



Department of Development and Land Services
Planning & Zoning | GIS & Land Information

320 S. Walnut St | Appleton, WI 54911
Outagamie County Government Center, 3rd Floor
Phone: 920-832-5255 | Fax: 920-920-832-4770
www.outagamie.org

AGENDA

**OUTAGAMIE COUNTY BOARD OF ADJUSTMENT
FRIDAY, FEBRUARY 17, 2023 – 8:30 A.M.
COUNTY BOARD ROOM – LEVEL 2
COUNTY GOVERNMENT CENTER
320 S. WALNUT STREET
APPLETON WI 54911**

- I. 8:30 A.M. MEETING CALLED TO ORDER
- II. APPROVAL OF MINUTES FROM OCTOBER 7, 2022
- III. PUBLIC HEARING
 - a. Variance Request for Dave Van Lieshout, Van Lieshout Law Office, applicant on behalf of Garrow Properties LLC, owner, PL202200340; Town of Grand Chute
- IV. ADJOURNMENT

CC: County Clerk
Legislative Services
Petitioner(s)
Steven Swanson
Sadie DiNatale Burda
Town of Grand Chute Clerk

Accommodation Notice:

Any person requiring special accommodation who wishes to attend this meeting should call (920) 832-5255 at least 48 hours in advance.



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DRAFT MINUTES
BOARD OF ADJUSTMENT
FRIDAY, OCTOBER 7, 2022

Members Present: Robert Stadel, George Fickau, Robert Schuh

Others Present: Kara Homan, DLS Director
Michael Morman, Assistant Highway Engineer
Kyle Sargent, Corporation Counsel
Sadie DiNatale Burda, DLS Principal Planner
Dawn Kohn, DLS Administrative Assistant

I. Meeting Called To Order

THE MEETING WAS CALLED TO ORDER BY R. STADEL AT 8:30 A.M.

II. Minutes of the September 2, 2022 Board of Adjustment Meeting

R. Schuh stated he wished to clarify he felt the hardship was created by the applicant, which he stated seemed to be contradictory to the verbiage contained within the criteria listed on page 3, item #6. General discussion ensued regarding variance criteria verbiage. Director Homan suggested the consideration to approve the minutes be restricted to what was stated at the meeting, and suggested any further discussion regarding the verbiage contained within the criteria be discussed as part of the presentation of the Written Decision.

MOTION: AT 8:32 A.M. R. SCHUH / G. FICKAU MOVED TO APPROVE THE MINUTES OF SEPTEMBER 2, 2022.
MOTION CARRIED 3-0.

III. Written Decision: Variance Request for Harris & Associates, agent on behalf of Garrow Properties LLC, owner, V-1-2-2022; Town of Grand Chute

R. Schuh stated item #6 needs to be clear that it is the opinion that the hardship is self-inflicted, as Mr. Garrow sold off property in the past that may have allowed for improved access to the proposed variance site. Director Homan stated what is contained in the Written Decision is what was articulated through the motion, voted on and approved. General discussion ensued regarding variance criteria verbiage.

MOTION: AT 8:37 A.M. R. SCHUCH / G. FICKAU MOVED TO ACCEPT AND APPROVE THE WRITTEN DECISION, AS PRESENTED. MOTION CARRIED 3-0.

IV. DISCUSSION

General discussion was had regarding hypothetical situations in which applicants are requesting to add access on County highway roads. Director Homan stated questions the Board of Adjustment may have regarding the reasoning for the standards of access on County highway roads would be a policy matter to address with the Highway Committee. G. Fickau asked whether and how the Board of Adjustment could override what the ordinance states. Director Homan stated the Board of Adjustment's role is to apply the standards as they are written, and there would need to be substantial evidence used to justify the criteria have been met to allow a variance. Director Homan suggested a future Board of Adjustment agenda item be added for general education, as well as to review the roles and responsibilities of the Board of

Adjustment and related policy makers.

