	Princeton	W5510 Oxbow Trail	Gary & Barbara Meier	\$ 150.00	\$ 20,000.00	Add patio, replace patio boards & part of deck
Total				\$ 3,600.00	\$ 848,241.00	

Sanitary Permits: 8/1/19 - 8/30/19



Parcel #	Town	Site Address	Owners	Fee	Permit Type
004-00247-0200	Brooklyn	W375 Brooklyn J Rd	Daniel P & Joan Birkholz	\$ 280.00	Replacement System
004-00277-0300	Brooklyn	N6364 Forest Ridge RD	Jason C & Mary J Pick	\$ 280.00	New System
004-00471-0300	Brooklyn	Lost Creek Rd	Douglas J & Sandra M Linde	\$ 280.00	New System
006-00492-0100	Green Lake	W615 State Road 44	Troy Cotterill	\$ 280.00	Replacement System
006-01042-0200	Green Lake	W1478 Spring Grove Rd	Karen K & Stephen M Kennedy	\$ 150.00	Addition/Modification
008-00265-0000	Kingston	N1311 County Road FF H	Harley J & Fannie W Yoder	\$ 280.00	New System
008-00352-0000	Kingston	State Road 44	Lavern M & Wilma J Yoder	\$ 280.00	New System
008-00529-0100	Kingston	W5974 County Road HH	BKMS Enterprise LLC	\$ 280.00	New System
010-00082-0100	Mackford	N2199 Tichora Rd	Karen/Mark Jensen Rev Trust	\$ 280.00	New System
016-00864-0000	Princeton	W4987 County Road T	John R Gardner	\$ 280.00	New System
Total				\$ 2,670.00	

Land Use Violations - 10/03/19



Open Violations - Notice Sent

Parcel #	Town	Site Address	Owner Name	Vio Type	Violation Description	Vio Date	# Vios
002-00431-0100	Berlin	N8230 County Road F	Tamara L Thiel	Junk	350-14 D and 350-21 C and D: Junk and 12 unregistered vehicles prese	11/14/2018	1
004-00998-0000	Brooklyn	N5568 Old Oak Ln	Ryan W Schulz & Jodi M Navta	Shoreland	New deck too close to septic	9/6/2019	4
014-00350-0000	Marquette	W6592 Puckaway Rd	Wesley E Smith	Shoreland	Patios w/out permit; garage moved, modification of septic	9/6/2019	3

Open Violations - Final Sent

Parcel #	Town	Site Address	Owner Name	Vio Type	Violation Description	Vio Date	# Vios
004-00570-0000	Brooklyn	N5736 Spaulding Hill Rd	Michael P Thresher	Junk	350-14 D. - Appliances and furniture sitting in yard; Working on inven	5/24/2018	1

Sent to Corporation Counsel:

Parcel #	Town	Site Address	Owner Name	Vio Type	Violation Description	Vio Date	# Vios
004-00356-0000	Brooklyn	N Lawson Dr	Egbert Excavating Inc	Zoning	Expansion of a use which requires new conditional use permit; Has st	4/5/2018	3

POWTS Violations - 10/03/19



Open Violations - Notice Sent

Parcel #	Town	Site Address	Owner Name	Vio Type	Violation Description	Vio Date	# Vios	Action Taken
002-00131-0200	Berlin	N9205 32nd Dr	Joseph Hoppa	POWTS Failure	Dug into mount w/backhoe	7/19/2019	1	
004-00232-0000	Brooklyn	N6698 County Road PP	Glen J & Carolyn M Bennett	POWTS Violation	Possible cesspool.	9/7/2018	2	
004-00465-0500	Brooklyn	N6026 Heritage Dr	Terrence L & Dena E Williamson	POWTS Failure	Surface discharge from cell.	5/1/2019	2	Oked by Kinas; waiting for report
004-00690-0200	Brooklyn	W2005 Irving Park Rd	Beth, Bradley, Dean, Traci Chier	POWTS Failure	Probable surface discharge.	5/19/2017	1	Have proposal from Kinas
004-00366-0000	Brooklyn	N6261 N Lawson Dr	Linda J Baranowski	POWTS Failure	Tank Failure	5/9/2019	3	
004-00293-0100	Brooklyn	N6124 Lark Ln	Ronald J & Carol K Bayer	POWTS Failure	Tank Failure	7/22/2019	2	
014-00235-0000	Marquette	W5621 Pine S Rd	Nathan E Schultz	POWTS Failure	Tank Failure	3/18/2019	1	
014-00533-0000	Marquette	N3946 State Road 73	Kelly L & Diane White	POWTS Violation	Surface Discharge of Effluent	1/16/2019	2	
016-00112-0100	Princeton	W4537 State Road 23 73	Patrick L & Lisa M Sorensen	POWTS Violation	Tank lid not properly secured.	12/21/2018	2	
016-00115-0100	Princeton	W4564 State Road 23 73	Richard W Weber	POWTS Failure	Tank Failure	9/18/2018	3	
016-00172-0000	Princeton	W3457 State Road 23	David J Bogucke	POWTS Violation	Top of drywell collapsed.	11/30/2017	3	
016-00383-0000	Princeton	N4843 State Road 73	Jamie Haas, Kelly Hackbarth, et al	POWTS Failure	Tank Failure	4/30/2019	2	Looking at bids - Wisconsin Fund
016-00770-0000	Princeton	W5897 State Road 23	Wanetta Hazelwood, et al	POWTS Failure	Tank Failure	8/13/2019	1	
016-00798-0500	Princeton	N5588 Lock Rd	Thomas Kujac	POWTS Violation	Tank overfull/discharging to grou	11/1/2017	6	
016-00801-0300	Princeton	N5591 Lock Rd	Michael J Calamita	POWTS Violation	Tank overfull/discharging to grou	9/29/2017	14	
016-00923-0000	Princeton	N4898 Ray Shorter Rd	Progressive Rod & Gun Club	POWTS Violation	Tank not structurally sound.	7/5/2019	6	Contacted
154-00089-0000	Marquette (V)	150 W 2nd St	Kenneth A & Jean A Koerner	POWTS Failure	Probable surface discharge.	4/9/2019	1	

Open Violations - Final Sent

Parcel #	Town	Site Address	Owner Name	Vio Type	Vio Description	Vio Date	# Vios	Action Taken

Sent to Corporation Counsel

Parcel #	Town	Site Address	Owner Name	Vio Type	Vio Description	Vio Date	# Vios	Action Taken

NOTICE OF PUBLIC HEARING

The Land Use Planning and Zoning Committee of *Green Lake County* will hold a public hearing in County Board Room #0902 of the Government Center, 571 County Road A, Green Lake, WI, on **Thursday, October 3, 2019, at 5:30 p.m.** to consider the following item:

Item I: Owners/Applicants: Gary L & Linda A Swanke **Agent:** Cloud 1, LLC – Jay Wendt, Representative **Site Location:** N2797 County Road B, Parcel #014-00001-0000 (± 40-acre parcel), Part of the NE¼ of Section 1, T14N, R11E, Town of Marquette, (± 2.5 affected acres) **Request:** Conditional use permit request for a communication facility/tower with a mobile service facility.

All interested persons wishing to be heard at the public hearing are invited to attend. For further detailed information concerning this notice and for information related to the outcome of public hearing items, contact the Green Lake County **Land Use Planning and Zoning Department** at (920) 294-4156.

Publish: September 19, 2019 & September 26, 2019

LAND USE PLANNING AND ZONING COMMITTEE STAFF REPORT

PUBLIC HEARING

October 3, 2019

ITEM I: CONDITIONAL USE PERMIT (CUP)

OWNERS:

Gary & Linda Swanke

APPLICANT:

Cloud 1 – Jay Wendt

REQUEST: The owners and applicant are requesting a conditional use permit to construct a 300-foot tall cell tower as well as a mobile service facility.

PARCEL NUMBER / LOCATION: The request affects parcel 014-00001-0000, located in the NE¼ of Section 1, T14N, R11E, Town of Marquette. The subject site is along County Road B.

EXISTING ZONING AND USES OF ADJACENT AREA: The subject site is located a quarter mile south of the County Road B H and KK intersection. The parcel of land impacted by this request is zoned A-1, Farmland Preservation District. With a few exceptions, the lands within ½ mile of the subject site are also zoned A-1. Apart from a used lawnmower shop located at the above-stated intersection, the predominant use of the subject site and the surrounding lands is agricultural.

ADDITIONAL INFORMATION / ANALYSIS: As eluded to above, the subject site is currently being used as cropland. The proposal would include the equipment compound, tower, chain-link fence, and three guy wire anchor locations. All of these are included in the leased area being provided by the property owners.

Per Chapter 66.0404(4)(a) through (w), (See page 3 of 3), the only way this project could be stopped would be if the owners/applicant refused to comply with the statutory requirements that are reflected in the Green Lake County zoning ordinance. The Land Use Planning & Zoning Department will make sure the owners/applicant adhere to these requirements.

The purpose of this conditional use permit hearing is to notify the public of the impending project. This way the adjacent property owners have the opportunity to attend a public hearing to find out specifics and give testimony, and to voice any concerns regarding the project.

GENERAL CRITERIA FOR REVIEW OF CONDITIONAL USE REQUESTS:

- a) Will not have a negative effect upon the health, safety, and general welfare of occupants of surrounding lands; and
- b) Will be designed, constructed, operated, and maintained so as to be harmonious, 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; and
- c) Will not be hazardous or disturbing to existing or future neighboring uses; and
- d) Will not be detrimental to property in the immediate vicinity or to the community as a whole; and
- e) Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, and schools; the persons or agencies

responsible for the establishment of the proposed use shall be able to adequately provide any such service; and

- f) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public or private streets or roads.

COUNTY STAFF COMMENTS: Normally, the Committee would be able to approve or deny this project based on the zoning ordinance's general criteria for review of conditional use permits. However, the State of Wisconsin Statutes have determined that these projects are effectively pre-approved so long as the project maintains compliance with Statutes. When the Committee approves this conditional use permit request, the following conditions should be required:

1. All of the provisions of the County Zoning Ordinance and State Statutes shall be adhered to by the owners/applicant.
2. A permit bond in the amount of \$20,000 shall be provided to the Land Use Planning & Zoning Department, prior to Land Use Permit issuance, which obligates the applicant to restore the subject site back to pre-development conditions in the event that the tower is taken out of service for a period of time exceeding 1 year.
3. The owners/applicant shall apply for and have been issued a fire number for the subject site prior to land use permit issuance.

TOWN OF MARQUETTE: An Action Form requesting the Town's input related to this conditional use permit request was mailed to the Town Clerk on August 2, 2019.

- (4) LIMITATIONS. With regard to an activity described in sub. (2) (a) or a class 2 collocation, a political subdivision may not do any of the following:**
- (a)** Impose environmental testing, sampling, or monitoring requirements, or other compliance measures for radio frequency emissions, on mobile service facilities or mobile radio service providers.
 - (b)** Enact an ordinance imposing a moratorium on the permitting, construction, or approval of any such activities.
 - (c)** Enact an ordinance prohibiting the placement of a mobile service support structure in particular locations within the political subdivision.
 - (d)** Charge a mobile radio service provider a fee in excess of one of the following amounts:
 - 1.** For a permit for a class 2 collocation, the lesser of \$500 or the amount charged by a political subdivision for a building permit for any other type of commercial development or land use development.
 - 2.** For a permit for an activity described in sub. (2) (a), \$3,000.
 - (e)** Charge a mobile radio service provider any recurring fee for an activity described in sub. (2) (a) or a class 2 collocation.
 - (f)** Permit 3rd party consultants to charge the applicant for any travel expenses incurred in the consultant's review of mobile service permits or applications.
 - (g)** Disapprove an application to conduct an activity described under sub. (2) (a) based solely on aesthetic concerns.
 - (gm)** Disapprove an application to conduct a class 2 collocation on aesthetic concerns.
 - (h)** Enact or enforce an ordinance related to radio frequency signal strength or the adequacy of mobile service quality.
 - (i)** Impose a surety requirement, unless the requirement is competitively neutral, nondiscriminatory, and commensurate with the historical record for surety requirements for other facilities and structures in the political subdivision which fall into disuse. There is a rebuttable presumption that a surety requirement of \$20,000 or less complies with this paragraph.
 - (j)** Prohibit the placement of emergency power systems.
 - (k)** Require that a mobile service support structure be placed on property owned by the political subdivision.
 - (L)** Disapprove an application based solely on the height of the mobile service support structure or on whether the structure requires lighting.
 - (m)** Condition approval of such activities on the agreement of the structure or mobile service facility owner to provide space on or near the structure for the use of or by the political subdivision at less than the market rate, or to provide the political subdivision other services via the structure or facilities at less than the market rate.
 - (n)** Limit the duration of any permit that is granted.
 - (o)** Require an applicant to construct a distributed antenna system instead of either constructing a new mobile service support structure or engaging in collocation.
 - (p)** Disapprove an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.
 - (q)** Require that a mobile service support structure, existing structure, or mobile service facilities have or be connected to backup battery power.
 - (r)** Impose a setback or fall zone requirement for a mobile service support structure that is different from a requirement that is imposed on other types of commercial structures.
 - (s)** Consider an activity a substantial modification under sub. (1) (s) 1. or 2. if a greater height is necessary to avoid interference with an existing antenna.
 - (t)** Consider an activity a substantial modification under sub. (1) (s) 3. if a greater protrusion is necessary to shelter the antenna from inclement weather or to connect the antenna to the existing structure by cable.
 - (u)** Limit the height of a mobile service support structure to under 200 feet.
 - (v)** Condition the approval of an application on, or otherwise require, the applicant's agreement to indemnify or insure the political subdivision in connection with the political subdivision's exercise of its authority to approve the application.
 - (w)** Condition the approval of an application on, or otherwise require, the applicant's agreement to permit the political subdivision to place at or collocate with the applicant's support structure any mobile service facilities provided or operated by, whether in whole or in part, a political subdivision or an entity in which a political subdivision has a governance, competitive, economic, financial or other interest.

