VILLAGE BOARD
MEETING AGENDA

DATE: Monday, February 10, 2025
TIME: 5:30 PM
LOCATION: Greenville Village Hall, W6860 Parkview Drive, Greenville, WI 54942

OPENING:

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

PRESENTATIONS & PUBLIC FORUM:

3. PUBLIC HEARINGS:

4. PRESENTATIONS:

4.a Swearing in of New Paid On-Call Firefighters.

5. PUBLIC COMMENT FORUM:

Members of the public are welcome to address the Village Board. 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 Village Board. Individual comments are limited to no more than three minutes each. The Public Input section is limited to a total of 15 minutes. Once the public input segment ends there will be no additional discussion from the audience. The Village Board may suspend this rule if deemed necessary. Note regarding non-agenda Village 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.

VILLAGE BOARD BUSINESS AGENDA:

Notice is hereby given that the Greenville Village Board may take action on any item listed within this agenda.

6. 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 Trustee and considered immediately following the motion to approve the other

items on the Consent Agenda.

6.a Approval of January 8, 2025 Meeting Minutes.
20250108_VBminutes.pdf
20250122_VBminutes.pdf

6.b Approval of February Vouchers.
Village voucher approval list Feb2025.pdf
addl vouchers feb2025.pdf

6.c Acceptance of Monthly Reports.
Planning Report 2025_Feb.pdf
Administrator Monthly Report - January 2025.pdf
Monthly Report Project Update Sheet 2-10-2025.pdf
Monthly Report Project Update Sheet for Village Board Meetings.docx
Parks 2-10-25 Board Report.docx
FEBRUARY Monthly Report Project Update Sheet for Village Board Meetings.pdf
M - GFD GFR Report 2.10.2025.pdf
M - Inspections Report 2.10.2025.pdf
M - Clerk Report 2.10.2025.pdf
M-Animal Control Report 2.10.2025.pdf
Shared Services and Operating Agreement_January 2025 Review.pdf

6.d Acceptance of Committee and Commission Reports.
250121 DRAFT notes - LSC mtg 21Jan25.pdf
20250128_PRFminutes.pdf

6.e Temporary Class "B" Beer License Application for Greenville Civic Club, Dave Mueller, Person in Charge, Lions Park Red Barn, May 10, 2025 from 8am - 5pm, for the Inny's Egg Roll Event.
Civic Club - Temp B.pdf

6.f Approval of Special Event - Greenville Civic Club's Inny's Eggroll Sale. Lion's Park, N1089 Municipal Dr, Greenville, WI 54942, Saturday, May 10, 2025; Dave Mueller is Person in Charge.
Innys Eggroll 2025.pdf

6.g Approval of Special Event - Lyme Warrior 5K at Jennerjohn Park/Trail, W6750 Rickey Lane, Greenville, WI, on May 17, 2025; Kari Muthig is Person in Charge.
Lyme Warrior 5K - Special Event.pdf

6.h Approval of a Special Event - Bark in the Park at Lion's Park, N1089 Municipal Drive, Greenville, WI, on June 14, 2025; Vicki Prey is Person in Charge.
Bark in the Park - Special Event Application.pdf

6.i Approval of Special Event - Sustain Greenville Farmer's Market. Village Hall, W6860 Parkview Drive in North Parking Lot, Greenville, WI, Held Weekly on Wednesday's from June through September 2025, Leanne Meidam Wincentsen is Person in Charge.
Sustain Greenville Farmers Market Special Event.pdf

6.j Approval of a Special Event, Lioness Brat Fry, Lions Park East Shelter at N1089 Municipal

Dr, Greenville, WI, May 2, 2025; Jeanne Protsman is Person in Charge.
Lioness Brat Fry.pdf

6.k Discuss/Consider/Act on Resolution 3-25 Approving a Certified Survey Map for N916 Glennview Dr, Parcel #111085400.
Memo - CSM.pdf
Aerial Map.pdf
CSM.pdf
Resolution No. 3-25 CSM Parcel 111085400.pdf

6.l Discuss/Consider/Act on Ord 4-25 relating to Chapter 320, Zoning Text Amendments.
Memo - Ord Amend.pdf
Ordinance No. 4-25 Zoning Ordinance Amendments.pdf

6.m Discuss/Consider/Act on Ord 5-25 relating to Chapter 270, Subdivision Control Amendments.
Memo - Ord Amend.pdf
Ordinance No. 5-25 Subdivision Ordinance Amendments.pdf

6.n Acceptance of Housing Affordability Report
Housing Affordability Report_2024.pdf

6.o Acceptance of Housing Fee Report
Housing Fee Report_2024.pdf

6.p Partner Organizations 2025 Use Agreements Approval.
2025 Fox Cities United Soccer FINAL no fees.pdf
FVPW 2025 use agreement FINAL2 no fees.pdf
Gargoyles Rugby 2025 FINAL2 no fees.pdf
GREENVILLE PARKS MP_Scope of Services 1-29-2025.pdf
Greenville Youth Sports 2025 FINAL2 no fees.pdf
Hortonville Football Club 2025 FINAL2 no fees.pdf
YMCA Use Agreement 2025 FINAL2 no fees.pdf

7. UNFINISHED BUSINESS FOR DISCUSSION & POSSIBLE ACTION:

8. NEW BUSINESS FOR DISCUSSION & POSSIBLE ACTION:

8.a Discuss/Act - Ditching Outlot of Spring Meadows Subdivision
Ditching Outlot of Spring Meadows Subdivision Agenda Item Memo.docx
Spring Meadows Final Plat Attachment.pdf

8.b Discuss/Act - Farms at South Creek South and Beacon Hills Pond Dredging.
Farms at South Creek South and Beacon Hills Pond Dredging Agenda Item.docx
Beacon Hills Final Plat Map.pdf
Farms at South Creek South Final Plat Map.pdf

8.c Discuss/Consider/Act - Season Fields Ditch Filling Violation.
Season_Fields_Ditch_Filling_Violation_Board_Agenda_Item_Memo (1).docx
Season Fields Final Plat Map Attachment.pdf
Pictures.docx

Agenda has been posted and distributed in accordance with Wisconsin State Statutes. A quorum of the Village Board and/or other Village Committees or Commissions may be in attendance. However, the only business to be conducted is for the Village Board.

8.d Discuss/Consider/Approve - Third Amendment to Vertical Bridge Cell Tower Lease
M-Third Amendment to Vertical Bridge Cell Tower Leases.pdf
vertical bridge.pdf
US-WI-5002 - Amendment Draft 8.14.24.pdf
Tower Leases.pdf

8.e Discuss - Policy for Intergovernmental Maintenance Agreements for Road Projects
M-Policy for Intergovernmental Maintenance Agreements for Road Projects.pdf
Outagamie County Urban CTH Improvement Local Cost Sharing Policy (DRAFT).pdf
AR10-02 (Rev. 09-2010).pdf
65171700_70 V GREENVILLE STH76 STH 15-S JUNCTION CTH S ORG SMMA.pdf
Wisconsin Legislature_ 84.07.pdf

8.f Discuss/Consider/Act - Amazon Pond Contract C-24 Construction Services Contract for Cedar Corporation.
M-C24 Construction Services Agreement for Board Approval.pdf

CLOSING:

9. ANNOUNCEMENTS, FUTURE AGENDA ITEMS AND MEETING DATES:

10. ADJOURNMENT

Agenda has been posted and distributed in accordance with Wisconsin State Statutes. A quorum of the Village Board and/or other Village Committees or Commissions may be in attendance. However, the only business to be conducted is for the Village Board.

VILLAGE BOARD
MEETING MINUTES

DATE: Wednesday, January 8, 2025
TIME: 5:30 PM
LOCATION: Greenville Fire Station, W6914 Parkview Drive, Greenville, WI 54942

OPENING:

1) CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:20 PM.

PRESENT: Jack Anderson, Andy Peters, Mark Strobel, Brian Mulroy, Dean Culbertson

2) PLEDGE OF ALLEGIANCE

PRESENTATIONS & PUBLIC FORUM:

3) PUBLIC HEARINGS:

4) PRESENTATIONS:

Chris Pagels, Stormwater Superintendent, provided a brief presentation regarding the Bear Creek Watershed grant process. Preliminary investigative field reporting is currently being conducted and public participation meetings will be held in the future.

5) PUBLIC COMMENT FORUM:

Sandra Lenz, W6351 Everglade Road; dump truck traffic on Everglade.
John Julius, W7070 Wisconsin Avenue; residential planning.

Motion by Jack Anderson, second by Andy Peters to close the Public Comment Forum. Motion carried 5 – 0.

VILLAGE BOARD BUSINESS AGENDA:

6) CONSENT AGENDA

6.a Approval of December 11 & 16, 2024 Meeting Minutes.
20241211_VBminutes.pdf
20241216_VBminutes.pdf

6.b Approval of January Vouchers.
Village voucher approval list Jan2025.pdf
addl vouchers Jan mtg.pdf

6.c Acceptance of Monthly Reports.
M-Utility Superintendent Monthly Memo 1.8.2025.pdf
M - Public Works Monthly Memorandum 1.8.2025.pdf
M - Animal Control Report 1.8.2025.pdf
Planning Report 2025_Jan.pdf
January 8, 2025 - Village Board Report.pdf
M - GFD GFR Report 1.8.2025.pdf
M - Building Inspections Report 1.8.2025.pdf
M-Stormwater Superintendent Monthly Report 12.9.2024 - Copy.pdf
M -Monthly Administration Report for December 2024.pdf

6.d Acceptance of Committee and Commission Reports.
20241203_PRFminutes.pdf
241016 DRAFT notes; LSC mtg 16Oct24.pdf

6.e Discuss/Consider/Act on Resolution 1-25 Approving a Certified Survey Map for N1502 Julius Dr & W7197 Prairie Ct, Parcels 111063001 & 111063100.
Memo - CSM & Rezone_111063001.pdf
Aerial Map.pdf
CSM.pdf
Resolution No. 1-25 CSM Parcel 111063001.pdf
CSM_revised 20241231.pdf

6.f Discuss/Consider/Act on Ordinance 1-25 Zoning Map Amendment from AGD to RR for N1502 Julius Dr, Parcel 111063001.
Memo - CSM & Rezone_111063001.pdf
Aerial Map.pdf
Ordinance No. 1-25 Zoning Map Amendment - 111063001.pdf

~~**6.g Discuss/Consider/Act on Resolution 2-25 Approving a Certified Survey Map for Parcels 111107900 & 111108000.**~~

6.h Discuss/Consider/Approval - Renewal of Fox Valley Humane Association Agreement.
M-2025 Fox Valley Humane Association Agreement.pdf
2025 VOG and Fox Valley Humane Association Agreement.pdf
2019 Fox Valley Humane Assoc.pdf

Motion by Mark Strobel, second by Brian Mulroy to approve the Consent Agenda with Item 6g removed. Motion carried 5 – 0.

6.g Discuss/Consider/Act on Resolution 2-25 Approving a Certified Survey Map for Parcels 111107900 & 111108000.
Memo - CSM_111107900.pdf
Aerial Map.pdf
Resolution No. 2-25 CSM Parcel 111107900.pdf
CSM_revised 20241231.pdf

Motion by Jack Anderson, second by Dean Culbertson to approve Resolution 2-25 Approving a Certified Survey Map for Parcels 111107900 & 111108000 adding a note on the CSM stating development on Lot 1 and Out Lots 1& 2 be prohibited until such time they have the required road frontage or is combined with a lot that has required road frontage. Motion carried 5 – 0.

7) UNFINISHED BUSINESS FOR DISCUSSION & POSSIBLE ACTION:

8) NEW BUSINESS FOR DISCUSSION & POSSIBLE ACTION:

8.a Discuss/Consider/Act on Ordinance 2-25 Zoning Map Amendment from AGD & IND to R1 for Encore Subdivision, Parcels 111040507 & 111040400.
Memo - Concept & Rezone_Encore.pdf
Aerial Map.pdf
Concept Plan.pdf
Zoning Map.pdf
Ordinance No. 2-25 Zoning Map Amendment - Encore.pdf

Motion by Brian Mulroy, second by Jack Anderson to approve Ordinance 2-25 Zoning Map Amendment from AGD & IND to R1 for Encore Subdivision, Parcels 111040507 & 111040400. Motion carried 5 – 0.

8.b Discuss/Consider/Act - Winter Maintenance Policy – Trails and Sidewalk Revisions.
Winter Maintenance Policy for Trails and Sidewalks - FINAL Revised 2025.pdf

Motion by Jack Anderson, second by Mark Strobel to approve Winter Maintenance Policy – Trails and Sidewalk Revisions. Motion carried 5 – 0.

8.c Discuss/Consider/Act - Partner Organizations 2025 Use Agreements.
2025 Fox Cities United Soccer FINAL2.pdf
2025 Fox Valley Pop Warner FINAL2.pdf
2025 Gargoyles Rugby FINAL2.pdf
2025 Greenville Youth Sports FINAL2.pdf
2025 Hortonville Football Club FINAL2.pdf
2025 YMCA Use Agreement FINAL2.pdf

Joe Ryan, W7050 Ridgleline Trail, Fox Cities United
Amanda DeHaai, W6843 Design Drive, Treasurer GYS
Dani Englebert, COO - YMCA Fox Cities
Heidi Erickson, District Executive Director, YMCA Fox Cities

Motion by Jack Anderson, second by Mark Strobel to table Partner Organizations 2025 Use Agreements until the March, 2025 meeting. Motion carried 5 – 0.

8.d Discuss/Consider/Approve - Ordinance 3-25 Adopt Chapter 72, Non-Emergency Lift Assistance Fee
M-Ordinance 3-25 Adopt Chapter 72, Non-Emergency Lift Assistance Fee.pdf
Ordinance for Non-Emergency Lift Assist.pdf

Motion by Jack Anderson, second by Brian Mulroy to approve Ordinance 3-25 Adopt Chapter 72, Non-Emergency Lift Assistance Fee, adding verbiage to fess schedule on Page 3, the fee is per incident. Motion carried 5 – 0.

8.e Discuss/Consider/Act -2025 Ag Lease Agreements (Sports Complex & Greenwood Meadows)
2025 Greenwood Meadows AGRICULTURAL LEASE.pdf
2025 Sports Complex AGRICULTURAL LEASE.pdf
2025 Agr. Leases - Village Property.pdf

Motion by Dean Culbertson, second by Brian Mulroy to approve 2025 Ag Lease Agreements (Sports Complex & Greenwood Meadows). Motion carried 5 – 0.

9) CLOSED SESSION:

9.a Motion to go into Closed Session pursuant to the following:
Pursuant to section 19.85(1)(c) of the Wisconsin State Statutes for considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

Motion by Brian Mulroy, second by Mark Strobel to enter into Closed Session at 7:03 PM. Roll call vote. Motion carried 5 – 0.

9.b Motion to reconvene into Open Session and possible Village Board action on items discussed in Closed Session.

Motion by Dean Culbertson, second by Brian Mulroy to reconvene into Open Session. Roll call vote. Motion carried 5 – 0.

CLOSING:

10) ANNOUNCEMENTS, FUTURE AGENDA ITEMS AND MEETING DATES:

10.a Future Agenda Item - Village Policy Concerning Intergovernmental Maintenance Agreements

11) ADJOURNMENT

Motion by Dean Culbertson, second by Mark Strobel to adjourn at 8:33 PM. Motion carried 5 – 0.

Wendy Helgeson, Village Clerk
Approved:

VILLAGE BOARD
MEETING MINUTES

DATE: Wednesday, January 22, 2025
TIME: 5:00 PM
LOCATION: Greenville Village Hall, W6860 Parkview Drive, Greenville, WI 54942

OPENING:

1) CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:01PM.
PRESENT: Jack Anderson, Andy Peters, Dean Culbertson, Mark Strobel
ABSENT: Brain Mulroy

PRESENTATIONS & PUBLIC FORUM:

2) PUBLIC COMMENT FORUM:

Motion by Jack Anderson, second by Mark Strobel to close the Public Comment Forum. Motion carried 4-0.

3) CLOSED SESSION:

3.a Motion to go into Closed Session pursuant to the following:
Pursuant to section 19.85(1)(c) of the Wisconsin State Statutes for considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
Motion by Mark Strobel, second by Andy Peters to enter into Closed Session at 5:02PM. Roll call vote. Motion carried 4-0.

3.b Motion to reconvene into Open Session and possible Village Board action on items discussed in Closed Session.
Motion by Dean Culbertson, second by Mark Strobel to reconvene into Open Session. Roll call vote. Motion carried 4-0. Motion by Dean Culbertson, second by Jack Anderson to approve merit bonus for Clerk and Deputy Clerk/Treasurer in the amount of $1,200 for work performance. Motion carried 4-0.

CLOSING:

4) ANNOUNCEMENTS, FUTURE AGENDA ITEMS AND MEETING DATES:

5) **ADJOURNMENT**

Motion by Mark Strobel, second by Andy Peters to adjourn at 6:08 PM. Motion carried 4-0.

Wendy Helgeson, Village Clerk
Approved:

Report Criteria:
Detail report.
Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
360 Apparel Inc								
6571	360 Apparel Inc	TICKET: 22000	QUOTE#960 GFD	01/27/2025	100.00	.00		
	Total 360 Apparel Inc:				100.00	.00		
Abednego Fire Protection, LLC								
6620	Abednego Fire Protection, LLC	153016	TESTS	02/04/2025	500.00	.00		
	Total Abednego Fire Protection, LLC:				500.00	.00		
ACCURATE ALIGNMENT								
106	ACCURATE ALIGNMENT	2500946	ALIGNMENT	01/23/2025	164.84	.00		
	Total ACCURATE ALIGNMENT:				164.84	.00		
AIT Business Technologies LLC								
6532	AIT Business Technologies LLC	55860	IT SERVICE	01/07/2025	1,509.00	.00		
6532	AIT Business Technologies LLC	56468	MANAGED SERVICES	01/01/2025	1,815.50	.00		
6532	AIT Business Technologies LLC	56468	MANAGED SERVICES	01/01/2025	726.20	.00		
6532	AIT Business Technologies LLC	56468	MANAGED SERVICES	01/01/2025	726.20	.00		
6532	AIT Business Technologies LLC	56468	MANAGED SERVICES	01/01/2025	363.10	.00		
6532	AIT Business Technologies LLC	56570	MANAGED SERVICES	02/01/2025	363.50	.00		
6532	AIT Business Technologies LLC	56570	MANAGED SERVICES	02/01/2025	727.00	.00		
6532	AIT Business Technologies LLC	56570	MANAGED SERVICES	02/01/2025	727.00	.00		
6532	AIT Business Technologies LLC	56570	MANAGED SERVICES	02/01/2025	1,817.50	.00		
6532	AIT Business Technologies LLC	56782	NEW COMPUTERS/SETUP	01/30/2025	1,998.00	.00		
6532	AIT Business Technologies LLC	56782	NEW COMPUTERS/SETUP	01/30/2025	6,314.22	.00		
	Total AIT Business Technologies LLC:				17,087.22	.00		
Amazon Capital Services								
6295	Amazon Capital Services	11G4-4NLM-C	PHONE PROTECTORS	01/31/2025	84.74	.00		
6295	Amazon Capital Services	11H9-PKLK-L7	CLOTHING-CHRIS T.	01/09/2025	49.99	.00		
6295	Amazon Capital Services	11PX-YHD1-1Y	PHONE PARTS	01/07/2025	13.99	.00		
6295	Amazon Capital Services	163N-H7XK-3G	PARK SUPPLIES	01/29/2025	34.38	.00		
6295	Amazon Capital Services	17JP-KGQK-L9	OFFICE SUPPLIES	01/13/2025	50.39	.00		
6295	Amazon Capital Services	17NW-CXJK-J	PARK SUPPLIES	01/24/2025	89.94	.00		
6295	Amazon Capital Services	17QP-GCHK-6	TRUCK TOOLS	02/03/2025	54.79	.00		
6295	Amazon Capital Services	17WN-VGTN-1	STOCK BATTERIES	01/29/2025	44.99	.00		
6295	Amazon Capital Services	1943-YPY1-71	HEADLIGHT	01/03/2025	31.99	.00		
6295	Amazon Capital Services	19GV-DX7H-7J	CLOTHING-CHRIS T.	01/08/2025	159.99	.00		
6295	Amazon Capital Services	1C3M-V1V6-67	VEHICAL CLEANING SUPPLIES	01/29/2025	66.07	.00		
6295	Amazon Capital Services	1DPC-DVV4-1	TIRE TOOL	01/29/2025	42.45	.00		
6295	Amazon Capital Services	1F6C-F331-1Y	OFFICE SUPPLIES	01/27/2025	3.29	.00		
6295	Amazon Capital Services	1FK7-XMVC-L	BASE RADIO POWER SOURCE	01/17/2025	38.45	.00		
6295	Amazon Capital Services	1FP7-61WN-1	STORMWATER PROJECT SUPP	01/29/2025	122.67	.00		
6295	Amazon Capital Services	1HJJ-J7FN-QF	TOOL HOLDER	01/06/2025	35.99	.00		
6295	Amazon Capital Services	1JL6-67DH-6D	OFFICE SUPPLIES	01/15/2025	29.99	.00		
6295	Amazon Capital Services	1JMW-N7RD-7	VEHICAL SCREEN MOUNTS	01/08/2025	90.49	.00		
6295	Amazon Capital Services	1KVG-4GH3-3	CLOTHING RETURN	01/19/2025	49.99-	.00		
6295	Amazon Capital Services	1LY4-P17L-RH	PARK SUPPLIES	01/21/2025	37.98	.00		
6295	Amazon Capital Services	1MRC-3WH4-C	TONER CARTRIDGE	01/20/2025	208.89	.00		
6295	Amazon Capital Services	1MRC-3WH4-V	OFFICE SUPPLIES	01/22/2025	19.68	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
6295	Amazon Capital Services	1MRX-7R44-D	LENS CLEANING WIPES	02/04/2025	10.45	.00		
6295	Amazon Capital Services	1N7P-TL3Y-QK	RETURNED PHONE SUPPLIES	01/10/2025	59.90-	.00		
6295	Amazon Capital Services	1NRL-9C3R-F	RETURNED SUPPLIES	01/28/2025	29.99-	.00		
6295	Amazon Capital Services	1NW1-R3HN-Y	PHONE PARTS	01/07/2025	7.87	.00		
6295	Amazon Capital Services	1PMN-9MJ6-11	OFFICE SUPPLIES	01/30/2025	208.44	.00		
6295	Amazon Capital Services	1Q61-ND46-Q	TRASH BAGS	01/06/2025	27.66	.00		
6295	Amazon Capital Services	1Q61-ND46-Q	TRASH BAGS	01/06/2025	27.66	.00		
6295	Amazon Capital Services	1Q61-ND46-Q	TRASH BAGS	01/06/2025	27.66	.00		
6295	Amazon Capital Services	1Q61-ND46-Q	TRASH BAGS	01/06/2025	27.66	.00		
6295	Amazon Capital Services	1Q61-ND46-Q	TRASH BAGS	01/06/2025	27.66	.00		
6295	Amazon Capital Services	1RCG-VD11-9	RETURNED PHONE SUPPLIES	01/15/2025	6.96-	.00		
6295	Amazon Capital Services	1RJ4-99K4-FR	CHAIN HOOKS	01/02/2025	21.88	.00		
6295	Amazon Capital Services	1RNK-4CM6-R	RADIO ANTENNA	01/22/2025	19.99	.00		
6295	Amazon Capital Services	1RR1-PY6T-PY	FUEL FILTERS,HOSES,ETC	01/06/2025	1,377.82	.00		
6295	Amazon Capital Services	1T16-CTQ4-RP	FILE FOLDERS	01/06/2025	25.42	.00		
6295	Amazon Capital Services	1TVN-D6GT-6	CHAIN HOOK	01/03/2025	54.44	.00		
6295	Amazon Capital Services	1VPR-TQ9Y-93	PARK SUPPLIES	01/23/2025	25.95	.00		
6295	Amazon Capital Services	1W7W-17VM-T	1099 NEC FORMS	01/14/2025	16.98	.00		
6295	Amazon Capital Services	1X4N-VCQ3-P	SHREDDER	01/10/2025	99.00	.00		
6295	Amazon Capital Services	1XC9-FJL9-6Q	BATTERYS	01/03/2025	11.99	.00		
6295	Amazon Capital Services	1XC9-FJL9-QY	ENGINEER OFFICE SUPPLIES	01/06/2025	83.47	.00		
6295	Amazon Capital Services	1Y9N-H733-VV	TRUCK TOOLS	01/14/2025	194.98	.00		
6295	Amazon Capital Services	1YNY-H7JH-R	DESK CALENDAR	01/21/2025	18.61	.00		
	Total Amazon Capital Services:				3,479.89	.00		
Applied Maintenance Supplies & Solutions								
4346	Applied Maintenance Supplies &	7031306531	BIN STOCK	01/16/2025	583.89	.00		
4346	Applied Maintenance Supplies &	7031306575	BIN STOCK	01/16/2025	504.98	.00		
	Total Applied Maintenance Supplies & Solutions:				1,088.87	.00		
ArchiveSocial								
5901	ArchiveSocial	326521	SOCIAL MEDIA SUBSCRIPTION	02/26/2025	4,397.40	.00		
	Total ArchiveSocial:				4,397.40	.00		
Ascension WI Employer Solutions								
6831	Ascension WI Employer Solutions	420869	DRUG SCREEN	10/31/2024	60.00	.00		
	Total Ascension WI Employer Solutions:				60.00	.00		
Automated Comfort Controls								
6239	Automated Comfort Controls	37518	BOILER SYSTEM	01/23/2025	696.00	.00		
6239	Automated Comfort Controls	37519	SERVICE AT MSC	01/23/2025	3,366.13	.00		
	Total Automated Comfort Controls:				4,062.13	.00		
AUTOMOTIVE SUPPLY								
147	AUTOMOTIVE SUPPLY	012171882	LIFT GATE SOLENOID	01/02/2025	28.85	.00		
147	AUTOMOTIVE SUPPLY	012173206	FILTERS	01/09/2025	30.27	.00		
147	AUTOMOTIVE SUPPLY	012173400	FILTERS	01/09/2025	9.22	.00		
147	AUTOMOTIVE SUPPLY	012173715	FILTERS	01/13/2025	95.20	.00		
147	AUTOMOTIVE SUPPLY	012173826	FILTERS	01/13/2025	238.63	.00		
147	AUTOMOTIVE SUPPLY	012173877	UNIT 262	01/13/2025	116.06	.00		
147	AUTOMOTIVE SUPPLY	012174197	NUT	01/14/2025	3.56	.00		
147	AUTOMOTIVE SUPPLY	012175815	FILTERS	01/23/2025	43.92	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
147	AUTOMOTIVE SUPPLY	012176680	UNIT 223 TIRE SENSOR	01/28/2025	34.97	.00		
	Total AUTOMOTIVE SUPPLY:				600.68	.00		
B & M Technical Services								
4484	B & M Technical Services	12459	SEWER METER TESTED	01/24/2025	625.00	.00		
	Total B & M Technical Services:				625.00	.00		
Badger Laboratories								
150	Badger Laboratories	25-001796	CRESTVIEW DRAINFIELD SAM	01/15/2025	367.00	.00		
	Total Badger Laboratories:				367.00	.00		
Badger Meter Inc								
2005	Badger Meter Inc	80185599	BADGER METER MONTHLY	01/29/2025	1,755.08	.00		
	Total Badger Meter Inc:				1,755.08	.00		
Bay Verte Machinery Inc								
6366	Bay Verte Machinery Inc	551739-00	BATTERYS	01/17/2025	359.96	.00		
6366	Bay Verte Machinery Inc	553209-00	LEAF BLOWER AND BATTERIES	01/17/2025	789.97	.00		
	Total Bay Verte Machinery Inc:				1,149.93	.00		
BAYCOM c/o OwnersEdge Inc								
160	BAYCOM c/o OwnersEdge Inc	EQUIPINV_052	RADIO LICENSE	01/01/2025	295.00	.00		
160	BAYCOM c/o OwnersEdge Inc	EQUIPINV_053	SPEAKER FOR SHOP	01/15/2025	49.95	.00		
160	BAYCOM c/o OwnersEdge Inc	EQUIPINV_053	FD PAGER BELT CLIPS	01/17/2025	98.50	.00		
160	BAYCOM c/o OwnersEdge Inc	EQUIPINV_053	FD PAGER BELT CLIPS	01/29/2025	120.00	.00		
160	BAYCOM c/o OwnersEdge Inc	SRVCE000000	RADIO REPEATER BACK UP	01/09/2025	2,920.50	.00		
	Total BAYCOM c/o OwnersEdge Inc:				3,483.95	.00		
Bergstrom								
6685	Bergstrom	CM-F762875-1	RADIO CORE	12/31/2024	500.00-	.00		
6685	Bergstrom	F766558	DOOR HANDLE	12/03/2025	38.43	.00		
6685	Bergstrom	F766560	ALTERNATOR	12/03/2024	428.05	.00		
6685	Bergstrom	F767782	FAN	12/11/2024	229.58	.00		
6685	Bergstrom	F768919	RADIO	12/23/2024	707.00	.00		
	Total Bergstrom:				903.06	.00		
Bergstrom Chevrolet								
6749	Bergstrom Chevrolet	C2050453	MIRROR	10/02/2024	763.30	.00		
	Total Bergstrom Chevrolet:				763.30	.00		
Bible LLC								
6083	Bible LLC	REFUND ACC	N1065 FAITH CT	01/10/2025	42.74	.00		
	Total Bible LLC:				42.74	.00		
Blue Sky Contractors LLC								
4147	Blue Sky Contractors LLC	REFUND PER	REFUND PERMIT BP0395	02/04/2025	3,821.10	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Blue Sky Contractors LLC:				3,821.10	.00		
Board of Commissioners of Public Lands								
175	Board of Commissioners of Public	0000021420	CUST#2909201	01/15/2025	1,016,173.16	.00		
175	Board of Commissioners of Public	0000021420	CUST#2909201	01/15/2025	58,429.96	.00		
	Total Board of Commissioners of Public Lands:				1,074,603.12	.00		
Brett Bayer								
6251	Brett Bayer	REIMB VISION	REIMB VISION	04/02/2024	256.63	.00		
	Total Brett Bayer:				256.63	.00		
Brett Brown								
5650	Brett Brown	REIMB VISION	REIMB VISION	02/04/2025	180.00	.00		
	Total Brett Brown:				180.00	.00		
Business Radio Licensing								
6829	Business Radio Licensing	CALL SIGN W	BUSINESS RADIO LICENSING	01/10/2025	125.00	.00		
	Total Business Radio Licensing:				125.00	.00		
Camera Corner Connecting Point								
5907	Camera Corner Connecting Point	INV281364	NEW BRDRM/CONF RM	01/28/2025	34,666.53	.00		
	Total Camera Corner Connecting Point:				34,666.53	.00		
Chuck Reimer								
6827	Chuck Reimer	REFUND ACC	N1782 MAPLE TERRACE RD	01/10/2025	14.00	.00		
	Total Chuck Reimer:				14.00	.00		
Cintas Corporation #443								
5818	Cintas Corporation #443	4215330491	UNIFORMS AND MATS	12/20/2024	55.28	.00		
5818	Cintas Corporation #443	4215330491	UNIFORMS AND MATS	12/20/2024	49.47	.00		
5818	Cintas Corporation #443	4215330491	UNIFORMS AND MATS	12/20/2024	16.41	.00		
5818	Cintas Corporation #443	4215330491	UNIFORMS AND MATS	12/20/2024	16.41	.00		
5818	Cintas Corporation #443	4216076890	UNIFORMS AND MATS	12/27/2024	17.79	.00		
5818	Cintas Corporation #443	4216076890	UNIFORMS AND MATS	12/27/2024	17.79	.00		
5818	Cintas Corporation #443	4216076890	UNIFORMS AND MATS	12/27/2024	54.26	.00		
5818	Cintas Corporation #443	4216076890	UNIFORMS AND MATS	12/27/2024	30.39	.00		
5818	Cintas Corporation #443	4216718430	UNIFORMS AND MATS	01/03/2025	14.25	.00		
5818	Cintas Corporation #443	4216718430	UNIFORMS AND MATS	01/03/2025	14.24	.00		
5818	Cintas Corporation #443	4216718430	UNIFORMS AND MATS	01/03/2025	53.80	.00		
5818	Cintas Corporation #443	4216718430	UNIFORMS AND MATS	01/03/2025	55.28	.00		
5818	Cintas Corporation #443	4218230222	UNIFORMS AND MATS	01/17/2025	14.25	.00		
5818	Cintas Corporation #443	4218230222	UNIFORMS AND MATS	01/17/2025	14.24	.00		
5818	Cintas Corporation #443	4218230222	UNIFORMS AND MATS	01/17/2025	64.57	.00		
5818	Cintas Corporation #443	4218230222	UNIFORMS AND MATS	01/17/2025	55.28	.00		
5818	Cintas Corporation #443	4219014648	UNIFORMS AND MATS	01/24/2025	14.25	.00		
5818	Cintas Corporation #443	4219014648	UNIFORMS AND MATS	01/24/2025	14.24	.00		
5818	Cintas Corporation #443	4219014648	UNIFORMS AND MATS	01/24/2025	69.37	.00		
5818	Cintas Corporation #443	4219014648	UNIFORMS AND MATS	01/24/2025	30.39	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Cintas Corporation #443:				671.96	.00		
Cintas First Aid & Safety								
243	Cintas First Aid & Safety	5250634805	FIRST AID CABINET SHOP	01/24/2025	7.15	.00		
	Total Cintas First Aid & Safety:				7.15	.00		
City of Appleton								
244	City of Appleton	16154	WEIGHTS&MEASURES	01/03/2025	479.00	.00		
	Total City of Appleton:				479.00	.00		
Civic Systems LLC								
6812	Civic Systems LLC	INV-02320	SEMI ANNUAL SUPPORT	01/01/2025	1,723.20	.00		
6812	Civic Systems LLC	INV-02320	SEMI ANNUAL SUPPORT	01/01/2025	1,723.20	.00		
6812	Civic Systems LLC	INV-02320	SEMI ANNUAL SUPPORT	01/01/2025	1,723.20	.00		
6812	Civic Systems LLC	INV-02320	SEMI ANNUAL SUPPORT	01/01/2025	1,723.20	.00		
6812	Civic Systems LLC	INV-02320	SEMI ANNUAL SUPPORT	01/01/2025	1,723.20	.00		
	Total Civic Systems LLC:				8,616.00	.00		
Clean Water Testing								
246	Clean Water Testing	9009773392	BACTI SAMPLE	01/09/2025	64.00	.00		
246	Clean Water Testing	9009800874	BACTI SAMPLE	01/16/2025	64.00	.00		
246	Clean Water Testing	9009838175	BACTI SAMPLE	01/24/2025	64.00	.00		
	Total Clean Water Testing:				192.00	.00		
Contree Sprayer & Equipment Co LLC								
4302	Contree Sprayer & Equipment Co	83386	BRINE FITTINGS	12/18/2024	1,142.35	.00		
4302	Contree Sprayer & Equipment Co	83589	BRINE PUMP	01/20/2025	1,319.30	.00		
4302	Contree Sprayer & Equipment Co	83628	BRINE FITTINGS	01/24/2025	77.65	.00		
	Total Contree Sprayer & Equipment Co LLC:				2,539.30	.00		
Conway Shield								
735	Conway Shield	0531187	6" SHIELD	01/02/2025	62.50	.00		
735	Conway Shield	0531725	HELMETS	01/15/2025	1,966.60	.00		
735	Conway Shield	0531932	FD TURNOUT GEAR	01/22/2025	575.00	.00		
735	Conway Shield	0532074	FD TURNOUT GEAR	01/27/2025	1,027.50	.00		
735	Conway Shield	0532105	6" SHIELD	01/27/2025	62.50	.00		
	Total Conway Shield:				3,694.10	.00		
Crescent Electric Supply								
262	Crescent Electric Supply	S512921477.0	PARK SU	01/02/2025	564.37	.00		
	Total Crescent Electric Supply:				564.37	.00		
Dale Gas & Oil Co Inc								
6610	Dale Gas & Oil Co Inc	Pump Sales 1/	PROPANE	01/31/2025	44.80	.00		
	Total Dale Gas & Oil Co Inc:				44.80	.00		
Dean Enterprises, LLC								
105	Dean Enterprises, LLC	164881	SPORTS COMPLEX PORTABLE	11/18/2024	291.59	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Dean Enterprises, LLC:				291.59	.00		
Degal's Repair Shop LLC								
294	Degal's Repair Shop LLC	2452	CHAIN	02/04/2025	365.99	.00		
	Total Degal's Repair Shop LLC:				365.99	.00		
Diggers Hotline								
2012	Diggers Hotline	250 1 41901 P	DIGGERS HOTLINE	01/20/2025	2,087.83	.00		
2012	Diggers Hotline	250 1 41901 P	DIGGERS HOTLINE	01/20/2025	2,087.83	.00		
	Total Diggers Hotline:				4,175.66	.00		
Diversified Investigations, LLC								
305	Diversified Investigations, LLC	7377	BACKGROUND CHECK	01/07/2025	118.77	.00		
305	Diversified Investigations, LLC	7395	EMPLOYMENT	01/31/2025	75.00	.00		
	Total Diversified Investigations, LLC:				193.77	.00		
Eagle Sign & Design								
6813	Eagle Sign & Design	17803	SIGNS	01/15/2025	472.00	.00		
	Total Eagle Sign & Design:				472.00	.00		
Ferguson Waterworks								
348	Ferguson Waterworks	0437375	CURBSTOP PLASTIC AND TAPE	01/20/2025	175.84	.00		
	Total Ferguson Waterworks:				175.84	.00		
First Supply LLC - Appleton								
355	First Supply LLC - Appleton	14507156-00	PIPE	01/17/2025	1,100.68	.00		
355	First Supply LLC - Appleton	14508744-00	HANGERS	01/17/2025	186.70	.00		
	Total First Supply LLC - Appleton:				1,287.38	.00		
Force America Distributing LLC								
5899	Force America Distributing LLC	IN001-2033309	WIRE HARNESS	01/10/2025	2,193.94	.00		
	Total Force America Distributing LLC:				2,193.94	.00		
Fox Cities Embroidery, Inc.								
363	Fox Cities Embroidery, Inc.	INV-61482	SUST GRNVL SHIRTS	01/16/2025	234.21	.00		
	Total Fox Cities Embroidery, Inc.:				234.21	.00		
Fox Valley Humane Association								
369	Fox Valley Humane Association	6106	ANIMALS HANDLED	12/31/2024	184.00	.00		
	Total Fox Valley Humane Association:				184.00	.00		
FVTC								
376	FVTC	CI010825 CI01	FVTC TRAINING	01/12/2025	160.00	.00		
	Total FVTC:				160.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Gary Balthazor								
381	Gary Balthazor	REFUND RCP	REFUND P#111028500	01/22/2025	100.00	.00		
	Total Gary Balthazor:				100.00	.00		
Gold Cross Ambulance Service								
394	Gold Cross Ambulance Service	8816	EMS MEDICAL SUPPLIES	02/03/2025	1,072.47	.00		
	Total Gold Cross Ambulance Service:				1,072.47	.00		
Gracella Homes								
6826	Gracella Homes	FINAL GRADE	N927 QUARRY VIEW DR	01/17/2025	2,000.00	.00		
	Total Gracella Homes:				2,000.00	.00		
Greenville Fire Department								
407	Greenville Fire Department	REIMB SUBSC	REIMB IAMRESPONDING SUBS	01/06/2025	809.00	.00		
	Total Greenville Fire Department:				809.00	.00		
Gregg Young Ford Hortonville								
6804	Gregg Young Ford Hortonville	12628	WASHER NOZZEL	12/19/2024	24.54	.00		
6804	Gregg Young Ford Hortonville	12689	TIRE SENSOR 227	01/08/2025	88.22	.00		
	Total Gregg Young Ford Hortonville:				112.76	.00		
Guy Wanta								
5703	Guy Wanta	REIMB CDL LI	REIMB CDL RENEWAL	01/21/2025	64.00	.00		
5703	Guy Wanta	REIMB DENTA	REIMB DENTAL	02/01/2025	1,000.00	.00		
	Total Guy Wanta:				1,064.00	.00		
Hach Company								
4069	Hach Company	14325616	CHEMICALS FOR TESTING	01/13/2025	645.98	.00		
4069	Hach Company	14327704	CHEMICALS FOR TESTING	01/14/2025	368.00	.00		
	Total Hach Company:				1,013.98	.00		
Harter's Fox Valley Disposal								
425	Harter's Fox Valley Disposal	1049932	REFUSE CUST# 01-8322 9	12/31/2024	52.52	.00		
425	Harter's Fox Valley Disposal	1049932	REFUSE CUST# 01-8322 9	12/31/2024	125.45	.00		
425	Harter's Fox Valley Disposal	1049932	REFUSE CUST# 01-8322 9	12/31/2024	32,442.30	.00		
	Total Harter's Fox Valley Disposal:				32,620.27	.00		
Hawkins Inc								
2022	Hawkins Inc	6952834	SEWER CHEMICAL	01/06/2025	1,300.00	.00		
2022	Hawkins Inc	6952834	WATER CHEMICAL	01/06/2025	756.98	.00		
2022	Hawkins Inc	6960504	WATER CHEMICAL	01/15/2025	50.00	.00		
2022	Hawkins Inc	6970926	SEWER CHEMICAL	01/27/2025	1,200.00	.00		
2022	Hawkins Inc	6970926	WATER CHEMICAL	01/27/2025	999.66	.00		
	Total Hawkins Inc:				4,306.64	.00		
HydroCorp								
2023	HydroCorp	CI-04032	CC HYDRO	12/31/2024	610.50	.00		
2023	HydroCorp	CI-04032	CC HYDRO	12/31/2024	610.50	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total HydroCorp:				1,221.00	.00		
Interstate All Battery Center								
450	Interstate All Battery Center	190310101680	FD BATTERIES	01/30/2025	232.00	.00		
450	Interstate All Battery Center	190310200596	FD BATTERIES	01/06/2025	408.00	.00		
	Total Interstate All Battery Center:				640.00	.00		
Jason Loduha								
6678	Jason Loduha	REIMB DENTA	REIMB DENTAL	01/23/2025	1,000.00	.00		
	Total Jason Loduha:				1,000.00	.00		
Jeff Wege								
4711	Jeff Wege	REIMB DENTA	REIMB DENTAL	01/10/2025	82.00	.00		
4711	Jeff Wege	REIMB DENTA	REIMB DENTAL	01/10/2025	82.00	.00		
4711	Jeff Wege	REIMB VISION	REIMB VISION	01/11/2025	51.99	.00		
4711	Jeff Wege	REIMB VISION	REIMB VISION	01/11/2025	51.99	.00		
	Total Jeff Wege:				267.98	.00		
Jeff's Water Conditioning								
490	Jeff's Water Conditioning	71515	WATER SOFTENER SALT	01/09/2025	13.62	.00		
490	Jeff's Water Conditioning	71515	WATER SOFTENER SALT	01/09/2025	13.62	.00		
	Total Jeff's Water Conditioning:				27.24	.00		
John Fabick Tractor Co								
5890	John Fabick Tractor Co	RIAP00018181	LIFT TO CHANGE HEATER AT W	01/23/2025	118.50	.00		
	Total John Fabick Tractor Co:				118.50	.00		
John Kies								
6828	John Kies	REFUND ACC	W6282 CONTRACTOR DR	01/10/2025	38.22	.00		
	Total John Kies:				38.22	.00		
John's Saw Service								
527	John's Saw Service	14530	CHAINSAW PARTS	01/07/2025	129.11	.00		
	Total John's Saw Service:				129.11	.00		
Julie Routhieaux								
6039	Julie Routhieaux	REIMB FAMILY	FAMILY NIGHT SUPPLIES	01/28/2025	111.11	.00		
	Total Julie Routhieaux:				111.11	.00		
KLM Engineering Inc								
6506	KLM Engineering Inc	10655	ROV FOR CRESTVIEW HOLDIN	01/17/2025	3,000.00	.00		
6506	KLM Engineering Inc	10655.1	ROV FOR CRESTVIEW HOLDIN	01/17/2025	3,000.00	.00		
	Total KLM Engineering Inc:				6,000.00	.00		
Kory Keshemberg								
6838	Kory Keshemberg	REFUND RCP	TAX REFUND P#111096200	01/27/2025	39.13	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Kory Keshemberg:				39.13	.00		
Kundinger Fluid Power								
570	Kundinger Fluid Power	520479505	PIPE COUPLERS	01/21/2025	34.85	.00		
	Total Kundinger Fluid Power:				34.85	.00		
Kyle Young								
6522	Kyle Young	REIMB CLOTH	REIMB CLOTHING	01/10/2025	94.94	.00		
6522	Kyle Young	REIMB CLOTH	REIMB CLOTHING	01/10/2025	94.93	.00		
	Total Kyle Young:				189.87	.00		
L&M Cargo Control LLC								
6811	L&M Cargo Control LLC	1825	CHAINS	01/08/2025	740.00	.00		
	Total L&M Cargo Control LLC:				740.00	.00		
Lappen Security Products								
582	Lappen Security Products	LSPQ51912	YW SITE ACCESS CARDS	01/03/2025	490.00	.00		
	Total Lappen Security Products:				490.00	.00		
Lisa Beyer								
599	Lisa Beyer	REIMB DENTA	REIMB DENTAL	01/27/2025	468.20	.00		
	Total Lisa Beyer:				468.20	.00		
Matheson Tri-Gas Inc								
5857	Matheson Tri-Gas Inc	0030844350	WELD GAS	01/06/2025	36.00	.00		
	Total Matheson Tri-Gas Inc:				36.00	.00		
Matthew Gwiazdon								
6837	Matthew Gwiazdon	REFUND LOTT	LOTTERY CRDT P#111040924	01/27/2025	168.55	.00		
	Total Matthew Gwiazdon:				168.55	.00		
Mc Mahon Associates, Inc.								
636	Mc Mahon Associates, Inc.	00937731	DESIGN FOR 96 TO 76 LOOP	12/30/2024	3,570.50	.00		
636	Mc Mahon Associates, Inc.	00937732	2024 LOT GRADE REVIEW & CH	12/30/2024	903.95	.00		
636	Mc Mahon Associates, Inc.	00937733	DESIGN DR	12/30/2024	11,490.15	.00		
636	Mc Mahon Associates, Inc.	00937855	TID#1 AMENDMENT	01/14/2025	899.30	.00		
	Total Mc Mahon Associates, Inc.:				16,863.90	.00		
Menards								
643	Menards	11477	BOOK CASES VLG HALL	12/11/2024	150.91	.00		
643	Menards	11556	PEG BOARD STORAGE	12/12/2024	54.47	.00		
643	Menards	11570	PARK SUPPLIES	12/12/2024	98.35	.00		
643	Menards	12633	SHOWERHEAD DPW	01/02/2025	18.99	.00		
643	Menards	12804	WATER FOR CRESTVIEW	01/06/2025	38.76	.00		
643	Menards	12813	BRINE PARTS STORAGE	01/06/2025	88.66	.00		
643	Menards	12855	PARK SUPPLIES	01/07/2025	6.59	.00		
643	Menards	13274	BRINE MAKER	01/15/2025	28.46	.00		
643	Menards	13285	CABINET FOR BRINE SUPPLIES	01/15/2025	42.26	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
643	Menards	13297	STORM FIELD TRAILER SUPPLI	01/15/2025	59.93	.00		
643	Menards	13303	PARK SUPPLIES	01/15/2025	53.28	.00		
643	Menards	13346	PARK SUPPLIES	01/16/2025	22.99-	.00		
643	Menards	13398	ELECTRICAL SUPPLIES	01/17/2025	210.82	.00		
643	Menards	13541	STORMWATER PROJECT SUPP	01/20/2025	98.32	.00		
643	Menards	13543	PARK SUPPLIES	01/20/2025	64.08	.00		
643	Menards	13548	VLG HALL SUPPLIES	01/20/2025	60.05	.00		
643	Menards	13602	BUILDING SUPPLIES	01/21/2025	129.42	.00		
643	Menards	13605	HEATER FOR WELL 2	01/21/2025	474.97	.00		
643	Menards	13668	VLG HALL BROOMS	01/22/2025	31.44	.00		
643	Menards	13680	PARKS	01/22/2025	72.37	.00		
643	Menards	13694	BIULDING SUPPLIES	01/22/2025	4.17	.00		
643	Menards	13785	PARKS	01/24/2025	19.97	.00		
643	Menards	13928	CO DETECTORS	01/27/2025	286.71	.00		
643	Menards	13950	VLG HALL SUPPLIES	01/27/2025	91.38	.00		
643	Menards	13959	VLG HALL SUPPLIES	01/27/2025	3.29	.00		
643	Menards	14031	WATER TOOLS	01/28/2025	194.01	.00		
643	Menards	14093	PARK SUPPLIES	01/29/2025	24.99	.00		
643	Menards	14187	LADDER HANGERS FOR THE W	01/31/2025	22.43	.00		
	Total Menards:				2,406.09	.00		
Midland Paper								
655	Midland Paper	IN02375640	TOWEL/TISSUE PAPER	01/08/2025	58.44	.00		
655	Midland Paper	IN02375640	TOWEL/TISSUE PAPER	01/08/2025	58.42	.00		
655	Midland Paper	IN02375640	TOWEL/TISSUE PAPER	01/08/2025	58.42	.00		
655	Midland Paper	IN02375640	TOWEL/TISSUE PAPER	01/08/2025	58.42	.00		
655	Midland Paper	IN02375640	TOWEL/TISSUE PAPER	01/08/2025	58.42	.00		
	Total Midland Paper:				292.12	.00		
Monroe Truck Equipment								
670	Monroe Truck Equipment	42713	SPRAY BOOM	10/23/2024	529.36	.00		
670	Monroe Truck Equipment	855235	BRINE PARTS	12/13/2024	1,993.00	.00		
670	Monroe Truck Equipment	855662	FUEL TANK	01/21/2025	1,472.28	.00		
670	Monroe Truck Equipment	855800	SWITCHES	01/17/2025	58.46	.00		
	Total Monroe Truck Equipment:				4,053.10	.00		
Oshkosh Fire & Police Equipment								
708	Oshkosh Fire & Police Equipment	196150	FD VALVES	01/14/2025	42.00	.00		
	Total Oshkosh Fire & Police Equipment:				42.00	.00		
Outagamie County Highway Dept.								
717	Outagamie County Highway Dept.	1021449	NORTH ROAD CULVERT INSTAL	01/15/2025	8,278.71	.00		
717	Outagamie County Highway Dept.	1021451	NORTH ROAD CULVERT INSTAL	01/16/2025	15,969.40	.00		
717	Outagamie County Highway Dept.	1021452	NORTH ROAD CULVERT INSTAL	01/16/2025	10,458.05	.00		
	Total Outagamie County Highway Dept.:				34,706.16	.00		
Outagamie County Recycling & SW								
5807	Outagamie County Recycling & S	36084-	RESID WASTE ACCT#186394	12/11/2024	562.14	.00		
5807	Outagamie County Recycling & S	36309	RESID WASTE ACCT#186394	12/31/2024	13,889.34	.00		
	Total Outagamie County Recycling & SW:				14,451.48	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Outagamie County Treasurer								
718	Outagamie County Treasurer	129646	BOOM LIFT RENTAL	01/15/2025	74.00	.00		
718	Outagamie County Treasurer	130106	SHERIFF'S CONTRACT	01/02/2025	34,626.86	.00		
718	Outagamie County Treasurer	130107	SHERIFF'S CONTRACT	01/02/2025	31,895.46	.00		
718	Outagamie County Treasurer	130108	SHERIFF'S CONTRACT	01/02/2025	33,464.56	.00		
718	Outagamie County Treasurer	130109	SHERIFF'S CONTRACT	01/02/2025	45,421.62	.00		
718	Outagamie County Treasurer	130138	ADDRESS SIGNS	01/15/2025	60.00	.00		
718	Outagamie County Treasurer	130186	ELECTION BILLING	01/21/2025	17.19	.00		
	Total Outagamie County Treasurer:				145,559.69	.00		
Packer Fastener								
6198	Packer Fastener	in241242	BIN STOCK	01/21/2025	683.57	.00		
6198	Packer Fastener	in241298	BIN STOCK	01/21/2025	22.50	.00		
	Total Packer Fastener:				706.07	.00		
Packerland Portables								
6566	Packerland Portables	I131972	FIRE	10/09/2024	263.75	.00		
	Total Packerland Portables:				263.75	.00		
Pomp's Tire								
756	Pomp's Tire	320161654	FLAT REPAIR	01/23/2025	213.25	.00		
	Total Pomp's Tire:				213.25	.00		
PreCise MRM LLC								
5909	PreCise MRM LLC	IN200-2003314	GPS	01/24/2025	120.00	.00		
	Total PreCise MRM LLC:				120.00	.00		
Quality Truck Care Center Inc								
773	Quality Truck Care Center Inc	X101024189:0	FILTERS	01/09/2025	24.25	.00		
773	Quality Truck Care Center Inc	X101024193:0	FILTERS	01/09/2025	22.41	.00		
	Total Quality Truck Care Center Inc:				46.66	.00		
R&L Electric LLC								
6013	R&L Electric LLC	4724	BRINE MOTOR	01/27/2025	1,526.00	.00		
	Total R&L Electric LLC:				1,526.00	.00		
Ray's Sanitation LLC								
6835	Ray's Sanitation LLC	27795	WINTER PORTABLE TOILETS	01/24/2025	105.00	.00		
6835	Ray's Sanitation LLC	27796	WINTER PORTABLE TOILETS	01/24/2025	105.00	.00		
	Total Ray's Sanitation LLC:				210.00	.00		
Reliant Fire Apparatus Inc								
6830	Reliant Fire Apparatus Inc	INV-WI-502	FD RODS&GUIDES	01/15/2025	194.60	.00		
	Total Reliant Fire Apparatus Inc:				194.60	.00		
Road Equipment Parts Center								
812	Road Equipment Parts Center	2400413205	CHAINS	12/30/2024	1,309.12	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Road Equipment Parts Center:				1,309.12	.00		
Ryan Yonekura								
6023	Ryan Yonekura	REIMB DENTA	REIMB DENTAL	01/14/2025	65.60	.00		
	Total Ryan Yonekura:				65.60	.00		
Safety-Kleen Systems Inc								
6119	Safety-Kleen Systems Inc	96307974	OIL DROP OFF	01/07/2025	53.50	.00		
	Total Safety-Kleen Systems Inc:				53.50	.00		
School Road at 76 LLC								
5887	School Road at 76 LLC	REFUND RCP	REFUND TAX P#111064176	01/24/2025	30.90	.00		
	Total School Road at 76 LLC:				30.90	.00		
Service Motor Company								
901	Service Motor Company	P06252	342 HYD FILTER	01/15/2025	46.69	.00		
	Total Service Motor Company:				46.69	.00		
Shawn Hecht								
912	Shawn Hecht	REIMB CLOTH	REIMB CLOTHING PURCHASES	01/30/2025	126.56	.00		
912	Shawn Hecht	REIMB CLOTH	REIMB CLOTHING PURCHASES	01/03/2025	128.39	.00		
	Total Shawn Hecht:				254.95	.00		
Shepherd of the Hills								
5199	Shepherd of the Hills	FACILITY RES	FACILITY USE -ELECTIONS	01/07/2025	460.00	.00		
	Total Shepherd of the Hills:				460.00	.00		
Sherwin Williams Co								
2039	Sherwin Williams Co	6892-3	PAINT FOR WELL 5	01/20/2025	136.30	.00		
	Total Sherwin Williams Co:				136.30	.00		
Suzann Hutchinson								
6834	Suzann Hutchinson	REIMB SUST	SUSTAIN GREENVILLE	01/25/2025	369.29	.00		
	Total Suzann Hutchinson:				369.29	.00		
The Meat Block								
4125	The Meat Block	2033472	FD TRAINING EXP	01/27/2025	87.40	.00		
	Total The Meat Block:				87.40	.00		
ThedaCare At Work								
998	ThedaCare At Work	364696	DS CRL DOT BUNDLED	01/21/2025	252.00	.00		
998	ThedaCare At Work	365031	DS CRL DOT BUNDLED	01/28/2025	128.00	.00		
	Total ThedaCare At Work:				380.00	.00		
Tim Lambie								
1020	Tim Lambie	PHONE REIMB	REIMB PHONE USE	01/01/2025	50.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Tim Lambie:				50.00	.00		
Tom & Lori Keller								
4657	Tom & Lori Keller	REFUND ACC	W6705 SCHOOL RD	01/10/2025	35.22	.00		
	Total Tom & Lori Keller:				35.22	.00		
Town Counsel Law & Litigation LLC								
5930	Town Counsel Law & Litigation LL	2398	ENFORCEMENT	01/07/2025	140.00	.00		
5930	Town Counsel Law & Litigation LL	2398	LEGAL FEES	01/07/2025	60.00	.00		
5930	Town Counsel Law & Litigation LL	2398	TID #1	01/07/2025	80.00	.00		
	Total Town Counsel Law & Litigation LLC:				280.00	.00		
Truck Country								
1073	Truck Country	X202827119:01	EXHAUST HANGER	01/22/2025	42.17	.00		
	Total Truck Country:				42.17	.00		
Uline								
1082	Uline	187868369	TABLES VLG HALL	01/14/2025	3,175.07	.00		
	Total Uline:				3,175.07	.00		
UNITEL								
1089	UNITEL	4134	PHONE UPDATE	01/21/2025	30.00	.00		
	Total UNITEL:				30.00	.00		
VERIZON								
6626	VERIZON	622000064145	LIGHT DUTY GPS	02/03/2025	370.80	.00		
6626	VERIZON	632000061195	LIGHT DUTY GPS	01/02/2025	370.80	.00		
	Total VERIZON:				741.60	.00		
Vorpahl Fire & Safety								
6046	Vorpahl Fire & Safety	215395479	NEW CHLORINE RESPIRATORS	01/17/2025	177.00	.00		
6046	Vorpahl Fire & Safety	215395479	NEW CHLORINE RESPIRATORS	01/17/2025	177.00	.00		
6046	Vorpahl Fire & Safety	215395668	BAGS FOR RESPIRATORS	01/21/2025	30.00	.00		
	Total Vorpahl Fire & Safety:				384.00	.00		
Wendy Helgeson								
4734	Wendy Helgeson	REIMB DENTA	REIMB DENTAL	02/04/2025	350.17	.00		
4734	Wendy Helgeson	REIMB VISION	REIMB VISION	01/06/2025	130.00	.00		
	Total Wendy Helgeson:				480.17	.00		
Winnebago County Treasurer								
1165	Winnebago County Treasurer	29802-REVISE	STOP LIGHTS AT CTH CB / BB	12/31/2024	36.88	.00		
	Total Winnebago County Treasurer:				36.88	.00		
Wisconsin Emergency Management								
5894	Wisconsin Emergency Manageme	245907	EMERGENCY MANAGEMENT F	01/06/2025	275.00	.00		
5894	Wisconsin Emergency Manageme	245911	EMERGENCY MANAGEMENT F	01/06/2025	275.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
5894	Wisconsin Emergency Manageme	245912	EMERGENCY MANAGEMENT F	01/06/2025	275.00	.00		
5894	Wisconsin Emergency Manageme	245913	EMERGENCY MANAGEMENT F	01/06/2025	275.00	.00		
	Total Wisconsin Emergency Management:				1,100.00	.00		
Wisconsin State Laboratory of Hygiene								
1183	Wisconsin State Laboratory of Hy	799858	FLUORIDE SAMPLE	01/31/2025	60.00	.00		
	Total Wisconsin State Laboratory of Hygiene:				60.00	.00		
YMCA of the Fox Cities								
1205	YMCA of the Fox Cities	CM14203	MEMBERSHIPS	01/03/2025	289.00	.00		
1205	YMCA of the Fox Cities	CM14203	MEMBERSHIPS	01/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14203	MEMBERSHIPS	01/03/2025	32.00	.00		
1205	YMCA of the Fox Cities	CM14203	MEMBERSHIPS	01/03/2025	38.00	.00		
1205	YMCA of the Fox Cities	CM14203	MEMBERSHIPS	01/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14203	MEMBERSHIPS	01/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14203	MEMBERSHIPS	01/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14203	MEMBERSHIPS	01/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14203	MEMBERSHIPS	01/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14271	VLG BRD	02/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14271	ADMINISTRATOR	02/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14271	WATER	02/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14271	SEWER	02/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14271	CLERK	02/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14271	DPW	02/03/2025	38.00	.00		
1205	YMCA of the Fox Cities	CM14271	PARKS	02/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14271	GIS	02/03/2025	19.00	.00		
1205	YMCA of the Fox Cities	CM14271	FD	02/03/2025	285.00	.00		
	Total YMCA of the Fox Cities:				929.00	.00		
	Grand Totals:				1,467,852.14	.00		

