



**CITY OF WAUPACA
CITY PLAN COMMISSION MEETING
WEDNESDAY, DECEMBER 14, 2016 5:15 P.M.
COUNCIL CHAMBERS, CITY HALL**

CITY OF WAUPACA MISSION STATEMENT: *“The city of Waupaca’s mission is to lead creatively, plan wisely and spend prudently to provide the services that ensure a safe and vibrant community.”*

AGENDA:

1. Approve Agenda
2. Approval of Plan Commission Minutes
 - a. October 12, 2016 Public Hearing Minutes
 - b. October 12, 2016 Meeting Minutes
3. ACTION ITEMS:
 - a. Special Use Permit | PIP Holdings, LLC, 234 Wendt Drive
 - b. Site Plan Review | PIP Holdings, LLC, 234 Wendt Drive
4. REPORTS:
 - a. October 2016 Building Permits
 - b. November 2016 Building Permits
 - c. Development update
5. Adjournment

Mayor Brian Smith, Chairperson
City Plan Commission

PLEASE NOTIFY THE CLERK’S OFFICE IF YOU ARE UNABLE TO ATTEND.

PLEASE ADVISE THE CITY CLERK’S OFFICE IF YOU REQUIRE SPECIAL ACCOMMODATIONS. THE CITY OF WAUPACA PROVIDES EQUAL OPPORTUNITIES FOR PUBLIC MEETINGS.

**CITY OF WAUPACA
CITY PLAN COMMISSION**

**PUBLIC HEARING
COUNCIL CHAMBERS, CITY HALL**

**WEDNESDAY, OCTOBER 12, 2016
5:15 P.M.**

**CALL TO ORDER
ROLL CALL**

Present: Commissioners Ald. Eric Olson, Acting Chairperson, Pat Phair, John Kneer, Ald. Alan Kjelland, Justin Berrens, and Debbie Fisher

Absent: Mayor Brian Smith, (excused)

Others Present: Brennan Kane, Development Director and Lindsey Kemnitz, Code Enforcement Officer

**PUBLIC NOTICE
SPECIAL USE PERMIT
CITY OF WAUPACA**

YOU ARE HEREBY NOTIFIED that ALLIANCE ENERGY SERVICES, BC SPINDT LLC AND R&R SPINDT LLC, OWNER has made application to the City Plan Commission requesting a Special Use Permit in accordance with Section 17.240(2)(c)(2) of the Municipal Code, I-2 Heavy Industrial District, Special Uses, to allow for outside storage, more fully described as follows, to wit:

Being part of Lot 3 of Certified Survey Map Number 2542 as recorded in Volume 8 on pages 211-213 in the Office of the Waupaca County Register of Deeds and located in part of the Northwest Quarter of the Northwest Quarter and in part of the Southwest Quarter of the Northwest Quarter of Section 27, Town 22 North, Range 12 East, in the City of Waupaca, Waupaca County, Wisconsin and bounded as follows;

North of Canadian National Railroad on Wendt Drive:
Commencing at an Existing Survey Spike at the West Quarter Corner of said Section 27, Town 22 North, Range 12 East. Thence N 00° 16' 59" W, along the West Line of the Northwest Quarter of said Section 27, a distance of 1086.30 feet to a point. Thence N 89° 43' 01" E, a distance of 88.22 feet to an Existing 3/4" Rebar at the Southwest Corner of said Lot 3 of said Survey.

Said 3/4" Rebar being the Point of Beginning.
Thence **N 00° 16' 59" W**, along the West Line of said Lot 3, a distance of **303.50 feet** to a Point;
Thence **N 89° 23' 00" E**, a distance of **379.56 feet** to a Point;
Thence **S 00° 37' 00" E**, a distance of **238.00 feet** to a Point;

City Plan Public Hearing
October 12, 2016

Thence **N 89° 23' 00" E**, a distance of **787.00 feet** to a Point along the West Right of way line of Wendt Drive;
Thence **S 00° 40' 51" E**, along said West Right of way line, a distance of **413.80 feet** to an Existing 3/4" Rebar;
Thence **N 74° 01' 20" W**, along the Northerly Right of way line of the Wisconsin Central Limited and Canadian National Railroad, a distance of **1219.59 feet** to the Point of Beginning.

Part of Tax Parcel No. 34-27-23-5

YOU ARE FURTHER NOTIFIED

that the City Plan Commission will hold a Public Hearing on the request on Wednesday, October 12, 2016 at 5:15 p.m. in the Council Chambers, City Hall, 111 S. Main Street. The hearing will be for the purpose of giving an opportunity for any person interested, their attorneys or agents, to be heard.

Henry Veleker
City Administrator/Clerk

PUBLISH: September 29, 2016

Ald. Olson asked Mr. Kane to review the purpose of the hearing.

Mr. Kane said Alliance Industries is seeking to have outdoor storage of four propane tanks and facilities. He said there could be more in the future dependent on demand. The applicant would like one year probationary period to construct the facility on the property.

Ald. Olson asked for testimony in favor of the subject and limit comments to 3 minutes or less.

Hearing no testimony in favor of the subject, Ald. Olson asked for testimony in opposition of the subject and to limit comments to 3 minutes or less.

Ald. Olson asked for any rebuttal in favor of the subject and limit comments to 3 minutes or less.

Hearing no further testimony in favor or opposition of the subject, Ald. Olson declared the Public Hearing closed at 5:17 P.M.

Ald. Eric Olson, Acting Chairperson
City Plan Commission

tj

**CITY OF WAUPACA
CITY PLAN COMMISSION**

**REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL**

**WEDNESDAY, OCTOBER 12, 2016
5:18 P.M.**

Present: Ald. Eric Olson, Acting Chairperson, Commissioners John Kneer, Pat Phair, Ald. Alan Kjelland, Justin Berrens and Debbie Fisher

Absent: Mayor Brian Smith (excused)

Others Present: Brennan Kane, Development Director and Lindsey Kemnitz, Code Enforcement Officer

1. APPROVAL OF AGENDA

Mr. Kane said there was an individual who would like to address the Commission regarding ordinances.

MOVED by Comm. Phair **SECONDED** by Comm. Kneer to **APPROVE** the Agenda with changes. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

Mr. Tim Cullen of TLC Signs wanted to address the sign ordinance. He said he recently performed a face change sign for Culligan and was not aware there was a fee and sign permit for a face change. He said Culligan was charged \$100 for the new permit and asked how many other businesses have been charged for a new permit for a face change. He checked with Green Bay and Appleton and was told they do not charge for a face change.

