



PLANNING COMMISSION AMENDED MEETING AGENDA

DATE: Monday January 28, 2019
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. CALL TO ORDER

2. ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA

3. PUBLIC COMMENT FORUM

Members of the public are welcome to address the Planning Commission. Individuals wishing to speak on an item (whether on the agenda or not) must sign in prior to the start of the meeting and may speak during the Public Comment Forum segment of the meeting. This segment is placed early in the agenda so the public may make their comments prior to any discussion or action by the Planning Commission. Individual comments are limited to no more than three minutes each. The Public Input section is limited to a total of 15 minutes. The Planning Commission may suspend this rule if deemed necessary. Once the public input segment ends there will be no additional discussion from the audience. Note regarding non-agenda Town related matters: Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present matters; however, they cannot be discussed or acted upon until specific notice of the subject matter of the proposed action can be given.

4. CONSENT AGENDA

(Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Planning Commission Member and addressed immediately following the motion to approve the other items on the Consent Agenda.)

- a. Approve Comprehensive Plan Meeting Minutes from December 17, 2018.
- b. Approve Regular Planning Commission Meeting Minutes from December 17, 2018.
- c. Approve Comprehensive Plan Meeting Minutes from January 21, 2019.
- d. Subdivision/CSM Status Report

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. OLD BUSINESS

7. NEW BUSINESS

- a. Public Hearing and Consider/Discuss/Act on Resolution #08-19 CSM on Mayflower Drive, parcels 110004300 & 110004301
- b. Public Hearing and Consider/Discuss/Act on Resolution #07-19 CSM on Julius Drive, parcel 110064700
- c. Public Hearing and Consider/Discuss/Act on Resolution #04-19 Rezoning parcel 110045400 from Planned Commercial District to Business Park District
- d. Public Hearing and Consider/Discuss/Act on Greenville Fire Station

- i. Resolution #05-19 CSM
- ii. Site Plan
- iii. Special Exception for a Fire Station and Planned Unit Development (PUD)

8. OPEN CASES

- a. 2018_Variance_Spring Rd
- b. 2018_Spring Rd Conservation Subdivision
- c. 2018_Mayflower Rd Conservation Subdivision
- d. 2018_Greenwood Road Concept
- e. 2018_All World Ford PUD for Landscaping

9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

- a. Next Meeting Date: February 25, 2019 5:30pm

10. ADJOURNMENT

Dated/Posted: January 21, 2019 / *January 22, 2019*
Wendy Helgeson, Town Clerk



COMPREHENSIVE PLAN MEETING AGENDA

DATE: Monday December 17, 2018
TIME: 4:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. **CALL TO ORDER**

Meeting called to order at 4:30 pm.

2. **ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA**

Present: Jim Cotter, Leanne Meidam-Wincentsen, Jack Anderson, Greg Kippenhan, Jim Ecker, Ken Zilisch

Excused: Mark Strobel

Motion to approve the agenda made by Greg Kippenhan, Jim Cotter second. Motion carried 6-0.

3. **PUBLIC COMMENT**

Motion to close public comment made by Jack Anderson, Leanne Meidam-Wincentsen second. Motion carried 6-0.

4. **NEW BUSINESS**

a. Chapter 5 Land Use

Discussion ensued between the Planning Commission and Eric Fowle with East Central Wisconsin Regional Planning Commission. Larry Bentle, Chairman of the Land Stewardship Committee, would like the Town to think about creating an instrument to manage Land trusts in the Town.

b. Chapter 6 Economic Development

Discussion ensued between the Planning Commission and Eric Fowle with East Central Wisconsin Regional Planning Commission.

c. Update on Bicycle/Pedestrian Plan Activities

d. Next Meeting: January 21, 2019, 5:00 p.m. and 6:00 p.m. – Strategic Foresight Public Workshop

5. **ADJOURNMENT**

Motion to adjourn the meeting made by Jim Cotter, Leanne Meidam-Wincentsen second. Motion carried 6-0; meeting adjourned at 5:42pm.



PLANNING COMMISSION MEETING MINUTES

DATE: Monday December 17, 2018
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. CALL TO ORDER

Meeting called to order at 5:47pm.

2. ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA

Present: Jim Cotter, Leanne Meidam-Wincentsen, Jack Anderson, Greg Kippenhan, Jim Ecker, Ken Zilisch

Excused: Mark Strobel

Motion to approve the agenda made by Ken Zilisch, Greg Kippenhan second. Motion carried 6-0.

3. PUBLIC COMMENT FORUM

Members of the public are welcome to address the Planning Commission. Individuals wishing to speak on an item (whether on the agenda or not) must sign in prior to the start of the meeting and may speak during the Public Comment Forum segment of the meeting. This segment is placed early in the agenda so the public may make their comments prior to any discussion or action by the Planning Commission. Individual comments are limited to no more than three minutes each. The Public Input section is limited to a total of 15 minutes. The Planning Commission may suspend this rule if deemed necessary. Once the public input segment ends there will be no additional discussion from the audience. Note regarding non-agenda Town related matters: Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present matters; however, they cannot be discussed or acted upon until specific notice of the subject matter of the proposed action can be given.

Motion to close public comment forum made by Jack Anderson, Leanne Meidam-Wincentsen second. Motion carried 6-0.

4. CONSENT AGENDA

(Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Planning Commission Member and addressed immediately following the motion to approve the other items on the Consent Agenda.)

a. Approve Regular Planning Commission Meeting Minutes from November 26, 2018.

b. Subdivision/CSM Status Report

Correction to item 7c on the meeting minutes from November 26, 2018; change the word “eliminate” to “move” in reference to the landscape plants for All World Ford.

Motion to approve consent agenda made by Jim Cotter, Jack Anderson second. Motion carried 6-0.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. OLD BUSINESS

7. NEW BUSINESS

- a. Public Hearing and Consider/Discuss/Act on Resolution #78-18 Site Plan and Special Exception for an Automotive Use at W6131 Schroth Lane, parcel 110089005
Carl Rowe, Accel Auto and Truck Repair, and Niki Kollar, owner, were present to answer questions.
Motion to close public hearing made by Jack Anderson, Leanne Meidam-Wincentsen second.
Motion carried 6-0.
Motion to approve Resolution #78-18 with the conditions: a landscape plan be approve by Town staff within 3 months and planted by July 1, 2019, there are to be no more than 15 vehicles max parked outside, none of the vehicles parked outside the fenced area are to be in disrepair and staff will review the property to make sure conditions are being met; made by Jack Anderson, Jim Ecker second. Motion carried 6-0.
- b. Discussion of Concept Plan for WE Energies Gas Regulator Station, Mayflower Rd., parcel 110085604
WE Energies is looking for relief on the Gateway Overlay District masonry requirements as well as the Landscaping ordinance for a possible gas regulator on Mayflower Rd. After discussion it was decided that the Planning Commission wants the building to have the masonry required and some landscaping. Due to the sight requirements for the site, they will make changes to the landscaping ordinance as long as WE Energies makes the site look nice with some landscaping.

8. OPEN CASES

- a. 2018_Variance_Spring Rd
- b. 2018_Spring Rd Conservation Subdivision
- c. 2018_Mayflower Rd Conservation Subdivision
- d. 2018_Greenwood Road Concept
- e. 2018_All World Ford PUD for Landscaping

9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

- a. Next Meeting Date: January 28, 2019 5:30pm
Strategic Foresight meeting: January 21, 2018 at 5:00pm and 6:00pm
Director Brown wanted to let the Commission know that we will be purchasing iPads for their use in an effort to go paperless.

10. ADJOURNMENT

Motion to adjourn made by Jim Cotter, Ken Zilisch second. Motion carried 6-0, meeting adjourned at 6:35pm.



COMPREHENSIVE PLAN MEETING MINUTES

DATE: Monday January 21, 2019
TIME: 5:00 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. **CALL TO ORDER**

Meeting called to order at 5:00pm.

2. **ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA**

Present: Greg Kippenhan, Ken Zilisch, Mark Strobel, Jack Anderson, Jim Ecker, Leanne Meidam-Wincentsen, Jim Cotter

Motion to approve the agenda made by Mark Strobel, Leanne Meidam-Wincentsen second. Motion carried 7-0.

3. **PUBLIC COMMENT**

Motion to close public comment forum made by Jack Anderson, Greg Kippenhan second. Motion carried 7-0.

4. **NEW BUSINESS**

- a. Chapter 9 Public Utilities and Community Facilities.
- b. Chapter 11 Intergovernmental.
- c. Update on Bicycle/Pedestrian Plan Activities.
- d. Next Meeting: TBD

5. **ADJOURNMENT**

Motion to adjourn made by Jim Cotter, Mark Strobel second. Motion carried 7-0, meeting adjourned at 5:44pm.

Subdivision Status Report - December 2018

Subdivision Name and Phase/Unit	# Lots Approved	# Building Permits Issued	# of Lots Remaining	In Sanitary District (Yes/No)	Notes
Fox Highlands / Green Ridge Estates	79	7	72	Yes	
Savannah Heights Phase 3 - Prelim Plat	59	0	59	yes	Final Plat not recorded
Savannah Heights Phase 2 - Prelim Plat	11	0	11	yes	Final Plat not recorded
Savannah Heights Phase 1	48	10	38	Yes	
Sunset Hill Estates Condos - PUD	42	10	32	Yes	
Fox Highlands Lot 27 Condos - Prelim Plat	32	0	32	Yes	
Crestview South	24	0	24	Yes	Final Plat not recorded
Waterlefe Estates 2nd Addition	33	12	21	Yes	
Jennerjohn Field of Dreams - Prelim Plat	21	0	21	yes	Final Plat not recorded
Summerbreeze Estates	60	53	7	Yes	
Towering Pines West	19	16	3	Yes	
Beacon Hills	119	112	7	Yes	
Greenville Crossing	7	2	5	Yes	
Hawks Landing	12	8	4	Yes	
The Farms at South Creek North	27	24	3	No	
Brook Farms	102	99	3	Yes	
Greenwood Meadows	20	17	3	Yes	
Amber Fields	138	136	2	Yes	
Green Ridge Terrace	100	98	2	Yes	
Towering Pines II	27	26	1	Yes	
Moonlight Meadows	36	34	2	Yes	
Tamarack Preserve	29	27	2	No	
Woods Hill	2	0	2	Yes	
The Farms at South Creek South	38	36	2	No	
Total	2052	1688	364		

CSM Status Report - December 2018

Maximum of 10 lots can be created by CSM outside of the Sanitary District Area in a Calender Year per Section 270-76A		
	2018 PC Case#	# of Lots Created 2018
W7646 Winnegamie Dr.	2018_CSM04	1
N1594 North Rd.	2018_CSM05	1
W7550 Spring Rd	2018_37_CSM	1
Total		3



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Chairperson and Board Supervisors
From: Michael J. D. Brown, Community & Economic Development Director
Date: January 16, 2019
RE: Case 2019_CSM_Mayflower Dr.

ACTION TYPE: This item is for possible Town Board Approval/Denial on the Certified Survey Map.

BACKGROUND & SUMMARY: The land owner is shifting the West and South property lines of parcel 110004301, N2241 Mayflower Dr. in order to become compliant with zoning code setbacks. He owns both properties on the CSM. The land dedication of ROW on Mayflower Dr. requires Town Board approval.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Agriculture	Agriculture
South	Agriculture	Residential
East	Agriculture	Agriculture
West	Agriculture	Forested Wetland

STAFF RECOMMENDATION: Staff recommends approval.

