

Kyle J.W. Jones
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Madison, WI 53703-2745
direct: 608.448.6356
kyle.jones@carlsonblack.com

August 8, 2023

VIA EMAIL (Jason.Snyder@co.waupaca.wi.us)

Waupaca County Planning & Zoning Office
Attn: Jason Snyder, Zoning Administrator
811 Harding St
Waupaca, WI 54981

AUG 11 2023

Re: Comprehensive Plan Map Amendment Application, Zoning Map Amendment Application, Conditional Use Permit Application, and Certified Survey Map for a portion of the property located at N1757 County Road A in the Town of Lind, Waupaca County (Parcel No. 12-09-43-1) (the "Brooks Farms Property") proposed to be subdivided pursuant to the enclosed Certified Survey Map (the "Project Property")

Jason:

Enclosed are the following applications related to the proposed subdivision of the Brooks Farms Property, pursuant to the enclosed Certified Survey Map, and the construction and operation of Vanguard Renewable's Anaerobic Digester System on the Project Property:

- Comprehensive Plan Map Amendment Application
 - Addendum A
 - Addendum B
- Zoning Map Amendment Application
 - Addendum A
 - Site Plan
 - Proposed deed restriction
- Conditional Use Permit Application
 - Addendum A
 - Addendum B
 - Site Plan
 - ALTA Survey
 - Proposed deed restriction
- Certified Survey Map
- Consent letter from Brooks Farms Dairy, LLC, owner of the Brooks Farms Property.

PAID
\$900
#3472


A check made payable to Waupaca County in the amount of Nine Hundred Dollars (\$900.00), representing the Eight Hundred Dollar (\$800.00) fee for the Comprehensive Plan Map Amendment, Zoning Map Amendment, and Conditional Use Permit applications and the One Hundred Dollar (\$100.00) fee for the Certified Survey Map review, is being mailed to your office. A check for the applicable Town fees will be delivered to the Town when the amount of such fees has been determined.

August 8, 2023
Page 2

Please confirm your receipt of the enclosed application materials and let us know if there is anything additional you need in order to place the applications and Certified Survey Map on the necessary Town and County agendas.

Very truly yours,

CARLSON BLACK O'CALLAGHAN & BATTENBERG LLP



Kyle J.W. Jones
Attorney

cc (by email)

Attorney Angie Black (angie.black@carlsonblack.com)
Alexander Wrocklage, Vanguard Renewables (awrocklage@vanguardrenewables.com)
Sol Ucciani, Vanguard Renewables (succiani@vanguardrenewables.com)
Libby McDonald, Vanguard Renewables (lmcdonald@vanguardrenewables.com)
Victoria Lepore, Vanguard Renewable (vlepore@vanguardrenewables.com)

PAYMENT DATE
08/11/2023
COLLECTION STATION
ZONING RECEIPT
RECEIVED FROM
Carlson Black O'Callaghan
& Battenberg LLP

County of Waupaca
811 Harding Street
Waupaca, WI 54981

BATCH NO.
2023-00002095
RECEIPT NO.
2023-00007700
CASHIER
Zoning

DESCRIPTION
ZMA, PLUM & CUP Brooks Farm

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																
ZN05	ZONING-RECEIPTS	\$900.00																
	LP																	
	11 1111.0 CASH ACCOUNT - \$900.00																	
	11-41-44401 1044.0 ZONING PERMITS/FEEES \$900.00																	
	<table border="0"> <tr><td>Total Cash</td><td>\$0.00</td></tr> <tr><td>Total Check</td><td>\$900.00</td></tr> <tr><td>Total Charge</td><td>\$0.00</td></tr> <tr><td>Total Wire</td><td>\$0.00</td></tr> <tr><td>Total Other</td><td>\$0.00</td></tr> <tr><td>Total Remitted</td><td>\$900.00</td></tr> <tr><td>Change</td><td>\$0.00</td></tr> <tr><td>Total Received</td><td>\$900.00</td></tr> </table>	Total Cash	\$0.00	Total Check	\$900.00	Total Charge	\$0.00	Total Wire	\$0.00	Total Other	\$0.00	Total Remitted	\$900.00	Change	\$0.00	Total Received	\$900.00	
Total Cash	\$0.00																	
Total Check	\$900.00																	
Total Charge	\$0.00																	
Total Wire	\$0.00																	
Total Other	\$0.00																	
Total Remitted	\$900.00																	
Change	\$0.00																	
Total Received	\$900.00																	
Total Amount:		\$900.00																