Comm. Phair asked if there are any changes to the size or location for a face change.

Mr. Cullen said face change is a general term. He gave a brief explanation regarding different substrates on signs. He said most communities only request a design.

Mr. Kane said we moved to a two-tier system last year and cannot make a decision tonight. He said he is aware of other communities that charge for a new sign and charge for a face change. He said it still takes staff time to make sure signs are conforming. In 2016, a new sign fee is \$150 and a face change is \$100. He said not all signs were grandfathered in the City.

Mr. Kane said they will make a note of it to discuss at the City Plan Commission meeting.

2. APPROVAL OF PLAN COMMISSION MINUTES

- a. **September 14, 2016 Public Hearing Minutes**
- b. **September 14, 2016 Meeting Minutes**

MOVED by Ald. Kjelland **SECONDED** by Comm. Kneer to **APPROVE** the September 14, 2016 Public Hearing Minutes and September 14, 2016 City Plan Minutes. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

3. ACTION ITEMS

- a. **Certified Survey Map | North of Canadian National Railroad on Wendt Drive**

Mr. Kane said the applicant has submitted a proposed three (3) lot Certified Survey Map (CSM) to initiate redevelopment of the former property into multiple parcels. Proposed Lot 1 is under contract for the

City Plan Commission Meeting
October 12, 2016

development of a propane distribution facility. He said there is a building on Lot 2 that will remain, and Lot 3 has 14 acres.

Mr. Mike Drexler, agent, spoke on behalf of the applicants. He said the lot layout is to meet the needs of the clients that are looking to build in the Industrial Park. A driveway will be put in to access the building on Lot 2 off of Wendt Drive.

Mr. Drexler said Lot 2 is under contract for the building and 5.9 acres. There is no activity on Lot 3.

Mr. Kane asked the City Plan Commission to recommend approval to Council.

MOVED by Ald. Kjelland **SECONDED** by Comm. Phair to **RECOMMEND** to Council the Certified Survey Map | North of Canadian National Railroad on Wendt Godfrey Drive. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

- b. Special Use Permit | Alliance Energy Services, BC Spindt LLC and R&R Spindt LLC, owner, North of Canadian National Railroad on Wendt Drive**
- c. Site Plan Review | Alliance Energy Services, BC Spindt LLC and R&R Spindt LLC, owner, North of Canadian National Railroad on Wendt Drive**

Ms. Kemnitz said the Special Use Permit is needed for the outdoor storage of propane and recommends provisional approval of the Site Plan and Special Use Permit for Alliance Energy Services requiring the building and operation of the business within one year.

Ms. Kemnitz briefly reviewed the site plan and the concerns for the site plan. She said staff requires an alternative stick built building construction in lieu of the proposed modular building. There is concern the modular building may not meet commercial building code. She said there was no landscape plan submitted for the property. Staff requires the elimination of the underbrush growth along Wendt Drive and to replace with street trees. She said they feel there should be some type of landscaping buffer to block the view of the propane tanks from the road.

Michael Turner
Alliance Energy
318 N. Armour Rd.
North Kansas City, MO 64119

Mr. Turner briefly explained his reasons for wanting to put in a pre-fab building now would be to move it to another location in 3-5 years and build a bigger building on the property. He said they have no problem with putting in a stick built building. He said he has no problem with submitting a landscape plan.

There was general discussion regarding a landscape plan regarding the view from Wendt Drive.

Comm. Phair asked questions regarding if there will be a person working at the property and what job they will perform.

Mr. Turner said they plan to hire one person immediately and a second person or more, within the next year or subcontracting out. He said the person will be moving railcars, unloading railcars, keeping the facility inspected daily and trucks would be automatically loaded on their own. They would have someone there for 8-10 hours 5 to 6 days per week with some loading at night with a key gate system. The business is strictly wholesale and trucks will load and leave.

There was general discussion regarding expansion in the future and if it was possible on the property.

Mr. Turner said they want to be open by April 1, 2017 and want to get all approvals so they can start work before the ground freezes.

There was general discussion regarding the building and other requirements for a stick built building, widening the driveway, driveway material and a landscape plan. There was general discussion regarding sewer and water.

Mr. Kane said they will need to submit a utility plan. He said the application was limited on some of the information and feels confident staff will be able to work with them and finalize plans.

Comm. Kneer said he trusts staff and their recommendations and encourages development. He would like to see more of the Site Plans at City Plan Commission meetings.

MOVED by Ald. Kjelland **SECONDED** by Comm. Phair to **RECOMMEND** to Council the Special Use Permit | Alliance Energy Services, BC Spindt LLC and R & R Spindt LLC, Owner, North of Canadian National Railroad on Wendt Drive. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

MOVED by Comm. Kneer **SECONDED** by Comm. Phair to **RECOMMEND** the Site Plan Review | Alliance Energy Services, BC Spindt LLC and R & R Spindt LLC, Owner, North of Canadian National Railroad on Wendt Drive including all suggested changes based on the discussion and recommendation by staff. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

4. DISCUSSION ITEMS

a. Permitted animals within the R1 and R2 Districts.

Ms. Kemnitz said as she has done more research regarding updating ordinances for permitted animals and has found this to be a large task. She said many surrounding communities have a separate section for animals within their code. She recommends combining all of the animal ordinances into one chapter which will make it easier for community members to find the information. A rough draft is included in the packet and combines all of the

City Plan Commission Meeting
October 12, 2016

original animal ordinances into one chapter. She briefly reviewed the new sections regarding bee keeping including her earlier recommendations and the limitation on number of animals in a house.

There was general discussion regarding the work required to change the ordinance.

The general consensus is that it is a good idea.

There was general discussion regarding bees and limiting placement near large public areas, or schools, etc. and if any adjustments are needed regarding chickens in agriculture districts.

Ald. Kjelland noted that typos need to be corrected. There was general discussion regarding possible title changes.

MOVED by Comm. Phair **SECONDED** by Comm. Fisher **RECOMMENDS** to Council Chapter 26 for Permitted Animals within the R1 and R2 Districts with changes as specified. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

b. Noxious weeds and natural lawn maintenance.

Ms. Kemnitz said this draft ordinance is very similar to Green Bay and Neenah's ordinance and has sought recommendations from Public Works. She gave a brief overview of the draft ordinance that is included in the packet. She talked about the restrictions in any undeveloped parcel and within 20 feet of any abutting developed property to cut long grass and vegetation to twelve (12) inches in height. She reviewed setbacks required of planned natural landscaping, the application process and written plans related to management of lawn and plantings.