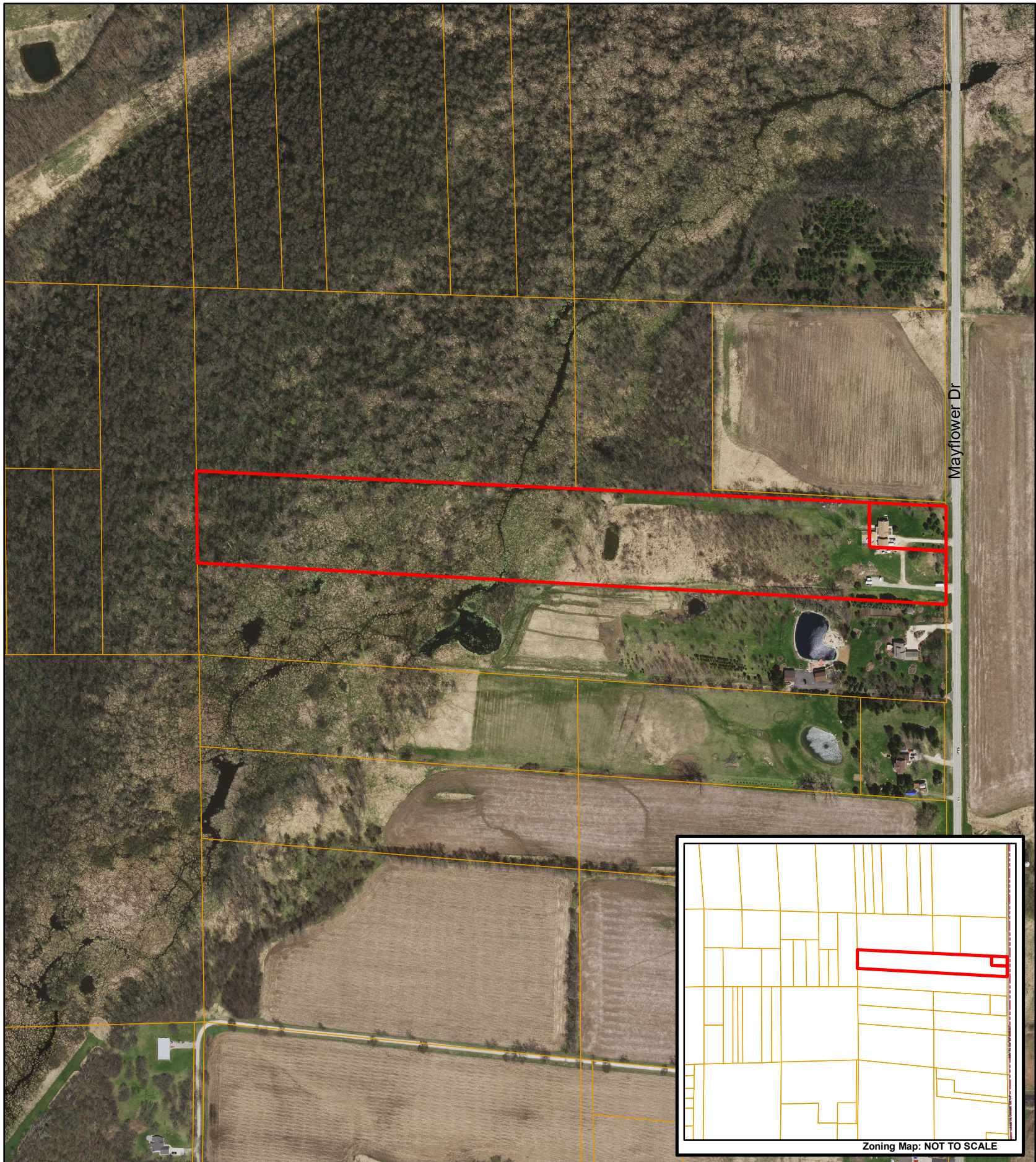
If the Town Board is in agreement, the following motion can be made:

"Motion to approve Resolution 08-19"

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Attachments:

1. Aerial Map
2. Resolution 08-19



Town of Greenville

2018_CSM_Parcel 110004300 & 004301 Mayflower Dr






 Project Location



0 200 400 800 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

Zoning

-  GENERAL AGRICULTURE
-  SINGLE FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  GENERAL COMMERCIAL DISTRICT

-  PLANNED COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL DISTRICT
-  BUSINESS PARK
-  INDUSTRIAL
-  AIRPORT DISTRICT
-  Parcel Boundary

This map provides data containing geographic information about the Town of Greenville. The data was obtained from multiple sources and agencies. The Town of Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and assumes no responsibility for the accuracy of this map or its use or misuse. The map is intended for use as a general reference only.

Resolution #08-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A CERTIFIED SURVEY MAP LOCATED AT N2241 MAYFLOWER DR., PARCELS 110004301 AND 110004300

WHEREAS, a CSM request has been applied for a land division located at N2241 Mayflower Dr.,
Parcels 110004301 & 110004300 as shown on Exhibit A; and

WHEREAS, the approval shall be conditioned on the following:

1. The CSM shall be in compliance with all town ordinances prior to town signature.

WHEREAS, the certified survey map shall expire and become null and void within 6 months of final approval if not recorded;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby approves the CSM as shown on Exhibit A.

This resolution was adopted by the Town of Greenville Town Board on the 28th day of January 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By:

Jack Anderson, Town Chariman

ATTEST:

Wendy Helgeson, Clerk

Motion to Approve Resolution No. #08-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 1, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

EXHIBIT A

CENTER OF SECTION 1-21-16 (COUNTY CORNER)

NORTH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

NOTE:
- THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH ALL OF THE PROVISIONS OF CHAPTER "270-37. CERTIFIED SURVEY MAP" OF THE TOWN OF GREENVILLE ORDINANCE
- NO EASEMENTS AFFECT SUBJECT PROPERTY
- SEE SHEET 3 OF 4 SHEETS FOR ADDITIONAL NOTES

LEGEND

- = 3/4" X 18" IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- = 3/4" IRON REBAR EXISTING
- △ = SOLID PIN FOUND
- () = RECORDED AS BEARING/ DIMENSION

OWNER: ROBERT FISCH
TAX PARCEL: 110002000



SOUTH 1/4 CORNER OF SECTION 1-21-16 (COUNTY CORNER)

WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 1-21-16
N00°48'17"W (S02°03'E) 1546.37'

UNPLATTED LANDS
309.49' (308.74')

LOT 2
720,073 SQ. FT.
16.5306 ACRES

WEST LINE PER PREVIOUS SURVEY BY CAROW LAND SURVEYING CO., INC. DATED 2-27-1976, JOB NO. A3313-76
N86°48'07"W N87°22'W



UNPLATTED LANDS
OWNER: JULIUS A SCHOERNING
TAX PARCEL: 110004500

UNPLATTED LANDS
OWNER: MAYFLOWER DRIVE LLC
TAX PARCEL: 110004400

UNPLATTED LANDS
OWNER: MAYFLOWER DRIVE LLC
TAX PARCEL: 110004100

LOT 1
87,120 SQ. FT.
2.0000 ACRES

UNPLATTED LANDS
TAX PARCEL: 110004200
50' SETBACK BUFFER FROM WETLANDS
8' SIDE YARD SETBACK (2583, 16')
2558.04'

EAST 1/4 CORNER OF SECTION 1-21-16

LIMIT OF WETLANDS PER COUNTY GIS
LIMIT OF FLOODPLAIN PER COUNTY GIS MAPPING

2555.60' (2577.17')

N00°07'52"W 169.58'
N87°18'07"W 514.36'
20' SIDE YARD SETBACK
33.06'

DEDICATED TO THE PUBLIC
FOR TOWN ROAD PURPOSES
10,939 SQ. FT.
0.2511 ACRES

MAYFLOWER DRIVE (66')

EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1-21-16

SOUTHEAST CORNER OF SECTION 1-21-16

ROBERT F. REIDER PLS 1251 DATE
CAROW LAND SURVEYING CO., INC.
615 N LYNNDALE DRIVE, APPLETON, WI 54914
(920) 731 4168 bob_r@carowlandsurveying.com
A1811.7 CEP mcr jdb
REVISED: 1/2/2019
REVISED: 1/2/2019

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, ALL IN SECTION 1, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, ALL IN SECTION 1, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST ¼ CORNER OF SECTION 1; THENCE S00°07'52"E, 660.12 FEET ALONG THE EAST LINE THE SOUTHEAST ¼ OF SECTION 1 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1966614 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°07'52"E, 331.62 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1966614; THENCE N86°48'07"W, 2555.60 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE SOUTHEAST ¼ OF SECTION 1; THENCE N00°48'17"W, 309.49 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1966614; THENCE S87°18'07"E, 2558.04 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION LEON MEIDAM, E5820 ZABEL ROAD, MANAWA, WISCONSIN 54949.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF OUTAGAMIE COUNTY AND THE TOWN OF GREENVILLE.



Robert F. Reider

1-2-19

ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1811.7 (RFR) 12/7/2018

**OUTAGAMIE COUNTY DEPARTMENT OF DEVELOPMENT AND LAND SERVICES
APPROVAL:**

THIS CERTIFIED SURVEY MAP WAS REVIEWED BY THE DEPARTMENT OF DEVELOPMENT AND LAND SERVICES.

SIGNED

DATED

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED AND ACCEPTED BY THE TOWN BOARD OF THE TOWN OF GREENVILLE ON THIS _____ DAY OF _____, 20____.

TOWN CHAIRPERSON

TOWN CLERK

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

COUNTY TREASURER

DATED

TOWN TREASURER

DATED

NOTES:

- (1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 110 004300 AND 110 004301.
- (2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): LEON R. MEIDAM.
- (3) THIS CERTIFIED SURVEY MAP IS WHOLLY CONTAINED WITHIN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 1966614.

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, ALL IN SECTION 1, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

ADDITIONAL NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE OUTAGAMIE COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE OUTAGAMIE COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.
- THE LOT(S) CREATED IN THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.
- ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE CSM OR EXCAVATION FOR CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAIN TILE MUST BE BORNE BY THE PARTY DAMAGING THE DRAIN TILE.
- THE LOT(S) SHOWN ON THIS MAP ARE LOCATED IN THE SPECIAL WELL CASING PIPE DEPTH AREA ("SWCPDA"). THE "SWCPDA" HAS BEEN ESTABLISHED DUE TO NATURALLY OCCURRING ARSENIC CONTAMINATION PROBLEMS AFFECTING WELLS IN THIS AREA. ANYONE PLANNING ON DRILLING A WELL WITHIN THE "SWCPDA" SHALL, PRIOR TO ANY DRILLING, CONSULT THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, OR A DRILLING PROFESSIONAL, TO DETERMINE HOW TO COMPLY WITH THE PROVISIONS OFS. NR 812.12(3) OF THE WISCONSIN ADMINISTRATIVE CODE.
- THE TOWN IN THE FUTURE MAY REQUIRE THE ABANDONMENT OF AN ON-SITE WELL OR SEPTIC WHEN PUBLIC UTILITIES BECOME AVAILABLE AND FINANCING OF PUBLIC SEWER/WATER ONCE IT IS DETERMINED TO BE A NEED.
- PRIOR TO DEVELOPMENT A WETLAND DELINEATION MAY BE REQUIRED ON LOT 2. OUTAGAMIE COUNTY CODE OF ORDINANCES 48-7©(4), REQUIRES A WETLAND SETBACK OF 10' TO 30', 50', OR 75', DEPENDING ON THE SUSCEPTIBILITY OF THE WETLAND.



Robert F. Reider

1-2-19

ROBERT F. REIDER, PLS-1251
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1811.7 (RFR) 12/7/2018

DATED

BEING PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, ALL IN SECTION 1, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS _____ DAY OF _____, 20____.

SHEET 4 OF 4 SHEETS

MEETING: Planning Commission
DATE: January 28, 2019

AGENDA ITEM #: 7b
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Chairperson and Commission Members
From: Michael J. D. Brown, Community & Economic Development Director
Date: April 6, 2018
RE: Case 2019_CSM_Julius Dr.

ACTION TYPE: This item is for possible Planning Commission Approval/Denial on the Certified Survey Map.

BACKGROUND & SUMMARY: The applicant's family owns the property in which the 1.68 acres will be subdivided from. The subdivided lot will be used for residential purposes. During review of the properties involved, it was brought to the attention of the land owner and surveyor that at this time the garage on the existing property at N1575 Julius is currently non-conforming as it does not meet setback requirements. As that parcel is not included in the CSM and has no changes being made to the property lines, we cannot require this change to be made.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Agriculture	Residential
South	Agriculture	Residential
East	Agriculture	Residential
West	Agriculture	Agriculture

STAFF RECOMMENDATION: Staff recommends approval.

