



Planning and Development Department

Planning * Solid Waste * Zoning * Sanitation * Property Listing *

311 N Main Street, Shawano, WI 54166 PH: (715) 526-6766 www.co.shawano.wi.us

PRELIMINARY CONSULTATION

TYPE OF PUBLIC HEARING ACTION FEE \$

TOWN TOWN MEETING DATE: Received Proof on Town Agenda

ZONING DIST PARCEL NUMBER

CONTACT INFO FOR:

NAME EMAIL

MAILING ADDRESS PHONE NUMBER

CONTACT INFO FOR:

NAME EMAIL

MAILING ADDRESS PHONE NUMBER

REQUEST FOR:

PURSUANT TO ORDINANCE STANDARD:

LEGAL DESCRIPTION OF SITE

Site Address Document No. See Deed for Full Description Waiting on Survey Work

OTHER
CONSIDERATION

Pond required by state for stormwater management for commercial construction project.

Must meet all performance standards for Pond (land use) in Shawano County Zoning Ordinance 7-14, Section X.9.03(237). (see attached)

Ponds within 500 feet of a navigable body of water require a DNR Pond Permit.

All Pond permits must be reviewed by the Town of Angelica .

Property to be purchased from Ray and Kim Warden by Krakow Development Group LLC, closing on Sept. 4th. Deed to be filed with Register of Deeds.

Agent Authorization form in Folder.

This will **REQUIRE** the following permits to be obtained:

Driveway/Culvert Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Obtained From	<input type="text"/>
Site Address Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Sanitary Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Land Use Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Shoreland Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Mitigation Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>
Sign Permit	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Fee	<input type="text"/>

Comments:

Copy of Zoning Code Attached Map/Survey Attached & scanned in Date Sent to Town:

PREPARED BY: Date Filed

Table X.4.02: Permitted and Conditional Uses; Commercial, Industrial, and Mixed Use Zoning Districts

↓ LAND USES ↓	Hamlet (H)	Commercial-Community District (C-C)	Commercial-General District (C-G)	Manufacturing (M)	Subject to Land Use Description and Performance Standards in:
Personal storage facility/ mini-warehouse	C	C	C	P	X.9.03(237)
Pond	C	C	C	C	X.9.03(239)

(239) **Pond (land use):** A natural or manmade water body containing water year round and smaller than 10 acres, including wildlife scrapes and other impoundments. For existing ponds that propose to be cleaned out only subsections (c) and (d) below apply. This use shall meet the following performance standards:

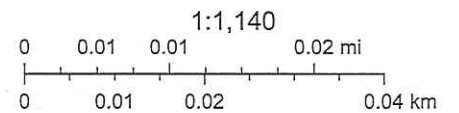
- (a) Ponds shall adhere to the minimum yard and setback regulations of the zoning district in which it is situated.
- (b) 20% of the perimeter of the pond shall have a nominal side slope of 5:1 (5 horizontal to 1 vertical). The perimeter of the pond and all other associated surface disturbed areas shall be planted to vegetation within 5 days of completion of the excavation or construction. In cases where pond construction occurs during frozen soil conditions the establishment of vegetative cover may be delayed until soils have thawed.
- (c) For ponds larger than one acre in area, or multiple ponds on a parcel that cumulatively are greater than one acre in area, spoil material may not be exported from the property, unless the property has been approved as a "Non-metallic Mineral Extraction" use.
- (d) For ponds smaller than one acre in area, spoils may be exported even if the property has not been approved as a "Non-metallic Mineral Extraction" use. All spoil material shall be placed in an upland area outside of all mapped wetlands.

