

Farmington Plan Commission Agenda
Wednesday, February 5, 2025, at 9:00am
E913 Prairie View Ln
www.farmingtonwaup.gov

Call to Order

Open Meeting Statement: This meeting and all meetings of this Town Plan Commission are open to the public. Proper notice has been posted and given to the press, in accordance with Wisconsin Statutes, so the citizens may be aware of the time, place and agenda of this meeting.

Roll Call

Approve Agenda

Approve Minutes of October 2, 2024

New Business:

1. Zone Map Amendment for the property owned by Charles Posnanski (CJP Living Trust) for parcel #05-35-32-5 and #05-35-32-2 (N2692 County Rd QQ and E1749 King Rd) from Sewered Residential (SR) to Hamlet (H), allowing both commercial and residential land uses consistent with Town of Farmington Comprehensive Plan.
2. Conditional Use Permit for the property owned by ICC Holdings, LLC (Casino) for parcel #05-33-77-2 in Rural Commercial - General (RC-G) for the purpose of having a food truck placed on the property while remodeling is taking place. According to Waupaca County Planning & Zoning and Table 5.0 a conditional use permit is required for in-vehicle sales and service.
3. Discussion of Plan Commission additional meeting / fee.

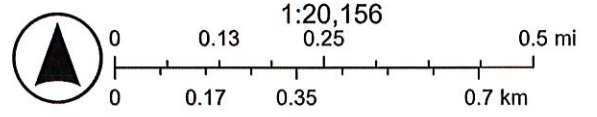
Adjournment

CJP LIV TRUST; TOWN OF FARMINGTON; SECTION 35



12/19/2024, 2:20:53 PM

- Zoning Collector GPS
- ▨ Farmland Preservation Area
- Section Line
- Section Numbers
- Unincorporated Areas: 72K - 18K
- ▨ State Natural Areas: 36K
- ▣ Heliports
- Railroad
- US Highways

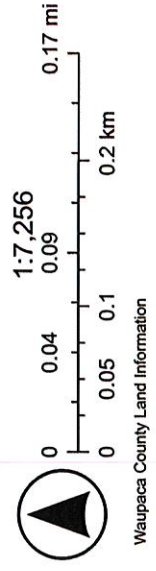


CJP LIV TRUST; TOWN OF FARMINGTON; SECTION 35



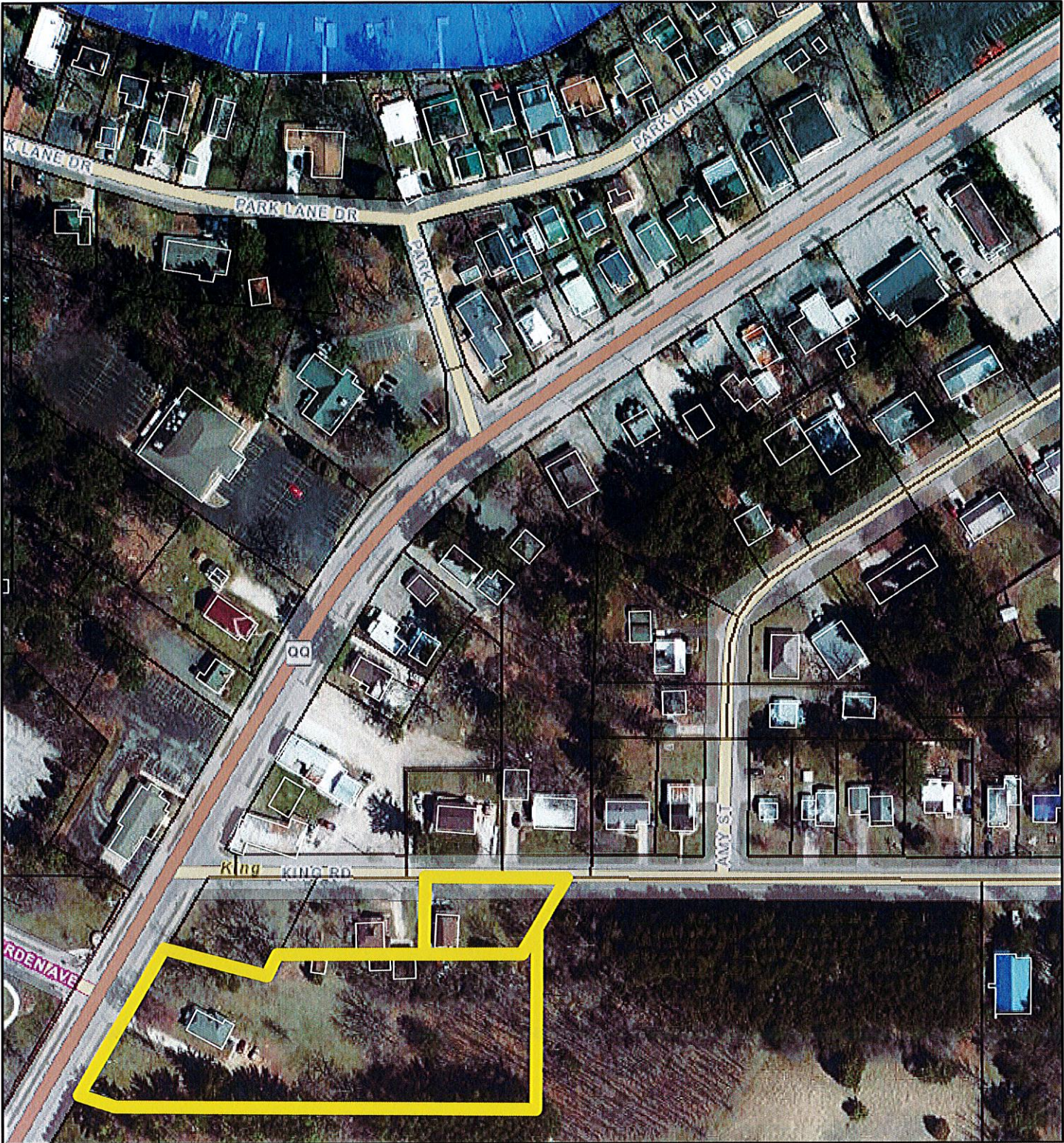
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- Zoning Collector GPS
- ▭ Framed Preservation Area
- ▭ Parcel Boundary
- ▭ Parcel Changes (Spills-Combs etc)
- ▭ Section Line
- ▭ Section Numbers
- ▭ Unincorporated Areas: < 18K
- ▭ Public Access: 18K
- ▭ Public Access
- ▭ Public Access - Boat Launch
- ▭ Airport Locations: < 36K
- ▭ Airport Footprints
- ▭ Airport Roads
- ▭ Buildings
- ▭ Grass Runway



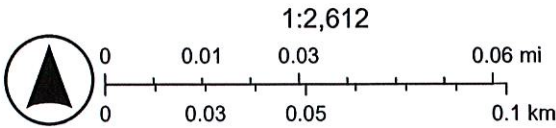
Waupaca County Land Information

CJP LIV TRUST; TOWN OF FARMINGTON; SECTION 35



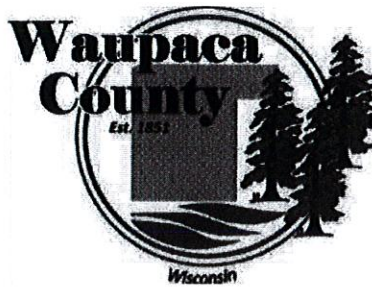
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- Zoning Collector GPS
- Facilities - Building (2018 LIDAR)
- ▨ Farmland Preservation Area
- ▭ Parcel Boundary
- ▭ Road Right of Way
- ▭ New Parcel Numbers
- ▭ Parcel Changes (Splits-Combos etc)
- ▭ Section Line
- Unincorporated Areas: < 18K
- Public Access: 18K
- ▭ Public Access
- ▭ Public Access - Boat Launch
- Airport Locations: < 36K
- Airport Footprints



Waupaca County Land Information

DEC 09 2024



Waupaca County
Planning & Zoning Office
811 Harding St
Waupaca WI 54981-2087
Phone: 715-258-6255 Fax: 715-258-6212
www.co.waupaca.wi.us

Zoning Map Amendment Application Packet

Zoning Amendment Packet Includes:

- Checklist
- Zoning Map Amendment Application
- Town Recommendation Form for Rezoning

PRIOR TO SUBMITTING YOUR PETITION TO REZONE:

- Consult Planning & Zoning Staff regarding your proposal
- Complete the Zoning Map Amendment Application with the Waupaca County Planning & Zoning Office and submit the following along with the Application:
 - Where the property is not owned by the applicant, a letter must be attached giving consent of the owner to apply for the Zoning Map Amendment.
 - Detailed map showing the proposed area of the property being petitioned (must include all dimensions or survey map). A Certified Survey Map is required if a new parcel is created.
 - A detailed legal description of the area being petitioned
 - Application Fee (payable to Waupaca County)**Check with your Township to see if additional fees will be charged.**
 - Once the Petition for Zone Map Amendment Application packet is submitted with completed application, the Waupaca County Planning & Zoning Office will forward it to the Town.