Please type or use black ink

Return to: Green Lake County
Planning & Zoning Department
571 County Road A
Green Lake, WI 54941

GENERAL APPLICATION

Fee \$375 (not refundable)

Date 07/11/2019

Zone Change from _____ to _____

Conditional Use Permit for Communication Facility/Tower w/mobile service facility

Other _____

PROPERTY OWNER / APPLICANT

Name SWANKE, GARY L & LINDA A

Mailing Address N2797 COUNTY ROAD B, MARKESAN, WI 53946

Phone Number 920-767-1957

Signature _____ Date _____

AGENT IF OTHER THAN OWNER

Name Cloud1, LLC. (Jay Wendt Representative)

Mailing Address 417 Pine Street, Green Bay, WI wi 54301

Phone Number 608-852-6170 jay.wendt@bugtusselwireless.com

Signature *J. Wendt* Date 07/11/2019

PROPERTY INFORMATION

Town of Marquette Affected Parcel Number(s) 014-014000010000 Affected Acres 2.5

Lot _____ Block _____ Subdivision (or CSM) _____

Section 1 Town 14 North Range 11 East

Location / Address of Property _____

Legal Description NE-NE, Sect. 1, T14N, R11E

Current Zoning Classification A-1 Current Use of Property Agriculture

Detailed Description of Proposed Use Communication facility and tower for wireless services

PLEASE PROVIDE A DETAILED SITE PLAN WITH THE APPLICATION

Fees: Zone Change \$375
Conditional Use Permit \$375.00
Variance \$375.00
Special Exception \$375.00



PZP-010 (04/09)


DRIVING DIRECTIONS

FOR MAP KEYS



NOTE: TO SCAN THE QR CODE, DOWNLOAD A QR READER APP

AERIAL VIEW OF SITE



1 SITE LOCATION

GENERAL LOCATION



1 SITE LOCATION

cloud 1

KINGSTON CONSTRUCTION DRAWINGS

GENERAL NOTES

DESCRIPTION OF PROPOSED SITE USE
 170 SOUTH AVENUE, 1ST FLOOR



TO OBTAIN LOCATION OF PARTICIPANTS USE REGULARLY FACILITIES BEFORE YOU USE IN WISCONSIN

**DIGGERS HOTLINE 811 OR
1-800-242-0511**

WISCONSIN STATUTE 19.075 (1974) RECEIVES M.N. OF 3
 WWW.DIGGERSHOTLINE.COM

SHEET INDEX

GENERAL	FOUNDATION
1 TITLE SHEET	
NOTES	
1 1 SPECIFICATIONS	
2 2 SPECIFICATIONS	
SITE	
1 0. TOTAL SITE PLAN WITH AERIAL PHOTO	
2 1. GENERAL SITE PLAN	
3 SITE PLAN	
4 SITE ELEVATION	
5 FINISH DETAILS	
6 SITE DETAILS	
FOUNDATION	
1 1. SITE PLAN	
FOUNDATION	
1 1. FOUNDATION PLAN	
2 2. FOUNDATION DETAILS	
3 3. FOUNDATION DETAILS	
4 4. FOUNDATION DETAILS	

PROJECT INFORMATION

SITE DATA	CONTRACTOR INFORMATION
SITE NAME: KINGSTON	PARAMER & ASSOCIATES, INC.
ADDRESS	855 CEDARCREST DRIVE
COUNTY: WASHINGTON	SALISBURY, WI 53585
SHEET NO.: 01	CONTACT: STEVE WILSON
GREEN LAKE COUNTY	PH: (608) 643-4100
AS PER 014-00001-0000	EMAIL: steve@paramer.com
DATE: 11/28/2019	
ENGINEER: MICHAEL L. PINSKE	
REGISTERED: WISCONSIN	
EXPIRES: 11/28/2024	
OCCUPANCY UNANNOUNCED	
PROJECT	
CLOUD 1	
170 PINE STREET FLOOR 2	
GREEN BAY, WI 54301	
PH: (920) 940-0147	

PARAMER & ASSOCIATES, INC.

855 CEDARCREST DRIVE
 SALISBURY, WI 53585
 (608) 643-4100 www.paramer.com

cloud 1

417 PINE STREET FLOOR 2
 GREEN BAY, WI 54301
 PH: (920) 940-0147



WISCONSIN

MICHAEL L. PINSKE
 18387
 MIDDLETON, WI

PROFESSIONAL ENGINEER

DATE: 11/28/2019
SCALE: NONE

KINGSTON

TITLE SHEET

SCALE: NONE



RAMAKER & ASSOCIATES INC
 855 Community Dr. South City, WI 53563
 608-643-4100 www.Ramaker.com
 5400 W. 12th St. • Wauwatosa, WI
 Woodliff Lake Dr. • Bay View, WI

cloud

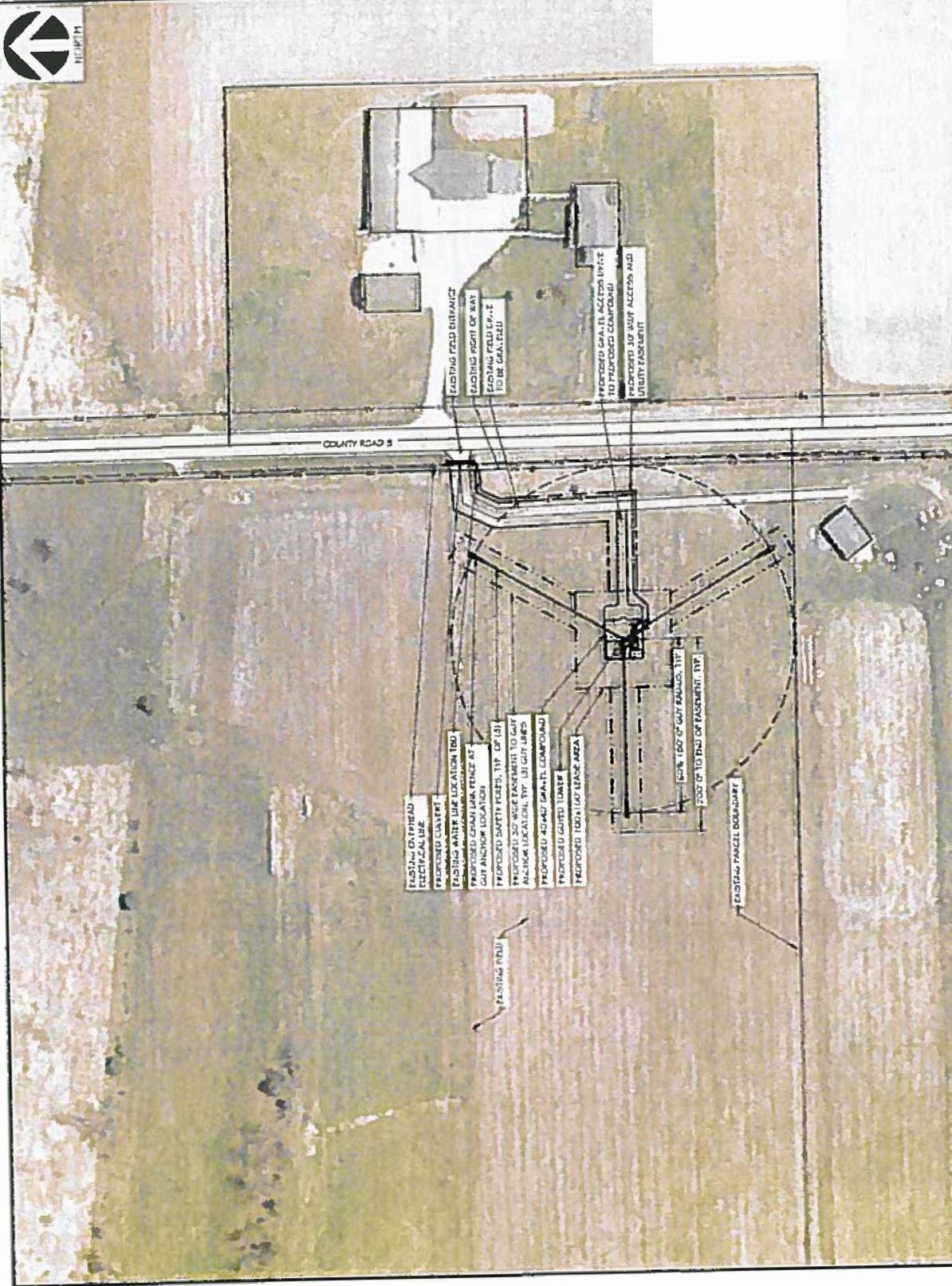
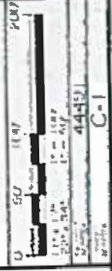
417 FINE STREET FLOOR 2
 GREEN BAY, WI 54301
 PH: (920) 840-0147

NO.	DATE	DESCRIPTION
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2	10/12/18	ISSUED FOR PERMITS
3	10/12/18	ISSUED FOR PERMITS
4	10/12/18	ISSUED FOR PERMITS
5	10/12/18	ISSUED FOR PERMITS
6	10/12/18	ISSUED FOR PERMITS
7	10/12/18	ISSUED FOR PERMITS
8	10/12/18	ISSUED FOR PERMITS
9	10/12/18	ISSUED FOR PERMITS
10	10/12/18	ISSUED FOR PERMITS

KINGSTON

CONTRACT NO. 18-001
 GREEN BAY, WI 54301
 SAFETY LAKE COURTYARD
 18.001

OVERALL SITE PLAN
 WITH AERIAL



OVERALL SITE PLAN W/ AERIAL PHOTO
 SCALE: 1" = 100'

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 6/15/2019 10:28:15 AM



PROPOSED COMPOUND LOCATION



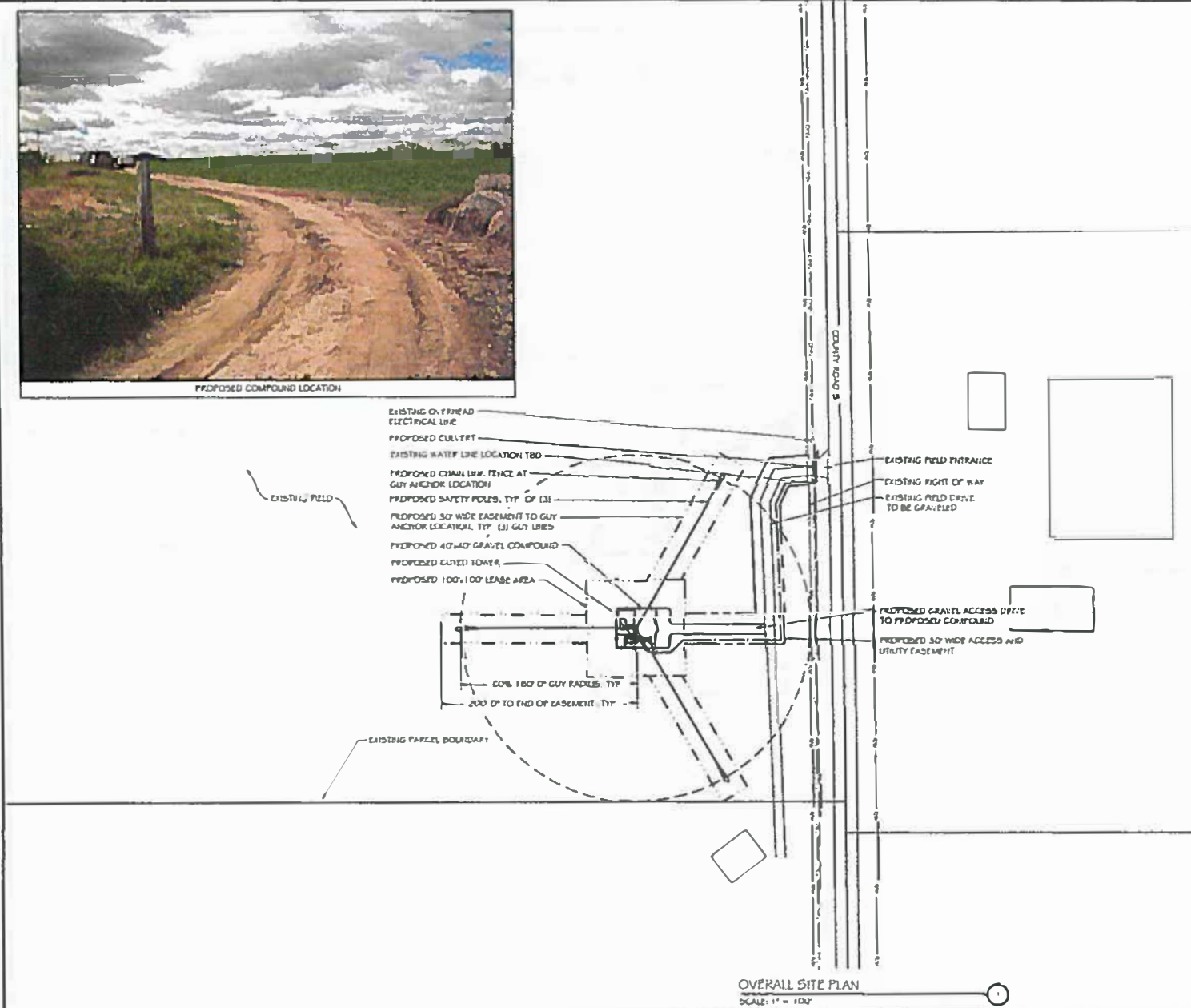
NORTH

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 PH.: (920) 840-0147

C:\Users\kramaker\appdata\local\temp\AutoCAD 2019\Project_000.dwg Printed by kramaker on 06/15/2019



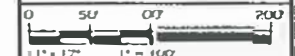
OVERALL SITE PLAN
 SCALE: 1" = 100'