Comm. Berrens said he has reviewed this ordinance several times and feels that everything is covered. He said Ms. Kemnitz did a great job.

There was discussion regarding the enforcement of the ordinance.

Ald. Kjelland noted that typos need to be corrected.

MOVED by Comm. Phair **SECONDED** by Comm. Berrens **ADOPTS** changes to Council for Chapter 10.10 (6) Noxious Weeds and Maintenance of Vegetation as presented. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

5. REPORTS

The reports were included in the packet.

- a. September 2016 Building Permits
- b. Development Update

City Plan Commission Meeting
October 12, 2016

Mr. Kane said Carousel Gymnastics and Little Wolf Automotive have both started construction. He said Presto should be up and running soon and is continuing to work with Alliance Industries.

There was general discussion regarding the building permit fees.

Comm. Phair asked how the evaluation of property is determined within the City.

Mr. Kane said they contract with Bowmar Appraisal who handles all of the assessments. Ms. Ronda Rollins handles all personal property. The yearly evaluation is handled by the Finance Department, City Clerk and Bowmar Appraisals. He said manufacturing is handled by the state.

6. ADJOURNMENT

MOVED by Ald. Kjelland, **SECONDED** by Comm. Kneer to **ADJOURN** the October 12, 2016 Regular City Plan Commission Meeting. 6 ayes, 0 nays, 1 absent. **MOTION CARRIED** on a voice vote.

The meeting adjourned at 6:20 p.m.

Mayor Brian Smith, Chairperson

tj



City of WAUPACA

Community & Economic Development Department

EXECUTIVE SUMMARY

Action Request:	Special Use Permit & Site Plan Review
Project Description:	
Applicant:	Performance Industrial Products, LLC
Owner:	PIP Holdings, LLC
Property Address:	234 Wendt Drive
Parcel Number(s):	34-27-23-24
Zoning:	I-2 Heavy Industrial District
Existing Use:	Industrial Use - Previously used for producing and packaging landscaping material by Faulks Brothers.
Proposed Use:	Manufacturing - Foundry
Surrounding Zoning Land Use:	I-2 Heavy Industrial District, manufacturing, commercial businesses

BACKGROUND

The applicant, Performance Industrial Products, LLC, recently purchased 5.997 acres of land with an existing building located on the west side of Wendt Drive. The applicant desires to operate a foundry which requires outdoor storage of items used in the manufacturing process. Per the City ordinances "Outside storage" requires a Special Use Permit within the I2 zoning district.

RECOMMENDATION

Staff recommends **approval** of the Site Plan and Special Use Permit for Performance Industrial Products, LLC subject to the following conditions:

General

1. The applicant shall provide to staff prior to the issuance of a Certificate of Occupancy the scrap dealer hauler that will service the site. All scrap dealers require a permit thru the City of Waupaca if one has not already been obtained.

Site Plan

1. Submission/approval of a detailed lighting plan prior to issuance of fill or building permits. All free-standing lights (base, standard and luminere) shall not exceed 20 feet in total height. All free-standing and wall mounted lumineres shall contain cut-off provisions to preclude off-site lighting impacts.



City of WAUPACA

Community & Economic Development Department

2. Submission/approval of location of trash receptacles. All trash receptacles shall be contained within an enclosed structure that matches the building materials and building colors of the principle structure. The enclosed structure shall be screened with plantings to create a more aesthetic appearance for the surrounding area. The screen/gates shall not be constructed of a standard chain-link metal fence material with plastic slats.
3. Compliance with State/local building and fire code(s). Please contact Building Inspector John Lust regarding fire sprinkler system plans requirements. Submission and approval of fire sprinkler system plans shall be required prior to submission of state approved building plans/city building permit.
4. The proposed exterior fence for outside storage shall be constructed of a solid material (i.e. wood, resin, etc.) in lieu of a chain link/slatted fence material. Barbwire is prohibited on top of any proposed fence. The maximum height of than fence shall not exceed ten (10') feet.

Elevations

1. The applicant shall reface the bottom 3-4' (concrete block) on the north, south and east elevations with a stone of brick material.
2. Any proposed roof top mechanical units shall be screened or shall be located on the ground level and screened with landscape to minimize the visual appearance from the public road(s).
3. The location of the exterior gas/electric meters and panel(s) shall be heavily screened to minimize visual impact.

Landscaping

1. The applicant shall submit and obtain approval of a dimensioned landscaped plan indicating tree, shrub and bedding materials, species and sizes prior to the issuance of any permits. Two and one half (2½) inch minimum deciduous tree caliper; five (5) foot high minimum coniferous trees; and eighteen (18) inch minimum shrub size.
2. The landscape plan shall denote a minimum twenty-five foot (25') landscape buffer along all public street frontages (Wendt Drive). The landscape plan shall include 2 ½" minimum caliber salt tolerant trees planted 50' on center along public street frontage(s). Please consult with our City Forster on specific tree species permitted.
3. All non-building and paved surface areas shall be a mowable grass surface, minus stormwater features, and shall have a minimum 6" of topsoil and seed.
4. The existing building/site is part of a larger parcel that was divided earlier this year to accommodate the development of the proposed project and the proposed propane storage facility to the south of the property. The existing conditions of the site include a large paved surface that traverses both properties and property lines. Therefore, staff is seeking a physically landscaped buffer between the two properties along the southern property boundary of the proposed project. The proposed landscape buffer shall be a minimum ten (10') feet and include plantings and shade trees. Staff recommends the applicant speak with the property owner to the south (Alliance Energy Services) about splitting the landscape buffer to be five (5') feet on either side. The landscape buffer can be designed to assist in the filtering of water runoff from the existing site.



City of WAUPACA

Community & Economic Development Department

Engineering

1. Submission/approval of a grading and stormwater drainage plan (if required by the Public Works Director) prepared by a professional engineer prior to issuance of any fill or building permits.
2. Submission/approval of locations of the connection for sanitary sewer and water to the City.
3. All utilities shall be constructed underground.
4. All downspouts shall be tied into the storm sewer system and/or shall be discharged over a grass surface. The discharge of downspouts over the parking lot or hard surface (sheet flow) is prohibited.
5. The newly constructed entrance driveway shall be of a paved concrete or blacktop surface. Staff will require having a paved asphalt or concrete surface from Wendt Drive to the existing paved surface.
6. The applicant shall submit draft utility easements (i.e. gas, electric, water, sewer, etc.) to staff for review prior to recording of those easements. The current utility services appear to connect off of Spindt Drive thru existing land that is not owned by the property owner/applicant.

