

MEETING AGENDA

DATE:Monday April 22, 2019TIME:5:30 PMLOCATION: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 March 25, 2019.
- b. Subdivision/CSM Status Report
- c. All World Ford Landscaping Plan

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

6. OLD BUSINESS

- a. Consider/Discuss/Act on Greenville Auto & RV parcels 110014207, 110014208, 110014210, 110014211
 - i. Resolution 18-19 Site Plan
 - ii. Resolution 19-19 Special Exception for Car Sales and Auto Use

7. <u>NEW BUSINESS</u>

- a. Public Hearing and Consider/Discuss/Act on Resolution 32-19 Rezoning of Parcel 110086203 from General Commercial to Industrial
- b. Public Hearing and Consider/Discuss/Act on Resolution 35-19 CSM for Savannah Heights Phase 3 parcel 110083804

Page **1** of **2**

Planning Commission

Agenda posted at Greenville Town Hall, Greenville Post Office and Town Website (<u>www.townofgreenville.com</u>). This is a public meeting. As such, a quorum of the Town Board, Park Commission, Board of Appeals, or Greenville Facility Committee may be in attendance. However, the only business to be conducted is for the Planning Commission.

- c. Consider/Discuss/Act on Resolution 36-19 Site Plan for ATW Hangar parcel 110123500
- d. Public Hearing and Consider/Discuss/Act on WE Energies Gas Regulator parcel 110085604
 - i. Resolution 33-19 Site Plan
 - ii. Resolution 34-19 Special Exception for a Gas Regulator
- e. Public Hearing and Consider/Discuss/Act on Ordinance 03-19 Chapter 204 Article II Town Functional Road Classification System
- f. Discussion on Self Storage Units Ordinance Update

8. OPEN CASES

- a. 2018_Mayflower Rd Conservation Subdivision
- b. 2018_Greenwood Road Concept
- c. 2018_Spring Road Conservation Subdivision

9. <u>TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR</u> <u>UPDATE</u>

- a. iPad update
- b. Next Meeting Date: May 20, 2019 5:30pm

10. ADJOURNMENT

Dated/Posted: April 15, 2019 Wendy Helgeson, Town Clerk

Planning Commission



MEETING MINUTES

DATE:Monday March 25, 2019TIME:5:30 PMLOCATION:Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. CALL TO ORDER

Meeting called to order at 5:32pm.

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

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

Motion to approve the agenda made by Mark Strobel, Greg Kippenhan second. 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 to close public comment forum made by Jack Anderson, Leanne Meidam-Wincentsen second. 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 February 25, 2019
- b. Approve Regular Planning Commission Meeting Minutes from February 25, 2019
- c. Subdivision/CSM Status Report
- d. All World Ford Landscape Plan with Existing Trees

Motion to approve consent agenda made by Greg Kippenhan, Ken Zilisch second. Leanne Meidam-Wincentsen removed d. All World Ford Landscaping for discussion. Motion carried to approve a-c 7-0.

5. ITEMS REMOVED FROM CONSENT AGENDA(as necessary)

a. All World Ford Landscape Plan with Existing Trees Leanne wanted to make mention that the plan shows trees that are not on the All World Ford property and they should not be included on their landscape plan. She motions to table the plan until it is corrected, Jim Ecker second. Motion carried 7-0.

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Planning Commission

6. OLD BUSINESS

a. Consider/Discuss/Act on Spring Road Conservation Design Subdivision Concept Plan, parcels 110066900 and 110067000
Mark Strobel prefers 50% open land not to be included in any lots or right of way. Jack Anderson notes the plan does not meet the code 270-20(C)1 regarding maximum lot size. Jim Ecker noted that section 270-17(D) says that the green space should be contiguous; he feels it should not be in the front yard and suggests moving it to the back yards especially on the East side to meet up with the Southern and Eastern green space/wetland. Motion to table this concept made by Mark Strobel, Jim Ecker second. Motion carried 7-0.

7. <u>NEW BUSINESS</u>

a. Public Hearing and Consider/Discuss/Act on Resolution 31-19 CSM on Hickory Meadows parcel 110116805

Motion to close public hearing made by Jack Anderson, Leanne Meidam-Wincentsen second. Motion carried 7-0.

Motion to approve Resolution 31-19 made by Mark Strobel, Leanne Meidam-Wincentsen second. Motion carried 7-0.

b. Public Hearing and Consider/Discuss/Act on Greenville Auto & RV parcels 110014207, 110014208, 110014210, 110014211

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

i. Resolution 18-19 Site Plan

Mark Strobel wants the project to meet all Gateway District standards, mentioning code sections 320-177(C), (E) & (J). Motion to table the Site Plan made by Mark Strobel, Greg Kippenhan second. Leanne Meidam-Wincentsen wants all drives paved, not gravel. Motion carried 7-0.

- Resolution 19-19 Special Exception for Car Sales and Auto Use Motion to table the special exception made by Jack Anderson, Mark Strobel second. Motion carried 7-0.
- c. Public Hearing and Consider/Discuss/Act on St. Mary's Church parcels 110008500, 110008700, 110009300, 110009400, 110009503 and 110416400
 -Rod & Shirley Solem, N2301 Municipal Dr., property owners to the South of St. Mary's. They feel the cemetery will devalue their property. They are having water runoff issues between their agriculture property and the agriculture area the church owns.
 -Scott Harrig, Mach IV representative, from citizen participation meeting feedback, they took out the two Southern blocks of cemetery plots, added more trees and they will be filling the plots starting in the North and moving South. The Southern plots may not be used for 50-75 years.

-Jeff Spielbauer, St. Mary's Representative, talked with Judd Stevenson, appraiser and in his

professional opinion the cemetery would not devalue the lot. The drain tile in the agriculture field will be fixed this spring, as it was too wet to complete last fall.

-Jayne Couchene, W6981 Angel Hill Dr., his realtor said it is personal preference on whether the lots are valued more or less next to a church/cemetery.

Motion to close public hearing made by Jack Anderson, Jim Cotter second. Motion carried 7-0.

- Resolution 20-19 Rezoning from General Agriculture to R-1 Single Family Residential District Motion to approve Resolution 20-19 made by Greg Kippenhan, Ken Zilisch second. Motion carried 4-0/Jack Anderson, Mark Strobel, Jim Cotter abstain.
- Resolution 21-19 CSM
 Motion to approve resolution 21-19 made by Greg Kippenhan, Ken Zilisch second.
 Motion carried 4-0/Jack Anderson, Mark Strobel, Jim Cotter abstain.
- iii. Resolution 22-19 Site Plan

Motion to approve Resolution 22-19 with the condition that no improvements will be allowed until the drain tile is fixed in the agriculture field made by Leanne Meidam-Wincentsen, Greg Kippenahn second. Motion carried 4-0/Jack Anderson, Mark Strobel, Jim Cotter abstain.

- iv. Resolution 23-19 Special Exception for a Church, Cemetery and PUD Motion to approve Resolution 22-19 made by Jim Ecker, Leanne Meidam-Wincentsen second. Motion carried 4-0/Jack Anderson, Mark Strobel, Jim Cotter abstain.
- Public Hearing and Consider/Discuss/Act on Resolution 30-19 to Rezone Parcel 110035300 from General Commercial District to R-3 Multifamily Residential District
 Jim Fletcher, 2835 W. College Ave. Remax 24/7 Commercial, this parcel was brought to the Planning Commission last year, he has now come back with an updated site plan using suggestions from the neighbors. The owner of the property lives in the neighborhood behind this property and will be managing it.

Lori and Robert Hanson, N1770 Hyacinth lane, owns the property to the West. They feel they would never get privacy with the height of the land and the building. They think a commercial building would be better as it wouldn't be open 24 hours.

Rory Kaddatz, N1785 Municipal Dr., he would not like a commercial building at this location, he would like a nice fence along the property.

Motion to close Public Hearing made by Jack Anderson, Jim Cotter second. Motion carried 7-0.

Motion to deny Resolution 30-19 made by Mark Strobel, Jim Cotter second. Motion carried 6-1/Jim Ecker.

e. Public Hearing and Consider/Discuss/Act on Ordinance 02-19 regarding Article VIII Landscaping Requirements of Chapter 320 of the Zoning Ordinance

Page **3** of **4**

Motion to close public hearing made by Jack Anderson, Mark Strobel second. Motion carried 7-0.

Motion to recommend approval to the Town Board with amendments to codes section 320-62(C)2, doubling the 180 & 360 sq ft island requirements, and 320-62(D)3 and (E)1 to prohibit chain link fence with slats made by Jim Cotter, Ken Zilisch second. Motion carried 7-0.

f. Discuss Fox Highlands Trail Relocation
 Paul Phillips, JSD Professional Services, wants to square the lots for marketability.
 The Planning Commission gives their consensus to proceed with a CSM.

8. <u>OPEN CASES</u>

- a. 2018_Mayflower Rd Conservation Subdivision
- b. 2018_Greenwood Road Concept

9. <u>TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR</u> <u>UPDATE</u>

- a. Next Meeting Date: April 22, 2019 5:30pm
- b. May 15 10:00am-4:30 pm training for Planning and Zoning Officials
- c. The Planning Commission would like staff to make a code change recommendation making storage units a special use in all zoning districts.

10. ADJOURNMENT

Motion to adjourn made by Jim Cotter, Mark Strobel second. Motion carried 7-0. Meeting adjourned at 7:17pm.

	Subdivisior	Status Report	- March 2019		
		# Building		In Sanitary	
	# Lots	Permits	# of Lots	District	
Subdivision Name and Phase/Unit	Approved	Issued	Remaining	(Yes/No)	Notes/Approved Date
Jennerjohn Field of Dreams - Prelim Plat	56	0	56	yes	Final Plat not recorded
Savannah Heights Phase 3 - Prelim Plat	59	0	59	yes	Final not approved
Savannah Heights Phase 2 - Prelim Plat	11	0	11	yes	Final not approved
Savannah Heights Phase 1	48	14	34	Yes	2018
Sunset Hill Estates Condos - PUD	42	10	32	Yes	2018
Fox Highlands Lot 27 Condos	32	0	32	Yes	2018
Crestview South	24	0	24	Yes	2018
Fox Highlands	79	10	69	Yes	2016
Waterlefe Estates 2nd Addition	33	12	21	Yes	2016
Towering Pines West	19	16	3	Yes	2016
Summerbreeze Estates	60	53	7	Yes	2007
Beacon Hills	119	112	7	Yes	2005
Greenville Crossing	7	2	5	Yes	2004
Brook Farms	102	99	3	Yes	2004
Greenwood Meadows	20	17	3	Yes	2004
Amber Fields	138	136	2	Yes	2004
Green Ridge Terrace	100	98	2	Yes	2004
Hawks Landing	12	8	4	Yes	2003
The Farms at South Creek North	27	24	3	No	2003
Total	2087	1696	391		

CSM Status Report - March 2019			
Maximum of 10 lots can be			
created by CSM outside of the			
Sanitary District Area in a	# of Lots		
Calender Year per Section 270-	Created		
<u>76A</u>	2019		
110064703, N1549 Julius Dr.			
(Owned by parent, does not count to	ward 10)		
110021400, Manley Rd	1		
Total	1		



Symbol	Qty	Botanical Name	Common Name	Size	Mature Height.	Mature Width
C)	12	Syringa reticulata	Ivory Silk Lilac	2,5"	20-20 ¹	1 5-20'
	5	Picea omorika	Serbian Spruce	6'	40-60'	1 5-20'
	2	Picea pungens	Colorado Blue Spruce	6'	30-60'	10-20'
	5	Picea glauca	Black Hills Spruce	6'	20-40'	10-15'
\bigcirc	19	Pinus mugo	Mugo Pine	10 gal	5-10'	25-30'
\bigotimes	6	Juniperus scopulorum	Moonglow Juniper	6'	20'	8'
*	35	Juniperus x pfitzeriana	Sea Green Juniper	5 gal	3-5'	5-8'
\odot	10	Viburnum dentatum	Blue Muffin Viburnum	5 gal	5-7'	5-7'
0	6	Spirea betulifolia	Glow Girl Spirea	3 gal	3-4'	3-4'
O	6	Thuja occidentalis	Hetz Midget Arborvitae	5 gal	3-4'	4-5'
O	8	Hydrangea paniculata 'Jane'	Little Lime	3 gal	3-4'	3-4'
*	12	Sporobolus heterolepis	Prairie Dropseed	l gal	24-36"	24-36"
*	6	Calamagrostis acutiflora	Feather Reed Grass	l gal	3-5'	í8"-24"
Ŷ	4	Sedum	Matrona Sedum	l gal	24 ["]	24"
•	14	Hemerolcallis	Pardon Me Daylily	l gal	24"	24"



Symbol	Qty	Botanical Name	Common Name	Size	Mature Height	Mature Width
	12	Syringa reticulata	Ivory Silk Lilac	2.5"	20-20'	15-20'
	5	Picea omorika	Serbian Spruce	6'	40-60'	15-20'
	2	Picea pungens	Colorado Blue Spruce	6'	30-60'	10-20'
	5	Picea glauca	Black Hills Spruce	6'	20-40'	10-15'
	19	Pinus mugo	Mugo Pine	10 gal	5-10'	25-3 <i>0</i> '
۲	6	Juniperus scopulorum	Moonglow Juniper	6'	20'	8'
*	35	Juniperus x pfitzeriana	Sea Green Juniper	5 gal	3-5'	5-8'
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٢	8	Hydrangea paniculata 'Jane'	Little Lime	3 gal	3-4'	3-4'
٠	12	Sporobolus heterolepis	Prairie Dropseed	l gal	24-36"	24-36"
	6	Calamagrostis acutiflora	Feather Reed Grass	l gal	3-5'	18"-24"
•	4	Sedum	Matrona Sedum	l gal	24"	24"
•	14	Hemerolcallis	Pardon Me Daylily	l gal	24 ["]	24"



Legend

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Existing Tree Locations

- O Box Elder
- Cottonwood
- Red Cedar
- Red Maple
- White Pine
- White Spruce

Symbol	Qty	Botanical Name	Common Name	Size	Mature Height	Mature Hidth
3	12	Syringa reticulata	wory Silk Lilac	2.5"	20-20	15-20'
۲	5	Picea omorika	Serbian Spruce	6	40-60	5-20
۲	2	Picea pungene	Colorado Blue Spruce	6	30-60	10-20
-	5	Picea glauca	Black Hills Spruce	6	20-40	10-15'
	19	Pinus mugo	Mugo Pine	10 gal	5-10'	25-30
•	6	Juniperus scopulorum	Moonglow Juniper	6	20'	8'
	35	Juniperus x pfitzeniana	Sea Green Juniper	5 gal	3-5	5-8'
9	10	Viburnum dentatum	Blue Muffin Viburnum	5 gal	5-7	5-7
	6	Spirea betulifalia	Glow Girl Spirea	3 gal	3-4	3-4
	6	Thuja accidentalis	Hetz Midget Arborvitae	5 gal	3-4	4-5'
0	в	Hydrangea paniculata 'Jane'	Little Lime	3 gal	3-4'	3-4
	12	Sporobolus heterolepis	Prairie Dropseed	l gal	24-36'	24-36
•	6	Colomagnostis acutiflora	Feather Reed Grass	l gal	3-5	18"-24"
	4	Sedum	Matrona Sedum	l gal	24	24"
	14	Hemerolcallis	Pardon Me Daylily	l gai	24"	24'

Londscope Notes - All furf areas to be fine graded, drill seed and strawed by landscope contractor - Planting besis to be edged with black viryl commercial grade edging - Planting besis to have used barrier and 15th Mississipi Stome installed at 3th depth - Trees not planted in a landscape bed will be mitched with a 3th dom, ring at the base of tree - Plant material will be of the highest guilty and will adhere to the standards for numery stack, set by the American Harticulture Society





ALL WORLD FORD DATE: 12/12/2018



MID

MEETING: DATE:	Planning Commission/Town Board April 22, 2019	AGENDA ITEM #: ACTION TYPE:	6aiⅈ Approval/Denial
200H OF GREENV	AGENDA	"Town of Greenville"	NDUM
GREEN	VILLE		

RE:	Site Plan and Special Exception for Automotive Use for Greenville Auto
Date:	April 15, 2019
From:	Michael J. D. Brown, Community & Economic Development Director
То:	Honorable Chairperson and Commission and Board Members

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 for a site plan and special exception to develop a used car sales facility and automotive shop; self-storage units are also proposed and are a permitted use. The property is located on Hwy 15 on parcels 110014207, 110014208, 110014210, 110014211, is approximately 11.3 acres is zoned General Commercial and is currently being used for agricultural purposes and lies within the Gateway District. A CSM was approved in February 2019 to combine all four parcels as well as rezoning a portion from Two Family Residential to General Commercial.

The Planning Commission tabled the requests at its March 25, 2019 meeting as it felt the applicant didn't meet the Gateway District standards related to the design of the building. The applicant has since revised the building to provide for an all masonry façade facing Hwy 15, as required by the ordinance, as well as included additional detail and articulation to the façade. Foundation landscaping has been provide to provide for additional articulation of the façade.