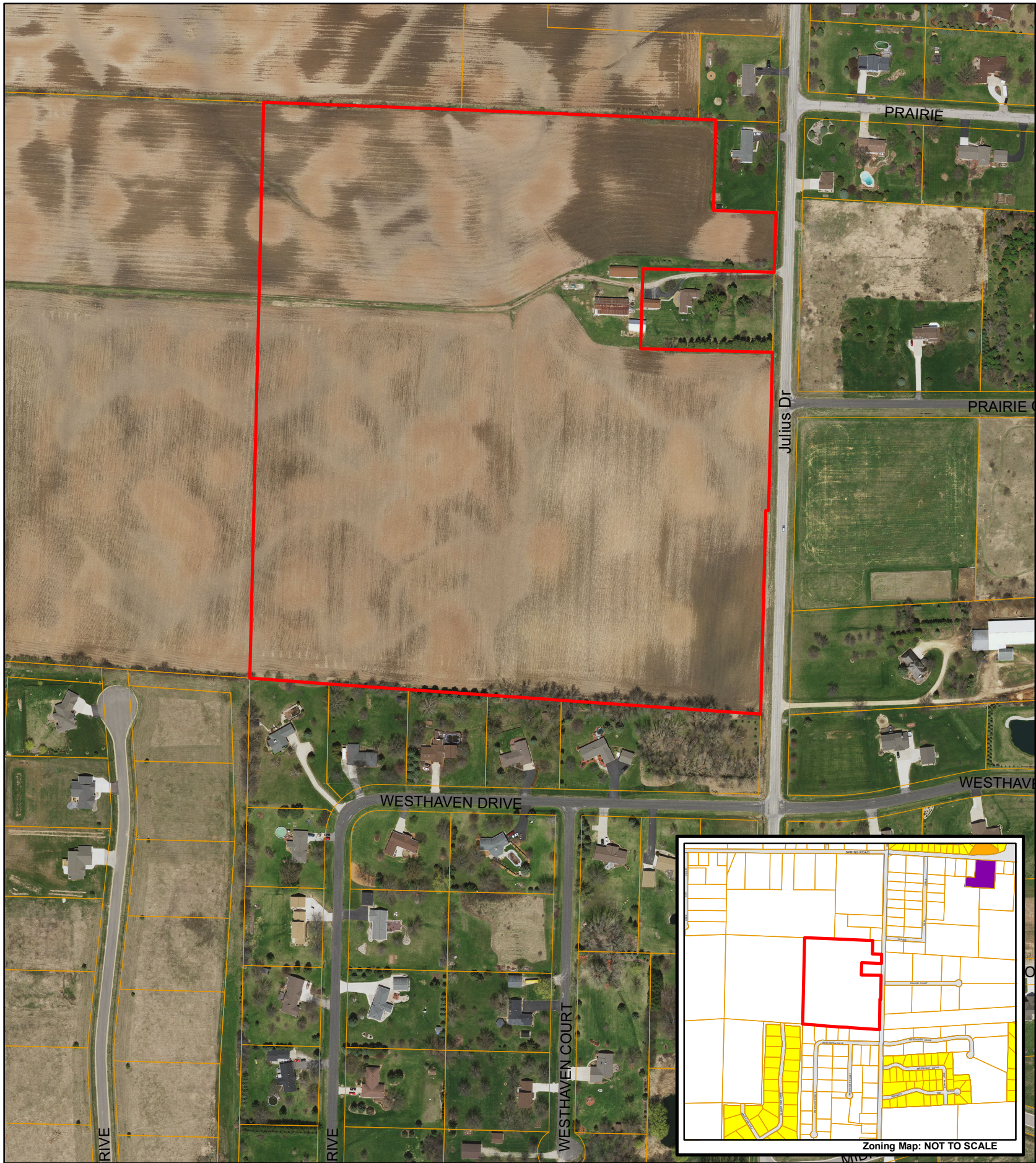
If the Planning Commission is in agreement, the following motion can be made:

"Motion to approve Resolution 07-19"

###

Attachments:

1. Aerial Map
2. Resolution 07-19



Town of Greenville 2018_CSM_Parcel 110064700 Julius Dr






 Project Location




0 150 300 600 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

Zoning

-  GENERAL AGRICULTURE
-  SINGLE FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  GENERAL COMMERCIAL DISTRICT

-  PLANNED COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL DISTRICT
-  BUSINESS PARK
-  INDUSTRIAL
-  AIRPORT DISTRICT
-  Parcel Boundary

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Resolution #07-19

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE APPROVING A CERTIFIED SURVEY MAP LOCATED ON JULIUS DR, PARCEL 110064700

WHEREAS, a CSM request has been applied for a land division located on Julius Dr, Parcel 110064700 as shown on Exhibit A; and

WHEREAS, the approval shall be conditioned on the following:

1. The CSM shall be in compliance with all town ordinances prior to town signature.

WHEREAS, the certified survey map shall expire and become null and void within 6 months of final approval if not recorded;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Greenville hereby approves the CSM as shown on Exhibit A.

This resolution was adopted by the Town of Greenville Planning Commission on the 28th day of January 2019:

PLANNING COMMISSION OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Planning Commission Chair

ATTEST:

Wendy Helgeson, Clerk

Motion to Approve Resolution No. #07-19 made by:

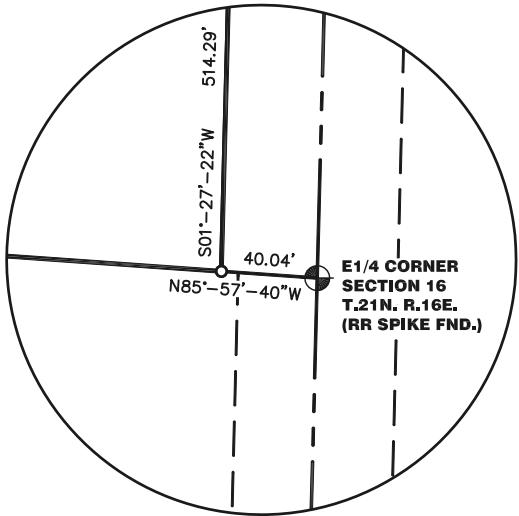
Votes:

Title	Name	Aye	Nay	Other
Chairperson	Anderson			
Commissioner	Cotter			
Commissioner	Ecker			
Commissioner	Kippenhan			
Commissioner	Meidam-Wincentsen			
Commissioner	Strobel			
Commissioner	Zilisch			

Posted:

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE1/4 OF THE NE1/4, SECTION 16, T.21N.,
R.16E., TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN



DETAIL: 1"=80'



SEE SURVEYOR
NOTES ON PAGE 2

CENTER OF
SECTION 16
T.21N. R.16E.
(MON. FND.)

SOUTH LINE OF THE
NE1/4, SECTION 16

—LEGEND—

- = 1" X 18" IRON PIPE SET
(1.130 LB./FT.)
- = 1" IRON REBAR FOUND
- ⊙ = COUNTY MONUMENT FOUND
(UNLESS NOTED)
- x - x - = EXISTING FENCE

GRAPHIC SCALE
1 inch = 400 ft.

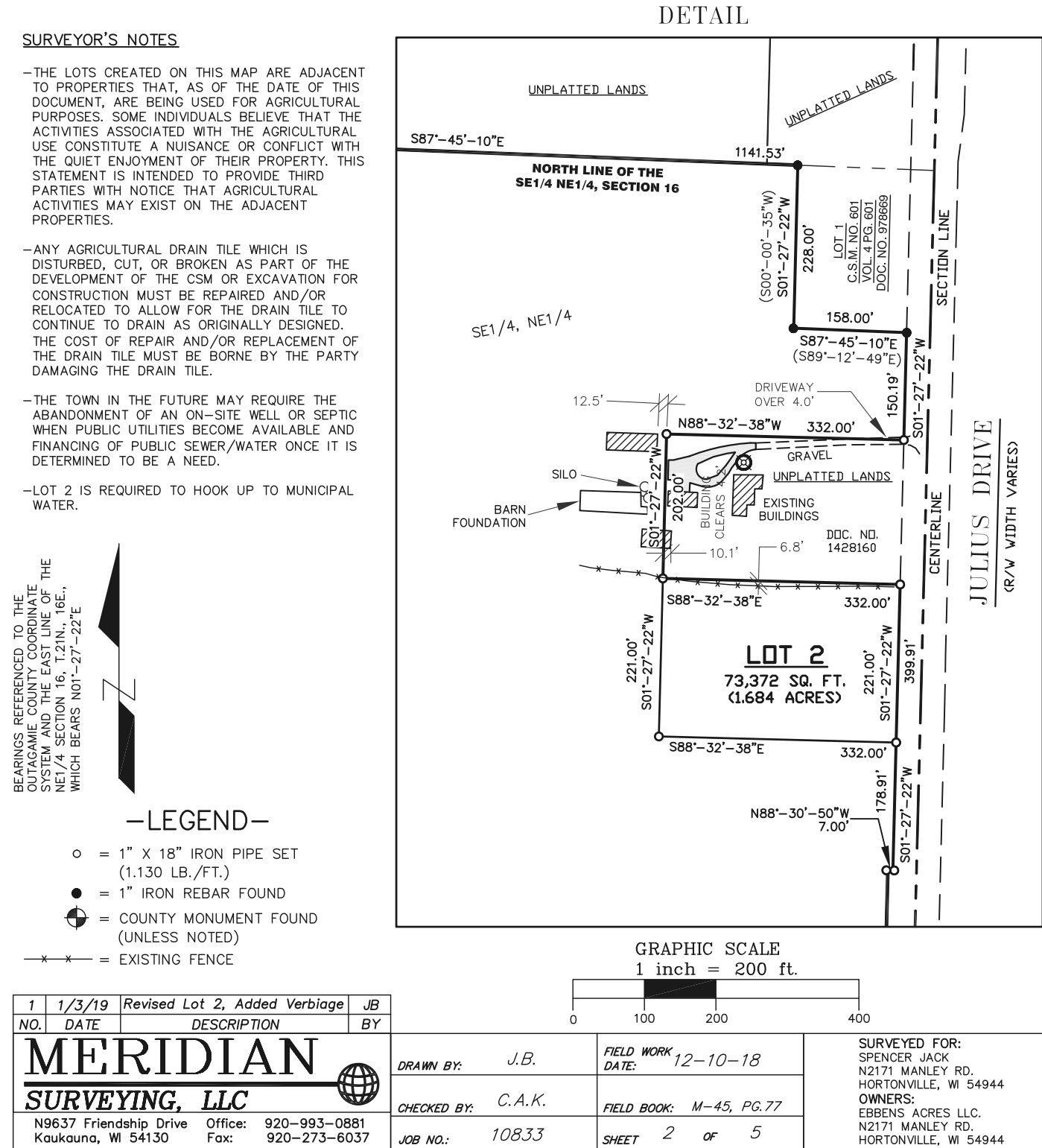


1	1/3/19	Revised Lot 2, Added Verbiage	JB
NO.	DATE	DESCRIPTION	BY
MERIDIAN			
SURVEYING, LLC			
N9637 Friendship Drive Kaukauna, WI 54130		Office: 920-993-0881 Fax: 920-273-6037	

DRAWN BY: J.B.	FIELD WORK DATE: 12-10-18	SURVEYED FOR: SPENCER JACK N2171 MANLEY RD. HORTONVILLE, WI 54944 OWNERS: EBBENS ACRES LLC. N2171 MANLEY RD. HORTONVILLE, WI 54944
CHECKED BY: C.A.K.	FIELD BOOK: M-45, PG. 77	
JOB NO.: 10833	SHEET 1 OF 5	

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE1/4 OF THE NE1/4, SECTION 16, T.21N.,
R.16E., TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. _____
SHEET 3 OF 5

PART OF THE SE1/4 OF THE NE1/4 OF SECTION 16, T21N; R16E, TOWN OF GREENVILLE,
OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE:

I, Craig A. Keach, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided, monumented and mapped under the direction of Spencer Jack a part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Twenty-One (21) North; Range Sixteen (16) East; Town of Greenville, Outagamie County, Wisconsin containing 1,806,325 square feet (41.468 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 16; thence N85°-57’40”W 40.04 feet along the South line of the NE1/4 of said Section 16 to a point on the West Right of Way line of Julius Drive and the point of beginning; thence continue N85°-57’40”W 1289.89 feet along said South line to the Southwest Corner of the SE1/4 of the NE1/4 of said Section 16; thence N01°-18’-20”E 1454.20 feet along the West line of the SE1/4 of the NE1/4 of said Section 16 to its Northwest Corner thereof; thence S87°-45’-10”E 1141.53 feet along the North line of the SE1/4 of the NE1/4 of said Section 16 to the Northwest Corner of Lot One of Certified Survey Map No. 601, Volume 4, Page 601 as Document No. 978669 of Outagamie County Records; thence S01°-27’-22”W (Recorded as S00°-00’-35”W) 228.00 feet along the West line of said Lot One to its Southwest Corner thereof; thence S87°-45’-10”E (Recorded as S89°-12’-49”E) 158.00 feet along the South line of said Lot One to a point on the West Right of Way line of Julius Drive; thence S01°-27’-22”W 150.19 feet along said West Right of Way line; thence N88°-32’-38”W 332.00 feet; thence S01°-27’-22”W 202.00 feet; thence S88°-32’-38”E 332.00 feet to a point on the West Right of Way line of Julius Drive; thence S01°-27’-22”W 399.91 feet along said West Right of Way line; thence N88°-30’-50”W 7.00 feet along said West Right of Way line; thence S01°-27’-22”W 514.29 feet along said West Right of Way line to the point of beginning; being subject to any and all easements and restriction of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Subdivision Regulations of the Town of Greenville and Outagamie County in surveying, dividing, monumenting and mapping the same.

