

## Resolution #38-20

### RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A SPECIAL EXCEPTION FOR A PLANNED UNIT DEVELOPMENT, LOCATED ON NEUBERT RD. PARCELS 110352600, 110352700, 110352800 AND 110352900

**WHEREAS**, an industrial building campus, with zero lot line pavement setbacks and a reduction in greenspace from 20 feet to 13 feet along Neubert Rd. due to right-of-way dedication has been applied for as a special exception, planned unit development located on Neubert Rd. Parcels 110352600, 110352700, 110352800 and 110352900 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. Extra landscape was added to the property as substitution for lot line and island plantings; and
2. Pavement is allowed to the property line of interior parcel lines; and
3. A reduction from 20 foot greenspace to 13 foot greenspace along Neubert Rd. due to right-of-way dedication is permitted;
4. All south facing facades facing STH 15 shall have 50% of its façade constructed of masonry; and

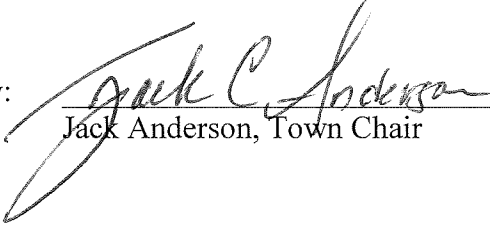
**WHEREAS**, per Section 320-209B(2) of the Zoning Ordinance, the special exception shall expire if the use is discontinued for a period of eight months. If a building permit is required, and has not been obtained within 12 months of the issuance of the special exception permit, the applicant must request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


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

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

This resolution was adopted by the Town of Greenville Town Board on the 18<sup>th</sup> day of May, 2020:

TOWN BOARD OF THE  
TOWN OF GREENVILLE, WISCONSIN

By:   
Jack Anderson, Town Chair

ATTEST:  
  
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #38-20 made by: Anderson/Peters

Votes:

Title	Name	Aye	Nay	Other
Supervisor 1	Culbertson	X		
Supervisor 2	Peters	X		
Supervisor 3	Ryan	X		
Supervisor 4	Strobel	X		
Chairperson	Anderson	X		

Posted: May 20, 2020

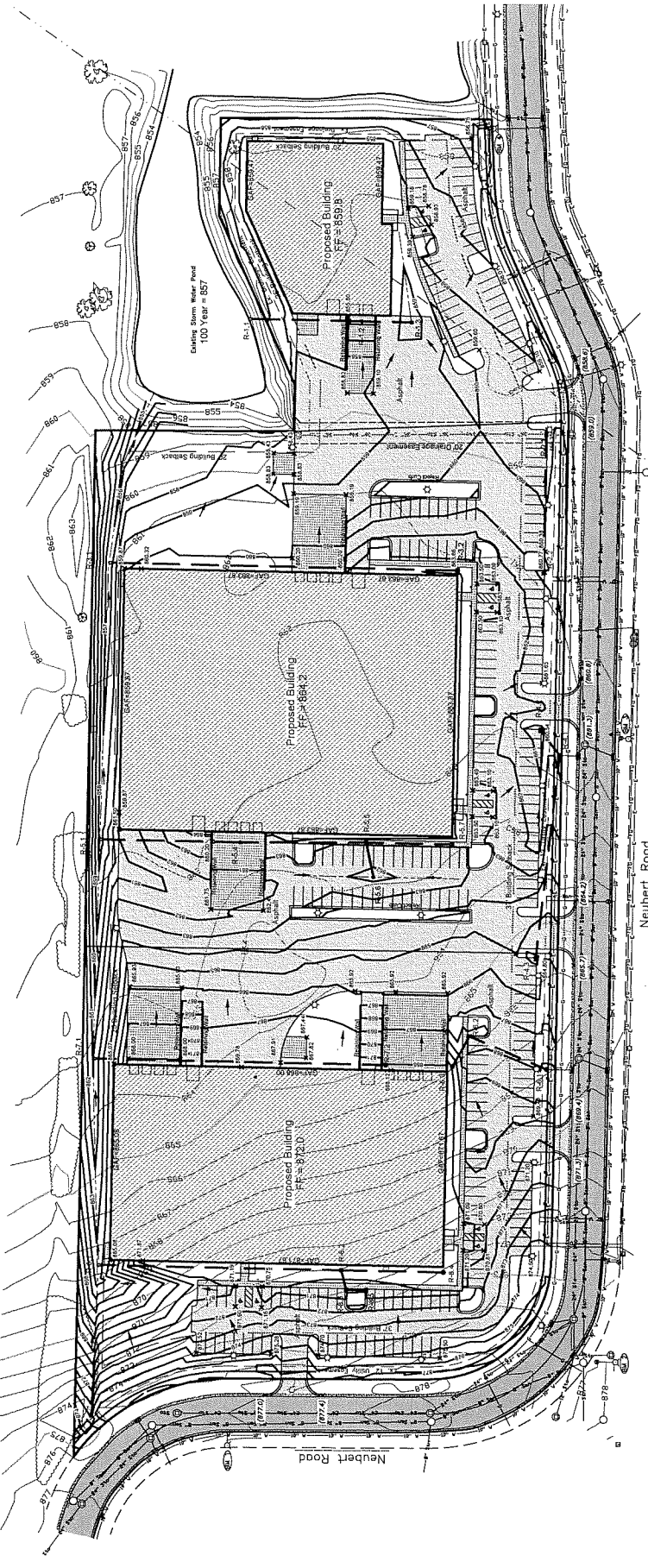




**DRAINAGE & GRADING PLAN**

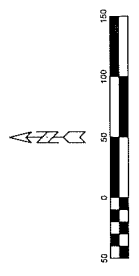
Town of Greenville, Outagamie County, WI  
 For: Ogden Development  
 Greenville Crossing Lots 5-8