Dated: _____

Mayor: _____

City Council: _____

_____

_____

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_____

_____

City Recorder: _____

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided

Report Criteria:
Detail report.
Only unpaid invoices included.

Additional invoices to be approved for payment at the February 2025 Village Board meeting - posted but not approved in time for last month's meeting (highlighted on reports attached)

report date	page #	vendor #	vendor name	invoice #	description	invoice amount
10/1/24 - 10/7/24	1	4346	Applied Maintenance Supplies	7030592697	bin stock	88.83
10/1/24 - 10/7/24	1	4346	Applied Maintenance Supplies	7030601646	bin stock returned	-727.93
12/17/24 - 12/26/24	1	213	Carew Concrete	12838	wheelbarrow	329.00
12/17/24 - 12/26/24	2	262	Crescent Electric Supply	S512921477.0	park supplies	161.25
12/17/24 - 12/26/24	2	262	Crescent Electric Supply	S512928089.0	brine maker cord	48.05
12/17/24 - 12/26/24	2	348	Ferguson Waterworks	436213	utility locator	4100.00
12/17/24 - 12/26/24	4	6198	Packer Fastener	CM6471	bin stock returned	-59.08
12/30/24 - 12/31/24	1	6295	Amazon Capital Services	1GWP-DQDM-RVFP	organization for Chris T. office	70.67
12/30/24 - 12/31/24	1	6295	Amazon Capital Services	1JVH-JF1G-13NJ	clothing-B.Bayer	119.98
12/30/24 - 12/31/24	1	6295	Amazon Capital Services	1QJP-WJDD-4LDD	park supplies	150.19
12/30/24 - 12/31/24	1	2005	Badger Meter	80182623	monthy billing -Dec2024	2918.32
12/30/24 - 12/31/24	1	5707	Cedar Corporation	122571	Air North / Amazon pond	2361.32
12/30/24 - 12/31/24	1	5707	Cedar Corporation	122572	Insp svcs -Finale Condo Plat	1119.40
12/30/24 - 12/31/24	1	5707	Cedar Corporation	122573	Upper Fox & Wolf River Basin	1312.50
12/30/24 - 12/31/24	1	5707	Cedar Corporation	122574	Lower Fox River Basin	5250.00
12/30/24 - 12/31/24	1	5707	Cedar Corporation	122575	Paving projects A-25	11394.86
12/30/24 - 12/31/24	1	5707	Cedar Corporation	524671480 3	MSC Safety Cabinet supplies	21.87
12/30/24 - 12/31/24	1	243	Cintas First Aid & Safety	IN001-2029912	sensors	368.91
12/30/24 - 12/31/24	2	5899	Force America Distributing	30753875	welding supplies	343.85
12/30/24 - 12/31/24	3	5857	Matheson Tri-Gas Inc	PSI-2020-1780	televising for Lions Park	1375.00
12/30/24 - 12/31/24	3	6629	New Restoration and Recovery	1021412	grading for Spencer Rd	442.89
12/30/24 - 12/31/24	4	717	Outagamie County Highway Dept	320160668	tracks	2600.00
12/30/24 - 12/31/24	4	756	Pomp's Tire	320160824	tires	294.84
12/30/24 - 12/31/24	4	756	Pomp's Tire			
Total						**$34,084.72**

Report Criteria:
Detail report.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AIT Business Technologies LLC								
6532	AIT Business Technologies LLC	54494	IT SERVICES	10/01/2024	1,802.12	1,802.12	11/13/2024	
6532	AIT Business Technologies LLC	54494	IT SERVICES	10/01/2024	720.85	720.85	11/13/2024	
6532	AIT Business Technologies LLC	54494	IT SERVICES	10/01/2024	720.85	720.85	11/13/2024	
6532	AIT Business Technologies LLC	54494	IT SERVICES	10/01/2024	360.43	360.43	11/13/2024	
Total AIT Business Technologies LLC:					3,604.25	3,604.25		
Amazon Capital Services								
6295	Amazon Capital Services	136R-NXPQ-N	OFFICE SUPPLIES	10/03/2024	27.88	27.88	11/13/2024	
Total Amazon Capital Services:					27.88	27.88		
Applied Maintenance Supplies & Solutions								
4346	Applied Maintenance Supplies &	7030592697	BIN STOCK	09/26/2024	88.83	.00		
4346	Applied Maintenance Supplies &	7030601646	BIN STOCK	09/27/2024	727.93-	.00		
Total Applied Maintenance Supplies & Solutions:					639.10-	.00		
Arleigh Lueck								
4747	Arleigh Lueck	REFUND ACC	RE:W6150 PLYMOUTH	09/30/2024	1,513.33	1,513.33	10/08/2024	
Total Arleigh Lueck:					1,513.33	1,513.33		
Badger Meter Inc								
2005	Badger Meter Inc	80173653	BADGER METER MONTHLY	09/30/2024	1,683.24	1,683.24	10/09/2024	
Total Badger Meter Inc:					1,683.24	1,683.24		
Brett Bayer								
6251	Brett Bayer	REIMB DENTA	DENTAL REIMB	09/19/2024	729.40	729.40	10/09/2024	
Total Brett Bayer:					729.40	729.40		
Cedar Corporation								
5707	Cedar Corporation	121552	CONSULTIVE SERVICES	09/30/2024	3,000.00	3,000.00	11/13/2024	
5707	Cedar Corporation	121553	HWY 76 WATER AND SEWER A	09/30/2024	1,095.00	1,095.00	11/13/2024	
5707	Cedar Corporation	121554	PAVING PROJECTS A-24	09/30/2024	4,318.50	4,318.50	11/13/2024	
5707	Cedar Corporation	121555	INSPEC SVCS -FOX HILDS PH4	09/30/2024	15,390.77	15,390.77	11/13/2024	
5707	Cedar Corporation	121556	INSP SVCS -FINALE CONDO PL	09/30/2024	2,510.14	2,510.14	11/13/2024	
Total Cedar Corporation:					26,314.41	26,314.41		
Certified Laboratories								
6781	Certified Laboratories	8861566	GREASE	09/26/2024	1,437.34	1,437.34	10/09/2024	
Total Certified Laboratories:					1,437.34	1,437.34		
Cintas Corporation #443								
5818	Cintas Corporation #443	4207365413	UNIFORMS AND MATS	10/04/2024	17.75	17.75	11/13/2024	
5818	Cintas Corporation #443	4207365413	UNIFORMS AND MATS	10/04/2024	17.75	17.75	11/13/2024	
5818	Cintas Corporation #443	4207365413	UNIFORMS AND MATS	10/04/2024	63.34	63.34	11/13/2024	
5818	Cintas Corporation #443	4207365413	UNIFORMS AND MATS	10/04/2024	35.70	35.70	11/13/2024	

Report Criteria:
Detail report.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Amazon Capital Services								
6295	Amazon Capital Services	11XY-DPHG-6L	OFFICE SUPPLIES	12/16/2024	26.13	26.13	01/08/2025	
6295	Amazon Capital Services	133N-LJTF-3Q	PHONE SUPPLIES	12/23/2024	42.86	42.86	01/08/2025	
6295	Amazon Capital Services	13JP-M61P-W	OFFICE SUPPLIES	12/22/2024	78.51-	78.51-	01/08/2025	
6295	Amazon Capital Services	1FQG-MFL9-3	PHONE SUPPLIES	12/23/2024	9.99	9.99	01/08/2025	
6295	Amazon Capital Services	1NJH-7FWC-7	CAR PHONE CHARGERS	12/23/2024	58.92	58.92	01/08/2025	
6295	Amazon Capital Services	1W7F-TG9W-T	PHONE SUPPLIES	12/17/2024	36.06	36.06	01/08/2025	
6295	Amazon Capital Services	1WXX-DP3P-4	PHONE SUPPLIES	12/23/2024	39.90	39.90	01/08/2025	
Total Amazon Capital Services:					135.35	135.35		
AUTOMOTIVE SUPPLY								
147	AUTOMOTIVE SUPPLY	012169525	LUG NUT	12/16/2024	7.30	7.30	01/08/2025	
147	AUTOMOTIVE SUPPLY	012170200	SHOP SUPPLIES	12/19/2024	135.15	135.15	01/08/2025	
Total AUTOMOTIVE SUPPLY:					142.45	142.45		
Bobcat Plus, Inc.								
180	Bobcat Plus, Inc.	IA20862	UNIT 463	12/23/2024	56.89	56.89	01/08/2025	
Total Bobcat Plus, Inc.:					56.89	56.89		
Brielle Hastings								
6806	Brielle Hastings	REIMB VISION	REIMB VISION	12/13/2024	300.00	300.00	01/08/2025	
Total Brielle Hastings:					300.00	300.00		
Brooks Tractor								
201	Brooks Tractor	R31608	LOADER RENTAL	12/20/2024	4,500.00	4,500.00	01/08/2025	
Total Brooks Tractor:					4,500.00	4,500.00		
Carew Concrete								
213	Carew Concrete	012838	WHEELBARROW	12/10/2024	329.00	.00		
Total Carew Concrete:					329.00	.00		
Cenex Fleetcard								
229	Cenex Fleetcard	303887CL	ACCT# 3766763	12/23/2024	426.01	426.01	01/02/2025	
229	Cenex Fleetcard	303887CL	ACCT# 3766763	12/23/2024	3,672.38	3,672.38	01/02/2025	
229	Cenex Fleetcard	303887CL	ACCT# 3766763	12/23/2024	370.19	370.19	01/02/2025	
229	Cenex Fleetcard	303887CL	ACCT# 3766763	12/23/2024	370.20	370.20	01/02/2025	
229	Cenex Fleetcard	303887CL	ACCT# 3766763	12/23/2024	111.70	111.70	01/02/2025	
229	Cenex Fleetcard	303887CL	ACCT# 3766763	12/23/2024	495.88	495.88	01/02/2025	
Total Cenex Fleetcard:					5,446.36	5,446.36		
Charter Communications								
1021	Charter Communications	153026801122	W6108 NEUBERT RD	12/21/2024	39.99	39.99	01/02/2025	
1021	Charter Communications	153066801122	SPLIT DISTRIBUTION	12/21/2024	181.27	181.27	01/02/2025	
1021	Charter Communications	153066801122	SPLIT DISTRIBUTION	12/21/2024	181.27	181.27	01/02/2025	
1021	Charter Communications	153066801122	SPLIT DISTRIBUTION	12/21/2024	181.27	181.27	01/02/2025	
1021	Charter Communications	153066801122	SPLIT DISTRIBUTION	12/21/2024	181.27	181.27	01/02/2025	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1021	Charter Communications	153066801122	SPLIT DISTRIBUTION	12/21/2024	181.27	181.27	01/02/2025	
1021	Charter Communications	153066801122	SPLIT DISTRIBUTION	12/21/2024	181.28	181.28	01/02/2025	
1021	Charter Communications	153066901122	SPLIT DISTRIBUTION	12/21/2024	116.92	116.92	01/02/2025	
1021	Charter Communications	153066901122	SPLIT DISTRIBUTION	12/21/2024	41.89	41.89	01/02/2025	
1021	Charter Communications	153066901122	SPLIT DISTRIBUTION	12/21/2024	20.94	20.94	01/02/2025	
1021	Charter Communications	153066901122	SPLIT DISTRIBUTION	12/21/2024	41.89	41.89	01/02/2025	
1021	Charter Communications	153067001122	W6895 PARKVIEW BLDG B	12/21/2024	54.95	54.95	01/02/2025	
1021	Charter Communications	153071201122	W6914 PARKVIEW DR	12/21/2024	258.44	258.44	01/02/2025	
	Total Charter Communications:				1,662.65	1,662.65		
Clean Water Testing								
246	Clean Water Testing	9009692280	BACTI SAMPLE	12/17/2024	48.00	48.00	01/08/2025	
246	Clean Water Testing	9009699036	BACTI SAMPLE	12/18/2024	80.00	80.00	01/08/2025	
246	Clean Water Testing	9009712155	BACTI SAMPLE	12/20/2024	48.00	48.00	01/08/2025	
	Total Clean Water Testing:				176.00	176.00		
Contree Sprayer & Equipment Co LLC								
4302	Contree Sprayer & Equipment Co	83370	BRINE FITTINGS	12/17/2024	521.09	521.09	01/08/2025	
	Total Contree Sprayer & Equipment Co LLC:				521.09	521.09		
Crescent Electric Supply								
262	Crescent Electric Supply	S512921477.0	PARK SUPPLIES	12/12/2024	161.25	.00		
262	Crescent Electric Supply	S512928089.0	BRINE MAKER CORD	12/16/2024	48.05	.00		
	Total Crescent Electric Supply:				209.30	.00		
Ferguson Waterworks								
348	Ferguson Waterworks	0436213	UTILITY LOCATOR (GAS, ELECT	12/19/2024	4,100.00	.00		
	Total Ferguson Waterworks:				4,100.00	.00		
First American Title Insurance Co								
5524	First American Title Insurance Co	FILE NO: 3191	LAND PURCH -DESIGN DR	12/23/2024	225,464.83	225,464.83	12/23/2024	
	Total First American Title Insurance Co:				225,464.83	225,464.83		
Force America Distributing LLC								
5899	Force America Distributing LLC	IN001-2027600	SENSORS	12/16/2024	548.11	548.11	01/08/2025	
	Total Force America Distributing LLC:				548.11	548.11		
Fox Valley Humane Association								
369	Fox Valley Humane Association	6067	ANIMALS HANDLED	10/31/2024	868.00	868.00	01/08/2025	
	Total Fox Valley Humane Association:				868.00	868.00		
Fox-Wolf Watershed Alliance								
6575	Fox-Wolf Watershed Alliance	NEWSC 2025	2025 NEWSC MEMBERSHIP	12/18/2024	1,995.00	1,995.00	01/03/2025	
	Total Fox-Wolf Watershed Alliance:				1,995.00	1,995.00		
Hawkins Inc								
2022	Hawkins Inc	6940267	SEWER CHEMICAL	12/16/2024	981.64	981.64	01/08/2025	
2022	Hawkins Inc	6943486	WATER CHEMICAL	12/19/2024	1,991.63	1,991.63	01/08/2025	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Municipal Property Insurance Co:				37,684.00	37,684.00		
Packer Fastener								
6198	Packer Fastener	CM6471	BIN STOCK	12/17/2024	59.08-	.00		
	Total Packer Fastener:				59.08-	.00		
Payne & Dolan								
6805	Payne & Dolan	REFUND OVE	SITE PLAN	12/19/2024	500.00	500.00	12/23/2024	
6805	Payne & Dolan	REFUND OVE	EROSION CTRL STRM	12/19/2024	900.00	900.00	12/23/2024	
	Total Payne & Dolan:				1,400.00	1,400.00		
Penflex Actuarial Services LLC								
741	Penflex Actuarial Services LLC	2024 PER ACC	PER ACCOUNT FEE	01/01/2025	1,386.00	1,386.00	01/08/2025	
741	Penflex Actuarial Services LLC	2024-660	ANNUAL ADMIN SVCS	11/22/2024	1,000.00	1,000.00	01/08/2025	
	Total Penflex Actuarial Services LLC:				2,386.00	2,386.00		
Postmaster								
758	Postmaster	NEWSLETTER	NEWSLETTER WINTER	12/23/2024	1,213.86	1,213.86	12/23/2024	
	Total Postmaster:				1,213.86	1,213.86		
PreCise MRM LLC								
5909	PreCise MRM LLC	IN200-2002525	GPS	12/17/2024	120.00	120.00	01/08/2025	
	Total PreCise MRM LLC:				120.00	120.00		
Progressive Cleaning LLC								
6267	Progressive Cleaning LLC	CLEANING CO	CLEANING FOR DEC	12/01/2024	354.00	354.00	12/23/2024	
6267	Progressive Cleaning LLC	CLEANING CO	CLEANING FOR DEC	12/01/2024	706.67	706.67	12/23/2024	
6267	Progressive Cleaning LLC	CLEANING CO	CLEANING FOR DEC	12/01/2024	265.00	265.00	12/23/2024	
6267	Progressive Cleaning LLC	CLEANING CO	CLEANING FOR DEC	12/01/2024	265.00	265.00	12/23/2024	
6267	Progressive Cleaning LLC	CLEANING CO	CLEANING FOR DEC	12/01/2024	176.00	176.00	12/23/2024	
	Total Progressive Cleaning LLC:				1,766.67	1,766.67		
Public Service Commission of Wisconsin								
4204	Public Service Commission of Wis	2411-I-02375	SIMPLIFIED RATE CASE	12/18/2024	42.07	42.07	01/08/2025	
	Total Public Service Commission of Wisconsin:				42.07	42.07		
Tim Lambie								
1020	Tim Lambie	PHONE REIMB	REIMB PHONE USE	12/01/2024	50.00	50.00	01/08/2025	
	Total Tim Lambie:				50.00	50.00		
United Cooperative								
5312	United Cooperative	VILLAGE STM	TOWN STMT	11/30/2024	27.97	27.97	12/30/2024	
5312	United Cooperative	VILLAGE STM	TOWN STMT	11/30/2024	26.57	26.57	12/30/2024	
5312	United Cooperative	VILLAGE STM	TOWN STMT	11/30/2024	8.59	8.59	12/30/2024	
5312	United Cooperative	VILLAGE STM	TOWN STMT	11/30/2024	11.99	11.99	12/30/2024	
	Total United Cooperative:				75.12	75.12		

VILLAGE OF GREENVILLE | Payment Approval Report | Page: 1
Report dates: 12/30/2024-12/31/2024 | Feb 05, 2025 02:29PM