AFTER SUBMITTING YOUR ZONING MAP AMENDMENT APPLICATION PACKET:

- Attend Town Planning Commission Meeting
 - Have Planning Commission complete applicable portions of the Town Recommendation Form
- Attend Town Board Meeting
 - Have Town Board complete applicable portions of the Town Recommendation Form
- After the Town meetings, the Town will submit the Town Recommendation Form to Waupaca County Planning & Zoning Office

NOTE: This requires a public hearing, which are scheduled as needed. Neighbors within 300' of the property are notified and the Waupaca County official newspaper carries the notice for 2 weeks prior to the hearing, so it can take 3 weeks or more to schedule a hearing. Incomplete applications will not be scheduled. Final approval is by the County Board at a regularly scheduled meeting. The Planning and Zoning Committee will conduct an onsite inspection of the property prior to the public hearing. No testimony can be taken by the Planning and Zoning Committee during the onsite inspections.

DEC 09 2024

Waupaca County Zoning Map Amendment Application

Fee _____ Check # _____ ATF

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Applicant Information (check the box for who will be appearing at the public hearing)

Owner: E-mail Address: CJPLJR@Hotmail.com
Last Name: ROSMANSKI First Name: Charles Phone #: 7152815748
Address: N29609 Tenny Trail City: Waupaca State & Zip: WI 54981

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____
Last Name: _____ First Name: _____ Phone #: _____
Address: _____ City: _____ State & Zip: _____

Property Information (attach list if multiple properties)

Check if part of a parcel 90 x 110
Parcel Number: 10535-32-5 Size of Parcel: 463 x 184
Physical Address: 13 E 1749 King Rd
226 N 2692 City Rd Waupaca, WI 54981
Location: (Gov. Lot _____ or N 1/4, SW 1/4), Section 35, T 22 N, R 11 E, Town of Farmington
Current Zoning District: SR Current Use and Improvements: Residential

Map Amendment Information

Proposed Zoning District: H

Proposed Use: (State exactly what use is intended for the property.)

Keep same

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.

Once the complete application has been received and processed by the Waupaca County Planning & Zoning Office, you will be notified of the date and time of the hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.

Submittal of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

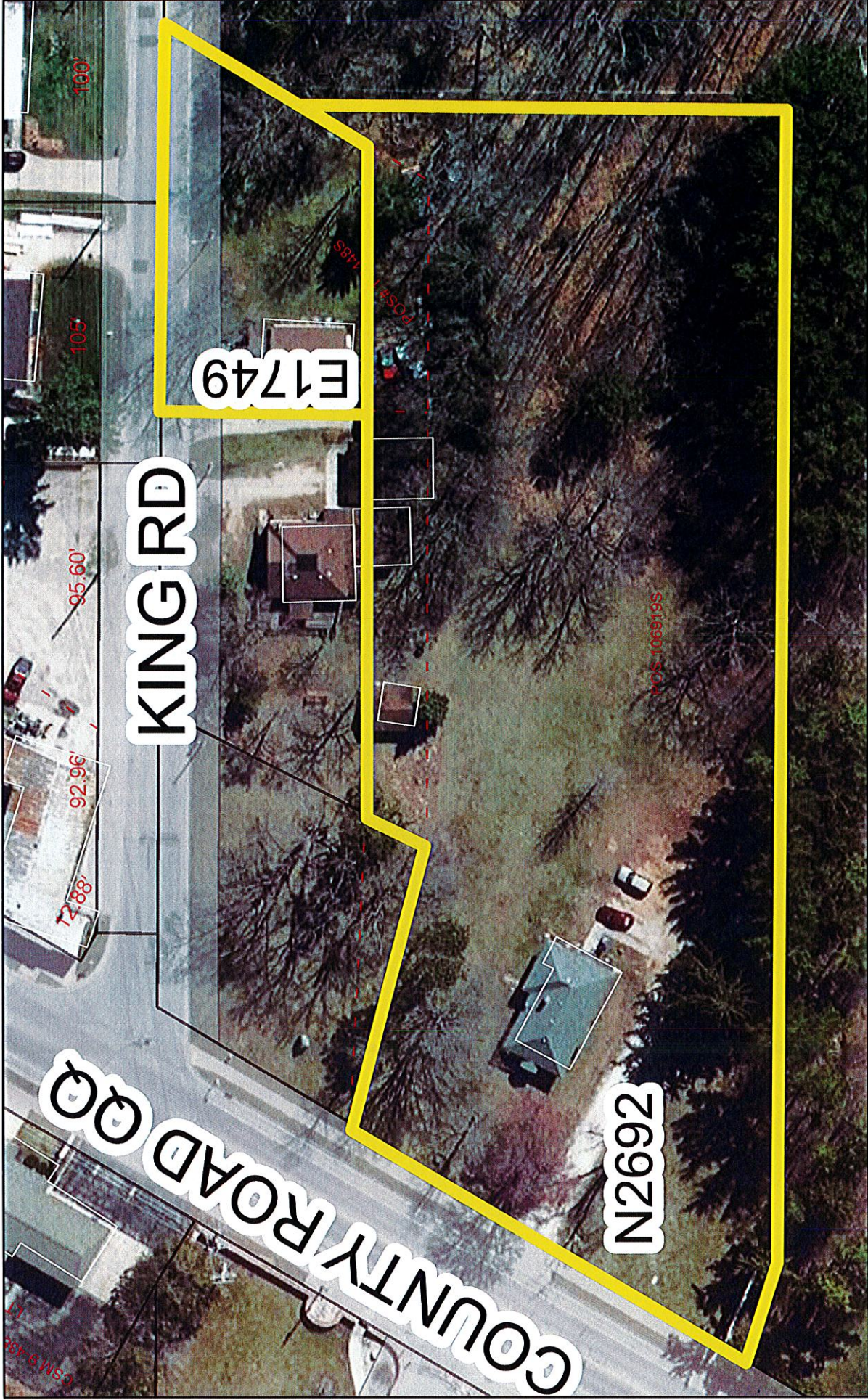
Property Owner Signature: *Charles Rosmanski* Date: 12-9-24
Agent Signature: _____ Date: _____

DEC 09 2024

DIAGRAM OF PLANS

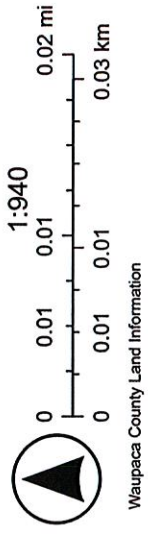
Diagram of Plans: It is required that only one zone classification exist per tax parcel. A Certified Survey Map (CSM) completed by a Registered Land Surveyor will be required for the creation of new parcels. If a CSM is required it must be received with all applicable fees and approved by the Planning & Zoning Office prior to the public hearing in front of the Planning & Zoning Committee. If the Zone Map Amendment is approved by the County Board the CSM will be recorded thereafter as previously approved.