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

SURROUNDING ZONING AND LAND USES:

ITEMS FOR DISCUSSION:

- 1. Special Exception: A Special Exception for a car dealership and automotive shop 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.
- The applicant will be required to obtain necessary permits from the WI Department of Transportation for access off of Hwy 15 prior to issuance of construction permits; however, there is an existing permitted access off of Hillview Road. If access is not permitted by the State, the Hillview Road access will be required to be widened to accommodate two way traffic.
- 3. The applicant will be required to obtain necessary permits from the WI Department of Natural Resources prior to the Town issuing construction permits.
- 4. The plans have been reviewed by staff and its engineering consultant and find them to be in general compliance with ordinance requirements other than the items mentioned above.

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

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

- 1. Site Plan "Motion to approve Resolution 18-19."
- 2. Special Exception "Motion to recommend approval of Resolution 19-19 to the Town Board."

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Attachments:

- 1. Aerial
- 2. Resolution 18-19
- 3. Resolution 19-19





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

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

PLANNED COMMERCIAL NEIGHBORHOOD COMMERCIAL 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 #18-19

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE APPROVING A SITE PLAN FOR GREENVILLE AUTO LOCATED ON HWY 15 AT PARCELS 110014207, 110014208, 110014210, 110014211

WHEREAS, a site plan request has been applied for Greenville Auto located at Parcels 110014207, 110014208, 110014210, 110014211 as shown on Exhibit A; and

WHEREAS, the following conditions shall apply:

- 1. No permits shall be issued until all local, county, state and federal regulations are met; and
- 2. If access is denied off of Hwy 15 the Hillview Road access shall be widened in order to provide two way traffic all the way back to the parking lot area prior to issuance of construction permits; and
- 3. Cyclone/chainlink fencing shall be prohibited for the storage and refuse areas.

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

This resolution was adopted by the Town of Greenville Planning Commission on the 22nd day of April, 2019:

Jack Anderson, Planning Commission Chairperson

ATTEST:

Wendy Helgeson, Town Clerk

Motion to Approve Resolution No. #18-19 made by

Votes:

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

Posted:

NEW BUILDING FOR: GREENVILLE AUTO GREENVILLE DRIVE

SPECIFICATION NOTES

A. GENERAL:

- I. ALL WORK AND MATERIALS SHALL CONFORM TO THE 2009 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE STATE OF WISCONSIN AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ALL WORK SHALL BE PERFORMED IN A COMPLETE AND WORKMANLIKE MANNER.
- 2. PROVIDE ADEQUATE CLEARANCES FROM POWER LINES AND OTHER HAZARDS. NOTIFY ALL AFFECTED UTILITY COMPANIES TO LOCATE EXISTING LINES. PROVIDE AT LEAST THREE WORKING DAYS NOTICE IF ANY REMARKING OF UTILITY LOCATIONS IS REQUIRED.
- 3. PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO COMPLETE ALL WORK AS SPECIFIED OR SHOWN ON THESE DRAWINGS.
- B. SITE WORK:

I. THE FOLLOWING ITEMS SHALL BE INCLUDED WITH THE EARTHWORK CONTRACTOR'S WORK: ALL EXCAVATING AND BACKFILLING INCLUDING FOUNDATION WALLS AND FOOTINGS, SHAPING DITCHES, GRADING, AND GRANULAR BASE COURSE. ALL BACKFILL MATERIAL INSIDE BUILDING LINES SHALL BE GRANULAR IN NATURE, PLACED IN LAYERS NOT TO EXCEED 9 INCHES THICKNESS, AND COMPACTED BY MEANS OF VIBRATORY EQUIPMENT TO AT LEAST 95% OF MAXIMUM DENSITY, AT OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM DI557-91. TOP 3" SHALL BE CRUSHER RUN GRAVEL.

- 2. THE FOLLOWING ITEMS SHALL BE COVERED UNDER SEPARATE CONTRACTS: BITUMINOUS PAVEMENT, CONCRETE CURBS AND DRIVEWAY APRONS, SEWER & WATER WORK, AND LANDSCAPING.
- 3. EARTHWORK CONTRACTOR'S BID SHALL INCLUDE EXCAVATING, TRENCHING, AND BACK-FILLING FOR ALL WALLS AND FOOTINGS. ALL BACKFILL MATERIAL WITHIN BUILDING LINES SHALL BE GRANULAR IN NATURE, PLACED IN LAYERS NOT TO EXCEED 9 INCHES THICKNESS, AND MACHINE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY, AT OPTIMUM CONTENT, IN ACCORDANCE WITH ASTM DI557-91. TOP 3" SHALL BE CRUSHER RUN GRAVEL.
- 4. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.

DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES, AND OTHER DEWATERING SYSTEM COMPONENTS NÉCESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.

ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS TO CONVEY RAIN WATER AND WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUN-OFF AREAS. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

- C. PRE-ENGINEERED METAL BUILDING
- 2. BUILDING SHALL BE DESIGNED, MANUFACTURED, AND ERECTED IN CONFORMANCE WITH MBMA STANDARDS.
- 4. PRE-ENGINEERED METAL BUILDING PERMIT DRAWINGS SHALL BE DESIGNED, AND SEALED BY A WISCONSIN-REGISTERED PROFESSIONAL ENGINEER.
- 5. PRE-ENGINEERED METAL BUILDING DESIGNER SHALL SUPPLY UTSCHIG INC. FOUR (4) COPIES OF STAMPED DRAWINGS AND (2) SETS OF CALCULATIONS FOR SUBMITTAL TO DEPT. OF COMMERCE.
- 6. METAL BUILDING DESIGNER SHALL INCLUDE ADEQUATE PROVISIONS TO ACCOMMODATE THERMAL EXPANSION AND CONTRACTION OF ROOF SYSTEM. PROVISIONS MAY INCLUDE LONGITUDINAL AND/OR TRANSVERSE ROOF STEPS (JOINTS), SPECIAL RIDGE AND EAVES CONNECTION DETAILS; AT THE DESIGNER'S DISCRETION.
- D. FINISH ITEMS:
- I. INSULATION SHALL BE AS NOTED ON DRAWINGS.
- 2. EXTERIOR SERVICE DOORS SHALL BE HOLLOW CORE METAL DOORS, WITH POLYSYTRENE FOAM CORES, IN METAL FRAMES. FRAMES TO BE INSULATED WITH 4" INSULATION. ALL REQUIRED EXIT DOORS SHALL HAVE ILLUMINATED EXIT LIGHTS AND EXIT HARDWARE IN CONFORMANCE WITH WISCONSIN ENROLLED COMMERCIAL BUILDING CODE CHAPTER 10, SECTION 1003.2.10.
- 3. EXTERIOR OVERHEAD DOORS, FRAMES, AND HARDWARE SHALL BE SIMILAR TO BAY-THERM II INSULATING DOOR.
- E. HVAC WORK: COVERED UNDER SEPARATE CONTRACT
- F. ELECTRICAL WORK: COVERED UNDER SEPARATE CONTRACT.
- G. PLUMBING WORK: COVERED UNDER SEPARATE CONTRACT.

GENERAL NOTES

ONE SET OF "STATE OF WISCONSIN - CONDITIONALLY APPROVED" PLANS MUST BE KEPT ON SITE DURING ALL WORKING PERIODS.

CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ENGINEER AND OWNER OF ANY INTERFERENCES.

CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES.

RECOMMENDATIONS.

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY.

THIS SET OF DRAWINGS SHOW AS CLEARLY AS POSSIBLE THE INTENT OF THIS PROJECT. IT IS IMPOSSIBLE TO SHOW EACH AND EVERY SPECIFIC DETAIL COMPONENT, ANCHOR, ETC. ON THE DOCUMENTS. THEREFORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO PROVIDE ALL LABOR AND MATERIAL, INCLUDING ITEMS NOT SPECIFICALLY SHOWN, AS NECESSARY TO ACCOMPLISH THE INTENT OF THESE DOCUMENTS AND A COMPLETE OPERATING SYSTEM OR ASSEMBLY.

VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION.

ALL PLAN DIMENSIONS ARE NOMINAL. SEE DETAILS FOR ACTUAL DIMENSIONS NEEDED AND COORDINATE ALL DIMENSIONS WITH SHOP DRAWINGS AND MATERIAL SUPPLIERS.

DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

REFER TO ALL DRAWINGS, INCLUDING ARCHITECTURAL, CIVIL, AND STRUCTURAL FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.

ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING WORK OF THIS CONTRACT. CONTRACTORS SHALL REVIEW ALL DRAWINGS PRIOR TO INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS, NOTIFY THE ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT ITS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS. THE DRAWINGS MAY NOT NECESSARILY BE TO SCALE - USE GIVEN DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY THE ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION PRIOR TO COMMENCING WITH THE WORK.

GENERAL CONTRACTOR SHALL COORDINATE ALL FIRE PROTECTION, PLUMBING, HVAC AND ELECTRICAL FLOOR, ROOF, AND WALL SLEEVES AND ALL SHAFTS WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.

FIRE PROTECTION, PLUMBING, HVAC AND ELECTRICAL DESIGN/BUILD CONTRACTORS SHALL PROVIDE SLEEVED PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION WITH FIRE-SAFING AND/OR FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION.

PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL SUBMIT PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS AND CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATING BUILDING COMPONENTS. UPON SATISFACTORY REVIEW OF ARCHITECT/ENGINEER, GENERAL CONTRACTOR TO PROVIDE 3 SETS OF ENGINEERED METAL BUILDING DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WISCONSIN TO THE ARCHITECT/ENGINEER AS A STRUCTURAL COMPONENT SUBMITTAL.

TOWN OF GREENVILLE, WISCONSIN

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND



PROJECT INFORMATION

OFFICE / SHOP

OCCUPANCY: BUSINESS B (OFFICE) & SI (STORAGE) TYPE OF CONSTRUCTION: VB (WOOD FRAMED UNPROTECTED) NON-SPRINKLERED

SI - 5,760 S.F. = 17 OCC. B - 1,472 S.F. = 7 OCC OCCUPANT LOAD 24 EGRESS WIDTH REQUIRED

.2"/ OCCUPANT 24 X .2 = 4.8" REQUIRED

EXIT ACCESS TRAVEL DISTANCE 250' PER TABLE 1016.1

TOILET FACILITIES PER TABLE 2902.1

MENS 12 OCC. 12/25 = .48 W.C. 12/40 = .35 LAV. I W.C. REQUIRED I LAV. REQUIRED I W.C., I LAV. PROVIDED

WOMENS 12 OCC. 12/40 = .35 LAV. 12/25 = .48 W.C.

I W.C. REQUIRED I LAV. REQUIRED

I W.C., I LAV. PROVIDED

I SERVICE SINK PROVIDED IN EACH MECH. ROOM

STORAGE BUILDINGS

OCCUPANCY: SI (STORAGE) TYPE OF CONSTRUCTION: VB (WOOD FRAMED UNPROTECTED) NON-SPRINKLERED

BUIDING AREAS BUILDING "A" 12,650 S.F. BUILDING "B" 7,200 S.F. 4,650 S.F. BUILDING "C" BUILDING "D" 10,000 S.F. ACTUAL AREA PER FLOOR BUILDING AREA / PROJECT AREA GRADE LEVEL

ALLOWABLE AREA PER FLOOR BUSINESS USE B / SI STORAGE 9,000 PER TABLE 503

GRADE PLAN DETERMINATION THE GREATEST HGT. FROM GRADE TO TOP OF WALL IS 22'-O" ALLOWABLE HEGHT PER TABLE 503 IS 40'

NUMBER OF STORIES (I) THIS BUILDING HAS ONE FLOOR LEVEL $\sim\sim\sim\sim\sim\sim$ WASTE STORAGE

ANTI-FREEZE OR OIL STORAGE

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NORTH



7,232 S.F.

NO OUTSIDE STORAGE OF WASTE/

JOHN KORTH N2121 GREENVILLE DRIVE HORTONVILLE, WI. 54944 CONTACT: JOHN KORTH PHONE - (920) -470-9907

DESIGNERS OF RECORD:

<u>OWNER:</u>

ARCHITECT: UTSCHIG, INC. NIO40 CRAFTSMEN DR GREENVILLE, WI 54942 P.(920) 757-0999 CONTACT: MARK C. ROHLOFF

CONTRACTOR: UTSCHIG, INC. - 920-757-0999 NIO40 CRAFTSMEN DRIVE

GREENVILLE, WISCONSIN 54942

	X OF DRAWINGS
т100	TITLE SHEET
PAGE I.O PAGE I.I PAGE I.2 PAGE I.3 PAGE I.4 PAGE 2.1 PAGE 2.2	SITE PLAN TOPOGRAPHIC SURVEY DRAINAGE AND GRADING PLAN EROSION AND SEDIMENT CONTROL UTILITY PLAN CONSTRUCTION DETAILS STORMWATER POND DETAILS
L100 L101 L102	LANDSCAPE & LIGHTING PLAN ENLARGED LANDSCAPE & LIGHTING PLAN ENLARGED LANDSCAPE & LIGHTING PLAN
	PHOTOMETRIC SITE PLAN
AIOI AIOA AIOB AIOC AIOD A2OI A2OA A2OB A2OC A2OD	FLOOR PLAN BUILDING "A" FLOOR PLAN BUILDING "B" FLOOR PLAN BUILDING "C" FLOOR PLAN BUILDING "D" FLOOR PLAN BUILDING ELEVATIONS BUILDING "A" ELEVATIONS BUILDING "B" ELEVATIONS BUILDING "C" ELEVATIONS BUILDING "D" ELEVATIONS

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Drawn By Approved By EAF CMR Date Project No. 4/11/19 18-2060 Sheet No.

Page Information

4/11/19 3/15/19





Owner: Greenville Auto & RV N2121 Greenville Drive Hortonville, WI 54944 Phone (920) 470-9907 Site: Parcel ID # 110014207, 110014208, 110014210, 110014211 Zoning: GC General Commercial District Site is not within airport zoning or buffers	5392kor\dwg\Civil 3D\5392engr.dwg Printed by: VEL ENGINEERING & VVIRONMENTAL, INC. ENGINEERING CONSULTANTS 1811 Racine Street Menasha, WI 54952 Ph: 920-991-1866 Fax: 920-830-9595 www.davel.pro
Areas:Pavement:97,371 square feetBuilding:41,722 square feetGreen Space:420,812 square feetTotal:522,355 square feet	
Total Impervious: 139,093 square feet (26.6%) <u>Setbacks:</u> Front: Town Road=37' County or State Road=55' Rear: 25' Side: 20'	
Notes: Total Parking Stalls: 82 + 1 Handican	

Total Parking Stalls: 82 + 1 Handicap
Storage of hazardous materials (oil, antifreeze, etc) shall be located within proposed building.

Sheet	Page
Site Plan	1.0
Topographic Survey	1.1
Drainage and Grading Plan	1.2
Erosion & Sediment Control Plan	1.3
Utility Plan	1.4
Construction Details	2.1
Stormwater Pond Details	2.2

SITE	PLAN	
Greenville Auto	wn of Greenville, Outagamie County, WI For: John Korth	

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04/10/2019

Author: JRD Last Saved by: tim Page 1.0

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StoSto	Storm Se
	Treeline
	Culvert
	Index Co
799	Intermed



Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.



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Exhibit A Res 18-19



BENCHMARKS (NAVD88)

BM 0	NGS Monume North R/W C ⁻ Elev	ent(PID DF6093) FH "JJ" 898.56'
BM 1	Nail In Power North R/W of Elev	Pole #99-047 56 Hillview Rd 886.88'
		Dala #00.047.55

Nail in Power Pole #99-047 55 BM 2 North R/W of Hillview Rd/234' East of BM 1 889.43' Elev

NOTES:

- 1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- 2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
- 3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- 4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
- 5. Taper curb head per the curb and gutter termini detail adjacent to all buildings and sidewalks.

		ENVIRONMENTAL, INC.	CIVIL ENGINEERING CONSULTANTS	1811 Racine Street Menasha, WI 54952	& ENVIRONMENTAL Ph: 920-991-1866 Fax: 920-830-9595	www.daver.pro
		DRAINAGE & GRADING				
		OINE AUIO	Town of Greenville. Outagamie County. WI		For: John Korth	
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Planned Sediment and Erosion Control Practices

- sediments being cleaned daily or as necessary as no sediment flushing is allowed.
- 1) Diverting Flow
- 2) Overland Flow
- be placed at the following locations: i) along the site boundary where runoff will leave the site.

- 3) Permanent Channel Stabilization
- following areas: i) drainage swales as indicated on the plans;
- sub-base the storm catch basins shall be modified to Type B.
- indicated on the plan.
- accordance with all state and local requirements.

Sequence of Construction

- 1) Obtain plan approval and other applicable permits
- 2) Install & maintain all sediment control measures: May 2019
- 4) Site Work Construction (grade and gravel): May-July 2019
- landscaping after building construction.
- 6) Construct Buildings: June August 2019
- 7) Paving: September 2019

Maintenance Plan

- vigorous, dense vegetated cover.