Report Criteria:
Detail report.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Amazon Capital Services								
6295	Amazon Capital Services	171Q-1VQY-14	COPY PAPER	12/30/2024	43.99	43.99	01/08/2025	
6295	Amazon Capital Services	1GWP-DQDM-	ORGANIZATION FOR MY OFFIC	12/27/2024	70.67	.00		
6295	Amazon Capital Services	1JVH-JF1G-13	CLOTHING-B.BAYER	12/30/2024	119.98	.00		
6295	Amazon Capital Services	1QJP-WJDD-4	PARK SUPPLIES	12/30/2024	150.19	.00		
6295	Amazon Capital Services	1WXP-7QCH-J	CHARGER FOR LAPTOP	12/30/2024	17.69	17.69	01/08/2025	
6295	Amazon Capital Services	1XTM-HRVV-R	RYAN'S CLOTHING ALLOWANC	12/27/2024	188.47	188.47	01/08/2025	
Total Amazon Capital Services:					590.99	250.15		
Assurance Title								
6810	Assurance Title	REFUND ACC	N1765 SCHROEDER FARM	12/11/2024	9.08	9.08	01/08/2025	
Total Assurance Title:					9.08	9.08		
AT & T U-verse								
4593	AT & T U-verse	140987787 DE	INTERNET SERVICE	12/16/2024	127.69	127.69	01/02/2025	
Total AT & T U-verse:					127.69	127.69		
Badger Meter Inc								
2005	Badger Meter Inc	80182623	BADGER METER MONTHLY	12/28/2024	2,918.32	.00		
Total Badger Meter Inc:					2,918.32	.00		
Brett Bayer								
6251	Brett Bayer	REIMB DENTA	REIMB DENTAL	12/31/2024	270.60	270.60	01/08/2025	
Total Brett Bayer:					270.60	270.60		
Brielle Hastings								
6806	Brielle Hastings	REIMB DENTA	REIMB DENTAL	12/31/2024	43.20	43.20	01/08/2025	
Total Brielle Hastings:					43.20	43.20		
Cedar Corporation								
5707	Cedar Corporation	122571	AIR NORTH/AMAZON POND DE	12/26/2024	2,361.32	.00		
5707	Cedar Corporation	122572	INSP SVCS - FINALE CONDO PL	12/26/2024	1,119.40	.00		
5707	Cedar Corporation	122573	UPPER FOX AND WOLF RIVER	12/26/2024	1,312.50	.00		
5707	Cedar Corporation	122574	LOWER FOX RIVER TMDL PLAN	12/26/2024	5,250.00	.00		
5707	Cedar Corporation	122575	PAVING PROJECTS A-25	12/26/2024	11,394.86	.00		
Total Cedar Corporation:					21,438.08	.00		
Chris Thelen								
238	Chris Thelen	REIMB DENTA	REIMB DENTAL	12/31/2024	794.40	794.40	01/08/2025	
Total Chris Thelen:					794.40	794.40		
Cintas First Aid & Safety								
243	Cintas First Aid & Safety	5246714803	MSC SAFETY CABINET	12/30/2024	21.87	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Cintas First Aid & Safety:				21.87	.00		
Coyne Borree								
6808	Coyne Borree	REFUND ACC	W6143 ROCK ISLAND DR	12/11/2024	15.54	15.54	01/08/2025	
	Total Coyne Borree:				15.54	15.54		
Degal's Repair Shop LLC								
294	Degal's Repair Shop LLC	5505	FIRE DEPT	12/13/2024	2,294.46	2,294.46	01/08/2025	
	Total Degal's Repair Shop LLC:				2,294.46	2,294.46		
Donald Anzia								
6022	Donald Anzia	REIMB DENTA	REIMB DENTAL EXP	12/30/2024	500.00	500.00	01/08/2025	
6022	Donald Anzia	REIMB DENTA	REIMB DENTAL EXP	12/30/2024	500.00	500.00	01/08/2025	
	Total Donald Anzia:				1,000.00	1,000.00		
Eagle Printer Inc								
6003	Eagle Printer Inc	48920	NEWSLETTER	12/27/2024	239.52	239.52	01/08/2025	
	Total Eagle Printer Inc:				239.52	239.52		
Eric Schmidt								
6807	Eric Schmidt	REFUND ACC	N1769 SHADYBROOK LN	12/11/2024	17.83	17.83	01/08/2025	
	Total Eric Schmidt:				17.83	17.83		
Force America Distributing LLC								
5899	Force America Distributing LLC	IN001-2029912	SENSORS	12/26/2024	368.91	.00		
	Total Force America Distributing LLC:				368.91	.00		
Fox Valley Humane Association								
369	Fox Valley Humane Association	6086	ANIMALS HANDLED	11/30/2024	528.00	528.00	01/08/2025	
	Total Fox Valley Humane Association:				528.00	528.00		
Holly Arft								
6230	Holly Arft	REIMB DENTA	DENTAL REIMB	12/31/2024	216.60	216.60	01/08/2025	
6230	Holly Arft	REIMB DENTA	DENTAL REIMB	12/31/2024	216.60	216.60	01/08/2025	
	Total Holly Arft:				433.20	433.20		
Jansport Outlet								
6809	Jansport Outlet	REFUND ACC	N820 CTY RD CB	12/11/2024	976.55	976.55	01/08/2025	
	Total Jansport Outlet:				976.55	976.55		
Joshua Drew								
6784	Joshua Drew	REIMB DENTA	REIMB DENTAL	12/31/2024	129.60	129.60	01/08/2025	
	Total Joshua Drew:				129.60	129.60		
Joshua Lambie								
5438	Joshua Lambie	REIMB DENTA	REIMB DENTAL EXP	12/31/2024	794.40	794.40	01/08/2025	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Joshua Lambie:				794.40	794.40		
Kyle Young								
6522	Kyle Young	REIMB DENTA	REIMB DENTAL	12/31/2024	259.32	259.32	01/08/2025	
6522	Kyle Young	REIMB DENTA	REIMB DENTAL	12/31/2024	259.32	259.32	01/08/2025	
	Total Kyle Young:				518.64	518.64		
Lisa Beyer								
599	Lisa Beyer	REIMB DENTA	REIMB DENTAL	12/31/2024	259.20	259.20	01/08/2025	
	Total Lisa Beyer:				259.20	259.20		
Loren Dieck								
6778	Loren Dieck	REIMB DENTA	REIMB DENTAL	12/31/2024	331.00	331.00	01/08/2025	
6778	Loren Dieck	REIMB VISION	REIMB VISION EXP	12/18/2024	117.00	117.00	01/08/2025	
	Total Loren Dieck:				448.00	448.00		
Mark Mommaerts								
6701	Mark Mommaerts	REIMB DENTA	REIMB DENTAL	12/31/2024	481.44	481.44	01/08/2025	
	Total Mark Mommaerts:				481.44	481.44		
Matheson Tri-Gas Inc								
5857	Matheson Tri-Gas Inc	0030753875	WELDING SUPPLYS	12/18/2024	343.85	.00		
	Total Matheson Tri-Gas Inc:				343.85	.00		
Menards								
643	Menards	12201	TOOLS FOR WELLS	12/23/2024	120.89	120.89	01/08/2025	
643	Menards	12358	PARK SUPPLIES	12/27/2024	42.93	42.93	01/15/2025	
643	Menards	7104	PALLET RACKING BARCKETS	09/25/2024	98.76	98.76	01/15/2025	
643	Menards	7119	PARK SUPPLIES	09/25/2024	59.87-	59.87-	01/15/2025	
643	Menards	7769	PARK SUPPLIES	10/08/2024	163.13	163.13	01/15/2025	
643	Menards	8530	TOOLS FOR WELLS	10/22/2024	198.85	198.85	01/15/2025	
643	Menards	8695	RETURNED ITEM	10/25/2024	579.00-	579.00-	01/15/2025	
643	Menards	9906 - 2024	DRIVEWAY MARKERS	11/14/2024	46.32	46.32	01/15/2025	
643	Menards	9907	MENARDS	11/14/2024	222.57	222.57	01/15/2025	
	Total Menards:				254.58	254.58		
Metro Sales Inc								
6771	Metro Sales Inc	INV2677167	SHOP PRINTER COPIES	12/30/2024	13.72	13.72	01/08/2025	
6771	Metro Sales Inc	INV2677167	SHOP PRINTER COPIES	12/30/2024	13.72	13.72	01/08/2025	
6771	Metro Sales Inc	INV2677167	SHOP PRINTER COPIES	12/30/2024	13.73	13.73	01/08/2025	
	Total Metro Sales Inc:				41.17	41.17		
Michelle Conger								
5048	Michelle Conger	REFUND ACC	W7157 ENGLEWOOD DR	12/11/2024	42.78	42.78	01/08/2025	
	Total Michelle Conger:				42.78	42.78		
New Restoration and Recovery Services								
6629	New Restoration and Recovery S	PSI-2020-1780	TELEVISING FOR LIONS PARK	12/30/2024	1,375.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total New Restoration and Recovery Services:				1,375.00	.00		
Outagamie County Highway Dept.								
717	Outagamie County Highway Dept.	1021412	GRADING FOR SPENCER RD	12/23/2024	442.89	.00		
	Total Outagamie County Highway Dept.:				442.89	.00		
Pomp's Tire								
756	Pomp's Tire	320160668	TRACKS	12/30/2024	2,600.00	.00		
756	Pomp's Tire	320160824	TIRES	12/30/2024	294.84	.00		
	Total Pomp's Tire:				2,894.84	.00		
Ryan Geiger								
6574	Ryan Geiger	REIMB DENTA	REIMB DENTAL	12/31/2024	794.40	794.40	01/08/2025	
	Total Ryan Geiger:				794.40	794.40		
Ryan McClure								
5262	Ryan McClure	REIMB DENTA	REIMB DENTAL	12/31/2024	794.40	794.40	01/08/2025	
5262	Ryan McClure	REIMB NORTH	SAFETY JACKETS	12/31/2024	142.48	142.48	01/08/2025	
	Total Ryan McClure:				936.88	936.88		
Ryan Yonekura								
6023	Ryan Yonekura	REIMB DENTA	REIMB DENTAL	12/31/2024	794.40	794.40	01/08/2025	
	Total Ryan Yonekura:				794.40	794.40		
Service Motor Company								
901	Service Motor Company	P05613	BOLTS	12/26/2024	48.58	48.58	01/08/2025	
	Total Service Motor Company:				48.58	48.58		
Shawn Hecht								
912	Shawn Hecht	REIMB DENTA	REIMB DENTAL	12/31/2024	259.20	259.20	01/08/2025	
	Total Shawn Hecht:				259.20	259.20		
Steve Van Dyn Hoven								
4203	Steve Van Dyn Hoven	REIMB DENTA	REIMB DENTAL	12/31/2024	259.20	259.20	01/08/2025	
	Total Steve Van Dyn Hoven:				259.20	259.20		
Travis Parish								
6404	Travis Parish	REIMB DENTA	REIMB DENTAL	12/31/2024	794.40	794.40	01/08/2025	
	Total Travis Parish:				794.40	794.40		
WE Energies								
1135	WE Energies	5297333767	0729508021-00003	12/19/2024	132.57	132.57	01/02/2025	
1135	WE Energies	5298856641	0712685023-00018	12/20/2024	11.85	11.85	01/02/2025	
1135	WE Energies	5298963923	0712685023-00019	12/20/2024	186.55	186.55	01/02/2025	
1135	WE Energies	5299394342	W6750 RICKEY LN	12/20/2024	15.23	15.23	01/02/2025	
1135	WE Energies	5299783489	STREET LIGHTING	12/20/2024	3,816.55	3,816.55	01/02/2025	
1135	WE Energies	5299783489	STREET LIGHTING	12/20/2024	84.46	84.46	01/02/2025	

Monthly Projects/Objectives Updates

Department: Planning

2025 Non – CIP Tasks

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
Explore/Research a land acquisition program (Community Development Authority). Purpose is to purchase development lands for the Village to market to business/industry.	25%		9/30/2025	0		
Promote Commercial Development. Review/Update economic profile and economic development webpage. Develop a list of 20 commercial/industrial brokers to distribute economic profile and marketing materials.	25%		8/31/2025			
Work with Development Committee to establish objectives for 2025. (May be substituted to work with Planning Commission on Vision/Goals for Comprehensive Plan.)	0%		3/31/2025			
Support the Land Stewardship Committee.	10%		On-going			

2025 Capital Improvement Projects

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining

Monthly Projects/Objectives Updates Department: Planning

Other Accomplishments & Highlights for <u>January</u>

1. Comprehensive Plan projects.
    a. Finalized drafts with Development Committee on possible changes to ordinances and policies related to developments and subdivisions.
    b. Discussions about Comprehensive Plan changes on the Future Land Use Map to specify sites for certain types of development will be discussed by the Planning Commission in February or March. Intent is for Planning Commission to develop a goal/vision for the community. Staff will development amendments to Comprehensive Plan to meet the goal/vision.
2. Economic Development.
    a. Conducted business attraction activities:
        i. Contacted developers about development opportunities in Greenville. Potential light industrial development on the corner of Hwy 15 & Mayflower Drive.
        ii. Held/received about 8 development related meetings/phone calls/emails with potential applicants/developers.
    b. Attended webinar for possible CDBG Planning & Public Facilities grants.
3. Planning/Zoning.
    a. Worked with residents to assist with permits.
    b. Assisted engineers/architects with submittal of documents for projects.

Potential Needs of the Department

1. None at this time.

Employee Recognition

1.

Report Criteria:
Selected statuses: Approved, Completed, Issued, Submitted

Permit Type	Permit Number	Value
Bldg - Accessory Structure		
Bldg - Accessory Structure	2025-BP0013	55,000.00
Total Bldg - Accessory Structure:		55,000.00
	1	
Bldg - Address Sign Replacement		
Bldg - Address Sign Replacement	2025-AD0001	0.00
Total Bldg - Address Sign Replacement:		0.00
	1	
Bldg - Commercial Addition		
Bldg - Commercial Addition	2025-BP0009	186,401.24
Total Bldg - Commercial Addition:		186,401.24
	1	
Bldg - Commercial New		
Bldg - Commercial New	2025-BP0015	1,500,000.00
Total Bldg - Commercial New:		1,500,000.00
	1	
Bldg - Commercial Sign		
Bldg - Commercial Sign	2025-BP0011	16,240.00
Total Bldg - Commercial Sign:		16,240.00
	1	
Bldg - Deck		
Bldg - Deck	2025-BP0018	22,643.00
Total Bldg - Deck:		22,643.00
	1	
Bldg - Electrical Commercial		
Bldg - Electrical Commercial	2025-E0003	201,000.00
Total Bldg - Electrical Commercial:		201,000.00
	1	
Bldg - Electrical Residential		
Bldg - Electrical Residential	2025-E0001	10,500.00
Bldg - Electrical Residential	2025-E0002	2,200.00
Total Bldg - Electrical Residential:		12,700.00
	2	

Permit Type	Permit Number	Value
Bldg - Fire Protection		
Bldg - Fire Protection	2025-BP0007	199,599.00
Bldg - Fire Protection	2025-BP0008	343,564.80
Total Bldg - Fire Protection:		543,163.80
	2	
Bldg - Flat Work		
Bldg - Flat Work	2025-BP0006	3,000.00
Total Bldg - Flat Work:		3,000.00
	1	
Bldg - HVAC Commercial		
Bldg - HVAC Commercial	2025-H0001	25,000.00
Total Bldg - HVAC Commercial:		25,000.00
	1	
Bldg - HVAC Residential		
Bldg - HVAC Residential	2025-H0002	4,900.00
Bldg - HVAC Residential	2025-H0003	14,999.00
Bldg - HVAC Residential	2025-H0004	9,598.00
Bldg - HVAC Residential	2025-H0005	6,761.00
Bldg - HVAC Residential	2025-H0006	3,537.00
Bldg - HVAC Residential	2025-H0007	5,100.00
Bldg - HVAC Residential	2025-H0008	5,000.00
Bldg - HVAC Residential	2025-H0009	3,000.00
Total Bldg - HVAC Residential:		52,895.00
	8	
Bldg - Plumbing Commercial		
Bldg - Plumbing Commercial	2025-P0001	16,545.00
Bldg - Plumbing Commercial	2025-P0002	46,110.00
Bldg - Plumbing Commercial	2025-P0003	50,000.00
Total Bldg - Plumbing Commercial:		112,655.00
	3	
Bldg - Residential Permit Renewal		
Bldg - Residential Permit Renewal	2025-BP0021	0.00
Total Bldg - Residential Permit Renewal:		0.00
	1	
Bldg - Residential Remodel		
Bldg - Residential Remodel	2025-BP0001	12,429.00
Bldg - Residential Remodel	2025-BP0003	58,000.00
Bldg - Residential Remodel	2025-BP0004	12,000.00
Bldg - Residential Remodel	2025-BP0010	93,000.00
Bldg - Residential Remodel	2025-BP0014	45,000.00
Bldg - Residential Remodel	2025-BP0019	85,000.00

Permit Type	Permit Number	Value
Total Bldg - Residential Remodel:		305,429.00
	6	
Bldg - Residential Single Family		
Bldg - Residential Single Family	2025-BP0002	450,000.00
Bldg - Residential Single Family	2025-BP0005	500,000.00
Bldg - Residential Single Family	2025-BP0012	450,000.00
Bldg - Residential Single Family	2025-BP0017	410,000.00
Total Bldg - Residential Single Family:		1,810,000.00
	4	
Bldg - Window/Door Replacement		
Bldg - Window/Door Replacement	2025-BP0016	23,582.00
Bldg - Window/Door Replacement	2025-BP0020	30,000.00
Total Bldg - Window/Door Replacement:		53,582.00
	2	
PW - Driveway		
PW - Driveway	2025-PW0001	0.00
PW - Driveway	2025-PW0002	0.00
PW - Driveway	2025-PW0003	0.00
Total PW - Driveway:		0.00
	3	
Zoning - Concept Plan		
Zoning - Concept Plan	2025-CD0001	0.00
Total Zoning - Concept Plan:		0.00
	1	
Zoning - CSM		
Zoning - CSM	2025-CD0004	0.00
Total Zoning - CSM:		0.00
	1	
Zoning - Rezoning		
Zoning - Rezoning	2025-CD0002	0.00
Zoning - Rezoning	2025-CD0003	0.00
Total Zoning - Rezoning:		0.00
	2	

Grand Totals:		4,899,709.04
	44	

2025 Capital Improvement Projects

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
Signage Replacement	25%	Creative Signs	3/1/2025	$20,000.00	$15,137.00	$4,863.00
Village Hall Fence Enclosure	0%	Security Fence	9/1/2025	$10,000.00	$0	$10.000.00
Village Hall Remodel	95%	Cardinal/Kueny	3/1/2025	$1,345,000.00	$1,142,955.35	$202,044.65

2025 Non – CIP Tasks

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
Quarterly Airport Meetings	25%	No	12/31/2025	$0	$0	$0
Employee Handbook Updates	5%	No	9/1/2025	$0	$0	$0
NeoGov Onboarding Process	60%	No	12/31/2025	$0	$0	$0
Social Media Updates	40%	No	Ongoing	$0	$0	$0

Other Accomplishments & Highlights for the Month

- Met with Village's financial advisor to review capital improvement plan costs.
- Hired a new sewer/water operator. Fred Jonas will begin on February 19, 2025.
- Met with residents to discuss the possibility of allowing composting at yard waste site.
- Met with the Airport Manager to discuss water meter and ambulance concerns.
- Met with developers to discuss possible business developments in Greenville.
- Conferred with Village Attorney to discuss resolution process for nuisance ordinance violation on Island Rd.

Potential Needs of the Department

- Reviewing the possibility of sponsoring an intern through the Wisconsin City/County Managers' Association.

Employee Recognition

- Steve Van Dyn Hoven (Public Works), Brett Bayer (Public Works), and Olivia Pratt (GIS) saved the Village $3,730.93 by assembling training tables for the conference rooms. The Village was quoted $6,906.00 for tables by an outside vendor. Staff purchased tables through Uline for $3,175.07 and assembled the tables themselves.

Monthly Projects/Objectives Updates

Department:

Utilities

2025 Capital Improvement Projects

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
Well 3 Acid Wash	0	N/A	By May 31st	$30,000	$0	$30,000
Hydrant Replacement	0	N/A	By Dec 1st	$135,000	$0	$135,000
STH. 96 Well 5- STH.76 Loop	0	N/A		$717,000	$0	$717,000

2025 Non – CIP Tasks

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
Airport Tower	100	General Construction Services	2/3/2025	$0	$25,000	

Monthly Projects/Objectives Updates

Department: Utilities

Other Accomplishments & Highlights for the Month

- The airport tower had a crack on the bowl and fill pipe. This was due to a mechanical failure. Upon inspection of leak 1-31-25 a crack was found between the fill pipe and belly. The cause for this was failure on expansion joint due to fill pipe freezing. *Please note: this was not caused by operator error.*
- Fixed a water leak at W7098 Buttercup Ct. Estimate loss water 2 million gallons.
- Sent out RFQ for Well 3 acid wash.
- Worked on utility trailer to make it more efficient for water leaks.
- Had a CVMIC training on PPE (Personal protective equipment), Bloodborne pathogens, and Respiratory protection.
- Fixed multiple frost plate on water meters at the trailer park.
- Finished painting Well 5 floor.

Potential Needs of the Department

- None at this time

Employee Recognition

- Olivia did a great job with getting maps done for other departments. She was able to get the IT equipment ready for the new utility operator.

Monthly Projects/Objectives Updates

Department:

2025 Capital Improvement Stormwater Projects

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
Air North/Amazon Pond	0	Northeast Asphalt	TBD	$464,946	0	$464,946
Moonshadow Pond Plate Install	20% (on back order)	Greenville Field Staff	TBD	$20,825	$1,600	$19,225

2025 Non – CIP Tasks

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
Storm Inlet and Curb Repair	0	TBD	6-1-2025	$70,000		$70,000
Pond Vendor Treatment and Maintenance	0	TBD	11-30-2025	$15,500		$15,500
Vendor Street Sweeping	0	TBD	11-30-2025	$20,000		$20,000
Farms at South Creek Pond Dredging	0	Field Staff	10-1-2025	*		
Beacon Hills Pond Dredging and Mini-Storm	0	Field Staff	10-1-2025	$15,000		$15,000
Culvert Replacement	0	Field Staff	6-1-2025	$70,000		$70,000

Monthly Projects/Objectives Updates

Department:

Other Accomplishments & Highlights for the Month for Stormwater

- *Farms at South Creek South Storm Basin Tree/Brush removal*
- *STH 15 East Flood Basin Tree/Brush removal*
- *Parkview Drive to Ricky Lane Brush cutting*
- *Wetland filling complaint to DNR at the corner of Greenwood Road and Everglade Road*
- *Monitored Airport storm/glycol treatment system upgrades at south end of Airport*
- *Completed needed storm pond inspections above water line*
- *Sent out RFP for Village Pond treatment maintenance*
- *Worked on 2025 inlet/curb repair RFP*
- *Sent out 2025 Street Sweeping RFP*
- *Started work on 2024 DNR MS4 annual report (Will be submitted to Board in March)*

Potential Needs of the Stormwater Department

- No needs have been identified as being critical or mandated at the moment.

Employee Recognition on Stormwater Projects

- *Entire Public Works Field Crew for brushing/tree removal. Property owners in the affected areas where work was performed in, appreciated what the crew did.*

Parks Monthly Projects/Objectives Updates

2025 Capital Improvement Projects

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
ADA Improvements – Priority 1's	5	In-house	ongoing	$25,000		$25,000

2025 Non – CIP Tasks

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
Parks Master Plan	0	On agenda	TBD	-		
Hoffman Park wetland delineation	0	Spring 2025	8/2025	-		
Ash Tree Removals	10	In-house	4/2026	-		

Parks Monthly Projects/Objectives Updates

Other Accomplishments & Highlights for the Month

- *Ice rinks opened and the cold weather allowed us to establish a good base of ice*
- *Placed portable restrooms at Community Park & Jennerjohn for the rinks and sled hill*
- *Completed interviews for the Forester/Arborist position*
- *Completed winter maintenance on several pieces of small equipment*
- *Assisted Public Works with snow removal operations and removed snow from Village trails in a timely manner*
- *Updated the 2025 User Group Agreements*
- *Completed 2025 Ag Lease Agreements*
- *Installed a video camera surveillance system at Community Park for the ice rink*

Potential Needs of the Department

- *Several projects related to the ADA Transition Plan will require an outside contractor.*
- *A wetland delineation will be needed at Hoffman Park and will likely take place in the summer of 2025 by an outside agency.*
- *A CSM is needed for Hoffman Park in 2025.*

Employee Recognition

- *All Parks employees have worked hard on getting the ice rinks ready in brutally cold temperatures*

Monthly Projects/Objectives Updates Department: Public Works

2025 Capital Improvement Projects

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
CIP roads are 70% designed	0	(March 2025)	Aug 2025	$2.43 mil		
Pedestrian Tunnel—80% designed	0		Nov 2025	$1.6 mill		
	0					

2025 Non – CIP Tasks

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
HMA (Mill and Overlay)	0	RFQ	June 2025	$275,000		
Crack sealing contract	0	RFQ	Aug 2025	$30,000		

Monthly Projects/Objectives Updates Department: Public Works

Other Accomplishments & Highlights for the Month

- *All Christmas trees collected and ground up (in very cold weather)*
- *Responded to three significant weather events*
- *Filled potholes from a report list of problem areas.*
- *Replaced signs*
- *Distributed 58 tons of salt and 50,216 gallons of brine*
- *Working with WisDOT on upcoming HAWK crossing*
- *Working with WisDOT on STH 76 project (Everglade to JJ)*
- *Working with Outagamie County Highway on new CB/Design Driver connection*
- *Attended Outagamie County annual utility coordination meeting*
- *Offered employment letter to fill vacant Engineering Tech position*

Potential Needs of the Department

- *Nothing to request at this time.*

Employee Recognition

- *4 employees had to work through the Packer's playoff game due to the freezing rain Chris Thelen, Brett Bayer, Guy Wanta, and Jason Loduha.*

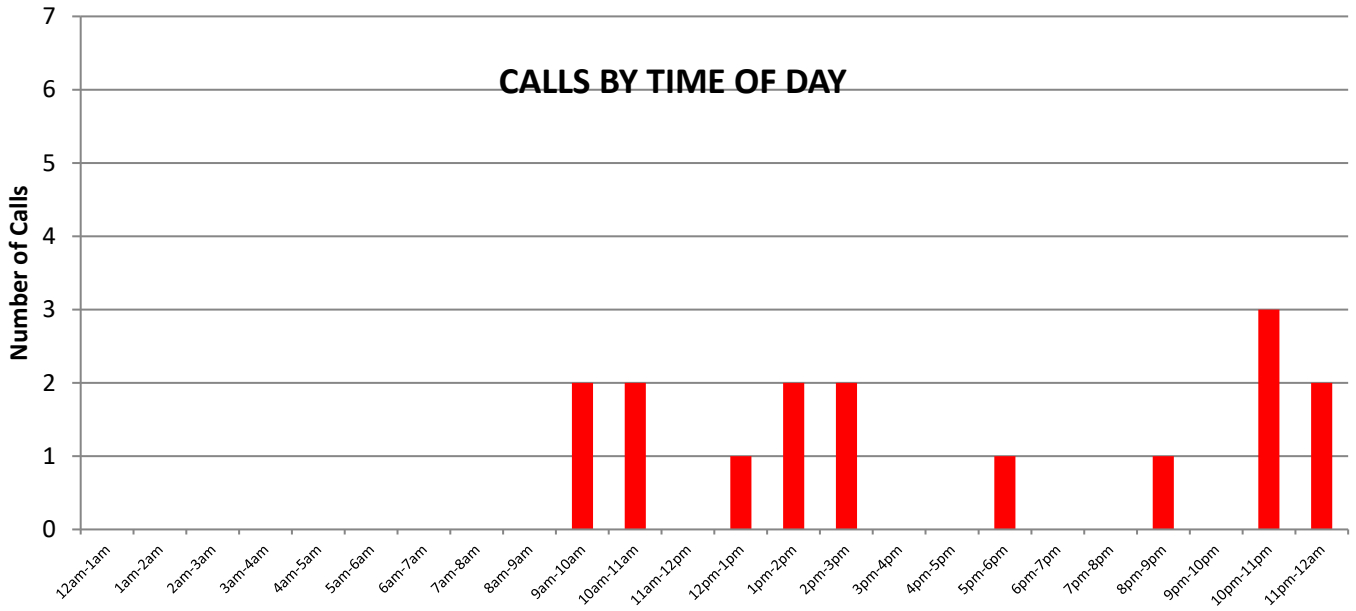
Greenville Fire Department January 2025 Calls For Service Report

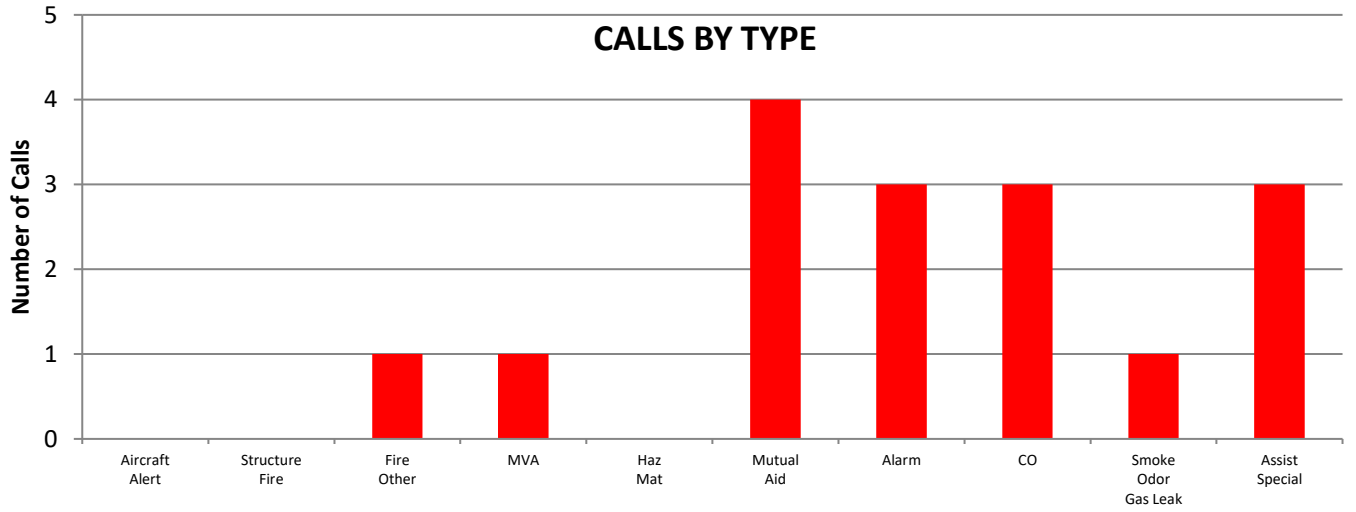
Total January fire runs: 16

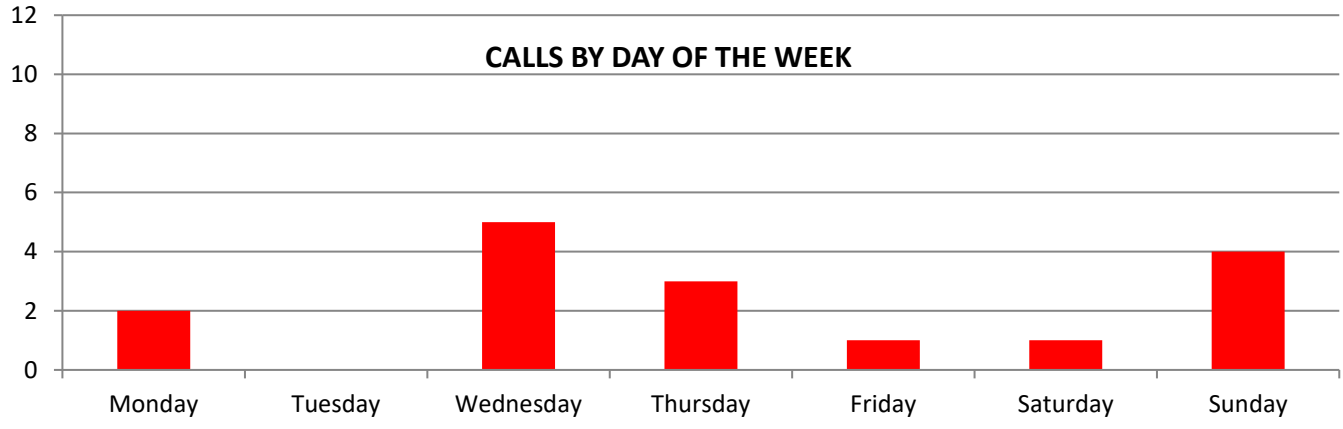
Total fire runs through January: 16

Total runs last year at this same time: 16

Average number of fire fighters per call: 12







Monthly Projects/Objectives Updates Department: Fire & EMS

2025 Capital Improvement Projects

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
Radio project	15	Baycom	Spring 2025	$157,696.68		

2025 Non – CIP Tasks

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining

Monthly Projects/Objectives Updates Department: Fire & EMS

Other Accomplishments & Highlights for the Month

Hired 4 new firefighters

Potential Needs of the Department

-

Employee Recognition

- **All Three Full Time Employees received excellent reviews.**
-

Greenville Fire Department

Business Meeting Minutes
January 27, 2025

1. Deputy Chief Kitowski motioned at 1937 to call the meeting to order.
2. The Pledge of Allegiance was recited.
3. Roll call was taken.
4. The secretary's report for the November business meeting was read; FF Thelen motioned to accept the secretary's report, second by FF Zak, and passed by unanimous consent.

5. Treasurer Report:

   December 2024
   Checking - $80,589.02
   Fundraising - $82,229.38
   Restoration - $17,848.32

   Motion to accept the treasurer's report, FF Paap, second by FF Fredricks, and passed by unanimous consent.

6. Officer's Reports
   a. Training – Joint ice rescue training with Hortonville FD. Plan to be at GFD for 1730 for training.
   b. Capt. Immel – Members reminded to utilize department pagers for fire calls and cancellations.
   c. Capt. Lambie – Discussion on recent double fire and EMS call. For future calls, officer discretion on responding with 3 personnel.
   d. Capt. Lambie – 5361/5371 new chainsaws and fluids now on trucks. Carbide chains will be installed on all department chainsaws.

7. Old Business
   a. FF Toman – New forced entry training door delivered, short training to follow. Training door purchased with training budget funds.

8. New Business
   a. Capt. Krause – 5362 generator leaking fuel. Village mechanic to check and resolve leak.
   b. Capt. Immel – MOTION: Buy 6 new batteries for the JAWS equipment. Second by Lt. Schlechta. Passed by unanimous consent.
   c. Capt. Lambie – Obtaining new specifications on JAWS. Airport FD has same JAWS and possibly available for purchase.
   d. Capt. Lambie – Recently been difficult to track department gear in the gear room. Inventory levels have been low. Discussion on locking gear room. Decision to lock gear room.
   e. FF Jack – Discussion on new available rubber-style boot savers. MOTION: Capt. Lambie purchase 100 boot savers. Second by Lt. Mallmann. Passed by unanimous consent.
   f. FF Miller – FDIC convention April 9-11. Please let FF Miller know if planning to attend to secure hotel rooms.

g. FF Fassbender – 5371 5-point harnesses have been moved to the interior cabinet.
h. Capt. Lambie – FF bowling scheduled for March 15th. Sign-up sheet to be distributed.
i. Lt. Wilke – Retiring at the end of January. Congratulations to Lt. Wilke and Thank you for your service!

9. Chief's Report (Deputy Chief Kitowski)
    a. Introduction of new firefighters – FF Wasmund, FF Schmidt, FF Evans.

10. Open Forum Discussion

11. Call report: 36 calls since the last meeting. No discussion.

12. Deputy Chief Kitowski called for a motion to adjourn the meeting. Second by FF Thelen and passed by unanimous consent. The business meeting was adjourned at 2015.

Respectfully submitted,

Lt. Aaron Sauer, #5316

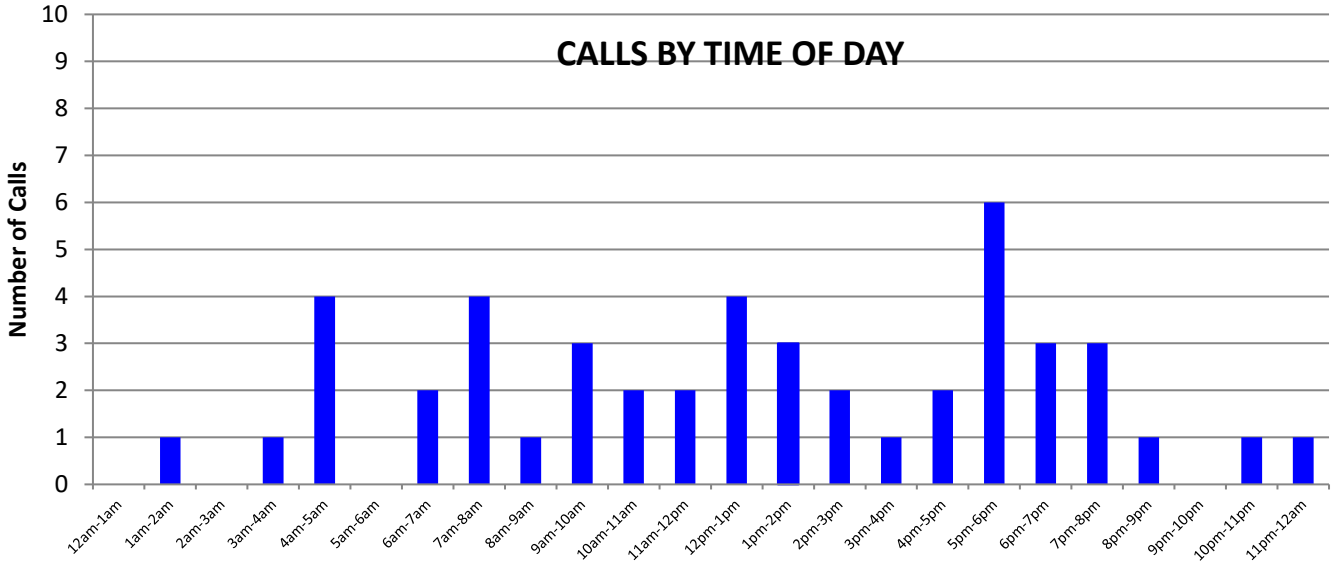
Greenville 1st Responders January 2025 Calls For Service Report

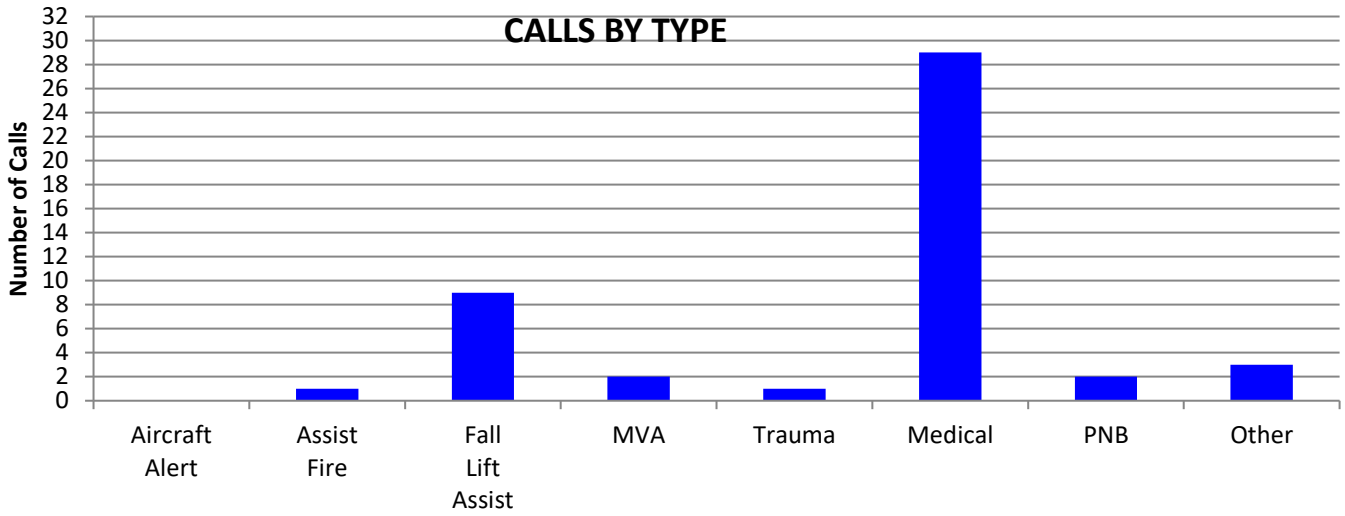
Total January 1st Responder runs: 47

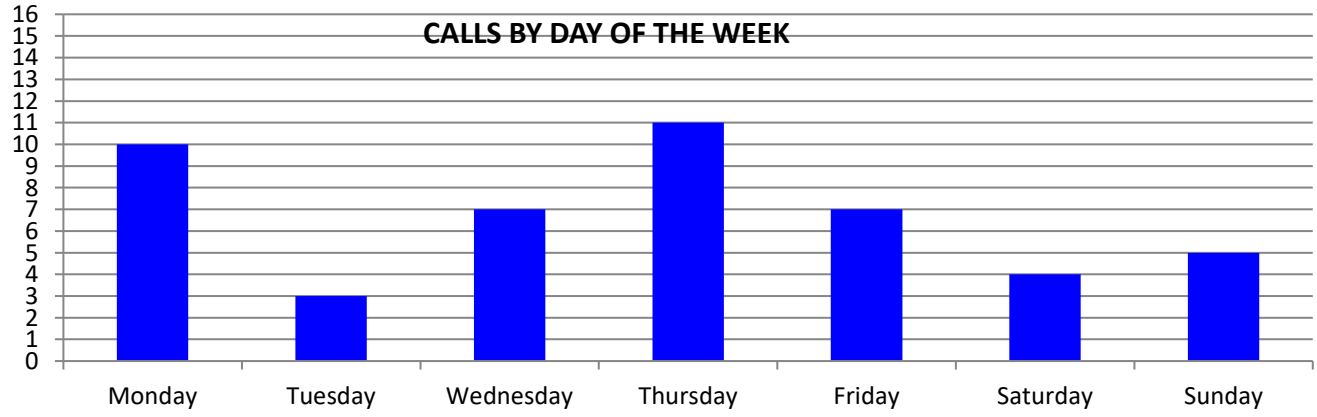
Total 1st Responder runs through January: 47

Total runs last year at this same time: 40

Average number of 1st Responders per call: 6







Greenville First Responders Date: 1/20/2025
Monthly Meeting Notes

Training Attendance:	~~Robin K~~	Mark E.	Rick R.	Kathy M.	~~Josh L~~.	Tim I.	Jamie C	~~Adam L~~	Hunter M
	Eric K.	Vicki P.	Scott R.	Ben R.	Jim Z.	Jesse M.	Ryan Y	Kyle T	
Meeting Attendance:	~~Robin K~~	Mark E.	Rick R.	Kathy M.	~~Josh L~~.	Tim I.	Jamie C	~~Adam L~~	Hunter M
	Eric K.	Vicki P.	Scott R.	Ben R.	Jim Z.	Jesse M.	Ryan Y	Kyle T	

Training:

Psychiatric Patients & GC restraint training

Meeting Called to Order @ 6:56

OCRAFR Report: 2 FF in attendance

Airport PNB review
- Brought camera footage of Airport Entrance PNB – Video wouldn't load so we will review in future

OC Sherriff's Dept.: NP

Gold Cross Report: Llyod Mckenna

Secretary's Report:

Jamie motioned to approve the secretary report. Jesse second. Motion passed with no opposition.

Treasurer's Report:

No Report

Old Business

Address Signs on Hwy 15
- Only one sign has been moved, but letters went out in Dec

Lift Assist Ordinance
- Village Board approved the new ordinance for charges per occurrence
  - 1st & 2nd occurrence
  - 3-5 are $150
  - 6-7 are $200
  - 8-9 are $250
  - 10+ are 300

New Business

Gold Cross Coverage

- Gold Cross Cancellation
    - Mark talked to Lloyd and it was presented to management
        - Per Llyod tonight they won't be cancelling us
        - We should continue to cancel ourselves once enough GRFRs are on scene
- Look to try to start a sheet for name and DOB for records

EMS Chiefs Meeting

- Mark brought up more active shooter training

LifeVac

- Kits should arrive tomorrow according to tracking number
- Units are replaced by LifeVac if used on a patient

Ballistic Vests

- All members we refitted tonight
- Contact Rick if you weren't fitted tonight

Calls

- Mark provided a list of call attendance

Gate Belts

- They are in the supply room for everyone

Thank Yous

- N1425 North Rd – sent thank you for assisting back in Nov
- N1309 Westgreen – sent thank you for assisting her back in Nov

Annual Call Total (to date)

- 23 calls

Training Next Month

- Airways

Meeting Adjourned @ 8:16. Motioned by Ben. Second by Hunter. Motion Passed.