CJP LIV TRUST; TOWN OF FARMINGTON; SECTION 35

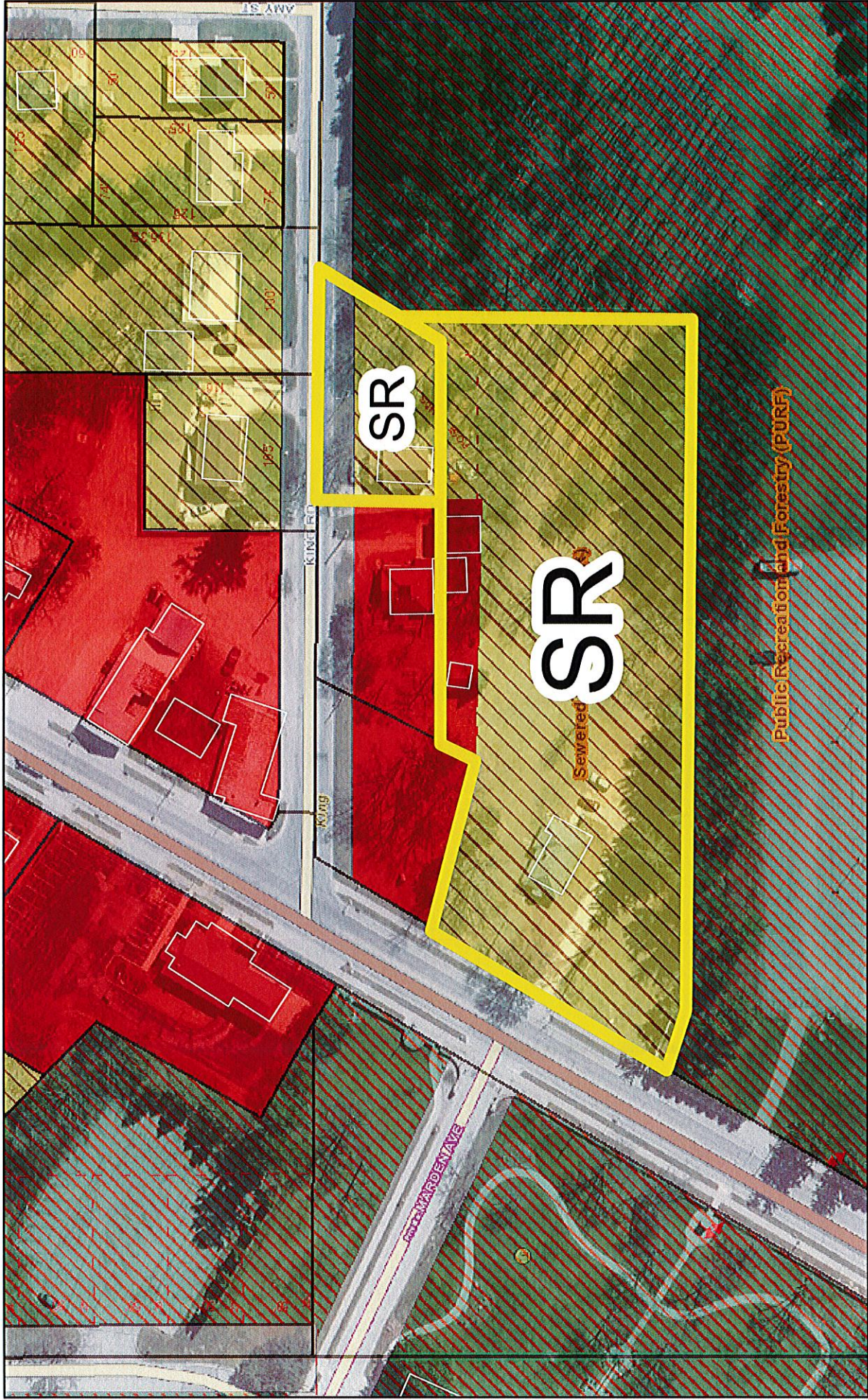


12/19/2024, 2:11:53 PM

- Zoning Collector GPS
- Facilities - Building (2018 LIDAR)
- Farmland Preservation Area
- Parcel Boundary
- Historic Lot Lines
- Historic Lot Lines
- Meander Line
- Tie Bar
- Road Right of Way
- New Parcel Numbers
- Parcel Changes (Splits-Combos etc)
- Section Line



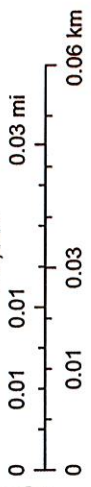
CURRENT ZONING DISTRICT: SEWERED RESIDENTIAL (SR)



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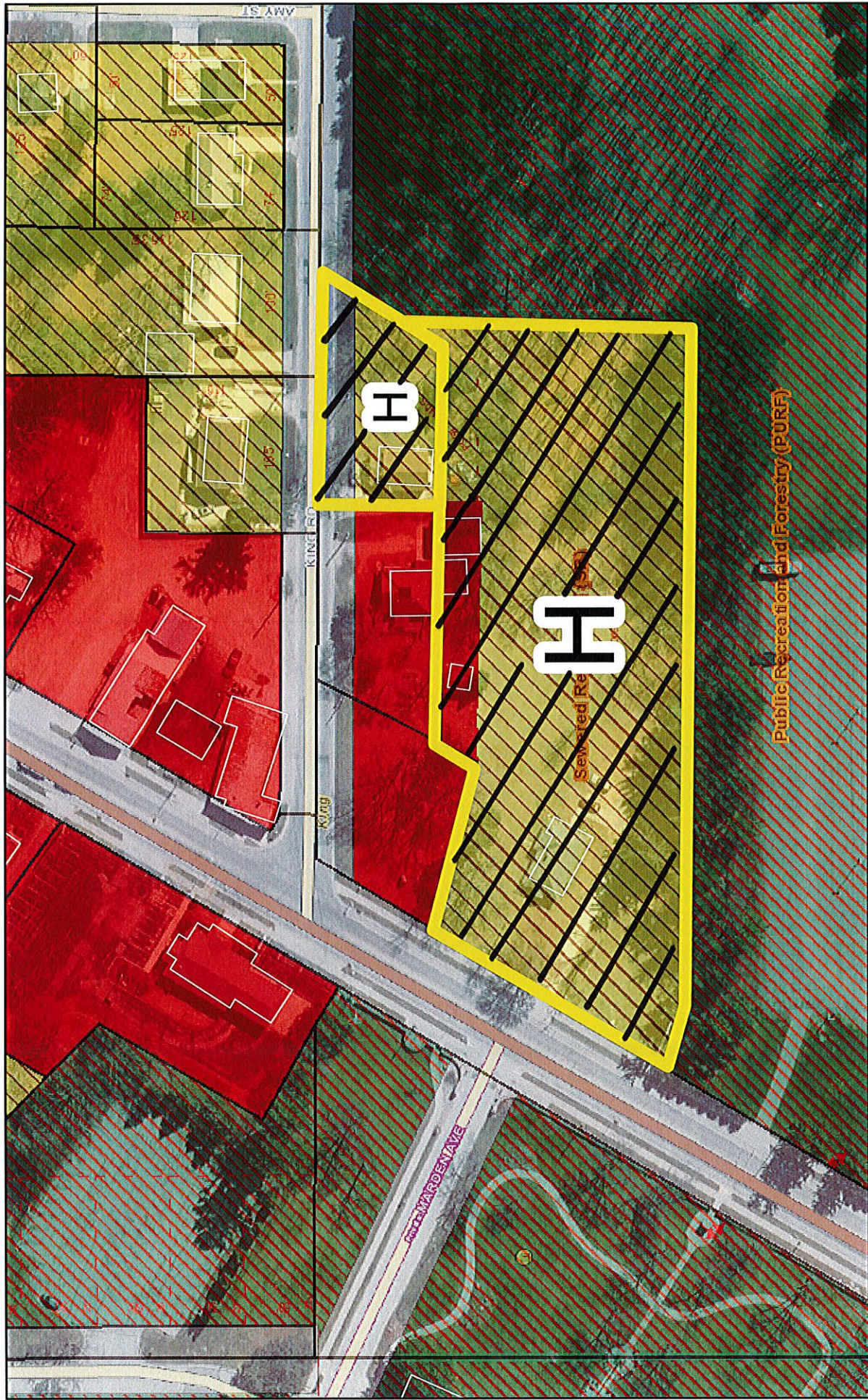
- Zoning Collector GPS
- Tie Bar
- Facilities - Building (2018 UDAR)
- Road Right of Way
- Facilities - Preservation Area
- New Parcel Numbers
- Parcel Boundary
- Parcel Changes (Splits-Combos etc)
- Historic Lot Lines
- Section Line
- Historic Lot Lines
- Local Zoning Labels
- Member Line
- Zoning Code Labels

1:1,567



Waupaca County Land Information

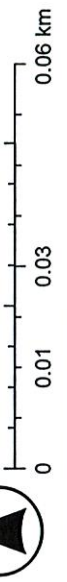
PROPOSED ZONING DISTRICT: HAMLET (H)



12/19/2024, 2:26:33 PM

- Zoning Collector GPS
- ➔ Tie Bar
- Facilities - Building (2018 LIDAR)
- ▭ Road Right of Way
- ▭ New Parcel Numbers
- ▭ Fertilized Preservation Area
- ▭ Parcel Boundary
- ▭ Parcel Changes (Splits-Combos etc)
- ▭ Historic Lot Lines
- ▭ Section Line
- ▭ Local Zoning Labels
- ▭ Zoning Code Labels
- ▭ Meander Line

1:1,567



Waupaca County Land Information

DEC 09 2024

TOWN RECOMMENDATION FORM

For Waupaca County Zoning Map Amendment Petition

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION PACKET. PLEASE NOTE THAT INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE CONTACT THE WAUPACA COUNTY PLANNING & ZONING OFFICE WITH ANY QUESTIONS AT 715-258-6255.