Dated this ____ day of _____, 2019

Wisconsin Professional Land Surveyor, S-2333
Craig A. Keach

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
SHEET 4 OF 5

PART OF THE SE1/4 OF THE NE1/4 OF SECTION 16, T21N; R16E, TOWN OF GREENVILLE,
OUTAGAMIE COUNTY, WISCONSIN

Survey Notes:

This Certified Survey Map is contained wholly within the property described in the following
recorded instruments:

Owner of Record: Ebbens Acres LLC

Recording Information: 1932714

Parcel Number: 110064700

Zoning: General Agriculture

Property Address: Adjacent to N1575 Julius Drive Greenville, WI 54942

OWNER’S CERTIFICATE

As owner(s) I/We hereby certify that I/We caused the land on this Certified Survey Map to be
surveyed, divided, monumented & mapped as represented on this map.

Cathy M. Jack
Representative
Ebbens Acres, LLC

Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2019.
The above owner(s) to me known to be the person(s) who executed the foregoing instrument and
acknowledge the same.

Notary Public _____ Wisconsin.

My Commission Expires _____

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
SHEET 5 OF 5

PART OF THE SE1/4 OF THE NE1/4 OF SECTION 16, T21N; R16E, TOWN OF GREENVILLE,
OUTAGAMIE COUNTY, WISCONSIN

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Outagamie, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this _____ day of _____, 2019 on any lands included in this Certified Survey Map.

Dated _____ County Treasurer:

COUNTY DEVELOPMENT AND LAND SERVICES CERTIFICATE:

This Certified Survey Map has been reviewed and approved by the Outagamie County Development and Land Services Department.

Dated this _____ day of _____, 2019.

Representative:

TOWN TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid assessments on any of the lands included in this minor subdivision as of this _____ day of _____, 2019.

Dated _____ Town Treasurer: Town of Greenville

TOWN BOARD CERTIEFCATE:

This Certified Survey Map has been reviewed and approved by the Town Board of the Town of Greenville.

Dated this _____ day of _____, 2019. _____
Town Chairperson:

Dated this _____ day of _____, 2019. _____
Town Clerk:



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Chairperson and Commission and Board Members
From: Michael J. D. Brown, Community & Economic Development Director
Date: January 21, 2019
RE: **Rezoning Parcel 110045400 from Planned Commercial to Business Park**

ACTION TYPE: This item is for possible Planning Commission Approval/Denial.

BACKGROUND & SUMMARY: Timothy Van Wyk, property owner, and James Fletcher, applicant, have submitted an application to rezone Parcel 110045400 from Planned Commercial to Business Park in order to develop an industrial facility that will house a current local business looking to expand and stay in Greenville. The facility will be the businesses corporate headquarters while providing for office, manufacturing, laboratory testing and installation/service of its products. The property is approximately 11.34 acres is zoned Planned Commercial and is currently being used for agricultural purposes.

Also attached is a conceptual site plan and building elevations that shows how the property would develop. If the rezoning is approved the applicant would develop full site, landscape and engineering plans for Planning Commission review and approval. While a full site plan review was not completed as it is only a concept, staff did provide general feedback to the applicant to assist with preparing a complete site plan submittal.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Residential	Single Family Residential
South	Commercial	Ag/Open
East	Business Park	Ag/Open
West	Residential	Residential Apartments

ITEMS FOR DISCUSSION:

1. Consistency with the Comprehensive Plan: The proposed rezoning is consistent with the Comprehensive Plan. The property falls within Neighborhood B and mixed use is encouraged and permitted.

STAFF RECOMMENDATION: Staff recommends the Commission approve the rezoning from Planned Commercial to Business Park.

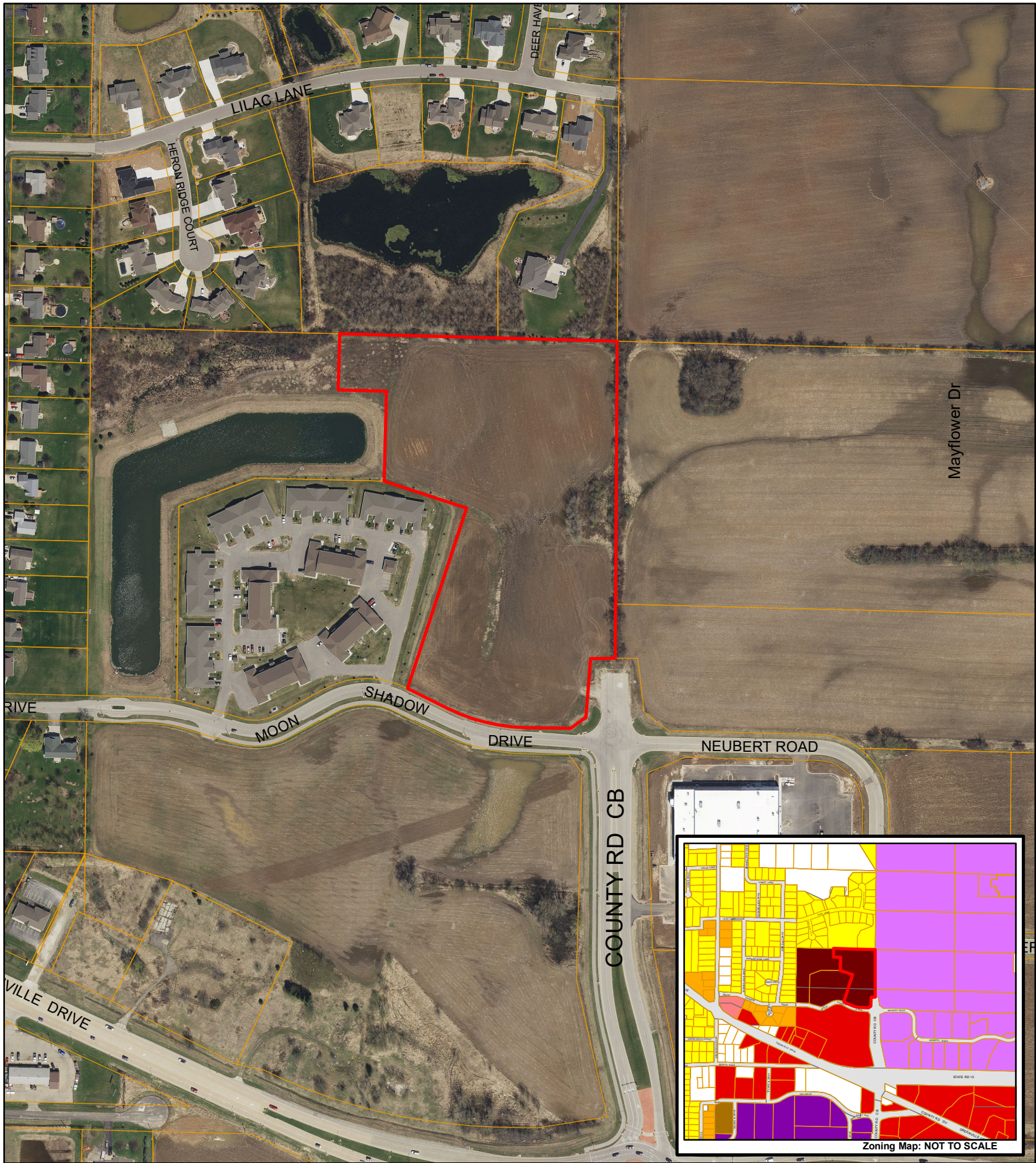
If the Commission is in agreement, the following motion may be made:

“Motion to recommend approval of Resolution 04-19 to the Town Board.”

###

Attachments:

1. Aerial
2. Concept Plan & Elevations
3. Resolution 04-19



Town of Greenville 2019_RZ_Parcel 110045400 Rezone from Planned Commercial to Business Park






 Project Location



0 150 300 600 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

Zoning

-  GENERAL AGRICULTURE
-  SINGLE FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  GENERAL COMMERCIAL DISTRICT

-  PLANNED COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL DISTRICT
-  BUSINESS PARK
-  INDUSTRIAL
-  AIRPORT DISTRICT
-  Parcel Boundary

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		GRIESBACH			
		TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN			
		PROPOSED LAYOUT			
DESIGNED #	DRAWN MJA	SHEET NO.	PROJECT NO. G1038 9-18--09091	DATE 12/2018	NO. DATE
		1			

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McMAHON

ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP-COM







Resolution #04-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A REZONING FROM PLANNED COMMERCIAL TO BUSINESS PARK LOCATED AT PARCEL 110045400

WHEREAS, a rezoning request has been applied for to rezone Parcel 110045400 as shown on Exhibit A from Planned Commercial to Business Park; and

WHEREAS, the Planning Commission has found the request to be consistent with the Town of Greenville's Comprehensive Plan and recommended approval to the Town Board; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby finds that the request is consistent with the Town of Greenville's Comprehensive Plan and therefore approves the rezoning request.