Snow Reservoir Plan

1. Submission/approval of a snow reservoir plan prior to the issuance of any fill or building permits. Snow shall not be stored within the 30' x 30' vision triangle of any public street/driveway intersection.

Signage

1. All ground signage shall be placed outside of the 30'x30' vision triangle measured from all public right of way(s). Video quality electronic readerboards are prohibited. All flat wall signage shall be constructed of uniform color channel letters.
2. Submission and approval of a sign permit is required prior to construction or installation of signs.

PREPARED BY: Brennan P. Kane
Director of Community and Economic Development



APPLICATION FOR SPECIAL USE PERMIT

CITY OF WAUPACA, WISCONSIN

Please note the petitioner shall complete all items in red. The City shall not accept an incomplete application. All Special Use Applications shall be filed by 4:00 p.m. four weeks prior to the Plan Commission at which the Public Hearing is to be scheduled. Please see Plan Commission schedule to confirm submission date.

SUBJECT PARCEL

Address: 234 Wendt Dr, Waupaca, WI 54981

Tax Key: Parcel# 34-27-23-24 (Don't have tax key) Zoning: I-2 Heavy Industrial

Legal Description:

Lot Two (2) of Certified Survey Map No. 7688 filed in the Office of Register of Deeds for Waupaca County, WI on Oct. 21, 2016 in Volume 31 on Page 69, as Document No. 846463, being all of Lot 3 of CSM# 2542-8-211, all of Lot 1 of CSM#4316-13-195, and that portion of vacated Wendt Drive shown on CSM#4316-13-195; all being located in part of Northwest 1/4 of the Northwest 1/4 and in part of the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 22 North, Range 12 East, in the City of Waupaca, Waupaca County, Wisconsin

The undersigned, does hereby respectfully petition the City of Waupaca to permit a Special Use Grant as provided in Section 17.440 of the Zoning Code. Said grant is for the following use:

Outdoor storage of items used in our manufacturing process (tooling, etc.). There will be a 6' tall chain link fence around the entire outdoor storage area on the north side of the building

I understand that it is my responsibility to provide the following information as well as any additional information, if necessary, to show that these criteria have been met in accordance with Section 17.440 of the City of Waupaca Zoning Code.

PETITIONER: The following are to be provided at the time of submission in accordance with the requirements of Section 17.440 of the City of Waupaca Zoning Code:

- 2 Copies of the current survey (no larger than 11" X 17") showing all existing and proposed improvements.
- One copy of the survey on a CD (Use PDF Format).
- A complete Site Plan Review Checklist.
- Photos illustrating existing condition of property.
- \$350 fee payable to the City of Waupaca.

Property Owner

Owner's Agent

Name PIP Holdings, LLC

Name _____

Signature 

Signature _____

Address 234 Wendt Dr

Address _____

City Waupaca State WI Zip 54981

City _____ State _____ Zip _____

Phone (920) 850-7386

Phone _____

Fax (920) 867-2769

Fax _____

*The current property owner shall acknowledge a Special Use Petition on behalf of an agent (i.e., prospective buyer) prior to submission of the petition.

(For Office Use Only)

Date Filed: 11/9/16

Fee: \$350.00

Receipt No: 8.000166

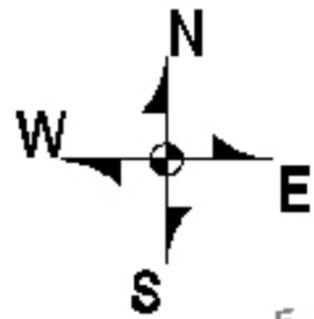
111 S. Main Street
Waupaca, WI 54981

SU - _____ - _____

Revised 01/2016

NOTES:

SCALE: 1" = 100'



Lot 3
628,935 S.F.
14.384 AC.

Lot 2
261,223 S.F.
5.997 AC.

Lot 1
370,492 S.F.
8.505 AC.

Light Pole

Fire Hydrant

Water Service Lines

Gas & Electric lines
12' Easement

786.63'

501.64'

WENDT DRIVE

379.56'

94.00'

238.00'

New Fenced Outside Storage

New Parking Area

Snow Removal Area

Light Pole

(6) New Trees

332.00'

Fire Hydrant

New Cooling Towers

New Pedestal

New Sand Silos

Building

New Loading Dock

Semi Turn Around Area

Existing Pavement

New Sign

230.00'

New Entrance

31.00'
5.00'

787.00'

Existing Entrance

4

TITLE

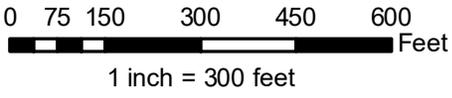
SITE PLAN LAYOUT

PERFORMANCE INDUSTRIAL PRODUCTS LLC.
512 NORTH MILL STREET
WEYAUWEGA, WI 54983
Ph: (920) 867-2766 Fx: (920) 867-2769
WWW.PERFORMANCE-CASTINGS.COM

ET	ET	REVISION
CHG	CHK	

10/24/18	--
DATE	REV

SCALE
1":100'
PAGE
1 OF 1
DRAWING NO.



ATTENTION!!!
 G.I.S. maps are for informational purposes only and are not intended to represent evidence in title. The representations on these maps could in fact be in error and should not be relied upon as the sole determining factor in the location of any given parcel. The City of Waupaca is not responsible for any inaccuracies contained herein. Individuals should consult legal representation or professional survey advice to confirm and insure accuracy of a given parcel description.

846463



Certified, Filed and or Recorded on October 21, 2016 9:00 AM

Waupaca County RECEIVED FOR RECORD MICHAEL MAZEMKE REGISTER OF DEEDS

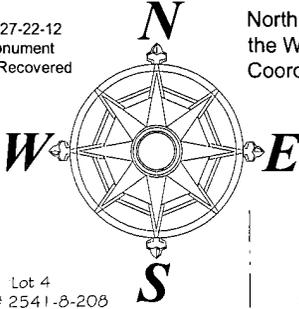
Pages 3 Fee \$30.00

CERTIFIED SURVEY MAP NUMBER 7688

VOLUME 31 PAGE 69

BEING ALL OF LOT 3 OF CSM # 2542-8-211, ALL OF LOT 1 OF CSM # 4316-13-195, AND THAT PORTION OF VACATED WENDT DRIVE SHOWN ON CSM # 4316-13-195; ALL BEING LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4 AND IN PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, TOWN 22 NORTH, RANGE 12 EAST, IN THE CITY OF WAUPACA, WAUPACA COUNTY, WISCONSIN.