Petitioner Information

Owner: E-mail Address: CSPLJR@Hotmail.com
 Last Name: POONANSKI First Name: Charles Phone #: 715 261 5748
 Address: N23605 Tammy Trail City: Waupaca State & Zip: WI 54981

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____
 Last Name: _____ First Name: _____ Phone #: _____
 Address: _____ City: _____ State & Zip: _____

Property Information (attach list if multiple properties)

Check if part of a parcel
 Parcel Number: 105 35 33 5 Size of Parcel: 90 X 110
205 35 33 2 463 X 134
 Physical Address: 1749 King Rd. Waupaca, WI 54981
N2697 City Rd. Q2
 Location: (Gov. Lot _____ or NW 1/4, SW 1/4), Section 35, T 22N, R 11E, Town of Farmington
 Current Zoning District: SR Current Use and Improvements: Residential

Zoning Information

- | | |
|--|--|
| Current Zoning District: (check) | Proposed Zoning District: (check) |
| <input type="checkbox"/> Conservancy (CV) | <input type="checkbox"/> Conservancy (CV) |
| <input type="checkbox"/> Public Recreation & Forestry (PURF) | <input type="checkbox"/> Public Recreation & Forestry (PURF) |
| <input type="checkbox"/> Private Recreation & Forestry (PVRF) | <input type="checkbox"/> Private Recreation & Forestry (PVRF) |
| <input type="checkbox"/> Agriculture Enterprise(AE) | <input type="checkbox"/> Agriculture Enterprise(AE) |
| <input type="checkbox"/> Agriculture Retention (AR) | <input type="checkbox"/> Agriculture Retention (AR) |
| <input type="checkbox"/> Agriculture & Woodland Transition (AWT) | <input type="checkbox"/> Agriculture & Woodland Transition (AWT) |
| <input type="checkbox"/> Rural Residential (RR) | <input type="checkbox"/> Rural Residential (RR) |
| <input checked="" type="checkbox"/> Sewered Residential (SR) | <input type="checkbox"/> Sewered Residential (SR) |
| <input type="checkbox"/> Planned Residential Development (PD) | <input type="checkbox"/> Planned Residential Development (PD) |
| <input type="checkbox"/> Hamlet (H) | <input checked="" type="checkbox"/> Hamlet (H) |
| <input type="checkbox"/> Rural Commercial Neighborhood (RC-N) | <input type="checkbox"/> Rural Commercial Neighborhood (RC-N) |
| <input type="checkbox"/> Rural Commercial General (RC-G) | <input type="checkbox"/> Rural Commercial General (RC-G) |
| <input type="checkbox"/> Rural Industrial General (RI-G) | <input type="checkbox"/> Rural Industrial General (RI-G) |
| <input type="checkbox"/> Rural Industrial Intensive (RI-I) | <input type="checkbox"/> Rural Industrial Intensive (RI-I) |

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.
 For Parcel and Zoning Maps go to: https://www.waupacacounty-wi.gov/departments/land_information/maps_and_apps.php

- THE FOLLOWING QUESTION SHALL BE ANSWERED BY THE OWNER/AGENT -

What will be the proposed use(s) of the parcel if the rezoning is approved?

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWNSHIP -

What are the existing use(s) of adjacent lands to this parcel and are they compatible?

Is the proposal consistent with the Preferred Land Use Map as found in the Town Comprehensive Plan? Yes No
Explain:

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? Yes No (Please give detailed information including page numbers from the Comprehensive Plan supporting the recommendation) **Explain:**

Please attach any additional comments, minutes, or information further supporting the recommendation.

Town Planning Commission

Recommend Approval Recommend Denial

_____ Date: _____
Planning Commission Chairperson

Town Board

Recommend Approval Recommend Denial

_____ Date: _____
Town Chairman

_____ Date: _____
Town Clerk

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on Rezoning and Conditional Use Permits to the Waupaca County Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the County review process will continue without Town feedback.

Parcel	Property Address	Owner	Mailing address
05 35 54 29	E1758 KING RD	ALTMAN, SHERILYN RAE	E1758 KING RD WAUPACA WI 54981
05 35 54 5	E1770 KING RD	BOCKIN, BLANCHE	E1770 KING RD WAUPACA WI 54981
05 35 32 2	N2692 COUNTY ROAD QQ	CJP LIV TRUST,	N2360 S TAMMY TRL WAUPACA WI 54981
05 35 32 4	E1745 KING RD	CJP LIV TRUST,	N2360 S TAMMY TRL WAUPACA WI 54981
05 35 32 5	E1749 KING RD	CJP LIV TRUST,	N2360 S TAMMY TRL WAUPACA WI 54981
05 35 54 51	E1761 AMY ST	CLAPPES, THOMAS M	E1761 AMY ST WAUPACA WI 54981
05 35 54 7	E1784 KING RD	HAESSLER, MICHAEL J & DEBRA S	7766 W EVERGREEN DR WAUPACA WI 54981
05 35 75 34	N2717 COUNTY ROAD QQ	KALLAS WAUPACA PROP LLC,	1437 N SUMMIT AVE OCONOMOWOC WI 53066
05 35 54 6	E1780 KING RD	KEALIHER, DONALD JR	E1780 KING RD WAUPACA WI 54981
05 35 75 22	N2676 MITCHELL AVE	KING MINI STORAGE LLC,	N760 HICKORY RD WAUPACA WI 54981
05 35 54 15	E1760 AMY ST	LEON, REGINO	E1760 AMY ST WAUPACA WI 54981
05 35 54 36	N2720 COUNTY ROAD QQ	MAES, LISA L	N2823 OTTER DR WAUPACA WI 54981
05 35 54 8	E1790 KING RD	MESHAK, BENJAMIN	E1790 KING RD WAUPACA WI 54981
05 35 54 35	N2716 COUNTY ROAD QQ	OBRIEN INVEST PROP LLC,	685 FIREFLY LN NEENAH WI 54956

Parcel	Property Address	Owner	Mailing address
05 35 54 54	N2701 COUNTY ROAD QQ	OHR HOUZ LLC,	109 E BADGER ST WAUPACA WI 54981
05 35 54 4	E1766 KING RD	OLSON, KIRSTEN L	E1766 KING RD WAUPACA WI 54981
05 35 54 28	E1753 AMY ST	POPHAM, JOHN B III	E1753 AMY ST WAUPACA WI 54981
05 35 75 33	N2711 COUNTY ROAD QQ	RILEY, DIANE	PO BOX 238 KING WI 54946
05 35 54 14	E1754 AMY ST	RUMPEL & DAVID KLEIN, SANDRA	E1754 AMY ST WAUPACA WI 54981
05 35 75 25	N2707 COUNTY ROAD QQ	SPLAINE, JOHN PATRICK	N2707 COUNTY ROAD QQ WAUPACA WI 54981
05 34 58	N2665 COUNTY ROAD QQ	STATE OF WISCONSIN, DEPT VETERANS AFFAIRS	0
05 35 54 2		STATE OF WISCONSIN, DEPT VETERANS AFFAIRS	0
05 35 32 7	N2668 COUNTY ROAD QQ	STATE OF WISCONSIN, DEPT VETERANS AFFAIRS	0
05 35 54 64	N2708 COUNTY ROAD QQ	STOFLET, RICKEY H	N2708 COUNTY ROAD QQ WAUPACA WI 54981
05 35 97		TOWN OF FARMINGTON,	E913 PRAIRIE VIEW LN WAUPACA WI 54981
05 35 54 34	N2712 COUNTY ROAD QQ	UNERTL REAL ESTATE LLC,	E1961 NELSON RD WAUPACA WI 54981
05 35 54 33	E1750 KING RD	WANOKE PROPERTIES LLC,	E1750 KING RD WAUPACA WI 54981

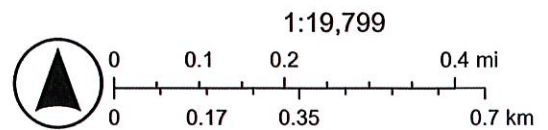
Parcel	Property Address	Owner	Mailing address
05 35 98		WAUPACA COUNTY,	0
05 34 98		WAUPACA COUNTY,	WAUPACA WI 54981
05 35 32 3		WAUPACA COUNTY, OLD ANTIQUE STORE	811 HARDING ST WAUPACA WI 54981

ICC HOLDINGS LLC ET AL; E1171 COUNTY ROAD Q; FARMINGTON



1/20/2025, 8:23:17 AM

- Zoning Collector GPS
- ▨ Farmland Preservation Area
- Section Line
- Section Numbers
- Unincorporated Areas: 72K - 18K
- Public Access: 18K
 - ▣ Public Access
 - ▣ Public Access - Boat Launch
 - ▣ State Natural Areas: 18K - 9K
 - ▣ Airport Locations: < 36K
- Airport Footprints
 - ▣ Airport Roads
 - ▣ Buildings
 - ▣ Grass Runway



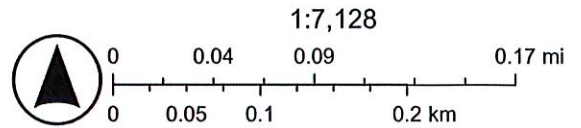
Waupaca County Land Information

ICC HOLDINGS LLC ET AL; E1171 COUNTY ROAD Q; FARMINGTON



1/20/2025, 8:18:51 AM

- Zoning Collector GPS
- ▨ Farmland Preservation Area
- ▭ Parcel Numbers
- ▭ Parcel Boundary
- ▭ Parcel Changes (Splits-Combos etc)
- Section Line
- Section Numbers
- Unincorporated Areas: < 18K
- Public Access: 18K
- ▭ Public Access
- ▭ Public Access - Boat Launch
- Airport Locations: < 36K
- Airport Footprints
- ▭ Airport Roads