Monthly Projects/Objectives Updates **Department:** Building Inspection

2025 Capital Improvement Projects- N/A

Project	%Completed	Contracted	Est. Completion Date	Budgeted Amt.	Actual	Remaining

2025 Non – CIP Tasks

Project	%Completed	Contracted	Est. Completion Date	Budgeted Amt.	Actual	Remaining
Create informative process checklist for new construction/remodel for website (required inspections, etc.) 4/1	60%	No	4/1/2025	N/A	N/A	N/A
Review the bldg insp website page & update if needed 7/1	50%	No	6/1/2025	N/A	N/A	N/A
Bldg Insp Fee change recommendations 9/1	25%	No	8/1/2025	N/A	N/A	N/A

Other Accomplishments & Highlights for the Month

- *1/27/2025- Spoke with Lori at Accurate Appraisal via telephone asking about the status of the permitting software system. She said she would have Addie at ProLorem reach out to us with updates soon.*
- *1/14/2025- Spoke with Mike at Caselle/Govineer on a zoom call asking about the status of our current permitting software system upgrades. He said the next round of updates is focusing on the public portal usability and will let us know as soon as he hears when that is completed and they turn their focus to getting the back end set up in the cloud/online.*

Potential Needs of the Department

- *N/A at this time*

Employee Recognition

- *N/A at this time*

Issued Date	Permit Number	Project Title	Parcel ID	Property Address	Primary Owner	Total Valuation	Square Feet
Bldg - Accessory Structure							
01/15/2025	2025-BP0013	Garage Permit Renewal	111050300	N1696 MUNICIPAL DR		55,000.00	2,720.0000
01/29/2025	2025-BP0022	Shed	111117007	W7043 SUNRISE TR		500.00	198.0000
Bldg - Address Sign Replacement							
01/11/2025	2025-AD0001	Address Sign Replacement	111142400	N1542 RIDGEWAY DR		0.00	0.0000
Bldg - Commercial Addition							
01/13/2025	2025-BP0009	Canopy addition	111009300	N2385 MUNICIPAL DR		186,401.24	0.0000
Bldg - Commercial Alterations/Misc.							
01/30/2025	2025-BP0025	Remodel existing breakroom and three office spa	111240501	W6580 QUALITY CT		108,223.00	0.0000
Bldg - Commercial New							
01/22/2025	2025-BP0015	Airport hanger	111090900	W6390 CHALLENGER DR		1,500,000.00	0.0000
Bldg - Commercial Sign							
01/15/2025	2025-BP0011	Signs	111089201	N850 COUNTY RD CB		16,240.00	146.0000
Bldg - Deck							
01/23/2025	2025-BP0018	Replace Old Deck W/ New Composite Deck 12'x1	111062631	W6952 BRACKENWOOD LA		22,643.00	0.0000
Bldg - Electrical Commercial							
01/16/2025	2025-E0008	Wire 5-stall aircraft hangar- MILAS HANGER	111090900	W6390 CHALLENGER DR		52,650.00	0.0000
01/28/2025	2025-E0005	Wire Remodel and Addition	111233000	W6395 SPECIALTY DR		27,000.00	0.0000
01/28/2025	2025-E0004	wire remodel	111232900	N982 TECHNICAL DR		5,000.00	0.0000
01/29/2025	2025-E0007	Install distribution, power, lighting	111281200	N2088 BENNETT CI		112,000.00	0.0000
Bldg - Electrical Residential							
01/07/2025	2025-E0001	Generator Install	111353600	W7260 DOVER CT		10,500.00	0.0000
01/13/2025	2025-E0002	60amp EV Charger	111079905	W7341 WEST MEADOWS LA		2,200.00	0.0000
Bldg - Fence							
01/29/2025	2025-BP0023	Garden Fence	111330400	N1387 WINDS END LA		5,000.00	0.0000
Bldg - Fire Protection							
01/13/2025	2025-BP0007	new fire alarm system for airport addition	111090900	W6390 CHALLENGER DR		199,599.00	0.0000
01/13/2025	2025-BP0008	Install 3 new wet systems and Class I Standpipe	111090900	W6390 CHALLENGER DR		343,564.80	0.0000
Bldg - Flat Work							
01/10/2025	2025-BP0006	Retaining Wall	111132700	W6129 PILGRIM ST		3,000.00	475.0000
Bldg - HVAC Commercial							
01/03/2025	2025-H0001	Install MUA unit and exhaust fan with appropriate	111239800	N1000 CRAFTSMEN DR		25,000.00	0.0000
01/28/2025	2025-H0010	replace unit heater in cake room	111233500	W6470 QUALITY DR		4,699.00	0.0000
01/28/2025	2025-H0011	HVAC per state approved plans	111279601	N1135 TECHNICAL DR		48,900.00	0.0000
01/29/2025	2025-H0012	HVAC for Milas Hanger	111090900	W6390 CHALLENGER DR		21,325.00	0.0000

Issued Date	Permit Number	Project Title	Parcel ID	Property Address	Primary Owner	Total Valuation	Square Feet
Bldg - HVAC Residential							
01/06/2025	2025-H0002	Furnace Replacement	111054100	W6787 GREENVILLE DR		4,900.00	0.0000
01/07/2025	2025-H0003	Furnace and AC replacement	111040503	N1705 RIDGEWAY DR		14,999.00	0.0000
01/08/2025	2025-H0004	Furnace & A/C Replacement	111043500	N1851 MAYFLOWER DR		9,598.00	0.0000
01/14/2025	2025-H0005	Furnace Replacement	111124200	W6150 COUNTY RD BB 132		6,761.00	0.0000
01/20/2025	2025-H0006	Garage Heater	111064151	W6969 RIDGELINE TR		3,537.00	0.0000
01/20/2025	2025-H0007	Furnace Replacement	111087000	W6467 SCHOOL RD		5,100.00	0.0000
01/21/2025	2025-H0008	Furnace Replacement	111082503	W6946 WISCONSIN AV		5,000.00	0.0000
01/21/2025	2025-H0009	Furnace Replacement	111298500	W6387 BOONESBOROUGH DR		3,000.00	0.0000
Bldg - Plumbing Commercial							
01/10/2025	2025-P0002	6 Roof Drains & 6 Overflow DrainsLaundry Tray =	111233000	W6395 SPECIALTY DR		46,110.00	0.0000
01/10/2025	2025-P0001	laundry tray = mop basin	111232900	N982 TECHNICAL DR		16,545.00	0.0000
01/23/2025	2025-P0003	Direct replacement of building drain.	111091105	N667 COMMUNICATION DR		50,000.00	0.0000
Bldg - Residential Permit Renewal							
01/27/2025	2025-BP0021	Basement Remodel	111083868	W6744 Shaylee Trail		0.00	0.0000
Bldg - Residential Remodel							
01/08/2025	2025-BP0003	Basement Remodel	111040957	N1818 Schroeder Farm Drive		58,000.00	1,000.0000
01/09/2025	2025-BP0004	Bathroom Remodel	111053900	W6710 GREENVILLE DR		12,000.00	0.0000
01/15/2025	2025-BP0010	Basement & Kitchen Pantry Remodel	111322100	W7510 BRUSH RUN		93,000.00	440.0000
01/17/2025	2025-BP0014	Basement Remodel	111064148	W6993 Ridgeline Trail		45,000.00	1,200.0000
01/23/2025	2025-BP0019	Basement Remodel	111064112	W7032 Ridgeline Trail		85,000.00	1,193.0000
01/30/2025	2025-BP0024	Basement Bedroom & Bath	111343600	W6954 ROCKDALE LA		39,000.00	240.0000
Bldg - Residential Single Family							
01/07/2025	2025-BP0002	Bldg - Residential Single Family	111040523	N1737 Red Cardinal Drive		450,000.00	1,803.0000
01/09/2025	2025-BP0005	Bldg - Residential Single Family	111010936	W7020 Jaclyn Lane		500,000.00	2,780.0000
01/15/2025	2025-BP0012	Bldg- Residential Single Family	111064176	N1290 Meadow Park Drive		450,000.00	1,973.0000
01/22/2025	2025-BP0017	Bldg - Residential Single Family	111029733	N1942 Morning Glory Lane		410,000.00	1,689.0000
01/30/2025	2025-BP0027	Bldg - Residential Single Family	111029739	W7035 Otis Drive		356,000.00	1,843.0000
Bldg - Window/Door Replacement							
01/22/2025	2025-BP0016	Replace Entry Door	111116812	N222 HICKORY MEADOWS LA		23,582.00	0.0000
01/25/2025	2025-BP0020	Replace All Windows In House	111394800	W7112 PULS FARM PL		30,000.00	0.0000
01/30/2025	2025-BP0028	Replace 1 Storm Door in existing opening and loc	111427400	N1066 QUARRY VIEW DR		1,672.00	0.0000
PW - Driveway							
01/08/2025	2025-PW0001		111109900	ISLAND RD		0.00	0.0000
01/08/2025	2025-PW0002		111109901	Not Assigned/111109901		0.00	0.0000
01/08/2025	2025-PW0003		111116100	N208 JULIUS DR		0.00	0.0000
Zoning - CSM							
01/17/2025	2025-CD0004		111063001	N1502 JULIUS DR		0.00	0.0000

Village of Greenville, WI
Community Development Permit Summary
January, 2025

Permit Type	Permits Applied For	Permits Approved	Permits Issued	Bldg Occupancy Issued	Permits Completed/ Closed	Inspections Completed	Property Valuation
Bldg - Accessory Structure	3	3	3		3	4	57,100.00
Bldg - Address Sign Replacement			1				-
Bldg - Alternative Energy Systems					2	4	-
Bldg - Commercial Addition	1	1	1		1	2	186,401.24
Bldg - Commercial Alterations/Misc.		1	1	1	4	8	108,223.00
Bldg - Commercial New	2	1	1		1	1	1,500,000.00
Bldg - Commercial Sign	1	1	1		1	1	16,240.00
Bldg - Deck	1	1	1				22,643.00
Bldg - Electrical Commercial	5	5	6		1	5	399,650.00
Bldg - Electrical Residential	2	2	2		2	8	12,700.00
Bldg - Fence			1		7	8	5,000.00
Bldg - Fire Protection	2	2	2		1	2	543,163.80
Bldg - Flat Work	1	1	1		1	1	3,000.00
Bldg - HVAC Commercial	4	4	4				99,924.00
Bldg - HVAC Residential	12	12	8		10	1	52,895.00
Bldg - Plumbing Commercial	3	3	3			3	112,655.00
Bldg - Pools and Hot Tubs	1						-
Bldg - Residential Addition					1	13	-
Bldg - Residential Permit Renewal	2	2	1		2	3	-
Bldg - Residential Remodel	6	6	7		6	30	344,429.00
Bldg - Residential Single Family	2	5	5	4	1	44	2,166,000.00
Bldg - Residential Two Family	1	1				2	-
Bldg - Roofing					1	1	-
Bldg - Window/Door Replacement	3	3	3		2	4	55,254.00
PW - Driveway		3	3				-
PW - Erosion Control/Stormwater Management	1						-
Zoning - Concept Plan		1	1		1		-
Zoning - CSM	1	1	1				-
Zoning - Rezoning		2	2		2		-
Zoning - Site Plan					1	1	-
Total	**54**	**61**	**59**	**5**	**51**	**146**	**5,685,278.04**

Permit Number	Issued Date	Parcel ID	Property Address	Total Valuation	Square Feet	Primary Contractor/ Primary Owner
Bldg - Residential Single Family						
2025-BP0002	01/07/2025	111040523	N1737 Red Cardinal Drive	450,000.00	1,803.0000	CYPRESS HOMES INC
2025-BP0017	01/22/2025	111029733	N1942 Morning Glory Lane	410,000.00	1,689.0000	Jacob Nieuwenhuis
2025-BP0005	01/09/2025	111010936	W7020 Jaclyn Lane	500,000.00	2,780.0000	Boardwalk Builders Inc 2024
2025-BP0012	01/15/2025	111064176	N1290 Meadow Park Drive	450,000.00	1,973.0000	Gracella Homes LLC
2025-BP0027	01/30/2025	111029739	W7035 Otis Drive	356,000.00	1,843.0000	Tyler Verhagen
Total Bldg - Residential Single Family:				2,166,000.00	10,088.0000	
5						
Grand Totals:				2,166,000.00	10,088.0000	
5						

Monthly Projects/Objectives Updates

Department: Clerk

2025 Capital Improvement Projects

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
N/A						

2025 Non – CIP Tasks

Project	% Completed	Contracted	Estimated Completion Date	Budgeted Amt.	Actual	Remaining
100% ballot accuracy by 4 pm the day after elections	0%	N/A	4/2	N/A	N/A	N/A
Create Village Board/Committees/Commission handbook	20%	N/A	7/1	N/A	N/A	N/A
Organize vault post-construction: Online record retention and scanning	15%	N/A	10/1	N/A	N/A	N/A
Standard Operating Procedures for Village Clerk duties	0%	N/A	12/31	N/A	N/A	N/A

Monthly Projects/Objectives Updates

Department: Clerk

Other Accomplishments & Highlights for the Month

- *Absentee ballots for the February Primary were sent and preparation for election continues.*
- *Meeting with the Village Assessor to establish Open Book/Board of Review dates along with establishing an education/marking strategy.*

Potential Needs of the Department

- *None at this time.*

Employee Recognition

- *Katrina and Brielle continue to cross-train in Clerk's office duties.*

Animal Control Report
January 2025

Dog Calls

Total Calls = 97
Total Hours = 73.0

Stray/At Large/Missing	43 calls	29 hours
Barking	28 calls	13 hours
Welfare check(weather related)	22 calls	26 hours
Family Education	0 calls	0 hours
Abuse/Cruelty/Neglect	0 calls	0 hours
Other ordinance violation	4 calls	5 hours

Cat Calls

Total Calls = 12
Total hours = 8.0

Stray/At Large/Missing	12 calls	8 hours
Abuse/Cruelty/Neglect	0 calls	0 hours
Welfare Check	0 calls	0 hours
Other	0 calls	0 hours

Other Domestic/Exotic/Farm Animals

Total Calls = 0
Total Hours = 0

	0 calls	0 hours

Other

Total Calls = 5
Total Hours = 0 hours taken

Animal Ordinance questions	2 calls
Wildlife	3 calls
Other	0 calls

Total calls for service: 114
Total Hours: 81.0

Respectfully submitted,

Vicki Prey - Greenville Animal Control Officer

2024

Shared Services and Operating Agreement: January Review

REPORT PREPARED BY:

NICK ROMENESKO, EXECUTIVE DIRECTOR, GOLD CROSS AMBULANCE

Suburban Call Volume

Month	Emergency	Non-Emergency	Mutual Aid Requests	Total
January	23	18	0	41

Rural Call Volume

Month	Emergency	Non-Emergency	Mutual Aid Requests	Total
January	2	3	0	5

Dispatch and Response Time Goals

Suburban <10:59	Emergency Fractile % (C, D, E)	Non-Emergency Fractile % (A,B)
January	91.3%	83.33%

Rural <14:59	Emergency Fractile % (C, D, E)	Non-Emergency Fractile % (A,B)
January	100%	100%

Patient Care Metrics:

- Total number of stroke activations: 14
- Total number of over-triaged stroke activations: 7 (activated with no stroke diagnosis)
- On-scene time for stroke patients- (Goal=<15:00)
  - 17:24
- Total number of STEMI activations: 5
- Total number of over-triaged STEMI activations: 1 (No ST elevation on 12-lead)
- At patient o EKG time: (Goal=<5:00)
  - 7:04
- On-scene time for STEMI patients:
  - 16:24
- Total number of trauma patients: 3
- On-scene time for trauma patients: (Goal=<10:00)
  - 6:48
- Total number of cardiac arrests: 4
- Total number of survivors: 0

LAND STEWARDSHIP COMMITTEE
-- Draft Meeting Notes --

Date: **Tuesday, 21 January 2025**
Time: **4:30 pm**
Location: The meeting was held in the Conference Room, Greenville Village Hall. Virtual links were provided for those not able to attend in person.

a) Join Zoom Meeting:
https://uwmadison.zoom.us/j/3090070208?pwd=cGxaaklZd1J5VXRaenlIOXpjOEVlQT09&omn=99615300784
Enter meeting ID: 309 007 0208 Passcode if asked: join

b) Phone call in #: 1-646-931-3860 or 1-312-626-6799
Enter meeting ID: 309 007 0208 Passcode if asked: join

Members Present: Larry Bentle, John Julius, Mia Ljung, Mark Mommaerts, Steve Nagy, Alison Volk and John Weninger.
Guests: Jean Goffard.

1. **Call to Order & Announcements.** The meeting was called to order at 4:35 pm.

2. **Approval of Meeting Minutes.**
   a. Approve attached draft notes for 17 December 2024. Steve Nagy made a motion to approve the draft notes as written, 2nd by John Julius. The motion passed.

3. **Business Discussion & Possible Action**
   a. RCPP & ALE Matching Grant Applications (American Farmland Trust).
      i. Update and next actions (Alison and Mia). NRCS stated that funding of Greenville applications will/must be through the RCPP (Regional Conservation Partnership Program). Our applications will not be funded via the ALE (Agricultural Land Easement) program even though ALE applications were submitted. Therefore: 1) Alison will send updated, individualized, RCPP easement drafts to each applicant. 2) The subject easement properties will also be sent out for appraisal of by a NRCS certified appraiser. If the certified appraisals are reasonably close to the appraisal estimates contained in our applications, there should be sufficient RCPP funding available.

      ii. Draft easements – Applicants must now return their comments and edits via email to Alison as soon as possible, with the first round of applicant comments to Alison no later than the first week of March. AFT will complete a first review/reply followed by NRCS review, reply. This process should continue until final agreement and approval by all parties.

Agenda was posted and distributed in accordance with Wisconsin State Statutes. A quorum of the Village Board and/or other Village Committees or Commissions maybe in attendance. However, the only business to be conducted is for the Land Stewardship Committee.

iii. Volunteer Time. (Time tracking period: **12/18/24 – 1/21/24**). Each person gave Mia their volunteer time in two segments, from 12/18/24 to 12/31/24 and also 1/1/25 to 1/21/25. The time was split as such because Mia is finalizing our 2024 volunteer information for submission to the AFT. Mia will also mention in her report the $8K that was allocated for the Land Stewardship Committee by the Greenville Village Board (October 2024) in the FY 2025 village budget.

b. PDR Community Outreach & Awareness.
   i. Activity scope & planning. A brainstorming discussion session was held on how to effectively inform the greatest number of Greenville residents of land preservation activities current and future for Keeping the Green in Greenville. When will we announce our current easement projects? What resources are available (e.g. AFT instructive material, video preparations, etc.) to show at community events and meetings plus possible on-farm events? How to plan for a land preservation referendum
   ii. LSC Facebook page. The number of followers has increased.

4. **Next Meeting**. **Tuesday, 18 February 2025, 4:30 pm.** The meeting will be held at the Village Hall. The virtual links are those shown above.

5. **Adjournment**. The meeting was adjourned at 5:50 pm.

Agenda was posted and distributed in accordance with Wisconsin State Statutes. A quorum of the Village Board and/or other Village Committees or Commissions maybe in attendance. However, the only business to be conducted is for the Land Stewardship Committee.

PARKS, RECREATION AND FORESTRY
MEETING MINUTES

DATE: Tuesday, January 28, 2025
TIME: 6:00 PM
LOCATION: Greenville Fire Station, W6914 Greenville Drive, Greenville WI 54942

OPENING:

1) CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:01 PM. Present: Lou, Josh, Brittany, Ann, Director Dieck and Jack Anderson, Village President. Excused: Tim, Ryan, John

PARK, RECREATION AND FORESTRY COMMITTEE BUSINESS AGENDA:

2) APPROVAL OF MEETING MINUTES

2.a Approval of Minutes from 12/03/24.

Brittany made a motion to approve minutes, second by Josh. Motion carried 4/0.

3) TREASURER'S REPORT

Director Dieck proposed having a report quarterly. All agreed to the change.

4) DIRECTOR REPORT

Director Dieck discussed the water and sewer project will begin after the Catfish Extravaganza. Interviews for the Forester/Arborist positions begin in February. Ice rinks are open. Street tree planting may not happen until fall. Ash tree removal will be starting and there's potential for the wood to be left at Yard Waste Site as free firewood for residents.

5) UNFINISHED BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

5.a Girl Scout Troup 2503 Project.

The Dog waste station project has been confirmed. A fundraiser will be held at the Bulk-Priced Food Shoppe.

ALL MINUTES ARE CONSIDERED DRAFT UNTIL APPROVED AT THE NEXT MEETING.

5.b User Groups and Fees.
Director Dieck is continuing to make efforts to meet with all user groups.

5.c Greg Roblee Recognition
Discussion on final ideas will be made at a future meeting.

6) NEW BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

6.a Residential Summer Activities/Programs.
Parks, Rec and Forestry Admin. Julie discussed plans for Family Night sponsorship and activity ideas. Brittany has locked in May 17 for Kindergarten Prom.

CLOSING:

7) ANNOUNCEMENTS

Next meeting will be February 25, 2025, at Village Hall.

8) ADJOURN

Brittany motioned; Ann seconded to adjourn the meeting at 6:59 PM. Motion carried 4/0.

ALL MINUTES ARE CONSIDERED DRAFT UNTIL APPROVED AT THE NEXT MEETING.

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE $ _____ Application Date: 1-6-25

☐ Town ☒ Village ☐ City of Greenville County of Outagamie

The named organization applies for: *(check appropriate box(es).)*

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 8AM and ending 5PM and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization *(check appropriate box)* → ☐ Bona fide Club ☐ Church ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization ☐ Veteran's Organization ☐ Fair Association

(a) Name Dave Mueller / Greenville Civic Club

(b) Address W6993 Everglade Rd., Greenville (Street) ☐ Town ☒ Village ☐ City

(c) Date organized 1956

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Scott Horman

Vice President Luke Ebben

Secretary Chris Spiegel

Treasurer Joe Laughtenschlager

(g) Name and address of manager or person in charge of affair: Dave Mueller – W6993 Everglade Rd.

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Lions Park Red Barn

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? _____

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

(a) List name of the event Innys Egg Roll Sale

(b) Dates of event Event is on Saturday, May 10

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Greenville Civic Club (Name of Organization)

Officer _____ (Signature/date)

Officer _____ (Signature/date)

Officer Joseph M Laughtenschlager (Signature/date)

Officer _____ (Signature/date)

Date Filed with Clerk _____

Date Granted by Council _____

Date Reported to Council or Board _____

License No. _____

AT-315 (R. 11-15) Wisconsin Department of Revenue

Village of Greenville

W6895-A Parkview Drive • PO Box 60 • Greenville WI 54942
Phone: (920) 757-7276 • Fax: (920) 757-0543
www.greenvillewi.gov

APPLICATION FOR A SPECIAL EVENT

IMPORTANT: This application must be completed in full. Incomplete applications will be returned to the event organizer. Use of park shelters require additional paperwork/payment.

SECTION 1 – APPLICANT INFORMATION

Event Contact Person: Dave Mueller

Address: W6993 Everglade Rd. City, State, Zip: Greenville

Phone: 920-540-8960 Email: muellerdavid@aasd.k12.wi.us

SECTION 2 – ORGANIZATION INFORMATION (*if applicable*)

Name of Organization: GCC - Greenville Civic Club

Street Address: City, State, Zip:

Phone: 501 (c) 3 Organization? Yes X No

SECTION 3 – EVENT INFORMATION

Name of Event: Innys Egg Roll Sale

Date(s) of Event: Sat. May 10 Location of Event: Lions Park - Red Barn

Set-up Start Time: 8AM Actual Start Time: 11AM Finish Time: 6pm

What is the expected attendance? Participants: 20 workers / 150 people customers Vehicles: 20-50 Vendors: 4

Head of Security's Name and Phone Number:

Generally describe your event and its purpose: set up starts at 8AM, customers stop in to pick up frozen egg roll orders or stay for fresh orders. Pat Pederson, one man band, will perform from 2-6pm. Cleanup from 6-8pm - Final clean up from 8-10 AM on Sunday May. 11

(Attach additional sheet(s) if necessary.)

You MUST attach a detailed map or diagram of your event indicating the specific location and layout of your event. Maps may be obtained at www.greenvillewi.gov or Google Maps.

SECTION 4 – ADDITIONAL INFORMATION

1. Please provide a detailed parking plan (number of vehicles, location, traffic control and flow): See Map

(Indicate proposed parking areas on the map)

2. Will any street/road closures be needed? Yes___ No X If yes, contact Public Works at 757-7276

Streets closures needed:

(Indicate proposed road closures on the map)

3. How many security personnel will be present? none needed

Head of Security: _____ Phone: _____

4. Does your event require an Emergency Management Plan (attendance greater than 1,000)? Yes___ No X If yes, contact the Emergency Management Director at (262) 989-2000 and attach a copy of the plan.

5. Will alcoholic beverages be served/sold? Yes X No___ If yes, contact the Village Clerk at 757-5151 to obtain the appropriate license.

6. Will food be prepared and/or served at the event? Yes X No___ If yes, explain in detail what food service will be provided:

Selling egg rolls via use of the fryers

(Contact the Outagamie County Health Department 832-5100 to obtain the appropriate permit)

7. Will admission/entry fees be charged for the event? Yes___ No X If yes, how much? _____
(Indicate entry/collection points on the map)

8. Will any fireworks, open fires or pyrotechnics be used during the event? Yes_____ No X If yes, contact the Village Clerk at 757-5151 to obtain a Fireworks Display Permit. Indicate display area on map.

9. Detail the plan in place for any medical emergencies that may occur during the event: EMS personel will be present during this event - Rob Krause (EMS) Brad Borgen (nurse)

(Indicate first aid stations, emergency access routes, etc. on the map)

10. Will portable toilets be used? Yes___ No X If yes, how many? _____
(Indicate location on map)

11. Please detail your waste management plan for the event: We will place all garbage bags in the dumpster & all recyclables will be placed in the proper receptacles

(Indicate location of garbage and recycling dumpsters on the map and provide contact info for contracted services.)

12. Will any signage or markings pertaining to the event be applied directly to Village property or offsite? Yes X No ____ If yes, please explain in detail: Signs will be posted by the entrance of Lions Park Sign is 4'x8'

(Indicate the size, style, number and location of all proposed event signage)

13. Will you be having a band or amplified music? Yes X No___ If yes, explain in detail: Pat Pedersen, one man band, is playing from 2-6pm

14. Does the location have adequate electrical service for the event? Yes X No___ If no, what is your plan to provide additional service?

15. Will inflatables, mechanical rides, dunk tanks or other amusements be used? Yes___ No X If yes, explain:

(Indicate proposed location on map)

16. Will tents or any other temporary structures be erected? Yes___ No X If yes, explain (including size and quantities):

(*Indicate proposed location on map)*

17. What other events have you or your organization sponsored? (List Events) Fright Night, Summer Send Off

18. Please detail any extraordinary services requested of Village Staff: N/A

SECTION 4 – LEGAL NOTICE

By signing below, I certify that I am at least 18 years of age, that I have read and understand the Special Event Policy, and that I agree to the terms and conditions contained in the Special Event Policy. My signature further confirms (i) that I understand the filing of this application does not ensure the issuance of a Special Event Permit, (ii) that the Special Event Application Fee is non-refundable pursuant to the terms of the Special Event Policy, (iii) I will be responsible for ensuring the event and event participants comply with all applicable Village ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations and any other applicable laws, rules and regulations including the Special Event Policy, (iv) that fees for park facilities, food sales permits, tent and fireworks permits, etc., are in addition to the Special Event Permit Fee, (v) that I shall reimburse the Village for costs incurred due to extraordinary damage to Village property during the Special Event, (vi) that I am authorized to apply for this Special Event Permit on behalf of the organization holding the event (if applicable), and (vii) that the information contained in this Application is true to the best of my knowledge. I understand that intentionally providing false or misleading information in this Application may lead to civil or criminal penalties.

Hold harmless indemnification and defense.
For good and valuable consideration the applicant and/or the organization agrees to indemnify, defend and hold harmless the Village of Greenville and its officers, officials, employees and agents from and against any and all liability, loss, damage, expenses, costs, including attorney fees arising out of the activities performed as described herein, caused in whole or in part by any negligent act or omission of the applicant/organization, anyone directly or indirectly employed by any of them or anyone whose acts any of them may be liable, except where caused by the sole negligence or willful misconduct of the Village.

Jan B. Mueller
Signature of Applicant

1-27-25
Date

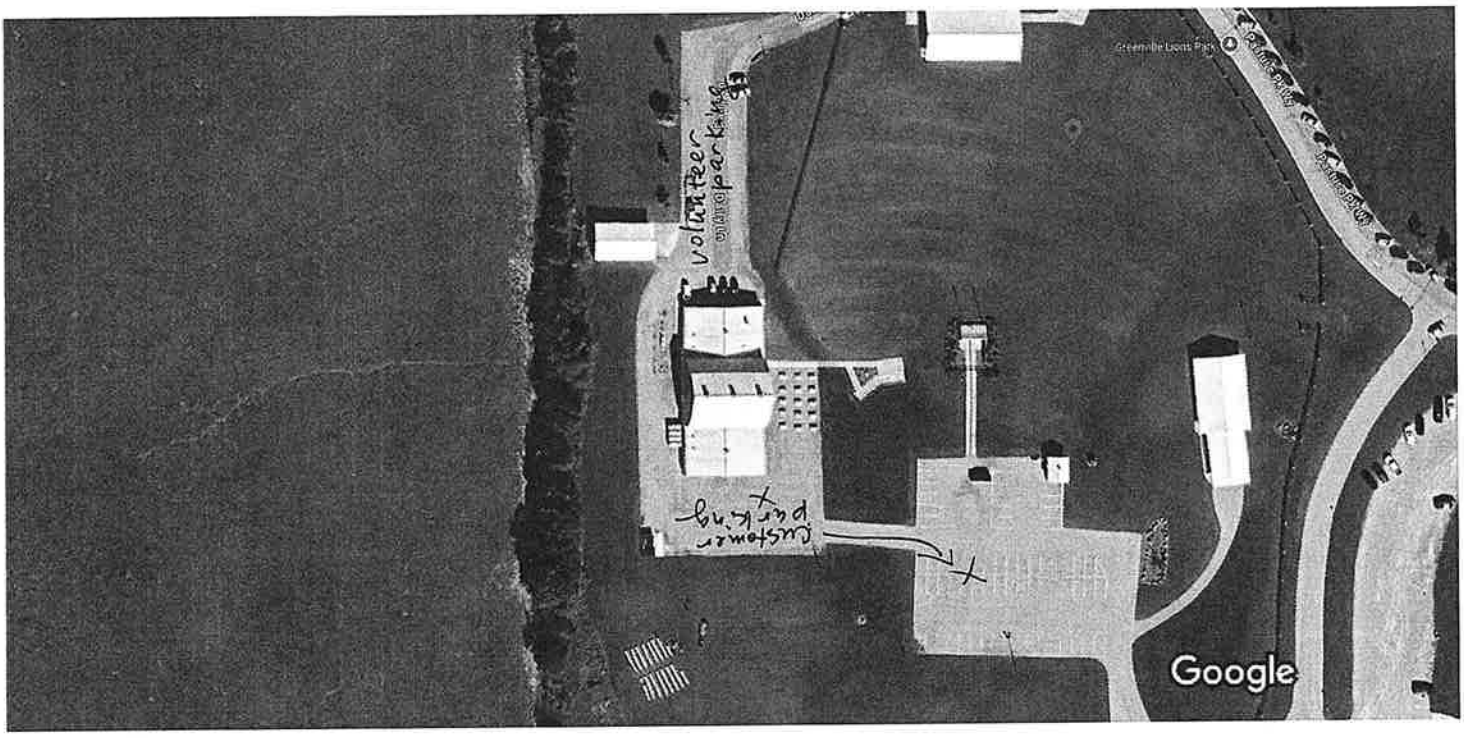
OFFICE USE ONLY					
	Received	**Date**		**Received**	**Date**
Completed Application			Application Fee	$25.00	
Map			Event Fee		
Copy of Insurance			Deposit		
Copy of EM Plan			**Total**		

Department	**Approve**	**Deny**	**By**	**Reason/Conditions**
Administration				
Clerk				
Community & Economic Development				
Emergency Management				
Fire/EMS				
Parks & Recreation				
Public Works				
Sheriff				

Board	**Approve**	**Deny**	**Date**	**Reason/Conditions**
Village Board				

Date Permit Issued:

Google Maps Greenville Lions Park



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft



Greenville Lions Park

Park

Directions Save Nearby Send to phone Share

Municipal Dr, Greenville, WI 54942

Photos

Village of Greenville

W6895-A Parkview Drive • PO Box 60 • Greenville WI 54942
Phone: (920) 757-7276 • Fax: (920) 757-0543
www.greenvillewi.gov

APPLICATION FOR A SPECIAL EVENT

IMPORTANT: This application must be completed in full. Incomplete applications will be returned to the event organizer. Use of park shelters require additional paperwork/payment.

SECTION 1 – APPLICANT INFORMATION

Event Contact Person: Kari Muthig

Address: N1754 Hyacinth Ln City, State, Zip: Greenville WI 54942

Phone: 920-419-8643 Email: muthigkari73@gmail.com

SECTION 2 – ORGANIZATION INFORMATION (*if applicable*)

Name of Organization: Lyme Warrior

Street Address: 228 Givens Branch Trail City, State, Zip: Newport VA 24128

Phone: _____ 501 (c) 3 Organization? Yes X No _____

SECTION 3 – EVENT INFORMATION

Name of Event: Lyme Warrior 5K

Date(s) of Event: 5/17/2025 Location of Event: Jennerjohn Park/Trail

Set-up Start Time: 6:30am Actual Start Time: 9:00 am Finish Time: 4pm

What is the expected attendance? Participants: Unsure Vehicles: Unsure Vendors: Unsure

Head of Security's Name and Phone Number: _____

Generally describe your event and its purpose: We would like to host a 5K for Lyme Warrior Organization. This organization raises money to help people /families that are suffering from Lyme Disease. They provide financial help for treatment, donate Kids Boxes, spread awareness and donate money for Lyme research.

My 18 year old son was bit by tick in 2014 and has been suffering with Chronic Lyme Disease since then. We would like to spread awareness in our community and help raise money for the Lyme Warrior Organization.

(Attach additional sheet(s) if necessary.)

You MUST attach a detailed map or diagram of your event indicating the specific location and layout of your event. Maps may be obtained at www.greenvillewi.gov or Google Maps.

SECTION 4 – ADDITIONAL INFORMATION

1. Please provide a detailed parking plan (number of vehicles, location, traffic control and flow): This is our 3rd year hosting this event. We will utilize both parking lots for Jennerjohn park and will check with Shephard of the Hills to see if we can use their parking lot as in the past.

   (Indicate proposed parking areas on the map)

2. Will any street/road closures be needed? Yes___ No X If yes, contact Public Works at 757-7276

   Streets closures needed: _____

   (Indicate proposed road closures on the map)

3. How many security personnel will be present? 0

   Head of Security: _____ Phone: _____

4. Does your event require an Emergency Management Plan (attendance greater than 1,000)? Yes___ No X If yes, contact the Emergency Management Director at (262) 989-2000 and attach a copy of the plan.

5. Will alcoholic beverages be served/sold? Yes___ No X If yes, contact the Village Clerk at 757-5151 to obtain the appropriate license.

6. Will food be prepared and/or served at the event? Yes___ No___ If yes, explain in detail what food service will be provided: At this time we are unsure. We were approached by Roskum Meats last year and they would like to partner with us and do a brat/hamburger fry possibly. More info to come if we go this route.

   (*Contact the Outagamie County Health Department 832-5100 to obtain the appropriate permit*)

7. Will admission/entry fees be charged for the event? Yes X No___ If yes, how much? Not sure yet. Determined by Lyme Warrior
   (Indicate entry/collection points on the map)

8. Will any fireworks, open fires or pyrotechnics be used during the event? Yes_____ No X If yes, contact the Village Clerk at 757-5151 to obtain a Fireworks Display Permit. Indicate display area on map.

9. Detail the plan in place for any medical emergencies that may occur during the event: _____

   (Indicate first aid stations, emergency access routes, etc. on the map)

10. Will portable toilets be used? Yes___ No X If yes, how many? _____
    (Indicate location on map)

11. Please detail your waste management plan for the event: _____

    (Indicate location of garbage and recycling dumpsters on the map and provide contact info for contracted services.)

12. Will any signage or markings pertaining to the event be applied directly to Village property or offsite? Yes X No ____ If yes, please explain in detail: A banner will be placed at the part regarding the event. Little signs along the path so walkers/runners know where to go. These will be removed after the event.

(Indicate the size, style, number and location of all proposed event signage)

13. Will you be having a band or amplified music? Yes___ No X If yes, explain in detail: _____

14. Does the location have adequate electrical service for the event? Yes X No___ If no, what is your plan to provide additional service? _____

15. Will inflatables, mechanical rides, dunk tanks or other amusements be used? Yes___ No X If yes, explain: _____
Not that we know of at this time.

(Indicate proposed location on map)

16. Will tents or any other temporary structures be erected? Yes___ No___ If yes, explain (including size and quantities): _____
Possibly a couple small canopy tents if weather is bad and we need them, otherwise no.

(*Indicate proposed location on map)*

17. What other events have you or your organization sponsored? (List Events) Only this event the past 2 years.

18. Please detail any extraordinary services requested of Village Staff: Just help spreading the word!!

SECTION 4 – LEGAL NOTICE

By signing below, I certify that I am at least 18 years of age, that I have read and understand the Special Event Policy, and that I agree to the terms and conditions contained in the Special Event Policy. My signature further confirms (i) that I understand the filing of this application does not ensure the issuance of a Special Event Permit, (ii) that the Special Event Application Fee is non-refundable pursuant to the terms of the Special Event Policy, (iii) I will be responsible for ensuring the event and event participants comply with all applicable Village ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations and any other applicable laws, rules and regulations including the Special Event Policy, (iv) that fees for park facilities, food sales permits, tent and fireworks permits, etc., are in addition to the Special Event Permit Fee, (v) that I shall reimburse the Village for costs incurred due to extraordinary damage to Village property during the Special Event, (vi) that I am authorized to apply for this Special Event Permit on behalf of the organization holding the event (if applicable), and (vii) that the information contained in this Application is true to the best of my knowledge. I understand that intentionally providing false or misleading information in this Application may lead to civil or criminal penalties.

Hold harmless indemnification and defense.
For good and valuable consideration the applicant and/or the organization agrees to indemnify, defend and hold harmless the Village of Greenville and its officers, officials, employees and agents from and against any and all liability, loss, damage, expenses, costs, including attorney fees arising out of the activities performed as described herein, caused in whole or in part by any negligent act or omission of the applicant/organization, anyone directly or indirectly employed by any of them or anyone whose acts any of them may be liable, except where caused by the sole negligence or willful misconduct of the Village.

Kari Muthig
Signature of Applicant

1-6-25
Date

OFFICE USE ONLY					
	Received	**Date**		**Received**	**Date**
Completed Application	✓	1/6/25	Application Fee	$25.00	1/6/25
Map			Event Fee		
Copy of Insurance			Deposit		
Copy of EM Plan			**Total**		

Department	**Approve**	**Deny**	**By**	**Reason/Conditions**
Administration	X			
Clerk	X			
Community & Economic Development	X			
Emergency Management				
Fire/EMS				
Parks & Recreation	X			
Public Works	X			
Sheriff	N/A			

Board	**Approve**	**Deny**	**Date**	**Reason/Conditions**
Village Board				

Date Permit Issued:

Village of Greenville

W6895-A Parkview Drive • PO Box 60 • Greenville WI 54942
Phone: (920) 757-7276 • Fax: (920) 757-0543
www.greenvillewi.gov

APPLICATION FOR A SPECIAL EVENT

IMPORTANT: This application must be completed in full. Incomplete applications will be returned to the event organizer. Use of park shelters require additional paperwork/payment.

SECTION 1 – APPLICANT INFORMATION

Event Contact Person: Vicki Prey

Address: N115 Two Mile Rd City, State, Zip: Appleton, WI 54914

Phone: 920-733-1717 Email: humaneofficer@foxvalleypets.org

SECTION 2 – ORGANIZATION INFORMATION *(if applicable)*

Name of Organization: Fox Valley Humane Association

Street Address: N115 Two Mile Rd City, State, Zip: Appleton WI 54914

Phone: 920-733-1717 501 (c) 3 Organization? Yes X No ____

SECTION 3 – EVENT INFORMATION

Name of Event: Bark In The Park

Date(s) of Event: 6/14/2025 Location of Event: Lion's Park

Set-up Start Time: 6/13 setup Actual Start Time: 6/14 - 10:00 am Finish Time: 6/14 - 2:00 pm

What is the expected attendance? Participants: 300 Vehicles: 125 Vendors: 12

Head of Security's Name and Phone Number: N/A

Generally describe your event and its purpose: The purpose of this event is to bring awareness to who Fox Valley Humane Association is and how we fit into the community. It is also to raise funds for the many programs and services offered to pet owners. This type of an event encourages camaraderi and brings people together.