Customer Copy

Addendum A
to Comprehensive Plan Map Amendment Application

The planned Anaerobic Digester System will diversify the Brooks Farms Dairy's income streams. It will also support the Brooks Farms Dairy's efficiency and financial viability by reducing the Farm's reliance on sand deliveries, and imported fertilizers, supporting several Town Goals, Objectives & Development Strategies:

- Agricultural, Natural, and Cultural Resources Goal 1 ("Maintain the viability, operational efficiency, and productivity of the town's agricultural resources for current and future generations.") (page 66)
- Economic Development Goal 1 ("Maintain, enhance, and diversify the economy consistent with other community goals and objectives in order to provide a stable economic base.")
 - Objective 1.a. - Maintain and support agriculture, manufacturing, tourism, and related support services as strong components of the local economy (page 82)

The planned Anaerobic Digester System will create local jobs to support the local community (both construction-related employment for 12-15 months and permanent employment of 10-12 people).

- Economic Development Goal 1 ("Maintain, enhance, and diversify the economy consistent with other community goals and objectives in order to provide a stable economic base.")
 - Objective 1.f. - Support local employment of area citizens, especially efforts that create opportunities for local youth. (page 82)

Further, the planned Anaerobic Digester System will improve the environmental sustainability of the farm by enabling sustainable management of manure, producing energy, and reducing direct manure spreading on fields, in support of several Town Goals, Objectives & Development Strategies:

- Agricultural, Natural, and Cultural Resources Goal 3 ("Regulate groundwater quality and quantity.")
 - Objective 3.a. - Decrease sources of non-point source water pollution. (page 67)
- Agricultural, Natural, and Cultural Resources Goal 4 ("Preserve surface water quality including lakes, ponds, flowages, rivers, and streams.")
 - Objective 4.a. - Decrease sources of point source and non-point source water pollution. (page 67)

Addendum B
to Comprehensive Plan Map Amendment Application

Waupaca AD1, LLC (“Vanguard”) is proposing to construct, own, and operate an anaerobic digester site (“Anaerobic Digester System”) on a portion of the Brooks Farms Dairy, LLC (“Brooks Farms”) property located at N1757 County Road A, in the Town of Lind, Waupaca County (the “Brooks Farms Property”), as further described below and in the Application. The Anaerobic Digester System will be located southwest of the dairy farm improvements on the Brooks Farms Property, as further described and depicted in the Application. This Anaerobic Digester System project is the first of its kind in Waupaca County. As such, the existing Preferred Land Use Classification of Agricultural on the Brooks Farms Property does not expressly contemplate this use. An amendment to the Preferred Land Use Classification for the subject portion of the Brooks Farms Property is therefore necessary to allow for the Anaerobic Digester System. Despite the Anaerobic Digester System use not being expressly included under the existing Agricultural Preferred Land Use Classification, as further outlined below, the proposed Anaerobic Digester System will be intrinsically tied to the agricultural activities on the Brooks Farms Property and will generate numerous benefits for Brooks Farms, the Town of Lind, and the greater Waupaca County community. As such, Vanguard is respectfully submitting this Application to amend the Preferred Land Use Classification for the subject portion of the Brooks Farms Property to Industrial.