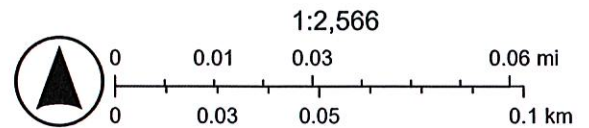
Waupaca County Land Information

ICC HOLDINGS LLC ET AL; E1171 COUNTY ROAD Q; FARMINGTON



1/20/2025, 8:17:21 AM

- Zoning Collector GPS
- Facilities - Building (2018 LIDAR)
- Farmland Preservation Area
- Addresses
- Parcel Numbers
- Parcel Boundary
- Road Right of Way
- New Parcel Numbers
- Parcel Changes (Splits-Combs etc)
- Section Line
- Unincorporated Areas: < 18K
- Public Access: 18K
- Public Access
- Public Access - Boat Launch



Waupaca County Land Information

JAN 17 2025

Waupaca County Conditional Use Permit Application

Fee 400 Check # 030336 ATF

Certain uses are of such nature or their effects are so dependent upon specific circumstances as to make impractical the determination in advance of where, when, or under what conditions they should be permitted. Conditional Uses are land uses listed as such in each zoning district. They may be established only upon approval by the Planning & Zoning Committee. In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Applicant Information (check the box for who will be appearing at the public hearing)

Owner: E-mail Address: tmcar.com@indiancrossingcasino.com

Last Name: ICC Holdings LLC First Name: Thad Marcom Phone #: 920-588-8990

Address: 6330 Parkview Rd City: Greendale State & Zip: WI 53219

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____

Last Name: _____ First Name: _____ Phone #: _____

Address: _____ City: _____ State & Zip: _____

Property Information:

Parcel Number: 05-33-77-2 - Size of Parcel: 154,340.78 sqft.

Physical Address: E1171 County Hwy Q Waupaca WI 54981

Location: (Gov. Lot ____ or ____ 1/4, ____ 1/4), Section 33, T 22 N, R 11 E, Town of Farmington ²¹⁵

Current Zoning District: RC-G Current Use and Improvements: _____

Proposed Project: Remove Garage structure, use temporary kitchen.

Conditional Use requested per Section 6.6.8 ²¹⁵ Waupaca County Zoning Ordinance.

Proposed Use: (Include information from Page 2 for General/design and/or operational standards as it pertains to the specific zoning districts standards.) We currently have a zoning permit to remove existing garage/house/bar and replace with a new building scheduled to start 10/1/25. We would like to remove just the garage and replace it with 1 ICC owned temporary kitchen/food truck or trailer from 5/1/25 thru 9/30/25. Temporary kitchen/food truck or trailer will serve ICC menu and be staffed with ICC employees. No subcontractors or outside vendors.

Once the complete application has been received and processed by the Waupaca County Planning & Zoning Office, you will be notified of the date and time of the hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.

Submittal of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

Property Owner Signature Thad Marcom Date 1/17/25

Agent Signature: _____ Date _____

CONDITIONAL USE STANDARDS AND DIAGRAM OF PLANS

GENERAL STANDARDS: General performance standards and specific design standards for approval of a Conditional Use are provided for each zoning district. Below are general standards that the Planning & Zoning Committee will address in review of an application for a Conditional Use. These conditions include, but are not limited to, specification of:

1. Minimum parcel size
2. Parking availability
3. Minimum setbacks
4. All state approvals required for public buildings and/or made part of the zoning permit
5. Attractiveness or physical appearance
6. Ingress/Egress
7. Maintenance
8. Safety of nearby roads
9. Traffic
10. Waste management
11. Erosion control standards
12. The period of time in which all or part of the use may be permitted
13. Landscaping and planting screens
14. Operational controls
15. Deed restrictions
16. Location of structure, docks, piers, or signs
17. Type of construction
18. The obtaining of other permits required by the State of Wisconsin, Federal Government Agencies, and any other Waupaca County Ordinances as a condition of the Conditional Use Permit, must be completed prior to the issuance of the Conditional Use Permit.

Please include information in the application on these general standards as they would apply. An applicant must demonstrate that the proposed project complies with the standards noticed for the appropriate zoning district. The decision to grant or deny a Conditional Use Permit is discretionary. (i.e. permit may be denied if the project cannot be tailored to a site without significant harm to ordinance standards and objectives). The specific criteria for the consideration of a Conditional Use Permit can be found in Section 14.5 of Chapter 34 Waupaca County Zoning Ordinance.

Diagram of Plans: In most applications a diagram of plans must be submitted. This diagram must provide sufficient detail for review of the standards that may apply to the application. This may include locations of existing or proposed buildings, accommodations for parking areas, proximity to navigable waters, floodplain delineation, contour lines for review of excavations and erosion control measures, detailed cross sections, etc.

Although it may not be necessary in all applications, a survey by a Registered Land Surveyor is recommended for showing detail. Detailed proposals assist the Planning & Zoning Committee in the review of the Conditional Use Application. As noted above, the applicant must demonstrate that the proposed use complies with that standards noted for the zoning district.

Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, you will be notified of the date and time of the hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.



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CHAIN-O-LAKES, WI
 -ICC-

STRONGWOOD
 SITE PLAN

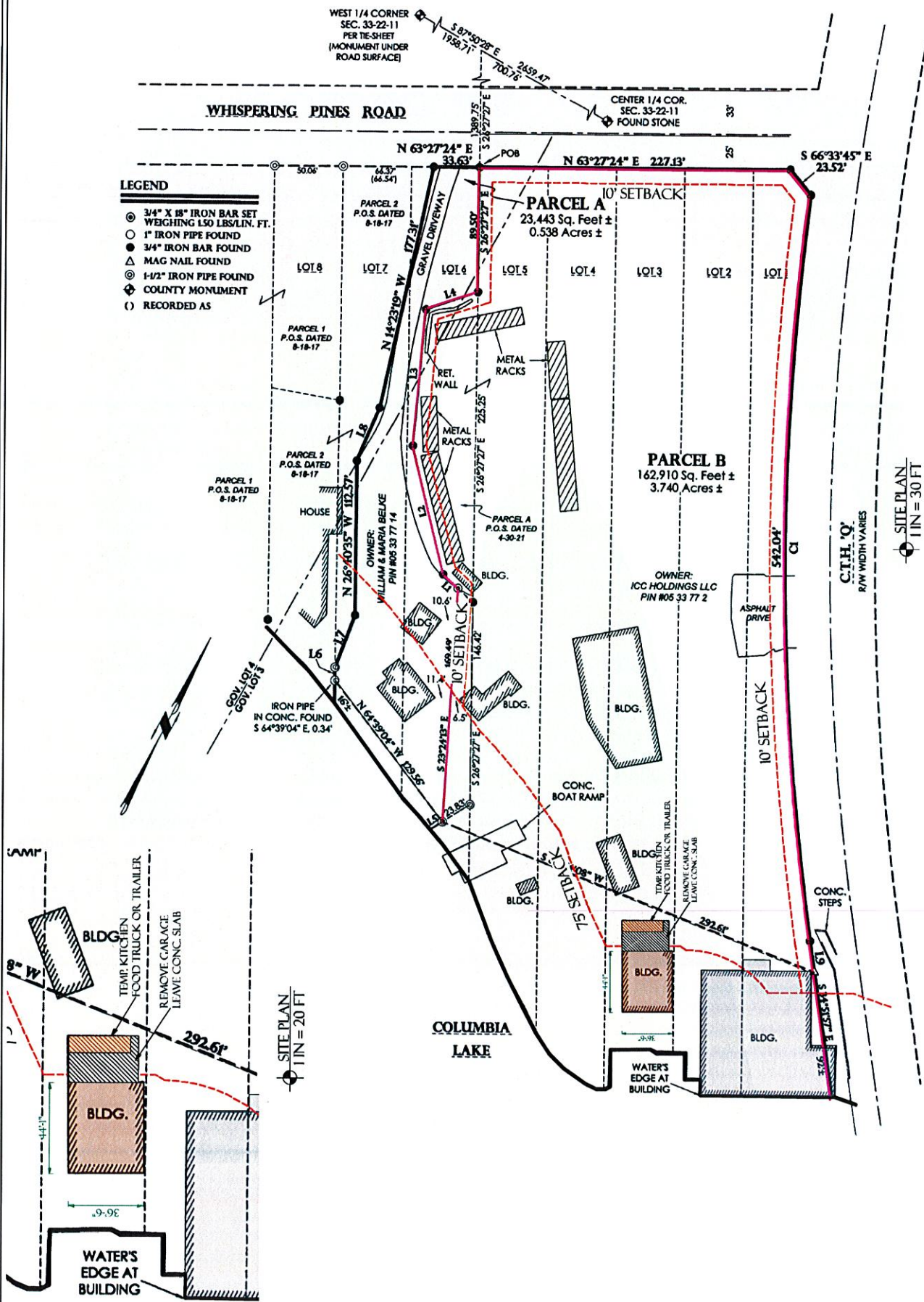
DATE: 9/15/2023

SCALE: 1"=30'
 ARCHIT. C.A. 30'