(Attach additional sheet(s) if necessary.)

12. Will any signage or markings pertaining to the event be applied directly to Village property or offsite? Yes X No ___ If yes, please explain in detail: Vinyl banners placed at the Hwy 76 ~~each~~ entrance/exit to the park using current signage frame

(Indicate the size, style, number and location of all proposed event signage)

13. Will you be having a band or amplified music? Yes X No ___ If yes, explain in detail: DJ

14. Does the location have adequate electrical service for the event? Yes X No ___ If no, what is your plan to provide additional service?

15. Will inflatables, mechanical rides, dunk tanks or other amusements be used? Yes ___ No X If yes, explain:

(Indicate proposed location on map)

16. Will tents or any other temporary structures be erected? Yes X No ___ If yes, explain (including size and quantities): Vendor-size tents, 10x10 or 12x12, may be used on the hard surface outside of the barn and/or on the south grassy area

(Indicate proposed location on map)

17. What other events have you or your organization sponsored? (List Events) We have held this same event at Lion's Park in the past.

18. Please detail any extraordinary services requested of Village Staff: n/a for staff

We are looking for permission to allow well-behaved, leashed, rabies vaccinated, dogs only on the property. There will be activities for both humans and humans and their pet throughout the event. FVHA can, if requested, put up an orange, plastic temporary fence. There will be pet waste bags provided as well as waste receptacles. FVHA staff and volunteers are responsible for ensuring the grounds used for the event are cleared of all pet waste.

SECTION 4 – LEGAL NOTICE

By signing below, I certify that I am at least 18 years of age, that I have read and understand the Special Event Policy, and that I agree to the terms and conditions contained in the Special Event Policy. My signature further confirms (i) that I understand the filing of this application does not ensure the issuance of a Special Event Permit, (ii) that the Special Event Application Fee is non-refundable pursuant to the terms of the Special Event Policy, (iii) I will be responsible for ensuring the event and event participants comply with all applicable Village ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations and any other applicable laws, rules and regulations including the Special Event Policy, (iv) that fees for park facilities, food sales permits, tent and fireworks permits, etc., are in addition to the Special Event Permit Fee, (v) that I shall reimburse the Village for costs incurred due to extraordinary damage to Village property during the Special Event, (vi) that I am authorized to apply for this Special Event Permit on behalf of the organization holding the event (if applicable), and (vii) that the information contained in this Application is true to the best of my knowledge. I understand that intentionally providing false or misleading information in this Application may lead to civil or criminal penalties.

Hold harmless indemnification and defense.
For good and valuable consideration the applicant and/or the organization agrees to indemnify, defend and hold harmless the Village of Greenville and its officers, officials, employees and agents from and against any and all liability, loss, damage, expenses, costs, including attorney fees arising out of the activities performed as described herein, caused in whole or in part by any negligent act or omission of the applicant/organization, anyone directly or indirectly employed by any of them or anyone whose acts any of them may be liable, except where caused by the sole negligence or willful misconduct of the Village.

Vicki Prey
Signature of Applicant

1/16/25
Date

OFFICE USE ONLY					
	Received	**Date**		**Received**	**Date**
Completed Application			Application Fee	$25.00	
Map			Event Fee		
Copy of Insurance			Deposit		
Copy of EM Plan			**Total**		

Department	**Approve**	**Deny**	**By**	**Reason/Conditions**
Administration				
Clerk				
Community & Economic Development				
Emergency Management				
Fire/EMS				
Parks & Recreation				
Public Works				
Sheriff				

Board	**Approve**	**Deny**	**Date**	**Reason/Conditions**
Village Board				

Date Permit Issued:

Village of Greenville

W6895-A Parkview Drive • PO Box 60 • Greenville WI 54942
Phone: (920) 757-7276 • Fax: (920) 757-0543
www.greenvillewi.gov

APPLICATION FOR A SPECIAL EVENT

IMPORTANT: This application must be completed in full. Incomplete applications will be returned to the event organizer. Use of park shelters require additional paperwork/payment.

SECTION 1 – APPLICANT INFORMATION

Event Contact Person: Leanne Meidam Wincentsen
Address: N1905 BonBon Ct City, State, Zip: Greenville WI 54942
Phone: 920 757 5570 Email: LeanneMeidam@hotmail.com

SECTION 2 – ORGANIZATION INFORMATION (*if applicable*)

Name of Organization: Sustain Greenville
Street Address: _____ City, State, Zip: Greenville WI
Phone: _____ 501 (c) 3 Organization? Yes _____ No X

SECTION 3 – EVENT INFORMATION

Name of Event: Sustain Greenville Farmers Market
Date(s) of Event: Every Wednesday June-September Location of Event: Village Hall Parking Lot
Set-up Start Time: ~ 1^00 pm Actual Start Time: 3^00 pm Finish Time: 6^00 pm
What is the expected attendance? Participants: 100-200/day Vehicles: ~~200~~ 200 in and out Vendors: 25
Head of Security's Name and Phone Number: _____
Generally describe your event and its purpose: We host a Farmers Market weekly. We accept vendors who sell 90% of their products that they grow or make themselves. Examples are produce, flowers, pickles, jams, bakery, eggs, food truck food and a variety of crafts. We allow nonprofit groups to come and sell w/o charging them. We also pay to bring in entertainers like musicians, balloon artists.
(Attach additional sheet(s) if necessary.)

You MUST attach a detailed map or diagram of your event indicating the specific location and layout of your event. Maps may be obtained at www.greenvillewi.gov or Google Maps.

SECTION 4 – ADDITIONAL INFORMATION

1. Please provide a detailed parking plan (number of vehicles, location, traffic control and flow): We use the northern lot for sales and we close to traffic once the market starts. The other 3 parking locations are for customers.
   (Indicate proposed parking areas on the map)
2. Will any street/road closures be needed? Yes___ No X If yes, contact Public Works at 757-7276
   Streets closures needed: N/A
   (Indicate proposed road closures on the map)
3. How many security personnel will be present? 1
   Head of Security: Leanne Merdan Vincent Phone: 920 757 5570
4. Does your event require an Emergency Management Plan (attendance greater than 1,000)? Yes___ No X If yes, contact the Emergency Management Director at (262) 989-2000 and attach a copy of the plan.
5. Will alcoholic beverages be served/sold? Yes___ No X If yes, contact the Village Clerk at 757-5151 to obtain the appropriate license.
6. Will food be prepared and/or served at the event? Yes X No___ If yes, explain in detail what food service will be provided:
   produce, pickles, jam, bakery, food trucks
   (Contact the Outagamie County Health Department 832-5100 to obtain the appropriate permit)
7. Will admission/entry fees be charged for the event? Yes___ No X If yes, how much? _____
   (Indicate entry/collection points on the map)
8. Will any fireworks, open fires or pyrotechnics be used during the event? Yes X No_____ If yes, contact the Village Clerk at 757-5151 to obtain a Fireworks Display Permit. Indicate display area on map. - food trucks might use gas/propane to cook.
9. Detail the plan in place for any medical emergencies that may occur during the event: _____
   help as needed, call 911
   (Indicate first aid stations, emergency access routes, etc. on the map)
10. Will portable toilets be used? Yes___ No X If yes, how many? _____
    (Indicate location on map)
11. Please detail your waste management plan for the event: 2 recycle cans 2 garbage cans & vendors required to pick up before they leave
    (Indicate location of garbage and recycling dumpsters on the map and provide contact info for contracted services.)

SECTION 4 – LEGAL NOTICE

By signing below, I certify that I am at least 18 years of age, that I have read and understand the Special Event Policy, and that I agree to the terms and conditions contained in the Special Event Policy. My signature further confirms (i) that I understand the filing of this application does not ensure the issuance of a Special Event Permit, (ii) that the Special Event Application Fee is non-refundable pursuant to the terms of the Special Event Policy, (iii) I will be responsible for ensuring the event and event participants comply with all applicable Village ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations and any other applicable laws, rules and regulations including the Special Event Policy, (iv) that fees for park facilities, food sales permits, tent and fireworks permits, etc., are in addition to the Special Event Permit Fee, (v) that I shall reimburse the Village for costs incurred due to extraordinary damage to Village property during the Special Event, (vi) that I am authorized to apply for this Special Event Permit on behalf of the organization holding the event (if applicable), and (vii) that the information contained in this Application is true to the best of my knowledge. I understand that intentionally providing false or misleading information in this Application may lead to civil or criminal penalties.

Hold harmless indemnification and defense.
For good and valuable consideration the applicant and/or the organization agrees to indemnify, defend and hold harmless the Village of Greenville and its officers, officials, employees and agents from and against any and all liability, loss, damage, expenses, costs, including attorney fees arising out of the activities performed as described herein, caused in whole or in part by any negligent act or omission of the applicant/organization, anyone directly or indirectly employed by any of them or anyone whose acts any of them may be liable, except where caused by the sole negligence or willful misconduct of the Village.

Jeanne Lenham Vincentsen
Signature of Applicant

01/21/2025
Date

I emailed Lisa Beyer to transfer

OFFICE USE ONLY					
	Received	**Date**		**Received**	**Date**
Completed Application			Application Fee	$25.00	
Map			Event Fee		
Copy of Insurance			Deposit		
Copy of EM Plan			**Total**		

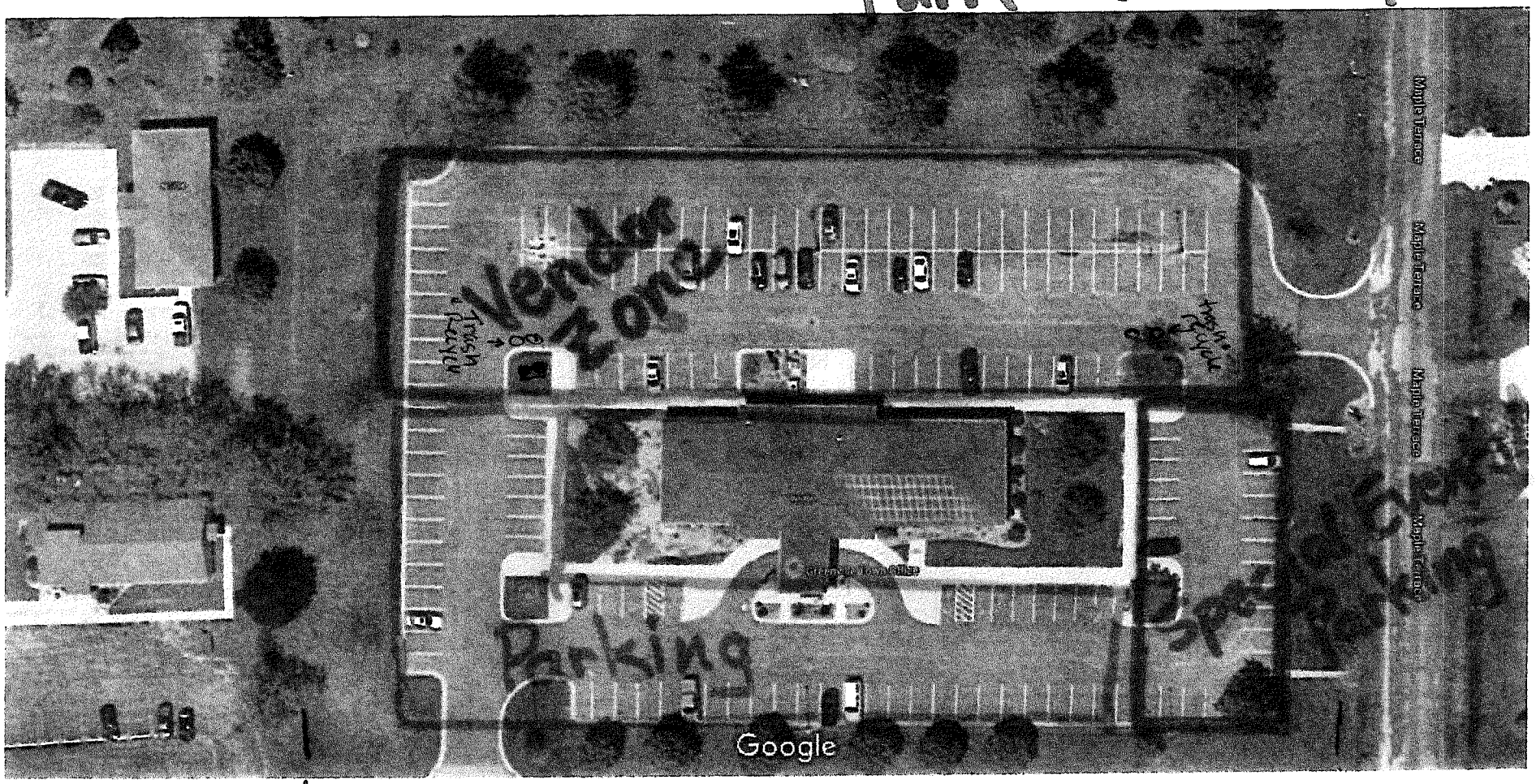
Department	**Approve**	**Deny**	**By**	**Reason/Conditions**
Administration				
Clerk				
Community & Economic Development				
Emergency Management				
Fire/EMS				
Parks & Recreation				
Public Works				
Sheriff				

Board	**Approve**	**Deny**	**Date**	**Reason/Conditions**
Village Board				

Date Permit Issued:

Google Maps Greenville Town Office

Farm Market Layout



Map data ©2021 , Map data ©2021 20 ft

Banner

Banner

Village of Greenville

W6895-A Parkview Drive • PO Box 60 • Greenville WI 54942
Phone: (920) 757-7276 • Fax: (920) 757-0543
www.greenvillewi.gov

APPLICATION FOR A SPECIAL EVENT

IMPORTANT: This application must be completed in full. Incomplete applications will be returned to the event organizer. Use of park shelters require additional paperwork/payment.

SECTION 1 – APPLICANT INFORMATION

Event Contact Person: Jeanne Protsman
Address: W6855 Melony Ct. City, State, Zip: Greenville, WI 54942
Phone: 615-859-2042 Email: jeanne.protsman@comcast.net

SECTION 2 – ORGANIZATION INFORMATION *(if applicable)*

Name of Organization: Greenville lions + lionesses
Street Address: W6855 Melony Ct City, State, Zip: Greenville, WI 54942
Phone: 615-859-2042 501 (c) 3 Organization? Yes ✓ No ____

SECTION 3 – EVENT INFORMATION

Name of Event: Greenville lionesses Brat Fry
Date(s) of Event: Set up 5-1-25 5-2+3-25 Clean Up 5-4-25 Location of Event: Greenville Park Pavilion
Set-up Start Time: ____ Actual Start Time: 11:00 Finish Time: 3:00
What is the expected attendance? Participants: 200 Vehicles: 50 Vendors: 0
Head of Security's Name and Phone Number: N/A
Generally describe your event and its purpose: We are having a Brat Fry to help support the Community Wide Rummage Sale. No other activities. Drive Up. All proceeds support our community

(Attach additional sheet(s) if necessary.)

12. Will any signage or markings pertaining to the event be applied directly to Village property or offsite? Yes____ No ✓ If yes, please explain in detail: _____

(Indicate the size, style, number and location of all proposed event signage)

13. Will you be having a band or amplified music? Yes___ No ✓ If yes, explain in detail: _____

14. Does the location have adequate electrical service for the event? Yes ✓ No___ If no, what is your plan to provide additional service? _____

15. Will inflatables, mechanical rides, dunk tanks or other amusements be used? Yes___ No ✓ If yes, explain: _____

(Indicate proposed location on map)

16. Will tents or any other temporary structures be erected? Yes___ No ✓ If yes, explain (including size and quantities): _____

(*Indicate proposed location on map)*

17. What other events have you or your organization sponsored? (List Events) Fall Fair Catfish Races

18. Please detail any extraordinary services requested of Village Staff: none

You MUST attach a detailed map or diagram of your event indicating the specific location and layout of your event. Maps may be obtained at www.greenvillewi.gov or Google Maps.

SECTION 4 – ADDITIONAL INFORMATION

1. Please provide a detailed parking plan (number of vehicles, location, traffic control and flow): Normal park traffic flow. Will only use a few spaces upfront by pavilion
   (Indicate proposed parking areas on the map)

2. Will any street/road closures be needed? Yes___ No✓ If yes, contact Public Works at 757-7276
   Streets closures needed: No
   (Indicate proposed road closures on the map)

3. How many security personnel will be present? 0
   Head of Security: - Phone: -

4. Does your event require an Emergency Management Plan (attendance greater than 1,000)? Yes___ No✓ If yes, contact the Emergency Management Director at (262) 989-2000 and attach a copy of the plan.

5. Will alcoholic beverages be served/sold? Yes___ No✓ If yes, contact the Village Clerk at 757-5151 to obtain the appropriate license.

6. Will food be prepared and/or served at the event? Yes✓ No___ If yes, explain in detail what food service will be provided: We will fry brats + hot dogs. Selling chips in bag + bottled water + canned soft drinks
   (Contact the Outagamie County Health Department 832-5100 to obtain the appropriate permit)

7. Will admission/entry fees be charged for the event? Yes___ No✓ If yes. how much? _____
   (Indicate entry/collection points on the map)

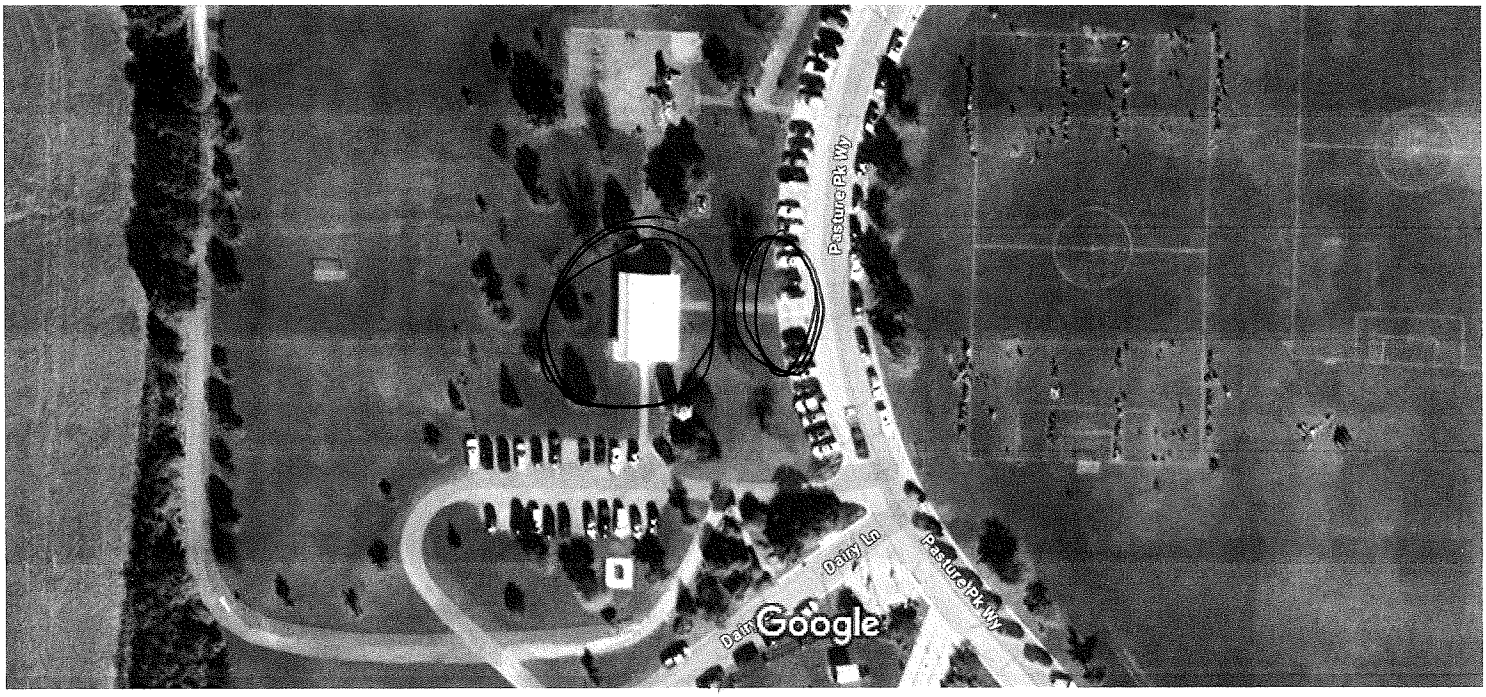
8. Will any fireworks, open fires or pyrotechnics be used during the event? Yes_____ No✓ If yes, contact the Village Clerk at 757-5151 to obtain a Fireworks Display Permit. Indicate display area on map.

9. Detail the plan in place for any medical emergencies that may occur during the event: Call 911
   (Indicate first aid stations, emergency access routes, etc. on the map)

10. Will portable toilets be used? Yes___ No✓ If yes, how many? _____
    (Indicate location on map)

11. Please detail your waste management plan for the event: use of toilets at park.
    (Indicate location of garbage and recycling dumpsters on the map and provide contact info for contracted services.)

Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft

Only a few parking spaces. Most people just pick up food & leave. Quick turn around.

SECTION 4 – LEGAL NOTICE

By signing below, I certify that I am at least 18 years of age, that I have read and understand the Special Event Policy, and that I agree to the terms and conditions contained in the Special Event Policy. My signature further confirms (i) that I understand the filing of this application does not ensure the issuance of a Special Event Permit, (ii) that the Special Event Application Fee is non-refundable pursuant to the terms of the Special Event Policy, (iii) I will be responsible for ensuring the event and event participants comply with all applicable Village ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations and any other applicable laws, rules and regulations including the Special Event Policy, (iv) that fees for park facilities, food sales permits, tent and fireworks permits, etc., are in addition to the Special Event Permit Fee, (v) that I shall reimburse the Village for costs incurred due to extraordinary damage to Village property during the Special Event, (vi) that I am authorized to apply for this Special Event Permit on behalf of the organization holding the event (if applicable), and (vii) that the information contained in this Application is true to the best of my knowledge. I understand that intentionally providing false or misleading information in this Application may lead to civil or criminal penalties.

Hold harmless indemnification and defense.
For good and valuable consideration the applicant and/or the organization agrees to indemnify, defend and hold harmless the Village of Greenville and its officers, officials, employees and agents from and against any and all liability, loss, damage, expenses, costs, including attorney fees arising out of the activities performed as described herein, caused in whole or in part by any negligent act or omission of the applicant/organization, anyone directly or indirectly employed by any of them or anyone whose acts any of them may be liable, except where caused by the sole negligence or willful misconduct of the Village.

Jeanne Protsman
Signature of Applicant

1-22-25
Date

OFFICE USE ONLY					
	Received	**Date**		**Received**	**Date**
Completed Application	1/24/25		Application Fee	$25.00	N/A
Map			Event Fee		
Copy of Insurance		↓	Deposit		
Copy of EM Plan			**Total**		

Department	**Approve**	**Deny**	**By**	**Reason/Conditions**
Administration				
Clerk				
Community & Economic Development				
Emergency Management				
Fire/EMS				
Parks & Recreation				
Public Works				
Sheriff				

Board	**Approve**	**Deny**	**Date**	**Reason/Conditions**
Village Board				

Date Permit Issued:

"Greenville"

AGENDA MEMORANDUM

To:	Honorable President, Trustees and Commission Members
From:	Mark J. Mommaerts, AICP, Village Planner
Date:	February 10, 2025
RE:	**CSM for parcel 111085400**

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

BACKGROUND & SUMMARY: Carow Land Surveying has prepared a 2-lot Certified Survey Map (CSM) for parcel 111085400, being located at N916 Glennview Drive. The property is approximately 3.06-ac, is zoned R1 Single-Family Residential and is currently use for residential purposes. The CSM proposes splitting the property into 2 lots.

The purpose of the CSM is to create a buildable lot on the north side of the current residence. Proposed Lot 1 would be 1.79-acres and include the existing residence and shed with an existing driveway to Glennview Drive. Proposed Lot 2 would be 1.26-acres and be for a future home site. Lot 2 also includes existing easements for water & sanitary and ingress/egress for the property to the east (Lot 2 of CSM #3613), parcel 111085101, N936 Glennview Drive. Lot 2 could obtain a driveway access to Glennview Drive separate from the ingress/egress easement.

Staff recommends that the CSM indicate access restrictions to STH 96 in accordance with WisDOT access regulations. Staff also recommends the owner consider adding an easement over the existing sanitary lateral that runs from the house to the sanitary easement along the north property line. Although the sanitary lateral is private and does not pose a maintenance issue to the Village, staff suggests the owner consider future maintenance of the sanitary lateral and access to it over proposed Lot 2.

SUBJECT PROPERTY AND SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use	Future Land Use
Subject Property	Residential	Residential	Suburban Residential Tier I
North	Residential	Residential	Suburban Residential Tier I
South	Open Space/Golf Course	Golf Course	Open Space & Natural Resource
East	Residential	Residential	Suburban Residential Tier I
West	Residential	Residential	Suburban Residential Tier I

ITEMS FOR DISCUSSION:

1. Consistency with the Comprehensive Plan. No land use or zoning changes are proposed with the CSM. The property is currently zoned R1 Single-Family Residential.

2. Consistency with the Greenprint Plan and Land Stewardship Committee's Land Preservation Plan: There are no features of importance identified on the map.

3. Special Exception: None are proposed at this time.

4. Site Plans/CSM/Preliminary Plat/Final Plat: The plans are in general compliance with Village Codes and have been reviewed by staff.

STAFF RECOMMENDATION: Staff has reviewed the CSM and it generally meets ordinance requirements. Staff recommends approval with a couple of conditions:

1. The Owner considers adding an easement for sanitary lateral across Lot 2 for the benefit and/or maintenance of utility lateral for Lot 1.
2. Access control along STH 96 property lines shall be identified on CSM.

- **Planning Commission**: If the Planning Commission is in agreement, the following motions can be made: **Motion to recommend approval of Resolution 3-25 to the Village Board**.

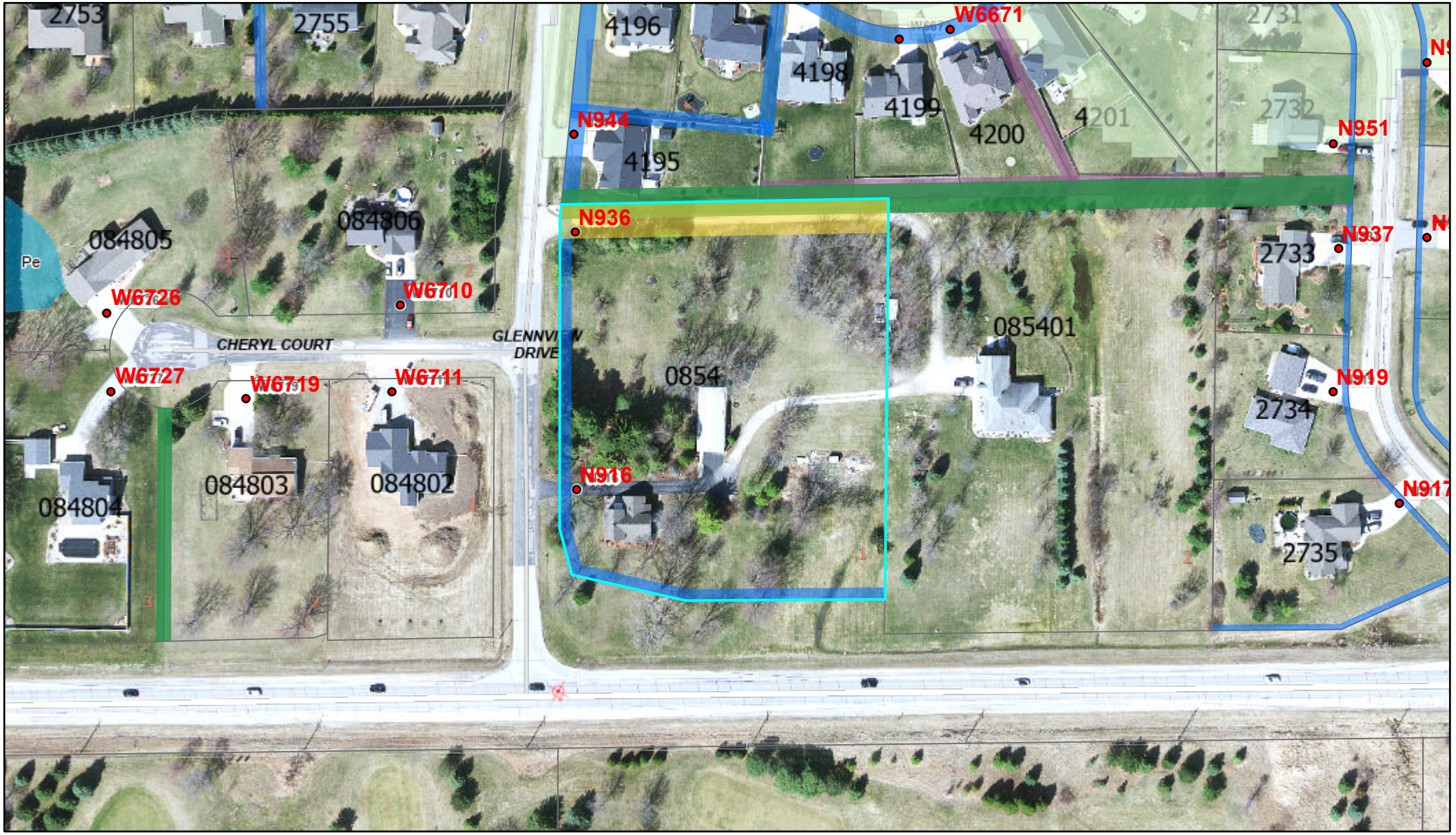
- **Village Board**: If the Village Board is in agreement, the following motions can be made: **Motion to approve Resolution 3-25.**

###

Attachments:

1. Aerial Map
2. CSM
3. Resolution 3-25

Village of Greenville WI



1/14/2025, 2:18:27 PM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Address Points (County)

Easements (GRV)

Drainage

Ingress Egress

Sanitary

Utility

Water

County Tax Parcel OpenData

Legal Drain Boundaries

Center/Grand Chute

Annotation Class 1

STH

Default

Annotation Class 1

DefaultLabel8

Annotation Class 1

Annotation Class 1

Maximum Extent Wetland Indicators

Aerial 2021 (County)

Red: Red

Green: Green

Blue: Blue

Maxar, Microsoft, Outagamie GIS, US Geological Survey's 1:24,000-scale topographic map; USGS Geographic Names Information System (GNIS), U.S. Department of Agriculture, Natural Resources Conservation Service, Calvin Lawrence, Dennis Weise, Nina Rihn

This map provides data containing geographic information about the Village of Greenville. The data was obtained from multiple sources and agencies. The Village of Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and

CERTIFIED SURVEY MAP NO.____

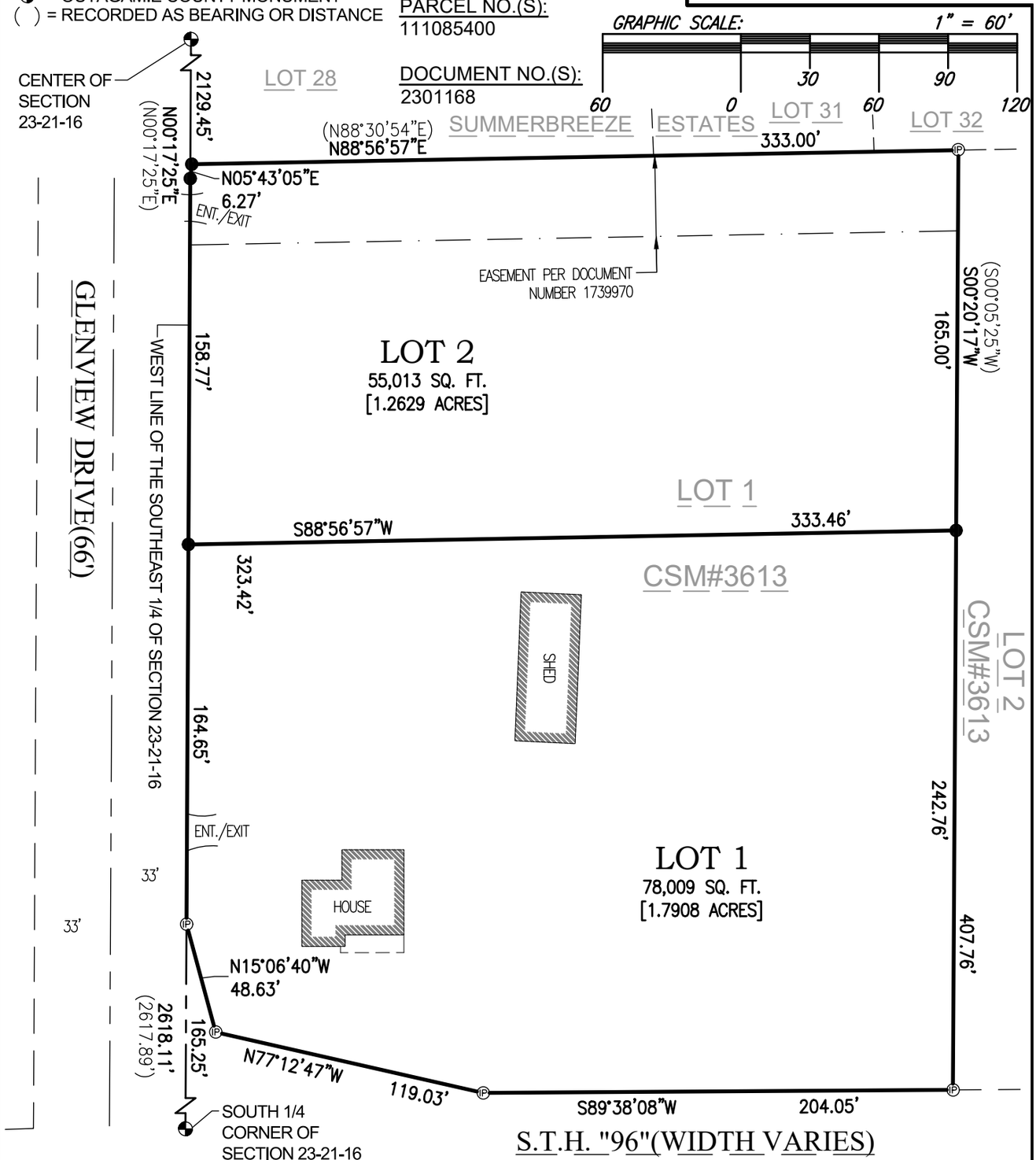
BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3613 AS RECORDED IN DOCUMENT NUMBER 1346236, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGER 16 EAST, VILLAGE OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

LEGEND:
- ● = 1¼" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- Ⓟ = 1¼" O.D. ROUND IRON PIPE FOUND
- ◔ = OUTAGAMIE COUNTY MONUMENT
- ( ) = RECORDED AS BEARING OR DISTANCE

OWNER(S) OF RECORD:
KEVIN J. PALMBACH
JULIANNE J. PALMBACH

PARCEL NO.(S):
111085400

DOCUMENT NO.(S):
2301168



NOTES:
- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
- FIELD SURVEY DATE: 9-18-2024

NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 16 EAST, VILLAGE OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS N00°17'25"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168

A2409.31 DATED: 12-23-2024
DRAFTED BY: fnz - BTL

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3613 AS RECORDED IN DOCUMENT NUMBER 1346236, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGER 16 EAST, VILLAGE OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3613 AS RECORDED IN DOCUMENT NUMBER 1346236, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGER 16 EAST, VILLAGE OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23; THENCE N00°17'25"E, 165.25 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 23 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°17'25"E, 323.42 FEET ALONG SAID WEST LINE TO A WEST LINE OF SAID LOT 1; THENCE N05°43'05"E, 6.27 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 1; THENCE N88°56'57"E, 333.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 1; THENCE S00°20'17"W, 407.76 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF S.T.H. "96"; THENCE S89°38'08"W, 204.05 FEET ALONG SAID NORTH LINE; THENCE N77°12'47"W, 119.03 FEET ALONG SAID NORTH LINE TO AN EAST LINE OF GLENVIEW DRIVE; THENCE N15°06'40"W, 48.63 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF KEVIN J. PALMBACH, N916 GLENNVIEW DRIVE, GREENVILLE, WI 54942.

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

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

_____

CHRISTOPHER E. PERREAULT, PLS 2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2409.31 (BTL) DATED: 12-23-2024

NOTES:

(1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 111085400.
(2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): KEVIN J. PALMBACH & JULIANNE J. PALMBACH
(3) THIS CERTIFIED SURVEY MAP IS WHOLLY CONTAINED WITHIN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO.(S): 2301168.

VILLAGE BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF GREENVILLE ON THIS _____ DAY OF _____, 20_____.

_____ _____
VILLAGE PRESIDENT VILLAGE CLERK

TREASURER'S CERTIFICATE:

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

_____ _____
COUNTY TREASURER DATED VILLAGE TREASURER DATED

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3613 AS RECORDED IN DOCUMENT NUMBER 1346236, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGER 16 EAST, VILLAGE OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS, I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: THE VILLAGE OF GREENVILLE

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

_____ _____

KEVIN J. PALMBACH JULIANNE J. PALMBACH

STATE OF WISCONSIN)
)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20____, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ADDITIONAL NOTES:

- THE LOT(S) SHOWN ON THIS MAP ARE LOCATED IN THE SPECIAL WELL CASING PIPE DEPTH AREA ("SWCPDA"). THE "SWCPDA" HAS BEEN ESTABLISHED DUE TO NATURALLY OCCURRING ARSENIC CONTAMINATION PROBLEMS AFFECTING WELLS IN THIS AREA. ANYONE PLANNING ON DRILLING A WELL WITHIN THE "SWCPDA" SHALL, PRIOR TO ANY DRILLING, CONSULT THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, OR A DRILLING PROFESSIONAL, TO DETERMINE HOW TO COMPLY WITH THE PROVISIONS OFS. NR 812.12(3) OF THE WISCONSIN ADMINISTRATIVE CODE.

_____

CHRISTOPHER E. PERREAULT, PLS 2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2409.31 (BTL) DATED: 12-23-2024

Resolution No. 3-25

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF GREENVILLE APPROVING A CSM FOR N916 GLENNVIEW DRIVE, PARCEL #111085400

WHEREAS, a Certified Survey Map (CSM) request has been applied for Parcel #111085400 to create 2 lots, one of which will have an existing residence and the other for future residential purposes; and

WHEREAS, the Planning Commission has recommended approval to the Village Board with the following conditions:

1. The Owner considers adding an easement for sanitary lateral across Lot 2 for the benefit and/or maintenance of sanitary lateral for Lot 1.
2. Access control along STH 96 property lines shall be identified on CSM.; and

WHEREAS, the CSM is as shown in Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Trustees of the Village of Greenville hereby approves the Certified Survey Map as shown in Exhibit "A". Any conditions of approval shall be added to this resolution before being executed and updated documents replaced in the exhibit.

This resolution was adopted by the Village of Greenville Village Board on the 10th day of February 2025:

VILLAGE BOARD OF THE
VILLAGE OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Village President

ATTEST:

_____
Wendy Helgeson, Clerk

Motion to Approve Resolution No. 3-25 made by:
Votes:

Title	Name	Aye	Nay	Other
Trustee	Culbertson			
Trustee	Peters			
Trustee	Mulroy			
Trustee	Strobel			
President	Anderson			

Posted:

"Greenville"

AGENDA MEMORANDUM

To:	Ad Hod Development Committee Members
From:	Mark J. Mommaerts, AICP, Village Planner
Date:	February 10, 2025
RE:	**Zoning & Subdivision Ordinance Amendments**

ACTION TYPE: This item is for Planning Commission and Village Board discussion and possible action.

BACKGROUND & SUMMARY: The proposed zoning and subdivision ordinance amendments have been discussed over the past several meetings. The proposed changes include amendments to the zoning ordinance to make electronic message signs a permitted use rather than special exception, prohibit carports, reducing permit requirements for sheds under 150-sq ft, allows for certain types of fences within drainage easements, fire lane access requirements, and changes to landscaping standards such as allowing landscape rock. The proposed changes to the subdivision ordinance include adding language to clarify extraterritorial reviews for plats and CSMs.

Previously reviewed amendments to the Comprehensive Plan regarding the number of active residential developments and proposes lot size requirements adjacent to environmental areas is still under discussion.

Link to Zoning Ordinance
Like to Subdivision Ordinance

RECOMMENDATION: Staff recommends approval of Ordinance 4-25, Zoning Text Amendments, and Ordinance 5-25, Subdivision Control Amendments.

