

TOWN OF TEXAS
NOTICE OF A PUBLIC HEARING

Notice is hereby given that the Town of Texas Planning Commission will hear a request of Michael Bieniek, AICP, LLC Telecom Services-Agent for BTS Towers (Vertical Bridge) for a conditional use permit to allow a communication tower per Town Zoning Ordinance 17.49(3)(x) in an A-1 Agricultural District The property is owned by Walter J Borchardt and Nancy Borchardt. This will be a leased property 100'x100' approximately 19.38 acres in the NW ½ NW ¼ of the NW ¼ of Section 28, T30N R8E. The proposal is a 205' self-support lattice tower with a 4' lightening rod for a total height of 209' with the necessary support equipment. All property owners that abut the parcel or are adjacent are considered parties of interest and will be notified. The hearing is a public meeting. The meeting will be held on April 10th at 7:00 PM in the Town Municipal Center.

Applicant-Michael Bieniek, AICP, LLC Telecom Services-agent for
(Vertical Bridge) BTS Towers

Parties of Interest:

Walter and Nancy Borchardt property owners
Travis and Nichole Thurs-Parties of Interest
Thomas Domka-Party of Interest
EED Income Trust-c/o Edwin Domka-Party of Interest
Sarah Hebbe-Party of Interest
Milton and Marsha Schultz-Parties of Interest
Kia Yang-Party of Interest

Planning Commission Chair-Paul Anderson
Gary Bootz-Member
Todd Chaignot-Member
Thomas Domka -Member and Town Supervisor
Kathy Hornung-Member
Keith Plautz-member
Janet Sann-Member
Duane Dittmar- Zoning Inspector
Delmar Winter-Town Chair
Richard Burch-Town Supervisor

Verticalbridge

MARATHON HWY 51 (US-WI-5754)
WAUSAU, WISCONSIN
ZONING DRAWINGS
205' SELF-SUPPORT TOWER

Edge
CONSULTANTS
1414 UNIVERSITY STREET
PO BOX 1000
WAUSAU, WI 54981
TEL: 715.836.1111
WWW.EDGECONSULTANTS.COM

Verticalbridge
CONSULTANTS
179 PARK OF COMMERCE DRIVE
PO BOX 1000
WAUSAU, WI 54981

Nsight
CONSULTANTS
1414 UNIVERSITY STREET
PO BOX 1000
WAUSAU, WI 54981

SHEET INDEX

NO.	SHEET TITLE
G-001	TITLE SHEET
1-3	SURVEY
C-101	SITE PLAN
C-110	ENLARGED SITE PLAN
T-001	SITE REVISION

SITE LOCATION MAP

Back Trail Rd
County Road W

UTILITY INFORMATION

UTILITY INFORMATION
ELECTRIC SERVICE PROVIDER:
WISCONSIN PUBLIC SERVICE
PHONE: 1-800-441-1111
WORK ORDER #: _____

GAS SERVICE PROVIDER:
TUD
CONTACT: _____
WORK ORDER #: _____

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE TOWLING IN WISCONSIN, CALL DIGGERS HOTLINE
TOLL FREE: 1-800-242-8311
FAX LOCATE: 1-800-242-8311
WI STATUTE 18.2075 (87A) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ONE CALL
800.452.4623
TOLL FREE
WISCONSIN
STATE
UTILITY
INTERVENTION

DIRECTORY

CLIENT:
VETS, LLC
170 PARK OF COMMERCE DRIVE, SUITE 200
WAUSAU, WI 54981
PHONE: 843.822.4088

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC.
824 WATER STREET, SUITE 200
WAUSAU, WI 54981
CONTACT: LAURA MARCH
PHONE: 800.844.1448

SITE ACQUISITION:
LIC TELECOM SERVICES
1000 W. WISCONSIN AVE., SUITE 240
ROSEMOUNT, IL 60018
CONTACT: JANE BENNER
PHONE: 616.282.8888

SURVEYOR:
NIGHT ENGINEERING, INC.
1414 UNIVERSITY STREET
WAUSAU, WI 54981
CONTACT: LAURA MARCH
PHONE: 800.844.1448

PROJECT INFO

SITE LOCATION:
COUNTY ROAD WW
WAUSAU, WI 54981

PROPERTY OWNER:
WALTER & JANET LEE BORGQUIST
170 PARK OF COMMERCE DRIVE
WAUSAU, WI 54981

SITE COORDINATES PER 1-A CERTIFICATE:
LONG (NAD 83) 887,341,151.7
EAST (NAD 83) 45,373,823.2
GROUND ELEVATION (GARD 88) 1527.8

