



**PLANNING COMMISSION  
AMENDED MEETING AGENDA**

**DATE:** Monday February 25, 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 Regular Planning Commission Meeting Minutes from January 28, 2019.
- b. Subdivision/CSM Status Report

**5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)**

**6. OLD BUSINESS**

- a. Consider/Discuss/Act on Special Exception for a Planned Unit Development (PUD) for All World Ford Landscaping, parcel 110019701

**7. NEW BUSINESS**

- a. Public Hearing and Consider/Discuss/Act on Greenville Auto parcels 110014207, 110014208, 110014210, 110014211
  - i. Resolution 11-19 Rezoning from Two Family to General Commercial
  - ii. Resolution 12-19 CSM
- b. Public Hearing and Consider/Discuss/Act on Resolution 24-19 CSM on Manley Rd parcel 110021400

- c. Public Hearing and Consider/Discuss/Act on Resolution 25-19, Special Exception and Site Plan for Spaulding Trailer/Shed Sales and Contractor's yard parcels 110029204 & 110029205
- d. Consider/Discuss/Act on Greenville Fire Station
  - i. Resolution 16-19 Site Plan
  - ii. Resolution 17-19 Special Exception for a Fire Station and Planned Unit Development (PUD)
- e. Landscape Ordinance Discussion

**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

**9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE**

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

**10. ADJOURNMENT**

Dated/Posted: February 18, 2019 / *February 22, 2019*  
Wendy Helgeson, Town Clerk



## PLANNING COMMISSION MEETING MINUTES

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

### Agenda

**1. CALL TO ORDER**

The meeting was called to order at 5:30 p.m.

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

PRESENT: Jack Anderson, Jim Cotter, Leanne Meidam-Wincentsen, Greg Kippenhan, Jim Ecker, Mark Strobel

Motion by Mark Strobel, second by Jim Cotter to approve the agenda. 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 by Jack Anderson, second by Greg Kippenhan to close the public comment forum. 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 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

Motion by Leanne Meidam-Wincentsen, second by Jim Cotter to approve the consent agenda.  
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 #08-19 CSM on Mayflower Drive, parcels 110004300 & 110004301

The public hearing was called to order at 5:32 p.m. Tim Meidam was present on behalf of the applicant to answer any questions. Motion by Jack Anderson, second by Mark Strobel to close the public hearing at 5:34 p.m. Motion carried 6-0. Motion by Mark Strobel, second by Jack Anderson to approve Resolution #08-19. Motion carried 5-0/Leanne Meidam-Wincentsen - Abstain.

- b. Public Hearing and Consider/Discuss/Act on Resolution #07-19 CSM on Julius Drive, parcel 110064700  
The public hearing was called to order at 5:35 p.m. Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to close the public hearing at 5:35 p.m. Motion carried 6-0. Mark Strobel asked why we did not require a dedicated right-of-way. Administrator Joel Gregozeski indicated that we are not able to require one on CSM. Motion by Jim Ecker, second by Mark Strobel to approve Resolution #07-19 with a note added requiring the reservation of 7 feet of a right-of-way. Motion carried 6-0.
- c. Public Hearing and Consider/Discuss/Act on Resolution #04-19 Rezoning parcel 110045400 from Planned Commercial District to Business Park District  
The public hearing was called to order at 5:42 p.m. Motion by Jack Anderson, second by Jim Cotter to close the public hearing at 5:42 p.m. Motion carried 6-0. Mark Strobel believes the property should remain Planned Commercial, that the proposed rezoning is not a good fit on this particular parcel. Director Brown stated that mixed use is appropriate and is consistent with the Comprehensive Plan, therefore recommending approval. Jim Fletcher explained the nature of the proposed business being mainly office, but some on site lab and fabrication. Motion by Jack Anderson, second by Jim Ecker to approve Resolution #04-19. Motion carried 5-1/Strobel.
- d. Public Hearing and Consider/Discuss/Act on Greenville Fire Station  
The Public Hearing was called to order at 5:51 p.m. Motion by Jack Anderson, second by Greg Kippenhan to close the public hearing at 5:52 p.m. Motion carried 6-0.
  - i. Resolution #05-19 CSM  
Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to approve Resolution #05-19. Motion carried 6-0.
  - ii. Site Plan  
Motion by Jack Anderson, second by Jim Cotter to table the Site Plan. Motion carried 6-0.
  - iii. Special Exception for a Fire Station and Planned Unit Development (PUD)  
Motion by Jack Anderson, second by Jim Cotter to table the Special Exception. Motion carried 6-0.

## **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**

Motion by Mark Strobel, second by Jim Ecker to adjourn. Motion carried 6-0. Meeting adjourned at 5:56 p.m.

Wendy Helgeson, Town Clerk

Approved:

**Subdivision Status Report - January 2019**

<b>Subdivision Name and Phase/Unit</b>	<b># Lots Approved</b>	<b># Building Permits Issued</b>	<b># of Lots Remaining</b>	<b>In Sanitary District (Yes/No)</b>	<b>Notes</b>
Fox Highlands / Green Ridge Estates	79	8	71	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	32	0	32	Yes	
Crestview South	24	0	24	Yes	
Waterlefe Estates 2nd Addition	33	12	21	Yes	
Jennerjohn Field of Dreams - Prelim Plat	56	0	56	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	
<b>Total</b>	<b>2087</b>	<b>1689</b>	<b>398</b>		

**CSM Status Report - January 2019**

<a href="#"><u>Maximum of 10 lots can be created by CSM outside of the Sanitary District Area in a Calender Year per Section 270-76A</u></a>	<b># of Lots Created 2019</b>
110064700, Julius Dr.	1
<b>Total</b>	<b>1</b>

ALL WORLD FORD SPECIAL EXCEPTION FOR A PLANNED UNIT DEVELOPMENT (PUD)

PARCEL # 110019701

STP PROPERTIES, LLC, AND ITS TENNANT, ALL WORLD FORD, INC., ARE SEEKING RELIEF FROM THE LANDSCAPING REQUIREMENTS REQUIRED BY THE TOWN OF GREENVILLE FOR THE GATE WAY DISTRICT. UNDER THE PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES, SPECIFICALLY SECTION 320-209A (1-10), THERE ARE PROVISIONS FOR THE TOWN OF GREENVILLE PLANNING COMMISSION AND THE TOWN OF GREENVILLE TOWN BOARD TO ALLOW A SPECIAL EXCEPTION TO MODIFY THE LANDSCAPING REQUIREMENTS FOR THIS PARCEL.

THE PRIMARY REASON FOR SEEKING RELIEF FOR THIS PARCEL IS THE NATURE OF THE BUSINESS THAT IS OCCUPYING IT. AS THE TENNANT (SPECIFICALLY ALL WORLD FORD, INC.) IS A RETAIL FORD FRANCHISED AUTOMOTIVE DEALER, THE NEW AND USED PRODUCTS THAT THEY SELL ARE DISPLAYED OUTSIDE FOR THE RETAIL BUYER TO VIEW. THE HARDSHIP INVOLVED IS THAT THE LANDSCAPING PLAN PROPOSED BY THE TOWN OF GREENVILLE WOULD SUBSTANTIALLY HIDE OR HINDER THE VISIBILITY OF THE PRODUCTS THAT ALL WORLD FORD OFFERS TO SELL TO THE CONSUMER. THE VISIBILITY OF THE VEHICLE INVENTORY IS THE LIFE BLOOD OF RETAIL AUTOMOTIVE SALES. THE PLANTING OF TREES WOULD PREVENT THE LINE OF SIGHT BY THE CONSUMER TO VIEW THE INVENTORY.

AFTER THE NOVEMBER 26, 2018, PLANNING COMMITTEE MEETING NOTING THE CHANGES THAT THE PLANNING COMMITTEE WOULD LIKE TO SEE, AND AFTER CONSULTING WITH THE TOWN BOARD CHAIRMAN, THE TOWN ADMINISTRATOR, AND THE LANDSCAPING ENGINEER, WE FEEL THAT WE CAN PROVIDE A COMPROMISED LANDSCAPING PLAN THAT ADDRESSES ALL OF THOSE CONCERNS.

THE NEW LANDSCAPING PLAN SUBSTITUTES LOW-HEIGHT PLANTS AND SHRUBS ALONG THE HIGHWAY 15 CORRIDOR INSTEAD OF TALL TREES. THIS ALLOWS THE SIGHTLINES TO THE VEHICLE INVENTORY TO BE UNOBSTRUCTED AND STILL COMPLIES WITH THE LANDSCAPING REQUIREMENTS. SECONDLY, THE PLANTINGS REQUESTED TO HIDE THE FENCED DUMPSTER AREA ARE POSITIONED AS REQUESTED AND THE TREES ALONG THE COMMERCIAL AND RESIDENTIAL PROPERTIES ON THE NORTH SIDE ARE ELIMINATED DUE TO MATURE TREES AND PLANTS THAT ALREADY EXIST ON THE PARCEL AND ALONG THE PROPERTY LINE. THIRDLY, THERE WILL BE 12 TREES PLANTED ON THE SOUTHERN EXPOSURE THAT WILL BORDER THE PROPOSED HIGHWAY 15 BYPASS AREA (BUSINESS HIGHWAY 15) INSTEAD OF WAITING OR DEFERRING THEIR PLANTING FOR 5 YEARS OR UNTIL THE HIGHWAY PROJECT IS COMPLETED. THIS SHOULD ADDRESS THE NEED TO OFF-SET THE HEAT LOAD PER A COMMITTEE MEMBER'S REQUEST.

FOR REFERENCE, PLEASE FIND ATTACHED AND IN ORDER, THE ORIGINAL LANDSCAPING PLAN, THE NOVEMBER 2018 PROPOSED LANDSCAPING PLAN DENOTING THE D.O.T. LEASED LANDS, THE FEBRUARY

2019 COMPROMISE LANDSCAPING PLAN, AND THE PROPOSED D.O.T. HIGHWAY 15 BYPASS PROJECT  
OVERLAY.

THANK YOU FOR WORKING WITH US TO PROVIDE GREENVILLE AND ITS INHABITANTS A GREAT PROJECT  
TO BENEFIT THE COMMUNITY!

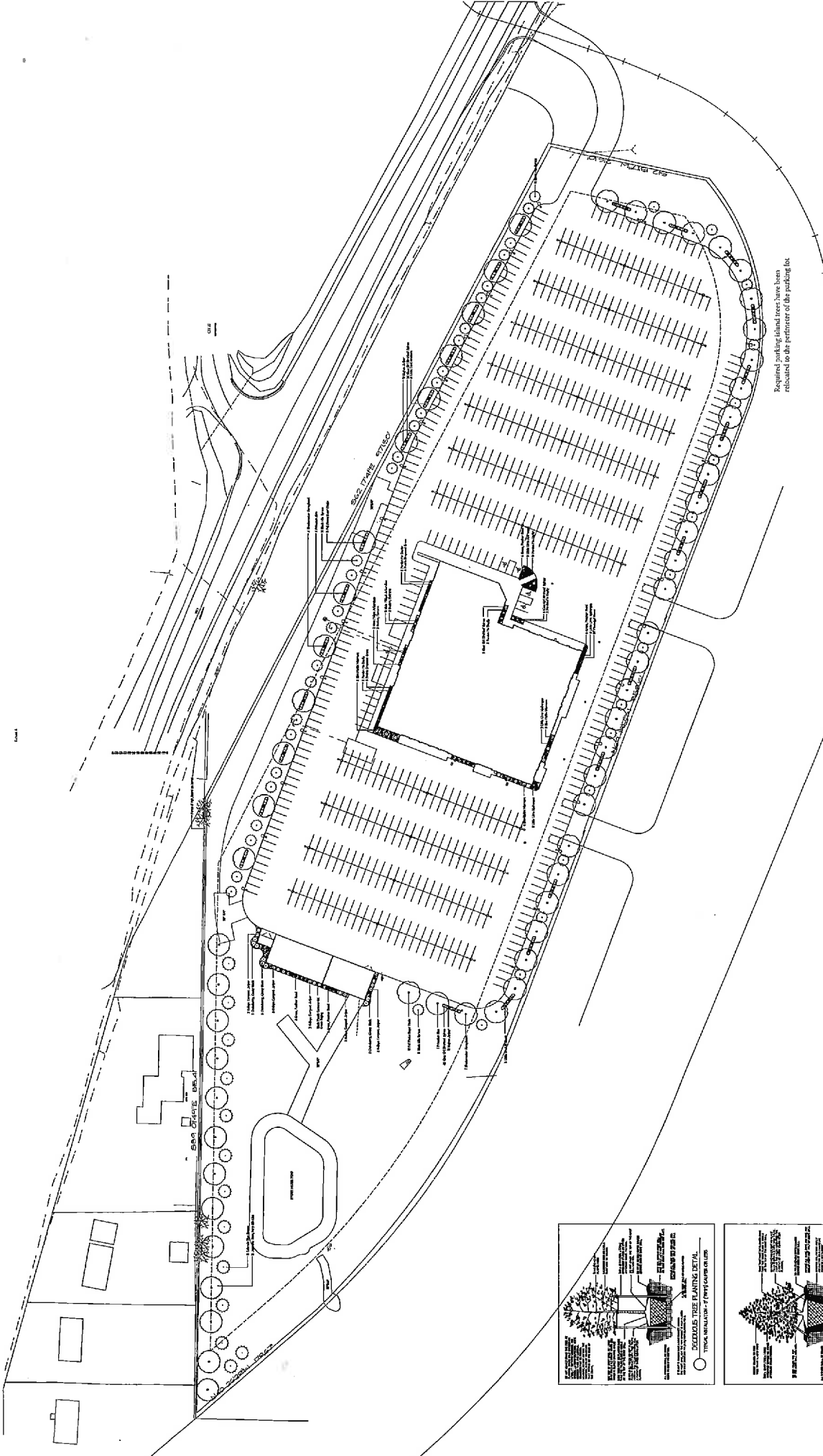
STU WINARSKI

PRESIDENT/OWNER

STP PROPERTIES, LLC

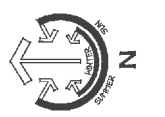
ALL WORLD FORD, INC.





DATE: 6-29-15  
 DRAWN BY: RMI  
 CHECKED BY: RMI  
 SCALE: 1" = 40'-0"

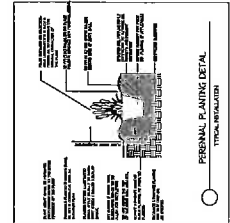
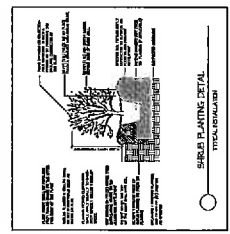
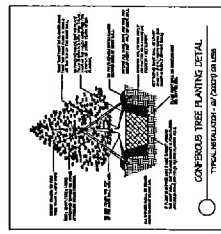
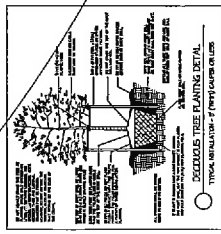
ALL WORLD FORD  
 TOWN OF GREENGLE  
 OTTAGAWA COUNTY, MN



**LANDSCAPE NOTES:**

- ALL TREE SPACES TO BE GRASSED, MULCHED AND MAINTAINED BY THE CLIENT.
- PLANTING TO BE LOGGED WITH THE LOCAL FOREST SERVICE OFFICE.
- TREES NOT PLANTED IN A LANDSCAPE ARE TO BE MAINTAINED BY THE CLIENT TO THE STANDARDS FOR NURSERY STOCK SET BY THE PROFESSIONAL SOCIETY.

Qty.	Species Name	Common Name	Size/Condition
1	Pinus strobus	White Pine	10' H
2	Thuja occidentalis	Green Cedar	6' H
3	Juniperus horizontalis	Creeping Juniper	3' H
4	Thuja occidentalis	Green Cedar	6' H
5	Juniperus horizontalis	Creeping Juniper	3' H
6	Thuja occidentalis	Green Cedar	6' H
7	Juniperus horizontalis	Creeping Juniper	3' H
8	Thuja occidentalis	Green Cedar	6' H
9	Juniperus horizontalis	Creeping Juniper	3' H
10	Thuja occidentalis	Green Cedar	6' H
11	Juniperus horizontalis	Creeping Juniper	3' H
12	Thuja occidentalis	Green Cedar	6' H
13	Juniperus horizontalis	Creeping Juniper	3' H
14	Thuja occidentalis	Green Cedar	6' H
15	Juniperus horizontalis	Creeping Juniper	3' H





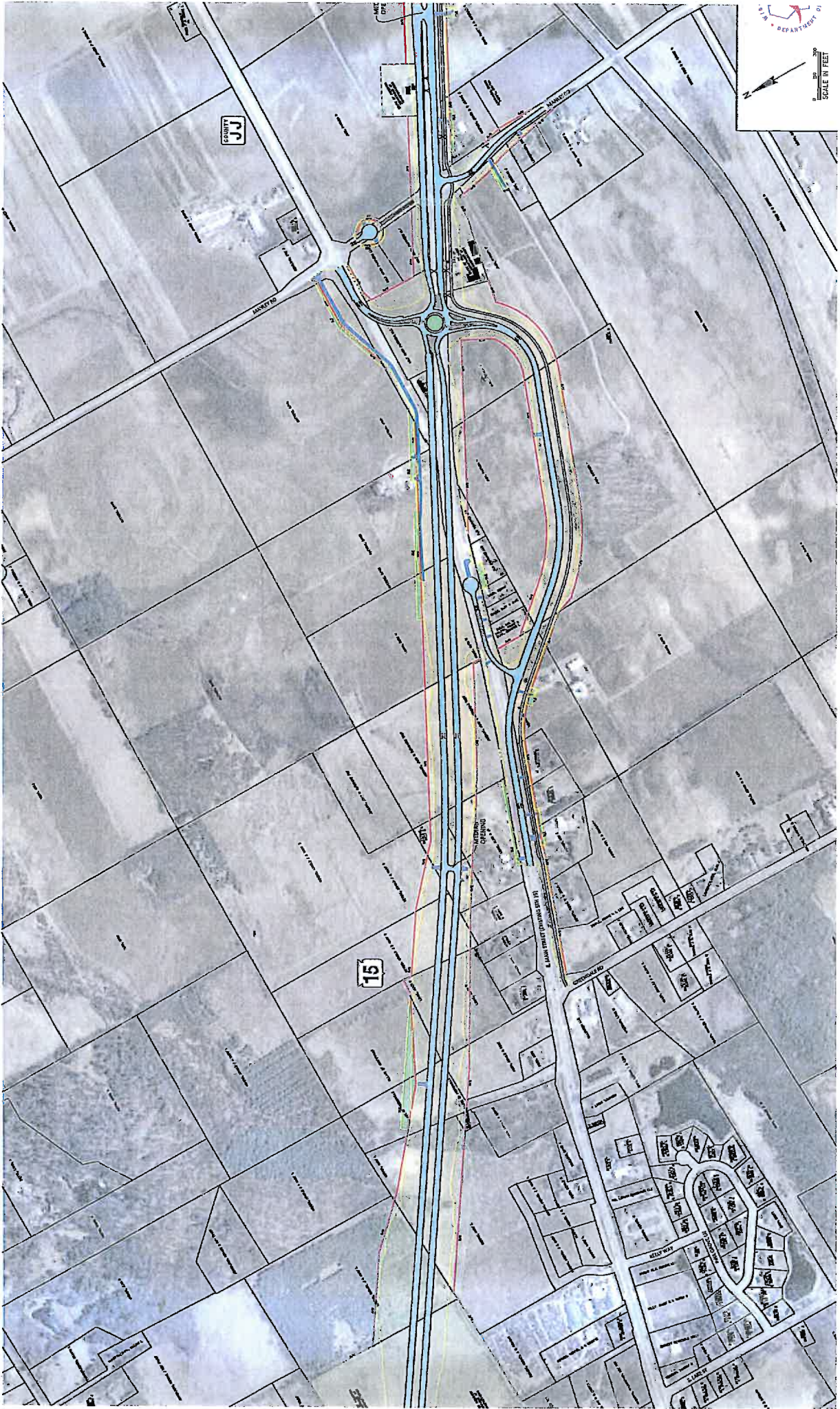


Symbol	Description
Green circle	1. Proposed Building
Green circle	2. Proposed Parking
Green circle	3. Proposed Pond
Green circle	4. Proposed Access Road
Green circle	5. Proposed Utility Lines
Green circle	6. Proposed Landscaping
Green circle	7. Proposed Fencing
Green circle	8. Proposed Signage
Green circle	9. Proposed Stormwater Management
Green circle	10. Proposed Security Features
Green circle	11. Proposed Site Erosion Control
Green circle	12. Proposed Site Lighting
Green circle	13. Proposed Site Security
Green circle	14. Proposed Site Safety
Green circle	15. Proposed Site Access
Green circle	16. Proposed Site Egress
Green circle	17. Proposed Site Entry
Green circle	18. Proposed Site Exit
Green circle	19. Proposed Site Entrance
Green circle	20. Proposed Site Exit

WORLD FORD  
CONCEPTUAL PLAN

SCALE 1/8" = 1'-0"  
02/15/12/13







**PLANNING COMMISSION  
MEETING MINUTES**

**DATE:** Monday November 26, 2018  
**TIME:** 5:30 PM  
**LOCATION:** Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

**Agenda**

**1. CALL TO ORDER**

The meeting was called to order at 5:31 p.m.

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

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

Motion by Jim Ecker, second by Leanne Meidam-Wincentsen to approve the agenda. Motion carried 7-0.

**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 by Jack Anderson, second by Jim Cotter to close the public comment forum. Motion carried 7-0.

**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 Comprehensive Plan Meeting Minutes from October 22, 2018
- b. Approve Regular Planning Commission Meeting Minutes from October 22, 2018.
- c. Subdivision/CSM Status Report

Motion by Greg Kippenhan, second by Mark Strobel to approve the consent agenda. Motion carried 6-0 (Abstain/Ken Zilisch).

**5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)**

**6. OLD BUSINESS**

**7. NEW BUSINESS**

- a. Public Hearing and Consider/Discuss/Act on Resolution 75-18 CSM for Spring Rd, parcels 110028800 & 110028900 and W7366 Violet Ct. parcel 110028713

The Public Hearing was called to order at 5:34 p.m. Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to close the Public Hearing. Motion carried 5-0 at 5:35 p.m. Motion by Greg Kippenhan, second by Leanne to approve Resolution 75-18. Motion carried 7-0.