SHEET:

2 of 3

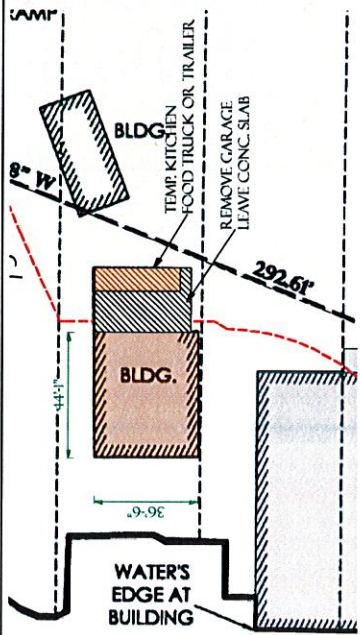
JAN 17 2025



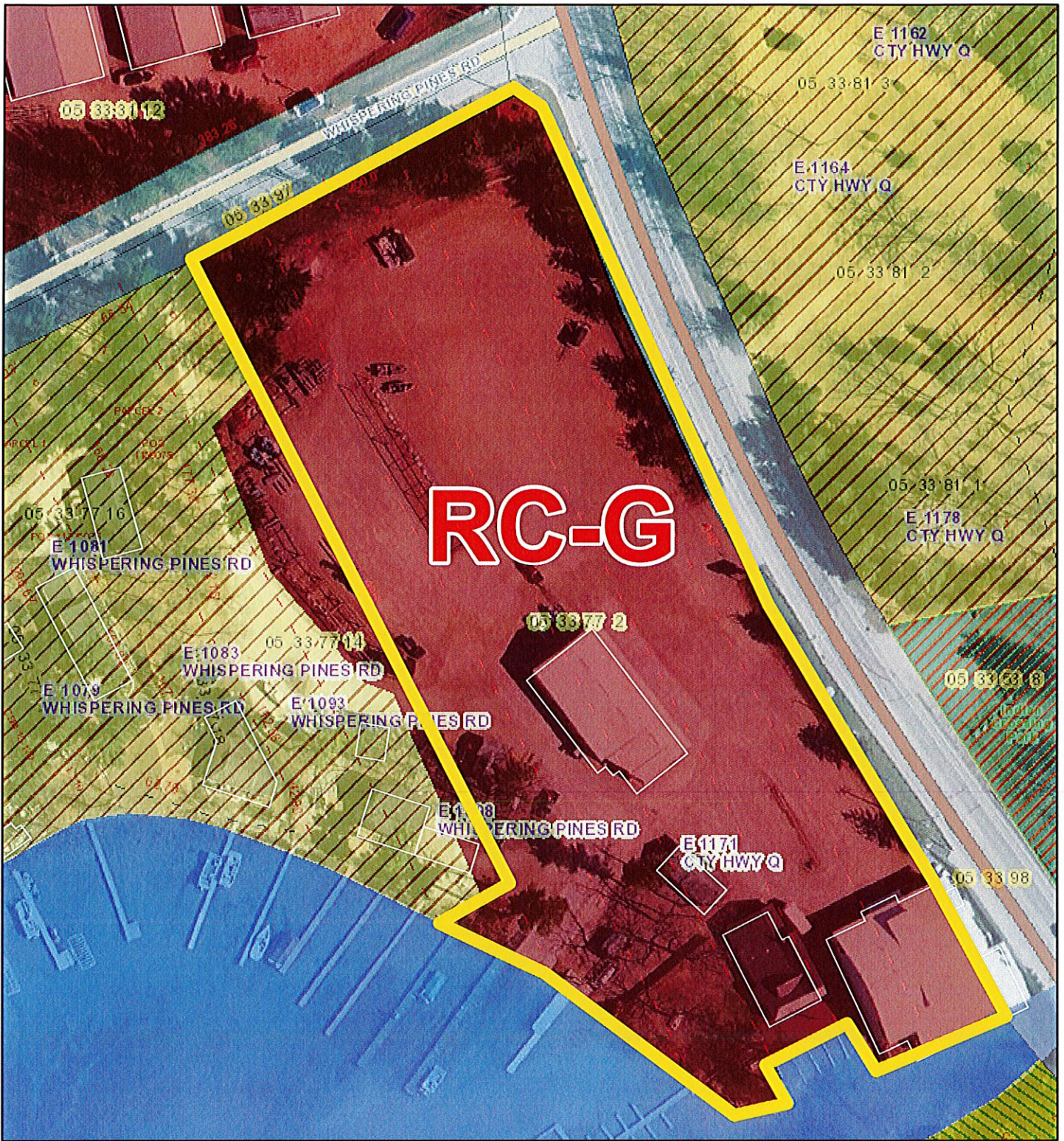
- LEGEND**
- ⊙ 3/4" X 18" IRON BAR SET WEIGHING 150 LBS/LIN. FT.
 - 1" IRON PIPE FOUND
 - 3/4" IRON BAR FOUND
 - ▲ MAG NAIL FOUND
 - ⊕ 1-1/2" IRON PIPE FOUND
 - ⬢ COUNTY MONUMENT
 - RECORDED AS

STRONGWOOD
 SITE PLAN
 1" = 30' FT

STRONGWOOD
 SITE PLAN
 1" = 20' FT

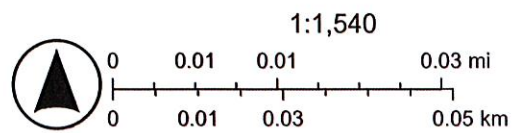


CURRENT ZONING DISTRICT: RURAL COMMERCIAL-GENERAL



1/20/2025, 8:34:15 AM

- Zoning Collector GPS
- Facilities - Building (2018 LIDAR)
- Farmland Preservation Area
- Addresses
- Parcel Numbers
- Parcel Boundary
- Historic Lot Lines
- Historic Lot Lines
- Meander Line
- Tie Bar
- Road Right of Way
- New Parcel Numbers
- Parcel Changes (Splits-Combos etc)
- Section Line



Waupaca County Land Information

5.0 Zoning District Permitted and Conditional Uses

The following table identifies the Permitted (P), and Conditional uses (C) within the Waupaca County Zoning Districts. Definitions and additional requirements for these land uses are included in Section 6.0. See Table 5.1 for Special Regulations for Districts within Farmland Preservation Overlay.

Table 5.0	Zoning Districts ⁵														Land Use Definition and Requirements (Section #)															
	CV	Conservancy District ⁴	PURF	Public Recreation and Forestry	PVRF	Private Recreation and Forestry	AE	Agriculture Enterprise	AR	Agriculture Retention	AWT	Agriculture and Woodland Transition	RR	Rural Residential		SR	Severed Residential	PD	Planned Residential Development	H	Hamlet ¹	RC-N	Rural Commercial - Neighborhood	RC-G	Rural Commercial - General	RI-G	Rural Industrial - General	RI-I	Rural Industrial - Intensive	
Land Uses																														
RESIDENTIAL LAND USES																														6.5
Single Family Residence (Nonfarm)				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										1
Dwelling less than 22 feet in Width				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C										2
Two Family Residence (Nonfarm)				P	C	P	P	P	P	C	P	P	C	P	P	P	P	P	P	P										3
Multiple Family Residence										C	C	C	C	P	P	P	P	P	P	P										4
Nonfarm Residential Cluster																														5
Lot Clustering Density Bonus						C	C	C	C																					6
Single Family Residence - Accessory to a Principal Commercial Use																			P	C	C									7
Major Home Occupation				C	C	C	C												C											8
Minor Home Occupation				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										9
Family Day Care Home				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C										10
Bed and Breakfast Establishment				C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P										11
Manufactured/Mobile Home Community or Park																														12
Temporary Occupancy of RV (over 30 days)				C	C	C	C	C	C										C											13
COMMERCIAL LAND USES																														6.6
Personal or Professional Service																			P	P	P									1
Indoor Sales and Service																			P	P	P									2
Medium Indoor Sales and Service																				C	P									3
Large Indoor Sales and Service																					C									4
Long Term Outdoor Display and Sale																					C	C								5
Indoor Maintenance Service																			P	P	P	P	P	P	P	P	P	P		6
Outdoor Maintenance Service																						C	C	C						7
In-Vehicle Sales and Service																			C	C	C									8
Commercial Entertainment																			C	P	P									9
Indoor Shooting Ranges for Firearms																					C	C								10
Commercial Indoor Lodging Facility																					C	C	P							11
Resort Establishment																					C	P								12
Group Day Care Center Facility																				C	P	P								13
Group Day Care Center Facility - Accessory to a Principal Use				C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P										13
Commercial Animal Facility				C	C	C	C														C	C								14
Sexually-Oriented Business																						C						P		15
Personal Storage Facility				C	C	C	C														P	P	P	P	P	P	P	P		16
Indoor Storage or Wholesaling																						C	C	C	C	C	C	C	C	17
Outdoor Storage or Wholesaling																							C	C	C	C	C	C	C	18
Indoor Retail Sales Activity as an Accessory to Industrial or Indoor Storage and Wholesaling																									C	C	C	C		19
Marinas and Boat Liveries																							C							20
Mobile Service Facilities & Support Structures ²				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		21
Commercial Wind Energy Systems				C	C	C	C	C	C													C	C	C	C	C	C	C		22
General Temporary Outdoor Sales																					P	P	P	P	P	P	P	P		23
Off-Site Commercial Parking				C	C	C	C	C													C	C	C	C	C	C	C	C		6.4

entirely within an enclosed building with a footprint of twenty thousand (20,000) square feet to less than fifty thousand (50,000) square feet.