V. ADJOURNMENT

MOTION: R. SCHUH / G. FICKAU MOVED TO ADJOURN AT 8:47 A.M. MOTION CARRIED 3-0.

Respectfully submitted,
Dawn Kohn
DLS Administrative Assistant



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Respectfully submitted,
Dawn Kohn
DLS Administrative Assistant

MEMORANDUM

TO: Zoning Board of Adjustment
FROM: Michael Morman, Assistant Highway Engineer
DATE: August 5, 2022
RE: Garrow Properties Variance Request - PL202200340

Background

Applicant: Harris & Associates, agent for owner

Owner: Garrow Properties LLC

Variance Location: north side of CTH JJ right-of-way, (adjacent to Parcel #101009606) Town of Grand Chute

Garrow Properties LLC, owner, has been in consultation with the Highway Department since late 2020 to install a new private access (abutting owner's Parcel #101009606) off of CTH JJ in the Town of Grand Chute (owner's site is also comprised 101009605 and 101009604). A private access as defined in Sec. 50-257 of the county code is, "a private driveway used primarily for residential, commercial or industrial purposes." The site currently has access off of CTH JJ through a shared driveway/easement with Valley Petroleum on the west side of the property and a shared driveway with Bob Burns Golf on the east side of the property. CTH JJ is a controlled access highway which is defined in county code Sec. 50-257 as, "a highway on which the traffic is such that the County Board has found, determined and declared it to be necessary in the interest of the public safety, convenience and the general welfare to regulate entrance upon and departure from the highway or street, except at places specially designated and provided for such purposes, and to exercise special controls over traffic on such highway or street."

The applicant has expressed concerns with trucks being able to enter and exit the property during the morning and afternoon rush hours. Due to the close proximity of the Valley Petroleum access to STH 47, westbound traffic will back up past the driveway and will not allow trucks to access the site. This causes eastbound trucks to wait for an opening which in turn causes eastbound traffic to back up into the STH 47 and CTH JJ intersection.

An access permit was applied for in October of 2020. The Highway Department met with the owner and discussed their concerns and need for a new access. The Highway Department explained that CTH JJ is an access controlled highway and certain requirements need to be met in order to approve a new driveway. The Highway Department reviewed the permit application and ultimately denied the permit because the proposed driveway did not meet the access control requirements of spacing and number of driveways as stated in the county code (see Sec. 50-307). A formal denial letter was sent explaining why the permit was denied and what his options are moving forward (attached). A few months later a variance request was submitted to allow the new access to be approved.

Analysis

The first step in reviewing the permit application is to determine if the new access is on an access controlled highway or not. Per Sec. 50-279 CTH JJ is access controlled from STH 45 to STH 55. The access control ordinance has the following criteria that need to be met in order to permit a new access:

- a) One access may be permitted for each parcel of land as defined under section 50-257, but whenever possible, access should be granted on minor roads instead of controlled access highways when there is a choice between the two types of roads;
- b) Access permits shall not be issued where the horizontal distances between access points on a controlled access highway will be less than 600 feet, unless there is no other way to provide access to an existing parcel;
- c) A maximum of eight access points per side per mile of highway shall be permitted, unless there is no other way to provide access to an existing parcel.

The Highway Department reviewed the permit to ensure it meets all criteria within the access control ordinance. The current property has access utilizing shared driveways on both the east and west end of the properties and therefore does not need a new access to the parcel. The spacing from the existing driveways to the new proposed driveways is less than the required 600' (400' to the west and 370' to the east). This spacing does not meet the 600' spacing required by ordinance.

The next criteria is a maximum number of driveways per side per mile of highway. In this case, there are four (4) driveways to the west and six (6) driveways to the east for a total of ten (10) driveways per mile of highway. By adding the proposed driveway, the total number of driveways would be eleven (11) which is more than allowed by the ordinance.