NO.	DATE	BY	DESCRIPTION

KINGSTON

3.3823 RE-CLASSIFIED
 COUNTY ROAD B
 GREEN LAKE, WI 54914
 GREEN LAKE COUNTY
 TAX PARCEL: 4 50001 0000

OVERALL SITE PLAN

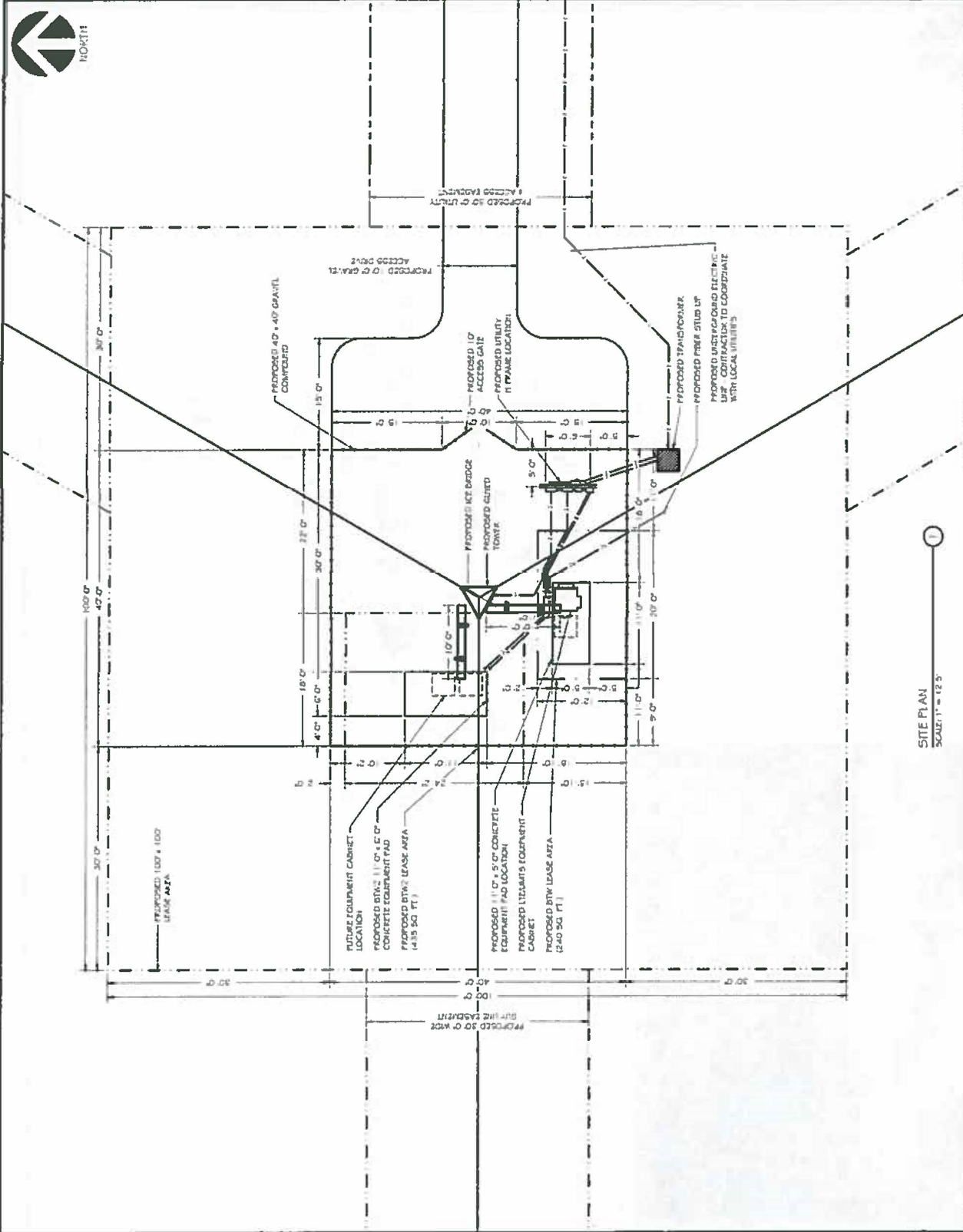


44411
 C-2

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AREA	DATE	REVISION
1	10/1/18	ISSUE FOR PERMITS
2	10/1/18	ISSUE FOR PERMITS
3	10/1/18	ISSUE FOR PERMITS
4	10/1/18	ISSUE FOR PERMITS
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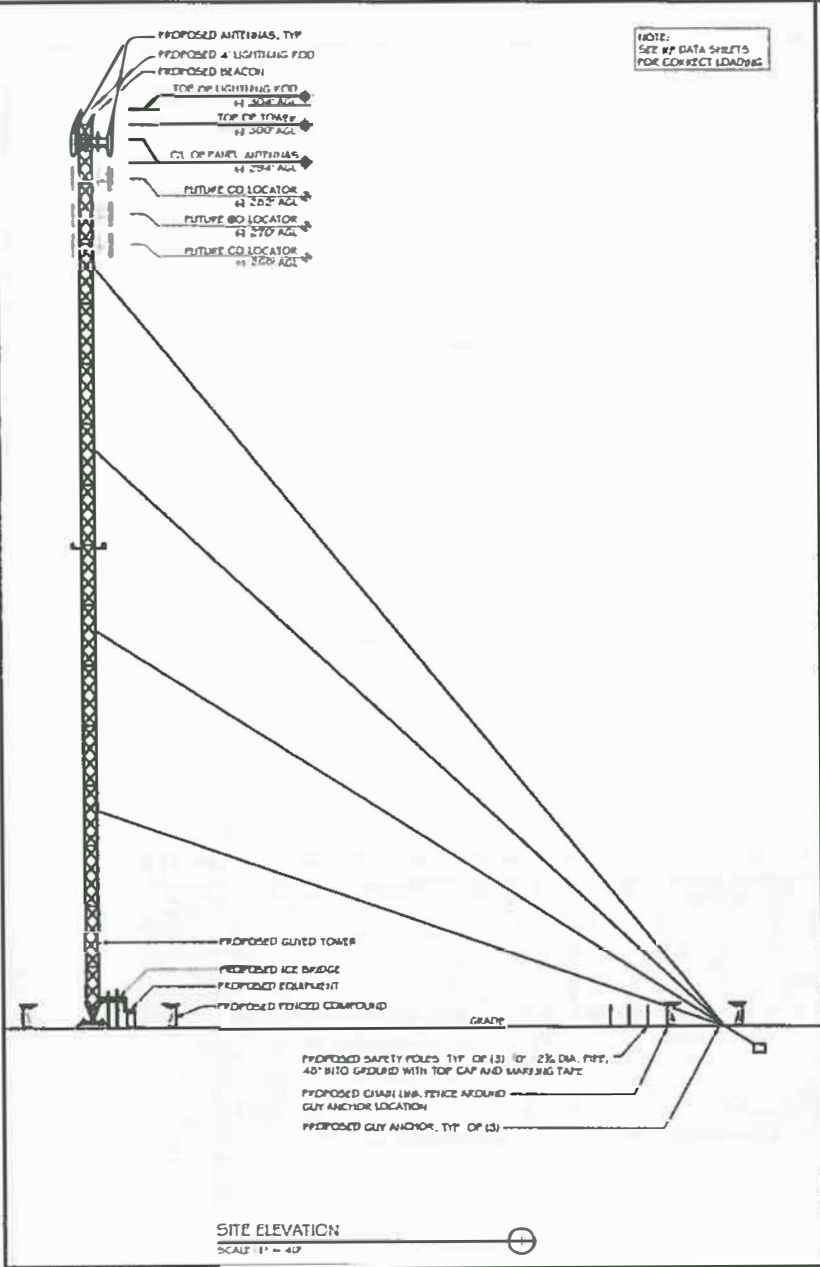
KINGSTON
 PROJECT: 417 PINE STREET FLOOR 2
 COUNTY ROAD D
 GREEN BAY, WI 54301
 COUNTY: WAUKESHA COUNTY
 SHEET NO.: 44491

SITE PLAN
 SCALE: 1" = 12'
 SHEET NO.: 44491
 DATE: 10/1/18

© Copyright 2018, Ramaker & Associates, Inc. All Rights Reserved. Prepared by Ramaker on 10/1/18. Project: 417 Pine Street Floor 2, Kingston, Wisconsin. File: 44491_SitePlan.dwg

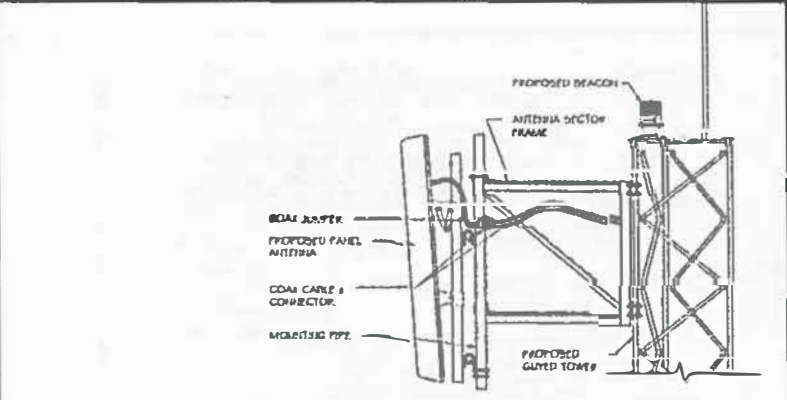
Project Location: 417 Pine Street, Kingston, WI
 Date: 06/27/2015
 Scale: 1" = 40'

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 Project: 417 Pine Street, Kingston, WI
 Scale: 1" = 40'

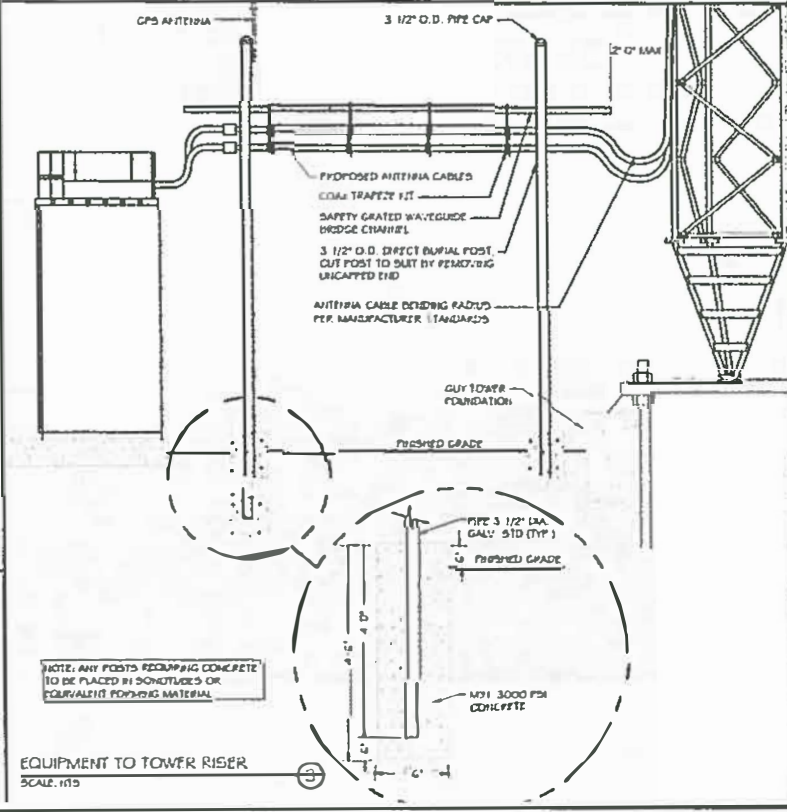


NOTE:
SEE HP DATA SHEETS
FOR CORRECT LOADINGS

SITE ELEVATION
SCALE: 1" = 40'



PANEL ANTENNA MOUNT DETAIL
SCALE: 1/8" = 1"



NOTE: ANY POSTS REQUIRING CONCRETE
TO BE PLACED IN SONOTUBES OR
EQUIVALENT FORMING MATERIAL

EQUIPMENT TO TOWER RISER
SCALE: 1/8" = 1"

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 PH: (920) 840-0147

cloud1
 417 PINE STREET FLOOR 2
 GREEN BAY, WI 54301
 PH: (920) 840-0147

DATE	BY	REVISION
06/27/2015		

KINGSTON
 COUNTY ROAD D
 GREEN BAY, WI 54314
 GREEN LAKE COUNTY

SITE ELEVATION

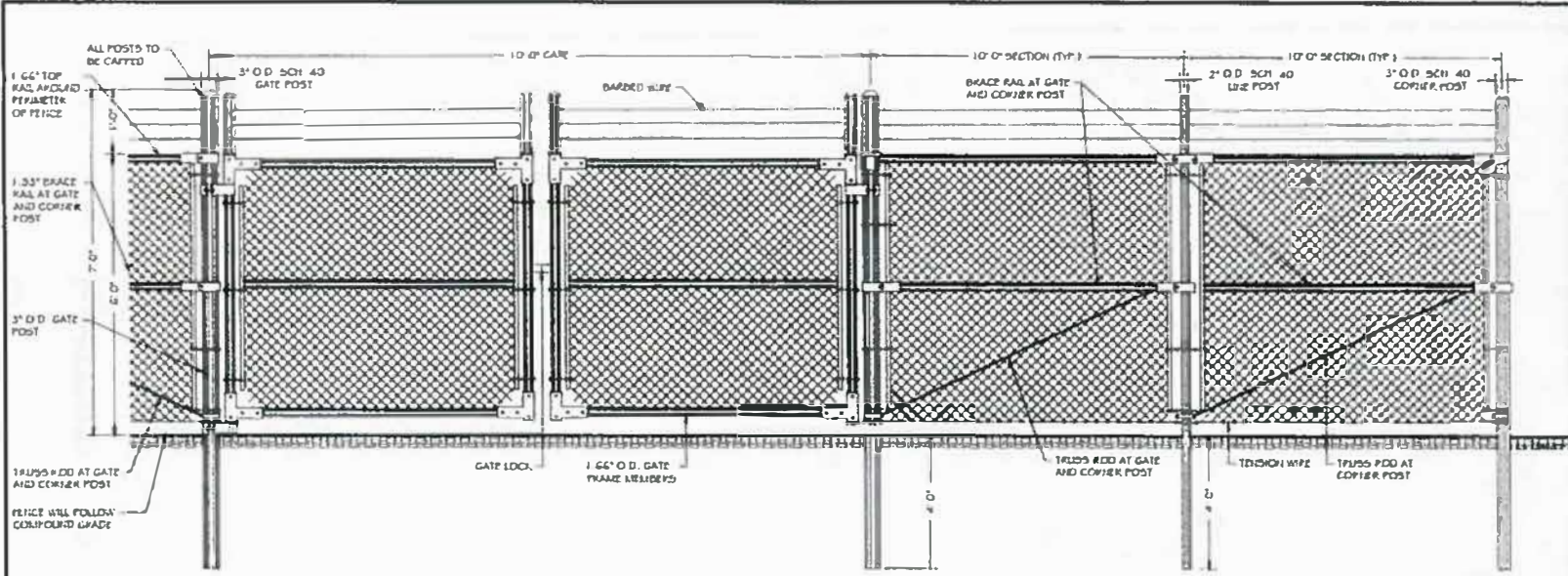
1" = 40'