- b. Public Hearing and Consider/Discuss/Act on Resolution 74-18 CSM for N650 Island Rd, parcel 110102100

The Public Hearing was called to order at 5:35 p.m. Motion by Jack Anderson, second by Jim Cotter to close the Public Hearing at 5:36 p.m. Motion carried 7-0. Motion by Jim Ecker, second by Mark Strobel to approve Resolution 74-18 with the comment “dedicated” added on the survey certificate. Motion carried 7-0.

- c. Public Hearing and Consider/Discuss/Act on Resolution 68-18 Special Exception for a Planned Unit Development (PUD) for All World Ford, parcel 110019701

The Public Hearing was called to order at 5:38 p.m. Debbie Jack, 2415 Manly Road; asked if landscaping would help with the noise from the business. Motion by Jack Anderson, second by Mark Strobel to close the Public Hearing at 5:40 p.m. Motion carried 7-0.

The applicant is requesting that the Town grant relief from the required plantings. Discussion was held regarding the type, location and deferral of plantings. Director Brown indicated that the landscaping should be context sensitive to the particular land use and that making adjustments is appropriate in this particular case. The Planning Commission provided direction to the applicant to bring back a revised plan which include the following concepts:

- Move the landscaping along the northern property line adjacent to the business and residential properties and add landscaping around the western perimeter of the parking lot.
- Modify the plantings around the perimeter of the parking lot to allow for different sizes, plant material and location/groupings in order to provide better visibility of the parking lot and vehicles for sale.
- Defer plantings along the southern perimeter of the parking lot until the Highway 15 bypass is constructed.

Motion by Mark Strobel, second by Leanne Meidam-Wincentsen to table until they can review a revised landscape plan. Motion carried 7-0.

- d. Public Hearing and Consider/Discuss/Act on Savannah Heights 3, parcels 110083500, 110083600 & 110083804

The Public Hearing was called to order at 6:00 p.m. Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to close the Public Hearing at 6:01 p.m. Motion carried 7-0.

- i. Resolution 69-18 Rezoning

Motion by Jim Ecker, second by Jim Cotter to approve Resolution 69-18. Motion carried 7-0.

- ii. Resolution 70-18 CSM

Motion by Greg Kippenhan, second by Leanne to approve Resolution 70-18. Motion carried 7-0.

- iii. Resolution 71-18 Preliminary Plat  
Motion by Jack Anderson, second by Jim Ecker to approve Resolution 71-18. Motion carried 7-0.

Discussion was held regarding the number of developments/subdivisions approved each year. Jack Anderson and Mark Strobel referenced the comprehensive plan and asked Director Brown for additional information on what the comprehensive plan recommends.

**8. OPEN CASES**

- a. 2018\_16\_Variance\_Spring Rd
- b. 2018\_34\_Spring Rd Conservation Subdivision
- c. 2018\_35\_Mayflower Rd Conservation Subdivision

**9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE**

- a. Next Meeting Date: December 17, 2018 5:30pm
- b. Comprehensive Plan meeting on December 17, 2018 at 4:30pm
- c. Chairman Anderson received notification from WI DOT that safety engineers have approved a project for the intersection at Hwy. 76 and School Road.

**10. ADJOURNMENT**

Motion by Jim Cotter, second by Mark Strobel to adjourn. Motion carried 7-0. Meeting adjourned at 6:19 p.m.

Wendy Helgeson, Town Clerk  
Approved:

**MEETING:** Planning Commission

**AGENDA ITEM #:** 7a\_\_\_\_\_

**DATE:** February 25, 2019

**ACTION TYPE:** Approval/Denial



*"Town of Greenville"*

# AGENDA MEMORANDUM

**To:** Honorable Chairperson and Commission and Board Members  
**From:** Michael J. D. Brown, Community & Economic Development Director  
**Date:** February 18, 2019  
**RE:** **CSM & Rezoning Part of Lot 1 of CSM 5337 from Two Family to General Commercial**

**ACTION TYPE:** This item is for possible Planning Commission and Town Board Approval/Denial.

**BACKGROUND & SUMMARY:** John Korth, property owner and applicant, has submitted an application to rezone Part of Lot 1 of CSM 5337 from Two Family to General Commercial and a CSM to combine 4 lots into one in order to develop a used car sales facility and automotive shop. The property is located on Hwy 15 on parcels 110014207, 110014208, 110014210, 110014211, is approximately 14.11 acres is zoned General Commercial and Two Family and is currently being used for agricultural purposes. The applicant/owner has also submitted a site plan for review in order to gain the necessary approvals at a future meeting.

**SURROUNDING ZONING AND LAND USES:**

	Existing Zoning	Existing Land Use
North	Agriculture	Residential
South	Agriculture	Residential
East	General Commercial	Commercial
West	Two Family and Ag	Residential

**ITEMS FOR DISCUSSION:**

1. Consistency with the Comprehensive Plan: The proposed rezoning is consistent with the Comprehensive Plan as future commercial.

**STAFF RECOMMENDATION:** Staff recommends the Commission approve the CSM and rezoning from Two Family to General Commercial.

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

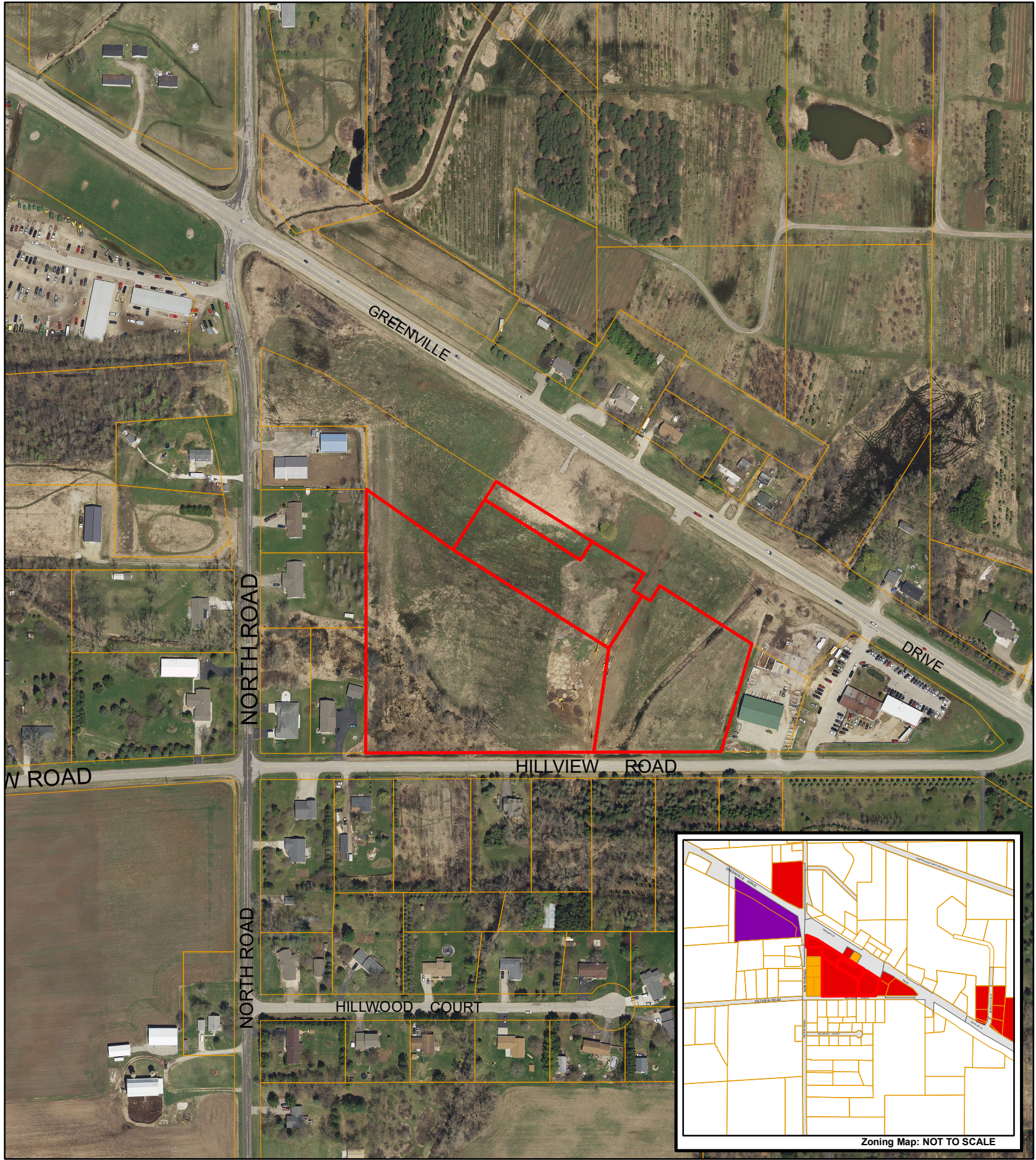
1. **Rezoning "Motion to recommend approval of Resolution 11-19 to the Town Board."**
2. **CSM "Motion to recommend approval of Resolution 12-19 to the Town Board."**



###

**Attachments:**

1. Aerial
2. Resolution 11-19
3. Resolution 12-19














# Town of Greenville

## 2019\_Greenville Auto CSM & Rezoning

 Project Location



### Zoning

- |                                                                                                                 |                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  GENERAL AGRICULTURE         |  PLANNED COMMERCIAL               |
|  SINGLE FAMILY RESIDENTIAL   |  NEIGHBORHOOD COMMERCIAL DISTRICT |
|  TWO FAMILY RESIDENTIAL      |  BUSINESS PARK                    |
|  MULTI-FAMILY RESIDENTIAL    |  INDUSTRIAL                       |
|  GENERAL COMMERCIAL DISTRICT |  AIRPORT DISTRICT                 |
|  Parcel Boundary             |                                                                                                                      |

0 150 300 600 Feet

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

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 #11-19**

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE  
APPROVING A REZONING FROM TWO FAMILY RESIDENTIAL TO GENERAL  
COMMERCIAL LOCATED AT PARCEL 110014211 LOT 1 OF CSM 5337**

**WHEREAS**, a rezoning request has been applied for to Parcel 110014211 Lot 1 of CSM 5337 as shown on Exhibit A from Two Family Residential to General Commercial; 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 25th day of February, 2019:

TOWN BOARD OF THE  
TOWN OF GREENVILLE, WISCONSIN

By: \_\_\_\_\_  
Jack Anderson, Town Chairman

ATTEST:

\_\_\_\_\_  
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #11-19 made by:

Votes:

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

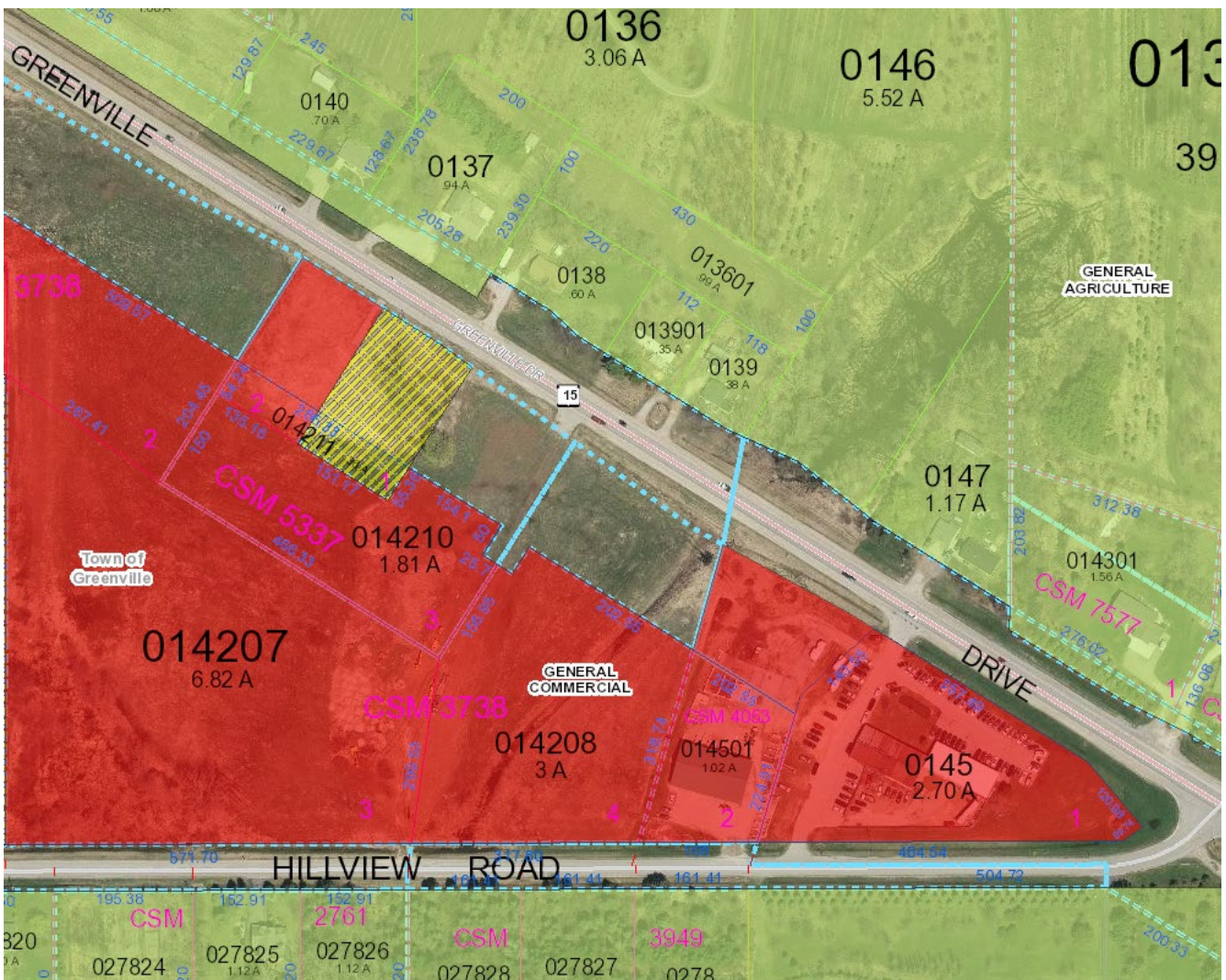
Posted:

Exhibit A

Part of Lot 1, of CSM 5337, located in part of the Southwest 1/4 off the Southwest 1/4 located in Section 04, T21N, R16E, Town of Greenville, Outagamie County, containing 8,330 Square Feet (0.1912 acres) of land more or less described as follows:

Commencing at the Southwest corner of said Section 4; thence, along the South line of said Southwest 1/4 of the Southwest 1/4, N00°07'24"E, 1113.84 feet; thence S57°57'50"E, 875.67 feet to the point of beginning; thence along the South right of way line of STH 15, S57°57'50"E, 151.16 feet; thence, along the West line of Lot 3 of CSM 5337, S32°14'47"W, 55.41 feet; thence, along the North line of Lot, N57°44'02"W, 151.20 feet; thence, along the East line of Lot 2 of said CSM 5337, N32°17'33"E 54.80 feet to the point of beginning.

The above description is intended to be Lot 1 of Certified Survey 5337 less right of way acquired by Wisconsin Department of Transportation.



**Resolution #12-19**

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE  
APPROVING A CERTIFIED SURVEY MAP LOCATED AT PARCELS 110014207,  
110014208, 110014210 and 110014211**

**WHEREAS**, a CSM request has been applied for a land division located parcels 110014207, 110014208, 110014210, 110014211 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 11<sup>th</sup> day of February 2019:

TOWN BOARD OF THE  
TOWN OF GREENVILLE, WISCONSIN

By: \_\_\_\_\_  
Jack Anderson, Town Chairman

ATTEST:

\_\_\_\_\_  
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #12-19 made by:

Votes:

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

Posted:

# Certified Survey Map No. \_\_\_\_\_

Part of Lots 1, 2 and 3 of CSM 5337; all of Lot 3 and 4 of CSM 3738,  
all being located in part of the Southwest 1/4 of the Southwest 1/4 of  
Section 4, Township 21 North, Range 16 East,  
Town of Greenville, Outagamie County, Wisconsin.

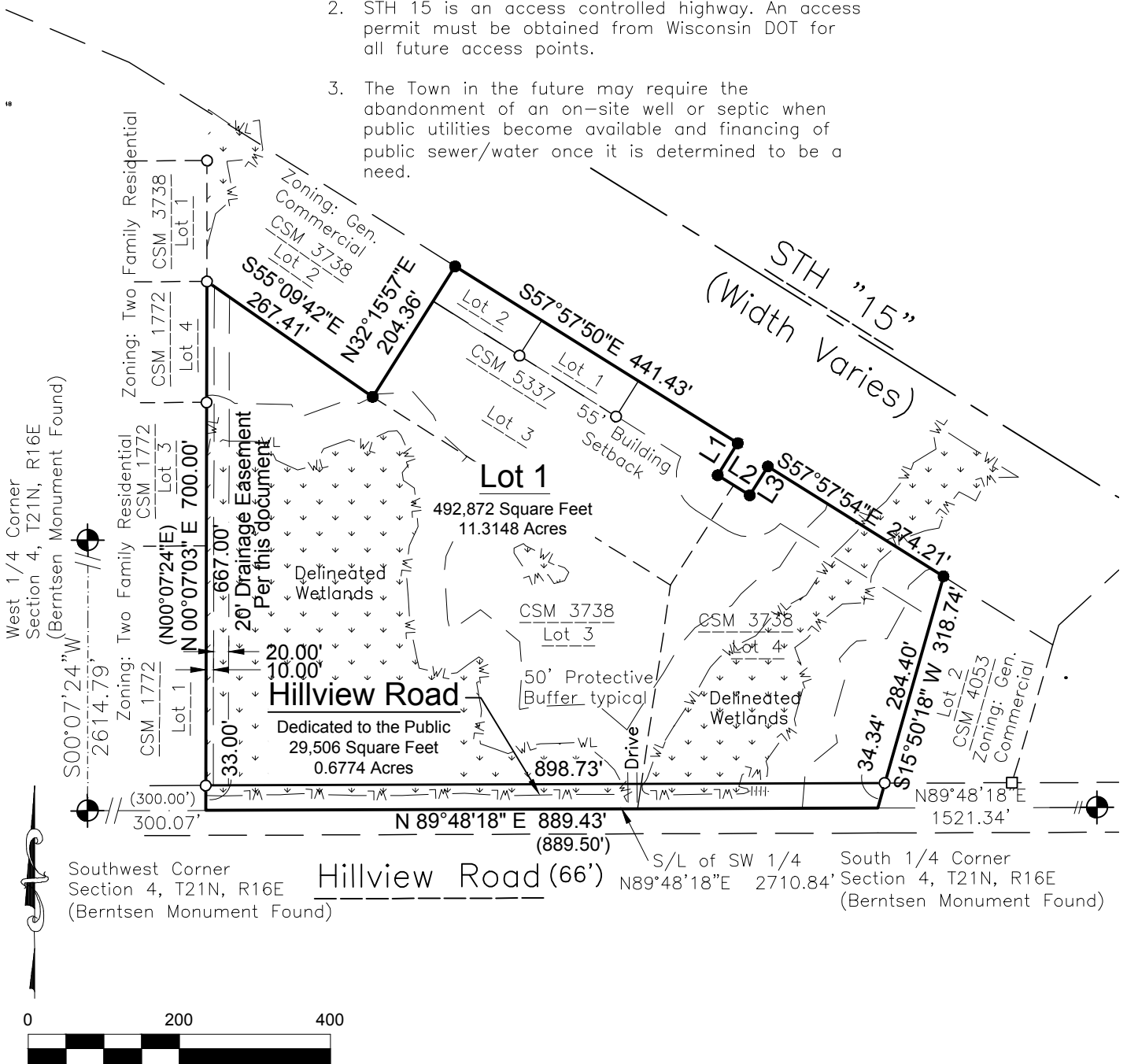
## LEGEND

- 3/4" x 18" Steel Rebar  
@ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- ⊕ Government Corner

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°02'06" W	50.00'
L2	S 57°57'54" E	50.00'
L3	N 32°02'06" E	45.00'

### Notes:

1. Wetland Delineation shown per report prepared dated July 31 2018, prepared by Travis Stuck, Assured Delineator.
2. STH 15 is an access controlled highway. An access permit must be obtained from Wisconsin DOT for all future access points.
3. 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.



Bearings are referenced to the  
S/L of the Southwest 1/4, Section 4, T21N-R16E  
assumed to bear N89°48'18"E, base on the  
Outagamie County Coordinate System.

James R. Sehloff Professional Land Surveyor No. S-2692 Date



**Davel Engineering &  
Environmental, Inc.**

Civil Engineers and  
Land Surveyors  
1811 Racine Street  
Menasha, Wisconsin  
Ph. 920-991-1866, Fax 920-830-9595

Survey for:  
John Korth, Greenville Auto & RV  
N2121 Greenville Drive  
Hortonville, WI Zip 54944

Drafted by: jim  
Sheet : 1 of 4

## Certified Survey Map No. \_\_\_\_\_

Part of Lots 1, 2 and 3 of CSM 5337; all of Lot 3 and 4 of CSM 3738, all being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 4 , Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin.

### Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Greenville and Outagamie County, and under the direction of John S. & Susan M. Korth, the property owners of said land, I have surveyed, combined and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lots 1, 2 and 3 of CSM 5337; all of Lot 3 and 4 of CSM 3738, all being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 4 , Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin, containing 522,377 Square Feet (11.9921 Acres) of land described as follows:

Commencing at the Southwest corner of Section 4; thence, along the South line of the Southwest 1/4 of said Section 4, N89°48'18"E, 300.07 feet to the point of beginning; thence, along the East line of CSM 1772, N00°07'03"E, 700.00 feet to South line of Lot 2 CSM 3738; thence, along said South line, S55°09'42"E, 267.41 feet; thence, along the East line of said Lot 2, N32°15'57"E, 204.36 feet to the South right of way line of STH 15; thence, along said South right of way line, S57°57'50"E, 441.43 feet; thence, continuing along said South right of way line, S32°02'06"W, 50.00 feet; thence, continuing along said South right of way line, S57°57'54"E, 50.00 feet; thence, continuing along said South right of way line, N32°02'06"E, 45.00 feet; thence, continuing along said South right of way line, S57°57'54"E, 274.21 feet; thence, along the West line of Lot 2 CSM 4053, S15°50'18"W, 318.74 feet to the said South line of Southwest 1/4; thence, along the said South line, S89°48'18"W, 889.43 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

### Right to Farm Statement:

The lots created on this map are adjacent to properties 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 the quiet enjoyment of their property. This statement is intended to provide third parties with notice that agricultural activities may exist on the adjacent properties.