Section 50-349 of the Outagamie County code of ordinances stipulates that variances to Chapter 50 are to be heard and adjudicated by the Board of Adjustment. Further, Sect 50-349(b) states that in granting variances to Chapter 50, the "Board of Adjustment shall require evidence of hardship and record its reasons for which the variance was granted..." Further, Sec. 54-887(b) – (governing the Powers and Duties of the Board of Adjustment) stipulates that variances shall only be granted when the board of adjustment finds that the following criteria are met:

- a) **The variance is not contrary to the public interest and that such a variance will be in general harmony with the purposes and intent of this chapter.**

Staff analysis: The variance will improve access to the Garrow property and greatly reduce any backups associated with Garrow trucks entering the property.

- b) **The variance will not permit the establishment of a use which is not permitted or permissible in the district.**

Staff analysis: The permitted use of the property will remain the same, and no changes to underlying zoning are proposed (note: general zoning for this parcel is under the jurisdiction of the Town of Grand Chute).

- c) **Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.**

Staff analysis: The Garrow/Valley Petroleum driveway is located approximately 270' east of the STH 47 and CTH JJ intersection. Eastbound traffic waiting to turn into this driveway backs up into the intersection causing a traffic hazard. No left turn lane into the property is available due to close proximity to the intersection. In addition, there are numerous other commercial properties abutting controlled access highways throughout the county (in particular, in the urban and suburban areas) where parcels may not have their own direct access OR share access with an abutting property. This is common in urban development's abutting high volume roads, whether they are local, county or state.

- d) **The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district.**

Staff analysis: The property has two ways to access the property, one to the east, which is a shared driveway, and one to the west that traverses a property the applicant previously owned, and of which an access easement exists. Therefore the applicant's rights would not be deprived as access already exists.

- e) **The hardship is not shared generally by other land or buildings in the area.**

Staff analysis. *Neighboring properties in the area have not expressed the same concerns.*

f) **The hardship results from the strict application of this chapter and is not the result of self-created or self-imposed circumstances.**

a. Staff analysis. *The applicant owned the surrounding properties and sold off portions of the land. The applicant still has access to his property through a shared driveway and an easement with the neighboring property.*

Recommendation

Based on the analysis above, the Highway Department recommends denial of the applicant's variance request to the spacing and frequency standards prescribed in Sec. 50-307 County Code of Ordinances.

Attachments: Garrow driveway application denial letter 05/04/2022

Pertinent Code References:

DIVISION 3. - COUNTY TRUNK HIGHWAY ACCESS CONTROL REGULATIONS AND UTILITY PERMITS AND FEES⁽⁴⁾

...

Sec. 50-256. - Purpose and intent.

The purpose of this section to promote the safe and efficient ingress and egress to certain county trunk highways in the interest of public safety, convenience and general welfare; protect the public investment in highways by preventing premature functional obsolescence; reduce highway accidents caused by frequent and poorly designed points of access; promote the balanced use of land for the mutual protection of landowners, motorists and the county; enhance the highway appearance for making highway travel more pleasant; and permit utilities to construct and operate telegraph, telephone or electric lines or pipe lines for the purpose of transmitting messages, water, heat, light or power along, across or within the limits of any county trunk highway, provided permits have been obtained and established fees paid therefor.

...

Sec. 50-257. - Definitions.

Controlled access highway means a highway on which the traffic is such that the County Board has found, determined and declared it to be necessary in the interest of the public safety, convenience and the general welfare to regulate entrance upon and departure from the highway or street, except at places specially designated and provided for such purposes, and to exercise special controls over traffic on such highway or street.

Private access means a private driveway used primarily for residential, commercial or industrial purposes.

Parcel means contiguous lands under the control of a developer, not separated by streets, highways or railroad rights-of-way, established prior to the adoption date of this section or any amendments hereto.

...

Sec. 50-279. - Jurisdiction.

(11) CTH "JJ" from STH 45 to STH 55.

...

Sec. 50-307. - Spacing and frequency.