This resolution was adopted by the Town of Greenville Town Board on the 28th day of January, 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Town Chair

ATTEST:

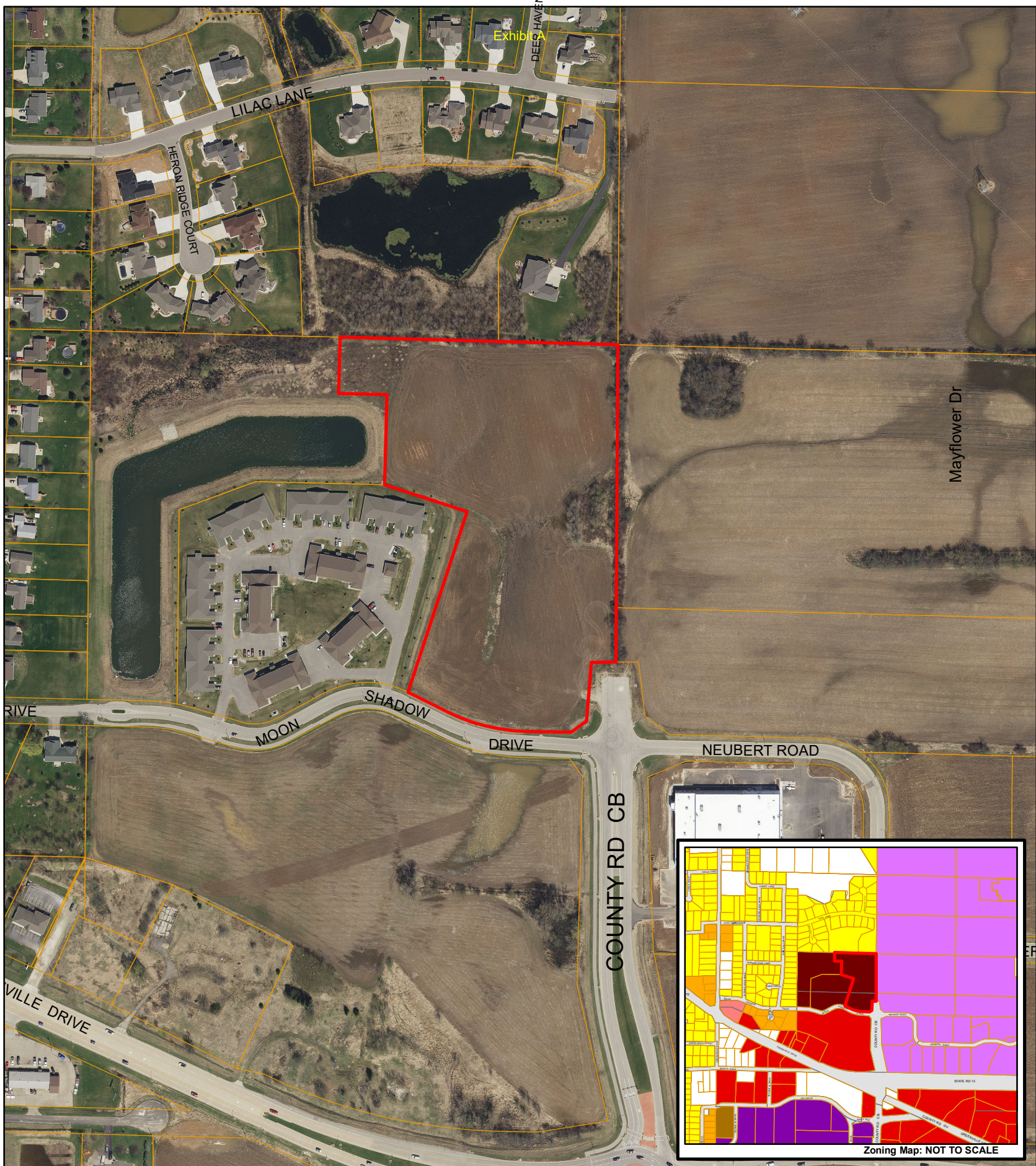
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #04-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:



Town of Greenville 2019_RZ_Parcel 110045400 Rezone from Planned Commercial to Business Park






 Project Location



0 150 300 600 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

Zoning

-  GENERAL AGRICULTURE
-  SINGLE FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  GENERAL COMMERCIAL DISTRICT

-  PLANNED COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL DISTRICT
-  BUSINESS PARK
-  INDUSTRIAL
-  AIRPORT DISTRICT
-  Parcel Boundary

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MEETING: Planning Commission

AGENDA ITEM #:

7d

DATE: January 28, 2019

ACTION TYPE:

Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Chairperson and Commission Members
From: Michael J. D. Brown, Community & Economic Development Director
Date: January 21, 2019
RE: **Greenville Fire Station CSM, Site Plan and Special Exception**

ACTION TYPE: This item is for possible Planning Commission Approval/Denial.

BACKGROUND & SUMMARY: The Town of Greenville is proposing to construct a new Fire Station located at the northwest corner of Hwy 76/Municipal Drive and Parkview Drive parcels 110035301 & 110035302; a referendum was passed in 2018 for the new station. A Certified Survey Map (CSM) is proposed to combine the two lots along with a Site Plan and a Special Exception for a Fire Station and Planned Unit Development (PUD) to allow for flexibility within the zoning regulations. The property is zoned General Commercial and is currently vacant.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Commercial	vacant
South	Commercial	Commercial
East	Commercial/Residential	Commercial/Residential
West	Residential	Residential

ITEMS FOR DISCUSSION:

1. The attached site plan is not complete at this time. Staff has reviewed it against Town ordinances and there are areas of relief that have been identified through the PUD. However, without a revised plan that identify what areas of relief will be sought and what areas will be revised to meet code, staff recommends tabling the Site Plan and Special Exception requests. Revised plans should be ready for approval at the February meeting.

STAFF RECOMMENDATION: Staff recommends the Commission approve the CSM but table the Site Plan and Special Exception requests.

If the Commission is in agreement, the following motion may be made:

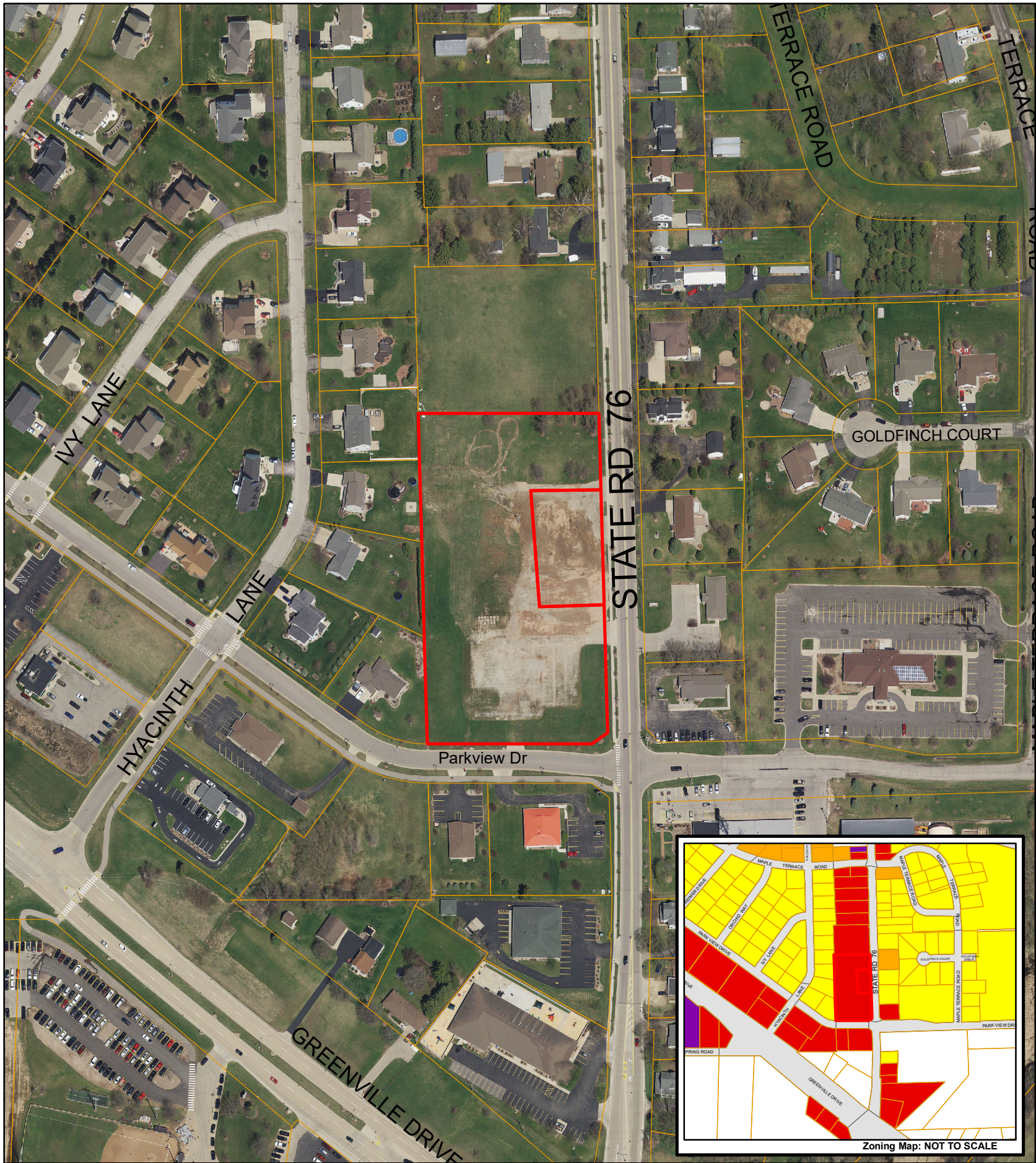
1. ***"Motion to approve Resolution 05-19 - CSM."***
2. ***"Motion to table the Site Plan."***

3. *"Motion to table the Special Exception."*

###

Attachments:

1. Aerial
2. Site Plan
3. Resolution 05-19



Town of Greenville

2018_CSM_SP_SUP Fire Station

Project Location



0 100 200 400 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

Zoning

- GENERAL AGRICULTURE
- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- GENERAL COMMERCIAL DISTRICT

- PLANNED COMMERCIAL
- NEIGHBORHOOD COMMERCIAL DISTRICT
- BUSINESS PARK
- INDUSTRIAL
- AIRPORT DISTRICT
- Parcel Boundary

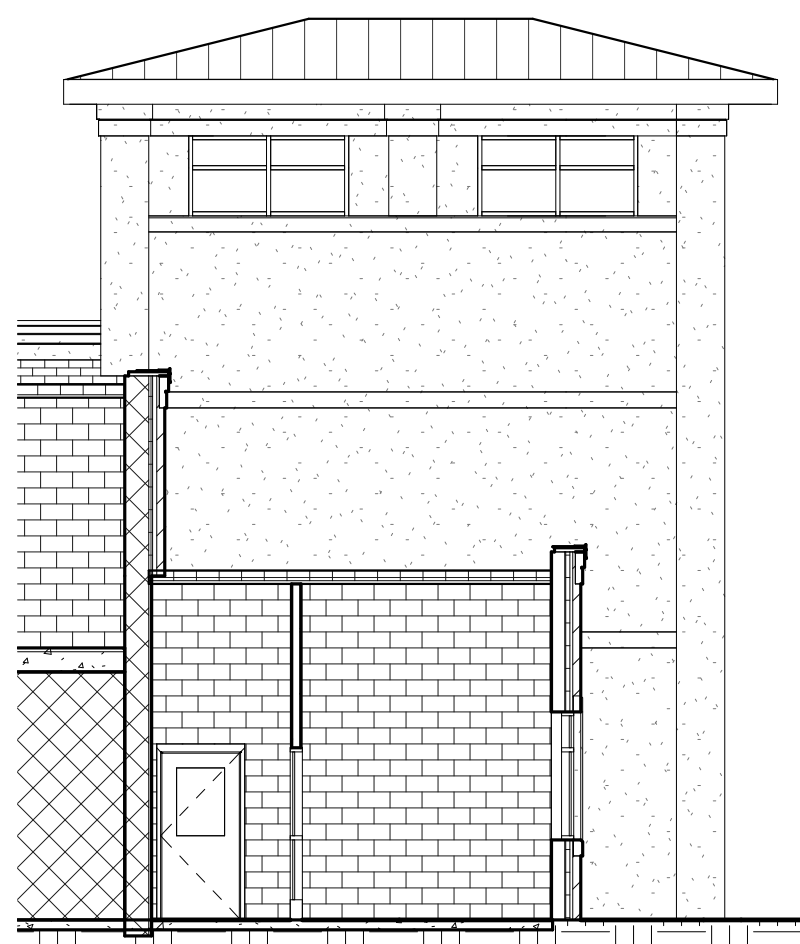
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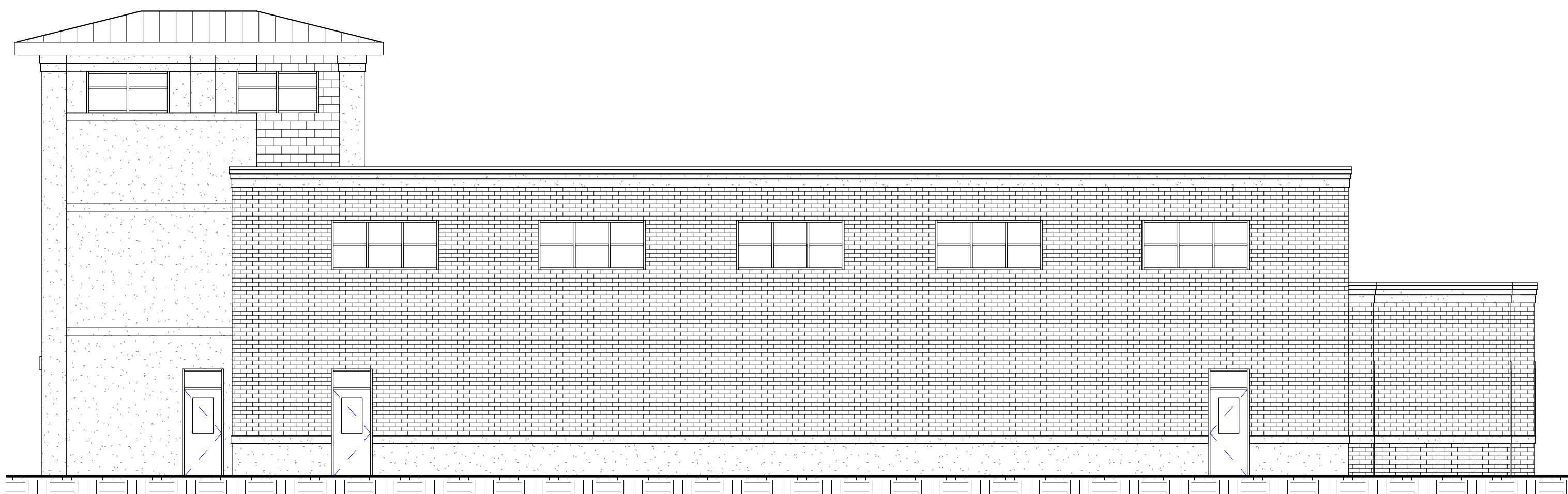
C 100