### Drain Tile Statement:

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.

### Department of Development & Land Services Approval Certificate

Resolved, that this certified survey map in the Town of Greenville, Outagamie County, John S. & Susan M. Korth, the property owners, is hereby approved by Outagamie County.

\_\_\_\_\_  
Department Representative

\_\_\_\_\_  
Date

**Certified Survey Map No. \_\_\_\_\_**

Part of Lots 1, 2 and 3 of CSM 5337; all of Lot 3 and 4 of CSM 3738, all being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 4 , Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, combined, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Department of Development & Land Services  
Town of Greenville

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
John S. Korth, Owner

\_\_\_\_\_  
Susan M. Korth, Owner

State of Wisconsin )  
                                  )SS  
\_\_\_\_\_ County)

Personally came before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ My Commission Expires \_\_\_\_\_  
Notary Public, Wisconsin

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Town of Greenville and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

\_\_\_\_\_  
Town Treasurer

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Treasurer

\_\_\_\_\_  
Date

\_\_\_\_\_  
James R. Sehloff Professional Land Surveyor No. S-2692 Date



**Certified Survey Map No. \_\_\_\_\_**

Part of Lots 1, 2 and 3 of CSM 5337; all of Lot 3 and 4 of CSM 3738, all being located in part of  
the Southwest 1/4 of the Southwest 1/4 of Section 4 , Township 21 North, Range 16 East,  
Town of Greenville, Outagamie County, Wisconsin.

Town of Greenville Approval Certificate

Resolved, that this certified survey map in the Town of Greenville, Outagamie County, John S. & Susan M. Korth, the property owner, is hereby approved by the Town of Greenville.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Greenville.

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Date

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

Property owners of record:  
John S. & Susan M. Korth

Recording Information:  
Doc. 1689737  
Doc. 1689737  
Doc. 2126978  
Doc. 2086895

Parcel Number(s):  
110014207 (CSM3738 Lot 3)  
110014208 (CSM3738 Lot 4)  
110014211 (CSM5337 Lot 1 & 2)  
110014210 (CSM5337 Lot 3)

\_\_\_\_\_  
James R. Sehloff Professional Land Surveyor No. S-2692 Date

**MEETING:** Planning Commission/Town

**AGENDA ITEM #:** PC 7b, TB 6b

**DATE:** February 25, 2019

**ACTION TYPE:** Approval/Denial



*“Town of Greenville”*

# AGENDA MEMORANDUM

**To:** Honorable Chairperson, Commission Members and Town Board Supervisors  
**From:** Michael J. D. Brown, Community & Economic Development Director  
**Date:** February 18, 2019  
**RE:** Manley Rd CSM

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

**BACKGROUND & SUMMARY:** Certified Survey Map is subdividing 5 acres from the original 34.07 acre parcel. There is one legal non-conforming shed on the Northeast corner of the property fronting Manley Rd. The remaining acreage on Lot 2 is currently being farmed and parcel 110021401 in which Lot 2 surrounds is owned by Wisconsin Electric and Power Company and being used for utilities and cellular tower. There are lands being dedicated for Right-of -Way, requiring Town Board approval.

**SURROUNDING ZONING AND LAND USES:**

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

**STAFF RECOMMENDATION:** Staff recommends approval.

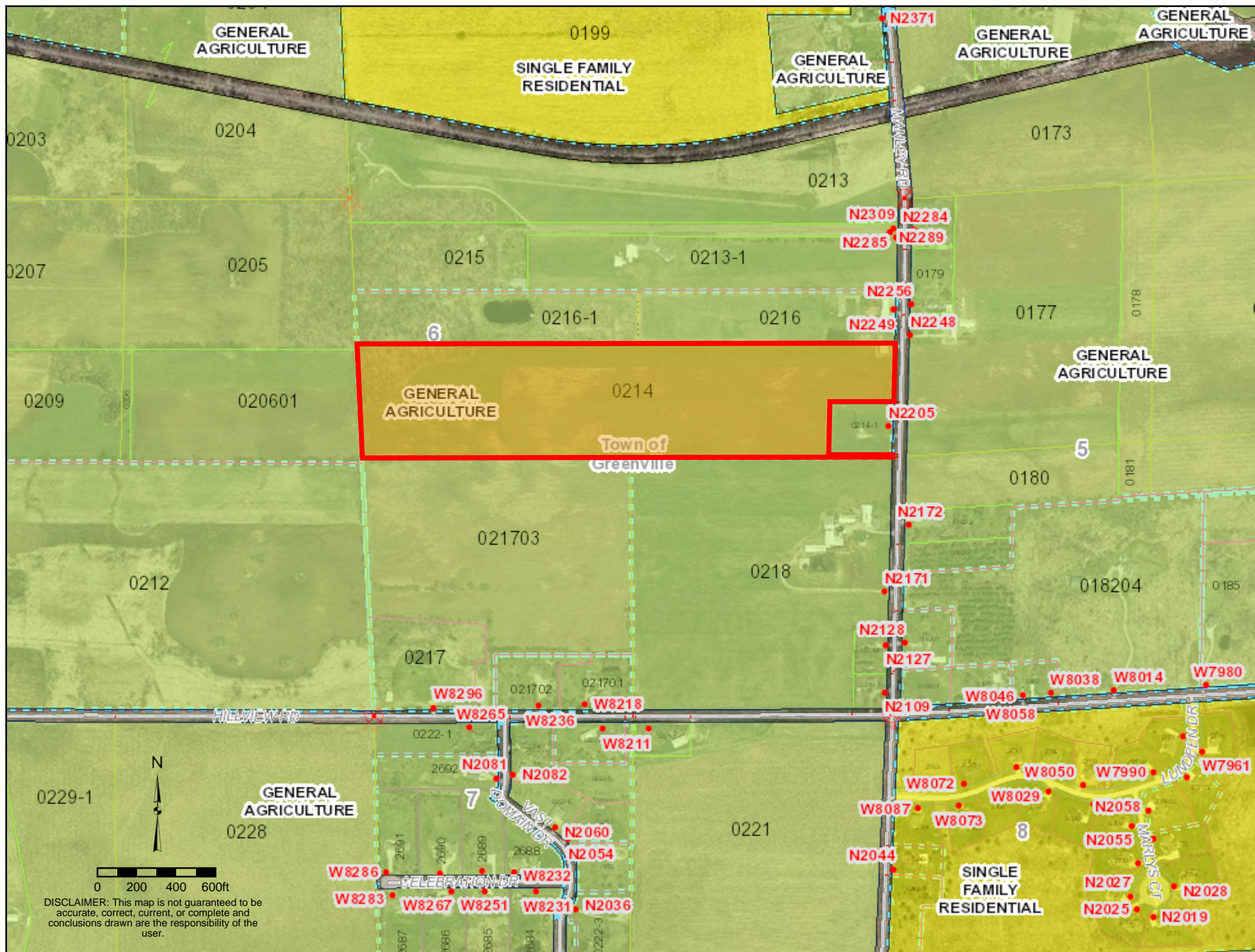
If the Town Board is in agreement, the following motion can be made:

**“Motion to approve Resolution 24-19”**

###

**Attachments:**

1. Aerial Map
2. Resolution 24-19



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

**Resolution #24-19**

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE  
APPROVING A CERTIFIED SURVEY MAP (CSM) LOCATED ON MANLEY RD., PARCEL  
110021400**

**WHEREAS**, a CSM request has been applied for located on Manley Rd., Parcel 110021400 as shown on Exhibit A; and

**WHEREAS**, the Planning Commission has recommended approval to the Town Board; 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 CSM shall expire and become null and void within 6 months of 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 25<sup>th</sup> day of February, 2019:

TOWN BOARD OF THE  
TOWN OF GREENVILLE, WISCONSIN

By: \_\_\_\_\_  
Jack Anderson, Town Chair

ATTEST:

\_\_\_\_\_  
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #24-19 made by:

Votes:

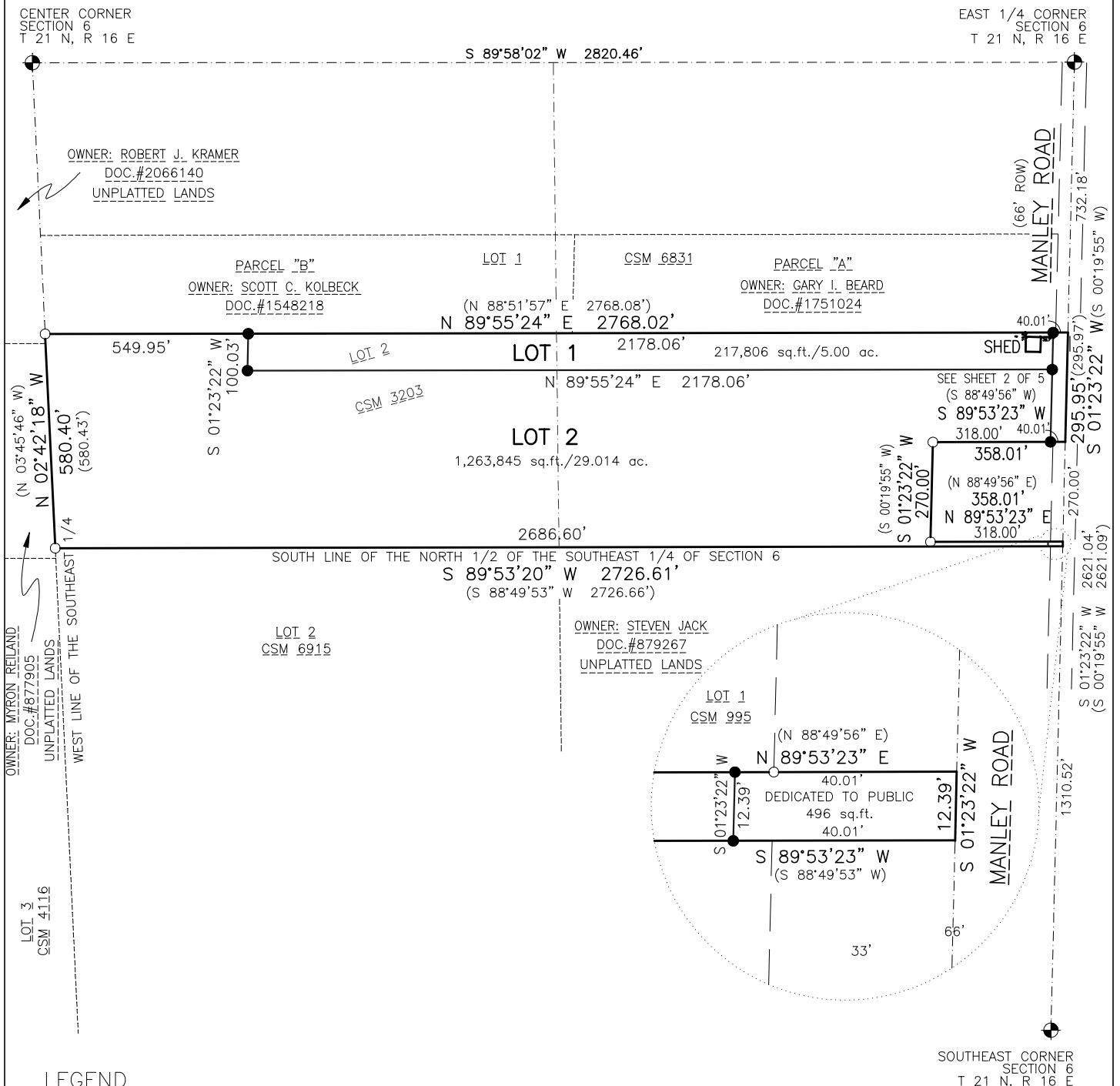
Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:

Exhibit A

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

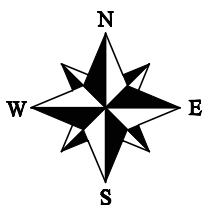
ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.



LEGEND

- ⊕ SECTION CORNER
- 3/4" x 24" STEEL REBAR SET WEIGHING 1.502 LBS./LIN. FT.
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- ( > ) RECORDED AS

NOTES ARE FOUND ON SHEET 4 OF 6.



NORTH IS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN WHICH BEARS S 01°23'22" W PER THE OUTAGAMIE COUNTY COORDINATE SYSTEM.

920.422.2829

JANUARY 7, 2019

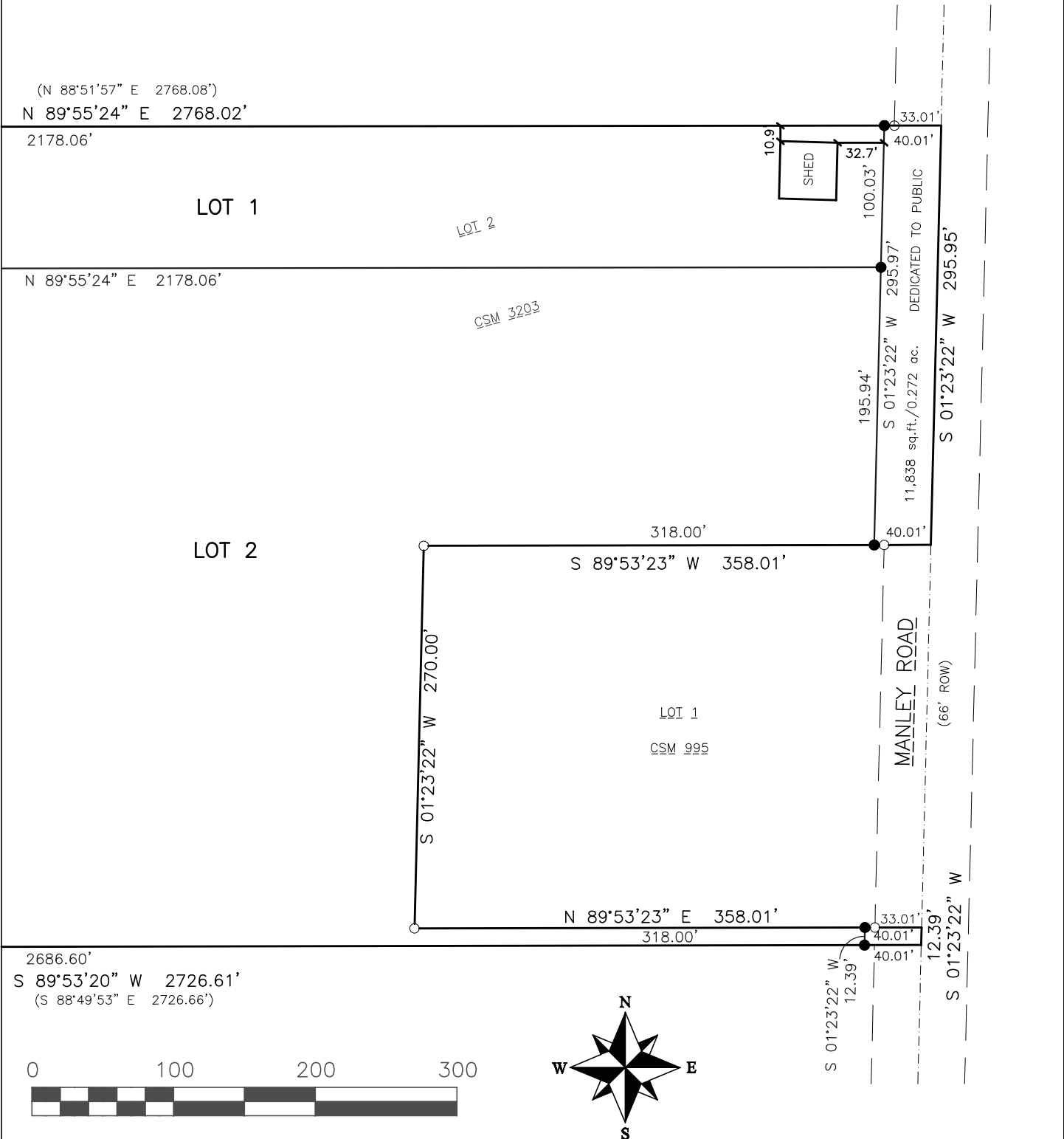
SHEET 1 OF 6

18-321

Exhibit A

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.



- LEGEND**
- ⊕ SECTION CORNER
  - 3/4" x 24" STEEL REBAR SET WEIGHING 1.502 LBS./LIN. FT.
  - 3/4" REBAR FOUND
  - 1" IRON PIPE FOUND
  - < > RECORDED AS

920.422.2829

Exhibit A

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CRAIG LOCY, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AT THE DIRECTION OF MYRON REILAND, ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 RECORDED IN THE OFFICE OF THE OUTAGAMIE COUNTY REGISTER OF DEEDS IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 3203 AS DOCUMENT NUMBER 1277199 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 01 DEGREE 23 MINUTES 22 SECONDS WEST, 732.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, SOUTH 01 DEGREE 23 MINUTES 22 SECONDS WEST, 295.95 FEET; THENCE ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP 995 RECORDED IN THE OFFICE OF THE OUTAGAMIE COUNTY REGISTER OF DEEDS IN VOLUME 5 OF CERTIFIED SURVEY MAPS ON PAGE 995 AS DOCUMENT NUMBER 1007077, SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST (PREVIOUSLY RECORDED AS SOUTH 88 DEGREES 49 MINUTES 56 SECONDS WEST), 358.01 FEET; THENCE ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 995, SOUTH 01 DEGREE 23 MINUTES 22 SECONDS WEST (PREVIOUSLY RECORDED AS SOUTH 00 DEGREES 19 MINUTES 55 SECONDS WEST), 270.00 FEET; THENCE ALONG THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 995, NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST (PREVIOUSLY RECORDED AS NORTH 88 DEGREES 49 MINUTES 55 SECONDS EAST), 358.01 FEET; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 01 DEGREE 23 MINUTES 22 SECONDS WEST, 12.39 FEET (PREVIOUSLY RECORDED AS SOUTH 00 DEGREES 19 MINUTES 55 SECONDS WEST, 12.42 FEET); THENCE ALONG THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP 3203 RECORDED IN THE OFFICE OF THE OUTAGAMIE COUNTY REGISTER OF DEEDS IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 3203 AS DOCUMENT NUMBER 1277199 ALSO BEING THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 89 DEGREES 53 MINUTES 20 SECONDS WEST, 2726.61 FEET (PREVIOUSLY RECORDED AS SOUTH 88 DEGREES 49 MINUTES 53 SECONDS WEST, 2726.66 FEET); THENCE ALONG THE WEST LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP 3203 ALSO BEING THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, NORTH 02 DEGREES 42 MINUTES 18 SECONDS WEST, 580.40 FEET (PREVIOUSLY RECORDED AS NORTH 03 DEGREES 45 MINUTES 46 SECONDS WEST, 580.43 FEET); THENCE ALONG THE NORTH LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP 3203, NORTH 89 DEGREES 55 MINUTES 24 SECONDS EAST, 2768.02 FEET (PREVIOUSLY RECORDED AS NORTH 88 DEGREES 51 MINUTES 57 SECONDS EAST, 2768.08 FEET) TO THE POINT OF BEGINNING, CONTAINING 1,493,985 SQUARE FEET [34.297 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I FURTHER CERTIFY THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION OF THE LAND AND THAT I HAVE FULLY COMPLIED WITH 236.34 OF WISCONSIN STATE STATUTES AND THE OUTAGAMIE COUNTY AND TOWN OF GREENVILLE SUBDIVISION AND PLATTING REGISTRATIONS IN SURVEYING AND MAPPING OF THE SAME.

DATED THE 7th DAY OF JANUARY, 2019.

-----  
CRAIG LOCY #2940  
CRL SURVEYING, LLC.  
N1674 MEDINA DRIVE  
GREENVILLE, WI 54942



920.422.2829

Exhibit A

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

RIGHT TO FARM STATEMENT:

THE LOTS CREATED ON THIS MAP ARE ADJACENT TO PROPERTIES 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 THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

ARSENIC STATEMENT:

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 OF "S. NR 812.12(3)" OF THE WISCONSIN ADMINISTRATIVE CODE.

DRAIN TILE STATEMENT:

ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE CERTIFIED SURVEY MAP 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.

LAND DIVISION POLICY:

THE TOWN OF GREENVILLE IN THE FUTURE MAY REQUIRE THE ABANDONMENT OF ON-SITE WELL OR SEPTIC SYSTEM WHEN PUBLIC UTILITIES BECOME AVAILABLE AND FINANCING OF PUBLIC SEWER/WATER ONCE IT IS DETERMINED TO BE A NEED.

NOTES:

1. THIS CSM IS ALL OF TAX PARCEL NUMBER'S: 11-0-0214-00.
2. THE PROPERTY OWNER'S OF RECORD ARE: MYRON P. & LOLA MAE REILAND.
3. THIS CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS: VOLUME 301, PAGE 431.
4. ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE TOWN OF GREENVILLE AND THE OUTAGAMIE COUNTY ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.



920.422.2829



Exhibit A

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN OF GREENVILLE BOARD OF SUPERVISORS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
TOWN CHAIRPERSON DATE

\_\_\_\_\_  
TOWN CLERK DATE

TOWN TREASURERS CERTIFICATE:

I, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF GREENVILLE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
TOWN TREASURER DATE

OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT CERTIFICATE:

APPROVED BY OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT

OUTAGAMIE COUNTY TREASURERS CERTIFICATE:

I, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF OUTAGAMIE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
COUNTY TREASURER DATE



920.422.2829

Exhibit A

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER’S CERTIFICATE:

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP.