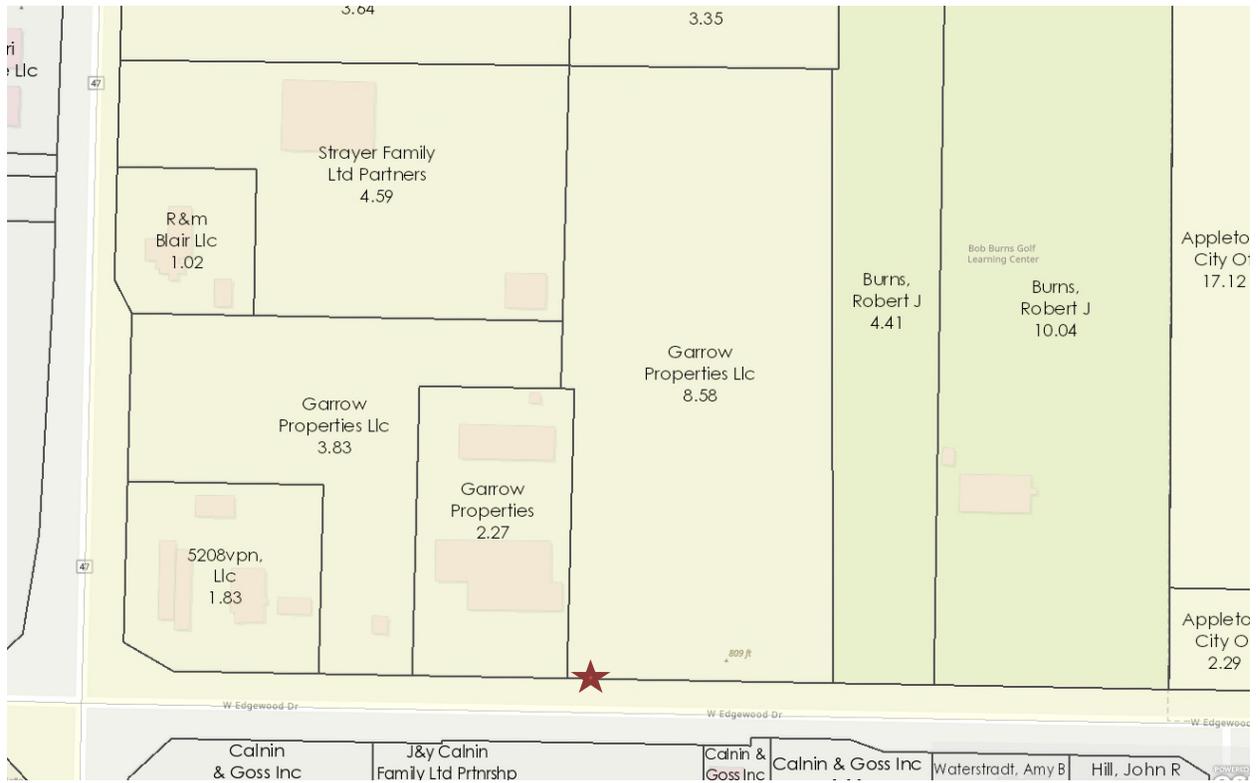
(a) One access may be permitted for each parcel of land as defined under [section 50-257](#), but whenever possible, access should be granted on minor roads instead of controlled access highways when there is a choice between the two types of roads.

(b) Access permits shall not be issued where the horizontal distances between access points on a controlled access highway will be less than 600 feet, unless there is no other way to provide access to an existing parcel.

(c) A maximum of eight access points per side per mile of highway shall be permitted, unless there is no other way to provide access to an existing parcel.

ILLUSTRATION OF PROPERTY OWNERSHIP:

Star illustrates apprx. location of proposed driveway.