P.L.S. INFORMATION:
SETBACK FROM 110' W. LINE
SETBACK FROM 110' E. LINE
TOWNSHIP OF TEALAS
COUNTY OF WAUSAU
WISCONSIN

TAXID NUMBER:
017-328-28-0181

ZONING:
M1 (GENERAL AGRICULTURAL)

APPROVAL BLOCK

	APPROVED	DATE	REVISION	DATE
VERTICAL BRIDGE	<input type="checkbox"/>		<input type="checkbox"/>	
SITE ACQUISITION	<input type="checkbox"/>		<input type="checkbox"/>	
CONSTRUCTION MANAGER	<input type="checkbox"/>		<input type="checkbox"/>	
ZONING	<input type="checkbox"/>		<input type="checkbox"/>	
RF ENGINEERING	<input type="checkbox"/>		<input type="checkbox"/>	

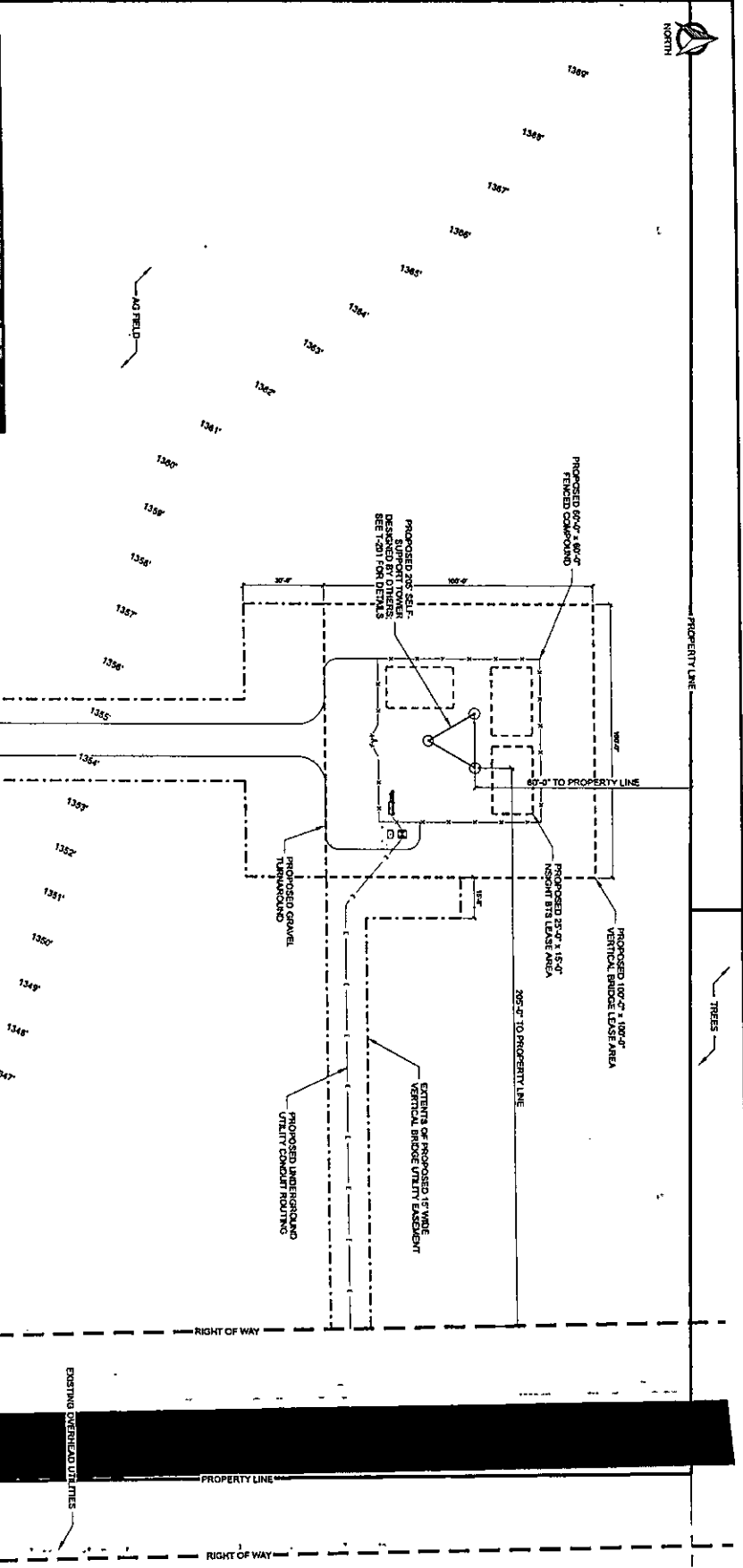
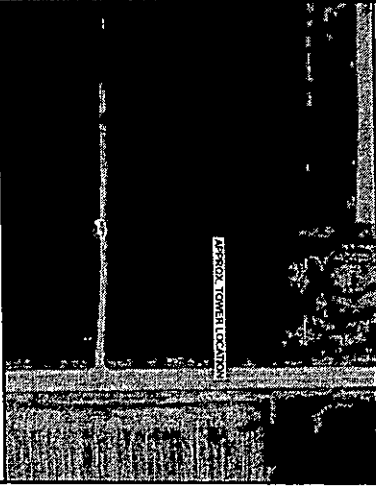
TITLE SHEET