\_\_\_\_\_  
MYRON P. REILAND  
(OR EXECUTOR)

\_\_\_\_\_  
LOLA MAE REILAND  
(OR EXECUTOR)

STATE OF WISCONSIN)  
                            SS  
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 THE ABOVE NAMED PERSONS KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_





*"Town of Greenville"*

# AGENDA MEMORANDUM

**To:** Honorable Chairperson and Commission and Board Members  
**From:** Michael J. D. Brown, Community & Economic Development Director  
**Date:** February 18, 2019  
**RE:** **Site Plan and Special Exception for Shed and Trailer Sales on parcel 110029204 & 110029205**

**ACTION TYPE:** This item is for possible Planning Commission and Town Board Approval/Denial.

**BACKGROUND & SUMMARY:** Travis Spaulding, owner of parcels 110029204 & 11002905 is renting a portion of his land to his brother, dba Trailer Express LLC, for sales of pre-fabricated sheds and trailers as well as operating a contractor’s yard. The property is zoned Industrial and General Agriculture.

This is a currently functioning business and needs to have the special exception use for the sales of the sheds and trailers for the Industrial Zoned portion of the property. The contractor’s yard use is permitted within the Industrial Zoning District portion of the property; however, it requires a special exception for the Agricultural District of the property. A site plan is also required.

**SURROUNDING ZONING AND LAND USES:**

	Existing Zoning	Existing Land Use
North	Industrial	Residential/Contractors Yard
South	Agriculture	Agriculture
East	Agriculture	Agriculture
West	Agriculture	Residential

**ITEMS FOR DISCUSSION:**

1. Special Exception: A Special Exception for sales of sheds and trailers and a contractor’s yard has been requested:
  - a. Section 320-209A(1-10) Standards for granting a special exception. Special Exceptions may be granted by the Planning Commission, and approved by the Town Board, when all of the following conditions prevail:
  - i. The establishment, maintenance, or operation of the special exception will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of the community.

- ii. The special exception will not be injurious to the uses of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
- iii. The proposed use will not create a look of clutter, garishness, glare or creates an obnoxious noise level, or would generate any other incompatibility with surrounding neighborhood.
- iv. The impact of the use is furthering the purposes of this chapter or the purposes of the zoning district in which the use is proposed or the adopted Comprehensive Plan of the Town.
- v. The establishment of the special exception will not impede the normal and orderly development and improvement of the surrounding property.
- vi. Adequate facilities, access roads, drainage and/or necessary services will be provided.
- vii. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- viii. If the special exception involves a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need and provide a public benefit.
- ix. Lot area, lot width and setbacks meet or exceed minimum requirements and are adequate for the proposed use. When there is an existing nonconforming structure, this provision may be waived by the Town Board.
- x. Generally, a buffer shall exist as determined by the Planning Commission between the structure or land use to be occupied by the special exception and any adjoining property line.

2. Site Plan:

- a. On September 24, 2018 the Planning Commission informed the applicant when he submits for an official site plan and special exception application, it would allow him to maintain the current gravel parking areas as Section 320-39 of the Zoning Ordinance, states that *“All off-street parking areas, except a single parking space accessory to a single-family dwelling, shall be surfaced with a dustless all-weather material capable of carrying a wheel load of 40,000 pounds (normally, a two-inch blacktop on a four-inch base). Compacted stone or gravel may be used only with the approval of the Planning Commission.”*
- b. Staff has found the site plan to be in general conformance with other code requirements.

**STAFF RECOMMENDATION:** Staff recommends the Commission approve the site plan and special exception.

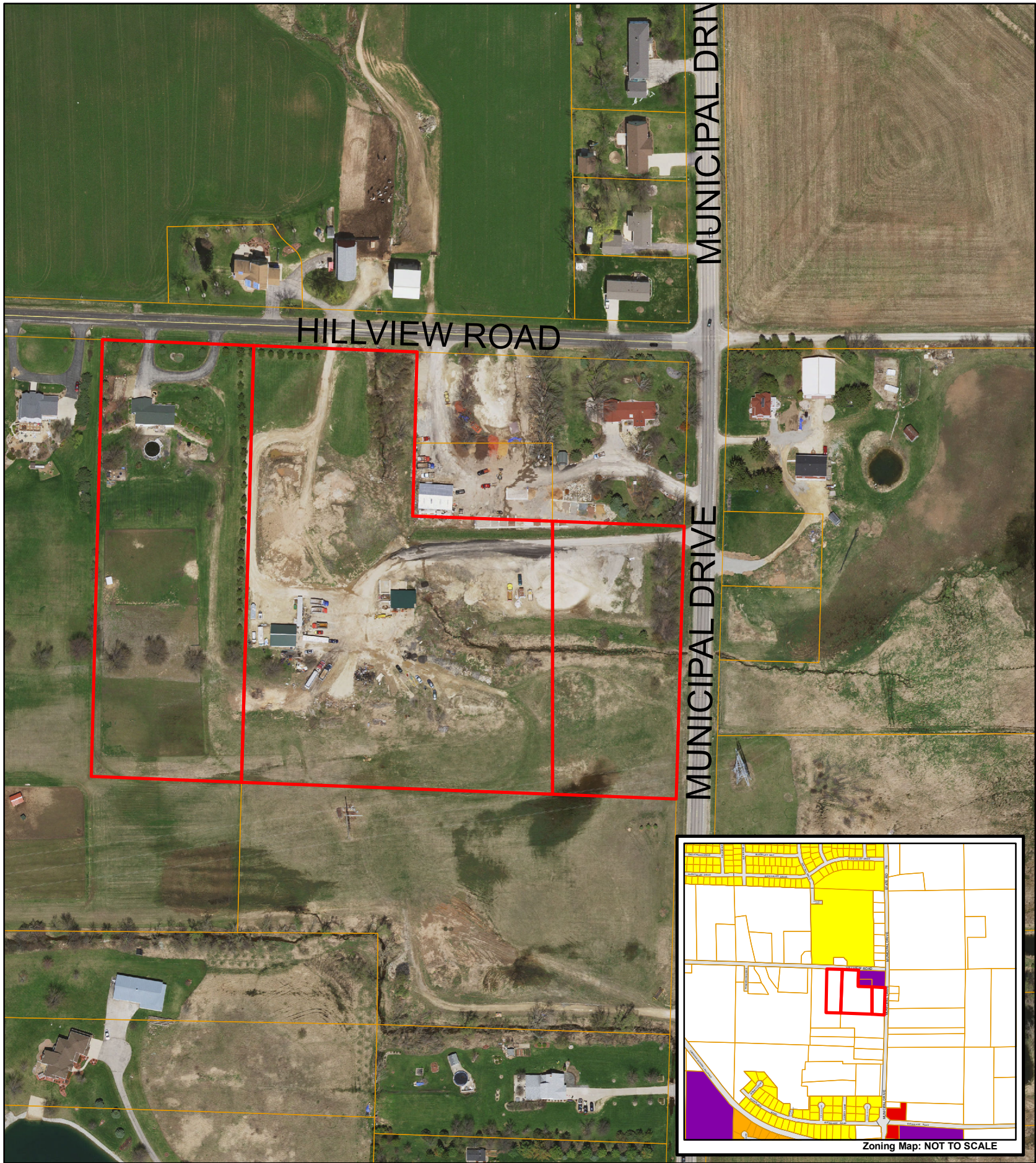
If the Town Board is in agreement, the following motion may be made:

**1. Special Exception and Site Plan “Motion to approve Resolution 25-19”**

###

**Attachments:**

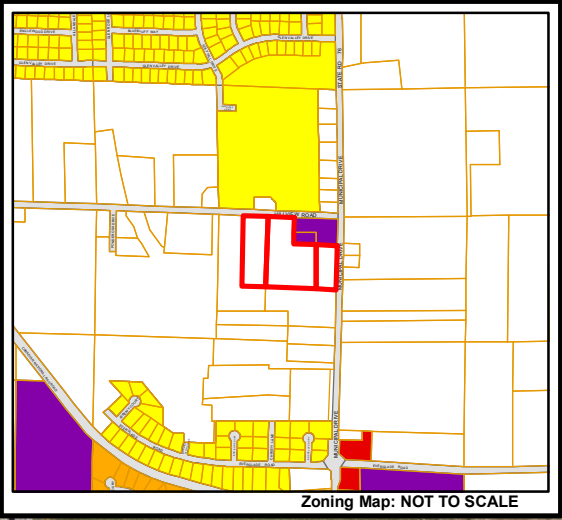
- 1. Aerial
- 2. Resolution 25-19



HILLVIEW ROAD

MUNICIPAL DRIV

MUNICIPAL DRIVE



Zoning Map: NOT TO SCALE



# Town of Greenville 2018\_31\_Spaulding











 Project Location



0 100 200 400 Feet

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

**Zoning**

-  GENERAL AGRICULTURE
-  PLANNED COMMERCIAL
-  SINGLE FAMILY RESIDENTIAL
-  NEIGHBORHOOD COMMERCIAL DISTRICT
-  TWO FAMILY RESIDENTIAL
-  BUSINESS PARK
-  MULTI-FAMILY RESIDENTIAL
-  AIRPORT DISTRICT
-  GENERAL COMMERCIAL 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 #25-19**

### **RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A SPECIAL EXCEPTION & SITE PLAN FOR TRAILER EXPRESS LLC FOR TRAILER AND SHED SALES CONTRACTOR'S YARD, LOCATED ON HWY 76 AT PARCELS 110029204 & 110029205**

**WHEREAS**, a pre-fabricated shed and trailer sales and service lot for the industrial zoned portion of the property and a contractor's yard for the agricultural portion of the property has been applied for as a special exception for Trailer Express LLC located on Hwy 76 on parcels 110029204 & 110029205 as shown on the attached Exhibit A; and

**WHEREAS**, the Planning Commission has found that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and have recommended approval to the Town Board; and

**WHEREAS**, the approval and continued use of the special exception shall be conditioned on the following

1. Temporary Signage will be taken down and replaced with permanent signage meeting zoning requirements within 120 days of special exception approval; and
2. Current gravel parking and driveways may be maintained but not expand further than area shown on Exhibit A;
3. Contractors Yard on parcel 110029205, must meet Town ordinance requirements;

**WHEREAS**, per Section 320-209B(2) of the Zoning Ordinance, the special exception shall expire if the use is discontinued for a period of eight months. If a building permit is required, and has not been obtained within 12 months of the issuance of the special exception permit, the applicant must request in writing and the Planning Commission may approve an extension if it finds there is no significant change to warrant a new special exception permit application. If the special exception does not require a building permit and has not started within 12 months of issuance of the special exception permit the permit is considered null and void and an application for a special exception permit shall be required. If the conditions set forth above are not met within the specified timeframes the special exception permit shall expire and be null and void. The special exception shall run with the land and is transferable with the sale of the property; and

**WHEREAS**, this resolution shall act as the special exception permit and be enforceable by the Town;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Greenville hereby finds that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and approves the special exception permit.

This resolution was adopted by the Town of Greenville Town Board on the 25<sup>th</sup> day of February, 2019:

TOWN BOARD OF THE  
TOWN OF GREENVILLE, WISCONSIN

By: \_\_\_\_\_  
Jack Anderson, Town Chair

ATTEST:

\_\_\_\_\_  
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #25-19 made by:

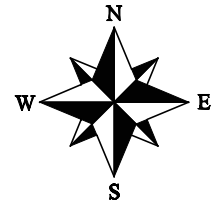
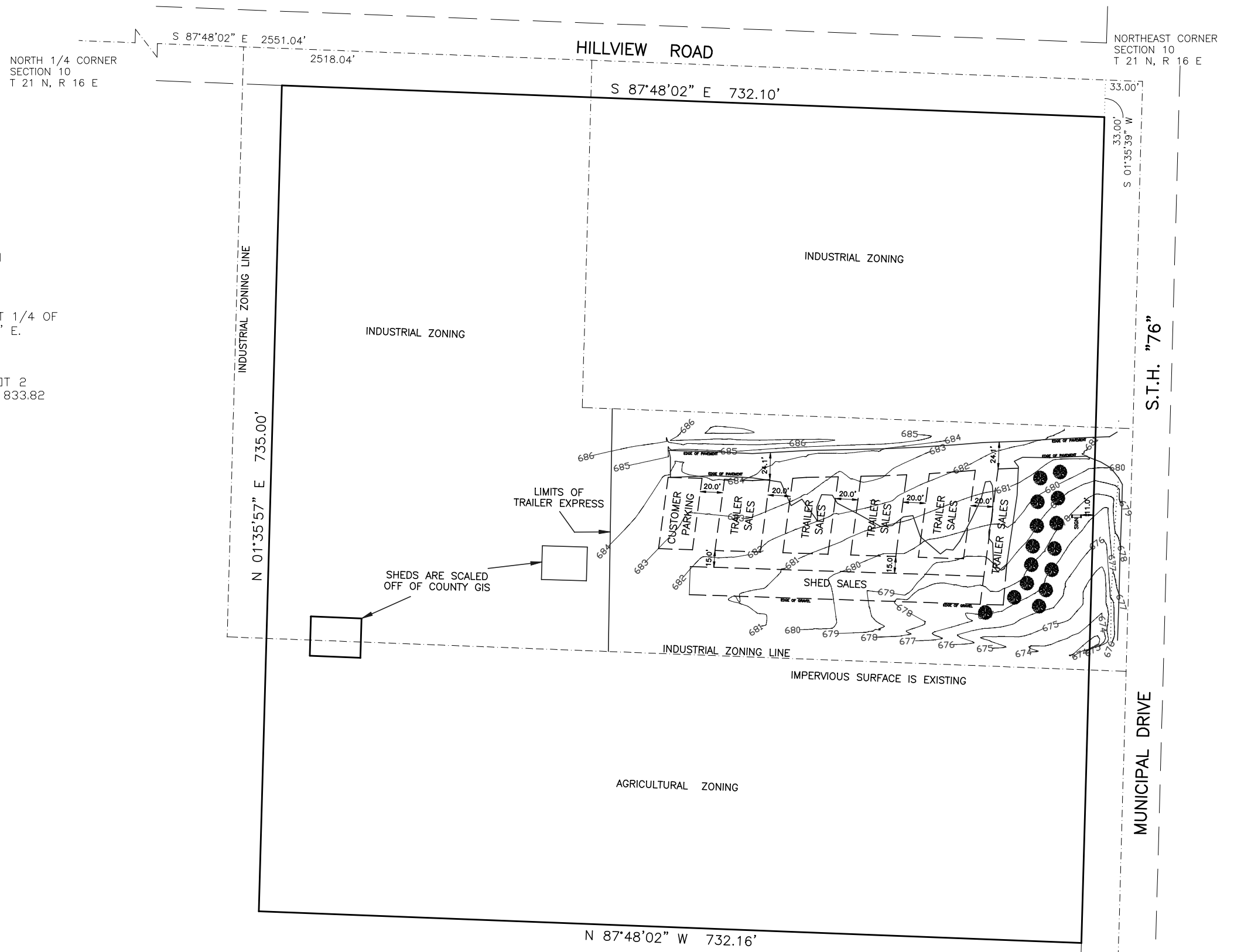
Votes:

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

Posted:

# SITE PLAN

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, T 21 N, R 16 E ASSUMED TO BEAR S 87°48'02" E.

**BENCHMARKS**

TBM-1 = TOP OF REBAR AT NORTHWEST PROPERTY CORNER OF LOT 2  
ELEVATION = 833.82

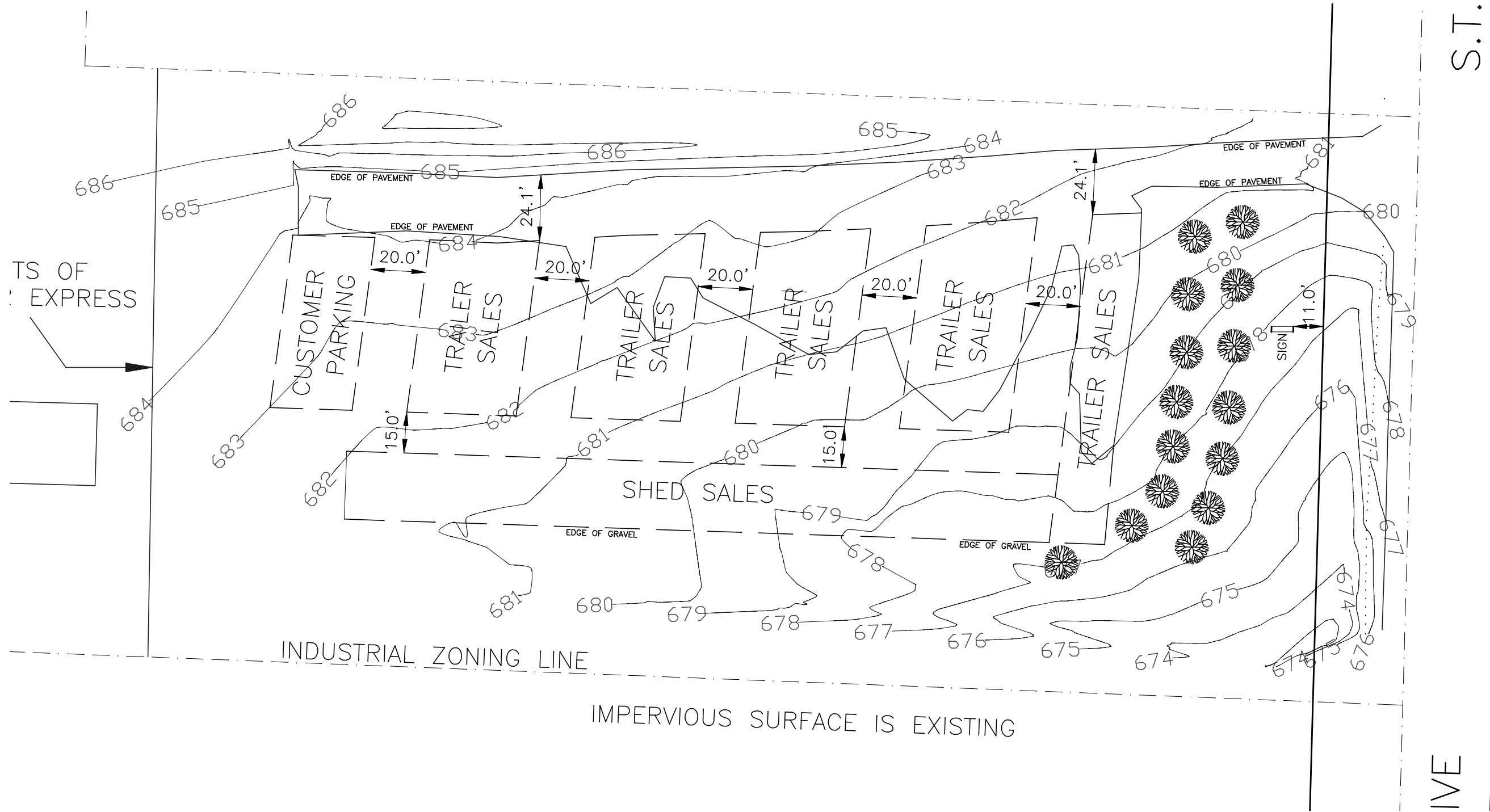
PREPARED FOR:  
JARED SPAULDING  
N2077 MUNICIPAL DRIVE  
GREENVILLE, WI 54942

**LEGEND**

- 807— EXISTING CONTOUR WITH ELEVATION
- 807- PROPOSED CONTOUR WITH ELEVATION
- 919.08 PROPOSED GROUND AT FOUNDATION ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED EROSION CONTROL







IVE

S.T.

**MEETING:** Planning Commission

**AGENDA ITEM #:** 7d\_\_\_\_\_

**DATE:** February 25, 2019

**ACTION TYPE:** Approval/Denial



*"Town of Greenville"*

# AGENDA MEMORANDUM

**To:** Honorable Chairperson and Commission and Board Members  
**From:** Michael J. D. Brown, Community & Economic Development Director  
**Date:** February 18, 2019  
**RE:** **Greenville Fire Station 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) was approved on January 28, 2019 to combine the two lots. A Site Plan and a Special Exception for a Fire Station and Planned Unit Development (PUD) to allow for flexibility within the zoning regulations is provide for review and consideration. The property is zoned General Commercial and falls within the Heritage District 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. Special Exception: A Special Exception for a Fire Station and Planned Unit Development (PUD) for relief from the zoning code requirements:
  - a. Zoning Code Section seeking relief include:
    - i. 320-188D: The roof would be permitted to have a pitch less than 8:12.
    - ii. 320-62 Landscaping: A landscape plan has been proposed and meets the requirements; however, there are too many plantings that would cause overcrowding of material and site vision issues. Therefore, modifications to the plan may be required and relief provided for through the PUD. The Town Board has also reviewed options to update the code section.
  - b. Section 320-209A(1-10) Standards for granting a special exception. Special Exceptions may be granted by the Planning Commission, and approved by the Town Board, when all of the following conditions prevail:

- i. The establishment, maintenance, or operation of the special exception will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of the community.
- ii. The special exception will not be injurious to the uses of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
- iii. The proposed use will not create a look of clutter, garishness, glare or creates an obnoxious noise level, or would generate any other incompatibility with surrounding neighborhood.
- iv. The impact of the use is furthering the purposes of this chapter or the purposes of the zoning district in which the use is proposed or the adopted Comprehensive Plan of the Town.
- v. The establishment of the special exception will not impede the normal and orderly development and improvement of the surrounding property.
- vi. Adequate facilities, access roads, drainage and/or necessary services will be provided.
- vii. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- viii. If the special exception involves a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need and provide a public benefit.
- ix. Lot area, lot width and setbacks meet or exceed minimum requirements and are adequate for the proposed use. When there is an existing nonconforming structure, this provision may be waived by the Town Board.
- x. Generally, a buffer shall exist as determined by the Planning Commission between the structure or land use to be occupied by the special exception and any adjoining property line.

2. Site Plan: The following items require attention:

- a. A ground sign is shown and is not permitted and should be removed unless a variance is applied for.