Across the United States, anaerobic digesters have been used on large dairy farms as a common and effective manure management technology that takes advantage of the microbial activity and organic matter in their manure streams to produce biogas. Smaller dairy farms have been excluded from this type of manure management system, and the numerous benefits it brings to dairy farms, as the volume of manure produced on site is not sufficient to effectively operate an anaerobic digester. Vanguard utilizes codigestion in its anaerobic digesters which augments the manure streams on medium and smaller-sized dairies with an alternate organic waste stream in the form of food waste, which would otherwise be sent to a landfill or directly land-applied. This codigestion process allows a smaller volume of manure to create enough biogas to make the system feasible, allowing family-run dairy farms, like Brooks Farms, to reap the many benefits of this type of system. Vanguard’s food waste is typically obtained from several sources including grocery stores, food manufacturers, restaurants, and breweries; and in a variety of forms, including off-spec batches of food and beverage, process wash water from manufacturing plants and breweries, grease from fryolators, back of house discarded food, and packaged food (collectively, “Food Waste”). Much of the Food Waste accepted would be considered fit for human consumption if not for the potential for spoilage concerns, like expiration dates, or a failure to maintain the food at proper temperatures. The incoming Food Waste will be taken into a reception tank or Vanguard’s Organics Receiving Area, an enclosed building where the Food Waste is then removed and separated out of any packaging that it arrived in. Once separated from any packaging, the Food Waste is combined with the dairy farm’s manure and sent to the Anaerobic Digester System tanks where organic material will break down for approximately 28 days. During this process, the organic material is converted to methane gas that is captured, cleaned, and transferred to the local utility at an injection point on the site. The liquid remaining after digestion is then sent through a screw press, where fibrous solids are removed. This solid can be used as a soil amendment or animal bedding by the farm. The liquid from the screw press will then be sent through a membrane

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filtration system, where the stream will be separated into a thicker, more nutrient rich fertilizer product with which the farm can apply necessary nutrients to fields at varied rates depending on the crop needs, and a low solids, low nutrient water that can be used to irrigate fields.

As outlined above and as further provided in the attached Project Overview, the Anaerobic Digester System, while requiring an amendment to the Preferred Land Use Classification of a portion of the Brooks Farms Property, will function cooperatively with and to the benefit of Brooks Farms. In so doing, the Anaerobic Digester System will achieve many of the goals of the existing Preferred Land Use Classification by supporting the continued viability of local, family-owned farms such as Brooks Farms.

Anerobic Digester System Project Overview

Project Information

- Project Site: 7.851 acres on Brooks Farms' Property to be subdivided by CSM. The subdivided parcel to be operated by Vanguard under a lease with a 20-year term lease with four 5-year option extensions.
- Anaerobic Digester System Inputs:
 - All of the manure produced at Brooks Dairy (currently estimated to be approximately 111 tons per day).
 - Approximately 225 tons of Food Waste per day.
- Anaerobic Digester System Outputs:
 - Low nutrient water to be used for irrigation on Brooks Farms.
 - Nutrient rich concentrated fertilizer to be land applied per Brooks Farms' nutrient management plan.
 - Separated solids material to be used as a soil amendment or as bedding for cows.
 - Renewable natural gas injected into WEC pipeline for local use, as well as for natural gas usage at the Anaerobic Digester System and Brooks Farms.
- 10-12 permanent employees.
- No significant noise increase from normal operations on farm.
- Approximately 20 trucks per day to site.
- Anaerobic Digester System will receive food waste deliveries Monday-Saturday.
- Anaerobic Digester System operators will be on site Monday-Friday and on call 24/7.

Farm Benefits

- Sustainable manure management system for continued farm operations.
- Diversification of income streams to support sustained farm operations.
- Eliminate farm reliance on imported fertilizers.
- Reduce need for deliveries of sand to farm.
- Replace sand-laden manure spreading on fields, with irrigation water and fertilizer.
- Reduce need for well water for irrigation of fields.

Community Benefits

- Local job creation.
- Improvement to Cross Road.
- Reduction of materials into local landfills.
- Sequestering methane emissions from food, beverage, and farm waste.
- Odor reduction from spreading digestate instead of manure.
- Local economy impacts of 12-15 months construction.