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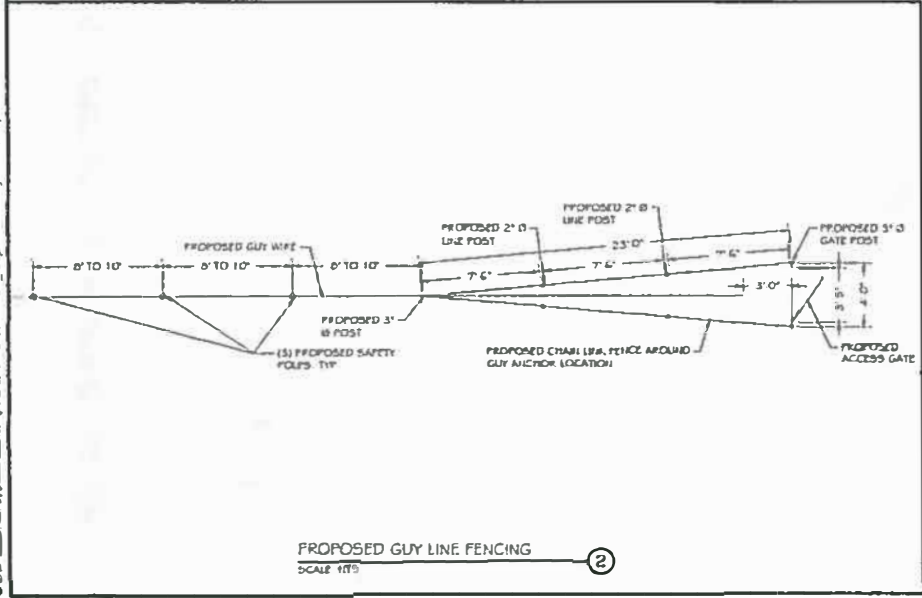
C-4

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Scale: 1/8" = 1'-0" DATE: 06/27/2011



FENCE AND ACCESS GATE DETAIL
SCALE: 1/8" = 1'-0"



PROPOSED GUY LINE FENCING
SCALE: 1/8" = 1'-0"

- SCOPE**
- THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FENCING AND GUY AREA FENCING. SEE SITE PLAN AND DRAWINGS FOR DETAILS.
 - SPECIAL REQUIREMENTS:
 - ALL WIRE, FABRIC, FITTINGS, HARDWARE AND STEEL MEMBERS USED FOR SITE AREA FENCING SHALL BE NOT BIFID GALVANIZED OR OTHER APPROVED NON CORROSIIVE MATERIAL.
 - ALL NON CORROSIIVE MATERIAL SHALL BE APPROVED BY THE PROJECT MANAGER.
 - ANY DAMAGE TO GALVANIZED OR NON CORROSIIVE COATINGS DURING CONSTRUCTION SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S RECOMMENDED METHODS. INSTALLATION PRACTICE.
 - PERMITS:
 - LOCATION OF CORNER POSTS SHALL BE DETERMINED FROM STAKES AND PROPERTY PINS INSTALLED BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT. IF THE STAKES ARE NOT PRESENT OR DO NOT CONFORM TO THE SITE PLAN, CONSULT WITH THE PROJECT MANAGER.
 - CORNER & GATE POST FOUNDATIONS SHALL BE 2.0 FT 3" O.D. GALVANIZED PIPE UNLESS SPECIFIED OTHERWISE.
 - CORNER POSTS SHALL BE SET WITH ONE RICH (1/2" OF DIMENSIONS INDICATED ON THE SITE PLAN).
 - FENCE POSTS SHALL BE VERTICALLY PLUMB IN ALL PLACES WITHIN 1/2" RICH (1/2").
 - CORNER & GATE POST FOUNDATIONS SHALL BE A MINIMUM FOUR FEET (4') DEEP OR SIX RICHES (6') BELOW THE FROST LINE, WHICHEVER IS GREATER, WITH MINIMUM SIX (6") CLEARANCE BETWEEN BOTTOM OF POST AND BOTTOM OF THE HOLE.
 - CORNER POSTS AND GATE POSTS SPACING SHALL BE EQUAL WITH A TEN FOOT (10') MAXIMUM SPACING. GATE POST SPACING AND SPECIFIC LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED BY PROJECT MANAGER.
 - ALL POSTS SHALL BE CAPTED.
 - ALL CORNER, GATE AND END PANELS SHALL HAVE MINIMUM 1/2" DIAMETER TRIANGULAR TRUSS RODS WITH HORIZONTAL BRACE RODS. 1-1/2" HORIZONTAL DIMENSION PIPE SHALL BE INSTALLED BETWEEN POSTS.
 - A TOP RAIL (1.38" I.D.) GALVANIZED PIPE SHALL BE INSTALLED BETWEEN POSTS.
 - ALL FOUR CORNER POSTS AND BOTH GATE POSTS SHALL BE CONNECTED TO THE SITE GROUNDING SYSTEM (REFER TO GROUNDING SYSTEM STANDARD).
- 4. GATE**
- LOCATION OF GATE SHALL CONFORM TO THE SITE PLAN. GATE SIZE SHALL BE PER PLAN SPECIFICATIONS.
 - ALL JOINTS BETWEEN TUBULAR GATE MEMBERS SHALL BE WELDED OR HEAVY FITTINGS PROVIDING FACT AND WATER TIGHT CONNECTIONS.
 - GATE HINGES SHALL PROVIDE FOR 180 DEGREE RADIUS GATE SWING. ALL HINGE BOLTS SHALL BE ON THE INSIDE AND DOUBLE BOLT TO DETER UNAUTHORIZED ENTRY.
 - GATE STOPS SHALL BE INSTALLED AND SHALL HOLD GATE IN OPEN POSITION.
 - BARBED WIRE GUARD SHALL BE INSTALLED ON TOP OF GATES. ADEQUATE CLEARANCE SHALL BE MAINTAINED TO ALLOW GATE OPERATION.
 - GATE SHALL BE INSTALLED PLUMB AND SHALL OPEN AND CLOSE FREELY.
 - GATE POSTS SHALL NOT BE SHOWN AS A CORNER POST.
 - THE FOLLOWING GATE TYPE SHALL BE PROVIDED AND INSTALLED AS INDICATED ON THE SITE PLAN AND VERIFIED WITH THE PROJECT MANAGER:

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 100% BONDED & LICENSED
 655 Community Dr. Sauk City, WI 53583
 608 643 4160 www.Ramaker.com
 Sauk City, WI • Williston, ME
 Woodcliff Lake, NJ • Bay Mills, MI

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 417 PINE STREET FLOOR 2
 GREEN BAY, WI 54301
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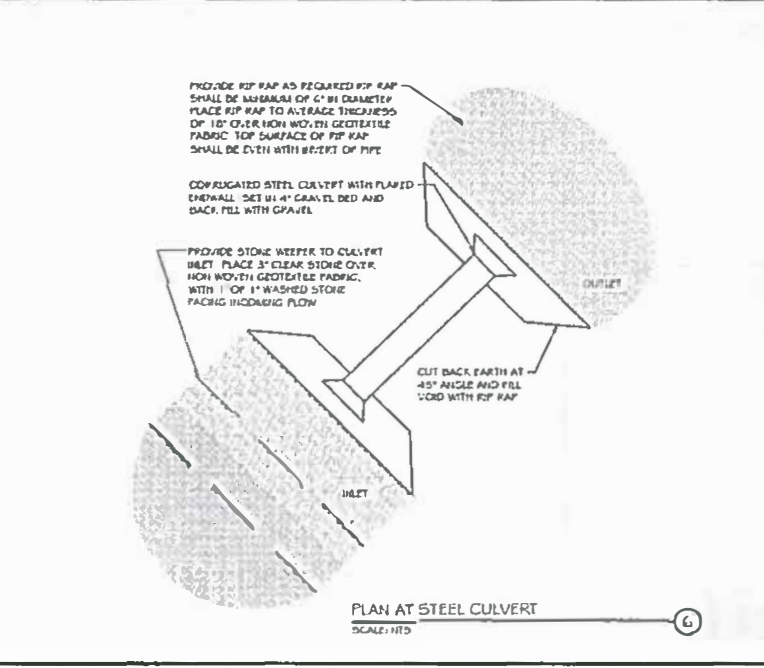
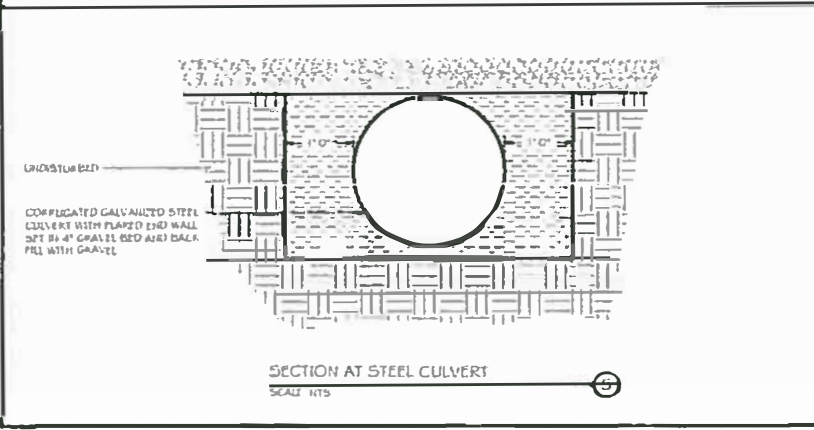
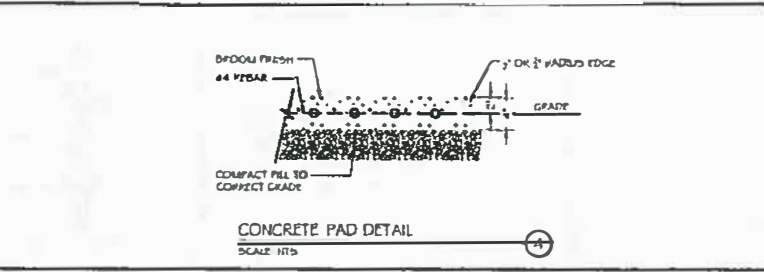
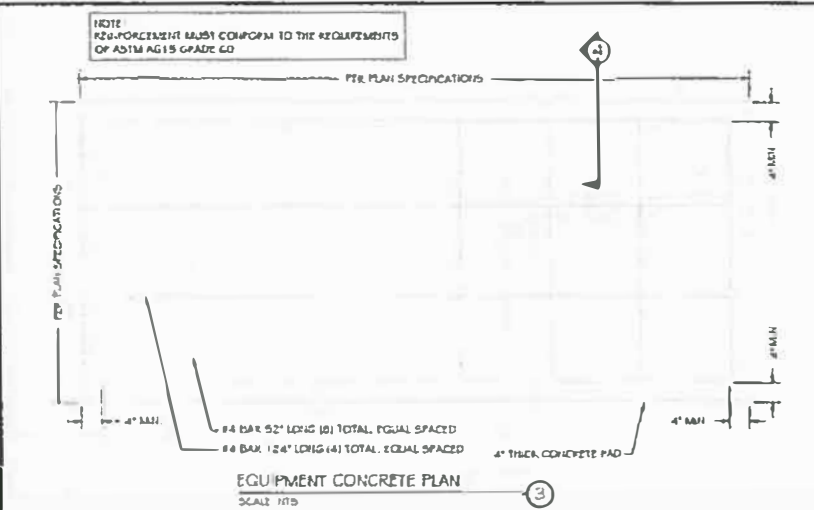
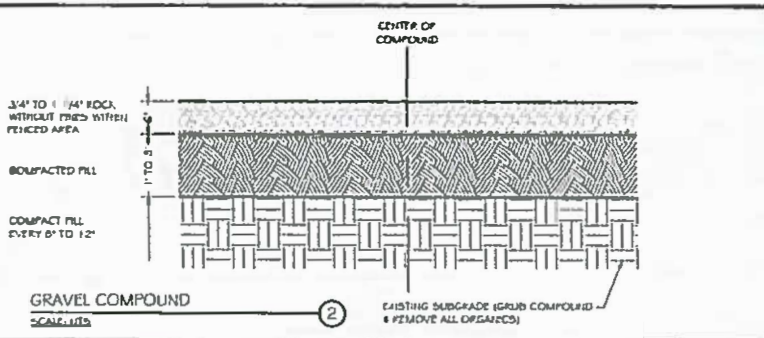
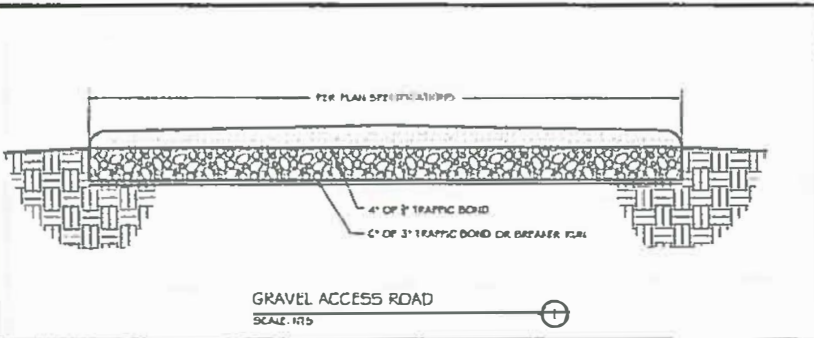
DATE	DESCRIPTION	BY	CHKD
06/27/2011	FINAL		

KINGSTON
 PROJECT LOCATION
 COUNTY ROAD B
 GREEN LAKE, WI 54214
 GREEN LAKE COUNTY
 SHEET NO. 4449

FENCE DETAILS
 SCALE: NONP

4449
 C-5

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 DRAWN BY: JH
 CHECKED BY: EBN