- Planning Commission: If the Planning Commission is in agreement, the following motions can be made:
    1. **Motion to recommend approval of Ordinance 4-25, Zoning Text Amendments, to the Village Board**.
    2. **Motion to recommend approval of Ordinance 5-25, Subdivision Control Amendments, to the Village Board.**

- Village Board: If the Village Board is in agreement, the following motion can be made:
    1. **Motion to approve Ordinance 4-25, Zoning Text Amendments**.
    2. **Motion to approve Ordinance 5-25, Subdivision Control Amendments**.

The Planning Commission or Village Board may choose to eliminate or modify any of the proposed amendments.

Proposed changes to Zoning Ordinance:

- Signs (Planning Dept.)
  - Table 320-507-1 – change "Signs, Electronic Messaging" from "S" to "P" (Page 85)
  - Section 320-713 – remove Section A and renumber remaining sections. Eliminates electronic message signs as Special Exception. (Page 153)
- Carports (Building Inspection & Planning Depts.)
  - Section 320-510 – added section for prohibited uses and structures. (Page 98)
- Drainage Easement Agreement (Public Works & Planning Depts.)
  - Section 320-508 B (2) (f) – add language to allow a fence in drainage easement. (Page 87)
  - Sheds not applicable to UDC
  - Section 320-508 H – amend so that sheds 150-sq ft and under do not have to meet UDC (Page 91)
- Fire Lane Access (Fire Dept)
  - Table 320-610-1 – amend drive aisle width to 20-feet minimum.
- Landscaping (Development Committee & Community Businesses)
  - Section 320-635 C – amended language to require curb & gutter landscape islands and peninsulas only at the ends of parking rows and required area of island/peninsulas to be 10-feet wide and the length of the parking stall.
  - Section 320-635 B(3) & C(6) & D(6) & E(4) – amended to allow landscape stone and rock.

Proposed changes to Subdivision Ordinance:

- Extraterritorial Review
  - Section 270-9 Extraterritorial Review. Added to clarify how extraterritorial plats and CSMs are reviewed.

Extraterritorial Plat approval process

- *New subdivisions*
  - *Pursuant to Section 270-13 D*
  - *Meets requirements of Greenville Subdivision Control Ordinance*
  - *Review and approval by Planning Commission and Village Board*
  - *Signature by Village President & Village Clerk*
- *Revisions to existing subdivisions (replats or affidavit of correction)*
  - *Review and approval by Planning Department*
  - *Signature by Village Planner*

Extraterritorial CSM approval process

- *CSM with new roadway creation*
  - *Pursuant to Section 270-15*
  - *Meets requirements of Greenville Subdivision Control Ordinance*
  - *Review and approval by Planning Commission and Village Board*
  - *Signature by Village President & Village Clerk*
- *CSM without new roadway creation*
  - *Pursuant to Section 270-15 B*
  - *Review and approval by Planning Department*
  - *Signature by Village Planner*

fences for the purpose of enhancing their privacy, increasing or maintaining property value, or improving the aesthetics of the property. At the same time, it is important these structures do not infringe upon safety, or nearby current or future neighbors, by unreasonably restricting their view or quality of life or negatively impacting property value. Additionally, fences allowed to be constructed must be maintained to preserve the quality originally intended.

(b) Athletic fields/courts fences/walls are exempt from height restrictions and permit requirements.

(c) Fences and walls on lots and parcels zoned for residential uses may be permitted in any required yard or along the edge of any required yard, unless prohibited by other restrictions. No fence or wall may exceed a height of four feet along the sides or front edge of any required front or corner side yard measuring from the property line to the setback line. No fence or wall may exceed a height of six feet in any other required yard or along the edge of any required yard. Height shall be measured from the average grade. Fences within the required front or corner side yards shall be a minimum 50% open or see through.

(d) Fences and walls on lots and parcels zoned and being used for agricultural, commercial, industrial, institutional and open space purposes may not exceed a height of eight feet; provided, however, a security topper not to exceed two feet may be added to any fence along any property line except a property line adjoining a road. Height shall be measured from the average grade.

(e) The finished or decorative side of a fence or wall shall face the adjoining property, and no part of a fence or wall shall project over the property line.

(f) No fence or wall is permitted within any Greenville stormwater, water or sanitary sewer easement, except as provided as follows. Other utility easements may also have restrictions.

i. A permit may be granted for a fence within a drainage or storm sewer easement provided all the following are met:
    1. Fence to be open, wrought iron or aluminum style fence, no solid type fences are allowed.
    2. Greenville staff verify and approve location of fence.
    3. The fence be a minimum of 5-feet away from any storm inlet or underground storm pipe.
    ~~(f)~~4. The property owner enters into a written agreement recorded with the Outagamie County Register of Deeds acknowledging the conditions of approval. The applicant pays the recording fee.

(g) All fences and walls must provide for natural surface water flow.

(6) No person shall burn fuel in any outdoor heating units other than the fuel recommended by the manufacturer. The following fuels are prohibited: trash, plastics, gasoline, naphtha, household garbage, material treated with petroleum products, particle board, railroad ties, telephone poles, pressure-treated wood, leaves, paper products and cardboard, or any other material that may cause offensive or noxious odors, smoke, airborne ash or debris.

(7) The exterior of any outdoor heating unit shall be maintained and kept in good working condition in accordance with the manufacturer's maintenance recommendation. Any storage buildings related to the outdoor heating device will need an additional permit.

(8) No detached energy system shall create an undesirable impact upon adjacent property or otherwise create a public nuisance as defined in Chapter 198 Nuisances of the Greenville Municipal Code. Enforcement actions may be taken in accordance with Chapter 198 should the Town determine any device is in conflict with the public nuisance ordinance.

F. Hunting Blind: Shall be defined as a structure that is used for hunting. It shall be a maximum of 100 square feet and may be located on the ground or be elevated. It shall not be used as a dwelling unit. If located within the AGD-FP and is certified as a Farmland Preservation Zoning District, it shall not have a permanent foundation.

G. Patio: Shall be defined as a flat structure that is constructed with brick, block, concrete, asphalt, gravel, or another similar surface.

H. Shed: Shall be defined as an accessory building designed or used for inside parking of private motor vehicles, recreational vehicles or boats, storage of personal property, and commonly accepted accessory uses related to and by the occupant of the principal building/use. Sheds shall be 500 square feet or less. Sheds 150 square feet and less without electrical, plumbing, or HVAC are not subject to UDC construction standards.

(1) The following types of structures shall be prohibited:

~~(a)~~I. Metal storage containers for residential use.

§ 320-510 Prohibited uses and structures.
The following is a list of prohibited uses and structures:

A. "Carport" shall be defined as a structure generally used for storing or parking vehicles that is constructed with materials such as canvas, tarps, or similar materials as a covering, roof, or wall. This does not include structures that are clearly temporary in nature such as shade tents, easy-up canopies, and other similar products that can be easily taken down.

B. Metal storage containers in residential districts.

§ 320-511-320-515 **Reserved.**

E. No part of a yard, open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Chapter shall be included as part of a yard, open space, off-street parking or loading space similarly required for any other building except if allowed in another part of this Chapter.

§ 320-610 **Parking dimensions.**

Table 320-610-1 Minimum Parking Dimensions

Reference Diagram 320-610-1	**30°**	**45°**	**60°**	**90°**
Stall width perpendicular to parking stall: Surface Parking	10 ft.	10 ft.	10 ft.	10 ft.
Stall width perpendicular to parking stall: Parking Ramp above or below ground	9 ft.	9 ft.	9 ft.	9 ft.
Stall depth	18 ft.	19 ft.	20.5 ft.	18 ft.
One-way drive aisle width	~~12~~ 20 ft.	~~13~~ 20 ft.	~~18~~ 20 ft.	24 ft.
Two-way drive aisle width	22 ft.	22 ft.	24 ft.	24 ft.
Parallel parking	8 ft. x 22 ft.			
Flexibility may be provided to existing parking facilities that expand parking if existing parking dimensions are less than the dimensions required; the expanded parking facilities may be allowed to match the existing parking dimensions and will be reviewed on a case by case basis.				

ii. The use of compacted stone or gravel may be allowed for non-residential parking areas only when approved as a Special Exception as allowed in Table 320-507-1 only for parking, maneuvering, and use of heavy machinery/construction equipment in conjunction with the operation/business of the property. This excludes semi-tractor/trailers and/or delivery vehicles.

B. Curb and gutter. Concrete curb and gutter shall be required in all new parking lots; existing parking lots that add parking are not required to install curb and gutter in the existing parking lot if curb and gutter does not already exist. Where alternatives to concrete curb and gutter are demonstrated to be more appropriate, it may be approved by the Public Works Director and Engineer. Curb cuts may be permitted intermittently to allow for the treatment of stormwater.

§ 320-612 **Number of parking stalls.**
The minimum number of parking stalls required are shown in Table 320-612-1. Greenville recognizes not all land uses function the same; some may require more parking while others require less; therefore, general and specific uses have been identified with general uses allowed flexibility with reduced parking of up to 50% of the required number of stalls.

Table 320-612-1 Number of Parking Stalls

Reference §320-612.

Specific Use	**Parking Stalls Required**	
Assembly: Churches, funeral homes, theaters, auditoriums, community centers, vocational and night schools and other places of public assembly	1 for each 5 seats	
Bed-and-breakfast establishments	1 for each guest room	
Dwelling: ADU	1 for each dwelling	
Dwelling: Mobile/Manufacturing Home	2 for each dwelling unit	
Dwelling: Multifamily	1.5 for each dwelling unit	
Dwelling: Single-Family Attached	2 for each dwelling unit	

by County or State Departments of Transportation).

(3) Where it is deemed appropriate or desirable to construct a berm in the lot line landscape strip in order to restrict view and/or to absorb noise, Greenville may require this option for a landscape plan. The slope of the berm shall be minimally planted with a variety of conifer species spaced 20 feet on center.

(4) Mulch, rock, landscape stone, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

B. Foundation Plantings. Landscaping is required for all building foundations in order to provide visual breaks in the mass of the building.

(1) Such foundation landscaping shall be placed along 30% of the building's total perimeter, predominately near and along customer facades and entrances facing public streets.

(2) ~~One o~~Ornamental trees (ornamental shall be defined as any tree having a mature height less than 30 feet), and a variety of ~~five~~ shrubs/annuals/perennials/ground cover or a combination of shall be planted ~~for every 25 linear feet of~~ along the building foundation planter area.

(3) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

C. Curbed planting islands or peninsulas shall be provided in off-street parking areas, as described below.

(1) Islands and peninsulas shall be placed at the ends of parking rows or along designated pedestrian circulation areas.

~~(1) Parking spaces must be separated by a planting island or peninsula at the rate of one island/peninsula for each row of 15 consecutive parking spaces for single-row configurations, or for each 30 consecutive parking spaces in double-row configurations.~~

(2) Each island or peninsula shall be at least ~~360 square feet in area for single-row configurations, and 720 square feet in area for double-row configurations~~10 feet wide and match the length of the parking stall.

(3) One ~~shade~~ tree shall be planted in each island or peninsula for single-row configurations, and two ~~shade~~ trees shall be planted in each island or peninsula for double-row configurations.

~~(4)(1) Islands and peninsulas shall be placed at the ends of parking rows or along~~

~~designated pedestrian circulation areas.~~

~~(5)~~(4) Alternatives.

(a) Planted boulevards within interior off-street parking areas may be considered as an alternative to islands and peninsulas and shall be a minimum of 8 feet wide and shall relocate the required ~~shade~~ trees from the islands/peninsulas to the boulevard.

(b) Parking spaces along the perimeter of the off-street parking areas may plant the required tree on the backside of the parking space ~~every 15 spaces instead of installing an island or peninsula~~.

~~(6)~~(5) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

D. Buffer yard landscaping. Any commercial, industrial or other non-residential use adjacent to a residential use or zoning district shall provide a landscaped buffer yard along the full length of the affected side to afford protection to the residential uses from the glare of lights, from visual encroachment, and from the transmission of noise. Required buffer yards shall be landscaped as described below. Combinations of trees, shrubs, berms, and fences shall create screening, which is at least 50% impervious at planting to sight.

(1) Buffer yards required for commercial/non-residential uses zoned NC, GC, INST, AD, and R3 shall be a minimum 10 feet wide and shall be planted with a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(2) Buffer yards required for industrial/non-residential uses zoned IND shall be a minimum 25 feet wide and shall be planted with a double row of a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(3) Buffer yards required for commercial/industrial/non-residential uses zoned AGD-FP, AGD, OS, RR, R1, R2, and R4 shall be a minimum 10 feet wide and shall be planted with a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(4) As an alternative to these buffer yard landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line, except chainlink fences with or without privacy slats shall be prohibited, with the remainder of the required buffer yard planted with a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater). The required trees shall be located between the lot line and fence.

(5) The required buffer yard shall be a greenspace where no portion of a building, parking, and driving, loading, or storage area may be located.

(6) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

E. Screening requirements. The intent of these requirements is to provide a visual screen around service equipment, outdoor storage, shipping and receiving docks, and trash collections areas contained within commercial, industrial, and non-residential properties. Reference §320-504(FF)(2)(b).

(1) At the time of installation or planting, screening materials of a variety of conifer plantings must be at least 50% impervious at planting to sight and be sufficiently high and long to accomplish the desired blockage of view year-round. These plantings shall be located adjacent to the area being screened.

(a) As an alternative to the landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line (chain link fences with or without privacy slats shall be prohibited), with the remainder of the required strip planted with a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater). The required strip shall be a greenspace where no portion of a building, parking, and driving, loading, or storage area may be located.

(2) Trash collection areas. All exterior storage in refuse disposal areas, trash collection dumpsters, and trash pads on commercial, industrial, and non-residential properties shall be located and oriented to be as inconspicuous as possible. They shall be screened from view to all adjacent properties, all adjacent road right-of-way, and if located within commercial developments, from view to on-site entrance drives and parking areas. Screening materials may consist of the following:

(a) A six-foot-high sight-tight fence or wall; chain link fences with or without privacy slats shall be prohibited; or

(b) An evergreen screen sufficient to provide 100% screening at the time of planting.

(3) Berms. Berms are allowed and encouraged when combined with landscaping; See §320-508(A) for requirements.

(4) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

F. Easements. Landscaping/fences/walls are not allowed within easements. If an easement exists or is required and screening is required where the easement is screening shall still be required but shall be designed/located to comply with the regulations outside of the easement. Landscaping/fences/walls may be allowed within easements on a case-by-case basis as long as it will not conflict with the purpose of the easement.

§ 320-636 **Planting specifications.**
Plant materials provided in conformance with the requirements of this Article shall be equal to or better in quality than the standards of the American Association of Nurserymen. The minimum sizes of plant materials shall satisfy the requirements of this Article are as follows:

A. Shade tree: 2 1/2-inch caliper at time of planting.

B. Ornamental tree: 1 1/2-inch caliper at time of planting.

C. Evergreen tree: five feet height at time of planting.

D. Shrub: 18 inches to 24 inches in height or spread at the time of planting.

§ 320-637 **Substitutions and modifications.**

A. To meet unique site design conditions or to overcome obstructions, conflicts, or other factors, the following planting substitutions may be approved as described below.

(1) Two ornamental trees may be substituted in place of one shade tree.

(2) Two evergreen trees may be substituted in place of one shade tree.

(3) One evergreen tree may be substituted in place of five shrubs.

(4) One shade tree may be substituted in place of 10 shrubs.

B. While plant materials should generally be distributed proportionately on the lot in accordance with the standards of this Article, alterations and variations in the planting pattern may be approved, on a case-by-case basis, to maximize the effectiveness of the installed landscaping.

C. Flexibility on relief may be provided in meeting the landscape standards in cases where quantity and location of planting material would be difficult to install due to site/environmental or life/safety reasons, including restrictions within vision triangles, or unique land uses being proposed for development. In these cases, required plant material shall be relocated elsewhere on the site. The Planning Commission shall review and may approve a reduction in plant quantity due to the circumstances listed above if there isn't room on site to relocate the required plant material. If a reduction is approved, the Planning Commission shall require fee-in-lieu, based on the market rate of the plant material being reduced, to be used for landscaping within the public right-of-way or on public property. Flexibility or relief may also be granted in cases where plantings may be better served in a different location on the site.

Parking area, paved (asphalt, concrete, pavers etc.)	§320-611(A)(2)(b)	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Parking of vehicles and equipment	§320-609 & §320-611	No	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Patios*	§320-508(G)	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Pergolas*		Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Playsets*		No	P	P	P							P	P	P	P	P	P	P	P	P	P	
Pools*		Yes, only if impervious surfaces are installed	P	P	P							P	P	P	P	P	P	P	P	P	P	
Sheds*	§320-508(H)	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Signs	Part 320-700	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Signs, Electronic Messaging	§320-713	Yes			~~S~~P													~~S~~P	~~S~~P	~~S~~P	~~S~~P	~~S~~P
Solar Energy Equipment for private use not associated with a public or private utility		Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Wind Turbines for private use not associated with a public or private utility		Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P

***If located within the AGD-FP and is certified as a Farmland Preservation Zoning District these uses may be permitted as an appurtenance to a permitted residence consistent with Wis. Stats. 91.01(1) as amended.**

§ 320-712 **Lighting of Signs.**
Reference Table 320-711-2.

A. Signs may be floodlighted or internally illuminated, subject to the following restrictions.

(1) Lighting shall be effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled ways of a public right-of-way and are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or otherwise interfere with any driver's operation of a motor vehicle.

(2) Lighting shall be effectively shielded as to prevent beams or rays of light from being directed at any residential property and which are of such intensity or brilliance as to cause a public nuisance.

(3) No sign shall be so floodlighted or illuminated allowing it to interfere with the effectiveness of or obscures an official traffic sign, device or signal.

§ 320-713 **Electronic messaging signs.**
Electronic messaging signs may be permitted subject to the following regulations, Table 320-507-1 and Table 320-711-2:

~~A. A Special Exception is required to be granted in compliance with §320-205 Special Exceptions.~~

~~B.~~A. Time and temperature and gas station price signs are exempt from these regulations.

~~C.~~B. The changeable messaging sign copy area shall be incorporated into the design of the gross area of the sign.

~~D.~~C. Setback from residential. The leading edge of the electronic messaging sign shall be setback a minimum distance of 200 feet from an abutting residential district boundary.

~~E.~~D. Setback from other electronic messaging signs. Electronic messaging signs shall be separated from other electronic messaging signs on adjacent properties by a minimum distance of 50 feet.

~~F.~~E. Orientation. When located within 250 feet of a residentially used lot in a residential zone, all parts of the electronic changeable copy sign must be oriented so that no portion of the sign face is visible from an existing or permitted principal structure on that residential lot.

~~G.~~F. The area of electronic messaging sign copy shall not exceed 33% of the maximum gross area of the sign to which they are incorporated.

~~H.~~G. No sign shall be erected or maintained or be so placed or illuminated that it

(2) Submittals exceeding lot restrictions.

(a) In the event Greenville receives approval requests for land divisions exceeding the maximum allowable number of lots outside of the Greenville Sewer Service Area, review of the requests shall be in the order in which they were received. Within 30 days of receipt of such land division, the Planning Commission shall notify the applicant in writing the submittal would not meet the requirements of this chapter and reject the land division until such time the proposed division would not exceed the restrictions herein. The residual number of allowable lots shall carry over into the succeeding calendar year. Thereafter, the Planning Commission and Board, in the order of submittal, shall take action to approve, conditionally approve or reject the land division consistent with this chapter.

§ 270-9 Extraterritorial Review.

This chapter is expressly applicable to plats and certified survey maps within Greenville's extraterritorial jurisdiction, pursuant to §236.45 Wis. Stats. Extraterritorial plats shall follow the final plat application requirements of §270-13. Extraterritorial certified survey maps shall follow the land division (certified survey map) application requirements of §270-15.

Article III
Terminology

§ 270-9 **Word usage.**
Words used in the present tense include the future, the singular number includes the plural number and the plural number includes the singular number. The word "shall" is mandatory.

§ 270-10 **Definitions.**
For the purpose of these regulations, the following terms are defined. The Merriam Webster Dictionary shall be used to define words that may not be specifically defined.

ALLEY
A public or private right-of-way shown on a plat, which provides secondary access to a lot, block or parcel of land.

BOARD
Shall refer to the elected officials of Greenville.

BLOCK
A parcel of land existing within well-defined boundaries usually being an area surrounded by streets or other physical barriers.

BUILDING LINE
A line parallel to a lot line and at a distance from the lot line to comply with the applicable zoning ordinance's yard requirements.

BUILDING SITE
A parcel of land occupied, or intended to be occupied, by a structure as permitted under applicable zoning regulations.

CERTIFIED SURVEY MAP
A map of a land split prepared in accordance with this chapter and Chapter 236 of the Wisconsin Statutes.

VILLAGE OF GREENVILLE
ORDINANCE 4-25
AMENDMENT TO CHAPTER 320 ZONING ORDINANCE

WHEREAS, the Village of Greenville periodically amends the Zoning Ordinance to address concerns and issues; and

WHEREAS, The Greenville Planning Commission held a public hearing on the proposed amendments on February 10, 2025; and

WHEREAS, The Greenville Planning Commission has made a recommendation to the Village of Greenville Village Board and the Village of Greenville Village Board hereby finds the proposed amendments are consistent with its Comprehensive Plan.

THEREFORE, BE IT ORDAINED, the Village Board of the Village of Greenville, Outagamie County does hereby amends Chapter 320 Zoning Ordinance as follows in Exhibit A.

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

This Ordinance shall take effect upon passage and publication.
Adopted this 10th day of February, 2025.

VILLAGE OF GREENVILLE:

_____
Jack Anderson
Village President

Attest:

_____
Wendy Helgeson
Clerk

fences for the purpose of enhancing their privacy, increasing or maintaining property value, or improving the aesthetics of the property. At the same time, it is important these structures do not infringe upon safety, or nearby current or future neighbors, by unreasonably restricting their view or quality of life or negatively impacting property value. Additionally, fences allowed to be constructed must be maintained to preserve the quality originally intended.

(b) Athletic fields/courts fences/walls are exempt from height restrictions and permit requirements.

(c) Fences and walls on lots and parcels zoned for residential uses may be permitted in any required yard or along the edge of any required yard, unless prohibited by other restrictions. No fence or wall may exceed a height of four feet along the sides or front edge of any required front or corner side yard measuring from the property line to the setback line. No fence or wall may exceed a height of six feet in any other required yard or along the edge of any required yard. Height shall be measured from the average grade. Fences within the required front or corner side yards shall be a minimum 50% open or see through.

(d) Fences and walls on lots and parcels zoned and being used for agricultural, commercial, industrial, institutional and open space purposes may not exceed a height of eight feet; provided, however, a security topper not to exceed two feet may be added to any fence along any property line except a property line adjoining a road. Height shall be measured from the average grade.

(e) The finished or decorative side of a fence or wall shall face the adjoining property, and no part of a fence or wall shall project over the property line.

(f) No fence or wall is permitted within any Greenville stormwater, water or sanitary sewer easement, except as provided as follows. Other utility easements may also have restrictions.

i. A permit may be granted for a fence within a drainage or storm sewer easement provided all the following are met:
   1. Fence to be open, wrought iron or aluminum style fence, no solid type fences are allowed.
   2. Greenville staff verify and approve location of fence.
   3. The fence be a minimum of 5-feet away from any storm inlet or underground storm pipe.
   ~~(f)~~4. The property owner enters into a written agreement recorded with the Outagamie County Register of Deeds acknowledging the conditions of approval. The applicant pays the recording fee.

(g) All fences and walls must provide for natural surface water flow.

(6) No person shall burn fuel in any outdoor heating units other than the fuel recommended by the manufacturer. The following fuels are prohibited: trash, plastics, gasoline, naphtha, household garbage, material treated with petroleum products, particle board, railroad ties, telephone poles, pressure-treated wood, leaves, paper products and cardboard, or any other material that may cause offensive or noxious odors, smoke, airborne ash or debris.

(7) The exterior of any outdoor heating unit shall be maintained and kept in good working condition in accordance with the manufacturer's maintenance recommendation. Any storage buildings related to the outdoor heating device will need an additional permit.

(8) No detached energy system shall create an undesirable impact upon adjacent property or otherwise create a public nuisance as defined in Chapter 198 Nuisances of the Greenville Municipal Code. Enforcement actions may be taken in accordance with Chapter 198 should the Town determine any device is in conflict with the public nuisance ordinance.

F. Hunting Blind: Shall be defined as a structure that is used for hunting. It shall be a maximum of 100 square feet and may be located on the ground or be elevated. It shall not be used as a dwelling unit. If located within the AGD-FP and is certified as a Farmland Preservation Zoning District, it shall not have a permanent foundation.

G. Patio: Shall be defined as a flat structure that is constructed with brick, block, concrete, asphalt, gravel, or another similar surface.

H. Shed: Shall be defined as an accessory building designed or used for inside parking of private motor vehicles, recreational vehicles or boats, storage of personal property, and commonly accepted accessory uses related to and by the occupant of the principal building/use. Sheds shall be 500 square feet or less. Sheds 150 square feet and less without electrical, plumbing, or HVAC are not subject to UDC construction standards.

(1) The following types of structures shall be prohibited:

~~(a)~~I. Metal storage containers for residential use.

§ 320-510 Prohibited uses and structures.
The following is a list of prohibited uses and structures:

A. "Carport" shall be defined as a structure generally used for storing or parking vehicles that is constructed with materials such as canvas, tarps, or similar materials as a covering, roof, or wall. This does not include structures that are clearly temporary in nature such as shade tents, easy-up canopies, and other similar products that can be easily taken down.

B. Metal storage containers in residential districts.

§ 320-511-320-515 **Reserved.**

E. No part of a yard, open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Chapter shall be included as part of a yard, open space, off-street parking or loading space similarly required for any other building except if allowed in another part of this Chapter.

§ 320-610 **Parking dimensions.**

Table 320-610-1 Minimum Parking Dimensions

Reference Diagram 320-610-1	**30°**	**45°**	**60°**	**90°**
Stall width perpendicular to parking stall: Surface Parking	10 ft.	10 ft.	10 ft.	10 ft.
Stall width perpendicular to parking stall: Parking Ramp above or below ground	9 ft.	9 ft.	9 ft.	9 ft.
Stall depth	18 ft.	19 ft.	20.5 ft.	18 ft.
One-way drive aisle width	~~12~~ 20 ft.	~~13~~ 20 ft.	~~18~~ 20 ft.	24 ft.
Two-way drive aisle width	22 ft.	22 ft.	24 ft.	24 ft.
Parallel parking	8 ft. x 22 ft.			
Flexibility may be provided to existing parking facilities that expand parking if existing parking dimensions are less than the dimensions required; the expanded parking facilities may be allowed to match the existing parking dimensions and will be reviewed on a case by case basis.				

ii. The use of compacted stone or gravel may be allowed for non-residential parking areas only when approved as a Special Exception as allowed in Table 320-507-1 only for parking, maneuvering, and use of heavy machinery/construction equipment in conjunction with the operation/business of the property. This excludes semi-tractor/trailers and/or delivery vehicles.

B. Curb and gutter. Concrete curb and gutter shall be required in all new parking lots; existing parking lots that add parking are not required to install curb and gutter in the existing parking lot if curb and gutter does not already exist. Where alternatives to concrete curb and gutter are demonstrated to be more appropriate, it may be approved by the Public Works Director and Engineer. Curb cuts may be permitted intermittently to allow for the treatment of stormwater.

§ 320-612 **Number of parking stalls.**
The minimum number of parking stalls required are shown in Table 320-612-1. Greenville recognizes not all land uses function the same; some may require more parking while others require less; therefore, general and specific uses have been identified with general uses allowed flexibility with reduced parking of up to 50% of the required number of stalls.

Table 320-612-1 Number of Parking Stalls

Reference §320-612.

Specific Use	**Parking Stalls Required**	
Assembly: Churches, funeral homes, theaters, auditoriums, community centers, vocational and night schools and other places of public assembly	1 for each 5 seats	
Bed-and-breakfast establishments	1 for each guest room	
Dwelling: ADU	1 for each dwelling	
Dwelling: Mobile/Manufacturing Home	2 for each dwelling unit	
Dwelling: Multifamily	1.5 for each dwelling unit	
Dwelling: Single-Family Attached	2 for each dwelling unit	

by County or State Departments of Transportation).

(3) Where it is deemed appropriate or desirable to construct a berm in the lot line landscape strip in order to restrict view and/or to absorb noise, Greenville may require this option for a landscape plan. The slope of the berm shall be minimally planted with a variety of conifer species spaced 20 feet on center.

(4) Mulch, rock, landscape stone, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

B. Foundation Plantings. Landscaping is required for all building foundations in order to provide visual breaks in the mass of the building.

(1) Such foundation landscaping shall be placed along 30% of the building's total perimeter, predominately near and along customer facades and entrances facing public streets.

(2) ~~One o~~Ornamental trees (ornamental shall be defined as any tree having a mature height less than 30 feet), and a variety of ~~five~~ shrubs/annuals/perennials/ground cover or a combination of shall be planted ~~for every 25 linear feet of~~ along the building foundation planter area.

(3) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

C. Curbed planting islands or peninsulas shall be provided in off-street parking areas, as described below.

(1) Islands and peninsulas shall be placed at the ends of parking rows or along designated pedestrian circulation areas.

~~(1) Parking spaces must be separated by a planting island or peninsula at the rate of one island/peninsula for each row of 15 consecutive parking spaces for single-row configurations, or for each 30 consecutive parking spaces in double-row configurations.~~

(2) Each island or peninsula shall be at least ~~360 square feet in area for single-row configurations, and 720 square feet in area for double-row configurations~~10 feet wide and match the length of the parking stall.

(3) One ~~shade~~ tree shall be planted in each island or peninsula for single-row configurations, and two ~~shade~~ trees shall be planted in each island or peninsula for double-row configurations.

~~(4)(1) Islands and peninsulas shall be placed at the ends of parking rows or along~~

~~designated pedestrian circulation areas.~~

~~(5)~~(4) Alternatives.

(a) Planted boulevards within interior off-street parking areas may be considered as an alternative to islands and peninsulas and shall be a minimum of 8 feet wide and shall relocate the required ~~shade~~ trees from the islands/peninsulas to the boulevard.

(b) Parking spaces along the perimeter of the off-street parking areas may plant the required tree on the backside of the parking space ~~every 15 spaces instead of installing an island or peninsula~~.

~~(6)~~(5) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

D. Buffer yard landscaping. Any commercial, industrial or other non-residential use adjacent to a residential use or zoning district shall provide a landscaped buffer yard along the full length of the affected side to afford protection to the residential uses from the glare of lights, from visual encroachment, and from the transmission of noise. Required buffer yards shall be landscaped as described below. Combinations of trees, shrubs, berms, and fences shall create screening, which is at least 50% impervious at planting to sight.

(1) Buffer yards required for commercial/non-residential uses zoned NC, GC, INST, AD, and R3 shall be a minimum 10 feet wide and shall be planted with a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(2) Buffer yards required for industrial/non-residential uses zoned IND shall be a minimum 25 feet wide and shall be planted with a double row of a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(3) Buffer yards required for commercial/industrial/non-residential uses zoned AGD-FP, AGD, OS, RR, R1, R2, and R4 shall be a minimum 10 feet wide and shall be planted with a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(4) As an alternative to these buffer yard landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line, except chainlink fences with or without privacy slats shall be prohibited, with the remainder of the required buffer yard planted with a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater). The required trees shall be located between the lot line and fence.

(5) The required buffer yard shall be a greenspace where no portion of a building, parking, and driving, loading, or storage area may be located.

(6) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

E. Screening requirements. The intent of these requirements is to provide a visual screen around service equipment, outdoor storage, shipping and receiving docks, and trash collections areas contained within commercial, industrial, and non-residential properties. Reference §320-504(FF)(2)(b).

(1) At the time of installation or planting, screening materials of a variety of conifer plantings must be at least 50% impervious at planting to sight and be sufficiently high and long to accomplish the desired blockage of view year-round. These plantings shall be located adjacent to the area being screened.

(a) As an alternative to the landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line (chain link fences with or without privacy slats shall be prohibited), with the remainder of the required strip planted with a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater). The required strip shall be a greenspace where no portion of a building, parking, and driving, loading, or storage area may be located.

(2) Trash collection areas. All exterior storage in refuse disposal areas, trash collection dumpsters, and trash pads on commercial, industrial, and non-residential properties shall be located and oriented to be as inconspicuous as possible. They shall be screened from view to all adjacent properties, all adjacent road right-of-way, and if located within commercial developments, from view to on-site entrance drives and parking areas. Screening materials may consist of the following:

(a) A six-foot-high sight-tight fence or wall; chain link fences with or without privacy slats shall be prohibited; or

(b) An evergreen screen sufficient to provide 100% screening at the time of planting.

(3) Berms. Berms are allowed and encouraged when combined with landscaping; See §320-508(A) for requirements.

(4) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

F. Easements. Landscaping/fences/walls are not allowed within easements. If an easement exists or is required and screening is required where the easement is screening shall still be required but shall be designed/located to comply with the regulations outside of the easement. Landscaping/fences/walls may be allowed within easements on a case-by-case basis as long as it will not conflict with the purpose of the easement.

§ 320-636 **Planting specifications.**
Plant materials provided in conformance with the requirements of this Article shall be equal to or better in quality than the standards of the American Association of Nurserymen. The minimum sizes of plant materials shall satisfy the requirements of this Article are as follows:

A. Shade tree: 2 1/2-inch caliper at time of planting.

B. Ornamental tree: 1 1/2-inch caliper at time of planting.

C. Evergreen tree: five feet height at time of planting.

D. Shrub: 18 inches to 24 inches in height or spread at the time of planting.

§ 320-637 **Substitutions and modifications.**

A. To meet unique site design conditions or to overcome obstructions, conflicts, or other factors, the following planting substitutions may be approved as described below.

(1) Two ornamental trees may be substituted in place of one shade tree.

(2) Two evergreen trees may be substituted in place of one shade tree.

(3) One evergreen tree may be substituted in place of five shrubs.

(4) One shade tree may be substituted in place of 10 shrubs.

B. While plant materials should generally be distributed proportionately on the lot in accordance with the standards of this Article, alterations and variations in the planting pattern may be approved, on a case-by-case basis, to maximize the effectiveness of the installed landscaping.

C. Flexibility on relief may be provided in meeting the landscape standards in cases where quantity and location of planting material would be difficult to install due to site/environmental or life/safety reasons, including restrictions within vision triangles, or unique land uses being proposed for development. In these cases, required plant material shall be relocated elsewhere on the site. The Planning Commission shall review and may approve a reduction in plant quantity due to the circumstances listed above if there isn't room on site to relocate the required plant material. If a reduction is approved, the Planning Commission shall require fee-in-lieu, based on the market rate of the plant material being reduced, to be used for landscaping within the public right-of-way or on public property. Flexibility or relief may also be granted in cases where plantings may be better served in a different location on the site.

Parking area, paved (asphalt, concrete, pavers etc.)	§320-611(A)(2)(b)	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Parking of vehicles and equipment	§320-609 & §320-611	No	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Patios*	§320-508(G)	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Pergolas*		Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Playsets*		No	P	P	P							P	P	P	P	P	P	P	P	P	P	
Pools*		Yes, only if impervious surfaces are installed	P	P	P							P	P	P	P	P	P	P	P	P	P	
Sheds*	§320-508(H)	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Signs	Part 320-700	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Signs, Electronic Messaging	§320-713	Yes			~~S~~P													~~S~~P	~~S~~P	~~S~~P	~~S~~P	~~S~~P
Solar Energy Equipment for private use not associated with a public or private utility		Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Wind Turbines for private use not associated with a public or private utility		Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P

***If located within the AGD-FP and is certified as a Farmland Preservation Zoning District these uses may be permitted as an appurtenance to a permitted residence consistent with Wis. Stats. 91.01(1) as amended.**

§ 320-712 **Lighting of Signs.**
Reference Table 320-711-2.

A. Signs may be floodlighted or internally illuminated, subject to the following restrictions.

(1) Lighting shall be effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled ways of a public right-of-way and are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or otherwise interfere with any driver's operation of a motor vehicle.

(2) Lighting shall be effectively shielded as to prevent beams or rays of light from being directed at any residential property and which are of such intensity or brilliance as to cause a public nuisance.

(3) No sign shall be so floodlighted or illuminated allowing it to interfere with the effectiveness of or obscures an official traffic sign, device or signal.

§ 320-713 **Electronic messaging signs.**
Electronic messaging signs may be permitted subject to the following regulations, Table 320-507-1 and Table 320-711-2:

~~A. A Special Exception is required to be granted in compliance with §320-205 Special Exceptions.~~

~~B.~~A. Time and temperature and gas station price signs are exempt from these regulations.

~~C.~~B. The changeable messaging sign copy area shall be incorporated into the design of the gross area of the sign.

~~D.~~C. Setback from residential. The leading edge of the electronic messaging sign shall be setback a minimum distance of 200 feet from an abutting residential district boundary.

~~E.~~D. Setback from other electronic messaging signs. Electronic messaging signs shall be separated from other electronic messaging signs on adjacent properties by a minimum distance of 50 feet.

~~F.~~E. Orientation. When located within 250 feet of a residentially used lot in a residential zone, all parts of the electronic changeable copy sign must be oriented so that no portion of the sign face is visible from an existing or permitted principal structure on that residential lot.

~~G.~~F. The area of electronic messaging sign copy shall not exceed 33% of the maximum gross area of the sign to which they are incorporated.

~~H.~~G. No sign shall be erected or maintained or be so placed or illuminated that it

EXHIBIT A – ZONING TEXT AMENDMENTS

"Greenville"

AGENDA MEMORANDUM

To:	Ad Hod Development Committee Members
From:	Mark J. Mommaerts, AICP, Village Planner
Date:	February 10, 2025
RE:	**Zoning & Subdivision Ordinance Amendments**

ACTION TYPE: This item is for Planning Commission and Village Board discussion and possible action.

BACKGROUND & SUMMARY: The proposed zoning and subdivision ordinance amendments have been discussed over the past several meetings. The proposed changes include amendments to the zoning ordinance to make electronic message signs a permitted use rather than special exception, prohibit carports, reducing permit requirements for sheds under 150-sq ft, allows for certain types of fences within drainage easements, fire lane access requirements, and changes to landscaping standards such as allowing landscape rock. The proposed changes to the subdivision ordinance include adding language to clarify extraterritorial reviews for plats and CSMs.

Previously reviewed amendments to the Comprehensive Plan regarding the number of active residential developments and proposes lot size requirements adjacent to environmental areas is still under discussion.

Link to Zoning Ordinance
Like to Subdivision Ordinance

RECOMMENDATION: Staff recommends approval of Ordinance 4-25, Zoning Text Amendments, and Ordinance 5-25, Subdivision Control Amendments.

- Planning Commission: If the Planning Commission is in agreement, the following motions can be made:
    1. **Motion to recommend approval of Ordinance 4-25, Zoning Text Amendments, to the Village Board**.
    2. **Motion to recommend approval of Ordinance 5-25, Subdivision Control Amendments, to the Village Board.**

- Village Board: If the Village Board is in agreement, the following motion can be made:
    1. **Motion to approve Ordinance 4-25, Zoning Text Amendments**.
    2. **Motion to approve Ordinance 5-25, Subdivision Control Amendments**.

The Planning Commission or Village Board may choose to eliminate or modify any of the proposed amendments.

Proposed changes to Zoning Ordinance:

- Signs (Planning Dept.)
  - Table 320-507-1 – change "Signs, Electronic Messaging" from "S" to "P" (Page 85)
  - Section 320-713 – remove Section A and renumber remaining sections. Eliminates electronic message signs as Special Exception. (Page 153)
- Carports (Building Inspection & Planning Depts.)
  - Section 320-510 – added section for prohibited uses and structures. (Page 98)
- Drainage Easement Agreement (Public Works & Planning Depts.)
  - Section 320-508 B (2) (f) – add language to allow a fence in drainage easement. (Page 87)
  - Sheds not applicable to UDC
  - Section 320-508 H – amend so that sheds 150-sq ft and under do not have to meet UDC (Page 91)
- Fire Lane Access (Fire Dept)
  - Table 320-610-1 – amend drive aisle width to 20-feet minimum.
- Landscaping (Development Committee & Community Businesses)
  - Section 320-635 C – amended language to require curb & gutter landscape islands and peninsulas only at the ends of parking rows and required area of island/peninsulas to be 10-feet wide and the length of the parking stall.
  - Section 320-635 B(3) & C(6) & D(6) & E(4) – amended to allow landscape stone and rock.

Proposed changes to Subdivision Ordinance:

- Extraterritorial Review
  - Section 270-9 Extraterritorial Review. Added to clarify how extraterritorial plats and CSMs are reviewed.