- 4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to the DNR website for a template; http://dnr.wi.gov/runoff/stormwater/constrforms.htm#forms. Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the Town of Greenville.



All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site

a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the storm water pond.

a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056. It will

ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.

b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard **1058**. In addition to mulching, Erosion Mat is required per plan and if field conditions warrant.

c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. All seeding shall be in accordance with DNR Technical Standard 1059. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at any time sod is available and the sod and soil are not frozen.

a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. All areas immediately downstream storm discharges will be stabilized using riprap per plan.

b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the

4) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans. All storm sewer inlet protection shall be Type A. Upon installation of aggregate

5) Tracking Out Control - Intended to reduce the amount of sediment transported onto public roads. The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057. A stone tracking pad will be constructed at the site entrance as

6) Dust Control - Intended to reduce surface to air transport of dust during construction. Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068. These methods include the use of polymers, seeding, and mulch.

7) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. Dewatering practices require compliance with DNR Technical Standard 1061. The use of geotextile bags is required to prevent sedimentation with a stabile discharge to the storm water pond or upland area (if pumping is required for stormwater pond construction). The bags shall meet the requirements of Technical Standard 1061. Upon completion of the dewatering operation, all materials must be disposed of properly in

8) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

3) Strip topsoil in the area of the stormwater pond and stockpile required reuse onsite. Construct stormwater pond: May 2019

5) Stabilize lawn and ditch areas no later than one week after final grade is established, the entire site shall be stabilized by the end of July with vegetation established prior to the end of 2019 growing season. Install temporary stabilization in areas receiving additional

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a

2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established. 3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.

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							STORM SI	EWER PI	PE SUMMA	RY					
		Rea	ch					Size	GRASS	ROOF	PAVEMENT	PEAK FLOW	Flow*	Capacity	Velocity
		US	DS	US Inv	DS Inv	Length	Slope	(in)	AREA (SF)	AREA (SF)	AREA (SF)	GPM	(cfs)	(cfs)	(ft/s)
6	Deciduous Tree	R-11.1	R-10.1	885.37	885.00	124	0.0030	15	360	5,880	10,050	1,039	2.31	3.83	3.1
5. -		R-12.1	R-11.1	886.00	885.47	177	0.0030	12	2,259	2,895	11,920	500	1.11	2.11	2.7
	Benchmark														
	Asphalt Pavement	R-21.1	R-20.1	885.35	885.00	115	0.0030	18	360	5,870	9,831	2,034	4.53	6.23	3.5
	Concrete Pavement	R-22.1	R-21.1	886.43	885.90	177	0.0030	15	1,120	4,220	8,428	1,503	3.35	3.83	3.1
	Gravel	R-23.1	R-22.1	885.80	885.47	66	0.0050	12	69,282	0	13,136	1,070	2.38	2.73	3.5
		R-31.1	R-30.1	885.34	885.00	114	0.0030	15	11,131	18,166	18,986	1,390	3.10	3.83	3.1
e		Roof Downspou	ut (maximum)			Varies	0.0100	6	0	1250	0	48	0.11	0.61	3.1
		North Drivew	/ay Culvert	890.86	890.50	44	0.0081	15	14,200	0	0	137	0.30	6.30	5.1
Prain		Peak Flow base	ed on Chapter SPS	S 382.36 'Area Me	thod'. Manning	s 'n' value for p	ipe capacity con	nputations e	equals 0.012.						

STORM SEWER STRUCTURE SUMMARY

		Final Grade	Pipe	Pipe ⁻	Town Required
Size	Cover	Rim	Invert	Depth	Total Depth
			885.00		
36" ID	R-1550 (open)	891.00	885.37	5.63	6.00
36" ID	R-1550 (open)	890.80	886.00	4.80	6.00
			885.00		
36" ID	R-1550 (open)	891.00	885.35	5.65	6.00
36" ID	R-1550 (open)	891.00	886.43	4.57	6.00
36" ID	R-1550 (open)	889.00	885.80	3.20	6.00
			885.00		
36" ID	R-1550 (open)	888.65	885.34	3.31	6.00

Sewer shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with soil tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.



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1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.

Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down. 2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's. 3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots

corresponding to the appropriate staple pattern. 4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type. 5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.

Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.

6. Detail provided by North American Green (www.nagreen.com) 7. Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION

4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's. 5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm)

apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling. 6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.

7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel. 8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15

cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.

* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

9. Detail provided by North American Green (www.nagreen.com)



Note:

Critical Points A. Overlaps and seams B. Projected Water line C. Channel Bottom/side slope vertices

Note * Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION





SECTION B-B





smoothed.

606.2 & 606.3) medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)

3. Exercise care in placement of riprap to avoid damage to filter fabric. 4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section

5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for

(DOT Section 628.2 & 628.3)

1. Excavate below channel outlet and widen channel outlet to the required

riprap thickness for each apron. Foundation to be set to zero grade and

Fabric shall extend under endwall in accordance with DOT specifications.

2. Place geotextile fabric on bottom and sides of prepared foundation.

SECTION A-A

6. Use 12" dimension for pipes less than 12" in diameter.



Building

Wall

Storm Catch Basin

ROOF DRAIN CONNECTION





CURB AND GUTTER TERMINI

Roof Drain

Wye fittin

Precast base \

8" Monolithic base

3 1/2" —-

Concrete bench





County, Auto Greenville, Outagamie For: John Korth Greenville of OWD

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04/1/2019 5392engr.dwg JRD

Last Saved by: tim

Page 2.1



LEGEND







SOUTH POND STAND PIPE DETAIL

Outlet	
Size, in	15
Invert	885.00
Slope (%)	0.50
Intake pipe	
Size, in	4
Invert	885.00
Length, feet	4
Crest	
Elevation	886.50
Base	
Elevation	882.00



- 1. The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other matter. Stripping shall be to a minimum of 6 inches.
- 2. Embankments shall be constructed with non-organic soils and compacted to 90% standard proctor according to the procedures outlined in ASTM D-698. No tree stumps, or other organic material shall be buried in the embankment. The constructed embankment height shall be increased a minimum of 5% to account for settling.
- 3. All pipes extending through the embankment shall be bedded and backfilled with embankment or equivalent soils. The bedding and backfill shall be compacted in lifts and to the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.

DAVEL ENGINEERING & ENVIRONMENTAL, INC. CIVIL ENGINEERING CONSULTANTS 1811 Racine Street Menasha, WI 54952

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Greenville, Outagamie County, For: John Korth

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- 4. Topsoil shall be spread on all disturbed areas, except for elevations below the safety shelf, as work is completed. The minimum depth of topsoil shall be 4 inches.
- All areas disturbed by pond construction shall be seeded as work is 5 completed. Pond side slopes above permanent pool shall be temporarily seeded with annual rye or oats immediately after pond is "roughed in." This will require topsoil application. Slopes steeper than 10:1 but less than 4:1 will require properly anchored mulch in accordance with Section 627.1 of the DOT Standard Specifications for Highway and Structure Construction. DOT Class I, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
- 6. Riprap at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 606.2 & 606.3)
- 7. Any rock encountered shall be excavated to a depth two feet deeper than the proposed pond grade.
- 8. The pond shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include; Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.
- Clay liners specifications are as follows: • 50% fines (200 sieve) or more.
- Hydraulic conductivity of 1 x 10-6 cm/sec or less.
- Average liquid limit of 16 or greater, with no value less than 14.
- Average PI of 7 or more, with no values less than 5. Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- Minimum thickness of 2 feet. • If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1 x
- 10-6 cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements. HDPE liner specifications are as follows:
- Minimum thickness of 40 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.
- PPL liner Specifications are as follows: • Minimum thickness of 30 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.
- 9. All liners must extend above the permanent pool up to the elevation of the 2-year, 24-hour rainfall event.





Exhibit A Res 18-19

	~		L OR LANDSCAPE
CE COURSE		FABRIC	OVER FILTER - SEE PLAN
R COURSE		BARADE	
BASE			
		! <u> </u> ♀ <u>↓_</u> <u></u>	<u> </u>
			<u> -</u>
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<u> </u>	<u> </u>	<u></u>	<u>1 </u>]



AN Ω LIGHTING ∞ ANDSCAPE

NEW BUILDING FOR: UTO A ENVILLE GREI

Description	Phase II & Phase III I andscape Defined	5 5 5 5 5 5 5 5 5 5		
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SIDES & TOP SHIELDED SIDES & TOP SHIELDED

FOUNDATION PLANTINGS

	PERIMETER	PLANTING	AREA		TREES	ADDED				
DESCRIPTION	(LINEAL FT.)	REQUIRED PROVIDED		SHORTAGE	ORNAMENTAL	EVERGREEN				
OFFICE / SHOP	376	113	124	-	HAS (4) OF (10) SHRUB	RNAMETAL 19, (2) EVEGREEN				
BUILDING "A"	606	182	100	82 LF.	2	2				
BUILDING "B"	388	דוו	100	11 L.F.	1	1				
BUILDING "C"	312	94	80	14 L.F.	1	1				
BUILDING "D"	500	150	100	50 LF.	2	2				
TOTALS					6	6				

WE PROPOSED TO PLANT (12) ADDITIONAL TREES ALONG PROPERTY LINES

BUILDINGS REQUIRE FOUNDATION PLANTINGS OF 30% OF PERIMETER LENGTH - WE PROPOSE TO INSTALL THE REQUIRED PLANTINGS ALONG THE PROPERTY LINE SINCE WE CAN NOT MEET THE REQUIRED FOUNDATION PLANTINGS DUE TO THE BUILDING DESIGNS

	SHRUB SCHEDULE										
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS					
⊗	ROGEGLOW BARBERRY	RB.	8	IS" MIN.							
⊛	JACKMAN POTENTILLA	J.P.	4	IS" MIN.							
-	RED PRINCE WEIGELA	R.P.W.	4	24" MIN.							
PLA COV	NTING AREAS AT OFFICE / SHK ERED WITH LANDSCAPE STON	OP TO HAVE F E OVER FILTE	PLASTIC R FABRI	EDGING WHE C	RE NE	EDED AND					

TREE SCHEDULE												
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS						
()	EMERALD QUEEN MAPLE	E.Q.M.	18	2 1/2" DIA.		SHADE TREE						
\bigcirc	HONEY LOCUST	H.L.	35	2 1/2" DIA.		SHADE TREE						
\bigotimes	COLORADO BLUE SPRUCE	С.В.Э.	12	MIN. 5' HIGH PLANTING HT.		EVERGREEN TREE						
٩	JAPANESE LILAC	JL.	26	2 1/2" DIA.		ORNAMENTAL TREE						
æ	PYRAMIDAL THUJA ARBORVITAE P.T.A. 18 5' MIN. EVERGREEN TREE											
WE F WE F	WE PROPOSED TO PLANT (6) ADDITIONAL JL. TREES ALONG PROPERTY LINES (X-JL.) WE PROPOSED TO PLANT (6) ADDITIONAL C.B.S. TREES ALONG PROPERTY LINES (X-C.B.S.)											

SEED MIX 20% RUGBY II KENTUCKY BLUEGRASS 20% NEW GLADE KENTUCKY BLUEGRASS 20% ASPEN KENTUCKY BLUEGRASS 20% BLUE MOON KENTUCKY BLUEGRASS 15% BLUE CHIP KENTUCKY BLUEGRASS 5% STATESMAN PERENNIAL RYE GRASS

COVER AREA W/ GROUND COVER MATERIAL & WEED BARRIER (SEE PLAN)
TAMP TOPSOIL MIXTURE AT BASE & SIDES
SHRUB/TREE PLANTING DETAIL
STATISTICS.
COVER AREA W/ GROUND- COVER MATERIAL
4' MIN, METAL STAKES TYP. OF (3) PER TREE DRIVEN I'-5" MIN, BELOW EXISTING GRADE REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL

AT BASE & SIDES TREE PLANTING DETAIL

GENERAL COMMERCIAL DISTRICT PLANTING REQUIREMENTS

LOT LINE PLANTINGS (I) DECIDUOUS TREE MIN. 50' SPACING

INTERNAL ISLANDS

REQUIRE (I) TREE PER ISLAND (CAN BE WITHIN 10' OF PAVEMENT PERIMETER)

EQUIPMENT / VEHICLE STORAGE SCREENING

(2) DECIDUOUS TREES \$ 5 EVERGREENS EVERY 100 L.F. PLUS &' HIGH SITE IMPERVIOUS FENCE

FOUNDATION PLANTINGS

PLANTING AREAS NEED TO COVER 30% OF BUILDING PERIMETER (I) ORNAMENTAL TREE \$ 5 BUSHES EVERY 25 L.F.

SUBSTITUTIONS

(2) EVERGREENS CAN REPLACE (1) DECIDUOUS TREE (1) EVERGREEN CAN REPLACE (5) SHRUBS



FOR

NEW BUILDING

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L102



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E.Q.M.

24'

E.Q.M.







Exhibit A Res 18-19

Statistics							Schedule				
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Symbol	Label	Ouantity	Manufacturer	Catalog Number
LOT (STORAGE UNITS)	+	1.5 fc	11.3 fc	0.1 fc	113.0:1	15.0:1					
PARKING LOT	+	6.6 fc	41.1 fc	0.1 fc	411.0:1	66.0:1		G	21	Lithonia Lighting	RSX1 LED P4 40K F MVOLT WBA STD F
							\bigcirc	J	6	GE LIGHTING SOLUTIONS	LRXR 6 10 8 40 MD FRAME6R
								К	46	Lithonia Lighting	TWR1 LED P3 40K



MOUNT RV AND ALL 2 AU RSX GREENVILLE ITHONIA

Designer Date 1 29 19 Scale Not to Scale Drawing No.

Summary



Exhibit A Res 18-19



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4/01/19



5'-Ø"	¥ ^{15'-Ø"}	¥ ^{15'} -Ø"	¥ ^{15'} -Ø"	1 5'-∅"	15'-0"	15'-Ø"	15'-0"	15'-0"	15'-0"	15'-0"	v 15'-Ø"	I4'-∅"	4
										2X4 STUDS © 24" O.C. 7/16" OSB SHEATHING			- - -
													ũ
K 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	10' X 14' O.H.D.	
2'-0" 3'	-0" 12'-0" 3'	-0" 12'-0" 3'	-0" 12'-0" 3'	-0" 12'-0" 3'-	·Ø" 12'-Ø" 3'-	·Ø"' 12'-Ø" 3'-	-@"' 12'-@" 3'	-@"' 12'-@" 3'-	-0"" 12'-0" 3	<u>'-0"' 12'-0" 3'-</u>	·Ø" 12'-Ø" 2'-	4 /4" 12'-@" 1-	

253'-Ø"



"A" FLOOR PLAN BUILDING

NEW BUILDING FOR: GREENVILLE AUTO



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	NORTH
FLOOR PLAN	
3/32" = '-0"	
2,650 S.F.	
(4) 4'X25' UNITS (30) 5'X25' UNITS	

3 1/2" 9'-@" 2'	-4 ^{1/4} "9'-Ø"	2'-@" 9'-@" ²	'-@" 9'-@" ²	'-@" 9'-@" ^{2'}	-@" 9'-@" ^{2'}	-Ø" 9'-Ø" ² '	-0" 9'-0" ² '	-Ø" 9'-Ø" ^{2'.}	-0" 9'-0" ^{2'}	-@" 9'-@" ^{2'}	-0" 9'-0" ^{'-10}) 1/4" 9'-0" '-	Ø" /
 9' X 10' Q.H.D.	9' X 10' O.H.D	. q' x 10' 0.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	q' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	ч' х ю' о.н.р.	
= _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _	11'-0"	11'-0"	11'-0"	11'-Ø"	11'-Ø''	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	, 11'- <i>⊘</i> ''	11'-Ø''	
													Ē
28 - Ø=		<u>TYP. INT. STUD 1</u> 2X4 STUDS @ 2 7/16" OSB SHEA	ALL 4 O.C. THING										μ. Δ
9' X 10' O.H.D. 1/2" 2' 9'-@"	-4 1/4" Э'-Ø"	-	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D. -0" 9'-0" 2'	9' X 10' O.H.D. -0''' 9'-0'' 2'	9' X 10' O.H.D. -0" 9'-0" 1'-0	9' X 10' O.H.D. 1/4"9'-0" 1'-	\

144'-Ø"

TELOPMENT Kution!	RAFTSMEN DRIVE VVILLE, WI 54942
ONSTRUCTION . DEV	.0999 N1040 C 015 GREEN
PESIGN . C	PHONE: 920.757 FAX: 920.757.1

BUILDING " B" FLOOR PLAN

NEW BUILDING FOR: GREENVILLE AUTO



Approved By CMR Date 4/01/19

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FLOOR PLAN 3/32" = I'-0" 7,200 S.F.