RAMAKER & ASSOCIATES INC
 1500 W. BAYVIEW, #100 WILMUR, WI
 855 Community Dr. Sauk City, WI 53583
 608-643-4100 www.Ramaker.com
 Sauk City, WI - Wilmar, WI
 Woodcliff Lake, NJ - Baytown, TX

cloud1
 417 PINE STREET FLOOR 2
 GREEN BAY WI 54301
 PH (920) 940-0147

DATE	REV	DESCRIPTION

KINGSTON
 COUNTY ROAD B
 GREEN LAKE, WI 54914
 GREEN LAKE COUNTY

SITE DETAILS

SCALE: NONE

PROJECT NO: 44491
 SHEET NO: C-6

© Copyright 2019
 Project Number: 14-000-0000
 Date: 08/27/2019

Project Number: 14-000-0000
 Date: 08/27/2019

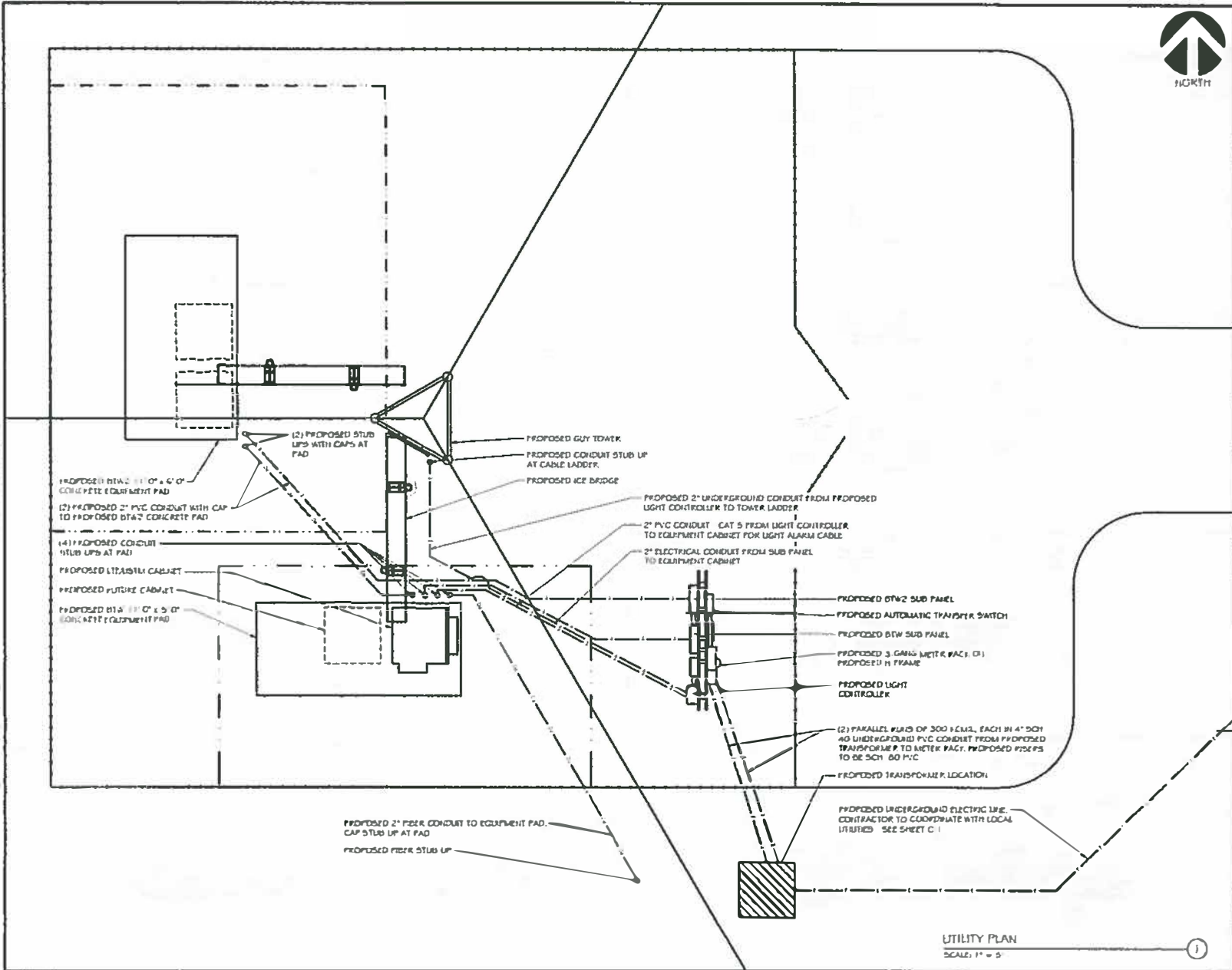
Project Number: 14-000-0000
 Date: 08/27/2019



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 100% EMPLOYED WORKERS
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 Woodchit Lake, NJ • Baylunon, PA

cloud

417 PINE STREET FLOOR 2
 GREEN BAY, WI 54301
 PH. (920) 940-0147



DATE	BY	DESCRIPTION
08/27/2019	RAMAKER	FINAL

KINGSTON

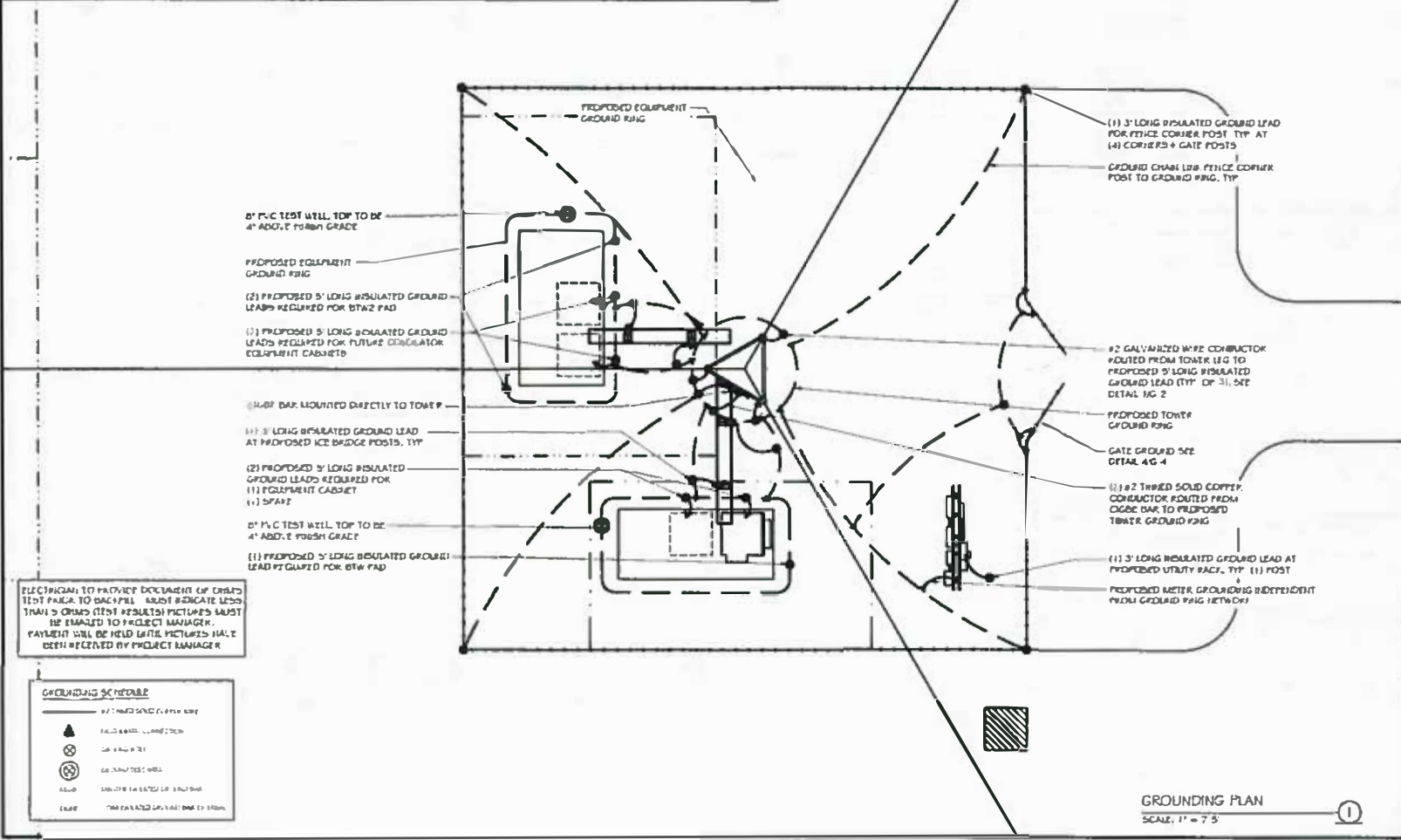
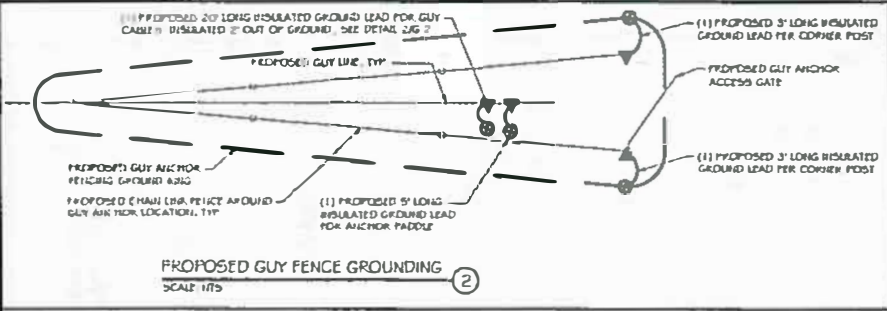
PROJECT NUMBER: 14-000-0000
 COUNTY ROAD 15
 GREEN LAKE, WI 54914
 GREEN LAKE COUNTY
 TAX PARCEL # 14-0000-0000

UTILITY PLAN



UTILITY PLAN
 SCALE: 1" = 5'

Project: Kingston, WI - 4.1.19
 Date: 06/27/2019
 Scale: 1" = 7.5'
 Projected by: Ramaker & Associates, Inc.
 Checked by: [Signature]
 Drawn by: [Signature]



ELECTRICIAN TO PROVIDE DOCUMENT OF GUY TEST PAPER TO BACKFILL. MUST INDICATE LESS THAN 5 OHMS (SEE RESULTS PICTURES) MUST BE EMAILED TO PROJECT MANAGER. PAYMENT WILL BE HELD UNTIL PICTURES HAVE BEEN RECEIVED BY PROJECT MANAGER.

GROUNDING SCHEDULE

[Symbol]	8" P.C. TEST WELL
[Symbol]	1" DIA. 1/2" WALL THICKNESS
[Symbol]	1/2" DIA. 1/4" WALL THICKNESS
[Symbol]	1/2" DIA. 1/4" WALL THICKNESS
[Symbol]	1/2" DIA. 1/4" WALL THICKNESS
[Symbol]	1/2" DIA. 1/4" WALL THICKNESS
[Symbol]	1/2" DIA. 1/4" WALL THICKNESS
[Symbol]	1/2" DIA. 1/4" WALL THICKNESS



RAMAKER & ASSOCIATES INC
 1825 W. 236th St., Lincoln, NE
 855 Community Dr., Sauk City, WI 53583
 608-643-4100 www.Ramaker.com
 Sauk City, WI • Williams, AR • Woodliff Lake, NJ • Bayston, PA

cloud1
 417 PINE STREET FLOOR 2
 GREEN BAY, WI 54301
 PH: (920) 840-0147

DATE	DESCRIPTION	BY
06/27/2019	FINAL	[Signature]

KINGSTON
 COUNTY ROAD 55
 GREEN LAKE, WI 54914
 GREEN LAKE COUNTY
 TAC: (920) 840-0147

GROUNDING PLAN

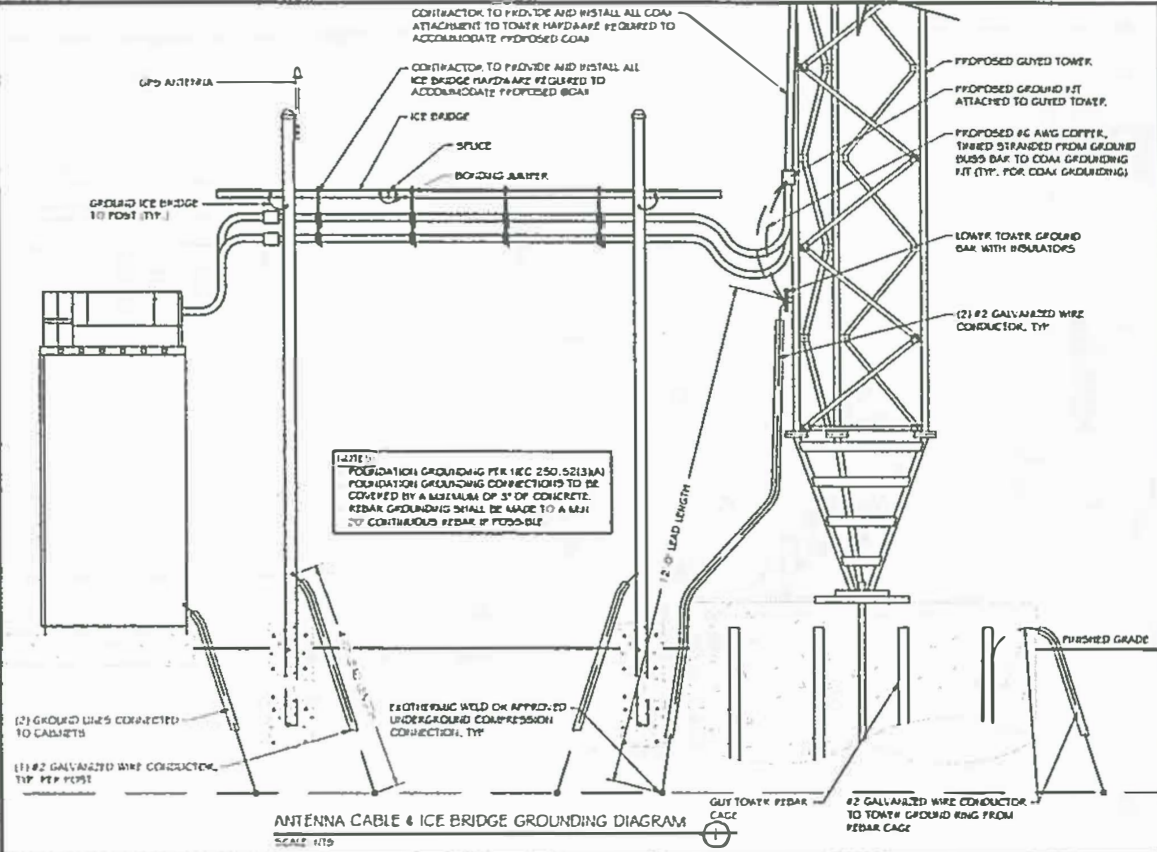
0 3.75' 7.5' 15'

1" = 7.5'
 1" = 3.75'