NW Cor. 27-22-12 Stone Monument w Cross Recovered



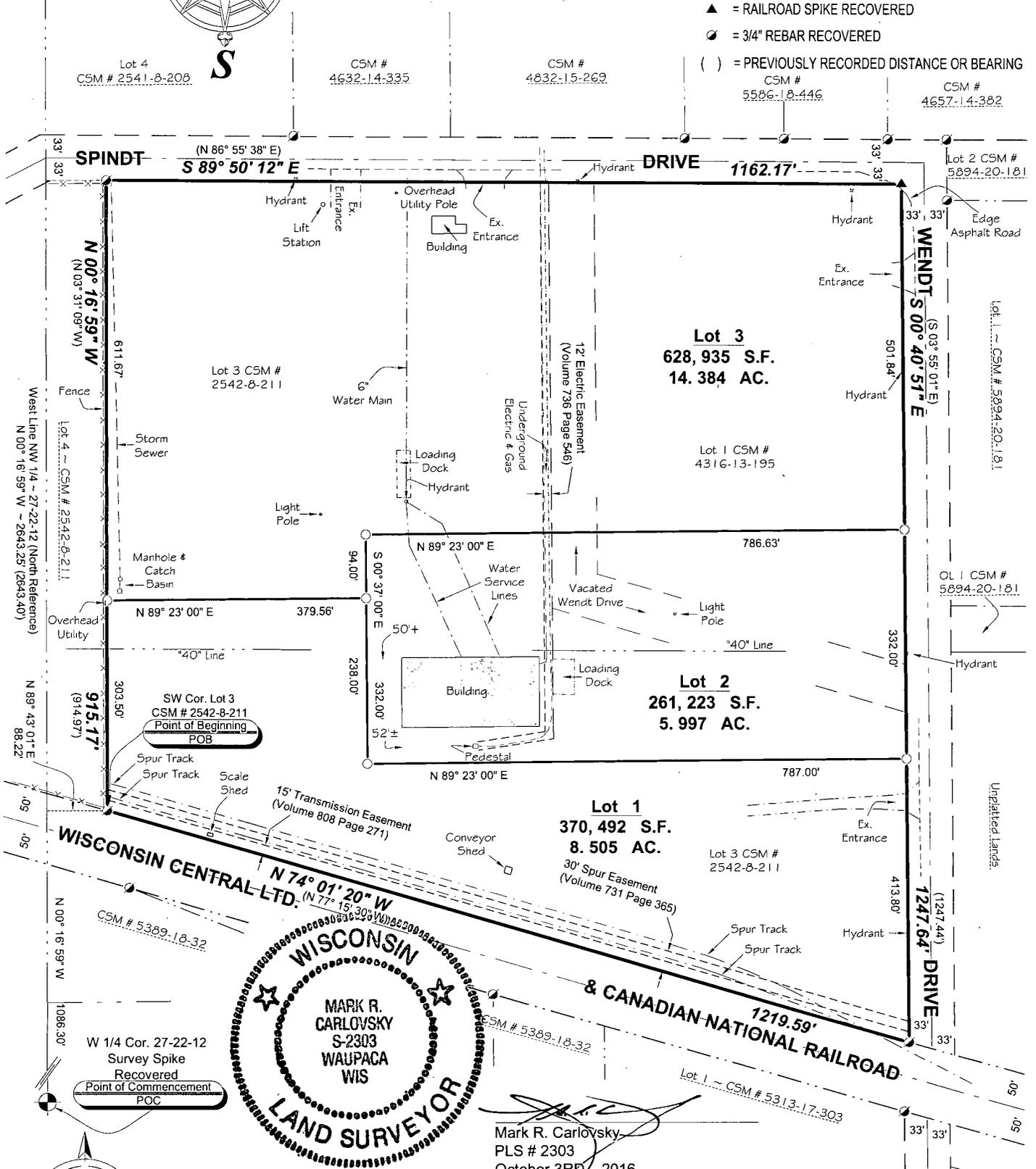
North is Reference to the Waupaca County Coordinate System.

SCALE : 1" = 200 FEET



See Notes on Sheet 2 of 3

- = EXISTING GOVERNMENT CORNER OF RECORD
- = SET 3/4" x 18" REBAR (1.50 LBS/FT.)
- = RAILROAD SPIKE RECOVERED
- = 3/4" REBAR RECOVERED
- = PREVIOUSLY RECORDED DISTANCE OR BEARING



Mark R. Carlovsky, PLS # 2303, October 3RD, 2016

THIS INSTRUMENT DRAFTED BY WAUPACA LAND SURVEYING MARK R. CARLOVSKY - PLS # 2303 E 2613 SOUTHWOOD DRIVE WAUPACA, WISCONSIN 54981 (715) 256-9942 - PHONE waulandsurv@charter.net - EMAIL



SHEET 1 OF 3 JOB NUMBER : 2016-051C

SURVEYOR'S CERTIFICATE :

I, **Mark R. Carlovsky**, Wisconsin Professional Land Surveyor, hereby certify;

That under the direction of **Randall M. & Robert S. Faulks**, of **BC Spindt LLC and R & R Spindt LLC**, owners of said lands, I have surveyed, divided, monumented, and mapped the lands as shown hereon. Said lands being all of Lot 3 of Certified Survey Map Number 2542 as recorded in Volume 8 on pages 211-213 in the Office of the Waupaca County Register of Deeds, all of Lot 1 of Certified Survey Map Number 4316 as recorded in Volume 13 on pages 195-196 in the Office of the Waupaca County Register of Deeds, and that portion of Vacated Wendt Drive as shown on said Survey Number 4316; all being located in part of the Northwest Quarter of the Northwest Quarter and in part of the Southwest Quarter of the Northwest Quarter of Section 27, Town 22 North, Range 12 East, in the City of Waupaca, Waupaca County, Wisconsin and bounded as follows;

Commencing at an Existing Survey Spike at the West Quarter Corner of Section 27, Town 22 North, Range 12 East. Thence N 00° 16' 59" W, along the West Line of the Northwest Quarter of said Section 27, a distance of 1086.30 feet to a Point. Thence N 89° 43' 01" E, a distance of 88.22 feet to an Existing 3/4" Rebar at the Southwest Corner of said Lot 3 of said Survey Number 2542.