Required parking is one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s).

4. **Large Indoor Sales and Service:** Land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building with a footprint of fifty thousand (50,000) square feet or greater.

Required parking is one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s).

5. **Long-Term Outdoor Display and Sale:** Land uses which conduct sales or display merchandise or equipment on a long-term basis outside of an enclosed building as a principal accessory use of the lot. Examples of such land uses would include vehicle and equipment sales and rental, used cars sales, manufactured housing sales, monument sales, flea markets, and farmer's markets and garden centers when not meeting the standards for an Agriculture Related Use as described in Section 6.10.3. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a junk or salvage yard or other permanent outdoor land uses specifically defined by the Zoning Ordinance.

Required parking includes one (1) space per three hundred (300) square feet of gross floor area in the principal building(s), plus one (1) space per two thousand (2,000) square feet of outdoor sales or display area.

6. **Indoor Maintenance Service:** Land uses which perform maintenance services, including repair, and contain all operations, except loading, entirely within an enclosed building. Examples of such land uses include, but are not limited to, auto body repair, auto repair and equipment repair.

Required parking is one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s).

7. **Outdoor Maintenance Service:** Land uses which perform maintenance services, including repair, and have all, or any portion of, their operations located outside of an enclosed building. Examples of such land uses include, but are not limited to, auto body repair, auto repair, equipment repair, and towing service. A towing service may not operate a tow yard unless it is properly permitted by Section 6.7.7.

Required parking includes one (1) parking space per three hundred (300) square feet of gross floor area in the principal building(s), plus adequate parking for the storage of vehicles awaiting service or pick-up.

8. **In-Vehicle Sales and Service:** Land uses which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include walk-in, drive-in, drive-up, and drive-through facilities, vehicular fuel stations, food trucks or retail vehicles (greater than thirty (30) calendar days), and all forms of car washes.

Required parking is one (1) parking space per one hundred fifty (150) square feet of gross floor area in the principal building(s).

9. **Commercial Entertainment:** Land uses which provide entertainment services. Such activities often have operating hours that extends significantly later than most other commercial land uses. Examples of such land uses include restaurants, banquet halls, beer gardens, taverns, brew pubs, wine pubs, nano-breweries and nano-wineries provided they have a restaurant or tavern, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, and pool halls. Such land uses do not include sexually-oriented businesses. See Section 6.6.15 for applicable regulations.

Required parking is one (1) parking space per every three (3) patron seats or one (1) space per three (3) persons at the maximum capacity of the establishment, whichever is greater.

10. **Indoor Shooting Ranges:** Land uses where people may participate in recreation, competition, skill and development training with firearms conducted entirely indoors, provided the following standards are met:
- a. All safety precautions shall meet or exceed the standards listed in the National Rifle Association Range Source Book, 1999; or successor sourcebook.
 - b. Prior to operation, the shooting range shall be deemed consistent with the Best Management Practices found in the National Rifle Association Range Source Book, 1999; or successor sourcebook, by the Department of Natural Resources and/or by the National Rifle Association Technical Advisory Team.

11. **Commercial Indoor Lodging Facility:** Land uses which provide overnight housing in individual rooms or suites of rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers. Restaurant, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate land use.

Required parking is one (1) space per room or suite, plus one (1) space for every employee on the largest working shift.

12. **Resort Establishment:** Land uses which provide overnight housing in individual rooms, suites of rooms, cabins, or cottages. Such land uses may also provide indoor and outdoor recreational facilities for the exclusive use of their customers. Restaurants, arcades, fitness centers, and other on-site facilities available to non-lodgers are considered accessory uses and therefore do not require review as a separate land use.
- a. Required parking is one (1) space per room, suite, cabin, or cottage, plus one (1) space for every employee on the largest working shift.
 - b. The maximum number of occupancy units in a resort shall not exceed a density of ten (10) units per acre in any zoning district.

13. **Group Day Care Center Facility:** Land uses in which qualified persons provide child care services for nine (9) or more children. Examples of such land uses include day care centers and preschools. Such land uses shall not be located within a residential building. Such land uses may be operated on a for-profit or a not-for-

TOWN RECOMMENDATION FORM

For Waupaca County Conditional Use Application

RETURN THIS FORM (COMPLETE TOP PORTION) WITH YOUR APPLICATION. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Petitioner Information

Owner: E-mail Address: TMar.com@indiancrossingcasino.com

Last Name: ICC Holdings LLC First Name: Thad Marcom Phone #: 920-588-8990

Address: 6330 Parkview Rd City: Greendale State & Zip: WI 53219

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____

Last Name: _____ First Name: _____ Phone #: _____

Address: _____ City: _____ State & Zip: _____

Property Information

Parcel Number: 05 -33 -77 - 2 Size of Parcel: 154,340.78 sq ft.

Physical Address: E1171 County Hwy Q Waupaca, WI 54981

Location: (Gov. Lot ____ or ____¹/₄, ____¹/₄), Section 33, T 22 N, R 11 E, Town of Farmington^{JCS}

Zoning Information

Current/Proposed Zoning District: (check)

- | | |
|--|---|
| <input type="checkbox"/> Conservancy District (CV) | <input type="checkbox"/> Sewered Residential (SR) |
| <input type="checkbox"/> Public Recreation & Forestry (PURF) | <input type="checkbox"/> Planned Residential Development (PD) |
| <input type="checkbox"/> Private Recreation & Forestry (PVRF) | <input type="checkbox"/> Hamlet (H) |
| <input type="checkbox"/> Agriculture Enterprise (AE) | <input type="checkbox"/> Rural Commercial Neighborhood (RC-N) |
| <input type="checkbox"/> Agriculture Retention (AR) | <input checked="" type="checkbox"/> Rural Commercial General (RC-G) |
| <input type="checkbox"/> Agriculture & Woodland Transition (AWT) | <input type="checkbox"/> Rural Industrial General (RI-G) |
| <input type="checkbox"/> Rural Residential (RR) | <input type="checkbox"/> Rural Industrial Intensive (RI-I) |

For Parcel and Zoning Maps go to: [https://www.waupacacounty-wi.gov/departments/land information/maps and apps.php](https://www.waupacacounty-wi.gov/departments/land%20information/maps%20and%20apps.php)

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWNSHIP -

What are the existing use(s) of adjacent lands to this parcel and are they compatible?

Is the proposal consistent with the Town vision statement as found in the Town Comprehensive Plan? Yes No
Explain:

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? Yes No (Please give detailed information including page numbers from the Comprehensive Plan supporting the recommendation) Explain:

If Applicable, please list recommended conditions for the Waupaca County Planning & Zoning Committee to consider.

Please attach any additional comments, minutes, or information further supporting the recommendation.)

Town Planning Commission

Recommend Approval Recommend Denial

_____ Date: _____
Planning Commission Chairperson

Town Board

Recommend Approval Recommend Denial

_____ Date: _____
Town Chairman

_____ Date: _____
Town Clerk

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on Rezoning and Conditional Use Permits to the Waupaca County Zoning Administrator. If the Zoning Administrator has NOT received a written recommendation within 45 days, the County review process will continue without Town feedback.