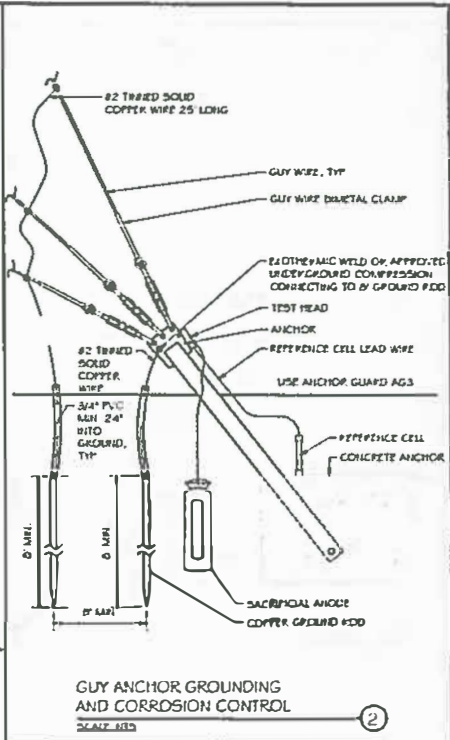
GROUNDING PLAN
 SCALE: 1" = 7.5'

44491
 SHEET G-1

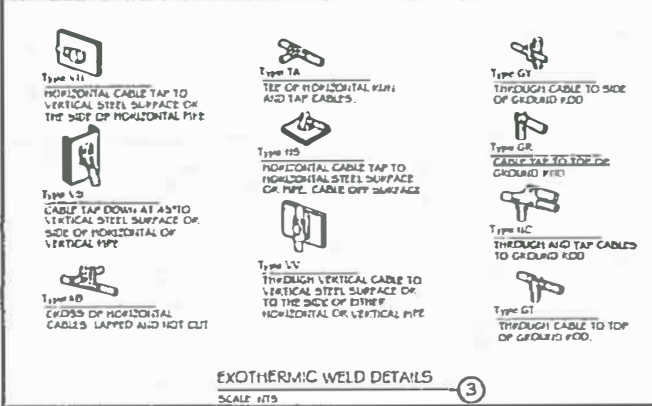
Project: RAMAKER, INC. 2014-01-15
 Date: 01/15/14
 Scale: 1/8" = 1'-0"
 Drawing No: 6-2
 Project No: 44491
 Date: 06/27/2019
 Scale: NONE
 Drawing No: G-2



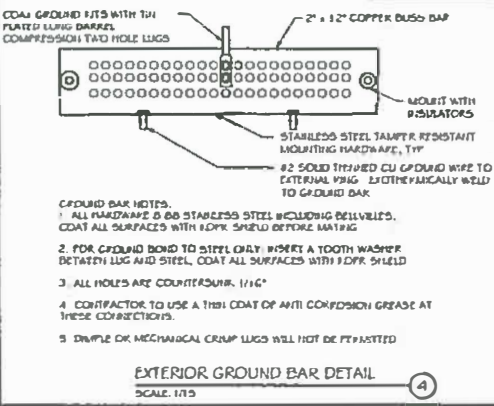
ANTENNA CABLE & ICE BRIDGE GROUNDING DIAGRAM
SCALE: 1/8"



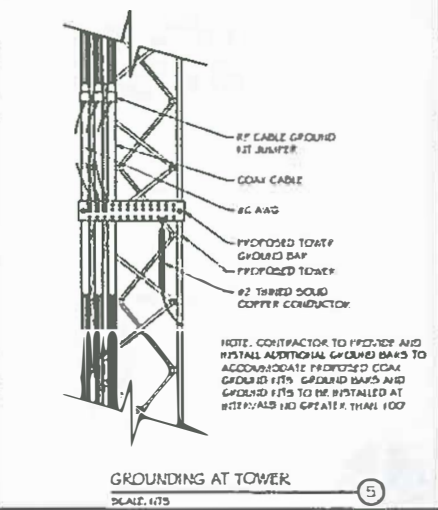
GUY ANCHOR GROUNDING AND CORROSION CONTROL
SCALE: 1/8"



EXOTHERMIC WELD DETAILS
SCALE: 1/8"



EXTERIOR GROUND BAR DETAIL
SCALE: 1/8"



GROUNDING AT TOWER
SCALE: 1/8"

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 Sauk City, WI • Watertown, MN
 Woodcliff Lake, NJ • Bayamon, P.R.

cloud1
 417 PINE STREET FLOOR 2
 GREEN BAY, WI 54301
 PH: (920) 940-0147

DATE: 01/15/14	REVISION:
DATE: FINAL	DATE: 06/27/2019
KINGSTON	
PROJECT NO: 44491 COUNTY ROAD B GREEN LAKE, WI 54314 GREEN LAKE COUNTY TEL: 920.940.0147 FAX: 920.940.0147	

GROUNDING DETAILS
 SCALE: NONE
 SHEET NO: 44491
 OF: 6-2

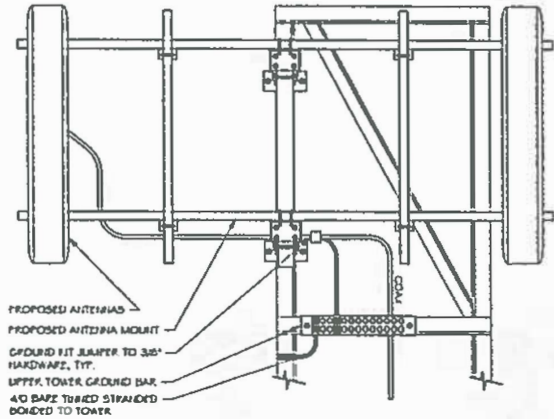
Project Number: 44491
 Date: 06/27/2019

Drawing Title: GROUNDING

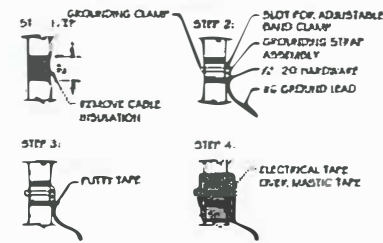
Drawing Number: 44491-G-3
 Date: 06/27/2019

Scale: NONE

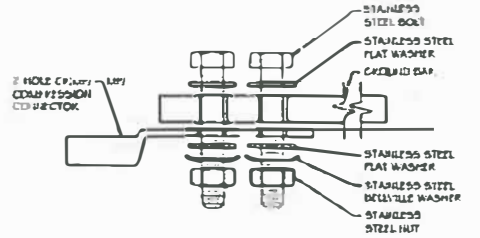
- NOTES:**
1. ALL HARDWARE (BOLTS, SCREWS, NUTS, WASHERS) SHALL BE 304 STAINLESS STEEL TYPE GRADE.
 2. CHOOSE BOLT LENGTH TO ALLOW A MIN. OF TWO THREADS EXPOSED
 3. SMOOTH INSULATING SURFACE TO REMOVE PAINT IN THE AREA OF THE CONNECTOR.
 4. APPLY AN EPOXY COMPOUND TO MATING SURFACE OF CONNECTOR AND Wipe OFF EXCESS COMPOUND
 5. CHINA TEST REQUIRED BY ELECTRIC CONTRACTOR PRIOR TO BACKFILL. RESULTS PROVIDED TO CLOUD 11 INTELLIGENCE



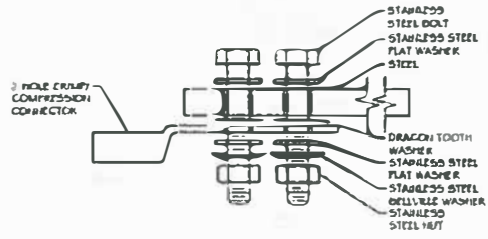
ANTENNA GROUNDING
SCALE: 1/15



COAXIAL CABLE GROUNDING
SCALE: 1/15



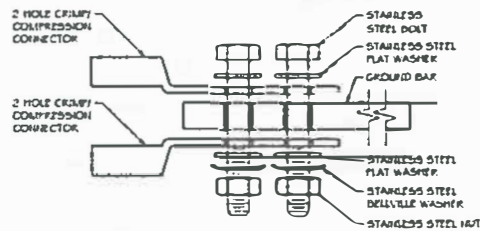
SINGLE CONNECTOR AT GROUND BARS



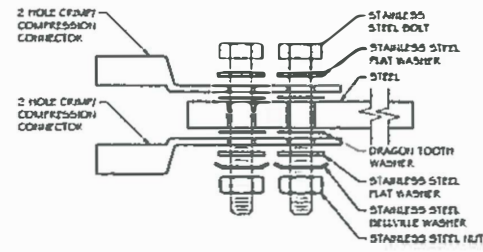
SINGLE CONNECTOR AT STEEL OBJECTS



SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS

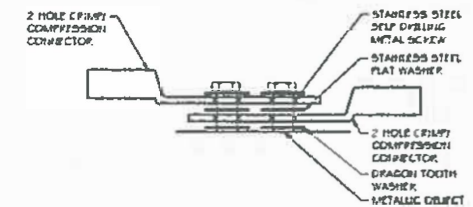


BACK TO BACK CONNECTORS AT GROUND BARS



BACK TO BACK CONNECTORS AT STEEL OBJECTS

CONNECTORS AND HARDWARE
SCALE: 1/15



BACK TO BACK CONNECTORS AT METALLIC/STEEL OBJECTS

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 1904 BAY PLAZA DR
 855 Community Dr, Sauk City, WI 53583
 608-643-4100 www.Ramaker.com
 Sauk City, WI • Wilmot, MN
 Woodliff Lake, NJ • Bayamon, PR

cloud1

417 PINE STREET FLOOR 2
 GREEN BAY, WI 54301
 PH: (920) 640-0147

DATE	DESCRIPTION	BY	APP'D
06/27/2019	ISSUE FOR PERMIT	RAMAKER	RAMAKER

KINGSTON

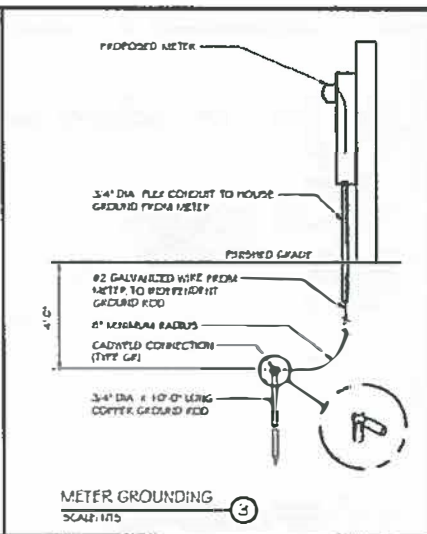
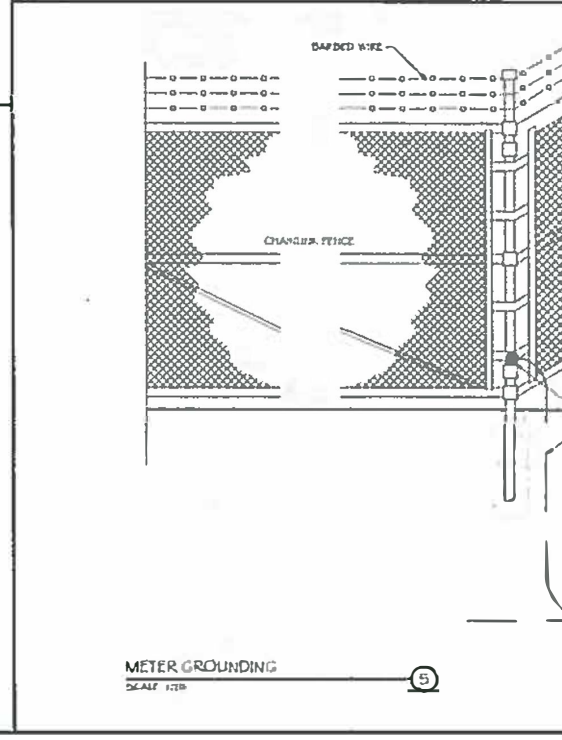
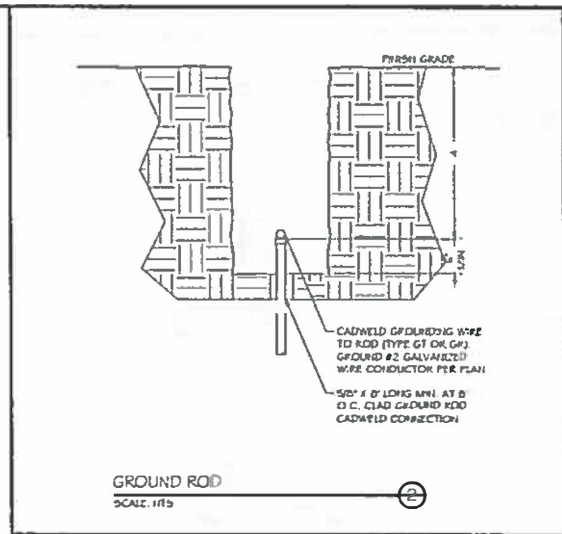
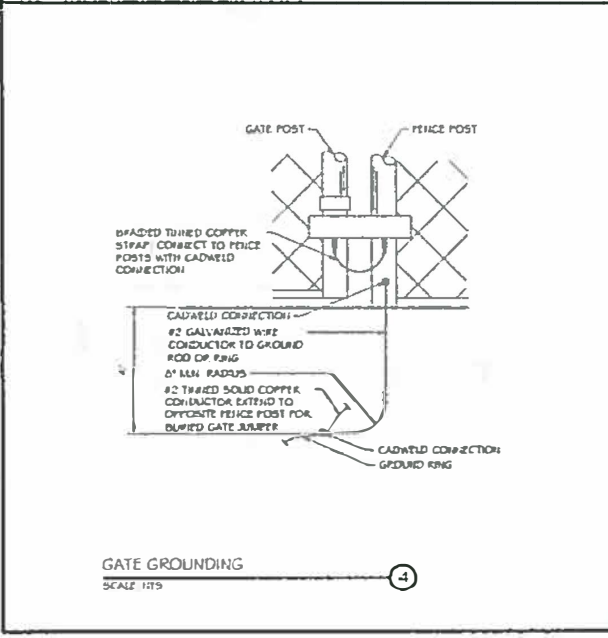
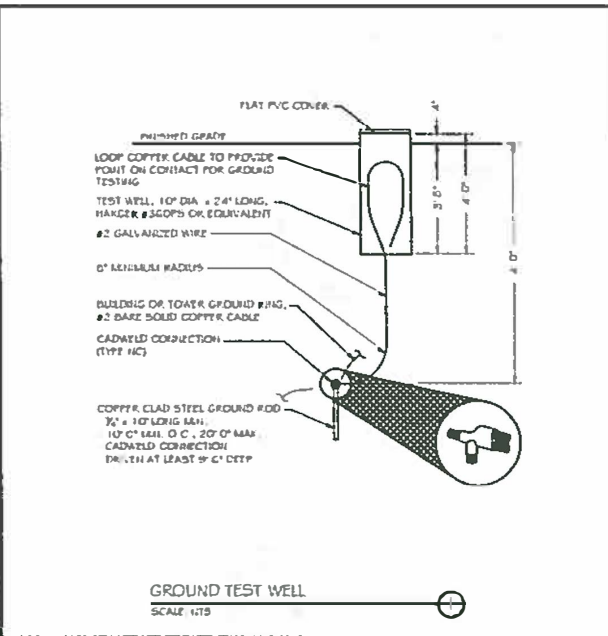
COUNTY ROAD B
 GREEN LAKE, WI 54914
 GREEN LAKE COUNTY