AUG 08 2023



Waupaca County Planning & Zoning Office

811 Harding St
Waupaca WI 54981-2087
Phone (715)258-6255 Fax: 715-258-6212

Comprehensive Plan Map Amendment Application Packet

Packet Includes:

- Checklist
- Comprehensive Plan Map Amendment Application
- Town Board Recommendation Form
- Step by Step Process for Amending a Comp Plan (Town use)
- Resolution (Town use)
- Ordinance (Town use)
- Sample Notice Of Public Hearing (Town use)

PRIOR TO SUBMITTING YOUR COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION:

- Consult Planning & Zoning Staff regarding your proposal
- Complete the Comprehensive Plan Map Amendment Application with the Waupaca County Planning & Zoning Office and submit the following along with the Application:
 - Property Map showing adjacent properties and clearly outlining subject parcel(s).
 - Where the property is not owned by the applicant, a letter must be attached giving consent of the owner to apply for the comprehensive plan map amendment. Please see attached and incorporated consent letter.
 - Detailed explanation of the purpose of the plan map amendment. Please see attached and incorporated Addendums A and B.
 - Justification and support for the proposed map amendment. (e.g. a discussion of changes that have occurred in the area of the proposed plan map amendment since the comprehensive plan's adoption, consistency of the proposed amendment with the adopted comprehensive plan and/or how the proposed change will benefit the community.) Please see attached and incorporated Addendums A and B.
 - Application Fee (payable to Waupaca County) ** Check with your Township to see if they require an additional fee. **
 - Once the Comprehensive Plan Map Amendment application is complete, the Waupaca County Planning & Zoning Office will forward it to the Town.
- Attend Town Planning Commission Meeting (adopt amendment by Resolution)
 - Have Plan Commission complete applicable portions of Town Recommendation Form.
- Attend Town Board Meeting (for public hearing to adopt amendment by Ordinance)
 - Have Town Board complete applicable portions of the Town Recommendation Form
- After the Town meetings, submit to Waupaca County Planning & Zoning Office:
 - Town Recommendation Form

Waupaca County

Fee _____ Check # _____

 ATF

Comprehensive Plan Map Amendment Application

A comprehensive plan map amendment is a change or revision to a land use map designation assigned to a specific property (or properties). The applicant will be notified of the date and place of the meetings and the public hearing for this proposed amendment and it is strongly recommended that applicants and owners attend all meetings and public hearings related to the amendment request.

Applicant Information

Agent

 Last Name: Waupaca AD1, LLC First Name: Attn: Libby McDonald Phone #: (781) 232-7597 ext. 5

 Address: 133 Boston Post Road City: Weston State & Zip: MA 02493

 Email Address: development@vanguardrenewables.com

Owner Information (if the Applicant is not the owner, provide letter of Authorization from all property owners)

 Check if information is the same as Applicant information

 Last Name: Brooks Farms Dairy, LLC First Name: Attn: Ron Brooks Phone #: 920-636-8991

 Address: N1757 COUNTY ROAD A City: Waupaca State & Zip: WI 54981

 Email Address: rbrooks1855@gmail.com

Property Information (attach list if amending multiple parcels)

 Part of Parcel Number: 12 - 09 - 43 - 1 - Size of Parcel: Approximately 7.8 acres to be subdivided by CSM

 Physical Address: N1757 County Road A, Waupaca, WI 54981

 Location: (Gov. Lot ___ or ___ ¼, ___ ¼), Section 9, T 21 N, R 12 E, Town of Lind

 For Parcel and Zoning Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

 Current Preferred Land Use District: Agriculture

 Describe existing use of property: auxiliary land to dairy farm.

 Proposed Preferred Land Use District: Industrial and remove from farmland preservation.

 Describe Proposed Use of Property: Anaerobic digester site processing manure from the existing dairy farm and food waste from offsite, as further outlined in the attached and incorporated Addendums A and B.

 Kevin Chase (Aug 7, 2023 11:19 EDT)

Kevin Chase, Chief Development Officer

Kevin Chase (Aug 7, 2023 11:19 EDT)

Signature of Applicant/Agent

Applicant attendance at this hearing it not mandatory, but it is strongly recommended.