**STAFF RECOMMENDATION:** Staff recommends the Commission approve the Site Plan and Special Exception requests.

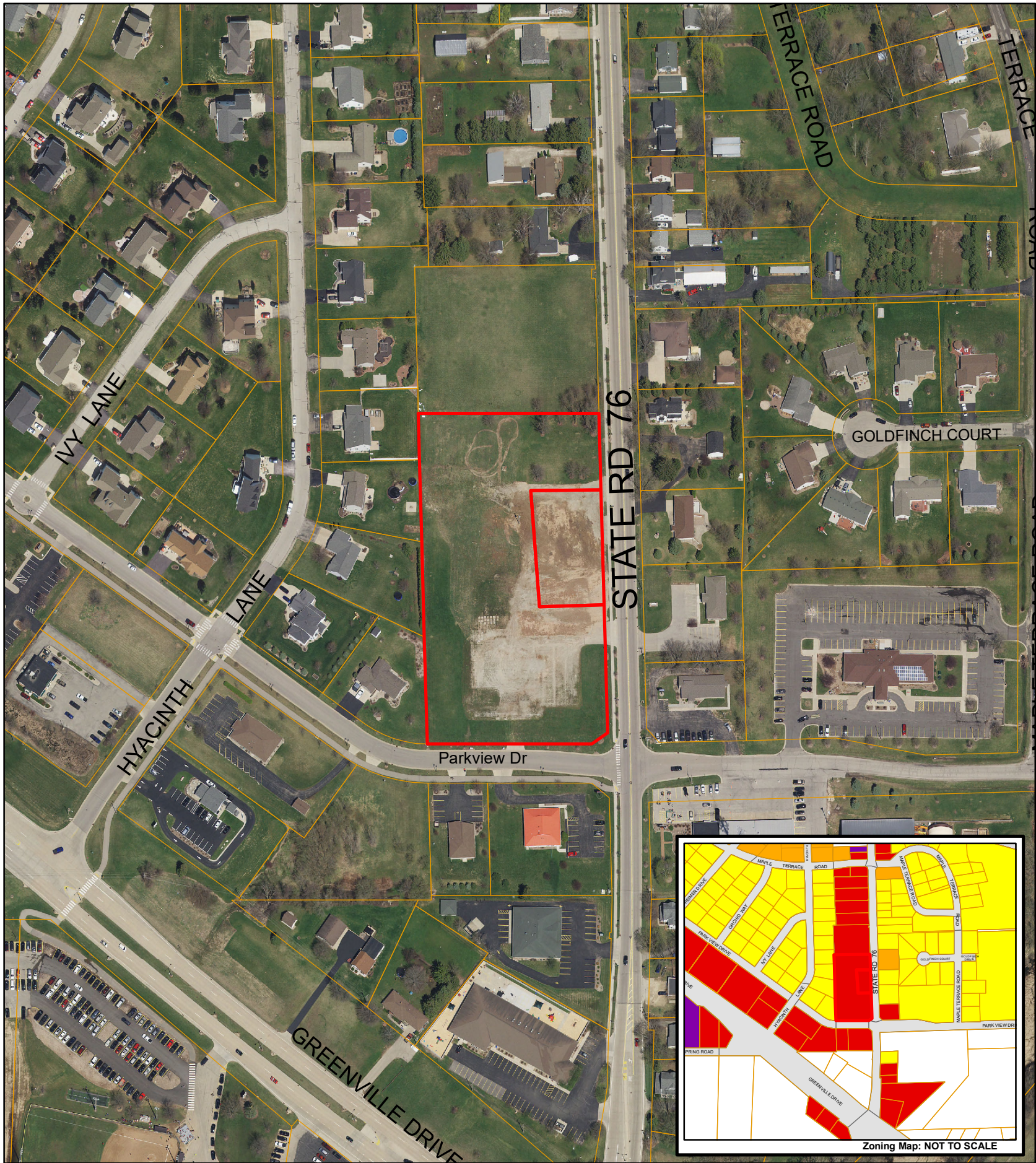
If the Commission is in agreement, the following motion may be made:

1. ***“Motion to approve Resolution 16-19 Site Plan.”***
2. ***“Motion to recommend to the Town Board approval of Resolution 17-19 Special Exception.”***

###

**Attachments:**

1. Aerial
2. Resolution 16-19
3. Resolution 17-19



# Town of Greenville

## 2018\_CSM\_SP\_SUP Fire Station

Project Location



### Zoning

- |                             |                                  |
|-----------------------------|----------------------------------|
| GENERAL AGRICULTURE         | PLANNED COMMERCIAL               |
| SINGLE FAMILY RESIDENTIAL   | NEIGHBORHOOD COMMERCIAL DISTRICT |
| TWO FAMILY RESIDENTIAL      | BUSINESS PARK                    |
| MULTI-FAMILY RESIDENTIAL    | INDUSTRIAL                       |
| GENERAL COMMERCIAL DISTRICT | AIRPORT DISTRICT                 |
| Parcel Boundary             |                                  |

0 100 200 400 Feet

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

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 #16-19**

**RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE  
APPROVING A SITE PLAN FOR GREENVILLE FIRE STATION  
LOCATED AT PARCELS 110035301 & 110035302**

**WHEREAS**, a site plan request has been applied for Greenville Fire Station located at Parcels 110035301 & 110035302 as shown on Exhibit A; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the Town of Greenville hereby approves the site plan for Greenville Fire Station.

This resolution was adopted by the Town of Greenville Planning Commission on the 25<sup>th</sup> day of February, 2019:

\_\_\_\_\_  
Jack Anderson, Planning Commission Chairperson

**ATTEST:**

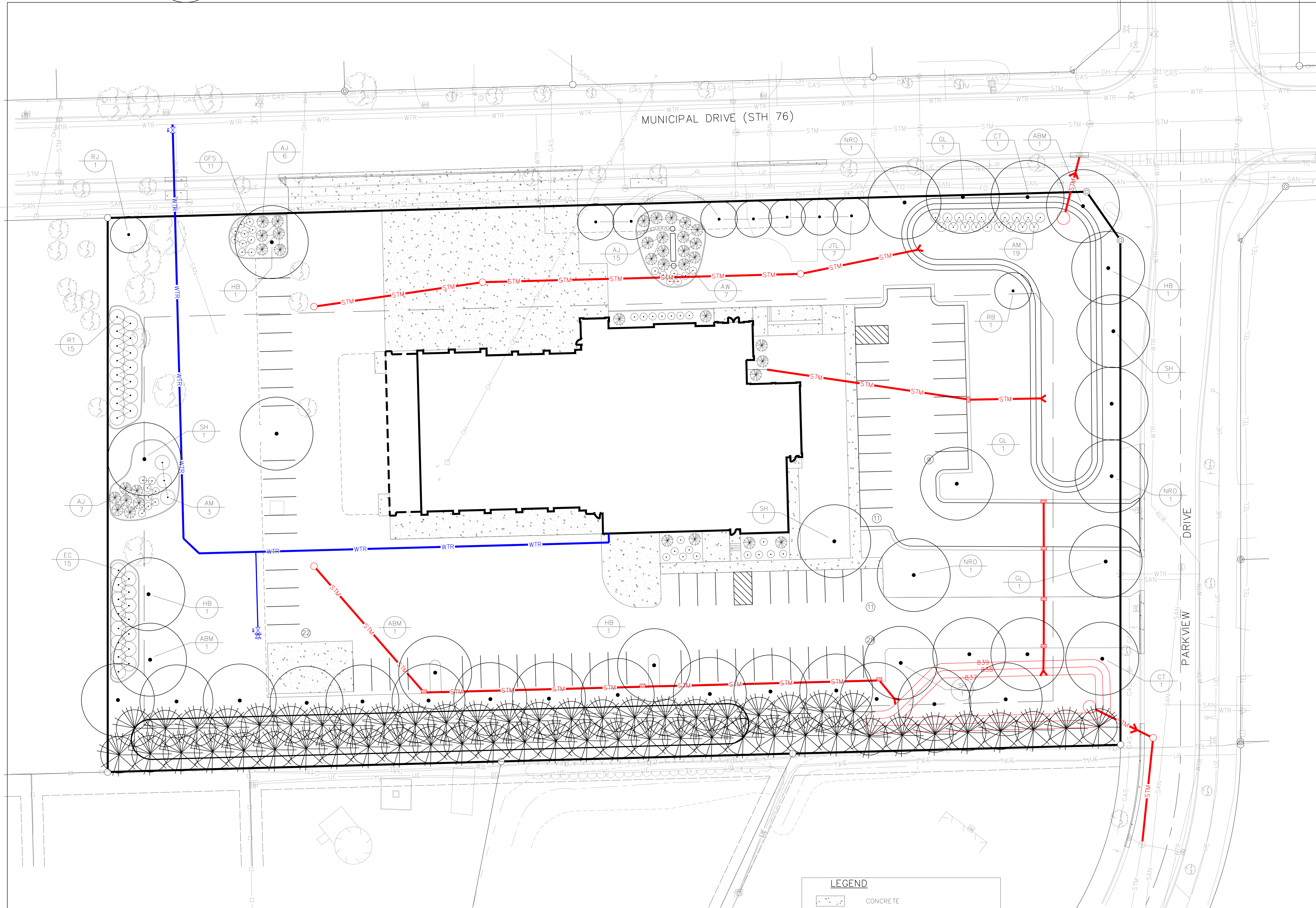
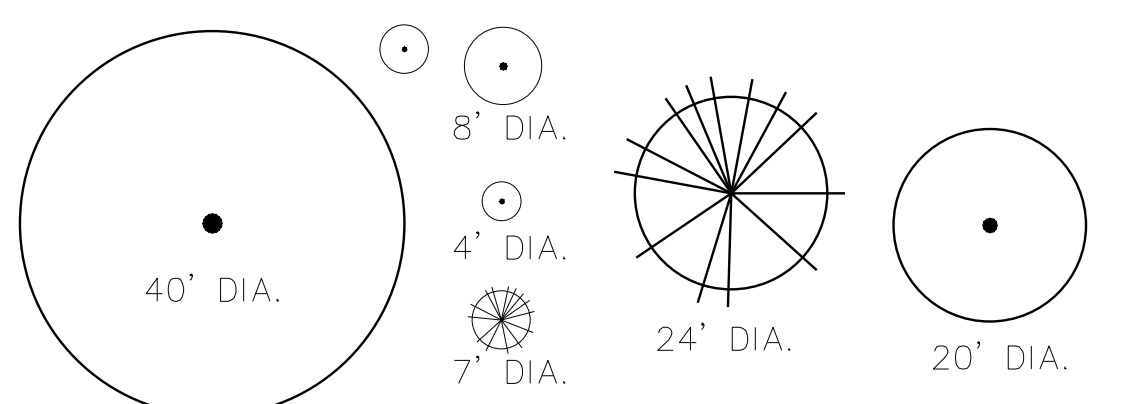
\_\_\_\_\_  
Wendy Helgeson, Town Clerk

Motion to Approve Resolution No. #16-19 made by

Votes:

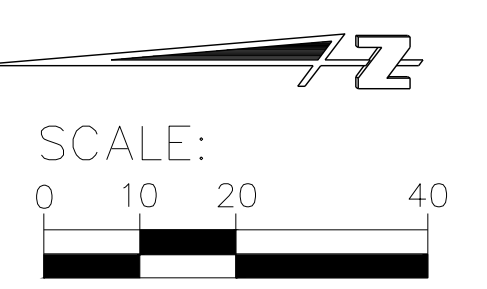
Title	Name	Aye	Nay	Other
Chairperson	Anderson			
Commissioner	Cotter			
Commissioner	Ecker			
Commissioner	Kippenhan			
Commissioner	Meidam- Wincentsen			
Commissioner	Strobel			
Commissioner	Zilisch			

Posted:



**LEGEND**

	CONCRETE
	STANDARD ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT



N1745 Municipal Drive  
GREENVILLE, WI 54942

**GREENVILLE FIRE AND SAFETY**

**SCHEMATIC DESIGN**

**wendel**

401 2nd Avenue North, Suite 206  
Minneapolis, MN 55401  
www.wendelcompanies.com

Wendel WI Architects, Engineering, Surveying and  
Landscape Architecture, P.C.

**Five Bugles Design**

**ARCHITECT**

WENDEL  
ROBERT KRZYZANOWSKI, PROGRAM MANAGER  
STEVE GAUSMAN, AIA  
BUILDING DIV. SUITE 202  
MAILBOX 2  
805 WISCONSIN STREET  
EAU CLAIRE, WI 54603  
715.832.4848  
rkrzyzanowski@fivebuglesdesign.com  
sgausman@wendelcompanies.com

**CIVIL ENGINEER**

CEDAR CORPORATION  
THOM MALCOWSKI, PE  
1695 BELLEVUE STREET  
GREEN BAY, WI 54311  
920.765.7000  
thom.malcowski@cedarcorp.com

**STRUCTURAL**

NORTHLAND CONSULTING ENGINEERS, LLP  
TOM RINES, PE  
100 SOUTH 21st AVENUE WEST, SUITE 1  
DULUTH, MN 55806  
218.727.5966  
tom@nce-duluth.com

**MECHANICAL / PLUMBING / HVAC & FIRE PROTECTION**

WENDEL  
CARL LISICKI, PE  
375 ESSLAY ROAD, SUITE 200  
WILLIAMSVILLE, NY 14221  
716.688.0766  
clisicki@wendelcompanies.com

**ELECTRICAL**

WENDEL  
Stewart C. Haney, PE, PMP, LEED AP  
375 ESSLAY ROAD, SUITE 200  
WILLIAMSVILLE, NY 14221  
716.688.0766  
shaney@wendelcompanies.com

**INTERIORS**

LZ DESIGNES  
LAURIE ZAPRA  
2215 LAKESHORE DRIVE  
RICE LAKE, WI 54868  
715.551.7778  
lzapra@LZDINT.com

**DD SET**

01/09/19

**NOT FOR CONSTRUCTION**

**NOTE**

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER. UNAUTHORIZED ALTERATION OR ADICTION TO ANY SURVEY DRAWING, LOCAL SPECIFICATION, PLAN OR REPORT IS PROHIBITED IN ACCORDANCE WITH STATE LAW, CODE AND RULES.

NO.	REVISIONS	DATE

**LANDSCAPE PLAN**

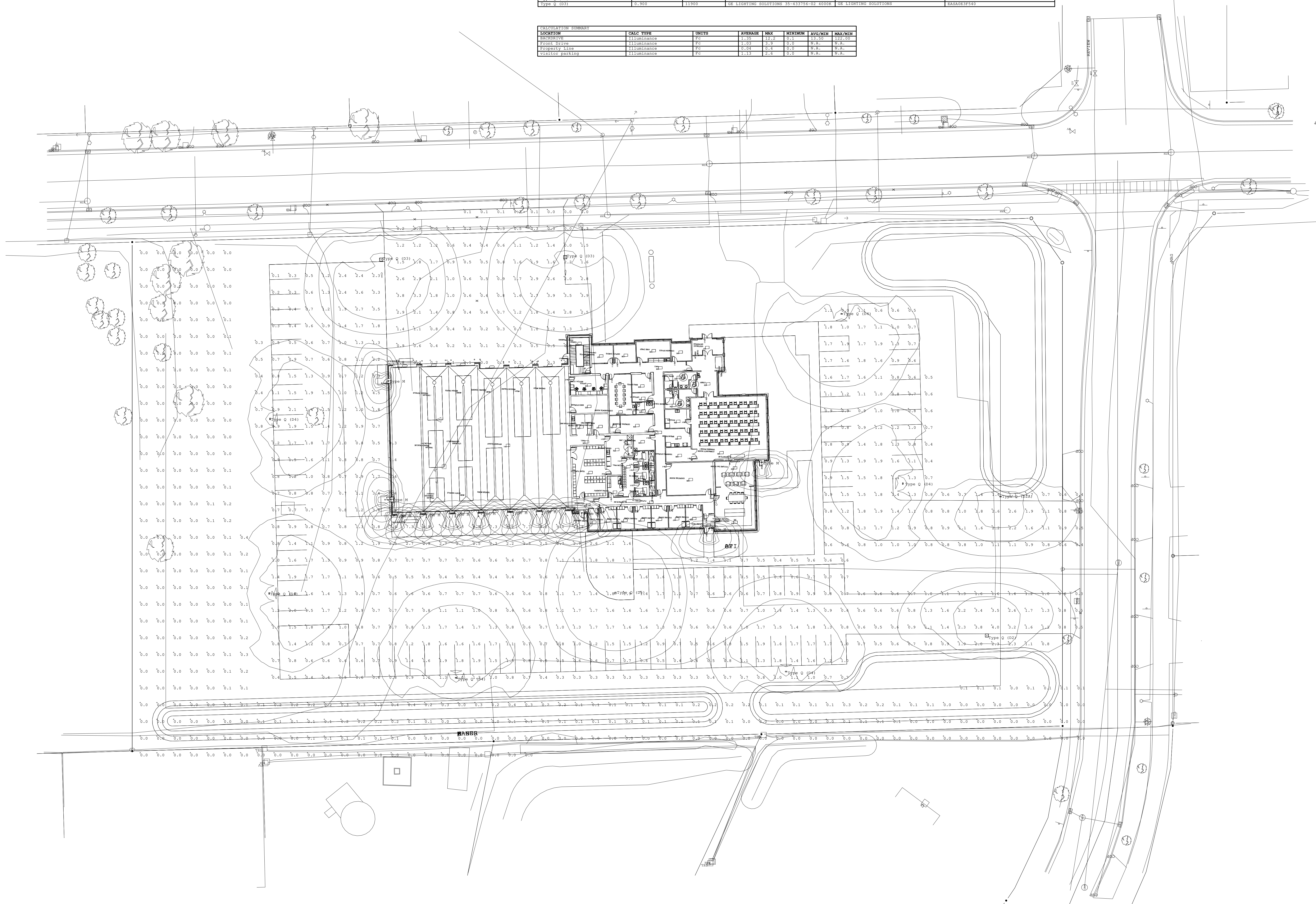
DATE: 01.09.2019  
SCALE: AS SHOWN  
DWN: JJK  
PRJ: 600301  
DWS: No.

**C 110**

C:\Clients\_ofRoy\W176125 - Wendel Companies\001 Town of Greenville - Fire Safety Building Site Engineering\001 Civil\DWG\LANDSCAPE\TELP.dwg 02/06/19 2:22:45 PM

FIXTURE	LIGHT LOSS FACTOR	INITIAL LUMENS	CATALOG NUMBER	MANUFACTURER	MODEL NUMBER
Type H	0.90	3300	35-43374-02 4000K	GE LIGHTING SOLUTIONS	2850-4000K
Type Q (02A)	0.90	8700	GE LIGHTING SOLUTIONS 35-43374-02 4000K	GE LIGHTING SOLUTIONS	2850-4000K
Type Q (02B)	0.90	9200	GE LIGHTING SOLUTIONS 35-43374-02 4000K	GE LIGHTING SOLUTIONS	2850-4000K
Type Q (04)	0.90	9300	GE LIGHTING SOLUTIONS 35-43374-02 4000K	GE LIGHTING SOLUTIONS	2850-4000K
Type Q (05)	0.90	10200	GE LIGHTING SOLUTIONS 35-43374-02 4000K	GE LIGHTING SOLUTIONS	2850-4000K
Type Q (03)	0.90	11500	GE LIGHTING SOLUTIONS 35-43374-02 4000K	GE LIGHTING SOLUTIONS	2850-4000K

LOCATION	CALC. TYPE	UNITS	AVERAGE	MAX	MINIMUM	AUGMENT	MAX/MIN
Barboursville	Illuminance	FC	1.25	13.2	0.1	13.20	132.00
Public Areas	Illuminance	FC	1.25	13.2	0.1	N/A	N/A
Property Line	Illuminance	FC	0.04	13.4	0.0	N/A	N/A
Visitor Parking	Illuminance	FC	1.25	13.2	0.0	N/A	N/A



TOWN OF GREENVILLE WISCONSIN

N1745 Municipal Drive GREENVILLE, WI 54942

GREENVILLE FIRE AND SAFETY

SCHEMATIC DESIGN

**wendel**  
 Banbury Place, Building D04  
 800 Wisconsin Street, Suite 202 Mailbox 2  
 Eau Claire, WI 54703  
 www.wendelcompanies.com  
 p. 715.832.4848 f. 715.625.6825  
 Wendel WD Architecture, Engineering, Surveying and Landscape Architecture, P.C.  
**Five Bugles Design**  
 Architectural, Surveying, Engineering, and Landscape Architecture, P.C.

**ARCHITECT**  
 WENDEL  
 ROBERT KRZYZANOWSKI, PROGRAM MANAGER  
 STEVE GANSMAN, AA  
 BUILDING D04, SUITE 202  
 MAILBOX 2  
 800 WISCONSIN STREET  
 EAU CLAIRE, WI 54703  
 715.832.4848  
 rkryz@wendel.com  
 sgansman@wendelcompanies.com

**CIVIL ENGINEER**  
 CEDAR CORPORATION  
 PE  
 1856 BELLEVUE STREET  
 GREEN BAY, WI 54311  
 920.491.5681  
 @cedarcorp.com

**STRUCTURAL**  
 NORTHLAND CONSULTING ENGINEERS, LLP  
 TOM RHEES, PE  
 102 SOUTH 25th AVENUE WEST, SUITE 1  
 DULUTH, MN 55806  
 218.727.5985  
 tom@nlell.com

**MECHANICAL / PLUMBING / HVAC & FIRE PROTECTION**  
 WENDEL  
 CARL LUBICK, PE  
 375 ESSLAY ROAD, SUITE 200  
 WILLIAMSVILLE, NY 14221  
 716.688.0766  
 club@wendelcompanies.com

**ELECTRICAL**  
 WENDEL  
 SHANEY C. HANEY, PE, PMP, LEED AP  
 375 ESSLAY ROAD, SUITE 200  
 WILLIAMSVILLE, NY 14221  
 716.688.0766  
 shaney@wendelcompanies.com

**INTERIORS**  
 LZ BERNIERIS  
 LAURE ZADRA  
 2215 LAKESHORE DRIVE  
 RICE LAKE, WI 54868  
 715.651.7778  
 laura@LZBAT.com

**DD SET**  
 01/09/19  
**NOT FOR CONSTRUCTION**

NOTE: THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND ENGINEER. UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS PROHIBITED IN ACCORDANCE WITH STATE LAW, CODE AND RULES.