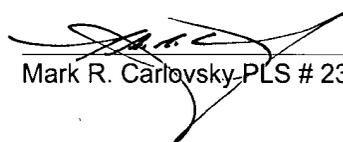
Said 3/4" Rebar being the Point of Beginning.
Thence N 00° 16' 59" W, along the West Line of said Lot 3 of said Survey Number 2542, a distance of 915.17 feet to an Existing 3/4" Rebar;
Thence S 89° 50' 12" E, along the South Right of way Line of Spindt Drive, a distance of 1162.17 feet to an Existing Railroad Spike;
Thence S 00° 40' 51" E, along the West Right of way Line of Wendt Drive, a distance of 1247.64 feet to an Existing 3/4" Rebar;
Thence N 74° 01' 20" W, along the Northerly Right of way Line of the Wisconsin Central Limited and Canadian National Railroad, a distance of 1219.59 feet to the point of beginning.

Subject to any and all Easements and/or Deed Restrictions of Record.

That I have performed said survey according to the official records and in compliance with Chapter 236.34 of the Wisconsin Statutes; along with the approval of the City of Waupaca.

That the map of lands as shown hereon is a true and correct representation of all the exterior boundaries of the lands surveyed to the best of my knowledge, information, and belief.

Dated this 3RD day of October 2016


Mark R. Carlovsky-PLS # 2303



Land Owner of Record : BC Spindt LLC R&R Spindt LLC
E5931 North Shore Drive
Weyauwega, WI 54983
Deed of Record : Document # 837936

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

Utility Location Note :
All Utility Locations shown hereon are based on Field Markings by the Locating Companies and / or Mapping from the Respective Utility Company. Therefore the locations shown on this map cannot be guaranteed. **It is the Responsibility of anyone digging in these areas to Contact Diggers Hot line prior to digging.**
Contact the Utility Companies for Easement restrictions, locations, and width, if any.



THIS INSTRUMENT DRAFTED BY WAUPACA LAND SURVEYING

MARK R. CARLOVSKY - PLS # 2303
E 2613 SOUTHWOOD DRIVE
WAUPACA, WISCONSIN 54981
(715) 256-9942 - PHONE
waulandsurv@charter.net - EMAIL

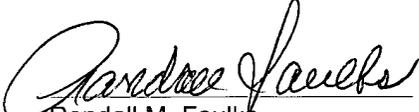
SHEET 2 OF 3
JOB NUMBER : 2016-051C

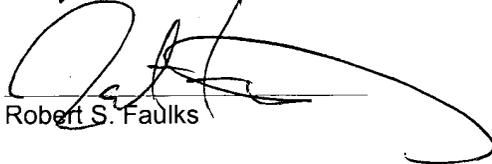
CERTIFIED SURVEY MAP NUMBER 7688
VOLUME 31 **PAGE** 69

OWNER'S CERTIFICATE :

We, **Randall M. and Robert S. Faulks**, of **BC Spindt LLC and R & R Spindt LLC**, owners of lands shown hereon, certify that we have caused said lands to be surveyed, divided, monumented, and mapped as shown hereon. We further certify that this Certified Survey Map is required to be submitted to the City of Waupaca for approval or objection.

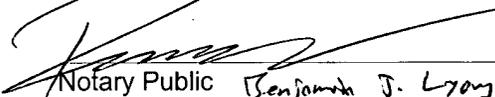
Dated this 20 day of October 2016

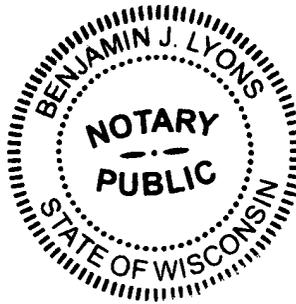

Randall M. Faulks


Robert S. Faulks

STATE OF WISCONSIN) SS
WAUPACA COUNTY)

Personally came before me this 20 day of October 2016,
the above mentioned **Randall M. and Robert S. Faulks**, to me known to
be the persons who executed the foregoing instrument and acknowledged the same.


Notary Public Benjamin J. Lyons
Waupaca County, Wisconsin
My Commission Expires on May 6th, 2020



CITY OF WAUPACA CERTIFICATE :

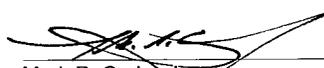
We hereby certify that the City of Waupaca Planning Commission and Common Council have approved this Minor Subdivision according to the Platting Code of the City of Waupaca and that this Certified Survey Map is accepted and approved for recording.