AUG 08 2023

TOWN RECOMMENDATION FORM

Waupaca County Comprehensive Plan Amendment Map Petition

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE COMP PLAN MAP AMENDMENT APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE WAUPACA COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 715-258-6255

Petitioner Information

Owner: _____ E-mail Address: rbrooks1855@gmail.com

~~Last Name:~~ Brooks Farms Dairy, LLC ~~First Name:~~ Attn: Ron Brooks Phone #: 920-636-8991

Address: N1757 County Rd. A 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: development@vanguardrenewables.com

~~Last Name:~~ Waupaca AD1, LLC ~~First Name:~~ Attn: Libby McDonald Phone #: (781) 232-7597 ext. 5

Address: 133 Boston Post Road City: Weston State & Zip: MA 02493

Property Information (attach list if multiple properties)

Parcel Number: 12 - 09 - 43 - 1 - Size of Parcel: Approximately 7.8 acres to be subdivided by CSM

Location: (Gov. Lot _____ or _____ $\frac{1}{4}$, _____ $\frac{1}{4}$), Section 9, T 21 N, R 12 E, Town of Lind

Current Preferred Land Use District: Agriculture

Describe existing use of property: auxiliary land to dairy farm.

Proposed Preferred Land Use District: Industrial and remove from farmland preservation.

Describe Proposed Use of Property: Anaerobic digester site processing manure from the existing dairy farm and food waste from offsite, as further outlined in the attached and incorporated Addendums A and B.

What are the existing use(s) of adjacent lands to this parcel and are they compatible? The adjacent lands are currently used as a dairy farm and farm land with an associated farm residence. The proposed use of the property will supplement and compliment the farm activities on the adjacent lands as further outlined in Addendums A and B.

For Parcel Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

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

Explain:

The Town of Lind Preferred Future Land Use Map identifies the Preferred Land Use Classification of the subject parcel as Agriculture. Because the anaerobic digester will process non-farm wastes in addition to the dairy farm's manure, the Applicant is requesting that the Preferred Land Use Classification of the subject parcel be amended to have the Preferred Land Use Classification of the subject parcel be Industrial, which allows such use. Please see the attached and incorporated Addendum B for further explanation.

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 see attached and incorporated Addendums A and B.

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

Town Plan Commission

Recommend Approval

Recommend Denial

Plan Commission Chairperson

Date: _____

Town Board

Recommend Approval

Recommend Denial

Town Chairman

Date: _____

Town Clerk

Date: _____

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on rezonings 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.

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

Step by Step Process for Amending a Comprehensive Plan

(for Township use)

The Wisconsin comprehensive planning law (Section 66.1001 of the *Wisconsin Statutes*) requires County and local governments to follow the same procedures for amending a comprehensive plan that were followed for adoption of the plan. The required steps include:

- Public participation procedures must be established for plan amendments.
- A plan commission recommendation (or Town Board if authorized) regarding the amendment in the form of a resolution. (see attached resolution) The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan.
- Publication of a Class 1 public notice at least 30 days in advance of the hearing. The public notice must include:
 - o The date, time and place of the hearing.
 - o A summary, which may include a map, of the proposed comprehensive plan amendment.
 - o The name of an individual employed by the local government who can provide additional information regarding the proposed amendment.
 - o Information relating to where and when the proposed comprehensive plan amendment may be inspected before the hearing, and how a copy of the amendment may be obtained.
- Distribution of the notice to nonmetallic mineral mining interests and to persons who have submitted a written request for notification.
- Holding a public hearing regarding the proposed plan amendment.
- Adoption of the amendment by the governing body (Town Board) in the form of an ordinance. (see attached)
- One copy of the amendment shall be sent to the local library, the County, the Regional Planning Commission, the Wisconsin Department of Administration, adjacent local governments, and special-purpose units of government (i.e. school and lake districts).