GROUNDING DETAILS

SCALE: NONE

44491
 G-3

© Copyright © 2019 by RAMAKER & ASSOCIATES, INC. All Rights Reserved.
 Project: Kingston, WI - 44491 - 06/27/2019
 Drawn by: [Name]
 Checked by: [Name]
 Date: 06/27/2019



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 100% EMPLOYEE OWNED
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 South City, WI • Wilbur, PA • Woodcliff Lake, NJ • Navasota, TX

cloud
 417 PINE STREET FLOOR 2
 GREEN BAY, WI 54301
 PH: (920) 940-0147

NO.	DATE	DESCRIPTION
1	06/27/2019	FINAL

KINGSTON
 COUNTY ROAD B
 GREEN LAKE, WI 54914
 GREEN LAKE COUNTY

GROUNDING DETAILS
 SCALE: NONE
 44491
 G-4



COPY

July 9, 2019

Ms Jackie Merryfield
Bug Tussel Wireless, LLC / Cloud1, LLC
417 Pine St.
Green Bay, WI 54305 - 1060

B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74111
(918) 587-4630
btwo@btgrp.com

Subject:	Fall Certification Letter
Eastpointe Designation:	Eastpointe Project Number: 7842
	Eastpointe Site Name: Kingston, WI
Engineering Firm Designation:	B+T Group Project Number: 136992.001.01
Site Data:	Kingston, WI
	300' Foot – Guyed Tower

To Whom it May Concern:

As Requested by Eastpointe Industries, LLC on behalf of Bug Tussel Wireless, LLC / Cloud1, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 300' Guyed Tower to be constructed at the Kingston, WI site.

This tower will be designed in accordance with the TIA 222-G standard for Green Lake County, WI. The tower will be designed to support antennas and transmission lines for four wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 90mph 3-sec gust (no ice), 40mph 3-sec gust (1/2" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

295'—Wireless Carrier 1 (CaAa= 150 Sq. Ft.) w/ (12) 1 5/8" transmission lines
285'—Wireless Carrier 2 (CaAa= 200 Sq. Ft.) w/ (12) 1 5/8" transmission lines
275'—Wireless Carrier 3 (CaAa= 150 Sq. Ft.) w/ (12) 1 5/8" transmission lines
265' - Wireless Carrier 4 (CaAa= 150 Sq. Ft.) w/ (12) 1 5/8" transmission lines

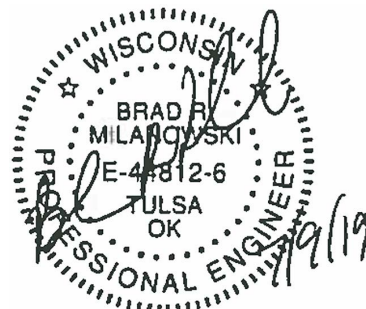
Currently it is our understanding that this structure be designed such that, if a failure were to occur, the tower would fall within a radius of 180' from the base of the structure. It should be understood that communication structures are designed in accordance with strict structural standards and it is extremely rare that well maintained towers fail under normal operational conditions. However, in the highly unlikely event that this tower were to experience operational failure, the failure mode would most likely be compression buckling. In a compression buckling failure, it is reasonable to assume a structure of this type would most likely collapse and fall on itself within a radius of 180' from the base of the tower. It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the tower failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

I hope this letter satisfies your concerns. Please let me know if I may be of further assistance.

Report prepared by: Jerod Dotson, P.E.

Respectfully submitted by: B+T Engineering, Inc.

Brad R. Milanowski, P.E.



AFFIDAVIT OF ADAM CRAIG

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

I, the undersigned, being duly sworn, state as follows:

- 1. I am an adult resident of the State of Wisconsin and a radio-frequency engineer employed by Bug Tussel Wireless, LLC and Cloud 1, LLC.
- 2. I make this affidavit in support of Cloud 1, LLC's application to the Town of Marquette and Green Lake County to construct a new communications tower located at: Tax Key Number: 014-014000010000 (Owned by: Gary L & Linda A Swanke, N2797 County Road B, Markesan, WI 53946)
- 3. Bug Tussel Wireless, LLC is a duly licensed mobile service provider and shall be the anchor tenant on the Cloud 1, LLC tower proposed property.
- 4. One of my job responsibilities is to design and direct the placement of the Bug Tussel Wireless antenna facilities throughout its entire mobile service network.
- 5. I have performed a review of the existing tower structures within one (1) miles of the proposed tower location and I have found that there are no collocation prospects for Bug Tussel Wireless, LLC. The attached RF analysis supports my findings.
- 6. The proposed site will have AT&T mobile voice and internet services. It will also include Bug Tussel Wireless fixed internet services.

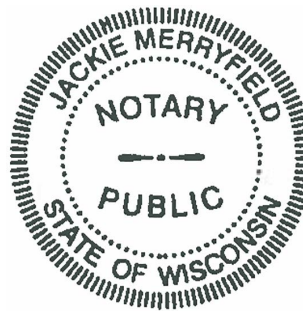
Adam C
(Signature)

7-1-19
(Date)

Adam Craig

Subscribed and sworn to before me
this 1 day of July, 2019.

Jackie Merryfield, Notary Public
Brown County, Wisconsin
My Commission Expires 12-9-2019



July 1st, 2019

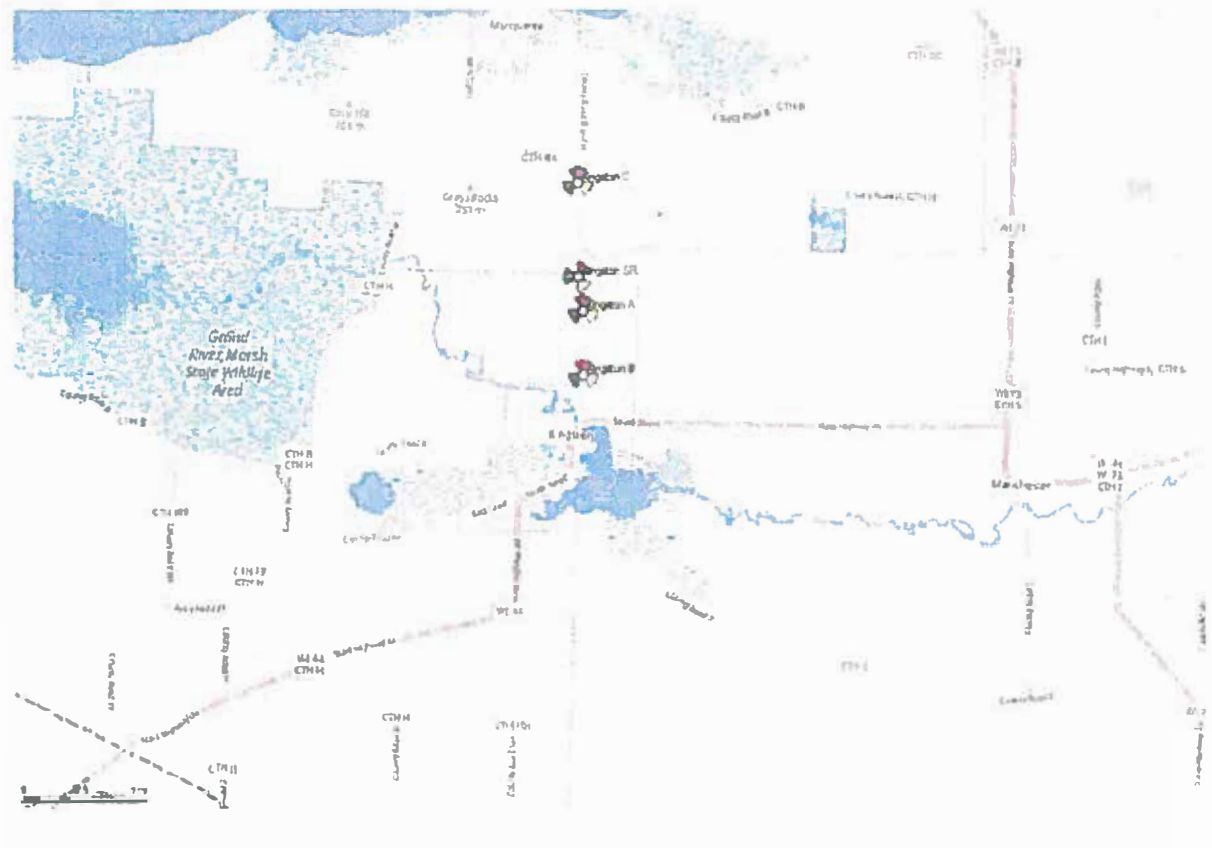
RF Analysis – Kingston

Search Ring Center: 43.794411 -91.134222

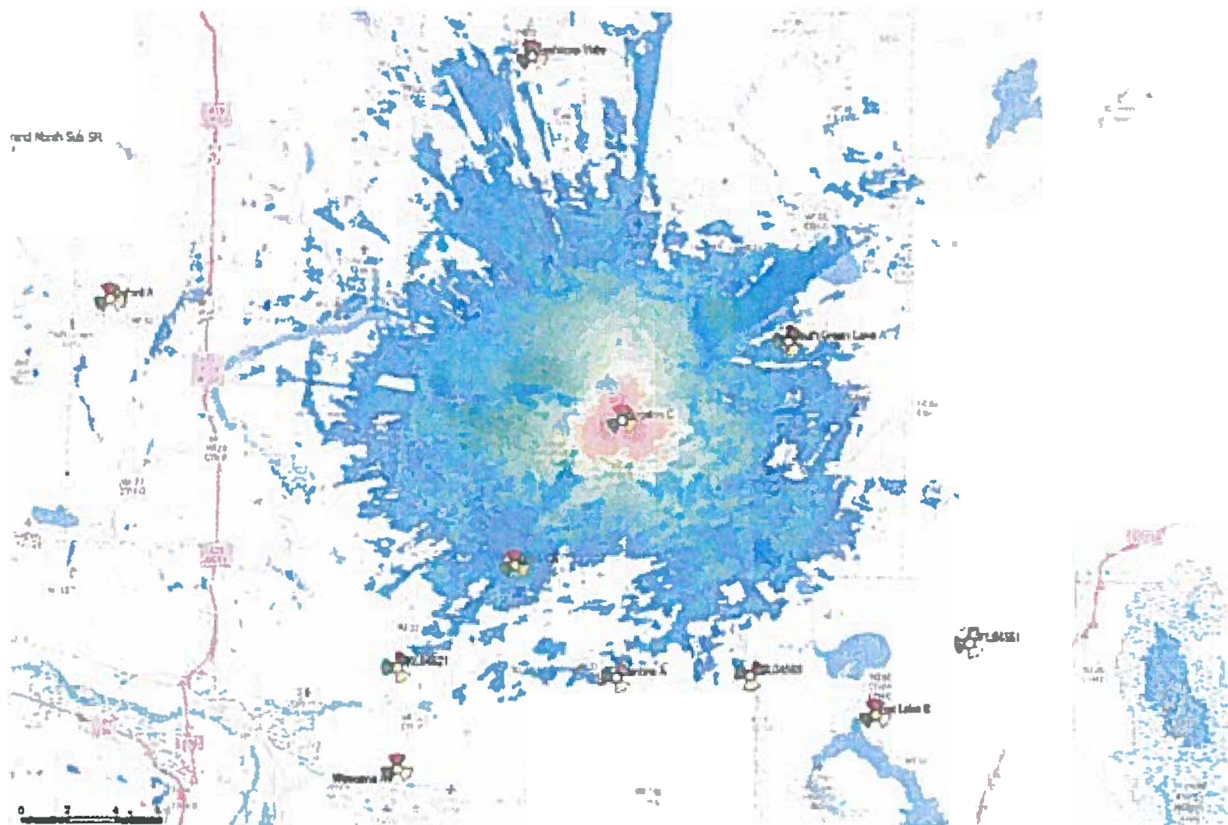
Proposed Tower Location: 43.727696 43.727696

Towers within a 1.0 mile radius: Zero

The first map shows multiple locations. The first is the search center (Kingston SR), the second is the proposed location (Kingston C), and the other candidates (Kingston A, Kingston B) that were submitted but not selected for build.



This next map shows the coverage from the proposed location. We are proposing to build a 300' tower for AT&T mobile voice and internet as well as Bug Tussel Wireless fixed internet. This is a very good location for our tower. There are no existing structures in the search area that we could collocate so building a new tower makes good sense.



Conclusion:

The proposed Kingston C site is the optimal location for Bug Tussel Wireless to build a new tower. There are no collocation options within (1.0) mile of this locality. This location is also a good fit with our plan to provide broadband service to rural Wisconsin.