4 SOUTH ELEVATION
1/8" = 1'-0"



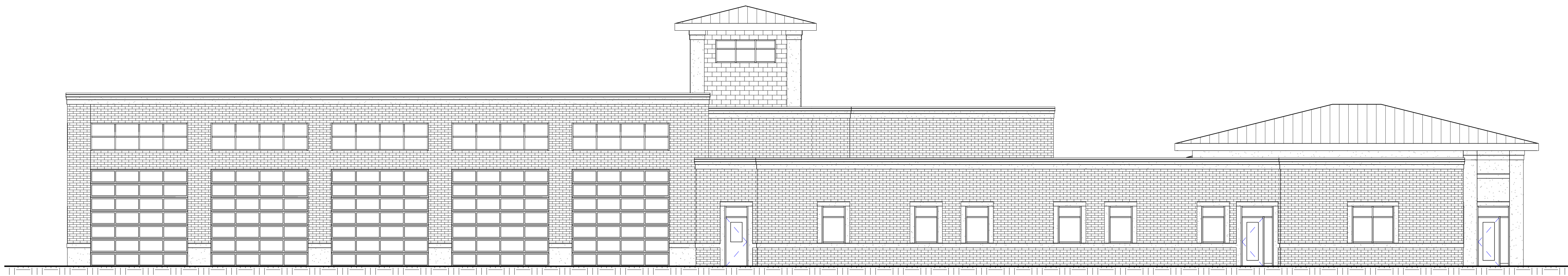
5 SOUTH TRAINING TOWER ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



6 EAST ELEVATION (BASE BID)
1/8" = 1'-0"



8 WEST ELEVATION (BASE BID)
1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES

- 1 CAST STONE UNIT #1
- 2 CAST STONE UNIT #2
- 3 NOT USED
- 4 NOT USED
- 5 DECORATIVE CAST STONE EMBLEM #1
- 6 DECORATIVE CAST STONE EMBLEM #2
- 7 UTILITY BRICK TYPE #1
- 8 UTILITY BRICK TYPE #2
- 9 BRICK SOLDER COURSE
- 10 NOT USED
- 11 NOT USED
- 12 NOT USED
- 13 PRE-FINISHED METAL FASCIA
- 14 STANDING SEAM METAL ROOF
- 15 PIPE BOLLARD, REFER TO DETAIL 1/A302
- 16 12" DIMENSIONAL LETTERS



TOWN OF GREENVILLE
WISCONSIN

N1745 Municipal Drive
GREENVILLE, WI 54942

GREENVILLE FIRE AND
SAFETY

SCHEMATIC DESIGN



Barbury Place, Building D04
800 Wisconsin Street, Suite 202 Mailbox 2
Eau Claire, WI 54703
www.wendelcompanies.com
p.715.832.4848 f.716.625.6825

Wendel WD Architecture, Engineering, Surveying and
Landscape Architecture, P.C.



SCHEMATIC
DESIGN PACKAGE

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NO.	REVISIONS	DATE

DWG. TITLE

EXTERIOR ELEVATIONS
(BASE BID)



SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING.
IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY.

DATE	12.07.2018		
SCALE	As indicated		
DWN.	Author	CHK.	-
PROJ. No.	600301		
DWG. No.			

A301

ALTERNATE LEGEND		
ALTERNATE #1	<div></div>	ADDITIONAL APPARATUS BAY
ALTERNATE #2	<div></div>	FINISH LIVING QUARTERS

EXTERIOR ELEVATION KEY NOTES	
1	CAST STONE UNIT #1
2	CAST STONE UNIT #2
3	NOT USED
4	NOT USED
5	DECORATIVE CAST STONE EMBLEM #1
6	DECORATIVE CAST STONE EMBLEM #2
7	UTILITY BRICK TYPE #1
8	UTILITY BRICK TYPE #2
9	BRICK SOILDER COURSE
10	NOT USED
11	NOT USED
12	NOT USED
13	PRE-FINISHED METAL FASCIA
14	STANDING SEAM METAL ROOF
15	PIPE BOLLARD, REFER TO DETAIL 1/A302
16	12" DIMENSIONAL LETTERS




**TOWN OF GREENVILLE
WISCONSIN**


N1745 Municipal Drive
GREENVILLE, WI 54942

**GREENVILLE FIRE AND
SAFETY**

SCHEMATIC DESIGN

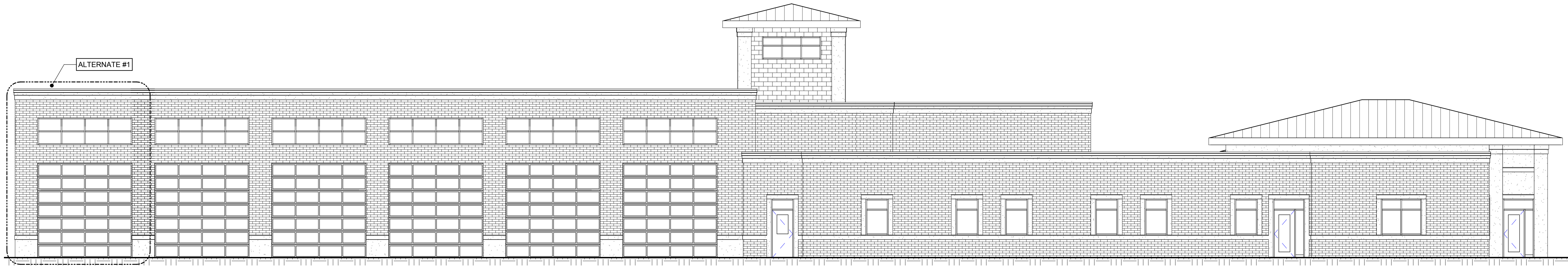


Wendel
Barbury Place, Building D04
800 Wisconsin Street, Suite 202 Mailbox 2
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www.wendelcompanies.com
p.715.832.4848 f.716.625.6825
Wendel WD Architecture, Engineering, Surveying and
Landscape Architecture, P.C.





1 EAST ELEVATION (ALTERNATE)
1/8" = 1'-0"




2 WEST ELEVATION (ALTERNATE)
1/8" = 1'-0"

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NO.	REVISIONS	DATE

EXTERIOR ELEVATIONS
(ALTERNATE)



0 1' 2'

GENERIC SCALE BAR

SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING.
IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY.

DATE	12.07.2018
SCALE	As indicated
DWN.	Author
CHK.	Checker
PROJ. No.	600301
DWG. No.	



1 ISOMETRIC VIEW



2 ISOMETRIC VIEW



4 ISOMETRIC VIEW



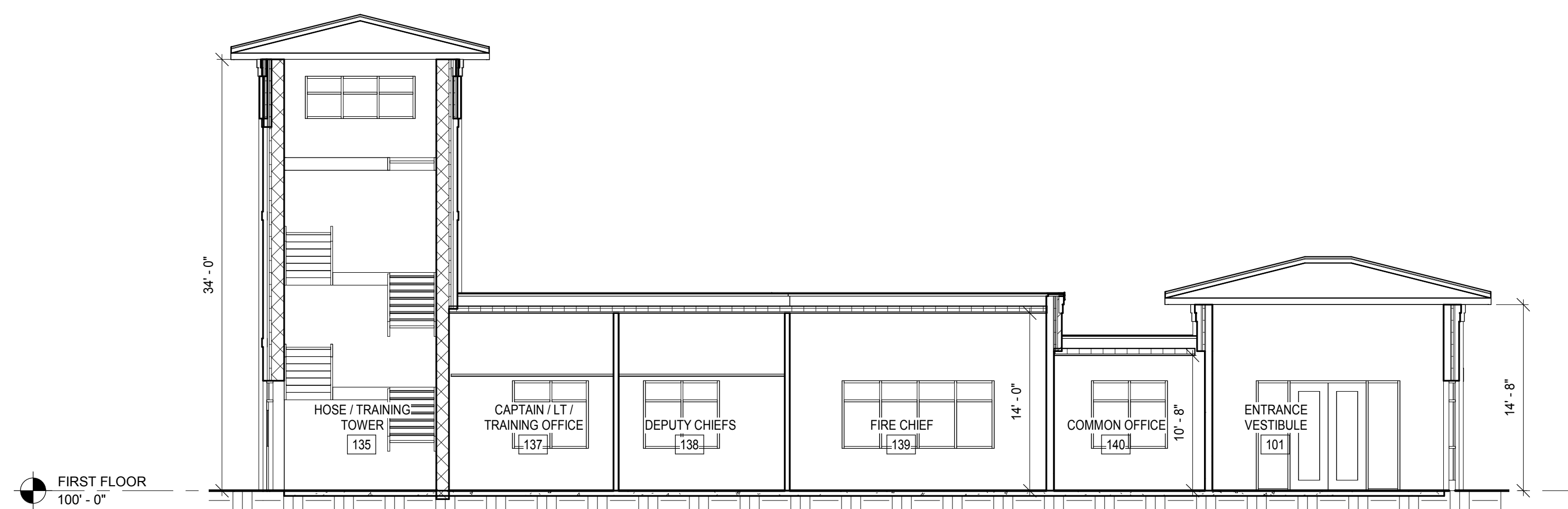
3 ISOMETRIC VIEW

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DESIGN PACKAGE

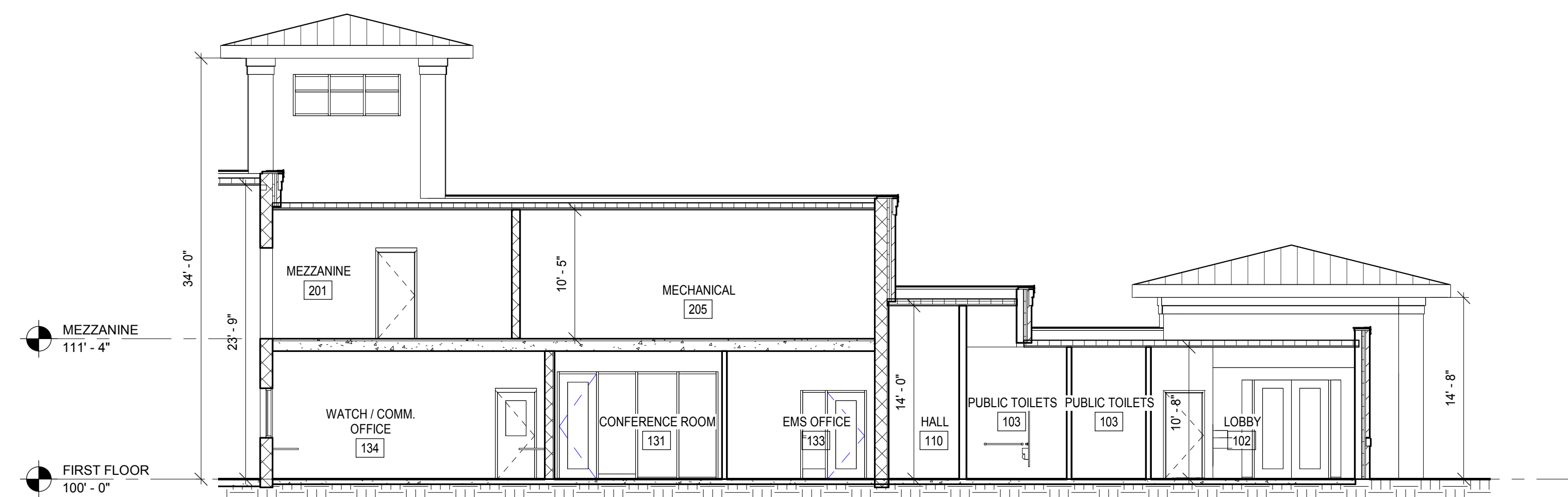
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NO.	REVISIONS	DATE