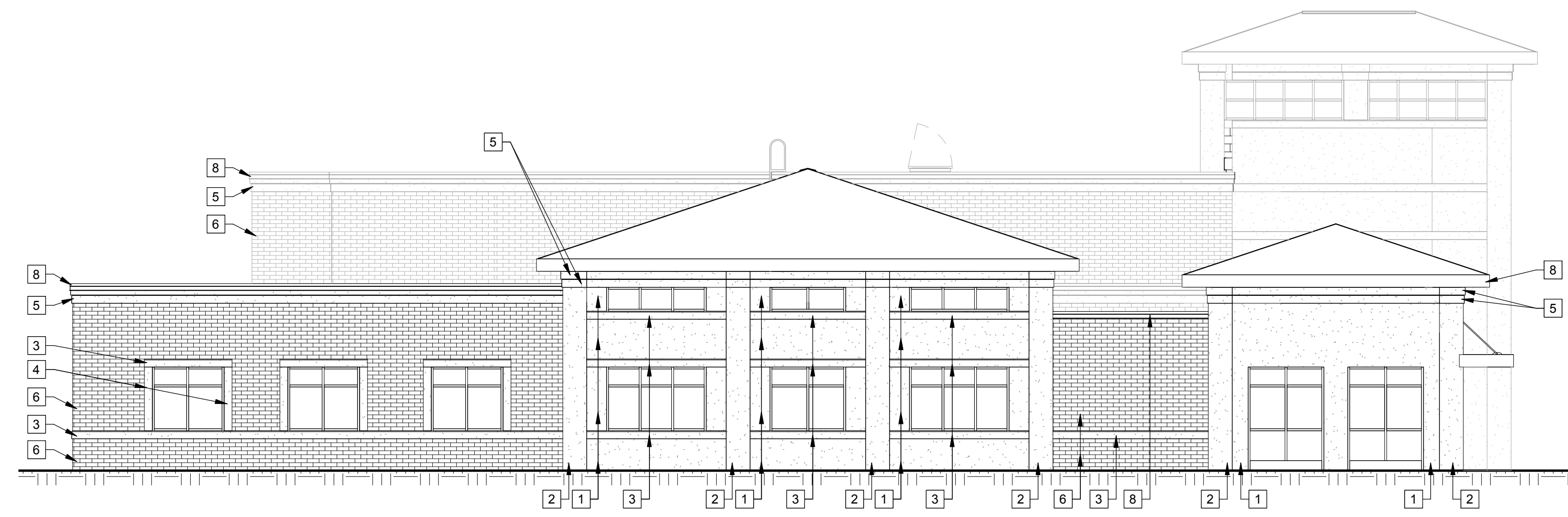
NO.	REVISIONS	DATE

1 SITE PHOTOMETRICS  
 SCALE: NONE

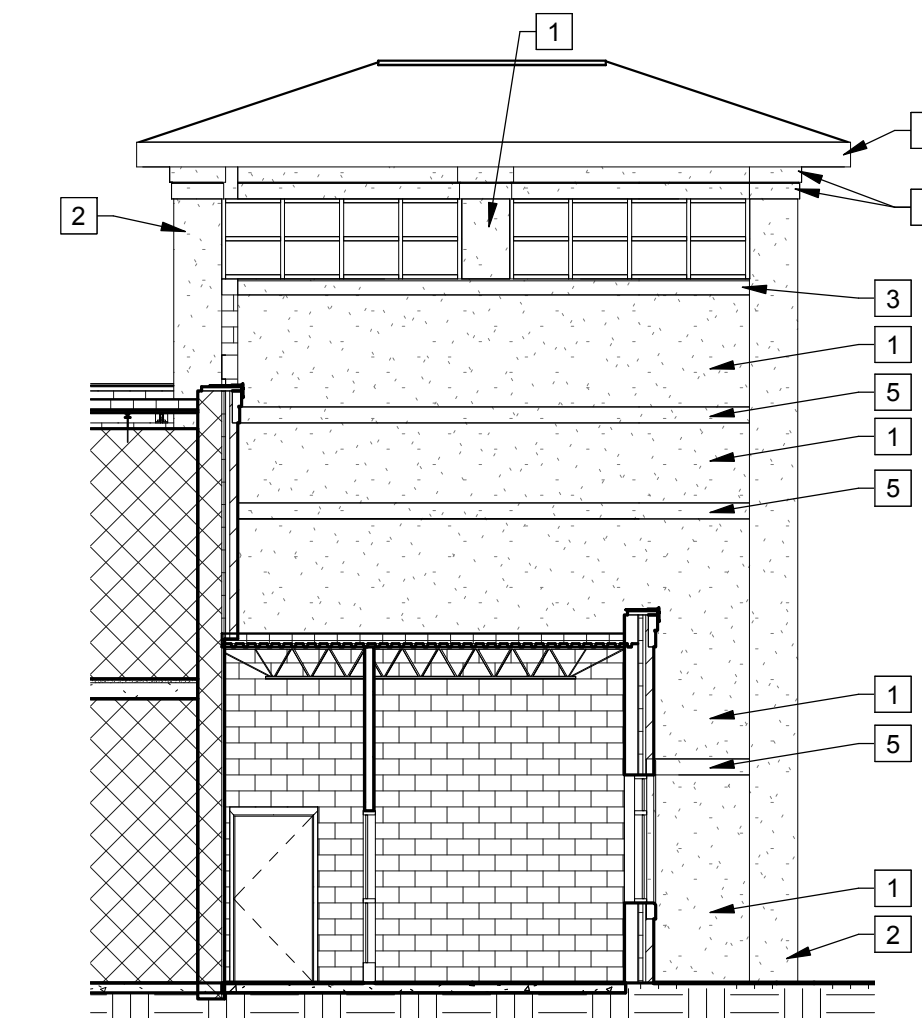


GENERIC SCALE BAR

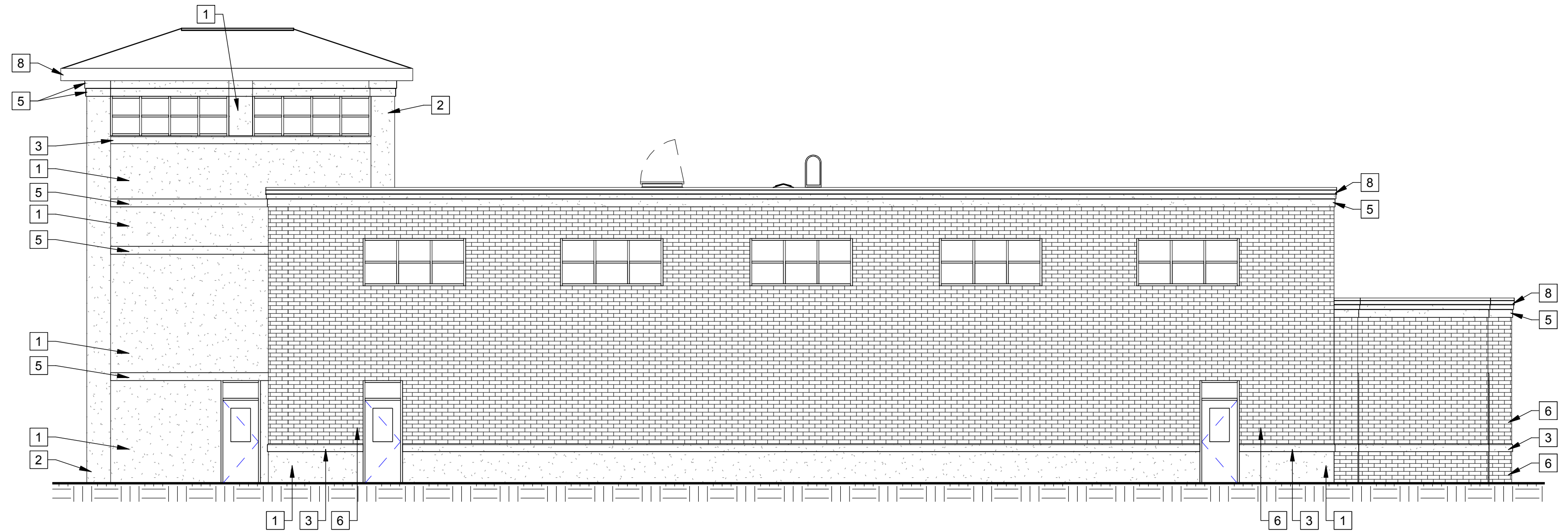
DWG. FILE:   
 DATE: 01.09.2019  
 SCALE: 1/2" = 1'-0"  
 DWN: CDW CHK: SCH  
 PROJ. NO: 600301  
 DWG. NO:   
**E-101**



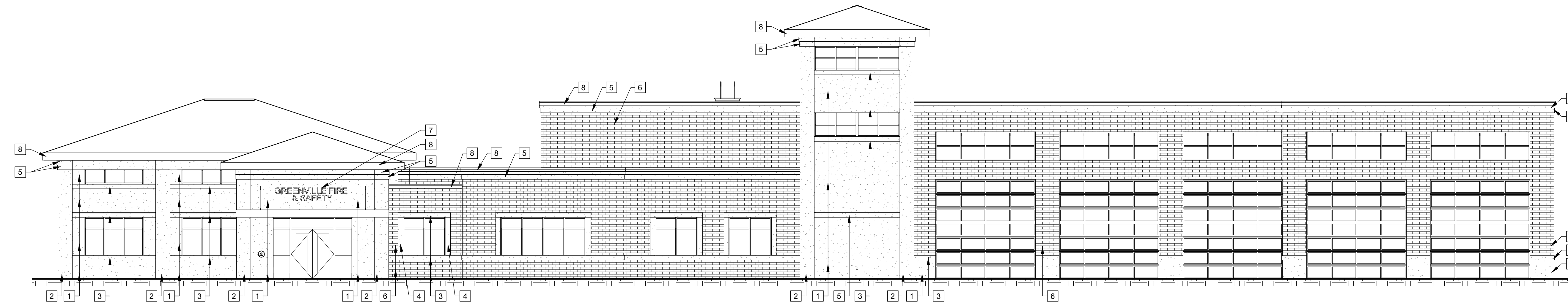
1 SOUTH ELEVATION  
1/8" = 1'-0"



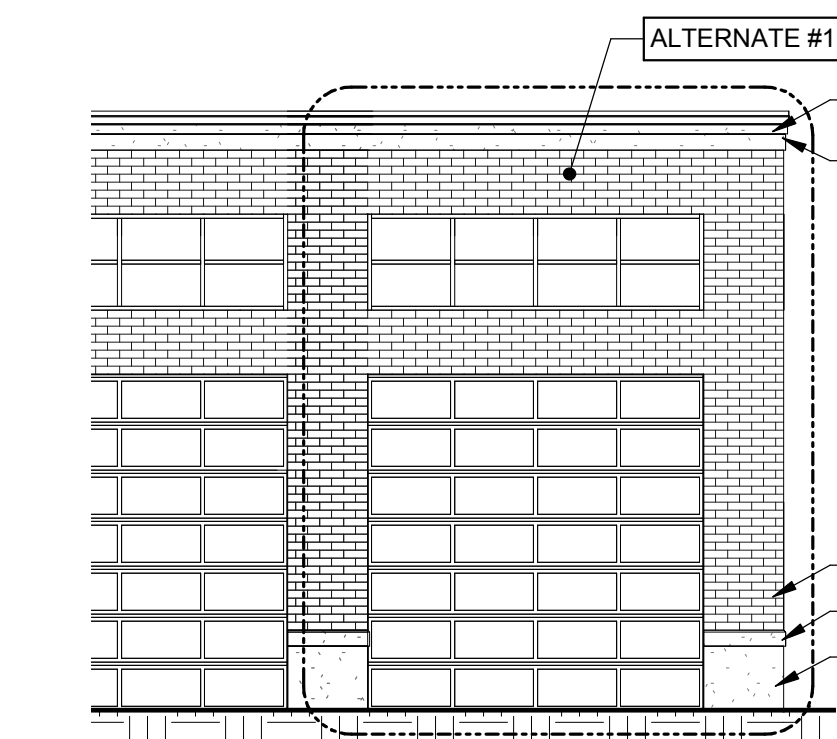
2 SOUTH TRAINING TOWER ELEVATION  
1/8" = 1'-0"



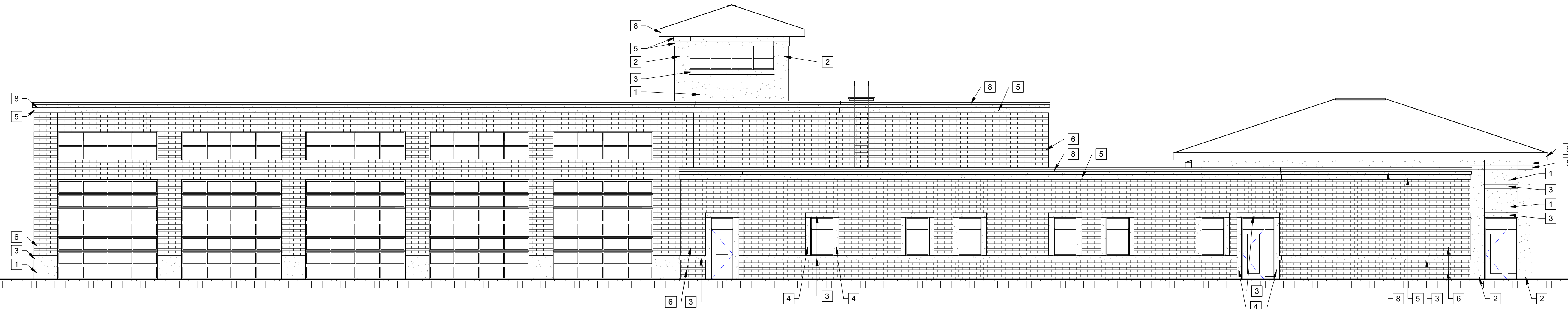
3 NORTH ELEVATION  
1/8" = 1'-0"



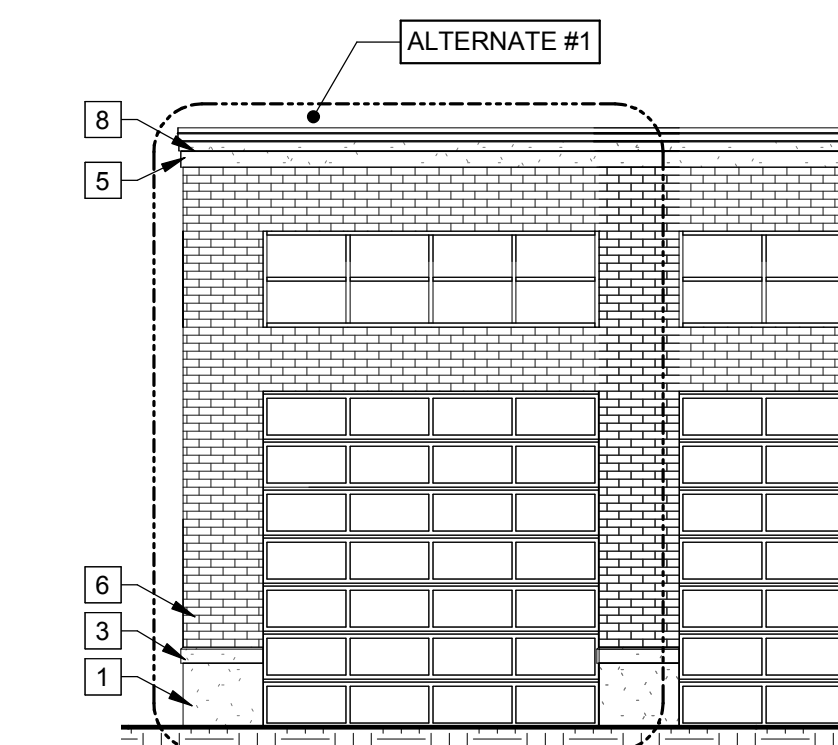
4 EAST ELEVATION (BASE BID)  
1/8" = 1'-0"



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



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



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

EXTERIOR ELEVATION KEY NOTES

- 1 CAST STONE UNIT #1
- 2 CAST STONE UNIT #2
- 3 CAST STONE UNIT #3
- 4 CAST STONE UNIT #4
- 5 CAST STONE UNIT #5
- 6 UTILITY BRICK TYPE #1
- 7 10" DIMENSIONAL LETTERS
- 8 PRE-FINISHED METAL FASCIA
- 9 PIPE BOLLARD, REFER TO DETAIL 1/A302
- 10
- 11
- 12
- 13
- 14
- 15
- 16

**TOWN OF GREENVILLE WISCONSIN**  
 N1745 Municipal Drive  
 GREENVILLE, WI 54942

**GREENVILLE FIRE AND SAFETY**  
**DESIGN DEVELOPMENT**

**wendel**  
 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.

**Five Bugles Design**

**ARCHITECT**  
 WENDEL  
 ROBERT KRZYZANOWSKI, PROGRAM MANAGER  
 STEVE GANSMAN, AIA  
 BUILDING D04, SUITE 202  
 MAILBOX 2  
 800 WISCONSIN STREET  
 EAU CLAIRE, WI 54703  
 715.832.4848  
 rkrzyzanowski@fivebuglesdesign.com  
 sgansman@wendelcompanies.com

**CIVIL ENGINEER**  
 CEDAR CORPORATION  
 THAD MALKOWSKI, PE  
 1885 BELLEVUE STREET  
 GREEN BAY, WI 54311  
 920.785.7302  
 thad.malkowski@cedarcorp.com

**STRUCTURAL**  
 NORTH AND CONSULTING ENGINEERS, LLP  
 TOM RHES, PE  
 103 SOUTH 21st AVENUE WEST, SUITE 1  
 DULUTH, MN 55806  
 218.727.5995  
 tomr@nand.com

**MECHANICAL / PLUMBING / HVAC & FIRE PROTECTION**  
 WENDEL  
 CARL LUBICK, PE  
 375 ESSJAY ROAD, SUITE 200  
 WILLIAMSVILLE, NY 14221  
 716.688.0766  
 club@wendelcompanies.com

**ELECTRICAL**  
 WENDEL  
 SHANEY C. SHANEY, PE, PMP, LEED AP  
 375 ESSJAY ROAD, SUITE 200  
 WILLIAMSVILLE, NY 14221  
 716.688.0766  
 shaney@wendelcompanies.com

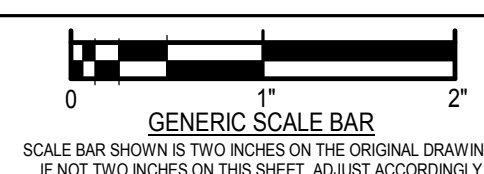
**INTERIORS**  
 J.J. BEEMERS  
 LAURE ZADRA  
 2219 LAKESHORE DRIVE  
 RICE LAKE, WI 54980  
 715.851.7778  
 laura@JZINT.com

**DD SET**  
 01/09/19  
**NOT FOR CONSTRUCTION**

SCALE  
 THIS DOCUMENT AND THE DETAILS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND ENGINEER. UNAUTHORIZED REPRODUCTION OR MODIFICATION OF ANY SURVEY DRAWING, DESIGN SPECIFICATION, PLAN OR REPORT IS PROHIBITED IN ACCORDANCE WITH STATE LAW, CODE AND RULES.

NO.	REVISIONS	DATE

DWG FILE: **EXTERIOR ELEVATIONS**

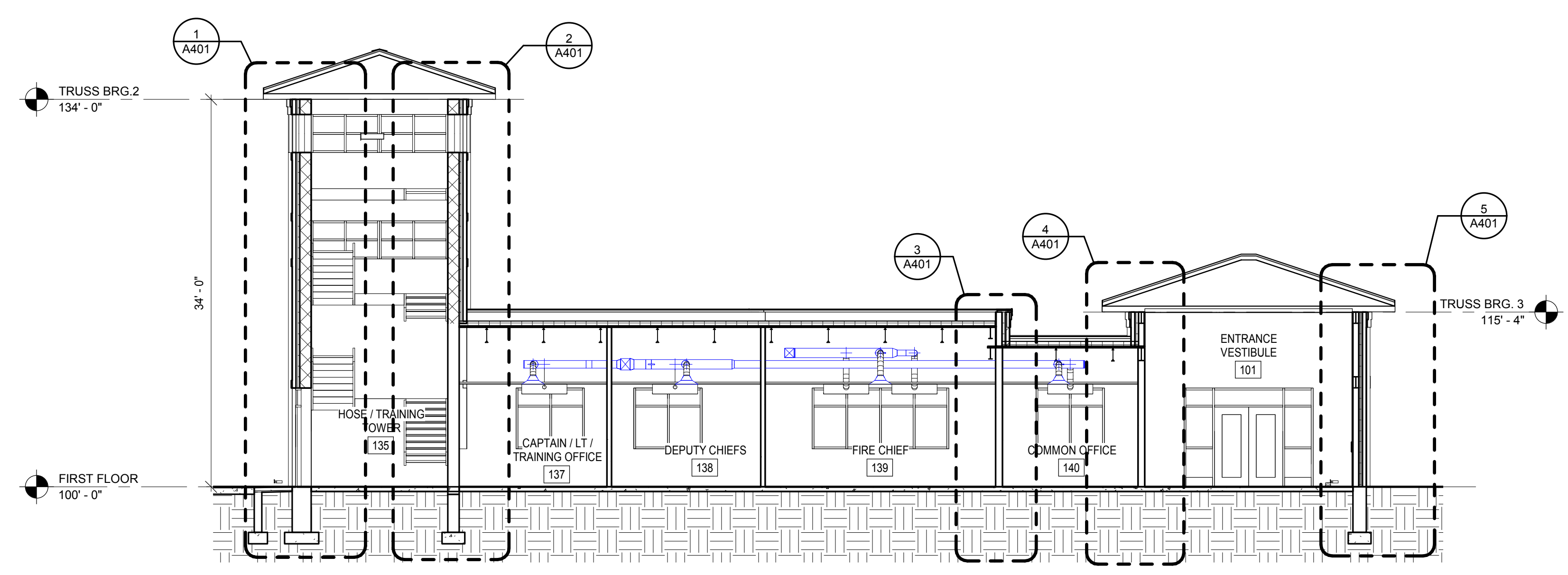


DATE	01.09.2019
SCALE	As indicated
DWN.	Author
PROJ. No.	
DWG. No.	