Submitted by:

Adam Craig

RF Engineer

Bug Tussel Wireless, LLC

adam.craig@bugtusselwireless.com

Kirkman, Matt

From: towernotifyinfo@fcc.gov
Sent: Thursday, July 18, 2019 1:13 PM
To: Kirkman, Matt
Subject: Section 106 New Filing Submitted- Email ID #3817407

COPY

The following new Section 106 filing has been submitted:

File Number: 0008730593
TCNS Number: 187508
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 07/19/2019

Applicant: Cloud 1, LLC
Consultant: Ramaker & Associates, Inc.
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Kingston (Site Number: W119024-6305)
Site Address: County Road B
Detailed Description of Project: CLOUD 1 proposes to construct a 300 foot guyed tower at County Road B in Green Lake, Green Lake County, Wisconsin. Site location maps and the archaeological survey to follow.
Site Coordinates: 43-43-39.7 N, 89-7-38.3 W
City: Green Lake
County: GREEN LAKE
State: WI
Lead SHPO/THPO: Wisconsin Historical Society

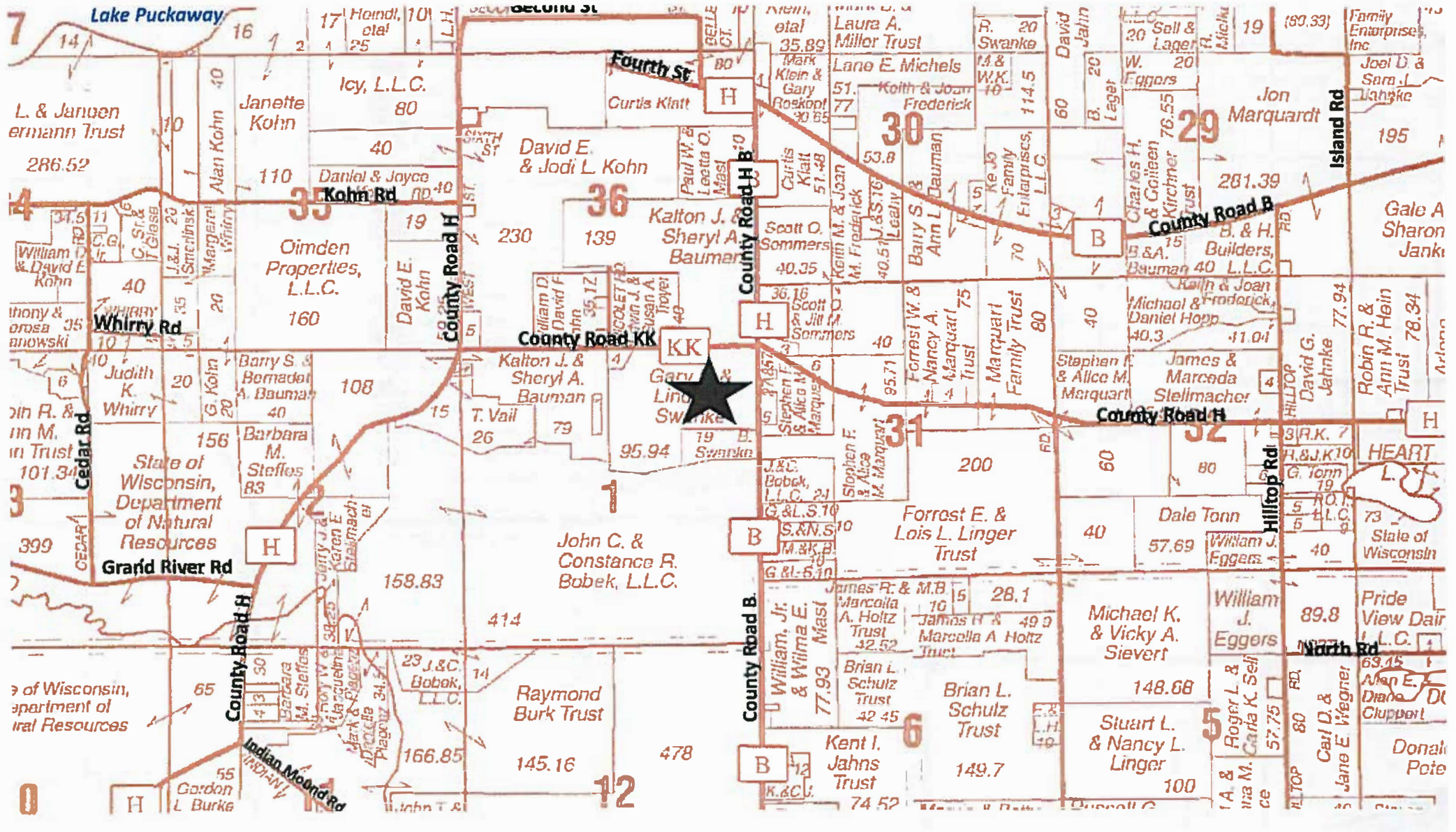
Consultant Contact Information:
Name: Ramaker & Associates, Inc.
Title: Vice President (Principal Investigator)
PO Box:
Address: c/o Jessica McDonald
855 Community Drive
City: Sauk City
State: WI
Zip: 53583
Phone: 608-643-4100
Fax: 608-643-7999
Email: jmcDonald@ramaker.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

Owners/Applicants: Gary L. & Linda A. Swanke Agent: Cloud 1, LLC – Jay Wendt, Representative

N2797 County Road B, Parcel #014-00001-0000, Part of the NE¼ of Section 1, T14N, R11E, (± 40-acre parcel; ± 2.5 affected acres), Town of Marquette.

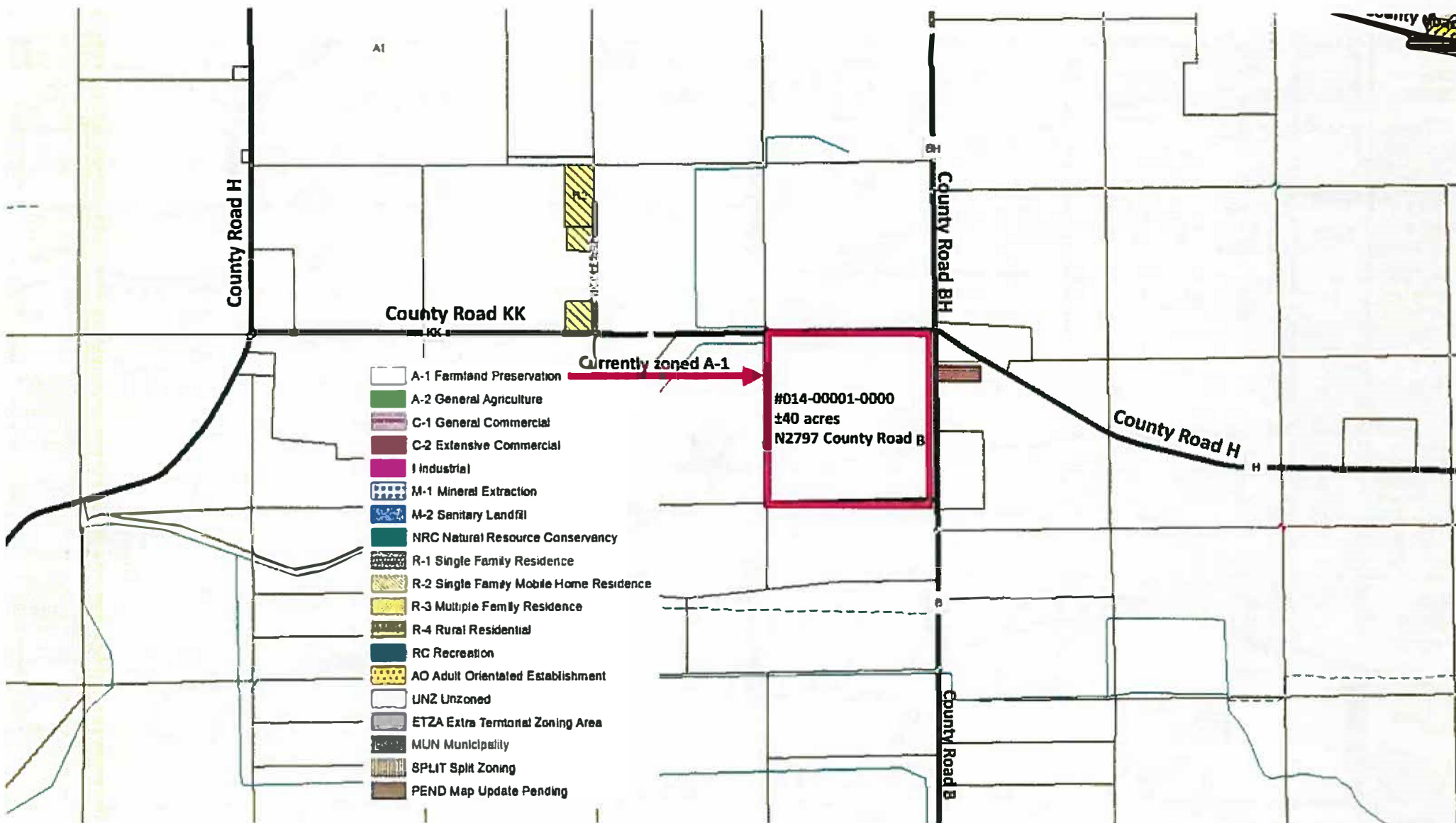
Conditional use permit request for a communication facility/tower with a mobile service facility.



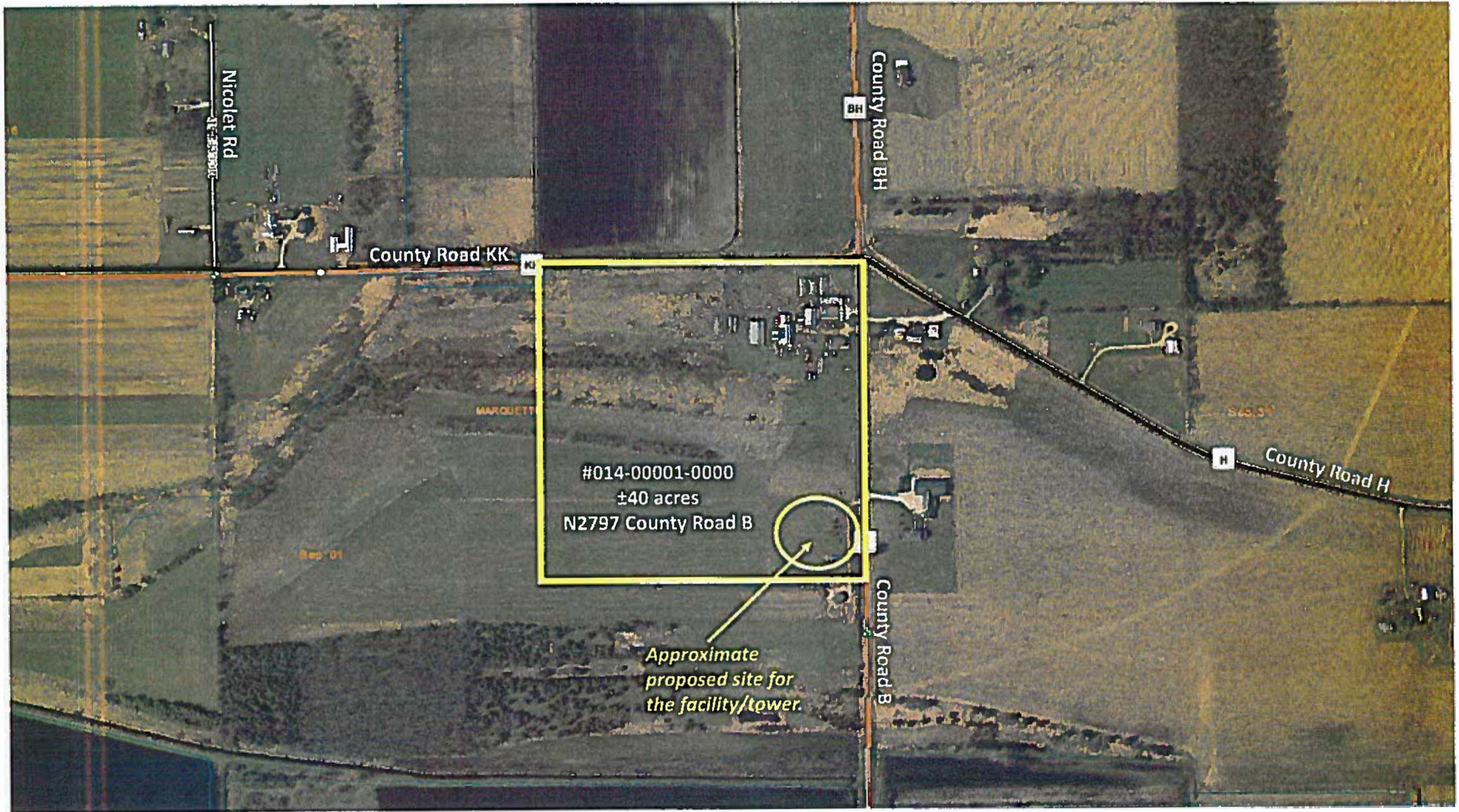
Owners/Applicants: Gary L. & Linda A. Swanke Agent: Cloud 1, LLC – Jay Wendt, Representative

N2797 County Road B, Parcel #014-00001-0000, Part of the NE¼ of Section 1, T14N, R11E, (± 40-acre parcel; ± 2.5 affected acres), Town of Marquette.

Conditional use permit request for a communication facility/tower with a mobile service facility.



Owners/Applicants: Gary L. & Linda A. Swanke Agent: Cloud 1, LLC – Jay Wendt, Representative
N2797 County Road B, Parcel #014-00001-0000, Part of the NE¼ of Section 1, T14N, R11E, (± 40-acre parcel; ± 2.5 affected acres), Town of Marquette.
Conditional use permit request for a communication facility/tower with a mobile service facility.



TOWN BOARD ACTION

Conditional Use Permit Request

Dear Land Use Planning and Zoning Committee:

Please be advised that the Town Board of Marquette, County of Green Lake, took the following action on WED Sep 11, 2019.

Does not object to and approves of ✓

No action taken _____

Objects to and requests denial of _____

Reason(s) for objection _____

***** NOTE: If denial – please enclose Town Resolution of Denial.***

Owners/Applicants: Gary L. and Linda A. Swanke

Agent: Cloud 1, LLC – Jay Wendt, Representative

Site Location: N2797 County Road B

General legal description: Parcel #014-00001-0000 (± 40-acre parcel), Part of the NE¼ of Section 1, T14N, R11E, Town of Marquette, ± 2.5 affected acres.

Request: Conditional use permit request for a communication facility/tower with a mobile service facility.

Planned public hearing date: October 3, 2019

James A. Telmarcher
Town Representative

Sep. 11 2019
Date Signed

NOTES: _____

Please return this form to the Land Use Planning & Zoning Office by: September 23, 2019