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

Rev (12/2017)

RESOLUTION NO. _____

AUG 08 2023

**RESOLUTION APPROVING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE TOWN OF _____**

WHEREAS, the Town of _____, pursuant to Section 62.23 (for cities)/Sections 62.23 and 61.35 (for villages)/Sections 62.23, 61.35 and 60.22(3) (for towns) of the *Wisconsin Statutes*, has established a Plan Commission; and

WHEREAS, the Town Board adopted a Comprehensive Plan on _____, following extensive public participation; and

WHEREAS, (*name of applicant*) has submitted a request to change the land use designation of a parcel/parcels of land located at (*street address*), (*tax key number*) (or, of a parcel(s) of land as described or mapped on the attached Exhibit A) from _____ to _____ on the future land use map adopted as part of the comprehensive plan; and

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and that the comprehensive plan, with the proposed amendment, is internally consistent; and

WHEREAS, the Town will duly notice and hold a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of _____ Plan Commission hereby approves the attached amendment No. _____ to the Town of _____ Comprehensive Plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan amendment.

Adopted this ____ day of _____, 2015.

Ayes ____ Noes ____ Absent ____

Chair, Town Plan Commission

ATTEST:

Clerk, Town of _____

AUG 08 2023

ORDINANCE NO. _____

**ORDINANCE ADOPTING AN AMENDMENT TO THE
COMPREHENSIVE PLAN FOR THE TOWN OF _____**

The Town Board of _____, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section(s) 60.22(3) of the *Wisconsin Statutes*, the Town of _____ is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the *Wisconsin Statutes*.

SECTION 2. The Town Board, by the enactment of an ordinance, formally adopted the document titled _____ as the Town comprehensive plan on _____.
(insert date).

SECTION 3. The Plan Commission, by a majority vote of the entire Commission at a meeting held on *(insert date)*, recommended to the Town Board the adoption of an amendment to change the land use designation of a parcel/parcels of land located at _____, _____ or of a parcel(s) of
(street address) *(tax key number)*
land as described or mapped on attached Exhibit A from _____ to _____ on the future land use map adopted as part of the comprehensive plan.

SECTION 4. The Town published or posted a Class 1 public notice and held a public hearing regarding the plan amendment.

SECTION 5. The Town Board of _____, Wisconsin hereby adopts the proposed plan amendment.

SECTION 6. The Town Clerk is directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the *Wisconsin Statutes*.

SECTION 7. This Ordinance shall take effect upon passage by a majority vote of the full membership of the Town Board and publication or posting as required by law.

ADOPTED this ____ day of _____, 2015.

Town Chair

Ayes ____ Noes ____ Absent ____

Date Published/Posted: _____

Attest: _____
City/Village/Town Clerk

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

Rev (12/2017)

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Sample Copy

NOTICE OF PUBLIC HEARING
TOWNSHIP OF _____, WAUPACA COUNTY

The Township of _____ will hold a public hearing to consider approval of an amendment to the comprehensive plan, and changes to the preferred land use map. The purpose of the amendment and map change is to {put in a brief description, typically just to allow for a rezone or parcel combination}.

The Town Board will meet and hold a public hearing to consider this amendment at a Town Board meeting on **Month Day, 2017 at 6:30 p.m. at the ? Town Hall**. The ? Town Hall is located at **ADDRESS**.

Copies of the plan or amendment are available for inspection prior to the hearing by contacting Ryan Brown, Planning & Zoning Director, at 715-258-6258 during normal business hours (8:00am – 4:00pm). Written comments will also be accepted at THE TOWN HALL **IF IT ACCEPTS MAIL** until **Date** and **Time** of Town Board Meeting.

For more information, contact Chairman ? at Phone Number ?

BROOKS FARMS DAIRY LLC; N1757 COUNTY ROAD A; TOWN OF LIND; SECTION 09



Map Data Sources -> Waupaca County Land Information

3/16/2023, 9:37:47 AM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/and_information/index.php
Map Key

● Zoning Collector GPS

Section Lines

— Section Line



ATTENTION!