Source: Outagamie Co. GIS



Highway Department

1313 Holland Road, Appleton, WI 54911-8947
Phone: (920) 832--5673 Fax: (920) 832--2032
Visit our website at www.outagamie.org

May 4, 2022

Abby Bonnet
504 W Edgewood Dr.
Appleton, WI 54913

RE: Application for Driveway on Edgewood Dr. (CTH JJ) Parcel No. 101009606

Dear Ms. Bonnet:

We reviewed your application for a new access on the north side of County Highway (CTH) JJ, approximately 750 feet east of STH 47 in the Town of Grand Chute. Unfortunately, we are unable to grant your request for a commercial driveway. This application does not meet the requirements of Section 50-307 of the County Trunk Highway Access Control Regulations.

The Highway Department cannot issue a new access for this parcel. Per the County ordinance, new access permits shall not be issued where the distance between access points on a controlled access highway will be less than 600 feet. There is approximately 450 feet between the proposed driveway and your current shared driveway to the west and approximately 350 feet between the proposed driveway and your shared driveway to the east. Additionally, per the County ordinance, a maximum of eight access points per side per mile of highway shall be permitted. The access request is in a location that exceeds the number of access points allowed per mile.

You may appeal the above decision to the Outagamie County Board of Adjustment by contacting the Outagamie County Zoning Administrator at (920) 832-5255.

Sincerely,

OUTAGAMIE COUNTY HIGHWAY DEPARTMENT

Dean Steingraber, P.E.
Highway Commissioner

DES/mrm

cc: Steve Swanson – Zoning Administrator (E-mail)
Kara Homan – Development and Land Services Director (E-mail)

Enclosure: Chapter 50, COUNTY TRUNK HIGHWAY ACCESS CONTROL REGULATIONS



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TOWN RECOMMENDATION FORM

This form must accompany any County petition requesting a rezone (map amendment), special exception permit, special exception airport permit, conditional use permit, variance, or appeal. Towns must provide a signed copy of this form to the applicant/petitioner and should retain a copy.

OVERVIEW OF REQUEST:

Town (or Applicable Village):	Grand Chute
Request:	Other
Applicant or Petitioner Name:	Garrow Oil
Applicant Contact Information (Preferred):	Rob Harris – Harris & Associates rharris@harrisinc.net
Site Parcel Number(s):	101-1009606
Site Address (if applicable):	W. Edgewood Drive
Pre-Application Meeting Number (if applicable):	
Description of the Request: <i>(Please summarize the purpose of this request and/or attach a copy of the pre-application meeting summary, if applicable.)</i>	Applicant is requesting a new driveway on W. Edgewood Drive/ CTH JJ. The Site Plan Review Committee discussed the project on July 13 th , 2022 and there were no objections to the project from Town Staff.

COMPLETED BY THE CLERK:

Certification:

I hereby certify that the Committee of Grand Chute, at a legally convened meeting of the Board held on 07-13-2022, voted to Approve the Other request:

Mark Van DW

07/15/2022

Town Engineer Signature

Date

Motion Outcome by a Vote of:	All	For	None	Against
General Comments/Reasons for the Decision: <i>(See next page for instructions. If needed, you may include additional pages.)</i>	The Site Plan Review is a committee that discusses the projects and then proceeds with the project if there are no objections from Town Staff. The Town Plan Commission and Town Board does not act on new driveway request.			

NOTICE OF PUBLIC HEARING

TOWN OF GRAND CHUTE

OUTAGAMIE COUNTY

TO WHOM IT MAY CONCERN

Notice is hereby given that the Outagamie County Zoning Board of Adjustment will hold a public hearing at the Outagamie County Government Center, County Board Room, 320 S. Walnut Street, Appleton, WI 54911 on February 17, 2023 at 08:30 AM to consider the petition of the Dave Van Lieshout, Van Lieshout Law Office, applicant on behalf of Garrow Properties LLC, owner, for a Variance to Chapter 50, Article III, Division 3, County Trunk Highway Access Control Regulations, Outagamie County Code of Ordinances; more specifically Section 50-307 Spacing and Frequency standards, as it applies to parcel no. 10109606, CSM 5557 Lot 1, Town of Grand Chute, Outagamie County, Wisconsin.