(2) 12'X25' UNITS (24) 11'X25' UNITS

1

	X						116'-0"		
	1'-'	9 1/2"9'-@" 2'-	-4 1/4"9'-@" 2	'-0" 9'-0" '	-6" 9'-0" ^{'-}	-Ø" 9'-Ø" -	·Ø" 9'-Ø" '·	-@" 9'-@" '- /	·Ø" 9'-Ø"
\		9' X 9' QH.D.	9' X 9' O.H.D.	9' X 9' O.H.D.	9' X 9' O.H.D.	9' X 9' O.H.D.	9' X 9' O.H.D.	9' X 9' O.H.D.	q' X q' O.H
		= 0 - 0 2'-0"	11'-0"	11'-Ø''	10'-0"	∅'-∅''	∅'- <i>©</i> ''	1Ø'-Ø''	10'-0"
- 0 -				TYP. INT. STUD M 2X4 STUDS @ 24 7/16" OSB SHEAT	ALL 1 O.C. HING				
40		20'-0=							
*	1'	9' X 9' O.H.D. 9 1/2" 2' 9'-0"	9' X 9' O.H.D. -4 1/4" 9'-0" 2	9' X 9' O.H.D.	9' X 9' O.H.D.	9' X 9' O.H.D. 0" 9'-0" '-	9' X 9' O.H.D. 0" 9'-0"	9' X 9' O.H.D. - O'' 9' - O'' ['] -	9' X 9' 0.H



BUILDING " C" FLOOR PLAN

NEW BUILDING FOR: GREENVILLE AUTO



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FLOOR PLAN 1/8" = 1'-0" 4,640 S.F. (6) 11'-6' X 25' UNITS (14) 11'X25' UNITS



15'-Ø"	▶ 15'-∅"	<i>1</i> 5'-∅"	15'-0"	15'-Ø"	1 5'-∅"	15'-∅ "	▶ 16'-∅"	16'-Ø"	18'-0"
/									
							TYP. INT. STUD WALL	,	
							7/16" OSB SHEATHING		
12' X 14' O.H.D.	2' X 4' O.H.D.	 2' X 4' O.H.D.	 2' X 4' O.H.D.	 2' X 4' O.H.D.	12' X 14' O.H.D.	2' X 4' O.H.D.			
12'-Ø" 3'-	-0 " 12'-0" 3'.	-0" 12'-0" 3'-	·Ø" 12'-Ø" 3'-	·Ø" 12'-Ø" 3'-	-0 12'-0" 3'-		-6" 12'-0" 4'-	·Ø" 12'-Ø" 4'-	

200'-0"



" D" FLOOR PLAN BUILDING

NEW BUILDING FOR: GREENVILLE AUTO



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FLOOR PLAN 1/8" = 1'-0" 10,000 S.F.



CONT. GUTTER & -DOWNSPOUTS

WALL PACK -LIGHTS - TYP.





NORTH ELEVATION





-PREFINISHED METAL PANEL

FINISH FLOOR ELEV. 100'-0" ELEV. 96'-0"

SOUTH ELEVATION





EAVE







BUILDING "B" ELEVATIONS



 $- \bullet$







FINISH FLOOR ELEV. 100'-0"

4 🗀 EAVE FACEBRICK VENEER -SPLITFACE CONC. BLOCK -CONC. SILL BLOCK

L_____

WEST ELEVATION |/8" = |'-0"



ELEVATIONS 2 E L BUILDING

FOR: AU **NEW BUILDING** GREENVILLE



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SOUTH ELEVATION

FINISH FLOOR ELEV. 100'-0"



WEST ELEVATION |/8" = |'-0"

Exhibit A Res 18-19

									E				

EAST ELEVATION |/8" = |'-0"

BUILDING "C" ELEVATIONS



ELEVATIONS 2 U = BUILDING

FOR: AU **NEW BUILDING** ENVILLE GREI



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BUILDING "D" ELEVATIONS

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ELEVATIONS \square BUILDING

NEW BUILDING FOR: AUTO GREENVILLE



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EAST ELEVATION |/8" = |'-0"

WEST ELEVATION



Exhibit A - Res 18-19



SPLITFACE CONC. BLOCK





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Exhibit A - Res 18-19



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Resolution #19-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A SPECIAL EXCEPTION FOR GREENVILLE AUTO FOR AUTOMOTIVE SALES AND REPAIR LOCATED ON HWY 15 AT PARCELS 110014207, 110014208, 110014210, 110014211

WHEREAS, an Automotive Sale and Repair Shop has been applied for as a special exception for Greenville Auto located at on Hwy 15 on parcels 110014207, 110014208, 110014210, 110014211 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. All vehicles shall be parked on paved surfaces; parking on gravel or grass is prohibited; and
- 2. No permits shall be issued until all local, county, state and federal regulations are met; and
- 3. If access is denied off of Hwy 15 the Hillview Road access shall be widened in order to provide two way traffic all the way back to the parking lot area prior to issuance of construction permits; and
- 4. Cyclone/chainlink fencing shall be prohibited for the storage and refuse areas.

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 22nd day of April, 2019:

TOWN BOARD OF THE TOWN OF GREENVILLE, WISCONSIN

By:

Jack Anderson, Town Chair

ATTEST:

Wendy Helgeson, Clerk

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

Votes:

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

Posted:

NEW BUILDING FOR: GREENVILLE AUTO GREENVILLE DRIVE

SPECIFICATION NOTES

A. GENERAL:

- I. ALL WORK AND MATERIALS SHALL CONFORM TO THE 2009 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE STATE OF WISCONSIN AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ALL WORK SHALL BE PERFORMED IN A COMPLETE AND WORKMANLIKE MANNER.
- 2. PROVIDE ADEQUATE CLEARANCES FROM POWER LINES AND OTHER HAZARDS. NOTIFY ALL AFFECTED UTILITY COMPANIES TO LOCATE EXISTING LINES. PROVIDE AT LEAST THREE WORKING DAYS NOTICE IF ANY REMARKING OF UTILITY LOCATIONS IS REQUIRED.
- 3. PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO COMPLETE ALL WORK AS SPECIFIED OR SHOWN ON THESE DRAWINGS.
- B. SITE WORK:

I. THE FOLLOWING ITEMS SHALL BE INCLUDED WITH THE EARTHWORK CONTRACTOR'S WORK: ALL EXCAVATING AND BACKFILLING INCLUDING FOUNDATION WALLS AND FOOTINGS, SHAPING DITCHES, GRADING, AND GRANULAR BASE COURSE. ALL BACKFILL MATERIAL INSIDE BUILDING LINES SHALL BE GRANULAR IN NATURE, PLACED IN LAYERS NOT TO EXCEED 9 INCHES THICKNESS, AND COMPACTED BY MEANS OF VIBRATORY EQUIPMENT TO AT LEAST 95% OF MAXIMUM DENSITY, AT OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM DI557-91. TOP 3" SHALL BE CRUSHER RUN GRAVEL.

- 2. THE FOLLOWING ITEMS SHALL BE COVERED UNDER SEPARATE CONTRACTS: BITUMINOUS PAVEMENT, CONCRETE CURBS AND DRIVEWAY APRONS, SEWER & WATER WORK, AND LANDSCAPING.
- 3. EARTHWORK CONTRACTOR'S BID SHALL INCLUDE EXCAVATING, TRENCHING, AND BACK-FILLING FOR ALL WALLS AND FOOTINGS. ALL BACKFILL MATERIAL WITHIN BUILDING LINES SHALL BE GRANULAR IN NATURE, PLACED IN LAYERS NOT TO EXCEED 9 INCHES THICKNESS, AND MACHINE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY, AT OPTIMUM CONTENT, IN ACCORDANCE WITH ASTM DI557-91. TOP 3" SHALL BE CRUSHER RUN GRAVEL.
- 4. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.

DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES, AND OTHER DEWATERING SYSTEM COMPONENTS NÉCESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.

ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS TO CONVEY RAIN WATER AND WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUN-OFF AREAS. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

- C. PRE-ENGINEERED METAL BUILDING
- 2. BUILDING SHALL BE DESIGNED, MANUFACTURED, AND ERECTED IN CONFORMANCE WITH MBMA STANDARDS.
- 4. PRE-ENGINEERED METAL BUILDING PERMIT DRAWINGS SHALL BE DESIGNED, AND SEALED BY A WISCONSIN-REGISTERED PROFESSIONAL ENGINEER.
- 5. PRE-ENGINEERED METAL BUILDING DESIGNER SHALL SUPPLY UTSCHIG INC. FOUR (4) COPIES OF STAMPED DRAWINGS AND (2) SETS OF CALCULATIONS FOR SUBMITTAL TO DEPT. OF COMMERCE.
- 6. METAL BUILDING DESIGNER SHALL INCLUDE ADEQUATE PROVISIONS TO ACCOMMODATE THERMAL EXPANSION AND CONTRACTION OF ROOF SYSTEM. PROVISIONS MAY INCLUDE LONGITUDINAL AND/OR TRANSVERSE ROOF STEPS (JOINTS), SPECIAL RIDGE AND EAVES CONNECTION DETAILS; AT THE DESIGNER'S DISCRETION.
- D. FINISH ITEMS:
- I. INSULATION SHALL BE AS NOTED ON DRAWINGS.
- 2. EXTERIOR SERVICE DOORS SHALL BE HOLLOW CORE METAL DOORS, WITH POLYSYTRENE FOAM CORES, IN METAL FRAMES. FRAMES TO BE INSULATED WITH 4" INSULATION. ALL REQUIRED EXIT DOORS SHALL HAVE ILLUMINATED EXIT LIGHTS AND EXIT HARDWARE IN CONFORMANCE WITH WISCONSIN ENROLLED COMMERCIAL BUILDING CODE CHAPTER 10, SECTION 1003.2.10.
- 3. EXTERIOR OVERHEAD DOORS, FRAMES, AND HARDWARE SHALL BE SIMILAR TO BAY-THERM II INSULATING DOOR.
- E. HVAC WORK: COVERED UNDER SEPARATE CONTRACT
- F. ELECTRICAL WORK: COVERED UNDER SEPARATE CONTRACT.
- G. PLUMBING WORK: COVERED UNDER SEPARATE CONTRACT.

GENERAL NOTES

ONE SET OF "STATE OF WISCONSIN - CONDITIONALLY APPROVED" PLANS MUST BE KEPT ON SITE DURING ALL WORKING PERIODS.

CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ENGINEER AND OWNER OF ANY INTERFERENCES.

CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES.

RECOMMENDATIONS.

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY.

THIS SET OF DRAWINGS SHOW AS CLEARLY AS POSSIBLE THE INTENT OF THIS PROJECT. IT IS IMPOSSIBLE TO SHOW EACH AND EVERY SPECIFIC DETAIL COMPONENT, ANCHOR, ETC. ON THE DOCUMENTS. THEREFORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO PROVIDE ALL LABOR AND MATERIAL, INCLUDING ITEMS NOT SPECIFICALLY SHOWN, AS NECESSARY TO ACCOMPLISH THE INTENT OF THESE DOCUMENTS AND A COMPLETE OPERATING SYSTEM OR ASSEMBLY.

VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION.

ALL PLAN DIMENSIONS ARE NOMINAL. SEE DETAILS FOR ACTUAL DIMENSIONS NEEDED AND COORDINATE ALL DIMENSIONS WITH SHOP DRAWINGS AND MATERIAL SUPPLIERS.

DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

REFER TO ALL DRAWINGS, INCLUDING ARCHITECTURAL, CIVIL, AND STRUCTURAL FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.

ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING WORK OF THIS CONTRACT. CONTRACTORS SHALL REVIEW ALL DRAWINGS PRIOR TO INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS, NOTIFY THE ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT ITS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS. THE DRAWINGS MAY NOT NECESSARILY BE TO SCALE - USE GIVEN DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY THE ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION PRIOR TO COMMENCING WITH THE WORK.

GENERAL CONTRACTOR SHALL COORDINATE ALL FIRE PROTECTION, PLUMBING, HVAC AND ELECTRICAL FLOOR, ROOF, AND WALL SLEEVES AND ALL SHAFTS WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.

FIRE PROTECTION, PLUMBING, HVAC AND ELECTRICAL DESIGN/BUILD CONTRACTORS SHALL PROVIDE SLEEVED PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION WITH FIRE-SAFING AND/OR FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION.

PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL SUBMIT PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS AND CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATING BUILDING COMPONENTS. UPON SATISFACTORY REVIEW OF ARCHITECT/ENGINEER, GENERAL CONTRACTOR TO PROVIDE 3 SETS OF ENGINEERED METAL BUILDING DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WISCONSIN TO THE ARCHITECT/ENGINEER AS A STRUCTURAL COMPONENT SUBMITTAL.

TOWN OF GREENVILLE, WISCONSIN

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND



PROJECT INFORMATION

OFFICE / SHOP

OCCUPANCY: BUSINESS B (OFFICE) & SI (STORAGE) TYPE OF CONSTRUCTION: VB (WOOD FRAMED UNPROTECTED) NON-SPRINKLERED

SI - 5,760 S.F. = 17 OCC. B - 1,472 S.F. = 7 OCC OCCUPANT LOAD 24 EGRESS WIDTH REQUIRED

.2"/ OCCUPANT 24 X .2 = 4.8" REQUIRED

EXIT ACCESS TRAVEL DISTANCE 250' PER TABLE 1016.1

TOILET FACILITIES PER TABLE 2902.1

MENS 12 OCC. 12/25 = .48 W.C. 12/40 = .35 LAV. I W.C. REQUIRED I LAV. REQUIRED

I W.C., I LAV. PROVIDED

I SERVICE SINK PROVIDED IN EACH MECH. ROOM

STORAGE BUILDINGS

OCCUPANCY: SI (STORAGE) TYPE OF CONSTRUCTION: VB (WOOD FRAMED UNPROTECTED) NON-SPRINKLERED

BUIDING AREAS BUILDING "A" 12,650 S.F. BUILDING "B" 7,200 S.F. 4,650 S.F. BUILDING "C" BUILDING "D" 10,000 S.F. ACTUAL AREA PER FLOOR BUILDING AREA / PROJECT AREA GRADE LEVEL

ALLOWABLE AREA PER FLOOR BUSINESS USE B / SI STORAGE 9,000 PER TABLE 503

GRADE PLAN DETERMINATION THE GREATEST HGT. FROM GRADE TO TOP OF WALL IS 22'-O" ALLOWABLE HEGHT PER TABLE 503 IS 40'

NUMBER OF STORIES (I) THIS BUILDING HAS ONE FLOOR LEVEL $\sim\sim\sim\sim\sim\sim$ WASTE STORAGE

NO OUTSIDE STORAGE OF WASTE/ ANTI-FREEZE OR OIL STORAGE

I W.C., I LAV. PROVIDED WOMENS 12 OCC.

12/40 = .35 LAV. 12/25 = .48 W.C. I W.C. REQUIRED I LAV. REQUIRED

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NORTH



7,232 S.F.

JOHN KORTH N2121 GREENVILLE DRIVE HORTONVILLE, WI. 54944 CONTACT: JOHN KORTH PHONE - (920) -470-9907

DESIGNERS OF RECORD:

<u>OWNER:</u>

ARCHITECT: UTSCHIG, INC. NIO40 CRAFTSMEN DR GREENVILLE, WI 54942 P.(920) 757-0999 CONTACT: MARK C. ROHLOFF

CONTRACTOR: UTSCHIG, INC. - 920-757-0999 NIO40 CRAFTSMEN DRIVE

GREENVILLE, WISCONSIN 54942

	X OF DRAWINGS
т100	TITLE SHEET
PAGE I.O PAGE I.I PAGE I.2 PAGE I.3 PAGE I.4 PAGE 2.1 PAGE 2.2	SITE PLAN TOPOGRAPHIC SURVEY DRAINAGE AND GRADING PLAN EROSION AND SEDIMENT CONTROL UTILITY PLAN CONSTRUCTION DETAILS STORMWATER POND DETAILS
L100 L101 L102	LANDSCAPE & LIGHTING PLAN ENLARGED LANDSCAPE & LIGHTING PLAN ENLARGED LANDSCAPE & LIGHTING PLAN
	PHOTOMETRIC SITE PLAN
AIOI AIOA AIOB AIOC AIOD A2OI A2OA A2OB A2OC A2OD	FLOOR PLAN BUILDING "A" FLOOR PLAN BUILDING "B" FLOOR PLAN BUILDING "C" FLOOR PLAN BUILDING "D" FLOOR PLAN BUILDING ELEVATIONS BUILDING "A" ELEVATIONS BUILDING "B" ELEVATIONS BUILDING "C" ELEVATIONS BUILDING "D" ELEVATIONS

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Drawn By Approved By EAF CMR Date Project No. 4/11/19 18-2060 Sheet No.