Extraterritorial Plat approval process

- *New subdivisions*
  - *Pursuant to Section 270-13 D*
  - *Meets requirements of Greenville Subdivision Control Ordinance*
  - *Review and approval by Planning Commission and Village Board*
  - *Signature by Village President & Village Clerk*
- *Revisions to existing subdivisions (replats or affidavit of correction)*
  - *Review and approval by Planning Department*
  - *Signature by Village Planner*

Extraterritorial CSM approval process

- *CSM with new roadway creation*
  - *Pursuant to Section 270-15*
  - *Meets requirements of Greenville Subdivision Control Ordinance*
  - *Review and approval by Planning Commission and Village Board*
  - *Signature by Village President & Village Clerk*
- *CSM without new roadway creation*
  - *Pursuant to Section 270-15 B*
  - *Review and approval by Planning Department*
  - *Signature by Village Planner*

fences for the purpose of enhancing their privacy, increasing or maintaining property value, or improving the aesthetics of the property. At the same time, it is important these structures do not infringe upon safety, or nearby current or future neighbors, by unreasonably restricting their view or quality of life or negatively impacting property value. Additionally, fences allowed to be constructed must be maintained to preserve the quality originally intended.

(b) Athletic fields/courts fences/walls are exempt from height restrictions and permit requirements.

(c) Fences and walls on lots and parcels zoned for residential uses may be permitted in any required yard or along the edge of any required yard, unless prohibited by other restrictions. No fence or wall may exceed a height of four feet along the sides or front edge of any required front or corner side yard measuring from the property line to the setback line. No fence or wall may exceed a height of six feet in any other required yard or along the edge of any required yard. Height shall be measured from the average grade. Fences within the required front or corner side yards shall be a minimum 50% open or see through.

(d) Fences and walls on lots and parcels zoned and being used for agricultural, commercial, industrial, institutional and open space purposes may not exceed a height of eight feet; provided, however, a security topper not to exceed two feet may be added to any fence along any property line except a property line adjoining a road. Height shall be measured from the average grade.

(e) The finished or decorative side of a fence or wall shall face the adjoining property, and no part of a fence or wall shall project over the property line.

(f) No fence or wall is permitted within any Greenville stormwater, water or sanitary sewer easement, except as provided as follows. Other utility easements may also have restrictions.

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    2. Greenville staff verify and approve location of fence.
    3. The fence be a minimum of 5-feet away from any storm inlet or underground storm pipe.
    ~~(f)~~4. The property owner enters into a written agreement recorded with the Outagamie County Register of Deeds acknowledging the conditions of approval. The applicant pays the recording fee.

(g) All fences and walls must provide for natural surface water flow.

(6) No person shall burn fuel in any outdoor heating units other than the fuel recommended by the manufacturer. The following fuels are prohibited: trash, plastics, gasoline, naphtha, household garbage, material treated with petroleum products, particle board, railroad ties, telephone poles, pressure-treated wood, leaves, paper products and cardboard, or any other material that may cause offensive or noxious odors, smoke, airborne ash or debris.

(7) The exterior of any outdoor heating unit shall be maintained and kept in good working condition in accordance with the manufacturer's maintenance recommendation. Any storage buildings related to the outdoor heating device will need an additional permit.

(8) No detached energy system shall create an undesirable impact upon adjacent property or otherwise create a public nuisance as defined in Chapter 198 Nuisances of the Greenville Municipal Code. Enforcement actions may be taken in accordance with Chapter 198 should the Town determine any device is in conflict with the public nuisance ordinance.

F. Hunting Blind: Shall be defined as a structure that is used for hunting. It shall be a maximum of 100 square feet and may be located on the ground or be elevated. It shall not be used as a dwelling unit. If located within the AGD-FP and is certified as a Farmland Preservation Zoning District, it shall not have a permanent foundation.

G. Patio: Shall be defined as a flat structure that is constructed with brick, block, concrete, asphalt, gravel, or another similar surface.

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§ 320-511-320-515 **Reserved.**

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§ 320-610 **Parking dimensions.**

Table 320-610-1 Minimum Parking Dimensions

Reference Diagram 320-610-1	**30°**	**45°**	**60°**	**90°**
Stall width perpendicular to parking stall: Surface Parking	10 ft.	10 ft.	10 ft.	10 ft.
Stall width perpendicular to parking stall: Parking Ramp above or below ground	9 ft.	9 ft.	9 ft.	9 ft.
Stall depth	18 ft.	19 ft.	20.5 ft.	18 ft.
One-way drive aisle width	~~12~~ 20 ft.	~~13~~ 20 ft.	~~18~~ 20 ft.	24 ft.
Two-way drive aisle width	22 ft.	22 ft.	24 ft.	24 ft.
Parallel parking	8 ft. x 22 ft.			
Flexibility may be provided to existing parking facilities that expand parking if existing parking dimensions are less than the dimensions required; the expanded parking facilities may be allowed to match the existing parking dimensions and will be reviewed on a case by case basis.				

ii. The use of compacted stone or gravel may be allowed for non-residential parking areas only when approved as a Special Exception as allowed in Table 320-507-1 only for parking, maneuvering, and use of heavy machinery/construction equipment in conjunction with the operation/business of the property. This excludes semi-tractor/trailers and/or delivery vehicles.

B. Curb and gutter. Concrete curb and gutter shall be required in all new parking lots; existing parking lots that add parking are not required to install curb and gutter in the existing parking lot if curb and gutter does not already exist. Where alternatives to concrete curb and gutter are demonstrated to be more appropriate, it may be approved by the Public Works Director and Engineer. Curb cuts may be permitted intermittently to allow for the treatment of stormwater.

§ 320-612 **Number of parking stalls.**
The minimum number of parking stalls required are shown in Table 320-612-1. Greenville recognizes not all land uses function the same; some may require more parking while others require less; therefore, general and specific uses have been identified with general uses allowed flexibility with reduced parking of up to 50% of the required number of stalls.

Table 320-612-1 Number of Parking Stalls

Reference §320-612.

Specific Use	**Parking Stalls Required**	
Assembly: Churches, funeral homes, theaters, auditoriums, community centers, vocational and night schools and other places of public assembly	1 for each 5 seats	
Bed-and-breakfast establishments	1 for each guest room	
Dwelling: ADU	1 for each dwelling	
Dwelling: Mobile/Manufacturing Home	2 for each dwelling unit	
Dwelling: Multifamily	1.5 for each dwelling unit	
Dwelling: Single-Family Attached	2 for each dwelling unit	

by County or State Departments of Transportation).

(3) Where it is deemed appropriate or desirable to construct a berm in the lot line landscape strip in order to restrict view and/or to absorb noise, Greenville may require this option for a landscape plan. The slope of the berm shall be minimally planted with a variety of conifer species spaced 20 feet on center.

(4) Mulch, rock, landscape stone, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

B. Foundation Plantings. Landscaping is required for all building foundations in order to provide visual breaks in the mass of the building.

(1) Such foundation landscaping shall be placed along 30% of the building's total perimeter, predominately near and along customer facades and entrances facing public streets.

(2) ~~One o~~Ornamental trees (ornamental shall be defined as any tree having a mature height less than 30 feet), and a variety of ~~five~~ shrubs/annuals/perennials/ground cover or a combination of shall be planted ~~for every 25 linear feet of~~ along the building foundation planter area.

(3) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

C. Curbed planting islands or peninsulas shall be provided in off-street parking areas, as described below.

(1) Islands and peninsulas shall be placed at the ends of parking rows or along designated pedestrian circulation areas.

~~(1) Parking spaces must be separated by a planting island or peninsula at the rate of one island/peninsula for each row of 15 consecutive parking spaces for single-row configurations, or for each 30 consecutive parking spaces in double-row configurations.~~

(2) Each island or peninsula shall be at least ~~360 square feet in area for single-row configurations, and 720 square feet in area for double-row configurations~~10 feet wide and match the length of the parking stall.

(3) One ~~shade~~ tree shall be planted in each island or peninsula for single-row configurations, and two ~~shade~~ trees shall be planted in each island or peninsula for double-row configurations.

~~(4)(1) Islands and peninsulas shall be placed at the ends of parking rows or along~~

~~designated pedestrian circulation areas.~~

~~(5)~~(4) Alternatives.

(a) Planted boulevards within interior off-street parking areas may be considered as an alternative to islands and peninsulas and shall be a minimum of 8 feet wide and shall relocate the required ~~shade~~ trees from the islands/peninsulas to the boulevard.

(b) Parking spaces along the perimeter of the off-street parking areas may plant the required tree on the backside of the parking space ~~every 15 spaces instead of installing an island or peninsula~~.

~~(6)~~(5) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

D. Buffer yard landscaping. Any commercial, industrial or other non-residential use adjacent to a residential use or zoning district shall provide a landscaped buffer yard along the full length of the affected side to afford protection to the residential uses from the glare of lights, from visual encroachment, and from the transmission of noise. Required buffer yards shall be landscaped as described below. Combinations of trees, shrubs, berms, and fences shall create screening, which is at least 50% impervious at planting to sight.

(1) Buffer yards required for commercial/non-residential uses zoned NC, GC, INST, AD, and R3 shall be a minimum 10 feet wide and shall be planted with a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(2) Buffer yards required for industrial/non-residential uses zoned IND shall be a minimum 25 feet wide and shall be planted with a double row of a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(3) Buffer yards required for commercial/industrial/non-residential uses zoned AGD-FP, AGD, OS, RR, R1, R2, and R4 shall be a minimum 10 feet wide and shall be planted with a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(4) As an alternative to these buffer yard landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line, except chainlink fences with or without privacy slats shall be prohibited, with the remainder of the required buffer yard planted with a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater). The required trees shall be located between the lot line and fence.

(5) The required buffer yard shall be a greenspace where no portion of a building, parking, and driving, loading, or storage area may be located.

(6) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

E. Screening requirements. The intent of these requirements is to provide a visual screen around service equipment, outdoor storage, shipping and receiving docks, and trash collections areas contained within commercial, industrial, and non-residential properties. Reference §320-504(FF)(2)(b).

(1) At the time of installation or planting, screening materials of a variety of conifer plantings must be at least 50% impervious at planting to sight and be sufficiently high and long to accomplish the desired blockage of view year-round. These plantings shall be located adjacent to the area being screened.

(a) As an alternative to the landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line (chain link fences with or without privacy slats shall be prohibited), with the remainder of the required strip planted with a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater). The required strip shall be a greenspace where no portion of a building, parking, and driving, loading, or storage area may be located.

(2) Trash collection areas. All exterior storage in refuse disposal areas, trash collection dumpsters, and trash pads on commercial, industrial, and non-residential properties shall be located and oriented to be as inconspicuous as possible. They shall be screened from view to all adjacent properties, all adjacent road right-of-way, and if located within commercial developments, from view to on-site entrance drives and parking areas. Screening materials may consist of the following:

(a) A six-foot-high sight-tight fence or wall; chain link fences with or without privacy slats shall be prohibited; or

(b) An evergreen screen sufficient to provide 100% screening at the time of planting.

(3) Berms. Berms are allowed and encouraged when combined with landscaping; See §320-508(A) for requirements.

(4) Mulch, landscape stone or rock, or other acceptable ~~organic~~ landscape bed material shall be placed around the base of all plant material and maintained on regular basis~~; rock, stone, gravel and similar materials shall be prohibited~~.

F. Easements. Landscaping/fences/walls are not allowed within easements. If an easement exists or is required and screening is required where the easement is screening shall still be required but shall be designed/located to comply with the regulations outside of the easement. Landscaping/fences/walls may be allowed within easements on a case-by-case basis as long as it will not conflict with the purpose of the easement.

§ 320-636 **Planting specifications.**
Plant materials provided in conformance with the requirements of this Article shall be equal to or better in quality than the standards of the American Association of Nurserymen. The minimum sizes of plant materials shall satisfy the requirements of this Article are as follows:

A. Shade tree: 2 1/2-inch caliper at time of planting.

B. Ornamental tree: 1 1/2-inch caliper at time of planting.

C. Evergreen tree: five feet height at time of planting.

D. Shrub: 18 inches to 24 inches in height or spread at the time of planting.

§ 320-637 **Substitutions and modifications.**

A. To meet unique site design conditions or to overcome obstructions, conflicts, or other factors, the following planting substitutions may be approved as described below.

(1) Two ornamental trees may be substituted in place of one shade tree.

(2) Two evergreen trees may be substituted in place of one shade tree.

(3) One evergreen tree may be substituted in place of five shrubs.

(4) One shade tree may be substituted in place of 10 shrubs.

B. While plant materials should generally be distributed proportionately on the lot in accordance with the standards of this Article, alterations and variations in the planting pattern may be approved, on a case-by-case basis, to maximize the effectiveness of the installed landscaping.

C. Flexibility on relief may be provided in meeting the landscape standards in cases where quantity and location of planting material would be difficult to install due to site/environmental or life/safety reasons, including restrictions within vision triangles, or unique land uses being proposed for development. In these cases, required plant material shall be relocated elsewhere on the site. The Planning Commission shall review and may approve a reduction in plant quantity due to the circumstances listed above if there isn't room on site to relocate the required plant material. If a reduction is approved, the Planning Commission shall require fee-in-lieu, based on the market rate of the plant material being reduced, to be used for landscaping within the public right-of-way or on public property. Flexibility or relief may also be granted in cases where plantings may be better served in a different location on the site.

Parking area, paved (asphalt, concrete, pavers etc.)	§320-611(A)(2)(b)	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Parking of vehicles and equipment	§320-609 & §320-611	No	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Patios*	§320-508(G)	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Pergolas*		Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Playsets*		No	P	P	P							P	P	P	P	P	P	P	P	P	P	
Pools*		Yes, only if impervious surfaces are installed	P	P	P							P	P	P	P	P	P	P	P	P	P	
Sheds*	§320-508(H)	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Signs	Part 320-700	Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Signs, Electronic Messaging	§320-713	Yes			~~S~~P													~~S~~P	~~S~~P	~~S~~P	~~S~~P	~~S~~P
Solar Energy Equipment for private use not associated with a public or private utility		Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P
Wind Turbines for private use not associated with a public or private utility		Yes	P	P	P							P	P	P	P	P	P	P	P	P	P	P

***If located within the AGD-FP and is certified as a Farmland Preservation Zoning District these uses may be permitted as an appurtenance to a permitted residence consistent with Wis. Stats. 91.01(1) as amended.**

§ 320-712 **Lighting of Signs.**
Reference Table 320-711-2.

A. Signs may be floodlighted or internally illuminated, subject to the following restrictions.

(1) Lighting shall be effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled ways of a public right-of-way and are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or otherwise interfere with any driver's operation of a motor vehicle.

(2) Lighting shall be effectively shielded as to prevent beams or rays of light from being directed at any residential property and which are of such intensity or brilliance as to cause a public nuisance.

(3) No sign shall be so floodlighted or illuminated allowing it to interfere with the effectiveness of or obscures an official traffic sign, device or signal.

§ 320-713 **Electronic messaging signs.**
Electronic messaging signs may be permitted subject to the following regulations, Table 320-507-1 and Table 320-711-2:

~~A. A Special Exception is required to be granted in compliance with §320-205 Special Exceptions.~~

~~B.~~A. Time and temperature and gas station price signs are exempt from these regulations.

~~C.~~B. The changeable messaging sign copy area shall be incorporated into the design of the gross area of the sign.

~~D.~~C. Setback from residential. The leading edge of the electronic messaging sign shall be setback a minimum distance of 200 feet from an abutting residential district boundary.

~~E.~~D. Setback from other electronic messaging signs. Electronic messaging signs shall be separated from other electronic messaging signs on adjacent properties by a minimum distance of 50 feet.

~~F.~~E. Orientation. When located within 250 feet of a residentially used lot in a residential zone, all parts of the electronic changeable copy sign must be oriented so that no portion of the sign face is visible from an existing or permitted principal structure on that residential lot.

~~G.~~F. The area of electronic messaging sign copy shall not exceed 33% of the maximum gross area of the sign to which they are incorporated.

~~H.~~G. No sign shall be erected or maintained or be so placed or illuminated that it

(2) Submittals exceeding lot restrictions.

(a) In the event Greenville receives approval requests for land divisions exceeding the maximum allowable number of lots outside of the Greenville Sewer Service Area, review of the requests shall be in the order in which they were received. Within 30 days of receipt of such land division, the Planning Commission shall notify the applicant in writing the submittal would not meet the requirements of this chapter and reject the land division until such time the proposed division would not exceed the restrictions herein. The residual number of allowable lots shall carry over into the succeeding calendar year. Thereafter, the Planning Commission and Board, in the order of submittal, shall take action to approve, conditionally approve or reject the land division consistent with this chapter.

§ 270-9 Extraterritorial Review.

This chapter is expressly applicable to plats and certified survey maps within Greenville's extraterritorial jurisdiction, pursuant to §236.45 Wis. Stats. Extraterritorial plats shall follow the final plat application requirements of §270-13. Extraterritorial certified survey maps shall follow the land division (certified survey map) application requirements of §270-15.

Article III
Terminology

§ 270-9 **Word usage.**
Words used in the present tense include the future, the singular number includes the plural number and the plural number includes the singular number. The word "shall" is mandatory.

§ 270-10 **Definitions.**
For the purpose of these regulations, the following terms are defined. The Merriam Webster Dictionary shall be used to define words that may not be specifically defined.

ALLEY
A public or private right-of-way shown on a plat, which provides secondary access to a lot, block or parcel of land.

BOARD
Shall refer to the elected officials of Greenville.

BLOCK
A parcel of land existing within well-defined boundaries usually being an area surrounded by streets or other physical barriers.

BUILDING LINE
A line parallel to a lot line and at a distance from the lot line to comply with the applicable zoning ordinance's yard requirements.

BUILDING SITE
A parcel of land occupied, or intended to be occupied, by a structure as permitted under applicable zoning regulations.

CERTIFIED SURVEY MAP
A map of a land split prepared in accordance with this chapter and Chapter 236 of the Wisconsin Statutes.

VILLAGE OF GREENVILLE
ORDINANCE 5-25
AMENDMENT TO CHAPTER 270 SUBDIVISION CONTROL ORDINANCE

WHEREAS, the Village of Greenville periodically amends the Subdivision Control Ordinance to address concerns and issues; and

WHEREAS, The Greenville Planning Commission held a public hearing on the proposed amendments on February 10, 2025; and

WHEREAS, The Greenville Planning Commission has made a recommendation to the Village of Greenville Village Board and the Village of Greenville Village Board hereby finds the proposed amendments are consistent with its Comprehensive Plan.

THEREFORE, BE IT ORDAINED, the Village Board of the Village of Greenville, Outagamie County does hereby amends Chapter 270 Subdivision Control Ordinance as follows:

1. *Section 270-9 shall be created as follows*:
   § 270-9 **Extraterritorial Review**.
   This chapter is expressly applicable to plats and certified survey maps within Greenville's extraterritorial jurisdiction, pursuant to §236.45 Wis. Stats. Extraterritorial plats shall follow the final plat application requirements of §270-13. Extraterritorial certified survey maps shall follow the land division (certified survey map) application requirements of §270-15.

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

This Ordinance shall take effect upon passage and publication.
Adopted this 10th day of February, 2025.

VILLAGE OF GREENVILLE:

_____
Jack Anderson
Village President

Attest:

_____
Wendy Helgeson
Clerk

Housing Affordability 2024 Report
Greenville, WI

Prepared by:

Village of Greenville

Date: January 2025

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Executive Summary

In 2018, the Wisconsin State Legislature approved new legislation which requires Cities and Villages of 10,000 population or more to provide two separate annual reports related to housing and housing fees in an effort to shed light and foster change on affordable housing issues across the state. Specifically, this document meets the requirements for Wis. Stats. 66.10013 (Housing Affordability report). While Greenville was still a Town in 2020 it did not meet the requirements of Wis. Stats. 66.10014 and did not need to complete or post a copy of the fee report on its website, it has however decided to participate in anticipation of becoming a Village. On November 3, 2020 the incorporation referendum passed and fully incorporated into a Village in 2021.

Housing Affordability Reporting Requirements

Requirements of this report include the following elements:

(1) In this section, "municipality" means a city or village with a population of 10,000 or more.

(2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:

a. The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.

b. The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.

c. A list and map of undeveloped parcels in the municipality that are zoned for residential development.

d. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

e. An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees. to do each of the following:

(1) Meet existing and forecasted housing demand, and;
(2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Housing Affordability Data and Responses

Number of Development Approvals

Part 2A: The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year (2024) for Greenville is illustrated in Table 1.

Table 1: Greenville Approved Plats, CSM's and Building Permits

Subdivision Plats	Certified Survey Maps	Condominium Plats	Single Family Building Permits	2-Family Building Permits	Multi-family Building Permits	Mobile Home Building Permits
0	11	1	46	3	0	1

Part 2B: The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year (2024) for Greenville is illustrated in Table 2.

Table 2: Greenville Proposed Residential Dwelling Units by Type

Residential Dwelling Units (Subdivision Plats)	Residential Dwelling Units (Certified Survey Map)	Residential Dwelling Units (Condominium Plats)	Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Building Units
0	7	27	46	6	0	1

Undeveloped Parcels Zoned for Residential Development

Parts 2C/2D: A list and map of undeveloped parcels in the municipality that are zoned for residential development. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

Maps for Greenville were developed using a variety of GIS data sources. From a process standpoint, these maps were developed using the following methodologies:

1. Map 1 was created by using current tax parcel data. A subset of "vacant" parcels was created by selecting all parcels which had no "improvement value" on the property.

2. Current zoning districts were overlain on this subset of vacant parcels and additional parcels were removed as necessary (i.e. stormwater ponds, larger areas of institutional lands which have no development potential, etc.).

3. The final map illustrates vacant parcels that contain "residential" zoning and those that are "non-residential" (i.e. commercial, industrial, institutional, etc.) in nature.

4. Table 3 was created which provides the listing of parcels along with additional property characteristics.

Undeveloped Parcels with Available Public Facilities/Services

Map 2 was created using the aforementioned data layers, plus the inclusion of municipal water and sewer line location data.

1. Municipal sewer and water line data was obtained, typically with service lines being located in the road rights-of-way.

2. A 100-foot 'buffer' was applied to either side of these service lines.

3. Any of the vacant residential/non-residential zoned parcels which fell partly within this 100-foot buffer were selected to produce a map showing which undeveloped parcels have services available.

Plans & Regulations

Part 2E: An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to: 1) Meet existing and forecasted housing demand, and; 2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Greenville has a number of plans, policies, regulations and fee/permit requirements which guide land use and matters pertaining to residential housing development.

Greenville's comprehensive plan, adopted in 2019, and includes a future land use map, illustrates the preferred land use and sets forth the broad policy decisions regarding the location and types of housing that are envisioned in the future. This document is of primary importance in that it sets the tone for addressing affordable housing opportunities and guiding development decisions (Map 3). This plan addresses many aspects of housing, including affordable housing and key aspects of the plan are shown in Table 5.

Table 5: Greenville Comprehensive Plan Summary

Questions / Topics Regarding Comprehensive Plan	Details
Year comprehensive plan adopted	*2019*
Amendments made to the plan to accommodate residential development	*Ord 08-20*
Next scheduled/planned 10-year update for the Comprehensive Plan	*2029*
Were specific concerns about affordable housing brought up by your plan commission, business community or residents during the plan development process for your current comprehensive plan?	*Yes*
If yes, was affordable housing a community issue at that time, or was it alluded to as a future issue?	*Yes*
Were there any housing-related organizations or individuals involved in the development of the current comprehensive plan (or its housing element)?	*Yes*
Is there a dedicated municipal Committee responsible for implementing and monitoring all/portions of the housing element of the current comprehensive plan?	*Yes*
Does the housing element of the current comprehensive plan get referenced/reviewed formally during new housing development proposals (re-zonings, platting, etc.)?	*Yes*

Questions / Topics Regarding Comprehensive Plan	Details
Is there dedicated municipal staff which lead, or assist, in the implementation and monitoring of the current comprehensive plan's housing element?	*Yes*
Are there existing non-profit organizations involved in the implementation of the current comprehensive plan's housing element?	*No*
Were existing zoning ordinances, subdivision regulations or other codes/ordinances significantly modified after the plan's adoption to better align with the housing element?	*Subdivision Ordinance Rewrite 2019, Zoning Ordinance Rewrite 2020*
Are you a CDBG-Entitlement Community that has prepared an Impediments to Fair Housing study?	*No*
Have you completed other housing market or assessment studies?	*Sub-Area Plan and Market Study 2020*
What limiting factors are present which prevent your community from moving forward on further implementation of the current comprehensive plan's housing element? Please describe.	*funding, perform studies; further planning*

Additional plans, policies and regulations have been adopted by Greenville to address residential housing including:

- Greenville Zoning Ordinance (Chapter 320) outlines basic land use requirements, lot sizes and property setbacks.
- Greenville Subdivision Control Ordinance (Chapter 270) which specifies site improvement requirements and land dedication requirements, if any.
- Greenville Building Construction (Chapter 85) provides certain standards and requirements for buildings.

- Plan Review & Building Permit procedures have been adopted and are reviewed periodically.

- Fees have been adopted for various activities related to housing development. These fees are outlined in detail in the accompanying *Housing Fee Report*. Greenville currently has several types of fees schedules published on its website which may apply to new housing development[1]:

Financial Impact of Plans & Regulations

The financial impacts of local regulations are outlined in the Greenville Housing Fee Report (2024). Regulations enforced by federal and state government also contributed to the increase in costs for development, yet municipalities have no control over these regulations or the associated costs to enforce. Wisconsin has adopted a state-wide uniform building code, which establishes standards for residential dwelling units. In addition, the requirements of NR216 have substantially increased the cost of stormwater management. Under NR216, municipalities are required to reduce stormwater runoff by implementing stormwater management programs. These programs include construction site pollutant control, post-construction stormwater management, etc. Furthermore, restrictive covenants imposed by developers may also add cost to development by setting architectural guidelines, types of exterior building materials, structural design or dictating the size of a dwelling unit.

Modification of Construction & Development Regulations

This analysis identifies ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees in order to do each of the following: (1) Meet existing and forecasted housing demand, and; (2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Housing demand for Greenville has been calculated using accepted methodologies developed by the East Central Wisconsin Regional Planning Commission. In this case, two components were evaluated: a) forecasted housing and land use demands by unit type, and; b) existing housing cost burden.

Based on Wisconsin Department of Administration and U.S. Census data, Tables 6 and 7 illustrate the forecast household growth for Greenville and the corresponding demands by housing unit type using existing land use density information.

Table 6: Greenville Year 2040 Household Projections

Municipality	2010	2015	2020	2025	2030	2035	2040	Diff. 2010-2040
Village of Greenville	3,631	4,033	4,568	5,072	5,571	5,992	6,328	2,697

Source: WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

Table 7: Greenville Year 2040 Projected Housing & Land Use Demands

Municipality	Adjusted Remaining Units Needed (2019-2040)			Development Density			Acres Needed		
	SF	2F	MF	SF	2F	MF	SF	2F	MF
Village of Greenville	1,744	88	102	1.22	2.44	12.82	1,427	36	8

Source: ECWRPC, 2019

Table 8 illustrates the current "Housing Cost Burden" for Greenville households. For any particular household income category, the corresponding number which spent 30% or more of their income on housing costs is shown. In general, those with lower incomes are more burdened. However it is interesting to note Greenville's numbers indicate that homeowners and renter overall are less cost burdened than the urbanized area average as a whole.

Table 8: Greenville and Regional Housing Burden (2013-2017)

Household Income & percent spent on housing costs	Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac)		V. Greenville	
	Totals	% of Total (30% or more)	Estimate	% of Total (30% or more)
Total Owner-occupied housing units:	70,105	18%	3,582	12%
Less than $20,000:	4,419		112	
30 percent or more	3,905	88%	112	100%
$20,000 to $34,999:	8,097		190	
30 percent or more	3,746	46%	102	54%
$35,000 to $49,999:	8,674		159	
30 percent or more	2,473	29%	50	31%
$50,000 to $74,999:	15,091		577	
30 percent or more	1,898	13%	145	25%
$75,000 or more:	33,444		2,536	
30 percent or more	807	2%	19	1%
Zero or negative income	380	n/a	8	n/a
Total Renter-occupied housing units:	39,869	42%	546	22%
Less than $20,000:	10,699		114	
Less than 20 percent	176	2%	0	0%

20 to 29 percent	809	8%	9	8%
30 percent or more	9,714	91%	105	92%
$20,000 to $34,999:	9,811		55	
Less than 20 percent	640	7%	38	69%
20 to 29 percent	3,706	38%	0	0%
30 percent or more	5,465	56%	17	31%
$35,000 to $49,999:	6,751		168	
Less than 20 percent	2,187	32%	0	0%
20 to 29 percent	3,462	51%	168	100%
30 percent or more	1,102	16%	0	0%
$50,000 to $74,999:	6,534		34	
Less than 20 percent	4,842	74%	22	65%
20 to 29 percent	1,439	22%	12	35%
30 percent or more	253	4%	0	0%
$75,000 or more:	4,868		164	
Less than 20 percent	4,600	94%	164	100%
20 to 29 percent	238	5%	0	0%
30 percent or more	30	1%	0	0%
Zero or negative income	447	n/a	0	n/a
No cash rent	759	n/a	11	n/a

Source: 2013-2017 ACS 5-Year Estimates, B25106

Based on this information more affordable homes and rentals are needed within the Village, particularly for those with lower incomes. However, providing affordable housing involves more than reducing costs imposed by municipalities or revising local policies. Policies imposed by others and limited funding also affect housing affordability. The U.S. Department of Housing and Urban Development provides housing choice vouchers for very low-income families to reduce the cost of housing. Yet, this program has not been expanded in years and does not supply a sufficient supply of vouchers to address housing affordability for renters. Other programs correspondingly provide assistance for low-income renters and homeowners but these programs likewise fall short of the needs. Banks and other financial institutions must also accept some of the responsibility since they must approve financing for affordable housing.

Time and Cost Reductions

In order to reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent, a number of things need to be taken into consideration.

1) Where exactly this burden should be placed? Should this burden be placed on the public sector entirely? Or should the private sector (homebuilders, realty professionals, etc.) share some of this burden? Housing style, design, size and materials choice make up a large portion of the cost of housing. When the development community places restrictive covenants on subdivisions, this inherently increases the costs for housing.

2) The cost of infrastructure and maintenance was not part of the State's requirement to analyze and include in this report yet is a critical factor for the costs associated with new housing development. Furthermore, state imposed levy limits further impact the municipalities' ability to maintain or construct new infrastructure.

3) Lastly, as noted in the Housing Fee Report, a number of additional costs are imposed by County, State or local entities (sanitary districts) for things such as plumbing plan reviews, utility assessments and the like. These items are not even considered in the statutory requirements for this report and not in the purview of the municipality to control.

Greenville could, of course, simply slash the costs of its various permits and fees by 20%, thereby reducing the amount of revenue generated (see Housing Fee Report). This revenue is used by the Village to fund the necessary services and safety inspections that are required by State law and/or are simply good practice. By cutting fees 20%, it is likely that the plan review, approval and permit issuance processes will take longer due to reduced staffing and capacity.

The Village could also reduce minimum lot sizes, but would this actually encourage smaller more affordable houses? Reducing parking requirements and street width could potentially reduce the cost to build and maintain infrastructure, making housing more affordable. The added benefit is that this would not only reduce infrastructure costs but would also reduce stormwater runoff from impervious surfaces. While the Village could make a number of changes, ultimately it is whether or not the development community takes advantage of changes in order to create more affordable homes. Taking this a step further, new models of housing development such as Cottage-Style developments or Accessory Dwelling Units (ADUs), or new public-private financing partnerships could be looked at as a way to further reduce housing costs. Partnerships with non-profit organizations such as Habitat for Humanity have also proven successful.

Reductions in time could reduce costs; however, developers and the state also play a role in the process (cost) to approve a new residential subdivision. For example an incomplete application will necessitate additional time by the developer to submit further information. Plats must be approved following state statute 236, which clearly sets out procedures which must be followed by an entity approving a plat.

Greenville's policy is development pays for itself; the general tax payer should not be responsible for the development of a subdivision or permit costs for an individual lot. The fees have been established to cover the cost of doing development/business.

In 2017 Greenville hired a new Administrator. In 2018 Greenville hired its first Community and Economic Development Director and Public Works Director. In 2019 Greenville hired its first Community Development Specialist. Since then development policy has been evaluated and modifications made and are still being evaluated/modified. Below are modifications that have been made and modifications in process to create greater efficiencies and thereby reducing time and costs.

2018:

1) Developed a Development Review Team comprised of staff from all departments to create greater efficiencies in plan review and inspections.
2) Updated the development application review and approval process.
3) Initiated an update to its Comprehensive Plan.
4) Initiated an update to its Subdivision Ordinance
5) Initiated an update to its Standard Specifications and Details.
6) Initiated review of development fees.

2019:

1) Adopted its 2040 Comprehensive Plan.
2) Adopted updates to its Subdivision Ordinance.
3) Adopted updates to its Standard Specifications and Details.
4) Initiated an update to its Zoning Ordinance.
5) Initiated development of a new permitting system.
6) Continued with review of development fees.

2020:

1) Adopted updates to its Zoning Ordinance.
2) Initiated and completed a Sub-Area Plan and Market Study.
3) Initiated creation of Tax Increment District #2.

2021:

1) Implemented a new online permitting system.
2) Conducted a Comprehensive Rezoning of over 2,000 parcels with inconsistent zoning and land uses.
3) Created Tax Increment District #2.

2022:

1) Initiated Sub-Area Plans C & E.
2) Partnered with Outagamie County on the development of the Fox Cities and Greater Outagamie County Regional Housing Strategy https://www.outagamie.org/home/showpublisheddocument/89815/637903702165130000

2023:

1) Modified role of Community Development Director and Community Development Specialist into one role as Village Planner.
2) Initiated review of subdivision improvement standards and timelines.

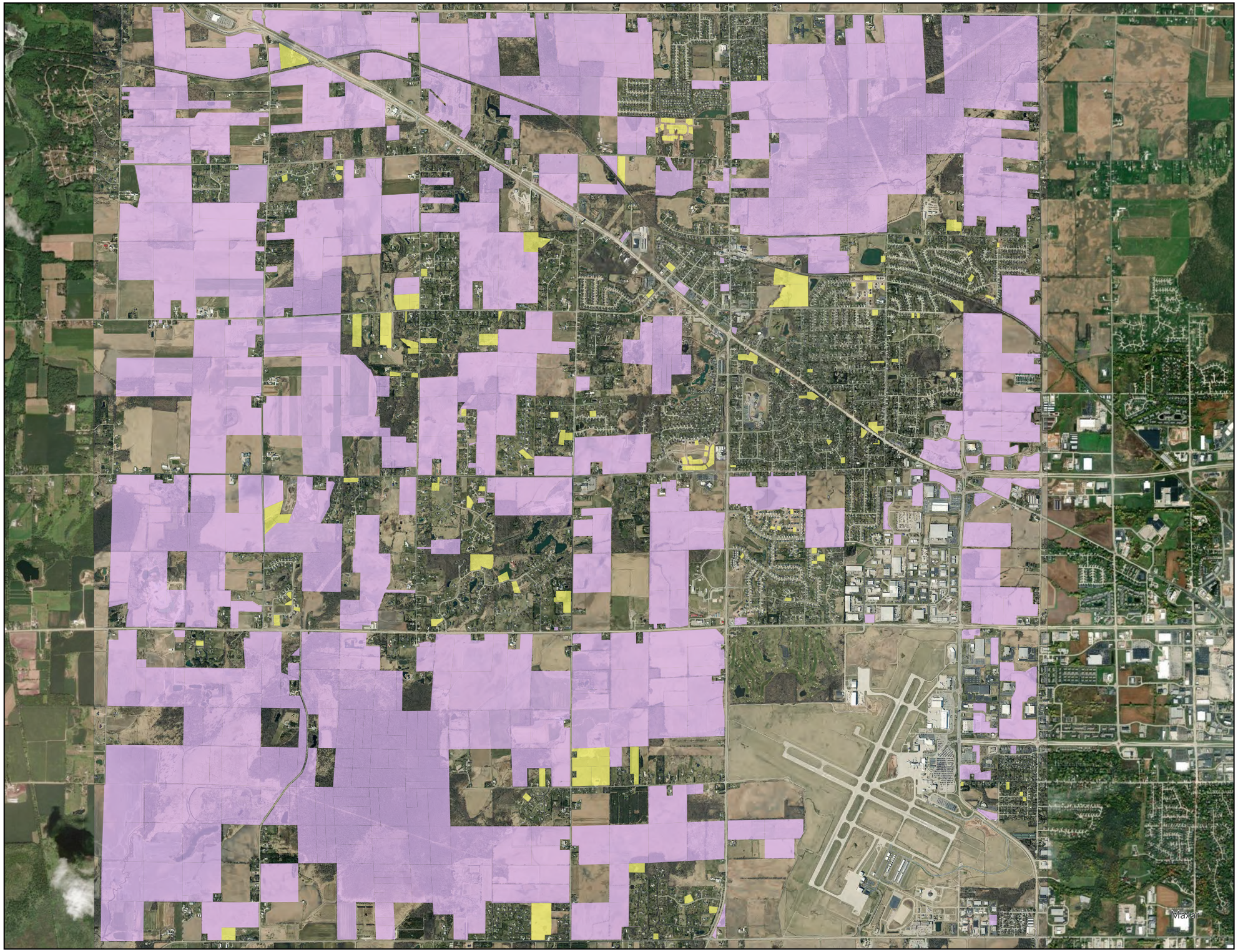
2024:

1) Initiated review of Comprehensive Plan, Zoning Ordinance, and Subdivision Control Ordinance.
2) Created Ad-Hoc Development Committee to review development regulations.

Appendix

Map 1 – VACANT PARCELS WITH RESIDENTIAL & NON-RESIDENTIAL ZONING

Map 1
Vacant Parcels with Residential & Non-Residential Zoning



Vacant Parcels

- Zoned Non-Residential (590)
- Zoned Residential (171)

N
W E
S

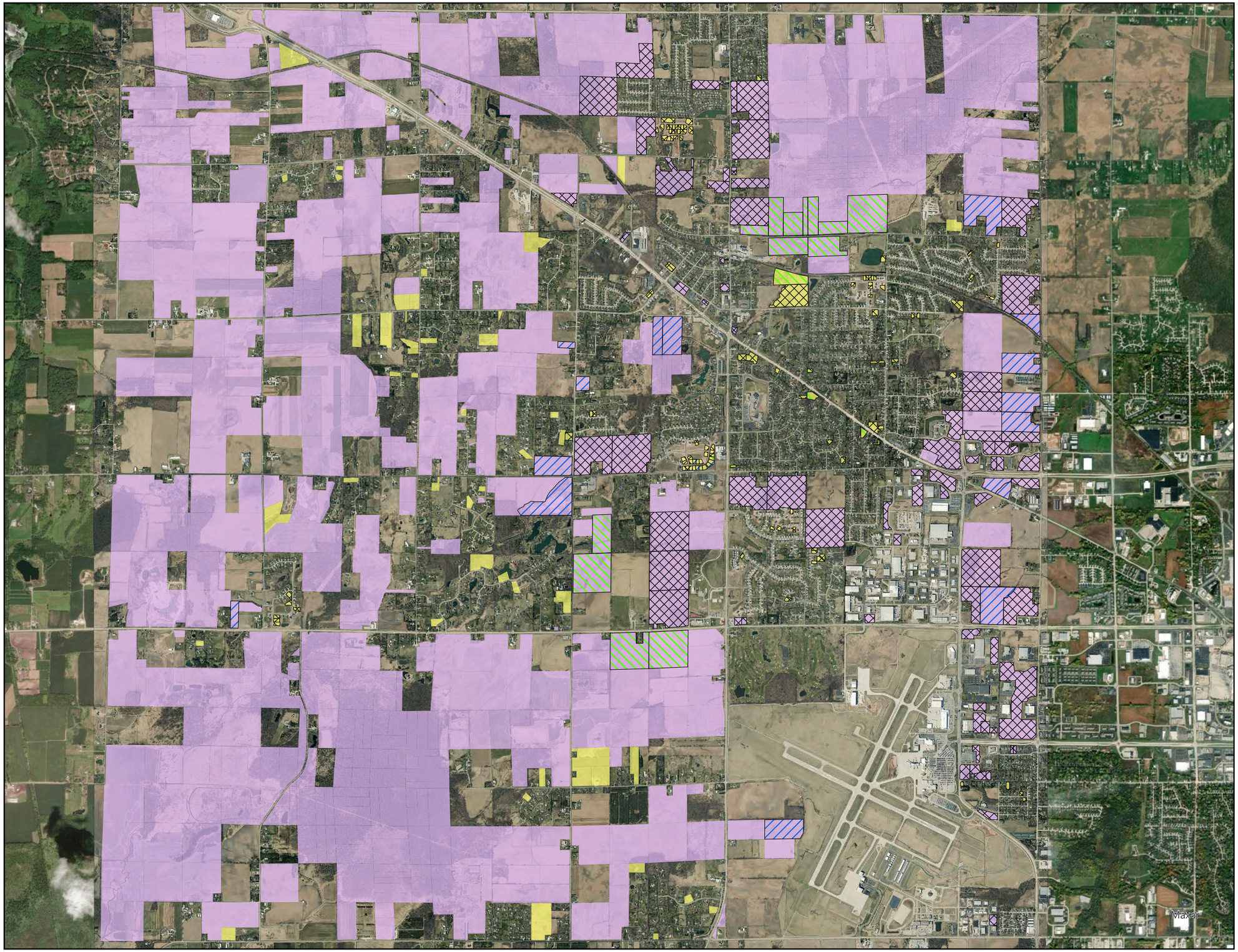
0 0.5 1 Miles

Prepared: January 30, 2025
Source: Village of Greenville GIS

This map provides data containing geographic information about the Village of Greenville. The data was obtained from multiple sources and agencies. The Village 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.