Shawano County GIS Map

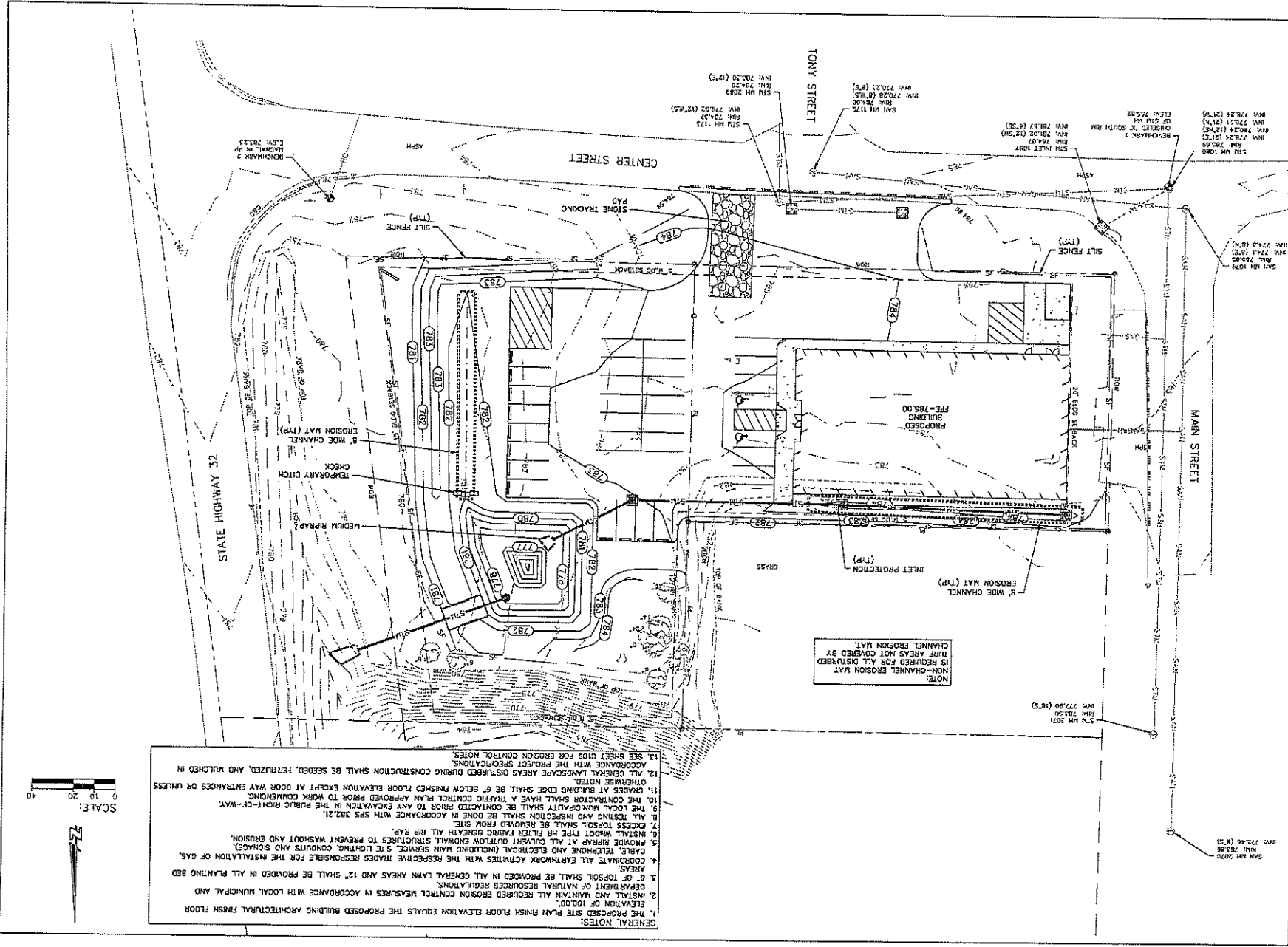


August 26, 2025

- | | | | |
|----------|--------------------|-------|-----------------|
| Parcels | Parcel Number Anno | Roads | Water Bodies |
| PDim 100 | Parcel Acreage | State | Municipalities |
| PDim 400 | ROWs | Local | County Boundary |



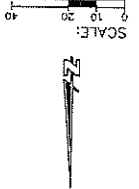
This map is for information purposes only. The representations on this map on an as-is basis. Shawano County is not responsible for any inaccuracies contained within and no warranties or representations concerning accuracy or applicability are expressed or implied.



GENERAL NOTES:

1. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
2. DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
3. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MARK SERVICE, LIGHTING, CONDUITS AND SIGNAGE).
5. PROVIDE RIPRAP AT ALL DIVERGENT OUTFLOW ENDWALL STRUCTURES TO PREVENT MASSWASH AND EROSION.
6. INSTALL WADDT TYP. OR FILTER FABRIC BENEATH ALL RIP RAP.
7. ACCESS TOPSOIL SHALL BE REMOVED FROM SITE.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
9. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
10. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCEMENT.
11. GROUND AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
12. ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

13. SEE SHEET 0105 FOR EROSION CONTROL NOTES.



SHEET NO. C104	
DESIGNED BY: KRAKOW DEVELOPMENT GROUP	DATE: 04/11/25
CHECKED BY: DOLLAR GENERAL	DATE: 04/11/25
APPROVED BY: [Signature]	DATE: 04/11/25
PROJECT: DOLLAR GENERAL, MADISON, WI	
DRAWN BY: [Signature]	
SCALE: 1" = 10'	
CONTRACT NO.:	
PROJECT NO.:	
DATE: 04/11/25	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
APPROVED BY: [Signature]	

Cedar
CORPORATION

REGISTERED ENGINEER
KRAKOW DEVELOPMENT GROUP
110527

Application - Utility - Design - Construction
Inspection - Construction - Administration

	A	B	C	D	E
1	Name	Address	City	State	Zip Code
2	MARKUS D PORTIER	PO BOX 331 W161 CENTER STREET	KRAKOW	WI	54137
3	JOHN P ZEITLER	W149 CENTER ST	KRAKOW	WI	54137
4	DUSTIN DEMRO	W145 CENTER STREET	KRAKOW	WI	54137
5	STEVEN JOHN LA PLANT	W129 CENTER STREET	KRAKOW	WI	54137
6	CODY S CORTEZ	N4813 TONY STREET	KRAKOW	WI	54137
7	SANDRA S STASZAK REVOCABLE TRUST	N4811 TONY STREET	KRAKOW	WI	54137
8	KENNETH SALNIK	W138 JULIUS STREET	KRAKOW	WI	54137
9	TREVOR J MARCKS	2751 BROOKVIEW DR	HOWARD	WI	54313
10	TYLER BIRSCHBACH	N4826 MAIN STREET	KRAKOW	WI	54137
11	GILMER REMBERTO FLORES ESCAMILLA	N4822 MAIN STREET	KRAKOW	WI	54137
12	RAY WARDEN	W128 CENTER STREET	KRAKOW	WI	54137
13	JOHN BRUSKIEWICZ	N4823 MAIN STREET	KRAKOW	WI	54137
14	DAVID W BAROS	304 GLEN OAKS LN	CUERO	TX	77954
15	TODD D SCHMECHEL	W254 LAKE SANDIA AVENUE	KRAKOW	WI	54137
16	RONALD A SMURAWA REVOCABLE TRUST	W155 ANGELICA STREET	KRAKOW	WI	54137
17	TRAVIS GAU	W154 CENTER STREET	KRAKOW	WI	54137
18	TAX EXEMPT WISCONSIN GAS LLC	231 W MICHIGAN STREET	MILWAUKEE	WI	53203
19	KVDH INVESTMENTS LLP	2350 STATE HIGHWAY 32	KRAKOW	WI	54137