For more details, this variance can be viewed at <https://cityview.outagamie.org> by referencing the below File Number under Planning Application Search.

Any interested person may address the Board of Adjustment by mailing a letter to Outagamie County DLS, 320 S. Walnut St., Appleton, WI 54911, emailing zoningemail@outagamie.org, or attending on the date and time listed above.

Dated this 27 day of January, 2023

OUTAGAMIE COUNTY BOARD OF ADJUSTMENT
ROBERT STADEL, CHAIRMAN

FILE NO. PL202200340

Published: February 3 and February 10, 2023

Accommodation Notice

Any person requiring special accommodation who wishes to attend this meeting should call (920) 832-5255 at least 48 hours in advance.

MEMORANDUM

TO: Zoning Board of Adjustment
FROM: Michael Morman, Assistant Highway Engineer
DATE: August 5, 2022
RE: Garrow Properties Variance Request - PL202200340

Background

Applicant: Harris & Associates, agent for owner

Owner: Garrow Properties LLC

Variance Location: north side of CTH JJ right-of-way, (adjacent to Parcel #101009606) Town of Grand Chute

Garrow Properties LLC, owner, has been in consultation with the Highway Department since late 2020 to install a new private access (abutting owner's Parcel #101009606) off of CTH JJ in the Town of Grand Chute (owner's site is also comprised 101009605 and 101009604). A private access as defined in Sec. 50-257 of the county code is, "a private driveway used primarily for residential, commercial or industrial purposes." The site currently has access off of CTH JJ through a shared driveway/easement with Valley Petroleum on the west side of the property and a shared driveway with Bob Burns Golf on the east side of the property. CTH JJ is a controlled access highway which is defined in county code Sec. 50-257 as, "a highway on which the traffic is such that the County Board has found, determined and declared it to be necessary in the interest of the public safety, convenience and the general welfare to regulate entrance upon and departure from the highway or street, except at places specially designated and provided for such purposes, and to exercise special controls over traffic on such highway or street."

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a. Staff analysis. *The applicant owned the surrounding properties and sold off portions of the land. The applicant still has access to his property through a shared driveway and an easement with the neighboring property.*

Recommendation

Based on the analysis above, the Highway Department recommends denial of the applicant's variance request to the spacing and frequency standards prescribed in Sec. 50-307 County Code of Ordinances.

Attachments: Garrow driveway application denial letter 05/04/2022

Pertinent Code References:

DIVISION 3. - COUNTY TRUNK HIGHWAY ACCESS CONTROL REGULATIONS AND UTILITY PERMITS AND FEES⁽⁴⁾

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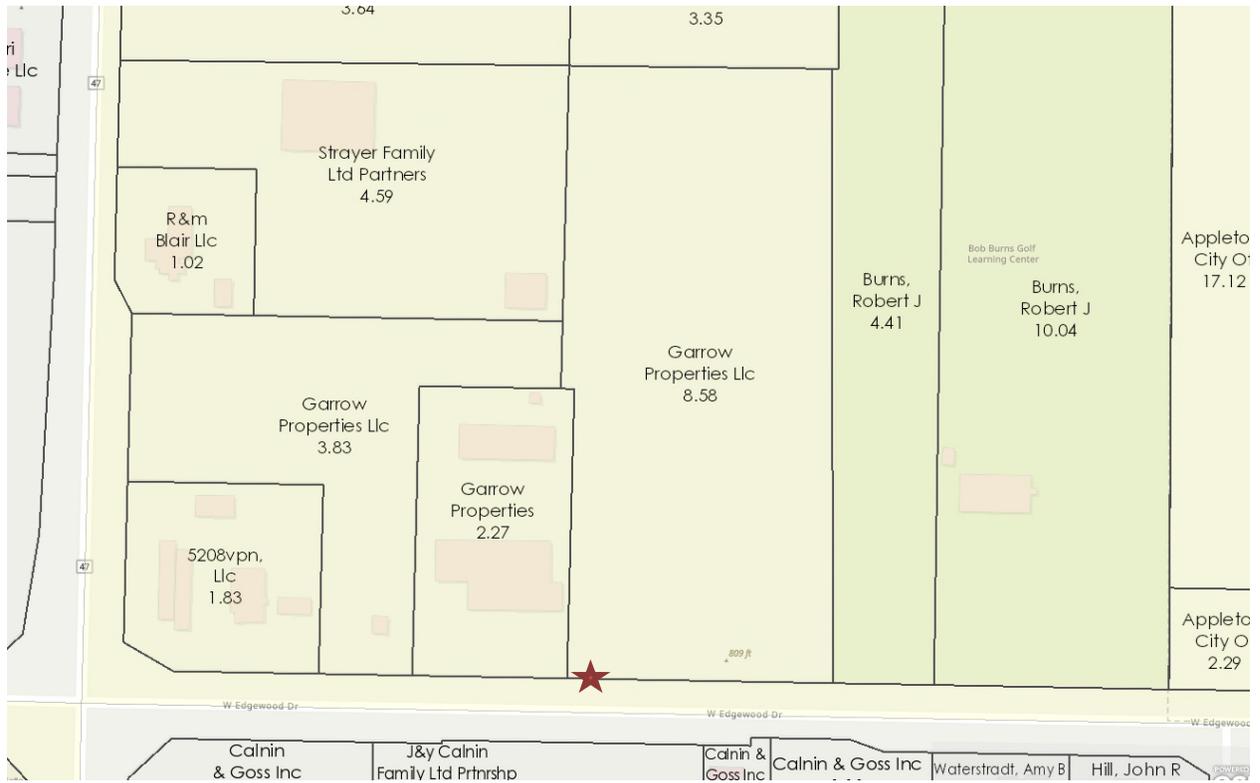
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Star illustrates apprx. location of proposed driveway.



Source: Outagamie Co. GIS



Highway Department

1313 Holland Road, Appleton, WI 54911-8947
Phone: (920) 832--5673 Fax: (920) 832--2032
Visit our website at www.outagamie.org

May 4, 2022

Abby Bonnet
504 W Edgewood Dr.
Appleton, WI 54913

RE: Application for Driveway on Edgewood Dr. (CTH JJ) Parcel No. 101009606

Dear Ms. Bonnet:

We reviewed your application for a new access on the north side of County Highway (CTH) JJ, approximately 750 feet east of STH 47 in the Town of Grand Chute. Unfortunately, we are unable to grant your request for a commercial driveway. This application does not meet the requirements of Section 50-307 of the County Trunk Highway Access Control Regulations.

The Highway Department cannot issue a new access for this parcel. Per the County ordinance, new access permits shall not be issued where the distance between access points on a controlled access highway will be less than 600 feet. There is approximately 450 feet between the proposed driveway and your current shared driveway to the west and approximately 350 feet between the proposed driveway and your shared driveway to the east. Additionally, per the County ordinance, a maximum of eight access points per side per mile of highway shall be permitted. The access request is in a location that exceeds the number of access points allowed per mile.

You may appeal the above decision to the Outagamie County Board of Adjustment by contacting the Outagamie County Zoning Administrator at (920) 832-5255.

Sincerely,

OUTAGAMIE COUNTY HIGHWAY DEPARTMENT

Dean Steingraber, P.E.
Highway Commissioner

DES/mrm

cc: Steve Swanson – Zoning Administrator (E-mail)
Kara Homan – Development and Land Services Director (E-mail)

Enclosure: Chapter 50, COUNTY TRUNK HIGHWAY ACCESS CONTROL REGULATIONS



Department of Development and Land Services
 Planning & Zoning | GIS & Land Information
 320 S. Walnut St. | Appleton, WI 54911
 Outagamie County Government Center, 3rd Floor
 Phone: (920) 832-5255 Fax: (920) 832-4770
 www.outagamie.org

TOWN RECOMMENDATION FORM

This form must accompany any County petition requesting a rezone (map amendment), special exception permit, special exception airport permit, conditional use permit, variance, or appeal. Towns must provide a signed copy of this form to the applicant/petitioner and should retain a copy.