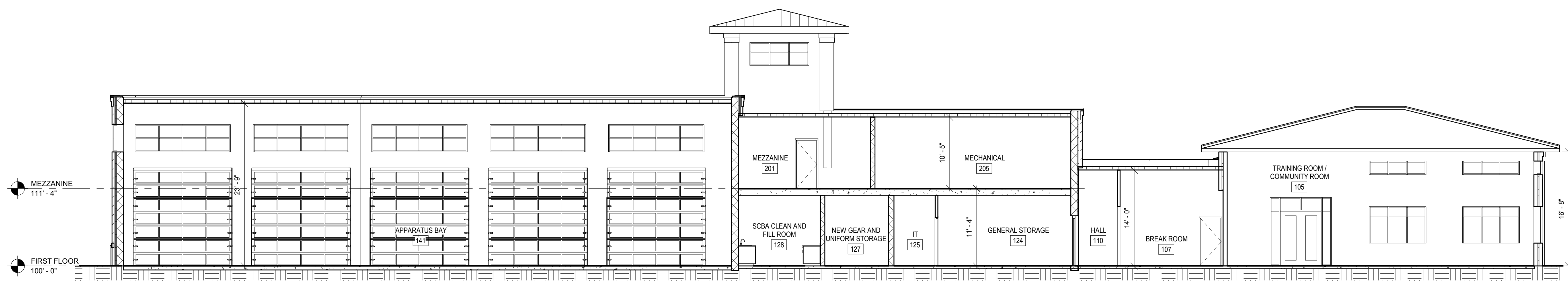
ISO ELEVATIONS



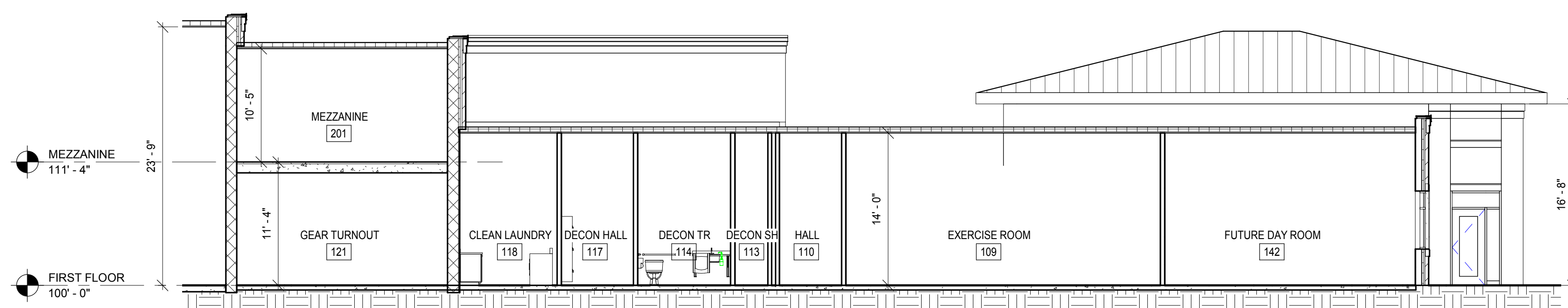
9 BUILDING SECTION
1/8" = 1'-0"



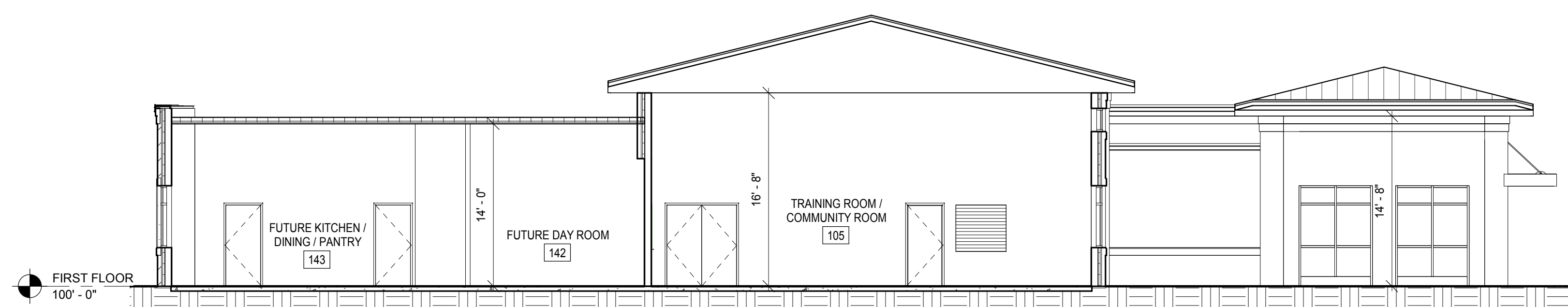
2 BUILDING SECTION
1/8" = 1'-0"



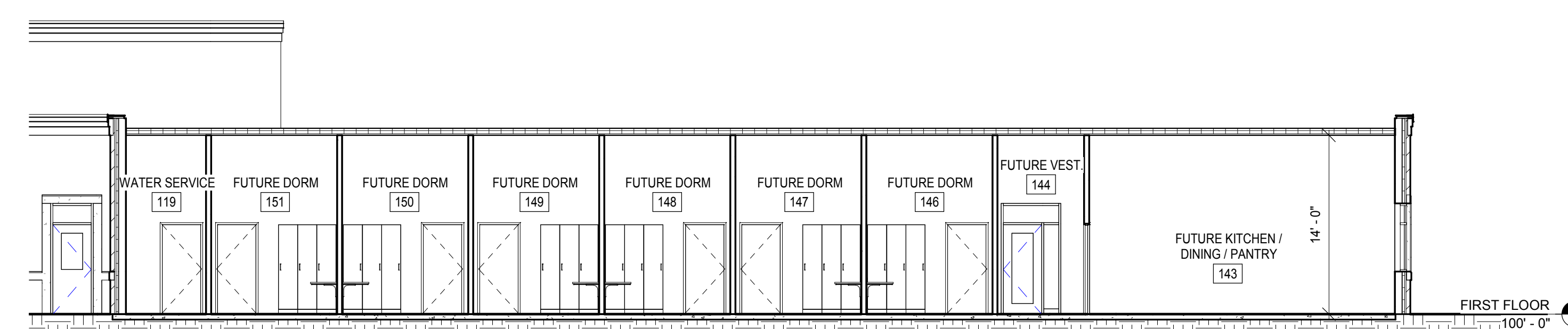
10 BUILDING SECTION
1/8" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"



4 BUILDING SECTION
1/8" = 1'-0"



7 BUILDING SECTION
1/8" = 1'-0"



11 BUILDING SECTION
1/8" = 1'-0"

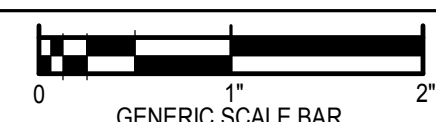
SCHEMATIC
DESIGN PACKAGE

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[illegible]

DWG. TITLE

BUILDING SECTIONS



SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY	
DATE	12.07.2018
SCALE	1/8" = 1'-0"
DWN.	Author CHK. -
PROJ. No.	600301
DWG. No.	