OUR LAY PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE. IN TITLE, THE REPRESENTATIONS ON THESE MAPS SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY ACTIONS OR OMISSIONS THAT INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM.

BROOKS FARMS DAIRY LLC; N1757 COUNTY ROAD A; TOWN OF LIND; SECTION 09

COUNTY ROAD A

12 09 33 4



12 09 31 2

12 09 31 1

12 09 42 1

N1757

12 09 43 1

12 16 21

CROSS RD

12 16 2

3/16/2023, 9:17:40 AM

To Order Maps Or To Report A Problem Visit:
www.co.waupaca.wi.us/departments/land_information/index.php

Map Key

Facilities - Building (2018 LIDAR)

Zoning Collector GPS

Parcel Numbers

Map Data Sources -> Waupaca County Land Information



ATTENTION!

DISTRICT PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE PRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS WILL BE IN FACT BEING ERROR AND SHOULD NOT BE RELIED UPON AS THE SOURCE OF FACTS. THE LOCATION OF ANY GIVEN PARCEL, WAUPACA COUNTY, IS NOT GUARANTEED. THE INFORMATION CONTAINED HEREIN, INDIVIDUALS SHOULD CONSULT A REAL ESTATE PROFESSIONAL SURVEY ADVISE TO DO WITH THEM.

AUG 08 2023





Comp Plan Amendment Application (7.14.23)