Page Information

4/11/19 3/15/19



Owner: Greenville Auto & RV N2121 Greenville Drive Hortonville, WI 54944 Phone (920) 470-9907 Site: Parcel ID # 110014207, 110014208, 110014210, 110014211 Zoning: GC General Commercial District Site is not within airport zoning or buffers	5392kor\dwg\Civil 3D\5392engr.dwg Printed by: VEL ENGINEERING & VVIRONMENTAL, INC. ENGINEERING CONSULTANTS 1811 Racine Street Menasha, WI 54952 Ph: 920-991-1866 Fax: 920-830-9595 www.davel.pro
Areas:Pavement:97,371 square feetBuilding:41,722 square feetGreen Space:420,812 square feetTotal:522,355 square feet	
Total Impervious: 139,093 square feet (26.6%) <u>Setbacks:</u> Front: Town Road=37' County or State Road=55' Rear: 25' Side: 20'	
Notes: Total Parking Stalls: 82 + 1 Handican	

Total Parking Stalls: 82 + 1 Handicap
Storage of hazardous materials (oil, antifreeze, etc) shall be located within proposed building.

Sheet	Page
Site Plan	1.0
Topographic Survey	1.1
Drainage and Grading Plan	1.2
Erosion & Sediment Control Plan	1.3
Utility Plan	1.4
Construction Details	2.1
Stormwater Pond Details	2.2

SITE	PLAN	
Greenville Auto	wn of Greenville, Outagamie County, WI For: John Korth	

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04/10/2019

Author: JRD Last Saved by: tim Page 1.0

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	Treeline
	Culvert
	Index Co
799	Intermed





Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.



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GREENVILLE AUTO Town of Greenville, Outagamie County, WI	
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BENCHMARKS (NAVD88)

BM 0	NGS Monume North R/W C ⁻ Elev	ent(PID DF6093) FH "JJ" 898.56'
BM 1	Nail In Power North R/W of Elev	Pole #99-047 56 Hillview Rd 886.88'
		Dala #00.047.55

Nail in Power Pole #99-047 55 BM 2 North R/W of Hillview Rd/234' East of BM 1 889.43' Elev

NOTES:

- 1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- 2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
- 3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- 4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
- 5. Taper curb head per the curb and gutter termini detail adjacent to all buildings and sidewalks.

		ENVIRONMENTAL, INC.	CIVIL ENGINEERING CONSULTANTS	1811 Racine Street Menasha, WI 54952	& ENVIRONMENTAL Ph: 920-991-1866 Fax: 920-830-9595	www.daver.pro
		DRAINAGE & GRADING				
		OINE AUIO	Town of Greenville. Outagamie County. WI		For: John Korth	
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Planned Sediment and Erosion Control Practices

- sediments being cleaned daily or as necessary as no sediment flushing is allowed.
- 1) Diverting Flow
- 2) Overland Flow
- be placed at the following locations:

- 3) Permanent Channel Stabilization
- following areas: i) drainage swales as indicated on the plans;
- sub-base the storm catch basins shall be modified to Type B.
- indicated on the plan.
- accordance with all state and local requirements.

Sequence of Construction

- 1) Obtain plan approval and other applicable permits
- 4) Site Work Construction (grade and gravel): May-July 2019
- landscaping after building construction.
- 6) Construct Buildings: June August 2019
- 7) Paving: September 2019

Maintenance Plan

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to the DNR website for a template; http://dnr.wi.gov/runoff/stormwater/constrforms.htm#forms. Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the Town of Greenville.



All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site

a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the storm water pond.

a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056. It will

i) along the site boundary where runoff will leave the site.

ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.

b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard **1058**. In addition to mulching, Erosion Mat is required per plan and if field conditions warrant.

c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. All seeding shall be in accordance with DNR Technical Standard 1059. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at any time sod is available and the sod and soil are not frozen.

a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. All areas immediately downstream storm discharges will be stabilized using riprap per plan.

b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the

4) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans. All storm sewer inlet protection shall be Type A. Upon installation of aggregate

5) Tracking Out Control - Intended to reduce the amount of sediment transported onto public roads. The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057. A stone tracking pad will be constructed at the site entrance as

6) Dust Control - Intended to reduce surface to air transport of dust during construction. Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068. These methods include the use of polymers, seeding, and mulch.

7) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. Dewatering practices require compliance with DNR Technical Standard 1061. The use of geotextile bags is required to prevent sedimentation with a stabile discharge to the storm water pond or upland area (if pumping is required for stormwater pond construction). The bags shall meet the requirements of Technical Standard 1061. Upon completion of the dewatering operation, all materials must be disposed of properly in

8) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

2) Install & maintain all sediment control measures: May 2019

3) Strip topsoil in the area of the stormwater pond and stockpile required reuse onsite. Construct stormwater pond: May 2019

5) Stabilize lawn and ditch areas no later than one week after final grade is established, the entire site shall be stabilized by the end of July with vegetation established prior to the end of 2019 growing season. Install temporary stabilization in areas receiving additional

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a

2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established. 3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.

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ERING & AL, INC. VSULTANTS

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							STORM SI	EWER PI	PE SUMMA	RY					
		Rea	ch					Size	GRASS	ROOF	PAVEMENT	PEAK FLOW	Flow*	Capacity	Velocity
		US	DS	US Inv	DS Inv	Length	Slope	(in)	AREA (SF)	AREA (SF)	AREA (SF)	GPM	(cfs)	(cfs)	(ft/s)
(A	Deciduous Tree	R-11.1	R-10.1	885.37	885.00	124	0.0030	15	360	5,880	10,050	1,039	2.31	3.83	3.1
5. -		R-12.1	R-11.1	886.00	885.47	177	0.0030	12	2,259	2,895	11,920	500	1.11	2.11	2.7
	Benchmark														
	Asphalt Pavement	R-21.1	R-20.1	885.35	885.00	115	0.0030	18	360	5,870	9,831	2,034	4.53	6.23	3.5
	Concrete Pavement	R-22.1	R-21.1	886.43	885.90	177	0.0030	15	1,120	4,220	8,428	1,503	3.35	3.83	3.1
	Gravel	R-23.1	R-22.1	885.80	885.47	66	0.0050	12	69,282	0	13,136	1,070	2.38	2.73	3.5
		R-31.1	R-30.1	885.34	885.00	114	0.0030	15	11,131	18,166	18,986	1,390	3.10	3.83	3.1
e		Roof Downspou	ut (maximum)			Varies	0.0100	6	0	1250	0	48	0.11	0.61	3.1
		North Drivew	/ay Culvert	890.86	890.50	44	0.0081	15	14,200	0	0	137	0.30	6.30	5.1
Prain		Peak Flow base	ed on Chapter SPS	S 382.36 'Area Me	thod'. Manning	s 'n' value for p	ipe capacity con	nputations e	equals 0.012.						

STORM SEWER STRUCTURE SUMMARY

		Final Grade	Pipe	Pipe ⁻	Town Required
Size	Cover	Rim	Invert	Depth	Total Depth
			885.00		
36" ID	R-1550 (open)	891.00	885.37	5.63	6.00
36" ID	R-1550 (open)	890.80	886.00	4.80	6.00
			885.00		
36" ID	R-1550 (open)	891.00	885.35	5.65	6.00
36" ID	R-1550 (open)	891.00	886.43	4.57	6.00
36" ID	R-1550 (open)	889.00	885.80	3.20	6.00
			885.00		
36" ID	R-1550 (open)	888.65	885.34	3.31	6.00

Sewer shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with soil tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.



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1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.

Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down. 2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's. 3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots

corresponding to the appropriate staple pattern. 4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type. 5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.

Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.

6. Detail provided by North American Green (www.nagreen.com) 7. Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION



4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's. 5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm)

apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling. 6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.

7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel. 8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15

cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.

* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

9. Detail provided by North American Green (www.nagreen.com)



Note:

Critical Points A. Overlaps and seams B. Projected Water line C. Channel Bottom/side slope vertices

Note * Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.







SECTION B-B





smoothed.

606.2 & 606.3) medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)

3. Exercise care in placement of riprap to avoid damage to filter fabric. 4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section

5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for

(DOT Section 628.2 & 628.3)

1. Excavate below channel outlet and widen channel outlet to the required

riprap thickness for each apron. Foundation to be set to zero grade and

Fabric shall extend under endwall in accordance with DOT specifications.

2. Place geotextile fabric on bottom and sides of prepared foundation.

SECTION A-A

6. Use 12" dimension for pipes less than 12" in diameter.



Building

Wall

Storm Catch Basin

ROOF DRAIN CONNECTION





CURB AND GUTTER TERMINI

Roof Drain

Wye fittin

Precast base \

8" Monolithic base

3 1/2" —-

Concrete bench









County, Auto Greenville, Outagamie For: John Korth Greenville of OWD

 \geq

04/1/2019 5392engr.dwg JRD

Last Saved by: tim

Page 2.1



LEGEND







SOUTH POND STAND PIPE DETAIL

Outlet	
Size, in	15
Invert	885.00
Slope (%)	0.50
Intake pipe	
Size, in	4
Invert	885.00
Length, feet	4
Crest	
Elevation	886.50
Base	
Elevation	882.00



- 1. The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other matter. Stripping shall be to a minimum of 6 inches.
- 2. Embankments shall be constructed with non-organic soils and compacted to 90% standard proctor according to the procedures outlined in ASTM D-698. No tree stumps, or other organic material shall be buried in the embankment. The constructed embankment height shall be increased a minimum of 5% to account for settling.
- 3. All pipes extending through the embankment shall be bedded and backfilled with embankment or equivalent soils. The bedding and backfill shall be compacted in lifts and to the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.

DAVEL ENGINEERING & ENVIRONMENTAL, INC. CIVIL ENGINEERING CONSULTANTS 1811 Racine Street Menasha, WI 54952 Diven control and Fax: 920-830-9595

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TAIL

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POND

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Greenville, Outagamie County, For: John Korth

of

own

- 4. Topsoil shall be spread on all disturbed areas, except for elevations below the safety shelf, as work is completed. The minimum depth of topsoil shall be 4 inches.
- All areas disturbed by pond construction shall be seeded as work is 5 completed. Pond side slopes above permanent pool shall be temporarily seeded with annual rye or oats immediately after pond is "roughed in." This will require topsoil application. Slopes steeper than 10:1 but less than 4:1 will require properly anchored mulch in accordance with Section 627.1 of the DOT Standard Specifications for Highway and Structure Construction. DOT Class I, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
- 6. Riprap at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 606.2 & 606.3)
- 7. Any rock encountered shall be excavated to a depth two feet deeper than the proposed pond grade.
- 8. The pond shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include; Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.
- Clay liners specifications are as follows: • 50% fines (200 sieve) or more.
- Hydraulic conductivity of 1 x 10-6 cm/sec or less.
- Average liquid limit of 16 or greater, with no value less than 14.
- Average PI of 7 or more, with no values less than 5. Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- Minimum thickness of 2 feet. • If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1 x
- 10-6 cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements. HDPE liner specifications are as follows:
- Minimum thickness of 40 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.
- PPL liner Specifications are as follows: • Minimum thickness of 30 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.
- 9. All liners must extend above the permanent pool up to the elevation of the 2-year, 24-hour rainfall event.





Exhibit A - Res 19-19

	~		L OR LANDSCAPE
CE COURSE		FABRIC	OVER FILTER - SEE PLAN
R COURSE		BARADE	
BASE			
		! <u> </u> ♀ <u>↓_</u> <u></u>	<u> </u>
			<u> -</u>
			. <u> </u> -
<u> </u>	<u> </u>	<u></u>	<u>1 </u>]

CONCRETE CURB DETAIL

SCALE: N.T.S.





AN Ω LIGHTING ∞ ANDSCAPE

NEW BUILDING FOR: UTO A ENVILLE GREI

Description	Phase II & Phase III I andscape Defined	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		
Date	2/28/19			
No.	-			

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SIDES & TOP SHIELDED SIDES & TOP SHIELDED

FOUNDATION PLANTINGS

	FOur	NDAIL			5			
	PERIMETER	PLANTING	AREA		TREES ADDED			
DESCRIPTION	(LINEAL FT.)	REQUIRED	PROVIDED	SHORTAGE	ORNAMENTAL	EVERGREEN		
OFFICE / SHOP	376	113	124	-	HAS (4) OF (10) SHRUB	RNAMETAL 19, (2) EVEGREEN		
BUILDING "A"	606	182	100	82 LF.	2	2		
BUILDING "B"	388	דוו	100	11 L.F.	1	1		
BUILDING "C"	312	94	80	14 L.F.	1	1		
BUILDING "D"	500	150	100	50 LF.	2	2		
TOTALS					6	6		

WE PROPOSED TO PLANT (12) ADDITIONAL TREES ALONG PROPERTY LINES

BUILDINGS REQUIRE FOUNDATION PLANTINGS OF 30% OF PERIMETER LENGTH - WE PROPOSE TO INSTALL THE REQUIRED PLANTINGS ALONG THE PROPERTY LINE SINCE WE CAN NOT MEET THE REQUIRED FOUNDATION PLANTINGS DUE TO THE BUILDING DESIGNS

	SHRUB SCHEDULE									
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS				
⊗	ROGEGLOW BARBERRY	RB.	8	IS" MIN.						
⊛	JACKMAN POTENTILLA	J.P.	4	IS" MIN.						
-	RED PRINCE WEIGELA	R.P.W.	4	24" MIN.						
PLA COV	NTING AREAS AT OFFICE / SHK ERED WITH LANDSCAPE STON	OP TO HAVE F E OVER FILTE	PLASTIC R FABRI	EDGING WHE C	RE NE	EDED AND				

	TRE	EE SC	ΉE	DULE		
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
()	EMERALD QUEEN MAPLE	E.Q.M.	18	2 1/2" DIA.		SHADE TREE
\bigcirc	HONEY LOCUST	H.L.	35	2 1/2" DIA.		SHADE TREE
\bigotimes	COLORADO BLUE SPRUCE	C.B.S.	12	MIN. 5' HIGH PLANTING HT.		EVERGREEN TREE
٩	JAPANESE LILAC	JL.	26	2 1/2" DIA.		ORNAMENTAL TREE
æ	PYRAMIDAL Thuja Arborvitae	P.T.A.	18	5' MIN.		EVERGREEN TREE
WE F WE F	PROPOSED TO PLANT (6) ADI PROPOSED TO PLANT (6) ADI	DITIONAL J.L. DITIONAL C.E	TREES 3.5. TREI	ALONG PROF ES ALONG PR	PERTI	TLINES (X-JL.) RTY LINES (X-C.B.S.)

SEED MIX 20% RUGBY II KENTUCKY BLUEGRASS 20% NEW GLADE KENTUCKY BLUEGRASS 20% ASPEN KENTUCKY BLUEGRASS 20% BLUE MOON KENTUCKY BLUEGRASS 15% BLUE CHIP KENTUCKY BLUEGRASS 5% STATESMAN PERENNIAL RYE GRASS

COVER AREA W/ GROUND COVER MATERIAL & WEED BARRIER (SEE PLAN)
REMOVE PLANT FROM CONTAINE
SHRUB/TREE PLANTING DETAIL
WHEN NHE
COVER AREA W/ GROUND- COVER MATERIAL
4' MIN. METAL STAKES TYP. OF (3) PER TREE DRIVEN 1'-5" MIN. BELOW EXISTING GRADE REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL

AT BASE & SIDES TREE PLANTING DETAIL

GENERAL COMMERCIAL DISTRICT PLANTING REQUIREMENTS

LOT LINE PLANTINGS (I) DECIDUOUS TREE MIN. 50' SPACING

INTERNAL ISLANDS

REQUIRE (I) TREE PER ISLAND (CAN BE WITHIN 10' OF PAVEMENT PERIMETER)

EQUIPMENT / VEHICLE STORAGE SCREENING

(2) DECIDUOUS TREES \$ 5 EVERGREENS EVERY 100 L.F. PLUS &' HIGH SITE IMPERVIOUS FENCE

FOUNDATION PLANTINGS

PLANTING AREAS NEED TO COVER 30% OF BUILDING PERIMETER (I) ORNAMENTAL TREE \$ 5 BUSHES EVERY 25 L.F.

SUBSTITUTIONS

(2) EVERGREENS CAN REPLACE (1) DECIDUOUS TREE (1) EVERGREEN CAN REPLACE (5) SHRUBS



FOR

NEW BUILDING

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L102



 \checkmark

E.Q.M.

24'

E.Q.M.







Exhibit A - Res 19-19

Statistics							Schedule				
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Symbol	Label	Quantity	Manufacturer	Catalog Number
PARKING LOT	+	6.6 fc	41.1 fc	0.1 fc	411.0:1	66.0:1		G	21	Lithonia Lighting	RSX1 LED P4 40K F MVOLT WBA STD F
							\bigcirc	J	6	GE LIGHTING SOLUTIONS	LRXR 6 10 8 40 MD FRAME6R
								К	46	Lithonia Lighting	TWR1 LED P3 40K



MOUNT RV AND ALL 2 AU RSX GREENVILLE ITHONIA

Designer Date 1 29 19 Scale Not to Scale Drawing No.