MARATHON HWY 51 (US-WI 5754)
WAUSAU, WISCONSIN

DATE: 02/27/2025
TIME: 10:00 AM
SCALE: AS SHOWN
SHEET NO.: 1 OF 3

DESIGNED: LMK
DRAWN: 2/27/2025
CHECKED: 4/17/25
PROJECT: ZONING DWGS.
SHEET NUMBER: G-001

A
AERIAL OVERVIEW OF SITE



NOTE:
SITE LAYOUT BASED ON SURVEY NETWORK PROVIDED BY WISCONSIN SURVEYING, LLC (DATED 07/18/2023)

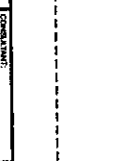
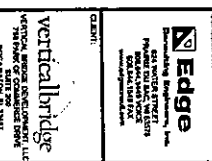
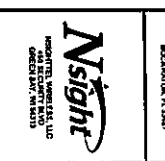
SCALE: 1" = 10'-0"
1" = 10'-0"

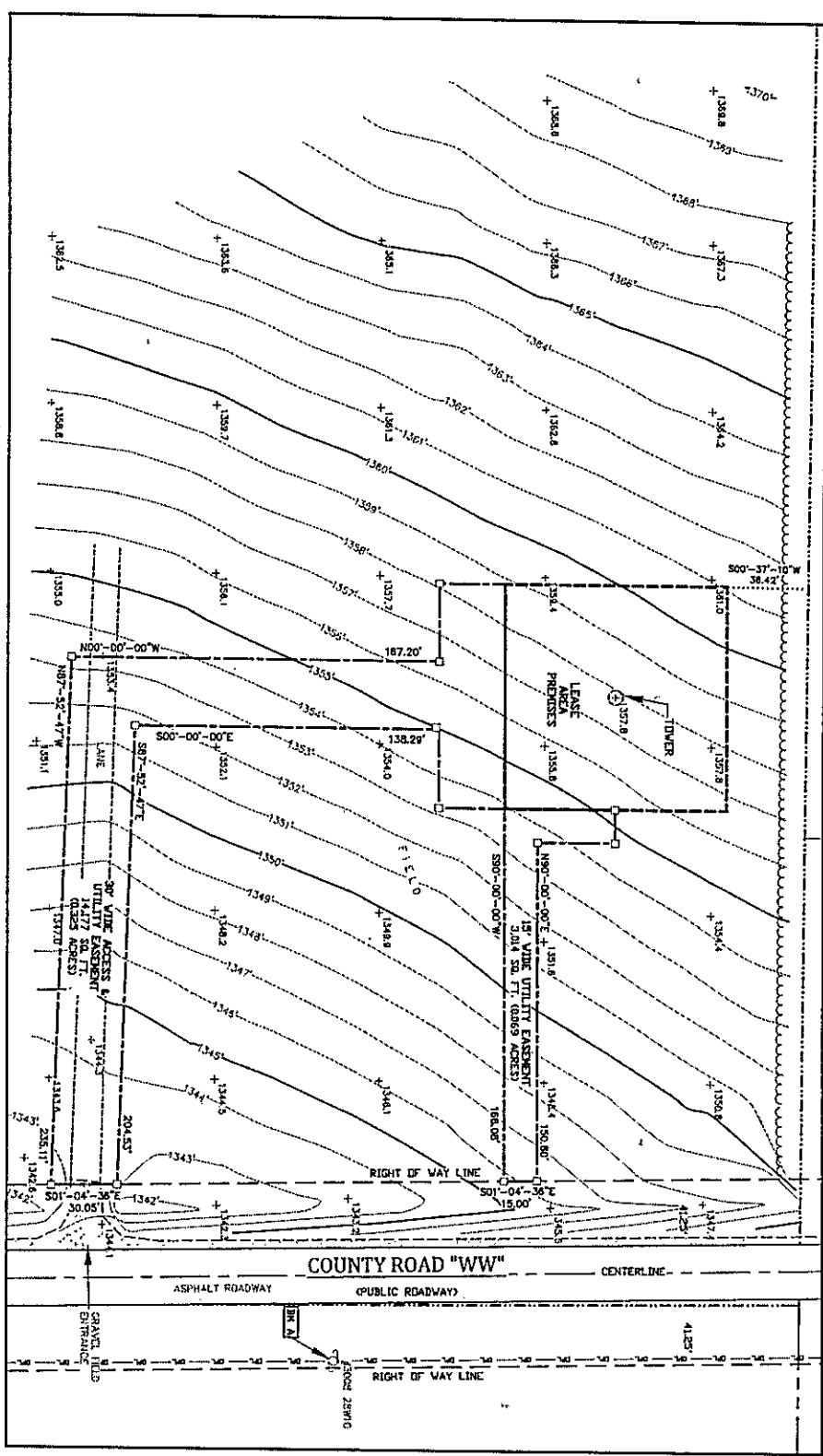
PROJECT NO.	4715
PROJECT NAME	ZONING CHG.
DATE	02/27/2023
DESIGNED BY	MLK
CHECKED BY	MLK
DATE	02/27/2023
PROJECT NO.	4715
PROJECT NAME	ZONING CHG.
DATE	02/27/2023
DESIGNED BY	MLK
CHECKED BY	MLK
DATE	02/27/2023