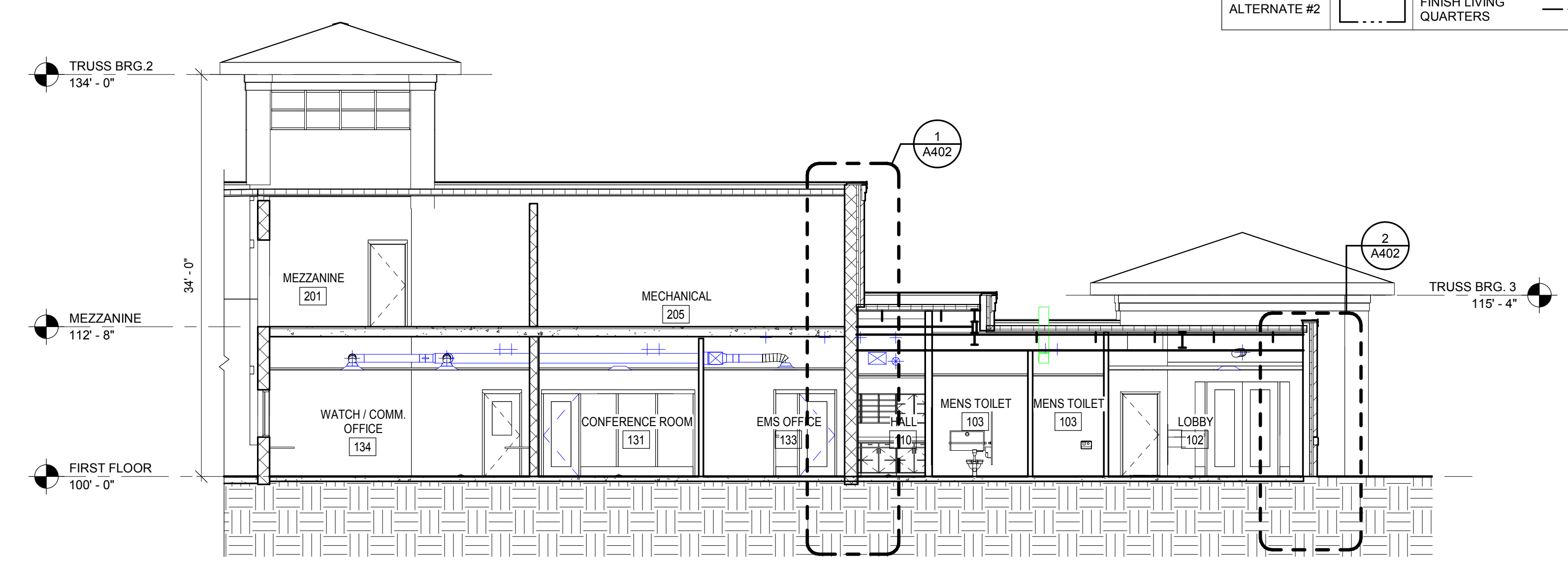
**A301**



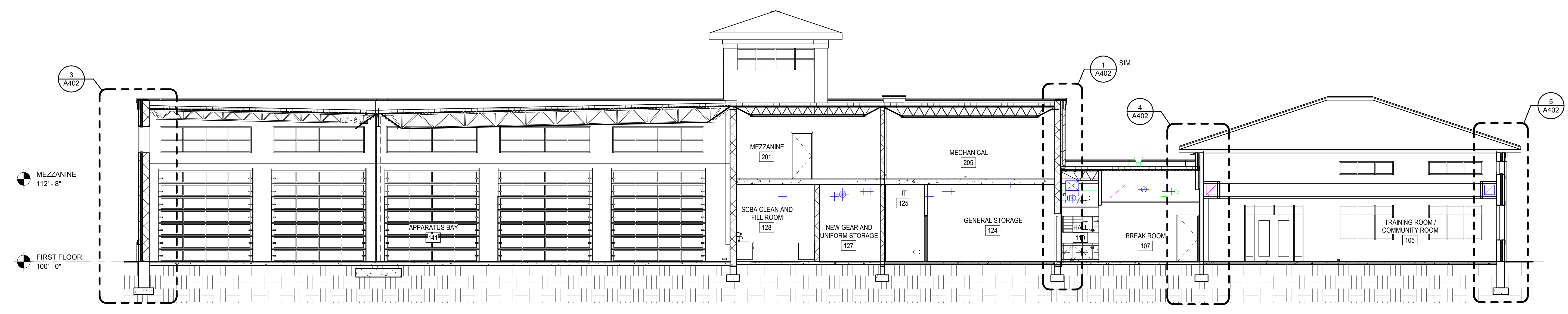
ALTERNATE LEGEND	
ALTERNATE #1	ADDITIONAL APPARATUS BAY
ALTERNATE #2	FINISH LIVING QUARTERS



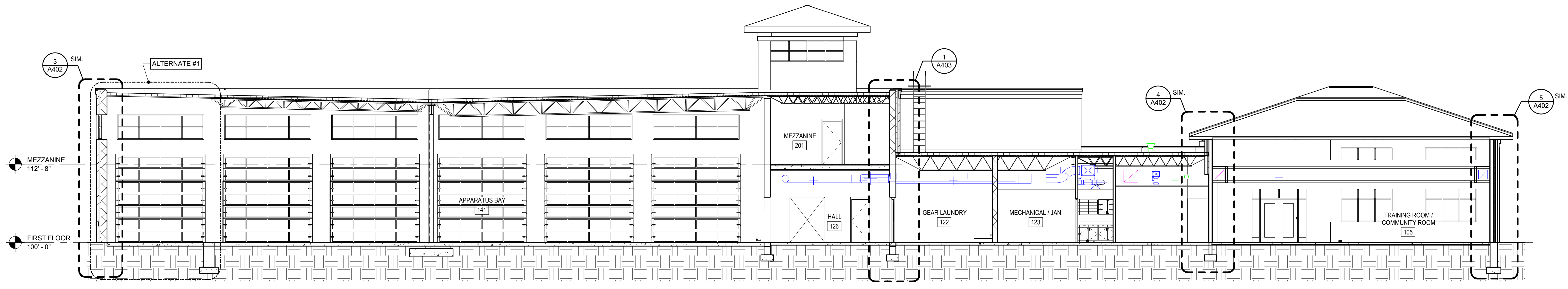
1 BUILDING SECTION  
1/8" = 1'-0"



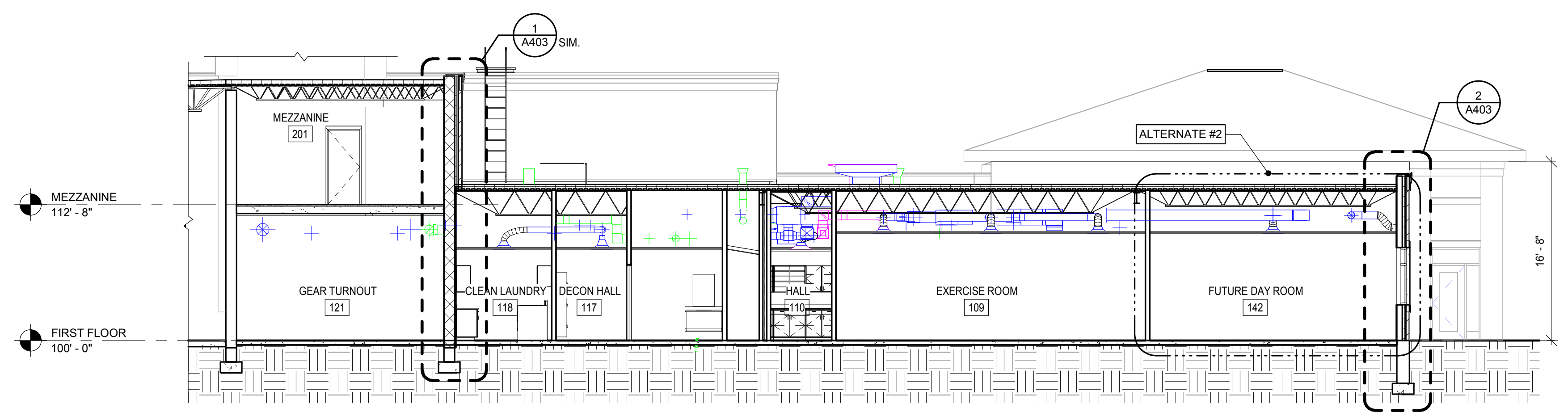
2 BUILDING SECTION  
1/8" = 1'-0"



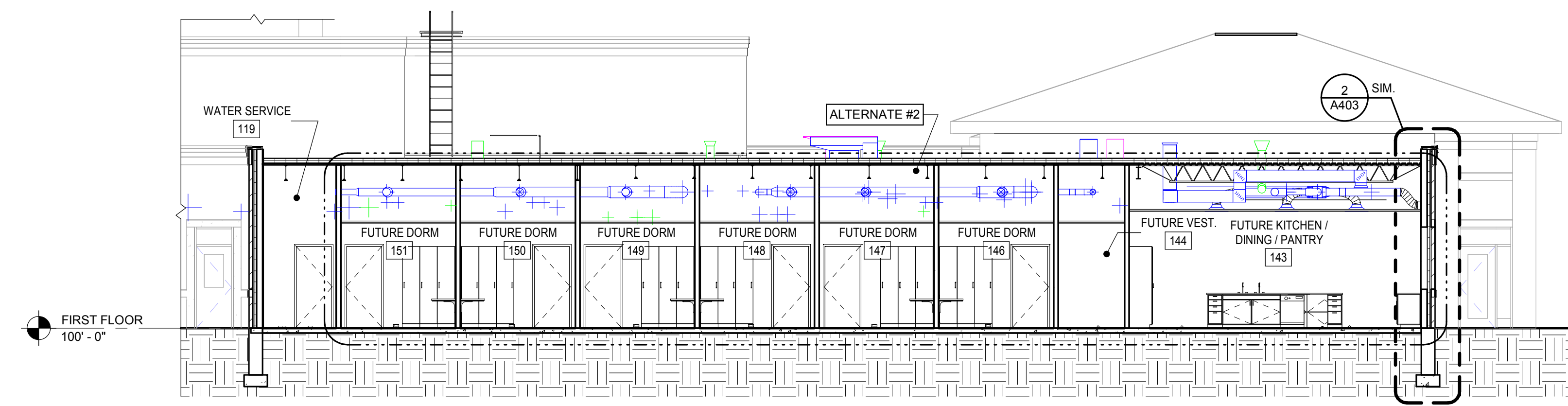
3 BUILDING SECTION  
1/8" = 1'-0"



3A BUILDING SECTION INCLUDING ALTERNATE #1  
1/8" = 1'-0"



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



5 BUILDING SECTION INCLUDING ALTERNATE #2  
1/8" = 1'-0"



TOWN OF GREENVILLE WISCONSIN

N1745 Municipal Drive  
GREENVILLE, WI 54942

GREENVILLE FIRE AND SAFETY

DESIGN DEVELOPMENT



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.



ARCHITECT  
WENDEL  
ROBERT KRZYZANOWSKI, PROGRAM MANAGER  
STEVE GANSMAN, AIA  
BUILDING D04, SUITE 202  
MAILBOX 2  
800 WISCONSIN STREET  
EAU CLAIRE, WI 54703  
715.832.4848  
krzyzanowski@fivebuglesdesign.com  
ganzman@wendelcompanies.com

CIVIL ENGINEER  
CEDAR CORPORATION  
THOMAS MALIKOWSKI, PE  
1805 BELLEVUE STREET  
GREEN BAY, WI 54311  
907.785.7302  
thom.mal@cedarcorp.com

STRUCTURAL  
NORTH AND CONSULTING ENGINEERS, LLP  
TOM RINES, PE  
102 SOUTH 21st AVENUE WEST, SUITE 1  
DULUTH, MN 55806  
218.727.5995  
tom@nc-engineers.com

MECHANICAL / PLUMBING / HVAC & FIRE PROTECTION  
WENDEL  
CARL LUBICK, PE  
375 ESSLAY ROAD, SUITE 200  
WILLIAMSVILLE, NY 14221  
716.688.0766  
club@wendelcompanies.com

ELECTRICAL  
WENDEL  
SHANEY C. SHANEY, PE, PMP, LEED AP  
375 ESSLAY ROAD, SUITE 200  
WILLIAMSVILLE, NY 14221  
716.688.0766  
shaneyc@wendelcompanies.com

INTERIORS  
JZ DESIGNERS  
LAURIE ZADRA  
2219 LAKESHORE DRIVE  
RICE LAKE, WI 54988  
715.851.7778  
laurie@JZDNT.com

DD SET		
01/09/19		
NOT FOR CONSTRUCTION		

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND ENGINEER. UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS PROHIBITED IN ACCORDANCE WITH STATE LAW, CODE AND RULES.

NO.	REVISIONS	DATE

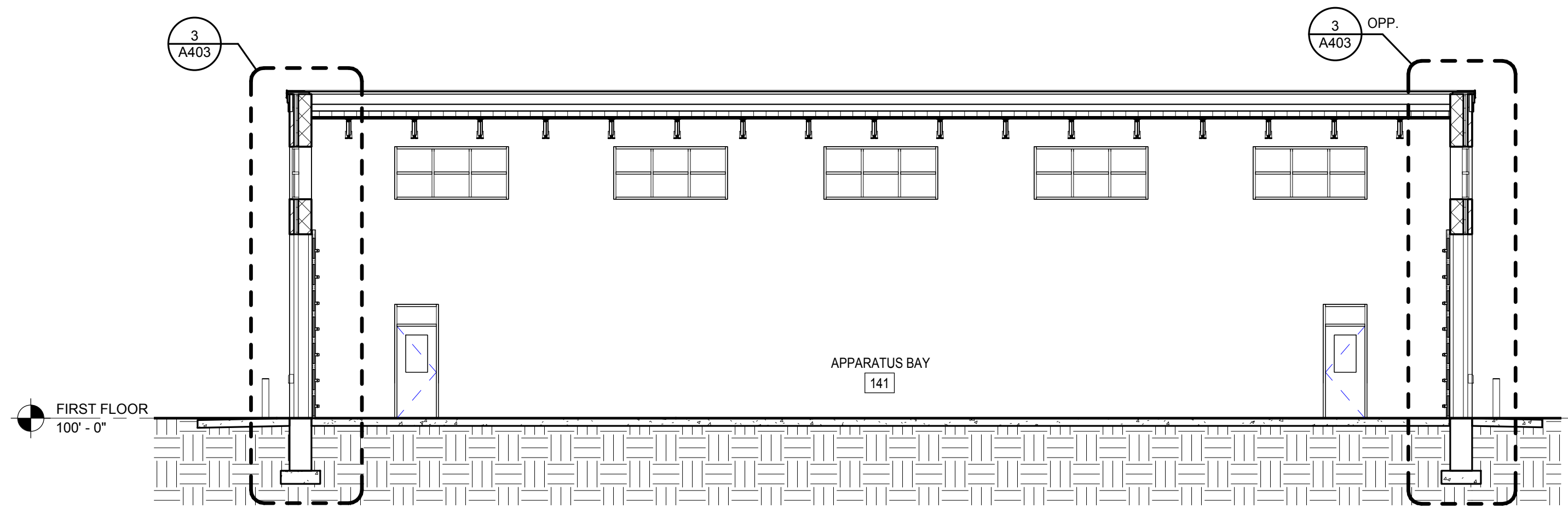
DWG. FILE: BUILDING SECTIONS

BUILDING SECTIONS

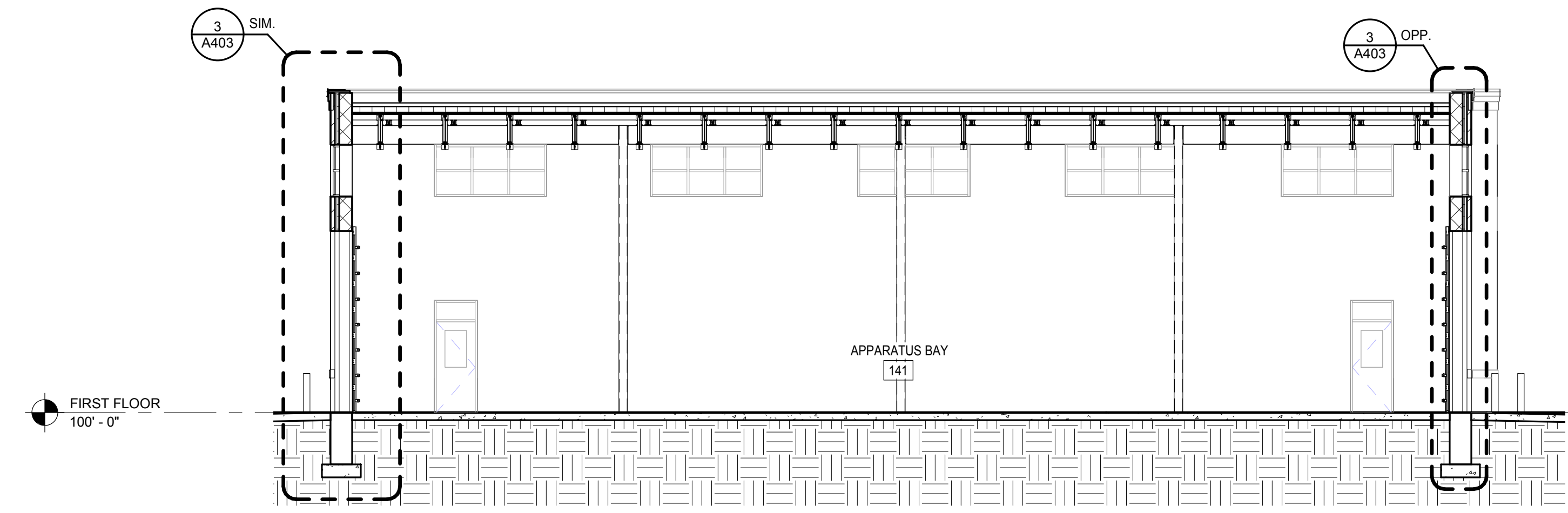
GENERIC SCALE BAR	
0	2'
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY.	
DATE	01.09.2019
SCALE	As indicated
DWN.	Author
CHK.	-
PROJ. NO.	-
DWG. NO.	-

A351

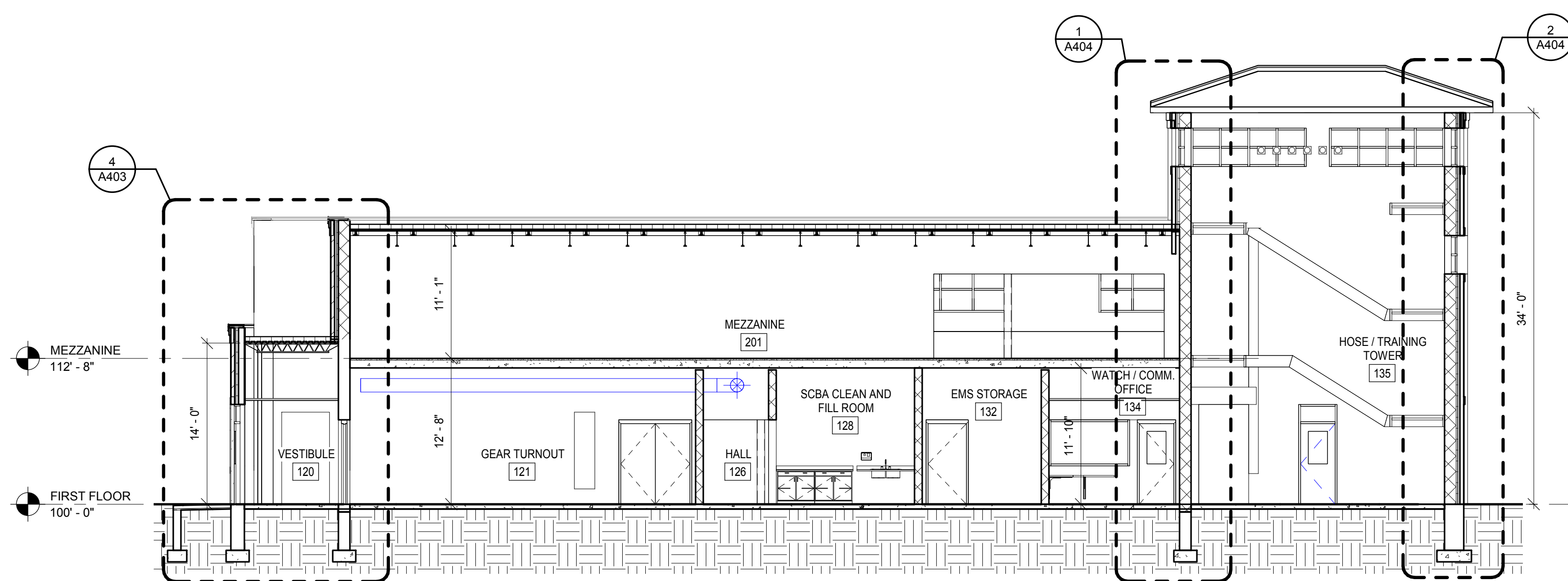
ALTERNATE LEGEND		
ALTERNATE #1		ADDITIONAL APPARATUS BAY
ALTERNATE #2		FINISH LIVING QUARTERS