Summary





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4/01/19



5'-Ø"	15'-0"	¥ ^{15'-Ø"}	¥ ^{15'} -Ø"	v 15'-∅"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	¥ ¹⁵ '-∅"	15'-0"	↓ 14'-Ø"	4
										- <u>TYP. INT. STUD WALL</u> 2X4 STUDS @ 24" O.C. 7/16" OSB SHEATHING			=0
													ũ
K 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	12' X 14' O.H.D.	10' X 14' O.H.D.	<u> </u>
2'-Ø" 3'	-@" 12'-@" 3'	-@" 12'-@" 3'	-@" 12'-@" 3'	-@" 12'-@" 3'-	@" 12'-@" 3'-	.@" 12'-@" 3'.	-@" 12'-@" 3'	-@" 12'-@" 3'.	-@" 12'-@" 3	-@" 12'-@" 3'-	-@" 12'-@" 2'	4 /4" 12'-@" 1-	0"

253'-Ø"



"A" FLOOR PLAN BUILDING

NEW BUILDING FOR: GREENVILLE AUTO



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	NORTH
FLOOR PLAN	
3/32" = '-0"	
2,650 S.F.	
(4) 4'X25' UNITS (30) 5'X25' UNITS	

1'	-9 1/2" 9'-0" 2'-4	· 1/4"9'-0" 2'-	-0" 9'-0" ^{2'.}	-0" 9'-0" ^{2''}	-0" 9'-0" 2'-	-0" 9'-0" ^{2'}	-0" 9'-0" 2'-	-0" 9'-0" ^{2'}	-0" 9'-0" ^{2'-}	·Ø" 9'-Ø" ^{2'}	-0" 9'-0" ^{2''}	-0" 9'-0" ^{'-10}) 1/4" 9'-0" '-	Ø" •
	9' X 10' Q.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D.	N
	= Ø - - - - - - - - - - - - - - - - - -	11'-Ø''	11'-Ø"	11'-Ø"	11'-Ø''	11'-Ø"	11'-Ø''	11'-Ø"	11'-Ø''	11'-Ø"	11'-Ø"	11'-Ø''	11'-Ø''	2
														= 0 -'
	25'-Ø"		<u>TYP. INT. STUD W</u> 2X4 STUDS @ 24 7/16" OSB SHEAT	ALL O.C. HING										Ð
'-	9 1/2" 2'-4 9'-Ø"	9' X 10' O.H.D. 1/4" 9'-0" 2'	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D. -0'' 9'-0'' 2'-	9' X 10' O.H.D. -0''' 9'-0'' 2'	9' X 10' O.H.D. -0''' 9'-0'' 2'-	9' X 10' O.H.D. -0''' 9'-0'' 2'	9' X 10' O.H.D. -0" 9'-0" 2'-	9' X 10' O.H.D.	9' X 10' O.H.D.	9' X 10' O.H.D. -0'' 9'-0'' 1'-0	9' X 10' O.H.D. 1/4"9'-0" 1'-	★ ∠

144'-Ø"

TION · DEVELOPMENT	N1040 CRAFTSMEN DRIVE GREENVILLE, WI 54942
DESIGN · CONSTRUC	PHONE: 920.757.0999 FAX: 920.757.1015

BUILDING " B" FLOOR PLAN

NEW BUILDING FOR: GREENVILLE AUTO



Approved By CMR Date 4/01/19

NORTH	Drawn By EAF	Approved By CMR	
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FLOOR PLAN 3/32" = I'-0" 7,200 S.F.

(2) 12'X25' UNITS (24) 11'X25' UNITS

1

	\star						116'-Ø"		
	1'- 9	a 1/2"g'-@" 2'	4 1/4"9'-@" 2'	-0" 9'-0" '	-6" 9'-Ø" '-	-Ø" 9'-Ø" '-	0" 9'-0" '-	-Ø" 9'-Ø" '-	9'-0"
		= = 0 12'-0"	1 9' X 9' O.H.D. 1	1 9' X 9' O.H.D. 1	10'-0"	1 9' X 9' O.H.D. 1	1 9' X 9' O.H.D. 1	10'-0"	1 9' X 9' 0.H
+0 ⁻ -0				TYP. INT. STUD M 2X4 STUDS @ 24 7/16" OSB SHEAT	ALL 1 O.C. HING				
		9' X 9' O.H.D. 1/2" 2' 9'-0"	4 1/4" 9'-∅" 2'	9' X 9' O.H.D. -0" 9'-0"	9' X 9' O.H.D. -6" 9'-0" 1"-	9' X 9' O.H.D. 0" 9'-0" '-	9' X 9' O.H.D. 0" 9'-0" -	9' X 9' O.H.D. 0" 9'-0" '-	9' X 9' 0.H



BUILDING " C" FLOOR PLAN

NEW BUILDING FOR: GREENVILLE AUTO



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FLOOR PLAN 1/8" = 1'-0" 4,640 S.F. (6) 11'-6' X 25' UNITS (14) 11'X25' UNITS



<u>15'-Ø''</u>	▶ <u>15'-∅''</u>	v 15'-∅''	v ¹⁵ '-∅"	15'-Ø"	v ^{5'} -∅"	v ^{15'} −∅''	<i>\</i> €'-∅''	16'-Ø''	18'-Ø"
							<u>TYP. INT. STUD WALL</u> 2X4 STUDS @ 24" O.C. 7/16" OSB SHEATHING		
12' X 14' O.H.D. I		2' X 4' O.H.D.	1 2' X 4' O.H.D.	I 12' X 14' O.H.D. I	I 12' X 14' O.H.D. I	I 12' X 14' O.H.D. I	2' X 4' O.H.D.	1 2' X 4' O.H.D.	2' X 4' O.H.D.
12'-Ø" 3'-	-@" 12'-@" 3'-	-0" 12'-0" 3'-	-@" 12'-@" 3'-	@" 12'-@" 3'-	-Ø" 12'-Ø" 3'-	-@" 12'-@" 3'-	-6" 12'-Ø" 4'-	·Ø' 12'-Ø'' 4'-	.6" 12'-0" 3'-4 1/4'

200'-0"



" D" FLOOR PLAN BUILDING

NEW BUILDING FOR: GREENVILLE AUTO



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NORTH FLOOR PLAN 1/8" = 1'-0" 10,000 S.F.



CONT. GUTTER & -DOWNSPOUTS

WALL PACK -LIGHTS - TYP.





NORTH ELEVATION





-PREFINISHED METAL PANEL

FINISH FLOOR ELEV. 100'-0" ELEV. 96'-0"

SOUTH ELEVATION











BUILDING "B" ELEVATIONS



 $- \bullet$







4 🗖 EAVE FACEBRICK VENEER -SPLITFACE CONC. BLOCK -CONC. SILL BLOCK

FINISH FLOOR ELEV. 100'-0"

WEST ELEVATION |/8" = |'-0"



ELEVATIONS 2 E L BUILDING

FOR: AU **NEW BUILDING** GREENVILLE



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SOUTH ELEVATION



Exhibit A - Res 19-19

WEST ELEVATION

FINISH FLOOR ELEV. 100'-0"

EAST ELEVATION |/8" = |'-0"

BUILDING "C" ELEVATIONS



ELEVATIONS 2 U = BUILDING

FOR: AU **NEW BUILDING** ENVILLE GREI



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BUILDING "D" ELEVATIONS

Exhibit A - Res 19-19



ELEVATIONS \square BUILDING

NEW BUILDING FOR: AUTO GREENVILLE



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EAST ELEVATION |/8" = |'-0"

WEST ELEVATION



Exhibit A - Res 19-19



SPLITFACE CONC. BLOCK





Project No. Date 18-2060 4/01/19 Sheet No. A201



Exhibit A - Res 19-19



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MEETING: DATE:	Planning Commission/Town Board April 22, 2019	AGENDA ITEM #: ACTION TYPE:	7a Approval/Denial
A SOUTH OF GREENV	AGEND	"Town of Greenville" A MEMORA	NDUM
GREEN SINCE 1	VILLE		

RE:	Rezoning Parcel 110086203 from General Commercial to Industrial
Date:	April 15 2019
From:	Michael J. D. Brown, Community & Economic Development Director
То:	Honorable Chairperson and Board and Commission Members

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

BACKGROUND & SUMMARY: Staff has been working diligently with the Catherin A. Schlimm RLT, the owners of Parcel 110086203, on the development of approximately 30 arces of their 54 acre property into a future manufacturing facility. The property is located south of County Highway GV and east of County Highway CB. In order to facilitate development of the site, the property owners are looking to rezone the property from General Commercial to Industrial to meet the needs of the future development opportunity. This property is within the Town's Tax Increment Finance District and is poised for development with the future extension of Design Drive between County Highway CB and Mayflower Road as well as construction of a regional stormwater management facility. While the developer has asked to remain anonymous at this time, staff has reviewed its proposed uses and they are best suited with Industrial zoning.

ITEMS FOR DISCUSSION:

 Consistency with the Comprehensive Plan: The future land use map indicates this area as industrial and therefore is consistent with the comprehensive plan. The surrounding properties are a mix of Industrial and General Commercial; market conditions are better suited for more industrial/office uses in this area.

STAFF RECOMMENDATION: Staff recommends approval the rezoning request. If the Commission is in agreement, the following motion may be made:

"Motion to recommend approval of Resolution 32-19 to the Town Board."

###

Attachments:

- 1. Aerial
- 2. Resolution 32-19



Resolution #32-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A REZONING OF PARCEL 110086203 FROM GENERAL COMMERCIAL TO INDUSTRIAL.

WHEREAS, a rezoning request has been applied for to rezone parcel 110086203 from General Commercial to Industrial as shown on Exhibit A; 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 22nd day of April, 2019:

TOWN BOARD OF THE TOWN OF GREENVILLE, WISCONSIN

By:

Jack Anderson, Town Chair

ATTEST:

Wendy Helgeson, Clerk

Motion to Approve Resolution No. #32-19 made by:

Votes:

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

Posted:



MEETING: DATE:	Planning Commiss April 22, 2019	on AGENDA ITEM #: ACTION TYPE:	7b Approval/Denial
South of GREENV	HLE . HISCOUSIZ	"Town of Greenville" AGENDA MEMORA	NDUM
GREENV SINCE 18	VILLE 348		

To:	Honorable Chairperson and Commission Members
From:	Michael J. D. Brown, Community & Economic Development Director
Date:	April 15, 2019
RE:	Savannah Heights 3 CSM

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

BACKGROUND & SUMMARY: The developer of Savannah Heights 3 has proposed a CSM in order to subdivide Phase 3 into three additional phases for construction purposes. The attached CSM provides for those proposed phases.

SURROUNDING ZONING AND LAND USES:

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

<u>STAFF RECOMMENDATION:</u> Staff recommends approval.

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

"Motion to approve Resolution 35-19"

###

Attachments:

- 1. Aerial Map
- 2. Resolution 35-19





Resolution #35-19

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE APPROVING A CERTIFIED SURVEY MAP FOR SAVANNAH HEIGHTS 3, PARCEL 110083804

WHEREAS, a CSM request has been applied for a land division for Savannah Heights 3, parcel 110083804 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 22nd day of April 2019:

PLANNING COMMISSION OF THE TOWN OF GREENVILLE, WISCONSIN

By:

Jack Anderson, Planning Commission Chair

ATTEST:

Wendy Helgeson, Clerk

Motion to Approve Resolution No. #35-19 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.

All of Lot 2 CSM 7673 being part of the Southwest 1/4 of the Northwest 1/4, Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 all located in Section 23, 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 Breyer Limited Partnership 1, the property owners of said land, I have surveyed divided 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 all of Lot 2 Certified Survey Map 7673, recorded as Document Number 2151787, located in Section 23, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin, containing 1,283,953 Square Feet (29.4755 Acres) of land, 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

LINE TABLE			
Line	Bearing	Length	
L1	S 89°21'13" E	215.94'	
L2	N 00°38'46" E	56.43'	
L3	N 15°03'29" E	40.77'	
L4	N 74°56'31" W	215.20'	
L5	S 15°03'29" W	35.30'	
L6	N 74°56'31" W	162.60'	
L7	S 21°39'07" W	105.81'	
L8	S 68°20'53" E	55.40'	
L9	N 64°42'27" W	185.96'	
L10	S 28°14'45" W	31.23'	
L11	N 61°45'15" W	154.43'	
L12	N 34°02'55" E	105.54'	
L13	N 73°10'18" E	71.52'	
L14	N 00°35'25" W	56.92'	

LINE TABLE			
Line	Bearing	Length	
L15	N 89°24'35" E	145.00'	
L16	S 72°13'07" E	69.54'	
L17	N 89°24'35" E	145.82'	
L18	S 00°35'25" E	35.00'	
L19	N 88°55'48" E	66.03'	
L20	S 89°26'06" E	150.00'	
L21	S 12°31'49" W	100.10'	
L22	S 00°49'16" W	94.78'	
L23	S 89°24'35" W	55.00'	
L24	S 00°31'19" W	150.05'	
L25	S 00°38'46" W	166.21'	
L26	S 02°49'20" E	66.12'	
L27	S 04°46'08" W	66.29'	

Certified Survey Map No. _

All of Lot 2 CSM 7673 being part of the Southwest 1/4 of the Northwest 1/4, Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 all located in Section 23, Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin.

Corporate Owner's Certificate

Breyer Limited Partnership 1, a limited partnership duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, do hereby certify that we caused the land above described to be surveyed, divided and mapped 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

In the Presence of: Breyer Limited Partnership 1

Michael K. Breyer, Repre	esentitive		
State of Wisconsin)		
County)ss)		
Personally came before	me this	 _day of _	 , 20

the above named, represent of said partnership, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires:_____.

,

Department of Development & Land Services Approval Certificate

Resolved, that this certified survey map in the Town of Greenville, Outagamie County, Breyer Limited Partnership 1, the property owner, is hereby approved by Outagamie County.

Department Representative

Date

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

Certified Survey Map No.

All of Lot 2 CSM 7673 being part of the Southwest 1/4 of the Northwest 1/4, Southeast 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 all located in Section 23, 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, Breyer Limited Partnership 1, 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

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

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 pruposes. 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.

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

The property owners of record:	
Breyer Limited Partnership 1	

Recording Information: J 15964 M 49 J 15964 M 48 Parcel Number(s): 110083804

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

MEETING: DATE:	Planning Commiss April 22, 2019	on AGENDA ITEM #: ACTION TYPE:	7c Approval/Denial
South of GREENV	LLE . MISCOUSE	"Town of Greenville" AGENDA MEMORA	NDUM
GREENV SINCE 18	ILLE X		

То:	Honorable Chairperson and Commission Members
From:	Michael J. D. Brown, Community & Economic Development Director
Date:	April 15, 2019
RE:	Site Plan for Airport Hangar

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

BACKGROUND & SUMMARY: Outagamie County has submitted an application for a site plan in order to construct a hangar located on ATW property, parcel number 110123500. The property is zoned Airport District and currently houses similar hangars.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Airport District	Airport District
South	Airport District	Airport District
East	Airport District	Airport District
West	Airport District	Airport District

ITEMS FOR DISCUSSION: The request is in general compliance with Town ordinances.

STAFF RECOMMENDATION: Staff recommends approval of the site plan.

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

"Motion to approve Resolution 36-19."

###

Attachments:

- 1. Aerial Map
- 2. Resolution 36-19



Town of Greenville 2019 Airport Hangar

PLANNED COMMERCIAL

BUSINESS PARK

AIRPORT DISTRICT

Parcel Boundary

INDUSTRIAL

NEIGHBORHOOD COMMERCIAL DISTRICT

Zoning

800 — Feet

200

0

400

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

GENERAL AGRICULTURE

SINGLE FAMILY RESIDENTIAL

TWO FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

GENERAL COMMERCIAL DISTRICT



W E



Resolution #36-19

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE APPROVING A SITE PLAN FOR AN AIRPORT HANGAR LOCATED AT PARCEL# 110123500

WHEREAS, a site plan request has been applied for an airport hangar at Parcel # 110123500 as shown on Exhibit A; and

WHEREAS, the approval shall be conditioned on the following

1. No construction permits shall be issued until all plans, as shown on Exhibit A, meet local, county, state and federal ordinance and statutory requirements; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Greenville hereby approves the site plan for an airport hangar as shown on Exhibit A.