SHEET TITLE:	
NO.	DESCRIPTION
1	NO. 1
2	NO. 2
3	NO. 3
4	NO. 4
5	NO. 5
6	NO. 6
7	NO. 7
8	NO. 8
9	NO. 9
10	NO. 10

SITE PLAN
MARATHON HWY 51 (US-WI 5754)
WAUSAU, WISCONSIN

1. THESE GENERAL NOTES SHALL BE READ IN CONJUNCTION WITH THE PLAN SHEET AND ALL NOTES THEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.





DATE: 10/25/25
 DRAWN BY: C.A.K.
 CHECKED BY: C.A.K.
 JOB NO.: 160255

GRAPHIC SCALE
 1 inch = 50 ft
 0 25 50 100

SURVEYOR'S CERTIFICATE
 I, Craig A. Knoch, Professional Land Surveyor of Marathon County, Wisconsin, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that the same is a true and accurate representation thereof to the best of my knowledge and belief.

DATE: 10/25/25

1. CRAIG A. KNOCH, P.L.S., RECEIVING PROFESSIONAL LAND SURVEYOR LICENSE NO. 10000, MARATHON COUNTY, WISCONSIN. HIS EXPIRES 10/31/26. HIS OFFICE IS LOCATED AT 1500 W. MARATHON AVENUE, MARATHON, WISCONSIN 54451. HIS PHONE NO. IS 715-735-1111. HIS FAX NO. IS 715-735-1111. HIS E-MAIL ADDRESS IS CKNOCH@KNOCHSURVEYING.COM.

2. BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET OF 6" VIAL IN SOUTH FACE OF POWER POLE #2008 ZBWC
 ELEVATION: 1340.18'

3. LEGEND
 ○ 1" x 18" IRON PIPE SET
 □ 6" VIAL SET
 ● 1" IRON PIPE FOUND
 ● COUNTY BENCHMARK FOUND
 ● EXISTING POWER POLE
 ● OVERHEAD ELECTRIC
 --- PROPERTY LINE

4. BEARINGS REFERENCED TO THE MARATHON COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF THE NW 1/4 OF SECTION 28, T.30N., R.8E., WHICH BEARS: 65°11'22" - 50°15'00" E

5. THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. YTB-107333-C ISSUED BY THE MARATHON COUNTY REGISTER OF DEEDS IN 2024 WHICH PRESENTS THE INTEREST IN LANDS DISCLOSED UNDER ITS SCHEDULE A

SUPERVISED FOR:

Edge
 Consulting Engineers, Inc.
 621 North Street
 P.O. Box 100
 Marathon, WI 54451
 (715) 735-1111
 www.edgecorp.com

750 PARK OF COMMERCE DRIVE
 BOCA RATON, FL 33487

verticalbridge

MERIDIAN
 SURVEYING, LLC
 19857 Fremont Drive Office: 920-983-0881
 Milwaukee, WI 53130 Fax: 920-273-6337

SITE NAME:
 MARATHON HWY 51

SITE NUMBER:
 US-WI-5754

SITE ADDRESS:
 COUNTY ROAD WW
 WAUSAU, WI 54403

PROPERTY OWNER:
 WALTER & NANCY LEE BORGARDT
 14250 COUNTY ROAD NN
 WAUSAU, WI 54403

PARCEL NO.: 078-3008-252-0991

ZONED: A-1 GENERAL AGRICULTURAL DISTRICT

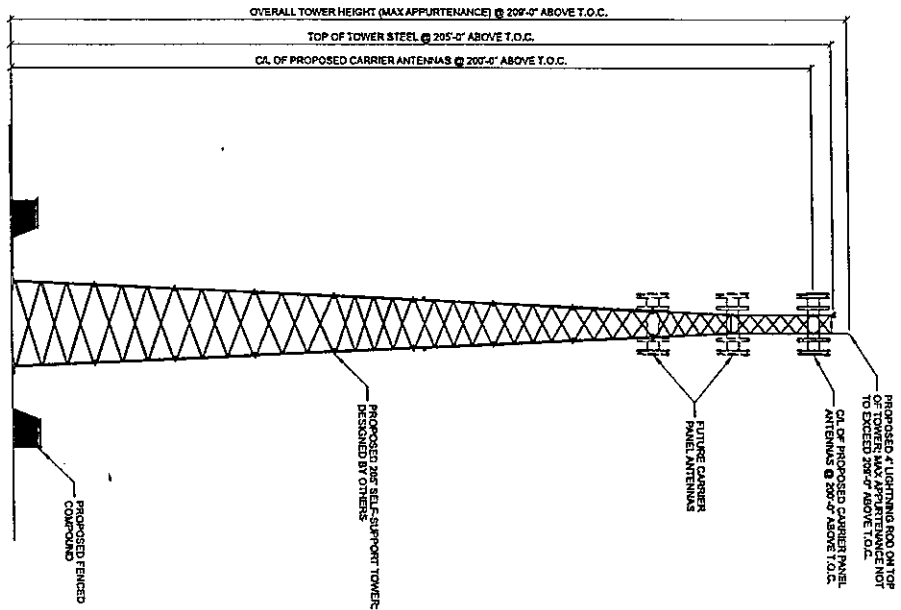
DEED REFERENCE: DCC NO. 1827090
 DCC NO. 915421

SURVEY PLAT
 THE TOWERS, LLC.

BEING A PART OF THE NW 1/4 OF THE NW 1/4, SECTION 28, T.30N., R.8E., TOWN OF TEXAS, MARATHON COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	2-18-25	Added Loans & Easement	KR
1	2-14-25	Preliminary Survey	AK

DRAWN BY	DATE	FIELD BOOK	SHEET
AK	2-13-25	X	2 OF 3



- NOTES:
- ANCHOR BOLTS AND NUTS TO BE MARKED WITH INDICIBLE INK. 1/8" LINE

A SITE ELEVATION
SCALE: 1/4" = 1'-0" (TYP.)
22.5' X 17.5' X 19.0"

CUSTOMER:



Edge Consulting & Engineering, Inc.
245 WEST CENTER STREET
MILWAUKEE, WISCONSIN 53212
www.edgeconsulting.com

CLIENT:

VerticalBridge
VERTICAL BRIDGE DEVELOPMENT LLC
1500 NORTH WISCONSIN AVENUE
MILWAUKEE, WI 53212



NIGHT CONSULTANTS, LLC
1500 NORTH WISCONSIN AVENUE
MILWAUKEE, WI 53212

I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS AND CALCULATIONS HEREON WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF WISCONSIN.

SITE ELEVATION
MARATHON HWY 51 (US-WI 5754)
WAUSAU, WISCONSIN

NO.	DATE	DESCRIPTION

Drawn by	LLK
Checked by	LLK
DATE	2/27/2015
PROJECT NUMBER	42112
SCALE	ZONING DWGS.
SHEET NUMBER	T-201

EDGE CONSULTING AND ENGINEERING, INC.