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

Parcel	Property Address	Owner	Mailing address
05 33 74 1	E1208 COUNTY ROAD Q	BECKER, BRUCE R	E1208 COUNTY ROAD Q WAUPACA WI 54981
05 33 31 12	E1157 COUNTY ROAD Q	BECKER, BRUCE R	E1208 COUNTY ROAD Q WAUPACA WI 54981
05 33 77 14	E1093 WHISPERING PINES RD	BELKE, WILLIAM C SR & MARIA E	PO BOX 12 KING WI 54946
05 33 77 16	E1081 WHISPERING PINES RD	BELKE, WILLIAM C SR & MARIA E	PO BOX 12 KING WI 54946
05 33 73 17	E1145 INDIAN HILL TRL	BREMMER, SANDY N	E1145 INDIAN HILL TRL WAUPACA WI 54981
05 33 54 24	E1149 COUNTY ROAD Q	C&L LEHMAN, ENTERPRISES LLC	211 W BEACON AVE NEW LONDON WI 54961
05 33 73 13	E1139 INDIAN HILL TRL	D&E COLUMBIA COTTAGE LLC,	13 LINDON LN VERNON HILLS IL 60061
05 33 81 3	E1162 COUNTY ROAD Q	DORO, GREGORY G & JULIE M	E1162 COUNTY ROAD Q WAUPACA WI 54981
05 33 73 11	E1199 COUNTY ROAD Q	FILIPPINI, CHERYL L & KATHRYN L	3414 N NATCHEZ AVE CHICAGO IL 60634
05 33 81 5	E1115 PLEASANT PARK LN	GRASEE, JAMES T & MARY HANDRICH	2162 HAWTHORNE HTS RD DE PERE WI 54115
05 33 77 8	E1077 WHISPERING PINES RD	HENRIKSEN FAMILY TRUST, STEVEN J HENRIKSEN	4N371 PINE GROVE BENSENVILLE IL 60106
05 33 77 2	E1171 COUNTY ROAD Q	ICC HOLDINGS LLC ET AL,	6330 PARKVIEW RD GREENDALE WI 53219
05 33 81 4	E1111 PLEASANT PARK LN	LIEBERMAN, BARRY L & STACEY L	500 TORREY PINES WAY VERNON HILLS IL 60061
05 33 73 10	E1203 COUNTY ROAD Q	MASEK FAMILY TRUST,	95 CARLETON AVE GLEN ELLYN IL 60137

Parcel	Property Address	Owner	Mailing address
05 33 31 10	N2594 OTTMAN DR	PANKOW, RONALD L & TRUDY A	E1092 CAMP RD WAUPACA WI 54981
05 33 77 18	E1083 WHISPERING PINES RD	PETROSKE, MICHAEL R & CHERYL A	E1083 WHISPERING PINES WAUPACA WI 54981
05 33 31 11	N2592 OTTMAN DR	PRELL, GARY P & CHERYL B	N2588 NORRIS LN WAUPACA WI 54981
05 33 81 1	E1178 COUNTY ROAD Q	RAMPSON, DANIEL J & TAMMY	N85W14586 MENOMONEE RIV MENOMONEE FALLS WI 53051
05 33 81 2	E1164 COUNTY ROAD Q	ROBINSON, JEFFREY A	4363 CLIFFTOP RD STURGEON BAY WI 54235
05 33 77 7	E1079 WHISPERING PINES RD	ROSSI, ROBERT J	28390 N OAK LN LIBERTYVILLE IL 60048
05 33 73 12	E1143 INDIAN HILL TRL	SCHMIDT & BALLANTINI, FAMILY REV TRUSTS	E1143 INDIAN TRL WAUPACA WI 54981
05 33 77 9	E1075 WHISPERING PINES RD	SOLBERG, PAULA A	N3850 RIVER DR WAUPACA WI 54981
05 33 73 16	E1136 INDIAN HILL TRL	SPAAR, CHARLES E & ROSANNE J	E1136 INDIAN HILL TRL WAUPACA WI 54981
05 33 97		TOWN OF FARMINGTON,	E913 PRAIRIE VIEW LN WAUPACA WI 54981
05 33 98		WAUPACA COUNTY,	811 HARDING ST WAUPACA WI 54981
05 33 53 8		WAUPACA COUNTY, INDIAN CROSSING PARK	811 HARDING ST WAUPACA WI 54981
05 33 55 10		WAUPACA COUNTY, OAKWOOD/INDIAN CROSS PRK	WAUPACA WI 54981

Parcel	Property Address	Owner	Mailing address
05 33 73 15	E1137 INDIAN HILL TRL	WILSON, GARY E & JEAN M	PO BOX 156 STAPLETON AL 36578



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CHAIN-O-LAKES, WI
-ICC-

STRONGWOOD
DEALER:

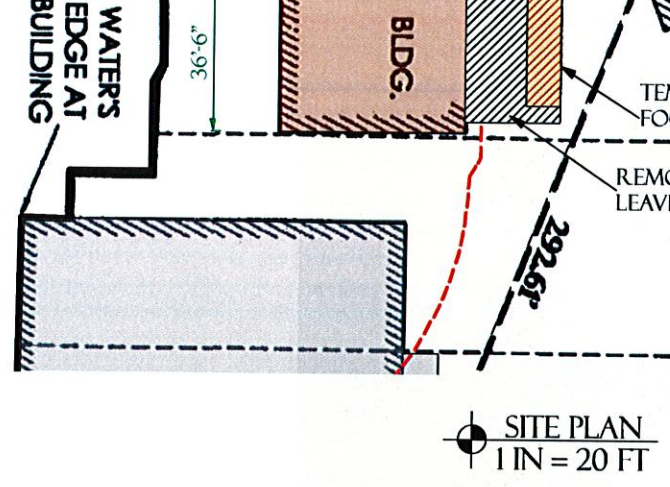
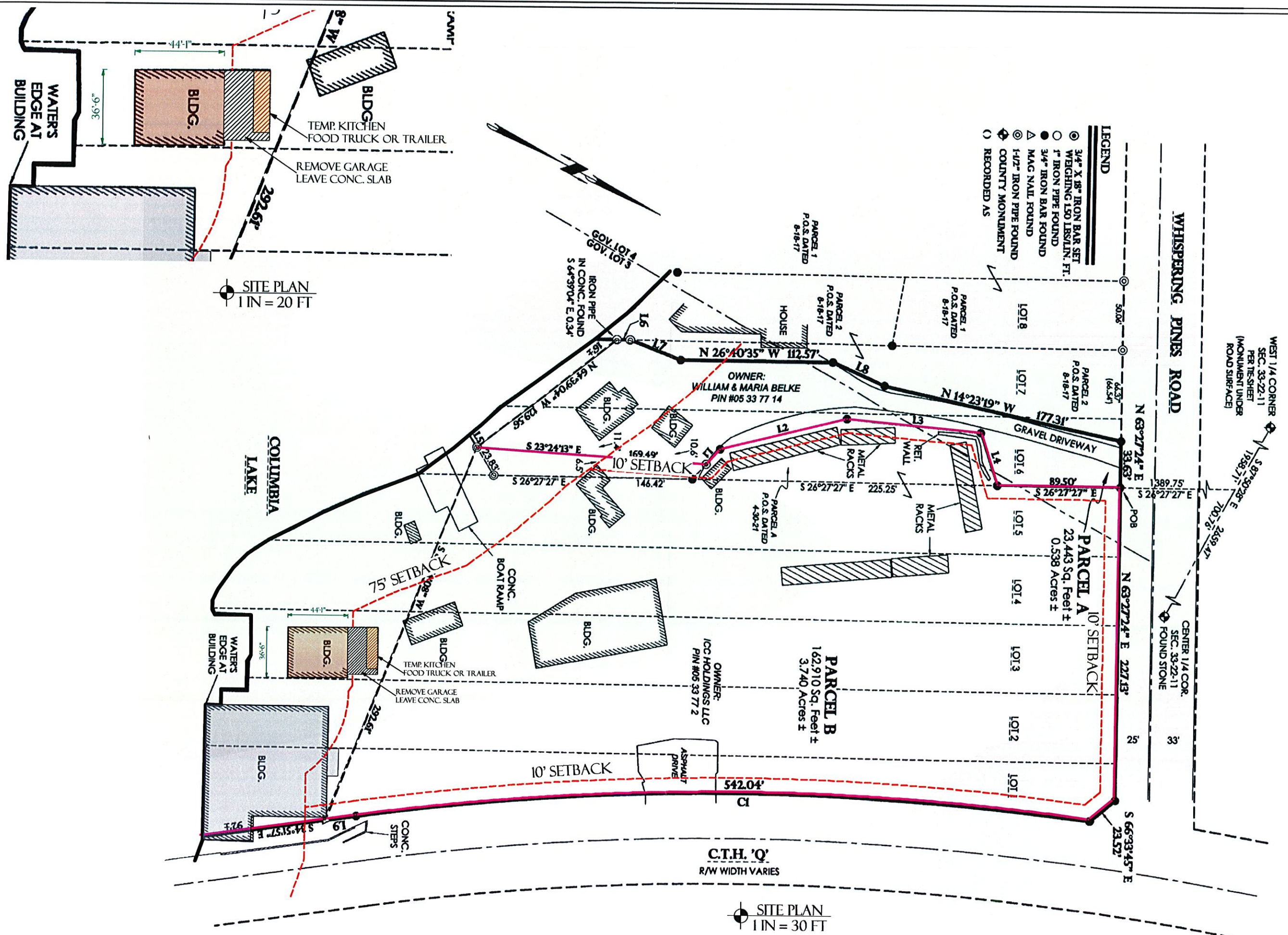
SITE PLAN

DATE:
9/15/2023

SCALE: 1"=30'
ARCHD (24" X 36")

SHEET:

2 of 3



JAN 17 2025