This resolution was adopted by the Town of Greenville Planning Commission on the 22nd day of April, 2019:

PLANNING COMMISSION OF THE TOWN OF GREENVILLE, WISCONSIN

Jack Anderson, Planning Commission Chairperson

ATTEST:

Wendy Helgeson, Town Clerk

Motion to Approve Resolution No. #36-19 made by

Votes:

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

Posted:





Name: F:\TR\JOBS\E2357A19_Immel Hangar\Civil 3D\SheetsPlan\C102_Site Plan.dwg ted Bv: BORTZE on 03/01/2019 at 10:37 AM

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- 6" THICK CONCRETE WITH 6X6, #6/#6 W.W.F.	between a logical seal(s) New General Aviation Pangar for Appleton International Airport (ATW) Lot L W6530 Pathfinder Drive Appleton, WI 54914
	No. Description Date
	Construction Project number Design Project number Date 08/14/18 Drawn by OMNNI Project Manager PS
	Site Plan
20' A S S O C F A F E S ONE SYSTEMS DRIVE APPLETON, WI 54914 (920) 735-6900	C102



Name: F:\TR\JOBS\E2357A19_ImmeI Hangar\Civil 3D\SheetsPlan\C103_Grading Plan ed By: BORTZE on 03/01/2019 at 10:38 AM

CONNECT TO EXISTING 10" WATERMAIN \neg WITH TAPPING VALVE AND STAINLESS STEEL SLEEVE 29 LF~1 $\frac{1}{4}$ " POLYETHYLENE WATER SERVICE LATERAL

10 LF~1 $\frac{1}{4}$ " POLYETHYLENE WATER SERVICE LATERAL WATERMAIN MUST BE A MINIMUM OF 7-FT BELOW FINISHED GROUND

CONNECT TO EXISTING 8" SANITARY -WITH 4" INSERT-A-TEE EX 8 INV: 850.26 PRO 4" INV: 850.43 SAW CUT, REMOVE AND REPLACE ROAD WITH LIKE AND KIND DEPTHS AND MATERIALS

> SANITARY MANHOLE RIM: 862.96 INV:849.81 DEPTH: 13.15

 Ω

ROA

" PLC SDR35 @ 0.99%



SPECIFICATIONS

- ALL ITEMS FOR SITEWORK SHALL CONFORM TO WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2018 EDITION, UNLESS NOTED
- 2. SANITARY AND WATER WORK SHALL CONFORM TO CURRENT TOWN OF GREENVILLE SPECIFICATIONS
- 3. SEED SHALL CONFORM TO SECTION T-901 OF THE AIRPORT SPECS AND THE SEED BLEND DESCRIBED BELOW. APPLICATION RATE SHALL BE 5 LBS/1000SF. SOW METHOD A WILL BE REQUIRED.

VARIETY		PROPORTION
FALCON V Scorpion II Shenandoah		33% 33% 33%

- 4. EXTERIOR CONCRETE SHALL CONFORM TO WISDOT SPEC 501, GRADE A, A-FA, OR A-S OR APPROVED EQUAL.
- 5. CONCRETE SIDEWALK SHALL CONFORM TO WISDOT SPEC 602.









Exhibit A - Res 36-19

<u>STANDARD VALVE AND VALVE BOX SETTING DETAIL –</u>







2 RISER DETAIL - TOWN OF GREENVILLE STANDARD DETAIL



<image/> <section-header><section-header><section-header><section-header><section-header><section-header><text><text></text></text></section-header></section-header></section-header></section-header></section-header></section-header>
New General Aviatior Hangar for Appleton International Airport (AT Lot L W6530 Pathfinder Drive Appleton, WI 54914
No. Description Date 1 ? xx/xx/xx - - - - - - - - -
Construction Project number Design Project number 2018028 Date 08/14/18 Drawn by OMNNI Project Manager PS
Construction Details
C105





IF CULVERT CROWN IS LESS THAN ONE FOOT BELOW NORMAL SUBGRADE NOTE: MAINTAIN BASE COURSE TO DISCHARGE END OF CULVERT TO DRAIN SUBGRADE.

6 SHALLOW PIPE BEDDING DETAIL NOT TO SCALE

	Howard Immel Inc. 1820 Radisson Street
	Green Bay, WI 54302 Phone: (920) 468-8208 Fax: (920) 468-7160 COPYRIGHT NOTICE This document contains confidential or proprietary information of Howard
	Immel, Inc. Neither this document nor the information herein is to be reproduced, used or disclosed either in whole or in part except as specifically authorized by Howard Immel, Inc.
	Professional Seal(s)
	Project Information
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	ew Ger langar nation w6530 Pa
	Lot L
S	No. Description Date 1 ? xx/xx/xx
	Construction Project numberDesign Project numberDateDateOR/14/18Drawn byProject ManagerPS
ONE SYSTEMS DDIVE	Construction Details
APPLETON, WI 54914 (920) 735-6900	C106

Roof Bearing 125' - 4 1/2"

● First Floor - 100' - 0"

Roof Bearing 125' - 4 1/2"

First Floor _____





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Date Drawn by Project Ma	anager		JED
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MEETING: DATE:	Planning Commission/Town Board April 22, 2019	AGENDA ITEM #: ACTION TYPE:	7diⅈ Approval/Denial
SOM OF GREENV	AGENDA	"Town of Greenville"	NDUM
GREEN	VILLE		

RE:	WE Energies Gas Regulation Station Site Plan and Special Exception
Date:	April 15, 2019
From:	Michael J. D. Brown, Community & Economic Development Director
То:	Honorable Chairperson and Board and Commission Members

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

BACKGROUND & SUMMARY: At the December 17, 2018 Planning Commission meeting WE Energies presented a concept plan for a gas regulator located at the southeast corner of parcel 110085604 over an easement they are purchasing from the property owner. We Energies was concerned with the landscaping and Gateway District aesthetic requirements. The Planning Commission indicated the proposed landscaping and brick building would be acceptable as well as the gravel parking area. As such, WE Energies has submitted an application for a site plan and special exception for a gas regulator. This project requires a special exception use as the property is zoned General Commercial and there is no principle permitted use or structure on the property.

	Existing Zoning	Existing Land Use
North	Business Park	Agriculture
South	General Commercial	Residential
East	Grand Chute	Agriculture
West	General Commercial	Agriculture

SURROUNDING ZONING AND LAND USES:

ITEMS FOR DISCUSSION:

- 1. Special Exception: A Special Exception for a Gas Regulator 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: Staff has reviewed the site plan and it is in general compliance with Town ordinances and the discussions the Planning Commission previously had with WE Energies.

<u>RECOMMENDATION</u>: Staff recommends approval of the site plan and special exception requests. If the Commission is in agreement it may make the following motions:

"Motion to approve Resolution 33-19"

"Motion to recommend approval of Resolution 34-19 to the Town Board"

###

Attachments:

- 1. Aerial Map
- 2. Resolution 33-19
- 3. Resolution 34-19

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

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 #33-19

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE APPROVING A SITE PLAN FOR WE ENERGIES LOCATED AT PARCEL 110085604

WHEREAS, a site plan request has been applied for WE Energies located at parcel 110085604 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 WE Energies as shown on Exhibit A; construction permits will not be issued until all approvals are received from local, county, state or federal agencies.

This resolution was adopted by the Town of Greenville Planning Commission on the 22nd day of April 2019:

Jack Anderson, Planning Commission Chairperson

ATTEST:

Wendy Helgeson, Town Clerk

Motion to Approve Resolution No. #33-19 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		
608	Proposed Contour Proposed Gas Line Proposed Fence	Proposed Building Proposed Gravel Proposed Asphalt

60

Project Information

<u>Owner:</u> We Energies 333 West Everett Milwaukee, WI 53201 Phone (414) 221-2850

<u>Site:</u> Parcel ID # 110085604

Zoning: General Commercial District Airport: Zone 2b

Easement Areas:Open Gradation:10,090 square feetBuilding:260 square feetGreen Space:6,900 square feetTotal:17,250 square feet

<u>Setbacks:</u> Front Town Road: 37' Rear: 20' Side: 20' Maximum Height: 20'

Page	Gas Regulator Station, Mayflower Drive	Town of Greenville, Outagamie County, WI	For: We Energies
1.0 1.1 1.2	Date: 04/1/2	2019	
1.3	Author:	engr	.dwg
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1.1 1.2 1.3 DAVEL ENGINEERING & ENVIRONMENTAL, INC. CIVIL ENGINEERING CONSULTANTS 1811 Racine Street Menasha, WI 54952 Ph: 920-991-1866 Fax: 920-830-9595

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Site Plan Topographic Survey Drainage and Grading Plan Erosion & Sediment Control Plan

BENCHMARKS (NAVD88)

BM 0	NGS Monume West R/W of Elev	ent(DF6092) McCarthy Road 819.20
BM 1	Fire Hydrant, ±180' E of Nor Elev	Tag Bolt rth of Easement 850.47
BM 2	Nail In Power ±80' N of BM Elev	Pole 1 853.33

NOTES

This topographic survey was performed during winter conditions. Utility and ground features shown on this map are indicated based on what was observed at the time. Utility markings and existing features may have been covered by snow and/or ice and may not be shown on this map.

Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.

Apr 01, 2019 - 07:37 AM J:\Projects\5640wee\dwg\Civil 3D\5640Topo.dwg Printed by: jim	DAVEL ENGINEERING & ENVIRONMENTAL, INC. CIVIL ENGINEERING CONSULTANTS 1811 Racine Street Menasha, WI 54952 Ph: 920-991-1866 Fax: 920-830-9595 www.davel.pro
	TOPOGRAPHIC SURVEY
	Gas Regulator Station, Mayflower Drive Town of Greenville, Outagamie County, WI For: We Energies
	Date: 03/4/2019 Filename: 5640Topo.dwg Author: Last Saved by: jim Page C1.1

LEGEND				
608 Proposed Contour Proposed Gas Line Proposed Fence	Proposed Building Proposed Gravel	20	0	20
Proposed Culvert	×608.73 Proposed Grade × 713.68 Existing Grade FF=000.0 Prop. Finished Floor Elev.			

STONE SECTION

latest edition. Compacted subgrade

12" Stone base course

Open Graded Aggregate per Section 310 State of Wisconsin Standard Specification For Highway and Structure Construction,

Š ERING & AL, INC. VSULTANT DAVEL ENGINEERI ENVIRONMENTAL, VIL ENGINEERING CONSU DA C GRADIN A V ∞ Ш С ٦ DRAINA Drive Regulator Station, Mayflower Town of Greenville, Outagamie County, WI For: We Energies as C

Date: 04/1/2019

Author: ____ Last Saved by: tim Page 1.2

Filename: 5640engr.dwg

NOTES:

- 1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- 2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
- 3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- 4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
- 5. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.

The site is an easement for a natural gas regulator station. The site has access from an existing field access on Mayflower Drive. The balance of the property (outside the easement) is agricultural land within the Mud Creek watershed having outlet to the Mayflower Drive cross culvert north of the easement location.

Soils are silt loam to silty clam loam being Hortonville Silt Loam and Symco Silt Loam.

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is allowed.

a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff from the swale to the Mayflower Drive road ditch.

a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. All Silt Fence shall be installed and maintained in accordance with DNR Technical **Standard 1056**. It will be placed at the following locations: i) along the site boundary where runoff will leave the site.

b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058. In addition to mulching, Erosion Mat is required per plan and if field conditions warrant.

c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. All seeding shall be in accordance with DNR Technical Standard 1059. A no mow seed mixture shall be applied for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at any time sod is available and the sod and soil are not frozen.

3) Permanent Channel Stabilization

a) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following

i) drainage swale as indicated on the plans;

4) Tracking Out Control - Intended to reduce the amount of sediment transported onto public roads. The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057. A stone tracking pad will be constructed at the site entrance as indicated on the plan.

5) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be** implemented with use of methods provided in DNR Technical Standard 1068. These methods include the use of polymers, seeding, and mulch.

6) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with a stabile discharge to the storm water pond or upland area (if pumping is required for stormwater pond construction). The bags shall meet the requirements of Technical Standard 1061. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements. Dewatering is not anticipated.

7) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the drainage system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits

- 2) Install & maintain all sediment control measures: May 2019
- 3) Strip topsoil in the area of the station and driveway: May 2019
- 4) Site Work Construction (utilities, grade, gravel, building): May-June 2019

5) Stabilize lawn and ditch areas no later than one week after final grade is established, the entire site shall be stabilized by the end of June with vegetation established prior to the end of 2019 growing season. 6) Apron paving: July 2019

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.

2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is

3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.

4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to the DNR website for a template; http://dnr.wi.gov/runoff/stormwater/constrforms.htm#forms. Upon request, the inspection reports shall be made available to the owner, the engineer, or the Town of Greenville.

Best Management Practices (BMPs) Construction and Maintenance: To be Determined (TBD)

BMP Inspection and Compliance Enforcement

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Revision #: Date: 3/4/2019 Scale:

1" = 50'

Landscape Plan: 1

MAYFLOWER DRIVE

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Proposed Building Proposed Gravel Proposed Asphalt

00H001 mounted @ 11'

rth property line

Resolution #34-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A SPECIAL EXCEPTION FOR A GAS REGULATOR FOR WE ENERGIES, LOCATED AT PARCEL 110085604

WHEREAS, a gas regulator has been applied for as a special exception for WE Energies located on parcel 110085604 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. No conditions set.

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 22nd day of April, 2019:

TOWN BOARD OF THE TOWN OF GREENVILLE, WISCONSIN

By:

Jack Anderson, Town Chair

ATTEST:

Wendy Helgeson, Clerk

Motion to Approve Resolution No. #34-19 made by:

Votes:

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

Posted:

LEGEND			
608	Proposed Contour Proposed Gas Line Proposed Fence	Proposed Building Proposed Gravel Proposed Asphalt	

Project Information

<u>Owner:</u> We Energies 333 West Everett Milwaukee, WI 53201 Phone (414) 221-2850

<u>Site:</u> Parcel ID # 110085604

Zoning: General Commercial District Airport: Zone 2b

Easement Areas: Open Gradation: 10,090 square feet Building: Green Space:

Total:

260 square feet 6,900 square feet 17,250 square feet

<u>Setbacks:</u> Front Town Road: 37' Rear: 20' Side: 20' Maximum Height: 20'

Page 1.0 1.1 1.2 1.3	

----Last Saved by: tim Page 1.0

DAVEL ENGINEERING & ENVIRONMENTAL, INC. CIVIL ENGINEERING CONSULTANTS 1811 Racine Street Menasha, WI 54952 Ph: 920-991-1866 Eax: 920-830-9505 AN ך SITE Regulator Station, Mayflower Drive Town of Greenville, Outagamie County, WI For: We Energies Gas Date: 04/1/2019 Filename: 5640engr.dwg Author:

SHEET INDEX:

Sheet Site Plan Topographic Survey Drainage and Grading Plan Erosion & Sediment Control Plan

BENCHMARKS (NAVD88)

BM 0	NGS Monume West R/W of Elev	ent(DF6092) McCarthy Road 819.20
BM 1	Fire Hydrant, ±180' E of Nor Elev	Tag Bolt rth of Easement 850.47
BM 2	Nail In Power ±80' N of BM Elev	Pole 1 853.33

NOTES

This topographic survey was performed during winter conditions. Utility and ground features shown on this map are indicated based on what was observed at the time. Utility markings and existing features may have been covered by snow and/or ice and may not be shown on this map.

Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.

Apr 01, 2019 - 07:37 AM J:\Projects\5640wee\dwg\Civil 3D\5640Topo.dwg Printed by: jim	DAVEL ENGINEERING & ENVIRONMENTAL, INC. CIVIL ENGINEERING CONSULTANTS 1811 Racine Street Menasha, WI 54952 Ph: 920-991-1866 Fax: 920-830-9595 www.davel.pro
	TOPOGRAPHIC SURVEY
	Gas Regulator Station, Mayflower Drive Town of Greenville, Outagamie County, WI For: We Energies
	Date: 03/4/2019 Filename: 5640Topo.dwg Author: Last Saved by: jim Page C1.1

LEGEND				
608 Proposed Contour Proposed Gas Line Proposed Fence Proposed Fence Proposed Culvert	Proposed Building Proposed Gravel K608.73 Proposed Grade x 713.68 Existing Grade FF=000.0 Prop. Finished Floor Elev.	20	0	2

12" Stone base course Open Graded Aggregate per Section 310 State of Wisconsin Standard Specification For Highway and Structure Construction, latest edition.

Š ERING & AL, INC. VSULTANT DAVEL ENGINEERI ENVIRONMENTAL, VIL ENGINEERING CONSU DA C GRADIN A V ∞ Ш С ٦ DRAINA Drive Regulator Station, Mayflower Town of Greenville, Outagamie County, WI For: We Energies as C

Date: 04/1/2019

Author: Last Saved by: tim Page 1.2

Filename: 5640engr.dwg

NOTES:

- Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- 2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
- The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
 Indeted survey and title access have not been writed as a site of the second survey.
- 5. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.

The site is an easement for a natural gas regulator station. The site has access from an existing field access on Mayflower Drive. The balance of the property (outside the easement) is agricultural land within the Mud Creek watershed having outlet to the Mayflower Drive cross culvert north of the easement location.

Soils are silt loam to silty clam loam being Hortonville Silt Loam and Symco Silt Loam.

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is allowed.

a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff from the swale to the Mayflower Drive road ditch.

a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. All Silt Fence shall be installed and maintained in accordance with DNR Technical **Standard 1056**. It will be placed at the following locations: i) along the site boundary where runoff will leave the site.

b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058. In addition to mulching, Erosion Mat is required per plan and if field conditions warrant.

c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. All seeding shall be in accordance with DNR Technical Standard 1059. A no mow seed mixture shall be applied for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at any time sod is available and the sod and soil are not frozen.

3) Permanent Channel Stabilization

a) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following

i) drainage swale as indicated on the plans;

4) Tracking Out Control - Intended to reduce the amount of sediment transported onto public roads. The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057. A stone tracking pad will be constructed at the site entrance as indicated on the plan.

5) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be** implemented with use of methods provided in DNR Technical Standard 1068. These methods include the use of polymers, seeding, and mulch.

6) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with a stabile discharge to the storm water pond or upland area (if pumping is required for stormwater pond construction). The bags shall meet the requirements of Technical Standard 1061. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements. Dewatering is not anticipated.

7) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the drainage system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits

- 2) Install & maintain all sediment control measures: May 2019
- 3) Strip topsoil in the area of the station and driveway: May 2019
- 4) Site Work Construction (utilities, grade, gravel, building): May-June 2019

5) Stabilize lawn and ditch areas no later than one week after final grade is established, the entire site shall be stabilized by the end of June with vegetation established prior to the end of 2019 growing season. 6) Apron paving: July 2019

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.

2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is

3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.

4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to the DNR website for a template; http://dnr.wi.gov/runoff/stormwater/constrforms.htm#forms. Upon request, the inspection reports shall be made available to the owner, the engineer, or the Town of Greenville.

Best Management Practices (BMPs) Construction and Maintenance: To be Determined (TBD)

BMP Inspection and Compliance Enforcement

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Revision #: Date: 3/4/2019 Scale:

1" = 50'

Landscape Plan: 1

WE ENERGIES GREENVILLE

MAYFLOWER DRIVE

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Proposed Building Proposed Gravel Proposed Asphalt

00H001 mounted @ 11'

rth property line

MEETING: DATE:	Planning Commis April 22, 2019	sion & Town Board	AGENDA ITEM #: ACTION TYPE:	7e Discussion
Nowhor GREENVIL	LE . HISCORSE	AGENDA	own of Greenville"	NDUM
GREENV SINCE 184	ILLE ,8			

RE:	Ordinance 03-19 Town Functional Road Classification System
Date:	April 15, 2019
From:	Michael J. D. Brown, Community & Economic Development Director
То:	Honorable Chairperson and Board and Commission Members

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

BACKGROUND & SUMMARY: As part of the update to the Subdivision Ordinance staff has been working on it was identified that there were conflicts between the Subdivision Ordinance and the Town Functional Road Classification System. As a result, Community Development, Public Works and GIS has updated Chapter 204 Article II Town Functional Road Classification System to reflect appropriate road classifications. Collector roads have been broken out into major and minor classifications and the extension of Design Drive between County Highway CB and Mayflower has been designated as an Officially Mapped Road, being a Tax Increment Finance District project. The Roads going into the Sports Complex off of State Highway 96 as well as the east/west connectors have been added as Officially Mapped Roads as this is a requirement of the State Department of Transportation in order to receive an access permit to the Sports Complex and Well #5 currently being developed.

RECOMMENDATION: Staff recommends approval of Ordinance 03-19 Town Functional Road Classification System. If the Planning Commission is in agreement the following motion can be made.

"Recommend approval of Ordinance 03-19 to the Town Board"

###

Attachments:

1. Ordinance 03-19

TOWN OF GREENVILLE ORDINANCE NO. 03-19 TOWN FUNCTIONAL ROAD CLASSIFICATION SYSTEM

The Town Board of the Town of Greenville, Outagamie County does hereby ordain as follows:

Sections §204-10 through §204-13 of the Town of Greenville Code is hereby repealed and recreated as follows:

§ 204-10 Functional road classification.

There is hereby established a Functional Road Classification System consisting of arterial roads, major collector roads, minor collector roads, and local roads in the Town of Greenville as defined and designated below.

§ 204-11 Arterial roads.

The primary function of arterial roads is the movement of through traffic from one area of the community to another or the movement of through traffic between important economic activity centers, more specifically to carry traffic from Major and Minor Collector roads to it.

- A. Existing roads designated as arterial roads. The following existing roads are designated as arterial roads in addition to any extensions or new alignments of these roads:
 - 1. WIS 15
 - 2. WIS 76
 - 3. WIS 96
 - 4. COUNTY BB
 - 5. COUNTY CA
 - 6. COUNTY CB
 - 7. COUNTY GV
 - 8. COUNTY JJ

§ 204-12 Collector roads.

The primary function of collector roads is to collect and distribute traffic between arterial roads and local roads. Collector roads shall have a right-of-way of not less than 80 feet.

- A. Major Collector Roads. The primary function of major collector roads is to carry traffic from minor collector roads to the major systems of arterial roads. The following existing roads are designated as major collector roads in addition to any extensions or new alignments of these roads as shown on the official map:
 - 1. Greendale Road
 - 2. Hillview Road
 - 3. Island Road
 - 4. Julius Drive
- 5. Manley Road
- 6. Mayflower Drive
- 7. North Road
- 8. School Road
- 9. Spring Road
- 10. West Spencer Road
- B. Minor Collector Roads. The primary function of minor collector roads is to carry traffic from Local roads to the major system of Major Collector and Arterial roads, it may include the principal entrance roads to residential, commercial and industrial developments. The following existing roads are designated as minor collector roads in addition to any extensions or new alignments of these roads as shown on the official map:
 - 1. Design Drive
 - 2. Everglade Road
 - 3. Greenwood Road
 - 4. Lily of the Valley Road (south of WIS 15)
 - 5. Moon Shadow Drive
 - 6. Neubert Road
 - 7. Parkview Drive

C. Local Roads. The primary function of local roads is to carry traffic from abutting properties within a subdivision to Minor Collector streets; local streets should avoid connecting directly to major collectors or arterials when possible. Those roads not classified as an arterial or collector shall be considered local roads with a minimum right-of-way width of not less than 66 feet.

§ 204-13 Official Town of Greenville Functional Classification System Map.

There is hereby established an Official Town of Greenville Functional Classification System Map depicting the designation and location of existing and proposed arterial roads, existing and proposed collector roads and existing and proposed local roads. The Official Town of Greenville Functional Classification System Map as shown in Figure 1 shall be part of this chapter and constitute a part of the Official Map of the Town of Greenville.

- A. Amendments. Amendments to the Official Town of Greenville Functional Classification System Map shall be approved by the Town Board in accordance with the amendment provisions in Article I, General Provisions, of this chapter. Amendments shall be promptly portrayed on the map.
- B. Detail maps. The Town Board may from time to time establish more detailed maps showing locations, distance and other information for proposed arterial, collector and local roads in Article IV, Detail Maps, of this chapter. In the event of any conflict or variance between locations and distance on the Official Town of Greenville Functional Classification System Map as shown in Figure 1 and detailed maps in Article IV of this chapter, the detailed maps shall prevail and constitute the proper location and distance.

If this conflicts with any section within the Town of Greenville Municipal Code, this ordinance shall prevail.

This Ordinance shall take effect upon passage and publication.

Adopted this 22nd day of April, 2019.

TOWN OF GREENVILLE:

Jack Anderson

Town Chairperson

Attest:

Wendy Helgeson Town Clerk Arterial





Stre	eet	Section #	Street	Section #	Street	Section #
AEF AIR	ROTECH DR PORT PARK DR	25 25	GLENNVIEW DR	23 23	PRAIRIE CT PRAIRIE VIEW DR	15 15
ALE	EXANDRA WAY	23	GOLDFINCH CT	11	PRESCOTT DR	23
ANL ANC	GEL HILL DR	31	GOUDFINCH DR GOOSE CREEK CIR	11 12	PRISCILLA LA PULS FARM PL	36
APF ARF	PLETREE CT =S DR (pvt)	14 35	GREEN WILLOW CT	14 14	QUAIL RUN DR	23
ARN		11, 14	GREENBUSH CT	14	QUALITY CT	23
ATL AUT	IANTIS DR (pvt) FUMN CT	25 9	GREENDALE RD GREENRIDGE DR	6, 7, 18, 30 14, 15	QUALITY DR QUARRY RIM RD	23, 24 20
BAI	LEY'S HARBOR CT	12	GREENVILLE CENTER DR	36 9 10 13 14 15 24	QUARRY VIEW DR	20
BAI	LEY'S HARBOR RD	12	GREENWOOD CT	14	RAWLEY POINT DR	12
BAF BAF	RNWOOD CT RRY CT	21 14	GREENWOOD RD	11, 12, 13, 14	RED HAWK DR RED WING DR	33 23
BEN BEN	NJAMIN DR	3 4 9	HARPERS DR HARVEST DR	12 16	REIMER CT REIMER DR	10 10
BET	TTY'S RODEO DR	22	HAWKFIELD (pvt)	15	REIS RD	3
BLL	JE HERON LA	12 3	HEAVENLY DR HERON RIDGE CT	3 13	RHINESTONE CT RICKEY LA	14 13, 14
BLU	JEBLUFF WAY	3 14 23	HICKORY MEADOWS LA	34 34	RIDGELINE TR RIDGESIDE DR	15 33
BOE	BWHITE DR	23	HIGH POINT LN	15	RIDGETOP DR	33
BOI	NAVENTURE TER	23	HIGHGREEN DR	14	RIDGEWAY DR RIMROCK LA	11, 14 15
BO(BR/	ONESBOROUGH DR	12 15	HILLANDALE DR	3 8	RIVENDALE CT (pvt)	15 20
BRA	ANDON CT	13	HILLVIEW RD	3,4,5,6,7 8,9,10	ROBERT CT	21
BRO	OKHILL DR OOKVIEW DR	30	HOLY HILL DR	3	ROCK ISLAND DR	12
BRI BU(JSH RUN CKY'S WAY	21 23	HORIZON DR HOT SPRINGS CT	33 12	ROCKDALE LA ROCKY MOUNTAIN DR	15 12
BUN	MAN WAY	16	HUMMOCK DR	2	SALLY CT	0
DUI	TIERCOF CI	10	HYACINTH LA	10	SALLY ST	2
C.T C.T	.H. BB .H. CA	35, 36 25	ISLAND RD	29. 31. 32	SAVANNAH DR SCHOOL RD	12 13 - 24
C.T	.H. CB	24,25, 36	IVY LA	10	SCHROEDER FARM DR	11, 14
C.T	.H. JJ	24 1,2, 3, 4, 5, 6	JACKIE CT	17	SHADYBROOK LA	10
CAF CEI	PE COD AVE DAR DR	36 14	JEREMY CT JOAN ST	10 2	SHAGBARK WAY SHENANDOAH CT	34 12
CEL	DAR GROVE CT	14	JOEY'S PL	23 9 10 15 16 21	SHERWOOD POINT CT	12
CEL	EBRATION DR	7	JULIUS DR	22,27,28,33,34	SKYLINE DR	12
CH/ CH/	ALLENGER DR (pvt) APEL HILL DR	25, 36 3	KAS DR	11,14	SMOKEY CT SNOWDROP CT	12 10
CHA	ARLEEN LA	23	KEIFER CT KEIMER CT	14 14	SOUTH CREEK DR	21
CHA	ERYL CT	23		14 14	SOUTHPORT DR	12
CHE CHE	ESAPEAKE CT RISTY LA	12 10		14	SPECIALTY DR SPENCER RD	23, 24 25, 36
CHU		22	LAKEVIEW CT LAKEVIEW LA	21 21	SPRING CT	9 7 8 0 10 15 16 17 18
CHU	EARY CT	22	LAWLER CT	8	SPRING GREEN PL	23
CLC COI	OVER LA BBLESTONE CT	10 23	LEVI DR	23, 24	SPRING VALLEY DR SQUIRREL RUN	21 34
COL		36	LILAC LA LILY OF THE VALLEY CT	13, 14 10	ST. HELEN DR	3
CO	MET LA	13	LILY OF THE VALLEY DR	10 16	STAR DUST DR	13
COI COI	MMUNICATION CT	25 25	LONG CT	25	STATE RD 15 STATE RD 76	4, 5, 6 34, 35
	NTRACTOR DR	36 3	LUNDEEN DR LYNCHBURG DR	8 12	STONE BLUFF LA	15
CO	ZY CREEK	14		56781718 10 20	SUMMERBREEZE LN	23
CR/ CR/	AFTSMEN CT AFTSMEN DR	23 23	MAPLE TERRACE RD	10, 11	SUMMER VIEW DR SUNFIELD DR	16 10
CR/	ANDON CT	21	MAPLE LEAF CT MARCY CT	21 14	SUNNYVALE LA	14, 15
UNI		15	MARLYS CT	8 2	SUNSET DR	34
DAI DAI	RY LA (pvt) NIEL CT	22 14	MAYFLOWER RD	1,12,13,24,25, 36	SWANEE CIR	12
	WN CT	13	MEADOW PARK DR MEADOWVIEW DR	15 11, 14	TALLAHASSEE CT	12 23
DES	SIGN DR	23, 24	MEDINA DR	11, 14 14	TECHNICAL DR	24
DIA DIS	MOND CT COVERY DR (pvt)	14 25	MICHAEL CT	14	TERRACE DR THORNTON DR	9 3
		11 10	MIDNIGHT CT MIDNIGHT WAY	15 15		23
		10	MILLY ST	2	TOPAZ CT	14
ELL ELP	.EN LA PASO DR	14 12	MOLLY MARIE CT	21	TOWER VIEW DR TRILLIUM CT	24 9
EM	ERALD CT	14 14	MOON DUST CT MOONLIGHT DR	13 15		14 36
ENE	DEAVOR DR (pvt)	26	MOON SHADOW DR	13 10		50
ENC ENT	GLEWOOD DR FERPRISE DR (pvt)	3 25	MUNICIPAL DR	2,3,10,11,14, 15,22, 23,26, 27 34 35	VANDER MAAZEN DR VANESSA LA	23 3
EVE	ENING STAR DR	13 10 11 12		27,07,00	VAST DOMAIN DR	7 16
		10, 11, 12	NEUBERT RD	34 13	VIOLET CT	9
FAII FAII	RLANE DR RWINDS DR	14 14	NORTH RD	4,5,8,9,16,17, 20 21 28 29	VISTA CT	2
FAI	TH CT (pvt)	23	NORTH SPRING DR	9	W SPENCER RD	26,27, 28, 33, 34, 35
FAN		23	NORTHMONT DR	3	WATERLEFE DR	11, 14
FAV FAV	VN RIDGE CT VN RIDGE DR	14 14	OAKWOOD AVE	33 20	WEATHERHILL CT WESTHAVEN CT	2 16
FLA	GSTONE CT	23 15	OLIVE CT	14	WESTHAVEN DR	15, 16 21
FOF	REST GLEN DR	15		IU	WEST MEADOWS LA	21
FOF FO	RSYTH PKWY K HOLLOW LA	23 10	PARKVIEW CT PARKVIEW DR	10 10 11 12 13	WESTGREEN CT WESTGREEN DR	14 14
FO	K SPRINGS DR	21	PASTURE PKWY (pvt)	22		15 14
FU)			PATHFINDER DR (pvt) PEACEFUL CT	ან, ან 20	WINDS END LA	16
GEN GFN	MINI LN MSTONE CT	15 23	PEBBLE RIDGE RD PIL GRIM ST	23 36	WINDWARD DR WINDY WAY	14 33
GEI		21	PINE VIEW CT	30		14, 23
GLE	EN RUSE LA EN VALLEY DR	3	PLYMOUTH ST PONDEROSA DR	36 10	WINNEGAWIE DR WISCONSIN AVE	२ ।,२∠,३३,३४,३५, ३७ 19 - 30
GLE	ENFORD WAY	3	PORTSIDE CT	11	WOODLAND DR Prepared I	14 March 21, 2019 Bv:
This man	provides data containing or	eographic information about			Town of G	reenville - GIS Department
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use as a g	general reference only. Sou	rce: Outagamie County, 2010	Revis	ed March 5, 2019	Email: gis	@townofgreenville.com

Town of Greenville

MEETING: I DATE: /	Planning Commission & Town Board April 22, 2019	AGENDA ITEM #: ACTION TYPE:	7f Discussion
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GREENVILI S/NCE 1848			

То:	Honorable Chairperson and Commission Members
From:	Michael J. D. Brown, Community & Economic Development Director
Date:	April 15, 2019
RE:	Storage Units

ACTION TYPE: This item is for Planning Commission discussion and direction.

BACKGROUND & SUMMARY: At the March 25, 2019 Planning Commission meeting the Commission directed staff to review revisions to the Zoning Ordinance regarding Self-Storage Units. As there wasn't much discussion staff has provided an overview below of what our existing regulations are and some revisions and questions to consider.

EXISTING REGULATIONS: Mini Warehouses/Warehouses/Storage are currently identified as permitted uses in the Business Park District, General Commercial District and Industrial District.

PROPOSED REGULATIONS: Staff recommends at a minimum they be considered a Special Exception but the Town could also only allow them the Industrial District for example; the Town could also add setback restrictions from major roadways and corridors. Currently Gas Stations are a Special Exception in the General Commercial District but also requires them to be 250 feet away from residential districts. What are the Commission's concerns? Is it the proximity of storage facilities to major State and County highways and special corridors; residential districts and uses; in specific districts; or other factors? Before regulations can be created staff needs to understand what concerns the Commission has.

Staff is looking for direction from the Planning Commission on how to proceed with revisions to the ordinance.

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