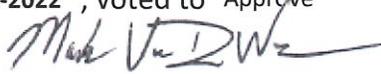
OVERVIEW OF REQUEST:

Town (or Applicable Village):	Grand Chute
Request:	Other
Applicant or Petitioner Name:	Garrow Oil
Applicant Contact Information (Preferred):	Rob Harris – Harris & Associates rharris@harrisinc.net
Site Parcel Number(s):	101-1009606
Site Address (if applicable):	W. Edgewood Drive
Pre-Application Meeting Number (if applicable):	
Description of the Request: <i>(Please summarize the purpose of this request and/or attach a copy of the pre-application meeting summary, if applicable.)</i>	Applicant is requesting a new driveway on W. Edgewood Drive/ CTH JJ. The Site Plan Review Committee discussed the project on July 13 th , 2022 and there were no objections to the project from Town Staff.

COMPLETED BY THE CLERK:

Certification:

I hereby certify that the Committee of Grand Chute, at a legally convened meeting of the Board held on 07-13-2022, voted to Approve the Other request:



07/15/2022

Town Engineer Signature

Date

Motion Outcome by a Vote of:	All	For	None	Against
General Comments/Reasons for the Decision: <i>(See next page for instructions. If needed, you may include additional pages.)</i>	The Site Plan Review is a committee that discusses the projects and then proceeds with the project if there are no objections from Town Staff. The Town Plan Commission and Town Board does not act on new driveway request.			

NOTICE OF PUBLIC HEARING

TOWN OF GRAND CHUTE

OUTAGAMIE COUNTY

TO WHOM IT MAY CONCERN

Notice is hereby given that the Outagamie County Zoning Board of Adjustment will hold a public hearing at the Outagamie County Government Center, County Board Room, 320 S. Walnut Street, Appleton, WI 54911 on February 17, 2023 at 08:30 AM to consider the petition of the Dave Van Lieshout, Van Lieshout Law Office, applicant on behalf of Garrow Properties LLC, owner, for a Variance to Chapter 50, Article III, Division 3, County Trunk Highway Access Control Regulations, Outagamie County Code of Ordinances; more specifically Section 50-307 Spacing and Frequency standards, as it applies to parcel no. 10109606, CSM 5557 Lot 1, Town of Grand Chute, Outagamie County, Wisconsin.

For more details, this variance can be viewed at <https://cityview.outagamie.org> by referencing the below File Number under Planning Application Search.

Any interested person may address the Board of Adjustment by mailing a letter to Outagamie County DLS, 320 S. Walnut St., Appleton, WI 54911, emailing zoningemail@outagamie.org, or attending on the date and time listed above.

Dated this 27 day of January, 2023

OUTAGAMIE COUNTY BOARD OF ADJUSTMENT
ROBERT STADEL, CHAIRMAN

FILE NO. PL202200340

Published: February 3 and February 10, 2023

Accommodation Notice

Any person requiring special accommodation who wishes to attend this meeting should call (920) 832-5255 at least 48 hours in advance.

CONFIRMATION



435 E. Walnut
Green Bay, WI 54301
(888)774-7744

OUTAGAMIE COUNTY DEVELOPMENT
320 S WALNUT ST
APPLETON WI 54911-5918

<u>Account</u>	<u>AD#</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
GWM-1014358	0005576667	\$84.77	\$0.00	\$84.77	Credit Card	\$0.00	\$84.77

Sales Rep: eharriso

Order Taker: eharriso

Order Created 01/27/2023

<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
GWM-APC-Appleton Post Crescent	2	02/03/2023	02/10/2023
GWM-APCW-Appleton Post Crescent Digital	28	02/03/2023	03/02/2023

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 01/27/2023

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RUNS: Feb 3 & 10, 2023 VNAXLP