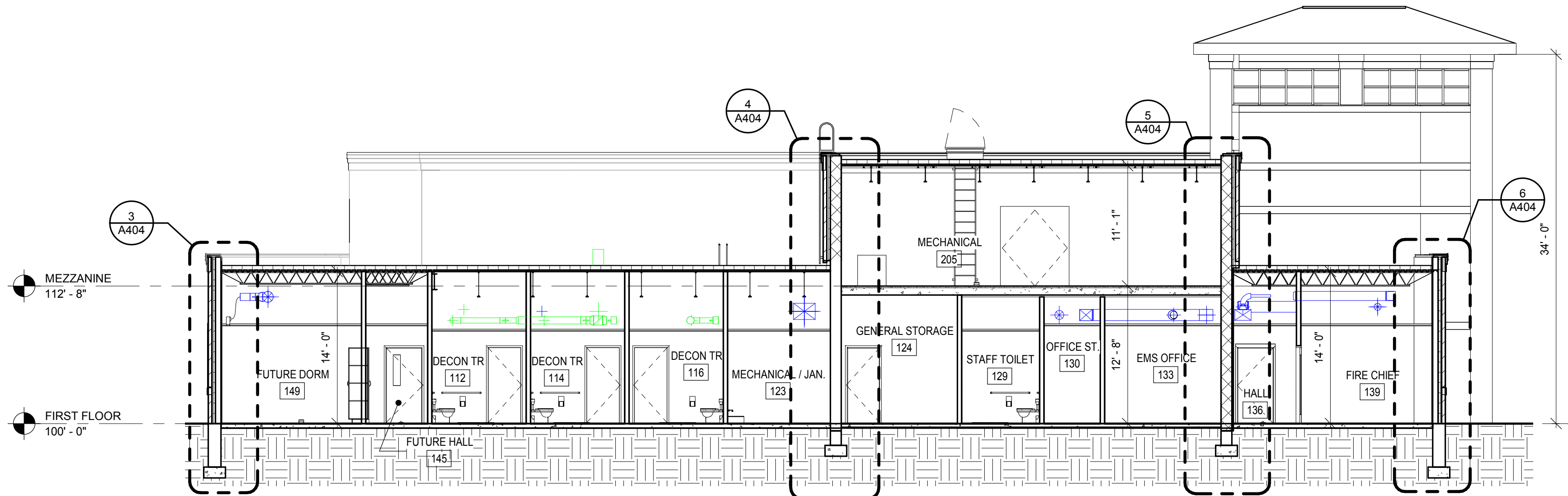
1 BUILDING SECTION  
1/8" = 1'-0"



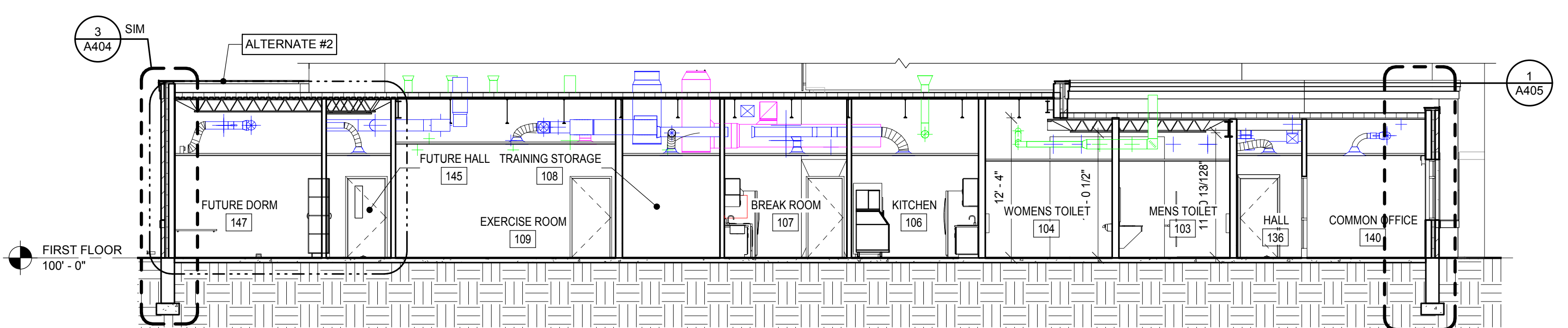
2 BUILDING SECTION  
1/8" = 1'-0"



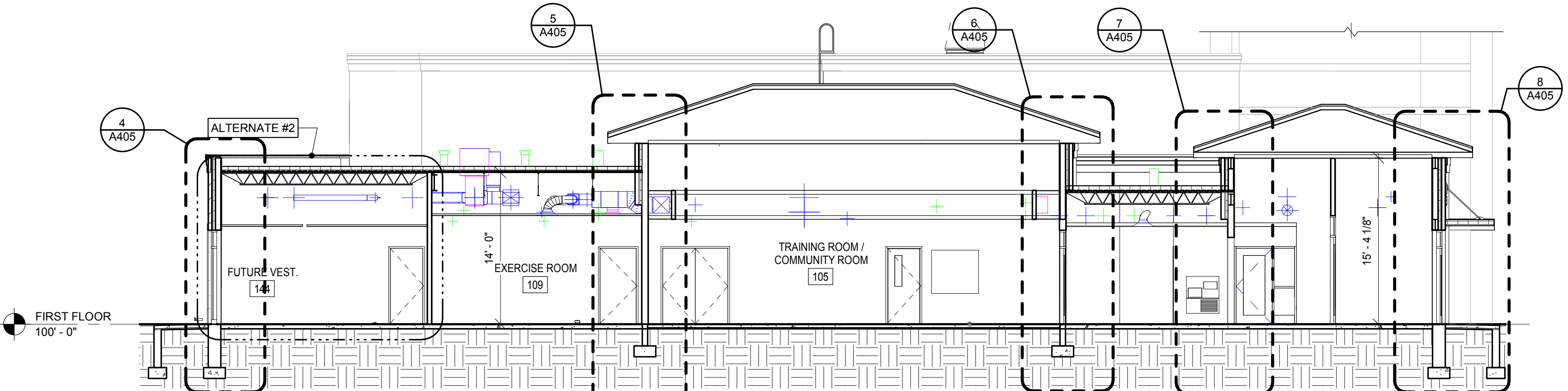
3 BUILDING SECTION  
1/8" = 1'-0"



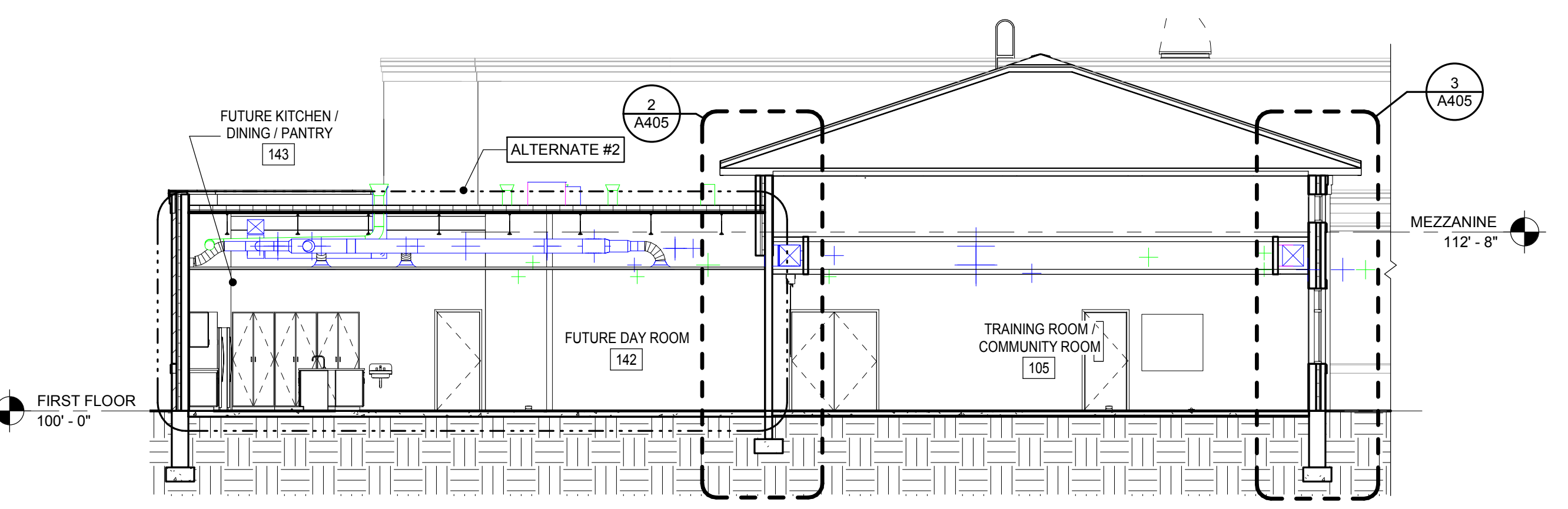
4 BUILDING SECTION  
1/8" = 1'-0"



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



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



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



TOWN OF GREENVILLE  
WISCONSIN

N1745 Municipal Drive  
GREENVILLE, WI 54942

GREENVILLE FIRE AND  
SAFETY

DESIGN DEVELOPMENT



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.



ARCHITECT  
WENDEL  
ROBERT KRZYZANOWSKI, PROGRAM MANAGER  
STEVE GANSMAN, AIA  
BUILDING D04, SUITE 202  
MAILBOX 2  
800 WISCONSIN STREET  
EAU CLAIRE, WI 54703  
715.832.4848  
krzyzanowski@fivebuglesdesign.com  
gsn@wendelcompanies.com

CIVIL ENGINEER  
CEDAR CORPORATION  
THAD MALKOWSKI, PE  
1805 BELLEVUE STREET  
GREEN BAY, WI 54311  
920.785.7302  
thad.malkowski@cedarcorp.com

STRUCTURAL  
NORTH AND CONSULTING ENGINEERS, LLP  
TOM RINES, PE  
103 SOUTH 21st AVENUE WEST, SUITE 1  
DULUTH, MN 55806  
218.727.5995  
tomr@nandc.com

MECHANICAL / PLUMBING / HVAC & FIRE PROTECTION  
WENDEL  
CARL LUBICK, PE  
375 ESSAY ROAD, SUITE 200  
WILLIAMSVILLE, NY 14221  
716.688.0766  
cll@wendelcompanies.com

ELECTRICAL  
WENDEL  
Shane C. Haney, PE, PMP, LEED AP  
375 ESSAY ROAD, SUITE 200  
WILLIAMSVILLE, NY 14221  
716.688.0766  
shaney@wendelcompanies.com

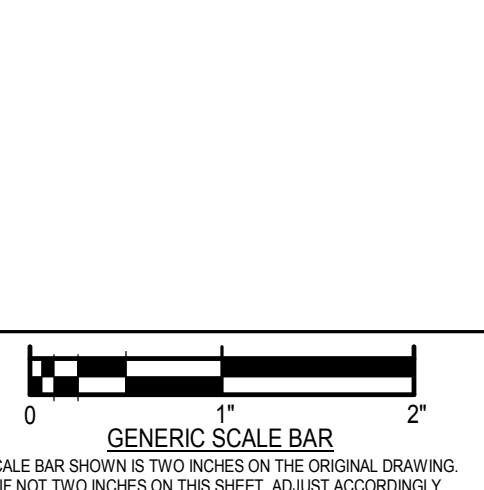
INTERIORS  
J.J. BERRIGAN  
LAURIE ZADRA  
2219 LAKESHORE DRIVE  
RICE LAKE, WI 54980  
715.851.7778  
lza@jjzdrat.com

<b>DD SET</b>	
01/09/19	
<b>NOT FOR CONSTRUCTION</b>	

NOTE:  
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND ENGINEER. UNAUTHORIZED REPRODUCTION OR MODIFICATION OF ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS PROHIBITED IN ACCORDANCE WITH STATE LAW, CODE AND RULES.

NO.	REVISIONS	DATE

**BUILDING SECTIONS**



DATE	01.09.2019
SCALE	As indicated
DWN.	Author
CHK.	Checker
PROJ. No.	
DWG. No.	

**A352**

## **Resolution #17-19**

### **RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A SPECIAL EXCEPTION FOR FIRE STATION AND PLANNED UNIT DEVELOPMENT LOCATED AT PARCELS 110035301 & 110035302**

**WHEREAS**, a Fire Station and Planned Unit Development (PUD) has been applied for as a special exception for the Greenville Fire Station located at parcels 110035301 & 110035302 as shown on the attached Exhibit A; and

**WHEREAS**, the Planning Commission has found that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and have recommended approval to the Town Board; and

**WHEREAS**, the approval and continued use of the special exception shall be conditioned on the following and granted relief from the zoning code through the PUD

1. A landscape plan has been attached and meets code but the Town Board has the authority to reduce landscaping as it sees fit in the future in order to meet life and safety concerns; and
2. The 8:12 roof pitch requirement has been waived as this is a life safety facility and the design of the site does not lend itself to be able to meet this requirement; and

**WHEREAS**, per Section 320-209B(2) of the Zoning Ordinance, the special exception shall expire if the use is discontinued for a period of eight months. If a building permit is required, and has not been obtained within 12 months of the issuance of the special exception permit, the applicant must request in writing and the Planning Commission may approve an extension if it finds there is no significant change to warrant a new special exception permit application. If the special exception does not require a building permit and has not started within 12 months of issuance of the special exception permit the permit is considered null and void and an application for a special exception permit shall be required. If the conditions set forth above are not met within the specified timeframes the special exception permit shall expire and be null and void. The special exception shall run with the land and is transferable with the sale of the property; and

**WHEREAS**, this resolution shall act as the special exception permit and be enforceable by the Town;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Greenville hereby finds that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and approves the special exception permit.

This resolution was adopted by the Town of Greenville Town Board on the 25<sup>th</sup> day of February, 2019:

TOWN BOARD OF THE  
TOWN OF GREENVILLE, WISCONSIN

By: \_\_\_\_\_  
Jack Anderson, Town Chair

ATTEST:

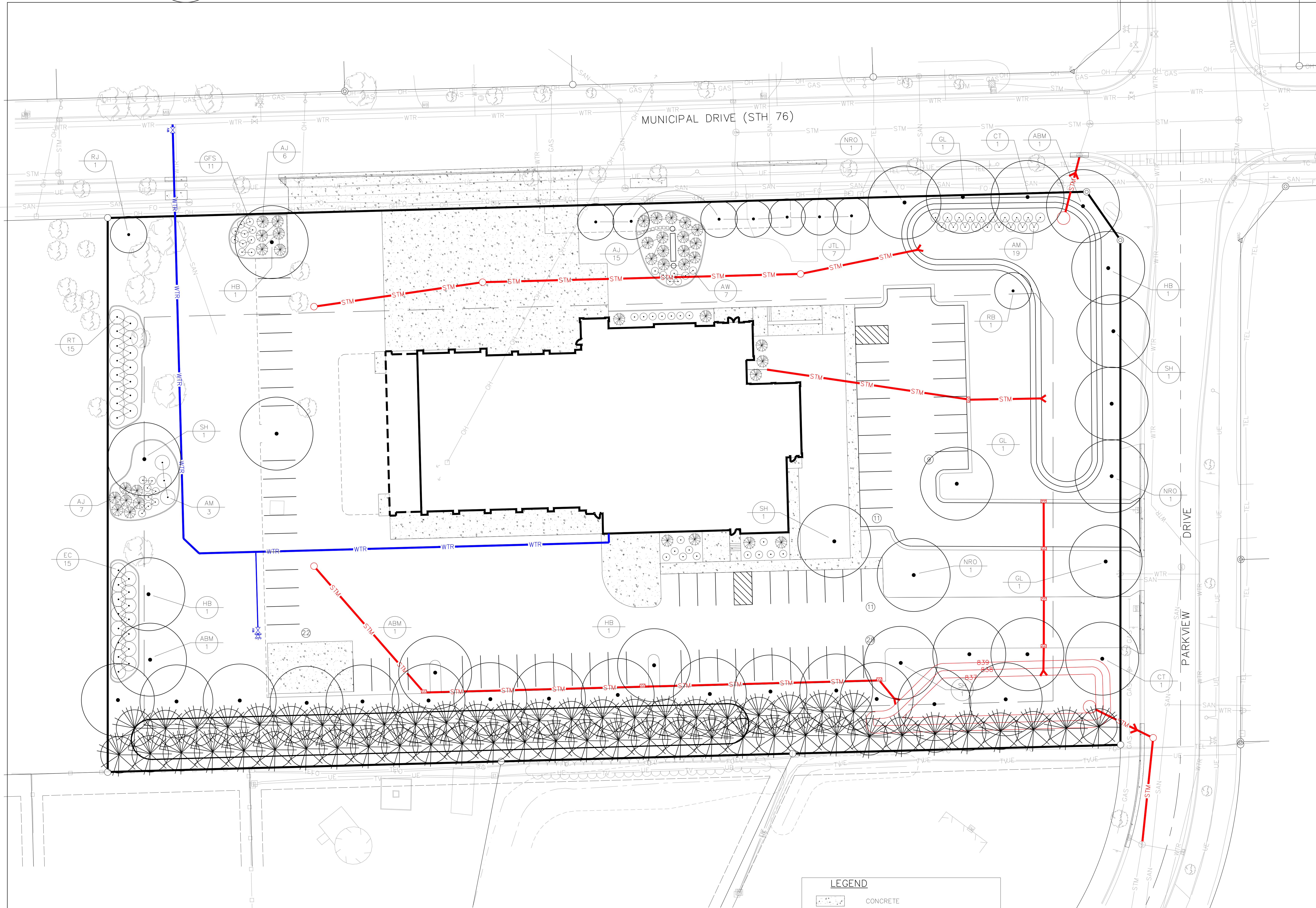
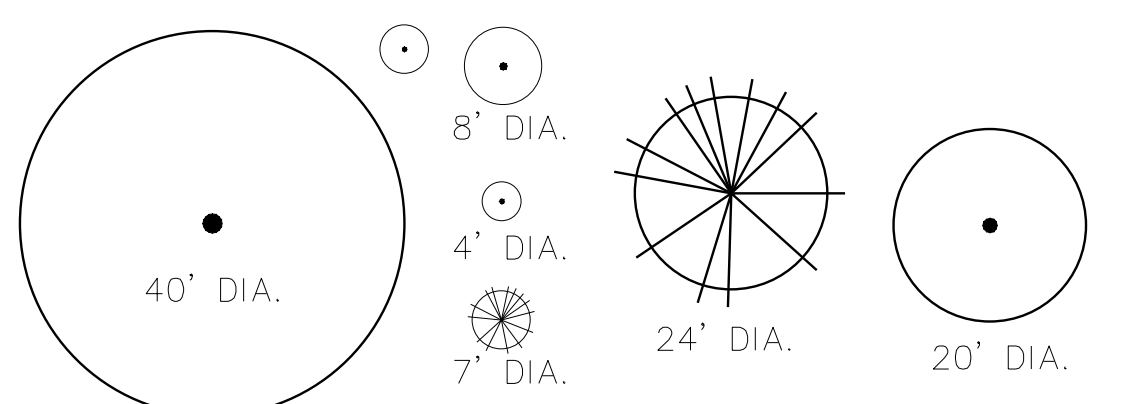
\_\_\_\_\_  
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #17-19 made by:

Votes:

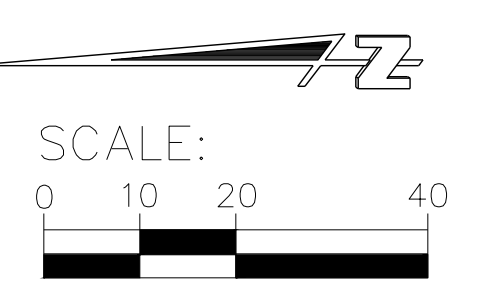
Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:



**LEGEND**

	CONCRETE
	STANDARD ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT



N1745 Municipal Drive  
GREENVILLE, WI 54942

**GREENVILLE FIRE AND SAFETY**

**SCHEMATIC DESIGN**

**wendel**

401 2nd Avenue North, Suite 206  
Minneapolis, MN 55401  
www.wendelcompanies.com

Wendel WI Architects, Engineering, Surveying and  
Landscape Architecture, P.C.

**Five Bugles Design**

**ARCHITECT**  
WENDEL  
ROBERT KRZYZANOWSKI, PROGRAM MANAGER  
STEVE GAUSMAN, AIA  
BUILDING DIV. SUITE 202  
MAILBOX 2  
805 WISCONSIN STREET  
EAU CLAIRE, WI 54603  
715.832.4848  
rkrzyzanowski@fivebuglesdesign.com  
sgausman@wendelcompanies.com

**CIVIL ENGINEER**  
CEDAR CORPORATION  
THOM MALCOWSKI, PE  
1695 BELLEVUE STREET  
GREEN BAY, WI 54311  
920.765.7000  
thom.malcowski@cedarcorp.com

**STRUCTURAL**  
NORTHLAND CONSULTING ENGINEERS, LLP  
TOM RINES, PE  
100 SOUTH 21st AVENUE WEST, SUITE 1  
DULUTH, MN 55806  
218.727.5966  
tom@nce-duluth.com

**MECHANICAL / PLUMBING / HVAC & FIRE PROTECTION**  
WENDEL  
CARL LISICKI, PE  
375 ESSLAY ROAD, SUITE 200  
WILLIAMSVILLE, NY 14221  
716.888.0766  
clisicki@wendelcompanies.com

**ELECTRICAL**  
WENDEL  
Stewart C. Haney, PE, PMP, LEED AP  
375 ESSLAY ROAD, SUITE 200  
WILLIAMSVILLE, NY 14221  
716.888.0766  
shaney@wendelcompanies.com

**INTERIORS**  
LZ DESIGNES  
LAURIE ZAPRA  
2215 LAKESHORE DRIVE  
RICE LAKE, WI 54868  
715.551.7778  
lzapra@LZDINT.com

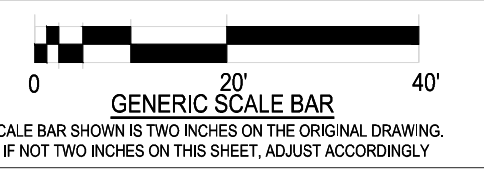
**DD SET**  
01/09/19

**NOT FOR CONSTRUCTION**

**NOTE**  
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER. UNAUTHORIZED ALTERATION OR ADICTION TO ANY SURVEY DRAWING, LOCAL SPECIFICATION, PLAN OR REPORT IS PROHIBITED IN ACCORDANCE WITH STATE LAW, CODE AND RULES.

NO.	REVISIONS	DATE

**LANDSCAPE PLAN**



DATE: 01.09.2019  
SCALE: AS SHOWN  
DWN: JJK  
CHK: TMM  
PROJ No: 600301  
DWS No:

**C 110**

E:\Clients - of Roy\WI\60325 - Wendel Companies\001 Town of Greenville - Fire Safety Building Site Engineering\001 Civil\DWG\LANDSCAPE\TELP.dwg 02/06/19 2:22:45 PM