DATE: 02/28/2020  
 DRAWN BY: 55252@engr.dwg  
 CHECKED BY: JRD  
 PROJECT NO: 19-016  
 SHEET NO: 1  
 TOTAL SHEETS: 1



- NOTES:**
- Existing utilities shown are indicated in accordance with available records and field verifications. All utility owners shall be notified by 200 hours prior to 7:00 hours prior to construction. The Contractor shall verify all existing and field layout against the plan and field conditions prior to commencing the work and immediately notify the Engineer of any discrepancies.
  - Vegetation beyond slopes shall remain.
  - Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas contained. Disturbed areas shall be seeded as soon as final grade is established.
  - Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depths.
  - The Wisconsin DNR Technical Standards.
  - Contractor shall repair or maintain erosion control structures throughout construction. The contractor shall repair or maintain erosion control structures throughout construction.
  - The outside service area shown to stop at a point 5 feet outside the foundation wall into the building to properly coincide with the interior plumbing plans, and the Contractor is responsible for coordination with Department of Safety & Professional Services, Chapter SPS 382, for final construction and demurrer locations.
  - Contractor shall provide a site plan showing the location of all materials and the boundary and easements shown may be inaccurate or incomplete.

- BENCHMARKS (NAD83)**
- BM 0 IGSB Measurement 2020  
 4190 SE of RM 1, S RW Neuhert Road  
 Elev 878.20
  - BM 1 Fire Hydrant, Tap Box  
 W RW of Walnut Road  
 Elev 878.54
  - BM 2 Fire Hydrant, Tap Box  
 4190 SE of RM 1, S RW Neuhert Road  
 Elev 878.19
  - BM 3 Fire Hydrant, Tap Box  
 4190 SE of RM 1, S RW Neuhert Road  
 Elev 878.32
  - BM 4 Fire Hydrant, Tap Box  
 4190 NE of RM 3, S RW Neuhert Road  
 Elev 877.37



- LEGEND**
- Utility Symbols:
    - Sanitary Sewer
    - Storm Sewer
    - Water Main
    - Electric Power
    - Gas
    - Telephone
    - Optical Fiber
    - Proposed Storm Sewer
    - Proposed Sanitary Sewer
    - Proposed Water Main
    - Proposed Electric
    - Proposed Gas
    - Proposed Telephone
    - Proposed Optical Fiber
  - Structural Symbols:
    - Proposed Structure
    - Proposed Foundation
    - Proposed Footing
    - Proposed Wall
    - Proposed Slab
    - Proposed Deck
    - Proposed Roof
    - Proposed Floor
    - Proposed Ceiling
    - Proposed Stair
    - Proposed Elevation
    - Proposed Section
    - Proposed Detail
    - Proposed Note
    - Proposed Schedule
    - Proposed Table
    - Proposed Figure
    - Proposed Drawing
    - Proposed Title Block
    - Proposed Revision
    - Proposed Date
    - Proposed Author
    - Proposed Checker
    - Proposed Designer
    - Proposed Engineer
    - Proposed Surveyor
    - Proposed Planner
    - Proposed Architect
    - Proposed Contractor
    - Proposed Subcontractor
    - Proposed Supplier
    - Proposed Manufacturer
    - Proposed Distributor
    - Proposed Retailer
    - Proposed Wholesaler
    - Proposed Importer
    - Proposed Exporter
    - Proposed Shipper
    - Proposed Carrier
    - Proposed Receiver
    - Proposed Customer
    - Proposed End User



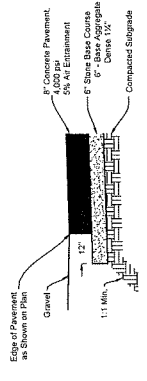
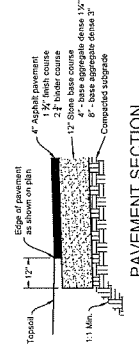
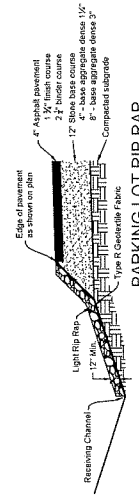
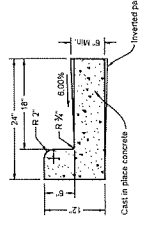
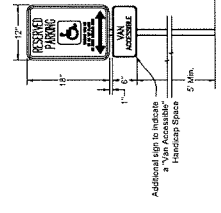
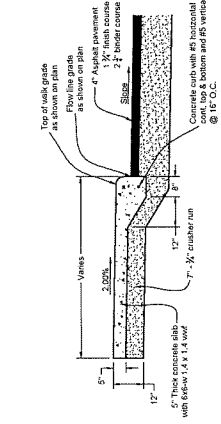
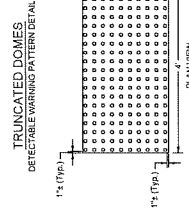
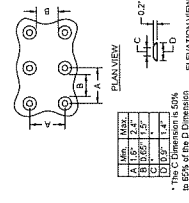




**CONSTRUCTION DETAILS**

For: **Ogden Development**  
 Town of Greenville, Outagamie County, WI  
 Greenville Crossing Lots 5-8

Sheet No.	04428/2020
Filename	5928engr.dwg
Name	JRD
Author	efic
Plot No.	C2.1



DETECTABLE WARNING FIELD

INTEGRAL SIDEWALK / PAVEMENT SECTION

HANDICAP PARKING SIGN DETAIL

24" STANDARD CURB

PARKING LOT RIP RAP

PAVEMENT SECTION

CONCRETE PAVEMENT SECTION