Dated this 18th day of October 2016


Brian Smith
Mayor


Henry Veleker
City Administrator / Clerk




Mark R. Carlovsky
PLS # 2303
October 3RD, 2016

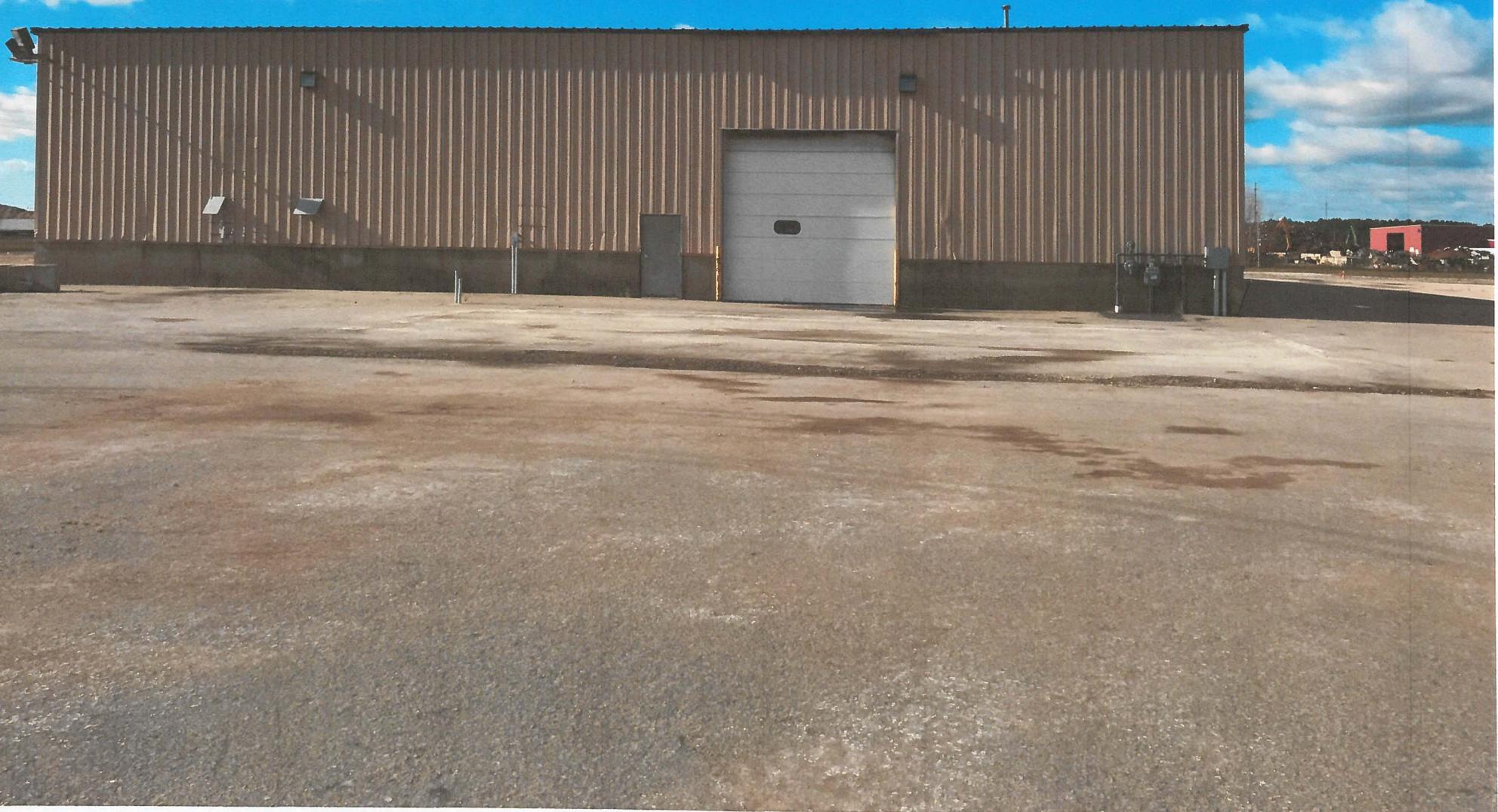


THIS INSTRUMENT DRAFTED BY WAUPACA LAND SURVEYING
MARK R. CARLOVSKY ~ PLS # 2303
E 2613 SOUTHWOOD DRIVE
WAUPACA, WISCONSIN 54981
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Existing Condition



Existing Condition



Existing Condition



Existing Condition



Proposed Sign



Proposed Signs on building

PIP PERFORMANCE
INDUSTRIAL
PRODUCTS

PIP PERFORMANCE
INDUSTRIAL
PRODUCTS
CUSTOMER ENTRANCE
→



Proposed sign on building

PI PERFORMANCE
INDUSTRIAL
PRODUCTS
CUSTOMER ENTRANCE
MAIN OFFICE

NO PARKING
ANYTIME





APPLICATION FOR SITE PLAN REVIEW

CITY OF WAUPACA, WISCONSIN

(PETITIONER SHALL COMPLETE ALL ITEMS IN RED.)

PROJECT NAME: Performance Industrial Products LLC

PROPERTY LOCATION/ADDRESS: 234 Wendt Drive, Waupaca, WI 54981

PARCEL NO(S): 34-27-23-24

CURRENT ZONING OF PROPERTY: Heavy Industrial

PROPOSED USE(S) (e.g., industrial, institutional, multifamily, office, retail):

Industrial use - Foundry

APPLICANT/DEVELOPER: Performance Industrial Products LLC

Phone: 9208507386

Address: 512 N Mill St

City: Weyauwega

State: WI

Zip: 54983

Fax: 9208672769

E-Mail: pipllc@yahoo.com

PROPERTY OWNER: PIP Holdings, LLC

Phone: 9208507386

Address: 512 N Mill St

City: Weyauwega

State: WI

Zip: 54983

Fax: 9208672769

E-Mail: pipllc@yahoo.com

Engineer/Surveyor: _____

Phone: _____

The Site Plan Review Checklist shall be submitted with this application.

Filing fee payable to the City of Waupaca:

\$150.00 (<10,000 sq ft building) or \$300.00 (>10,000 sq ft building)

If the applicant is not the property owner, the following authorization by the owner shall be completed.

PROPERTY OWNER

Print Name: _____

Chris Robbrias

APPLICANT

Print Name: _____

(For Office Use Only)

Date Filed: 11/9/16

Fee: \$ 300.00

Receipt No: 8.000165

111 S. Main Street
Waupaca, WI 54981

SP - 08 - 16

Revised 01/2016

CITY OF WAUPACA

**John Lust
Building Inspector**

MONTHLY REPORT OF PERMITS ISSUED

October 2016

BUILDING PERMITS	NO.	PENDING	FEE	VALUE
January	8		\$21,517.70	\$12,670,650.00
February	10		\$738.00	\$111,035.00
March	16		\$1,940.92	\$706,350.00
April	25		\$5,828.43	\$844,248.00
May	21		\$2,258.20	\$227,315.00
June	36		\$3,808.16	\$412,500.00
July	15		\$1,144.00	\$96,900.00
August	14		\$1,573.84	\$136,990.00
September	26		\$5,974.34	\$1,113,050.00
October	19		\$2,488.25	\$311,133.00
November				
December				
TOTAL	190		\$47,271.84	\$16,630,171.00

ELECTRICAL PERMITS				PLUMBING PERMITS			
MONTH	NO.	PENDING	FEE	MONTH	NO.	PENDING	FEE
January	3		\$4,955.92	January	2		\$3,630.92
February	2		\$170.00	February	4		\$225.00
March	6		\$471.30	March	2		\$266.30
April	4		\$910.81	April	3		\$465.81
May	9		\$984.56	May	1		\$490.00
June	3		\$539.08	June	3		\$448.04
July	3		\$158.04	July	1		\$40.00
August	6		\$450.84	August	2		\$246.64
September	5		\$632.28	September	3		\$376.50
October	3		\$698.08	October	3		\$308.08
November				November			
December				December			
TOTAL	44		\$9,970.91	TOTAL	24		\$6,497.29