A351

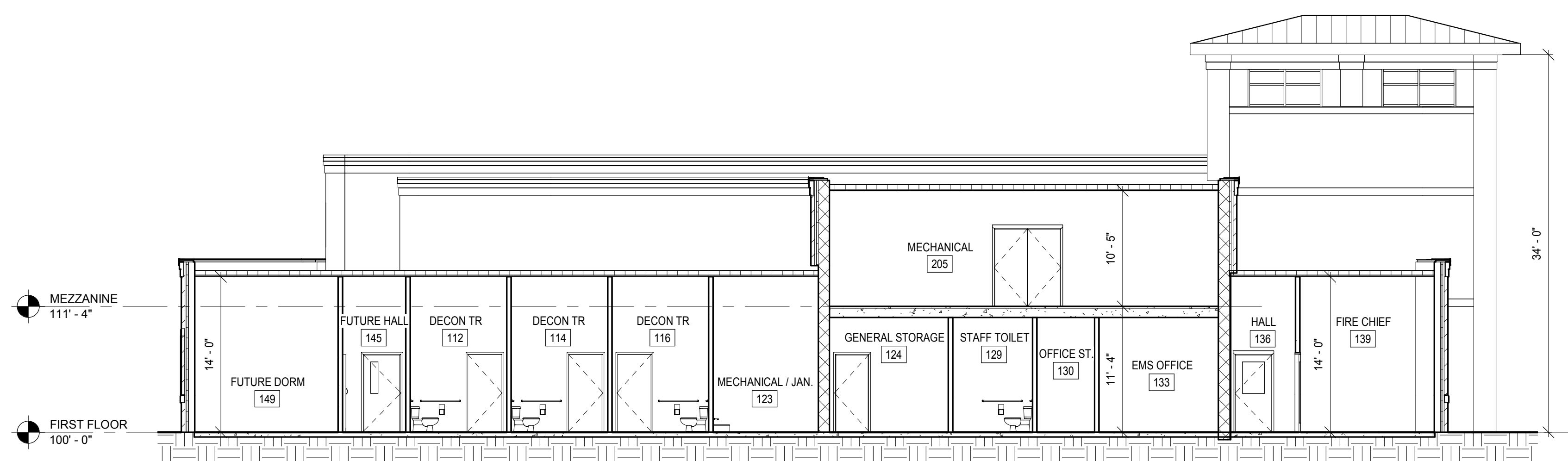


Banbury Place, Building D04

800 Wisconsin Street, Suite 202 Mailbox 2
Eau Claire, WI 54603

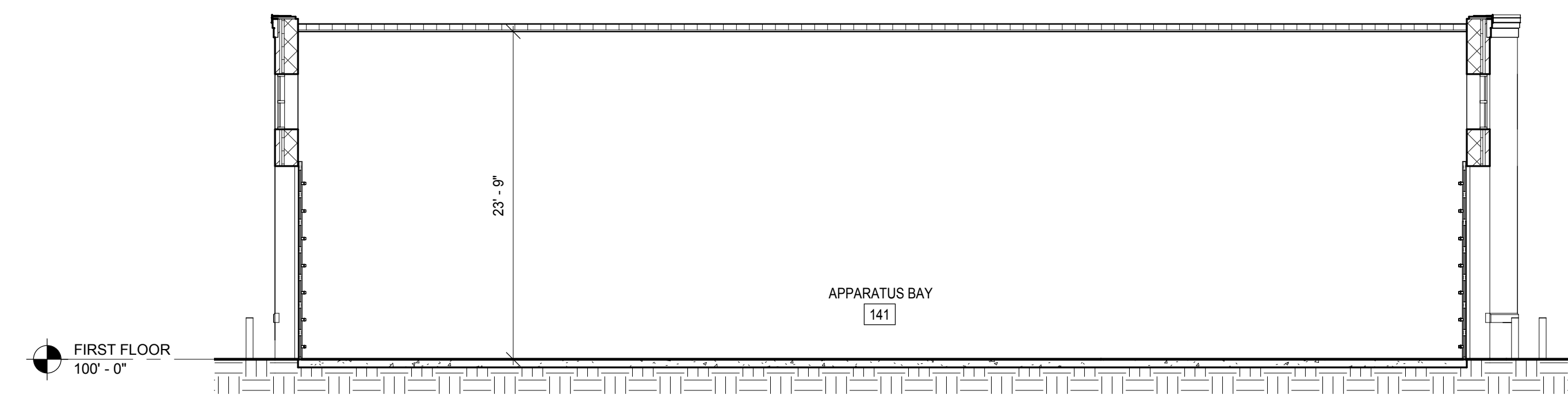
t:715.832.4848 f:716.625.6825

Wendel WD Architecture, Engineering, Surveying and

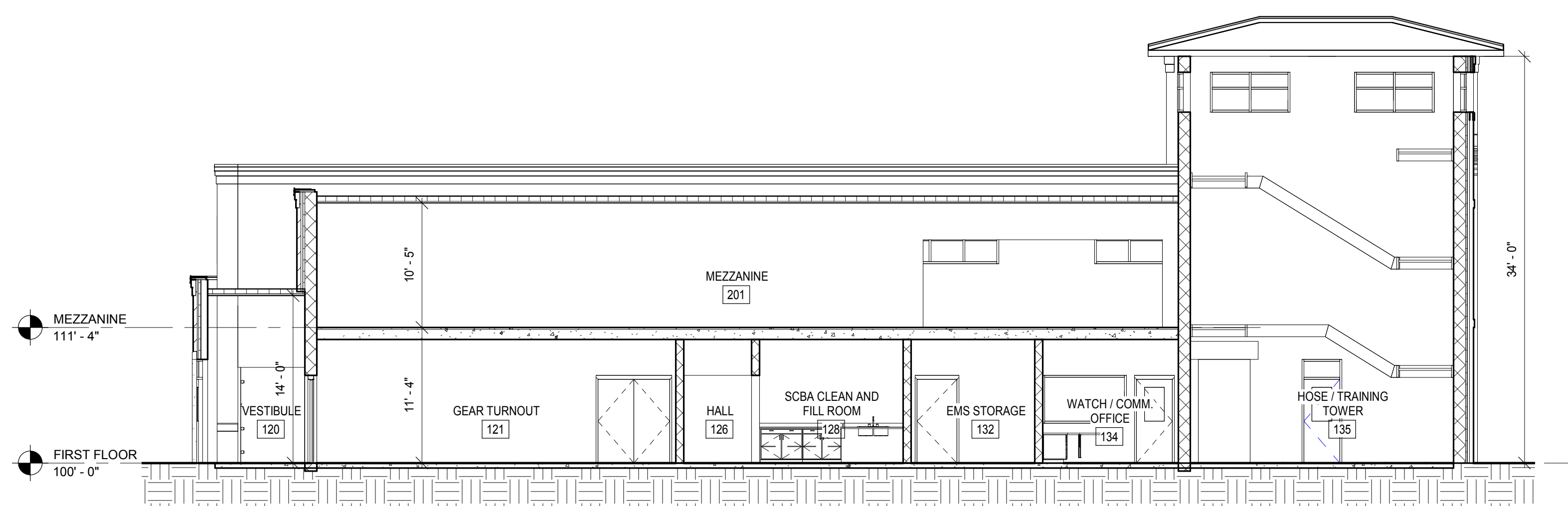


1 BUILDING SECTION
1/8" = 1'-0"

1/8" = 1'-0"

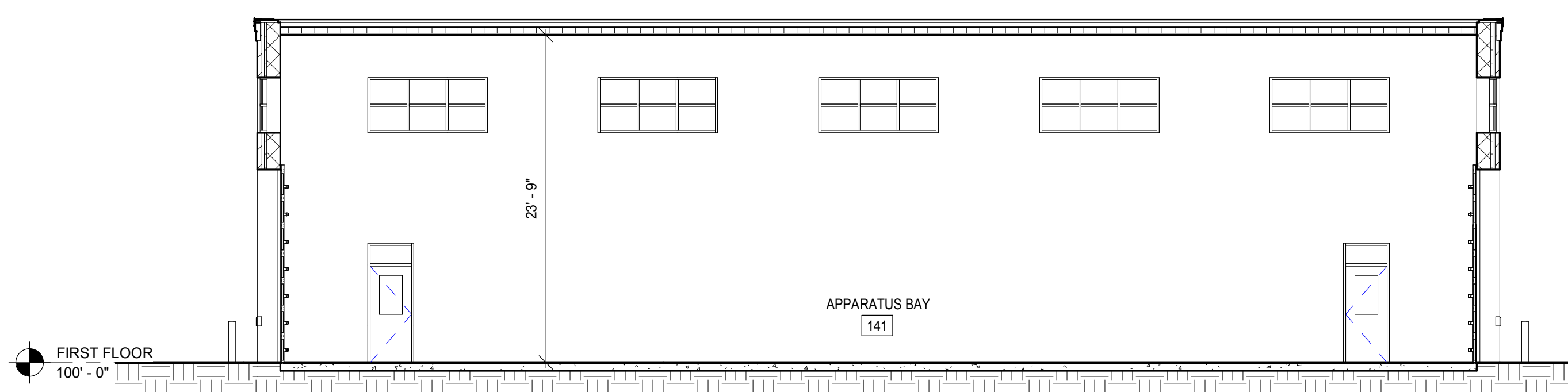


3 BUILDING SECTION
1/8" = 1'-0"

$$1/8'' = 1'-0''$$


2 BUILDING SECTION
1/8" = 1'-0"

1/8" = 1'-0"



4 BUILDING SECTION
1/8" = 1'-0"

 $1/8'' = 1'-0''$

SCHEMATIC DESIGN PACKAGE

DESIGN PACKAGE

NOTE:
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF WENDEL WD ARCHITECTURE, ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WENDEL WD ARCHITECTURE, ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

[illegible]

DNG_TITLE

BUILDING SECTIONS



GENERIC SCALE BAR

SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING

DATE	12.07.2018
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SCALE 1/8" = 1'-0"

DWN.	Author	CHK.	Checker
------	--------	------	---------

PROJ. No. 600301

DNG No.

A352

Resolution #05-19

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE APPROVING A CERTIFIED SURVEY MAP FOR THE GREENVILLE FIRE STATION LOCATED AT THE NORTHWEST CORNER OF HWY 76 AND PARKVIEW DRIVE PARCELS 110035301 & 110035302

WHEREAS, a CSM request has been applied for a land division located at the northwest corner of Hwy 76 and Parkview Drive parcels 110035301 & 110035302 as shown on Exhibit A; and

WHEREAS, the certified survey map shall expire and become null and void within 6 months of final approval if not recorded;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Greenville hereby approves the CSM as shown on Exhibit A.

This resolution was adopted by the Town of Greenville Planning Commission on the 28th day of January 2019:

PLANNING COMMISSION OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Planning Commission Chair

ATTEST:

Wendy Helgeson, Clerk

Motion to Approve Resolution No. #05-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Chairperson	Anderson			
Commissioner	Cotter			
Commissioner	Ecker			
Commissioner	Kippenhan			
Commissioner	Meidam-Wincentsen			
Commissioner	Strobel			
Commissioner	Zilisch			

Posted:

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5823
AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS ON PAGE 5823
AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;
ALL LOCATED IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 16 EAST,
TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Greg J. Salentine, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped all of LOT 2 of Certified Survey Map Number 5823 as recorded in Volume 34 of Certified Survey Maps on page 5823 and part of the Southeast Quarter (1/4) of the Southeast 1/4; ALL located in Section 10, Township 21 North, Range 16 East, Town of Greenville, Outagamie County Wisconsin more fully described as follows:

Commencing at the Southeast Corner of said Section 10;
Thence N01°31'41"W 262.45 feet along the east line of the Southeast 1/4 of said Section 10;
Thence S89°59'33"W 60.01 feet to the Point of Beginning;

Thence S89°59'33"W 276.85 feet along the north right-of-way line of Parkview Drive;
Thence N01°32'20"W 556.00 feet along the east line of "WILD FLOWER FIELD" subdivision also being the west line of LOT 2 of said Certified Survey Map Number 5823;
Thence N89°59'31"E 303.95 feet along the north line of said LOT 2;
Thence S01°31'41"E 537.49 feet along the west right-of-way line of Municipal Drive (STH 76);
Thence S55°04'01"W 32.32 feet along the westerly right-of-way line of Municipal Drive (STH 76) to the Point of Beginning.

Said parcel contains 3.872 acres (168,656 square feet), more or less and is subject to all easements, restrictions and reservations of record.

That I have made such survey, land division, and map at the direction of the Town of Greenville, Wisconsin.
That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision ordinances of Outagamie County and the Town of Greenville in surveying, dividing and mapping the same.
That this map is a correct representation of all exterior boundaries of the land surveyed and the land division made thereof to the best of my knowledge and belief.

Dated this 21ST day of November, 2018
Greg J. Salentine
Greg J. Salentine, P.L.S.# 2662



NOTES:

- 1. LOT 1 of this CSM is a combination of Parcel ID's 110035301 and 110035302; both contained within a Warranty Deed recorded as Document Number 1973513; the current owner being the Town of Greenville, PO Box 60, Greenville, WI 54942.
- 2. Boundary and easement lines shown on this CSM were derived from found monumentation and the following recorded documents:
 - CSM Number 5823, Volume 34 CSM Page 5823, Document Number 1802737
 - WILD FLOWER FIELD subdivision, Document Number 1147155
 - Transportation Project Plat No: 6517-04-21-4.02, Document Number 1706830
 - Transportation Project Plat No: 6517-04-21-4.02 Amendment No. 1, Document Number 1725871
 - Warranty Deed Document Number 1973513
 - Warranty Deed (Also PLE) Document Number 1740223
 - Permanent Limited Easement Document Number 1740222
 - All other CSM Number's shown

LEGEND:

- ⊕ SECTION CORNER (AS NOTED)
- ⊙CAP R/W MONUMENT W/CAP FOUND
- ⊙ 1" STEEL PIPE FOUND
- ⊙1-1/4" 1-1/4" STEEL REBAR FOUND
- ⊙ 3/4" STEEL REBAR FOUND
- ΔPK PK NAIL FOUND
- ΔMAG MAG NAIL FOUND
- P.O.B. POINT OF BEGINNING
- C/L DENOTES CENTERLINE
- PLE DENOTES PERMANENT LIMITED EASEMENT
- R/W DENOTES PUBLIC ROAD RIGHT-OF-WAY
- TPP DENOTES TRANSPORTATION PROJECT PLAT
- /DW ACCESS\ EXISTING DRIVEWAY ACCESS
- () PREVIOUSLY RECORDED BEARING AND/OR DISTANCE
- — — — — EXISTING R/W LINE
- EXISTING LOT AND/OR PROPERTY LINE
- OLD LOT AND/OR PROPERTY LINE
- EXISTING PLASTIC (PRIVACY) FENCE
- EXISTING UTILITY EASEMENT EDGE (PER "WILD FLOWER FIELD" SUBDIVISION)
- [] EXISTING PERMANENT LIMITED EASEMENT EDGE (PER TPP NO: 6517-04-21-4.02 AMENDMENT NO.1)



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FAX 608-249-5824

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FAX 920-491-9020

604 Wilson Ave.
Menomonie, WI 54751
715-235-9081
FAX 715-235-2727

800-472-7372
www.cedarcorp.com

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5823
 AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS ON PAGE 5823
 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;
 ALL LOCATED IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 16 EAST,
 TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN

CERTIFICATE OF THE TOWN OF GREENVILLE:

This Certified Survey Map in the Town of Greenville, is hereby approved as surveyed and mapped by the Town of Greenville, Outagamie County, Wisconsin.

This _____ day of _____, 2018

 Jack Anderson, Town Chairman

 Date

 Wendy Helgeson, Town Clerk

 Date

CERTIFICATE OF THE TOWN OF GREENVILLE TREASURER:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

Dated this _____ day of _____, 2018

 Lisa Beyer, Town Treasurer

CERTIFICATE OF THE OUTAGAMIE COUNTY PLANNING DEPARTMENT

This Certified Survey Map has been reviewed by the Department of Development and Land Services

on the _____ day of _____, 2018

 Dave Johnson, Principal Planner/Deputy County Surveyor

 Trenten Woelfel, County Treasurer



SHEET 3 OF 3

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