Final Audit Report

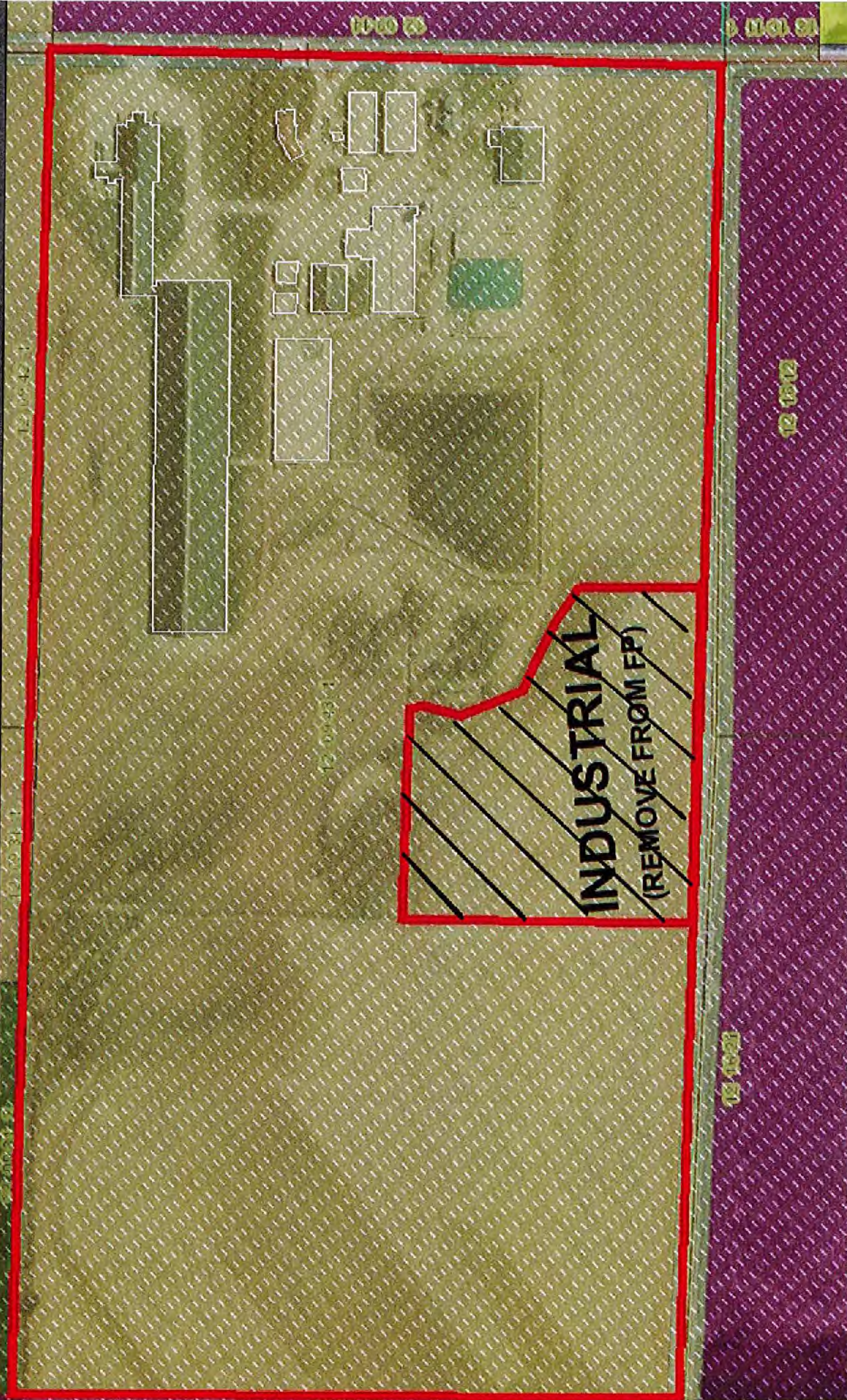
2023-08-07

Created:	2023-08-07
By:	Alexander Wrocklage (awrocklage@vanguardrenewables.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIFcOaoeBRoYi0p6XQu8iNHxvIHKFAX3o

"Comp Plan Amendment Application (7.14.23)" History

-  Document created by Alexander Wrocklage (awrocklage@vanguardrenewables.com)
2023-08-07 - 2:11:17 PM GMT
-  Document emailed to Kevin Chase (kchase@vanguardrenewables.com) for signature
2023-08-07 - 2:11:57 PM GMT
-  Email viewed by Kevin Chase (kchase@vanguardrenewables.com)
2023-08-07 - 3:19:09 PM GMT
-  Document e-signed by Kevin Chase (kchase@vanguardrenewables.com)
Signature Date: 2023-08-07 - 3:19:18 PM GMT - Time Source: server
-  Agreement completed.
2023-08-07 - 3:19:18 PM GMT

PROPOSED PREFERRED LAND USE: INDUSTRIAL (REMOVE FROM FP)



3/16/2023, 9:55:03 AM

To Order Maps Or To Report A Problem Visit:
www.cc.waupaca.wi.us/departments/land_information/index.php

Map Key

Facilities - Building (2018 LiDAR)

Zoning Collector GPS

Farmland Preservation Area

Map Data Sources -> Waupaca County Land Information



ATTENTION!

THIS LAY OUT/CELL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN ANY LAND TRANSACTION. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES OR OMISSIONS ON THESE LAY OUTS TO ULTIMATELY CONSULT LEGAL REPRESENTATION OR A PROFESSIONAL SURVEY ADVISE TO CONFIRM.

AUG 08 2023



ENGINEERING | ARCHITECTURE | SURVEYING
 FUNDING | PLANNING | ENVIRONMENTAL
 1230 South Boulevard, Baraboo WI 53913
 (608) 356-2771 www.msa-ps.com
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PROJECT NO.	21720000
DRAWN BY:	DJH
CHECKED BY:	CS
FILE:	21720000 Brooks Farm Dairy CSM
SHEET NO.	3 OF 4

WAUPACA COUNTY CERTIFIED SURVEY MAP #

PART OF THE SW1/4 OF THE SE1/4 AND THE SE1/4 OF THE SW1/4,
 SEC 9, T21N, R12E, TOWN OF LIND, WAUPACA COUNTY, WISCONSIN.

SYMBOL LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- USPLS MONUMENT FOUND AS NOTED
LOCATION AND TIES VERIFIED
- SET 3/4" X 24" IRON REBAR
WEIGHING 1.50 LBS/FT
- SET MAG NAIL
- EXISTING 3/4" IRON RCD