NEW SINGLE FAMILY HOMES

NO.	ADDRESS	FEE	COST/VALUE
1	911 Buffalo Ridge Ln	\$550.12	\$85,000.00

NEW APARTMENT BUILDINGS (UNITS)

NO.	ADDRESS	FEE	COST/VALUE
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NEW CONDOMINIUMS (UNITS)

NO.	ADDRESS	FEE	COST/VALUE
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**GARAGE (G), DECK (D), SHED (S), HVAC (H), PERMIT EXTENSION (E), ZONING (Z), ADDITIONS (A),
COMMERCIAL BLDG. (C), AND REMODELING/ALTERATIONS (R)**

PERMIT #	ADDRESS	PENDING	FEE	COST/VALUE
16-162-9B	(R) 325 Center St		\$98.00 Building Alteration	\$14,000
16-166-9B	(R) 325 N Morton St		\$25.00 Re-roofing	\$12,000
16-175-10B	(R) 911 Buffalo Ridge Ln		\$550.12 NSFD	\$85,000
16-175-10H	(H) 911 Buffalo Ridge Ln		\$129.08 Heating & AC	
16-183-9H	(H) 1710 Royalton St		\$50.00 Heating & AC	
16-185-10B	(R) 113 N Main St		\$113.52 Re-roofing	\$14,190
16-186-10B	(R) 212 W Union St		\$0.00 Re-roofing	
16-187-10B	(R) 406 N Division St		\$1,077.27 Re-roofing	\$134,659
16-189-10H	(H) 622 North St		\$50.00 Heating & AC	\$2,860
16-193-10H	(H) 641 W Fulton St		\$50.00 Heating & AC	\$3,470
16-190-10B	(R) 115 Pine St		\$64.26 Re-siding	\$9,180
16-194-10	(Z) 2260 Mayek Dr		\$25.00 Fence	\$300.00
16-195-10	(R) 712 Bartlett St		\$25.00 Re-roofing	\$4,874
16-196-10	(Z) 738 E Fulton St		\$25.00 Fence	\$1,100
16-197-10	(R) 1203 E Clarke St		\$25.00 Re-roofing	\$5,000
16-198-10	(H) 1219 Royalton St		\$50.00 Heating & AC	\$2,600
16-199-10	(R) 116 Granite St		\$50.00 Building Alteration	\$700
16-203-10	(R) 413 North St		\$56.00 Re-siding	\$8,000
16-204-10	(R) 506 Waupaca St		\$25.00 Re-roofing	\$13,200
			\$2,488.25	\$311,133.00



City of Waupaca

111 South Main Street

Waupaca, WI 54981

Phone: (715) 258-4404

Fax: (715) 258-4426

www.cityofwaupaca.org/development

Permits Issued

11/1/2016 To 11/30/2016

Permit # / Type	Date	Location	Description of Work	Fees	Cons. Value
16-205-A1 Accessory Structure	11/03/2016	121 N MAIN ST	New canopy over 107 W Sessions Street entrance.	\$100.00	\$1,000.00
16-206-A1 Accessory Structure	11/03/2016	121 N MAIN ST	Canvas replacement on existing metal frame over N Main Street entrance.	\$100.00	\$3,000.00
16-208-A1 Accessory Structure	11/07/2016	113 N MAIN ST	New canopy 259" W x 54" H x 48" D. Minimum 8'6" clearance above sidewalk.	\$100.00	\$4,500.00
16-211-A1 Accessory Structure	11/15/2016	115 N MAIN ST	Canvas replacement on existing metal frame over N Main Street entrance.	\$100.00	\$5,500.00
16-212-A1 Accessory Structure	11/15/2016	119 N MAIN ST	Canvas replacement on existing metal frame over N Main Street entrance.	\$100.00	\$2,400.00
16-128-7B Building	11/02/2016	311 N WASHINGTON ST	Reroofing garage	\$25.00	\$600.00
16-201-B1 Building	11/01/2016	113 N MAIN ST	Replacing rear windows with more efficient windows.	\$100.00	\$5,000.00
16-202-B2 Building	11/03/2016	1096 W FULTON ST	Remodeling interior and exterior of Burger King restaurant	\$1,965.20	\$245,650.00
16-209-B1 Building	11/10/2016	729 8TH ST	removing bump-out section of garage and rebuilding front to accommodate a 16' garage door	\$50.00	\$600.00
16-213-B1 Building	11/16/2016	119 N MORTON ST	Replace 7 Double Hung windows and one picture window	\$50.00	\$3,500.00
16-214-B1 Building	11/16/2016	1224 ROYALTON ST	Interior wall removal and construction of individual offices. removal of kitchen equipment and modifying into real estate office.	\$104.00	\$13,000.00



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Permits Issued

11/1/2016 To 11/30/2016

Permit # / Type	Date	Location	Description of Work	Fees	Cons. Value	
16-220--B1 Building	11/28/2016	807 8TH ST	Reroof home	\$25.00	\$3,000.00	
16-202-E1 Electrical	11/09/2016	1096 W FULTON ST	Replacing lighting fixtures and some circuits being moved for Burger King remodel	\$200.00	\$20,000.00	
16-210-E1 Electrical	11/21/2016	503 S MAIN ST	Service upgrade to include two meters, 200 amp underground feed	\$50.00	\$1,000.00	
16-215-E1 Electrical	11/17/2016	1242 W FULTON ST	200 amp underground service for truck heater hookup	\$75.00	\$3,000.00	
16-207-M1 Mechanical	11/14/2016	621 NORTH ST	Replace furnace	\$50.00	\$4,600.00	
16-218-M1 Mechanical	11/23/2016	731 ELM ST	Replace furnace	\$50.00	\$3,500.00	
16-219-M1 Mechanical	11/23/2016	603 W FULTON ST	Replace furnace	\$50.00	\$2,800.00	
15-206-12P Plumbing	11/28/2016	114 N OBORN ST	Plumbing Work for new addition	\$435.00	\$0.00	
16-157-9-P3 Plumbing	11/10/2016	1906 Godfrey Drive	Plumbing work for new Carousel Gymnastics.	\$519.00	\$25,000.00	
16-167-9-P3 Plumbing	11/10/2016	800 RIVERSIDE DR	Hospice Center remodel, State Approved Plans	\$129.00	\$12,900.00	
16-202-P3 Plumbing	11/14/2016	1096 W FULTON ST	Interior remodeling for Burger King plumbing rearrangement.	\$75.00	\$0.00	
Permit Count:	22			Totals:	\$4,452.20	\$360,550.00