Map 2 – VACANT RESIDENTIAL/NON-RESIDENTIAL PARCELS WITH SERVICES

Map 2
Vacant Residential & Non-Residential Parcels with Services



Vacant Parcels
- Zoned Non-Residential (590)
- Zoned Residential (171)

Access to Services
- Sewer Access Only (19)
- Water Access Only (27)
- Water and Sewer Access (169)

N
W E
S

0 0.5 1 Miles

Prepared: January 30, 2025
Source: Village of Greenville GIS

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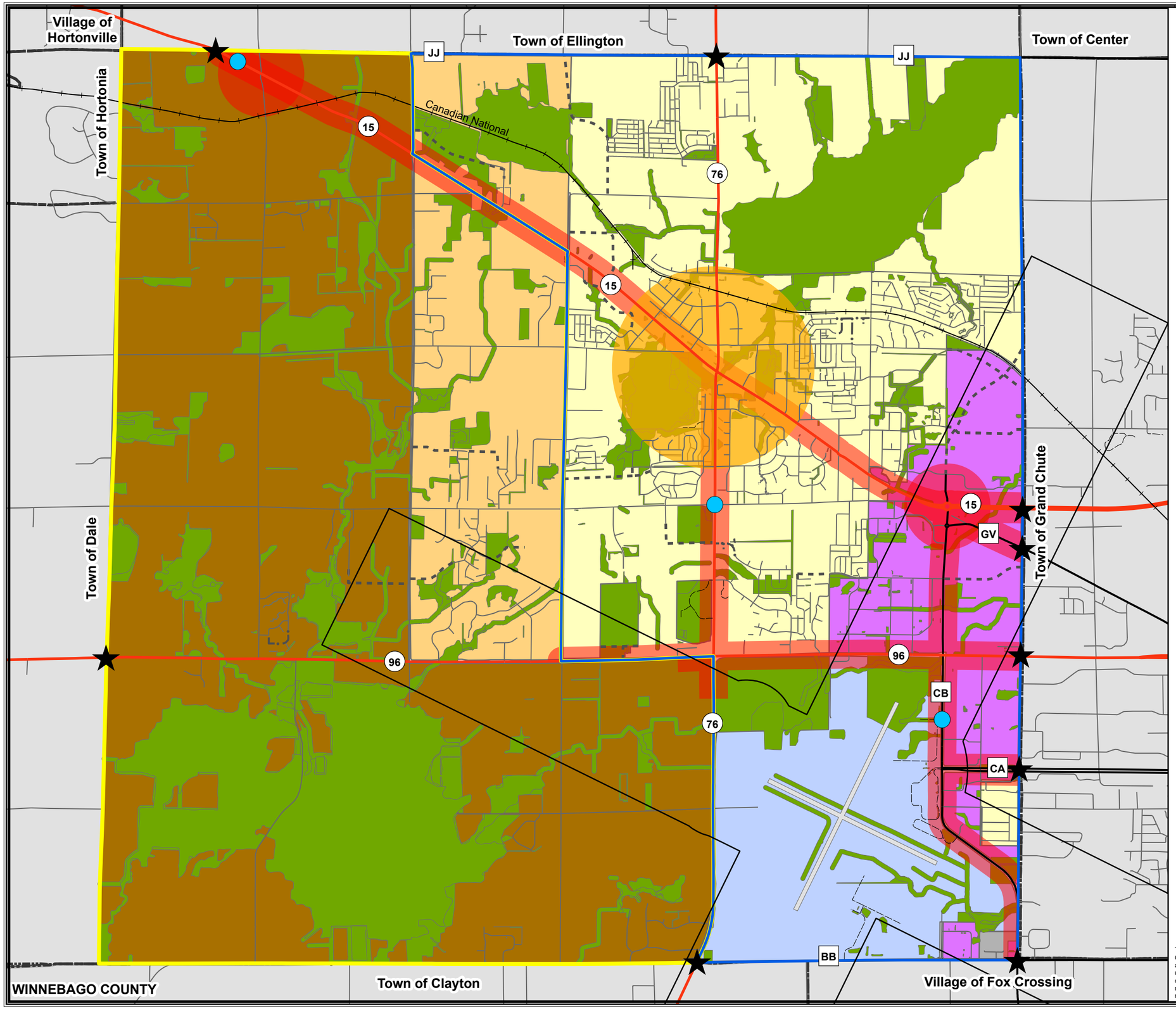
MAP 3 – PROPOSED LAND USE MAP



Map 2-1
Year 2040 Land Use

Future Land Use District

- Suburban Residential - Tier 1
- Limited Service Residential - Tier II
- Agricultural - Tier III
- Open Space & Natural Resource
- Industrial/Employment
- Airport
- Mobile Home
- Urban Core Overlay
- Heritage District
- Gateway
- Potential Roundabout
- Private Road
- Local Road
- County Highway
- State Highway
- Officially Mapped Road
- Future Road
- Airport Boundary
- Municipality
- Village Boundary
- Town Boundary

See Framing Concept 4b: A District Approach for detailed description of each District

Source: Transportation, Boundaries, - Outagamie County, 2018; Natural Resource Areas - ECWRPC, 2010; Officially Mapped & Future Roads, Future Land Use Districts, Overlay & Districts - Greenville, 2019

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Table 3 – LISTING OF VACANT PARCELS WITH ZONING AND MUNICIPAL SERVICES

TAXKEY	DEED_ACRES	Zoning
111037300	10	Non-Residential
111038300	12	Non-Residential
111037900	28.76	Non-Residential
111038000	5	Non-Residential
111024500	40	Non-Residential
111036900	3.5	Non-Residential
111036700	8.5	Non-Residential
111024401	4.82	Non-Residential
111066700	19.39	Non-Residential
111293500	10.87	Non-Residential
111069703	16.83	Non-Residential
111069704	7.63	Non-Residential
111115700	35.9	Non-Residential
111115300	40	Non-Residential
111113000	5	Non-Residential
111013600	3.06	Non-Residential
111014100	1.47	Non-Residential
111013402	7.81	Non-Residential
111015300	13	Non-Residential
111117010	0.88	Residential
111111900	4	Non-Residential
111111000	10	Non-Residential
111110900	6	Non-Residential
111114300	40.18	Non-Residential
111110100	10	Non-Residential
111110200	9.64	Non-Residential
111107300	42.97	Non-Residential
111118500	19.7	Non-Residential
111109100	20	Non-Residential
111112800	20	Non-Residential
111266800	0	Residential
111109700	10	Non-Residential
111109800	20	Non-Residential
111107200	42.5	Non-Residential
111099700	6.67	Non-Residential
111100700	2	Non-Residential
111176300	2.13	Non-Residential
111103700	10	Non-Residential
111099400	6	Non-Residential
111102400	20	Non-Residential
111106500	40	Non-Residential
111098800	10	Non-Residential
111098700	20	Non-Residential
111098600	20	Non-Residential
111102101	7.5	Non-Residential
111096700	32.5	Non-Residential
111094702	1	Non-Residential
111097800	40	Non-Residential
111095500	20	Non-Residential
111098100	20.53	Non-Residential
111104600	2.5	Non-Residential
111080201	0.54	Non-Residential
111080505	1.2	Non-Residential
111016300	0.18	Non-Residential
111018400	7.97	Non-Residential
111004600	10	Non-Residential
111003600	2.5	Non-Residential
111003700	5	Non-Residential
111013403	1.36	Non-Residential
111021400	36.59	Non-Residential

111015100	15	Non-Residential
111013100	1	Non-Residential
111015000	0.1	Non-Residential
111013000	8.4	Non-Residential
111015200	12	Non-Residential
111017800	3.94	Non-Residential
111017600	33.49	Non-Residential
111004400	20	Non-Residential
111013200	8.13	Non-Residential
111017300	12.5	Non-Residential
111016400	15.27	Non-Residential
111000700	13	Non-Residential
111000600	4.66	Non-Residential
111000500	4.66	Non-Residential
111000400	4.66	Non-Residential
111019604	1.69	Non-Residential
111073301	27.19	Non-Residential
111021703	29.07	Non-Residential
111063000	5.4	Non-Residential
111067708	0.79	Residential
111064404	3	Non-Residential
111064402	4	Non-Residential
111064813	2.82	Residential
111066906	0.53	Residential
111026704	5.49	Non-Residential
111024100	35.74	Non-Residential
111026000	20	Non-Residential
111028601	32.59	Non-Residential
111109500	26.67	Non-Residential
111109300	20	Non-Residential
111109400	13.33	Non-Residential
111109200	20	Non-Residential
111106800	40	Non-Residential
111107400	40	Non-Residential
111108700	30	Non-Residential
111108800	10	Non-Residential
111108900	10.13	Non-Residential
111109000	9.87	Non-Residential
111109600	10	Non-Residential
111109901	30	Non-Residential
111109900	10	Non-Residential
111106600	40	Non-Residential
111106700	40	Non-Residential
111107100	40	Non-Residential
111104100	20	Non-Residential
111103800	10	Non-Residential
111103600	5	Non-Residential
111104000	10	Non-Residential
111103400	10	Non-Residential
111103500	5	Non-Residential
111106300	12.59	Non-Residential
111106400	27.41	Non-Residential
111105901	25.62	Non-Residential
111105900	14.38	Non-Residential
111105800	42.08	Non-Residential
111103000	13	Non-Residential
111106000	40	Non-Residential
111106100	20	Non-Residential
111106200	20	Non-Residential
111076201	59.04	Non-Residential
111101804	3.01	Non-Residential

111101803	3.35	Non-Residential
111104500	40	Non-Residential
111104400	40	Non-Residential
111105400	40	Non-Residential
111105100	10	Non-Residential
111104800	2	Non-Residential
111101600	1.34	Non-Residential
111104202	16.04	Non-Residential
111101700	39.12	Non-Residential
111074300	17.39	Non-Residential
111074000	21.33	Non-Residential
111073400	18.18	Non-Residential
111073600	19	Non-Residential
111076400	40	Non-Residential
111073800	6.66	Non-Residential
111073900	33.34	Non-Residential
111073100	20	Non-Residential
111072400	40	Non-Residential
111072200	37.5	Non-Residential
111072300	2.5	Non-Residential
111072900	40	Non-Residential
111074706	1.69	Residential
111075900	37.5	Non-Residential
111076001	15.83	Non-Residential
111071800	25	Non-Residential
111072000	37.5	Non-Residential
111072500	35.85	Non-Residential
111069000	39.91	Non-Residential
111107700	43.79	Non-Residential
111108100	1.05	Non-Residential
111108000	37.09	Non-Residential
111107501	0.55	Non-Residential
111107500	39.45	Non-Residential
111107600	43.38	Non-Residential
111111800	4	Non-Residential
111234000	2.01	Non-Residential
111111700	4	Non-Residential
111116200	40	Non-Residential
111111600	4	Non-Residential
111111100	10	Non-Residential
111114200	40.17	Non-Residential
111110800	8	Non-Residential
111115900	20	Non-Residential
111116012	3.9	Residential
111113300	20	Non-Residential
111115800	40	Non-Residential
111129700	0	Residential
111179804	0.61	Non-Residential
111091108	2.65	Non-Residential
111091112	1.01	Non-Residential
111091103	7.73	Non-Residential
111098900	10	Non-Residential
111096100	40	Non-Residential
111096000	40	Non-Residential
111096500	30.79	Non-Residential
111095800	4	Non-Residential
111094400	30	Non-Residential
111046300	0.21	Non-Residential
111046302	0.04	Non-Residential
111332700	1.93	Residential
111098500	72.95	Non-Residential

111094500	8.83	Non-Residential
111094801	35.95	Non-Residential
111080209	4.88	Residential
111068500	40	Non-Residential
111078401	11.38	Non-Residential
111081500	8.74	Non-Residential
111081400	19.28	Non-Residential
111080504	2.98	Non-Residential
111069705	2.84	Non-Residential
111059403	0.46	Residential
111065901	15.84	Non-Residential
111048300	10	Non-Residential
111069203	2.48	Non-Residential
111058900	1.59	Residential
111069500	20	Non-Residential
111291900	0.95	Residential
111066300	20	Non-Residential
111057703	2	Residential
111052600	1.34	Residential
111068400	40	Non-Residential
111064600	43.5	Non-Residential
111070008	31.52	Non-Residential
111050500	0.84	Non-Residential
111374700	0.38	Residential
111068100	50	Non-Residential
111062800	25.57	Non-Residential
111064403	5.28	Non-Residential
111064502	5.28	Non-Residential
111025802	19.46	Non-Residential
111025700	3.33	Non-Residential
111026703	5.49	Non-Residential
111026100	6.67	Non-Residential
111025500	10	Non-Residential
111112000	4	Non-Residential
111110801	6	Non-Residential
111112500	20.24	Non-Residential
111115400	38.33	Non-Residential
111118300	19.09	Non-Residential
111112900	15	Non-Residential
111131100	0	Residential
111115201	38.09	Non-Residential
111099200	5	Non-Residential
111096200	8.47	Residential
111096405	7.68	Residential
111091106	2.62	Non-Residential
111094700	25.1	Non-Residential
111095900	40	Non-Residential
111094300	10	Non-Residential
111097900	33.41	Non-Residential
111094900	14.58	Non-Residential
111080202	2.24	Residential
111069400	18	Non-Residential
111081401	0.25	Non-Residential
111086204	30.48	Non-Residential
111077401	30.29	Non-Residential
111085906	4.28	Non-Residential
111080511	18.2	Non-Residential
111080510	2.48	Non-Residential
111080509	2.92	Non-Residential
111085905	7.22	Non-Residential
111077403	35.03	Non-Residential

111078100	2	Residential
111074602	10.69	Non-Residential
111069707	0.32	Non-Residential
111065801	35.33	Non-Residential
111071400	36.61	Non-Residential
111065300	21.64	Non-Residential
111049501	0.81	Residential
111070400	37	Non-Residential
111067500	32	Non-Residential
111065400	40	Non-Residential
111070100	31.82	Non-Residential
111067100	1.66	Residential
111064812	2.98	Residential
111044000	40	Non-Residential
111066900	5	Residential
111061800	10	Non-Residential
111064501	0.69	Residential
111026702	6.08	Residential
111025900	6.67	Non-Residential
111040989	0.05	Residential
111181200	0	Residential
111023200	40	Non-Residential
111023900	35.74	Non-Residential
111025300	20	Non-Residential
111025200	20	Non-Residential
111114500	20	Residential
111116300	17.5	Non-Residential
111116000	0.11	Non-Residential
111113600	19.51	Non-Residential
111112602	18.85	Non-Residential
111112501	20.24	Non-Residential
111118700	15.26	Non-Residential
111112601	18.21	Non-Residential
111113200	20	Non-Residential
111047800	17	Non-Residential
111066110	1.21	Residential
111293500	10.87	Non-Residential
111065500	20	Non-Residential
111213500	0	Residential
111126200	0	Residential
111121600	0.33	Residential
111176200	1.14	Non-Residential
111099600	13.33	Non-Residential
111176500	3.85	Non-Residential
111099500	4	Non-Residential
111099300	5	Non-Residential
111103900	10	Non-Residential
111096410	6.27	Non-Residential
111179803	0.61	Non-Residential
111099000	10	Non-Residential
111095700	16	Non-Residential
111047604	0.75	Non-Residential
111098300	23.5	Non-Residential
111097700	44.55	Non-Residential
111095600	20	Non-Residential
111098200	12.07	Non-Residential
111098207	1.89	Non-Residential
111246400	1.79	Residential
111079014	1.85	Residential
111081800	40	Non-Residential
111068600	39.2	Non-Residential

111065700	40	Non-Residential
111078505	0.76	Non-Residential
111278900	1.99	Non-Residential
111065802	1.71	Non-Residential
111047601	0.36	Non-Residential
111047603	2	Non-Residential
111352700	4.87	Non-Residential
111066119	1.53	Residential
111057403	0.57	Residential
111057402	2.39	Residential
111070200	16	Non-Residential
111070004	0.5	Non-Residential
111167700	2.1	Residential
111374500	0.38	Residential
111068000	50	Non-Residential
111067202	7.99	Residential
111064503	36.45	Non-Residential
111026200	13.33	Non-Residential
111023500	33.65	Non-Residential
111028900	69.46	Non-Residential
111023300	35.37	Non-Residential
111001000	40	Non-Residential
111000900	6	Non-Residential
111001600	20	Non-Residential
111001700	20	Non-Residential
111000100	29.93	Non-Residential
111001200	12.84	Non-Residential
111009602	13.66	Non-Residential
111011400	14.15	Non-Residential
111000800	7	Non-Residential
111007400	40	Non-Residential
111005500	18.25	Non-Residential
111010101	13.55	Non-Residential
111011900	20	Non-Residential
111010000	19.35	Non-Residential
111000200	29.17	Non-Residential
111009700	9	Non-Residential
111009800	22	Non-Residential
111009900	8.49	Non-Residential
111026400	20	Non-Residential
111028200	30	Non-Residential
111025100	40	Non-Residential
111028100	4.89	Non-Residential
111025400	1.8	Non-Residential
111028300	40	Non-Residential
111023600	29.38	Non-Residential
111022400	16.03	Non-Residential
111025000	6.85	Non-Residential
111028000	20	Non-Residential
111023100	40	Non-Residential
111022300	28.15	Non-Residential
111004700	10	Non-Residential
111011700	23.65	Non-Residential
111012000	24.64	Non-Residential
111015800	14.33	Non-Residential
111015700	15.63	Non-Residential
111015900	9.35	Non-Residential
111016100	21.21	Non-Residential
111016800	36.47	Non-Residential
111016900	27.38	Non-Residential
111020000	49.81	Non-Residential

111246800	1.33	Residential
111040600	0.76	Residential
111037903	7.16	Non-Residential
111037200	10	Non-Residential
111038200	15	Non-Residential
111038100	8	Non-Residential
111037100	10	Non-Residential
111037000	10	Non-Residential
111037400	40	Non-Residential
111036800	5	Non-Residential
111036200	7.44	Non-Residential
111037700	10	Non-Residential
111036100	7.44	Non-Residential
111036600	5.25	Non-Residential
111036000	4.95	Non-Residential
111037602	0.57	Non-Residential
111036500	5.25	Non-Residential
111029204	2.11	Non-Residential
111037601	0.57	Non-Residential
111035900	4.59	Non-Residential
111036400	6.67	Non-Residential
111035800	6.36	Non-Residential
111037500	13.16	Non-Residential
111037502	13.16	Non-Residential
111037501	13.16	Non-Residential
111036300	5.82	Non-Residential
111030100	4	Non-Residential
111035700	5.1	Non-Residential
111035600	5	Non-Residential
111041900	40	Non-Residential
111041804	0.81	Non-Residential
111041200	40	Non-Residential
111003900	5	Non-Residential
111004800	20	Non-Residential
111007701	36.82	Non-Residential
111004900	7.54	Non-Residential
111007800	36.61	Non-Residential
111008200	20	Non-Residential
111008100	20	Non-Residential
111003301	5	Non-Residential
111003300	5	Non-Residential
111003400	10	Non-Residential
111003500	2.5	Non-Residential
111008300	40	Non-Residential
111003800	5	Non-Residential
111022600	26.4	Non-Residential
111025014	11.51	Non-Residential
111024600	30	Non-Residential
111245100	0	Residential
111004000	40	Non-Residential
111014800	20	Non-Residential
111004300	16.53	Non-Residential
111002700	2.5	Non-Residential
111002600	2.5	Non-Residential
111003200	5	Non-Residential
111003100	10	Non-Residential
111003000	5	Non-Residential
111002500	4	Non-Residential
111002400	4	Non-Residential
111002300	4	Non-Residential
111004200	12	Non-Residential

111004100	8	Non-Residential
111007600	3.8	Non-Residential
111007601	32.41	Non-Residential
111002000	10	Non-Residential
111010600	2.71	Non-Residential
111321400	0.07	Non-Residential
111002100	5	Non-Residential
111007500	40	Non-Residential
111008000	18.75	Non-Residential
111008001	21.25	Non-Residential
111002800	10	Non-Residential
111007900	20	Non-Residential
111007901	20	Non-Residential
111002900	10	Non-Residential
111001900	20	Non-Residential
111021200	64.73	Non-Residential
111023000	34.36	Non-Residential
111022901	15.05	Non-Residential
111020900	11.83	Non-Residential
111017500	0.7	Non-Residential
111017402	7.42	Non-Residential
111016200	10.41	Non-Residential
111018000	6.56	Non-Residential
111018100	0.99	Non-Residential
111014600	5.52	Non-Residential
111020600	2.5	Non-Residential
111021601	8.8	Non-Residential
111019200	2.12	Non-Residential
111020700	13.35	Non-Residential
111020500	20	Non-Residential
111018900	29.85	Non-Residential
111017301	8.192	Non-Residential
111012700	3.87	Non-Residential
111017400	13.352	Non-Residential
111016600	14.78	Non-Residential
111016500	11	Non-Residential
111016700	6.12	Non-Residential
111012900	10	Non-Residential
111012800	30	Non-Residential
111017200	10.54	Residential
111019605	2.41	Non-Residential
111011401	30.63	Non-Residential
111012500	23.88	Non-Residential
111012600	33.63	Non-Residential
111022800	40	Non-Residential
111022100	38.7	Non-Residential
111019000	9.42	Non-Residential
111279401	2	Non-Residential
111083500	34.26	Non-Residential
111047700	18.84	Non-Residential
111042302	4.76	Residential
111041300	31	Non-Residential
111010001	13.65	Non-Residential
111010501	20	Non-Residential
111010300	40	Non-Residential
111080002	2.08	Residential
111117300	1.18	Non-Residential
111102700	5	Non-Residential
111102600	10	Non-Residential
111102601	3	Non-Residential
111102001	4	Non-Residential

111101800	12	Non-Residential
111226500	0.97	Residential
111274200	0.61	Residential
111079007	8.91	Residential
111170500	0	Residential
111325201	12.5	Non-Residential
111325201	12.5	Residential
111325000	0.8	Residential
111325201	12.5	Non-Residential
111293200	0.92	Non-Residential
111210000	0	Residential
111352900	2	Non-Residential
111192300	0	Residential
111066120	2.19	Residential
111293500	10.87	Non-Residential
111144000	0	Residential
111052902	0.46	Residential
111203000	0	Residential
111043902	8.76	Non-Residential
111010100	19.45	Non-Residential
111278400	0.73	Residential
111028713	9.96	Residential
111276600	0.92	Residential
111278200	0.85	Residential
111024403	23.15	Non-Residential
111024402	4.24	Non-Residential
111019900	51.96	Non-Residential
111048000	20	Non-Residential
111044100	20	Non-Residential
111048100	9.25	Non-Residential
111013400	9.13	Non-Residential
111014900	19.75	Non-Residential
111352400	2.5	Non-Residential
111352401	2.04	Non-Residential
111352600	4.17	Non-Residential
111047900	20	Non-Residential
111365400	2.3	Residential
111387800	0.76	Residential
111380000	0.47	Residential
111043800	35.55	Non-Residential
111406200	0.56	Residential
111044300	18.84	Non-Residential
111044200	20	Non-Residential
111410100	0.76	Residential
111019304	5.11	Non-Residential
111077000	86.26	Non-Residential
111116002	0.39	Non-Residential
111215700	0	Residential
111215000	0	Residential
111100200	20	Non-Residential
111100001	39.5	Non-Residential
111100100	20	Non-Residential
111100500	18	Non-Residential
111239500	3.1	Non-Residential
111001400	15.14	Non-Residential
111001500	15.17	Non-Residential
111005202	11.96	Non-Residential
111020400	12.96	Non-Residential
111035300	1.73	Non-Residential
111032400	0.68	Non-Residential
111120703	3.05	Non-Residential

111113705	139	Non-Residential
111100300	27.88	Non-Residential
111100601	2.96	Residential
111357100	0.9	Residential
111108200	18.86	Non-Residential
111108404	3.86	Residential
111108400	26.45	Non-Residential
111084301	1.1	Non-Residential
111089101	49.19	Non-Residential
111089205	4.39	Non-Residential
111088600	12.86	Non-Residential
111176400	2.38	Non-Residential
111094100	33.8	Non-Residential
111094200	38.18	Non-Residential
111084300	1.58	Non-Residential
111089204	5.52	Non-Residential
111070300	16	Non-Residential
111071500	40	Non-Residential
111070501	0.34	Non-Residential
111071600	40	Non-Residential
111102900	12	Non-Residential
111103100	10	Non-Residential
111101100	20	Non-Residential
111101000	20	Non-Residential
111101300	20	Non-Residential
111103200	10	Non-Residential
111103300	20	Non-Residential
111101400	38.1	Non-Residential
111100901	35.94	Non-Residential
111102103	21.35	Non-Residential
111099100	10	Non-Residential
111102800	15	Non-Residential
111101201	6.07	Non-Residential
111102000	36	Non-Residential
111005100	20	Non-Residential
111041000	23.4	Non-Residential
111041508	24.35	Non-Residential
111102300	20	Non-Residential
111005501	28.71	Non-Residential
111005600	40	Non-Residential
111080600	40	Non-Residential
111082200	40	Non-Residential
111080700	35.01	Non-Residential
111082300	36.57	Non-Residential
111062300	10	Non-Residential
111062200	5	Non-Residential
111062100	5	Non-Residential
111063600	39	Non-Residential
111063502	34.1	Non-Residential
111083300	40	Non-Residential
111421900	0.38	Residential
111422700	0.4	Residential
111422200	0.63	Residential
111422300	0.7	Residential
111422600	0.41	Residential
111085604	6.14	Non-Residential
111352200	8.04	Non-Residential
111086702	8.39	Non-Residential
111279200	5.85	Non-Residential
111422900	2.09	Non-Residential
111081303	5.39	Non-Residential

111013404	6.68	Non-Residential
111013405	7.42	Non-Residential
111423600	0.46	Residential
111423700	0.46	Residential
111074504	6.46	Non-Residential
111074503	5.12	Non-Residential
111018501	5.01	Non-Residential
111430100	0.69	Residential
111074603	5.6	Non-Residential
111067711	1.22	Residential
111040902	0.93	Residential
111065900	5	Non-Residential
111030001	11.94	Non-Residential
111045400	11.34	Non-Residential
111047600	23.21	Non-Residential
111077201	7.34	Non-Residential
111104900	54.9	Non-Residential
111279403	3.86	Non-Residential
111067302	2.65	Non-Residential
111067301	2.81	Non-Residential
111067304	0.7	Non-Residential
111067303	1.13	Non-Residential
111086201	4	Non-Residential
111084129	0.365	Residential
111239102	0.632	Non-Residential
111064154	0.44	Residential
111064149	0.43	Residential
111064170	0.39	Residential
111064166	0.39	Residential
111064167	0.38	Residential
111064168	0.38	Residential
111064169	0.43	Residential
111064133	0.45	Residential
111064132	0.42	Residential
111064177	0.42	Residential
111064176	0.39	Residential
111064175	0.39	Residential
111064174	0.39	Residential
111064173	0.39	Residential
111064172	0.39	Residential
111013303	5.15	Non-Residential
111019606	12.02	Non-Residential
111024002	16.79	Non-Residential
111076646	0.58	Residential
111076655	0.56	Residential
111076643	0.6	Residential
111076653	0.55	Residential
111076654	0.55	Residential
111067002	2.6	Residential
111066908	5	Residential
111026705	1.93	Residential
111026706	1.93	Residential
111108405	0.84	Residential
111114801	2.13	Non-Residential
111114802	2.13	Non-Residential
111064185	0.49	Residential
111096202	9.38	Residential
111096203	9.38	Residential
111096204	8.96	Residential
111076003	5.21	Residential
111076002	4.02	Residential

111076004	2.96	Residential
111040967	0.33	Residential
111040968	0.33	Residential
111040969	0.32	Residential
111040971	0.31	Residential
111040970	0.31	Residential
111040976	0.45	Residential
111040981	0.41	Residential
111040982	0.33	Residential
111040985	0.31	Residential
111083858	0.37	Residential
111083853	0.37	Residential
111083850	0.36	Residential
111083882	0.39	Residential
111029901	5	Residential
111077402	12.4	Non-Residential
111416701	0.31	Residential
111111400	20	Non-Residential
111111200	40	Non-Residential
111110500	40	Non-Residential
111110300	20	Non-Residential
111240200	1.81	Non-Residential
111083600	27.63	Non-Residential
111188200	0	Residential
111064164	0.41	Residential
111064181	0.59	Residential
111064178	0.51	Residential
111064184	0.4	Residential
111064183	0.4	Residential
111064182	0.44	Residential
111064180	0.46	Residential
111029202	6.35	Non-Residential
111010502	14.46	Non-Residential
111010904	0.37	Residential
111010908	0.42	Residential
111010909	0.34	Residential
111010910	0.62	Residential
111010911	0.43	Residential
111010916	0.35	Residential
111010917	0.35	Residential
111010920	0.34	Residential
111010919	0.32	Residential
111010918	0.33	Residential
111010923	0.41	Residential
111010925	0.52	Residential
111010927	0.36	Residential
111010928	0.35	Residential
111010929	0.34	Residential
111010930	0.35	Residential
111010931	0.36	Residential
111010932	0.36	Residential
111010933	0.37	Residential
111010934	0.42	Residential
111010935	0.33	Residential
111010936	0.33	Residential
111010938	0.32	Residential
111010939	0.31	Residential
111010942	0.68	Residential
111010943	0.42	Residential
111010944	0.43	Residential
111010945	0.37	Residential

111030801	1.19	Non-Residential
111281000	2	Non-Residential
111281400	0.12	Non-Residential
111026900	17.573	Non-Residential
111026800	20	Non-Residential
111027600	13.99	Non-Residential
111038400	20	Non-Residential
111040705	17.28	Non-Residential
111040961	0.42	Residential
111040400	10.87	Residential
111040700	18.97	Non-Residential
111027903	5.28	Non-Residential
111024700	10	Non-Residential
111027804	6.32	Non-Residential
111029406	25.39	Non-Residential
111027500	5.41	Non-Residential
111048202	2.42	Non-Residential
111061900	5	Non-Residential
111062000	5	Non-Residential
111061700	20	Non-Residential
111040507	17.71	Residential
111070800	40.2	Non-Residential
111070700	37.31	Non-Residential
111072700	37.71	Non-Residential
111072800	39.18	Non-Residential
111073200	39.55	Non-Residential
111088400	39.04	Non-Residential
111089006	24.3	Non-Residential
111088500	25.4	Non-Residential
111175900	2.19	Non-Residential

Housing Fee 2024 Report
Greenville, WI

Prepared by:

Village of Greenville

Date: January 2025

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Executive Summary

In 2018, the Wisconsin State Legislature approved new legislation which requires Cities and Villages of 10,000 population or more to provide two separate annual reports related to housing and housing fees in an effort to shed light and foster change on affordable housing issues across the state. Specifically, this document meets the requirements for Wis. Stats. 66. 10014 (Housing fee report). While Greenville was still a Town in 2020 it did not meet the requirements of Wis. Stats. 66.10014 and did not need to complete or post a copy of the fee report on its website, it has however decided to participate in anticipation of becoming a Village. On November 3, 2020 the incorporation referendum passed and fully incorporated into a Village in 2021.

Housing Fee Report Requirements

Requirements of this report include the following elements:

(1) In this section, "municipality" means a city or village with a population of 10,000 or more.

(2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's residential development fees. The report shall contain all of the following:

- **a.** Whether the municipality imposes any of the following fees or other requirements for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee:
  - **1.** Building permit fee.
  - **2.** Impact fee.
  - **3.** Park fee.
  - **4.** Land dedication or fee in lieu of land dedication requirement.
  - **5.** Plat approval fee.
  - **6.** Storm water management fee.
  - **7.** Water or sewer hook-up fee.
- **b.** The total amount of fees under par. (a) that the municipality imposed for purposes related to residential construction, remodeling, or development in the prior year and an amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.

(3)

- **a.** A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "New Housing Fee Report." If a municipality does not have an Internet site, the county in which the municipality is located shall post the information under this paragraph on its Internet site on a web page dedicated solely to development fee information for the municipality.
- **b.** A municipality shall provide a copy of the report under sub. (2) to each member of the governing body of the municipality.

(4) If a fee or the amount of a fee under sub. (2) (a) is not properly posted as required under sub. (3) (a), the municipality may not charge the fee.

Housing Fee Data and Responses

Part 2A: Greenville imposes the following fees or other requirements for purposes related to residential construction, remodeling, or development. Only fees Greenville sets/collects are included in this report. Fees set by others, such as sanitary and utility districts, county and etc., are not included in this report. A complete copy of the fee schedule is included. Table 1 lists the types and amounts of these fees:

Table 1: Greenville Schedule of Fees

Building permit fee	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Preliminary Plat approval fee	Final plat approval fee	Storm water management/Erosion Control fee	Water or sewer hook-up fee
Single Family: ≤ 2,000 sq. ft. = $1,000.00 2,001 - 3,000 sq. ft. = $1,100.00 3,001 - 4,000 sq. ft. = $1,200.00 For every additional 1,000 sq. ft., fee increases by $100.00; Two Family: $2,000.00	NA	$682 per dwelling unit; will be reduced based on Parkland Dedication	When land dedication is not feasible or compatible with the Comprehensive Plan, any divider of land, shall, in lieu of land dedication, pay a fee equivalent to the value of the required dedication.	$500.00 plus $10.00 for each lot within the plat for up to 3 plan reviews, if more than 3 plan reviews are required the same rate may be charged	$200.00 plus $5.00 for each lot within the plat, if more than 3 plan reviews are required the same rate may be charged	$500	Single Family Water $2,895, Single Family Sewer $2,171, Two Family Water $4,342.50, Two Family Sewer $3,256.50

Part 2B: The total amount of fees under Part A Greenville imposed for purposes related to residential construction, remodeling, or development in the prior year is listed in Table 2.

Table 2: Greenville Fees Collected (2024)

Building permit fee (new construction + remodel permits)	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Preliminary Plat Approval fee	Final Plat Approval fee	Storm water management/Erosion Control fee	Water or sewer hook-up fee	Total Fees collected
$124,628	$0	$36,146	$0	$0	$335	$26,500	$260,899	$448,508

The 2024 average total fee cost for a new residential housing unit has been calculated by dividing the total amount of fees collected by the number of new residential dwelling units approved in Greenville in the prior year (Table 3).

Table 3: Greenville Approved Residential Dwelling Units by Type (2024)

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
46	6	0	1	53

Calculation: Total fees collected ($448,508) ÷ total 53 units = $8,462.00

In 2024, the Greenville collected approximately $8,462 in fees for each new residential dwelling unit approved within the municipality.

Remodeling projects do not typically include the following fees: impact, park, land dedication or fee in lieu of land dedication requirement, preliminary plat approval, final plat approval, stormwater management/erosion control, and water and sewer hookup. In 2024, Greenville collected $17,103 in remodeling fees for 55 projects.

Calculation: Total Remodeling Fees Collected ($17,103) / 55 additions/remodels = $310.96.

Greenville Fee Schedule

Village of Greenville Fee Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Animals	76-10	Animal Control	Dog Licensing shall be completed between Jan 1 and Mar 31 of each year.	$8.00 - Neutered Spayed $15.00 - Unaltered
Animals	76-10	Animal Control	Mulitple Dog Licensing - Over 3 dogs must be approved by the Village of Greenville. Cost set by State Statute.	$35.00
Animals	76-10 & 17H	Animal Control	Failure to purchase a dog license between Jan 1 and Mar 31 will result in a fine as well as the license fee	$25.00 per dog + license fees
Animals - Chicken (small scale keeping of fowl) License	76-36	Community and Economic Development	Annual Licensing Fee	$25.00
Brush Pickup Fees		Public Works	See the Brush pickup policy	First 20 minutes is $50, after that, a charge of $200 per hour with a minimum charge of $150.00.
Building Permits	85-14	Community and Economic Development	If any construction (site work, utilities, building of structures etc.) begins prior to issuance of permits	Double Fees
Building Permits	159-6	Community and Economic Development	Outdoor Heating Devices - Permit is required prior to installation/construction	$100
Building Permits - Commercial	85	Community and Economic Development	New Build	$160 + $10/$1,000 valuation less than or equal to $1,000,000 valuation + $2/$1,000 valuation greater than $1,000,000 valuation
Building Permits - Commercial	85	Community and Economic Development	Additions	$160 + $10/$1,000 valuation less than or equal to $1,000,000 valuation + $2/$1,000 valuation greater than $1,000,000 valuation
Building Permits - Commercial	85	Community and Economic Development	Remodel including tenant alterations	$160 + $10/$1,000 valuation less than or equal to $1,000,000 valuation + $2/$1,000 valuation greater than $1,000,000 valuation
Building Permits - Commercial	85	Community and Economic Development	HVAC Permit	$160 + $10/$1,000 valuation less than or equal to $1,000,000 valuation + $2/$1,000 valuation greater than $1,000,000 valuation
Building Permits - Commercial	85	Community and Economic Development	HVAC Replacement Permit	$200 per unit
Building Permits - Commercial	85	Community and Economic Development	Signs	Permitted Signs per Section 320-711 Signs = $50.00 + $0.50 per sq ft of sign face Temporary Signs per Section 320-710 = $25 per sign, no fee shall be charged for government/civic groups and organizations
Building Permits - Commercial	85	Community and Economic Development	Plumbing Permit	$160 + $10/$1,000 valuation less than or equal to $1,000,000 valuation + $2/$1,000 valuation greater than $1,000,000 valuation
Building Permits - Commercial	85	Community and Economic Development	Electrical Permits required by SPS 316.012..	$160 + $10/$1,000 valuation less than or equal to $1,000,000 valuation + $2/$1,000 valuation greater than $1,000,000 valuation

Village of Greenville Fee Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Building Permits - Commercial	85	Community and Economic Development	Fire Protection Permit	$160 + $10/$1,000 valuation less than or equal to $1,000,000 valuation + $2/$1,000 valuation greater than $1,000,000 valuation
Building Permits - Commercial	85	Community and Economic Development	Permission to Start	$200.00
Building Permits - Commercial	85	Community and Economic Development	Reinspection fee for failed inspection.	$50.00
Building Permits - Commercial	85	Community and Economic Development	Commercial Plan Review Fees.	SPS Table 302.31-2.
Building Permits - Residential	85		Single Family Home Building Permit Fee Detached Accessory Dwelling Unit	≤ 2,000 sq ft = $1,000.00 2,001 - 3,000 sq ft = $1,100.00 3,001 - 4,000 sq ft = $1,200.00 For every additional 1,000 sq ft, fee increases by $100.00
Building Permits - Residential	85	Community and Economic Development	Two Family Home Building Permit Fee	$2,000.00
Building Permits - Residential	85	Community and Economic Development	Manufactured Home	$200.00
Building Permits - Residential	85	Community and Economic Development	Renewal of Single or Two Family Home Permit	$300.00
Building Permits - Residential	85	Community and Economic Development	State Stamp	$50.00 for Single and Two Family Homes
Building Permits - Residential	85	Community and Economic Development	House Additions (HVAC, Plumbing and Electrical permits are included)	≤ 300 sq ft = $300.00 301 - 800 sq ft = $500.00 801+ sq ft = $600.00 1 year renewal permit = $50.00
Building Permits - Residential	85	Community and Economic Development	Remodel (HVAC, Plumbing, and Electrical permits are included)	$100.00 + $5.00/$1000.00 of cost project. $300.00 Min.
Building Permits - Residential	85	Community and Economic Development	Window or Door Replacement (excludes overhead garage door replacements)	$100.00
Building Permits - Residential	85	Community and Economic Development	New Accessory Buildings (Barns, garages, sheds, pole buildings, etc.) & Additions	0- 200 sq ft - $75.00 201 - 500 sq ft - $150.00 501 - 1,200 sq ft - $200.00 > 1,201 sq ft - $350.00 1 year renewal permit = $50
Building Permits - Residential	85	Community and Economic Development	Attached Accessory Dwelling Unit	≤ 300 sq ft = $300.00 301 - 800 sq ft = $500.00 801+ sq ft = $600.00 1 year renewal permit = $50.00

Village of Greenville Fee Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Building Permits - Residential	85	Community and Economic Development	Deck	$100.00
Building Permits - Residential	85	Community and Economic Development	Flatwork: includes patios, walkways/sidewalks, driveway extensions, and any other impervious surface. If flatwork is proposed with new home construction there shall be no fee, it will be included as part of the site plan/erosion control review fee for the new home construction.	$100.00
Building Permits - Residential	85	Community and Economic Development	Pools and Hot Tubs. Includes Electrical for pool/ hot tub components.	$200.00
Building Permits - Residential	85	Community and Economic Development	Electrical Permits	$150 Single Family / $200 Two Family
Building Permits - Residential	85	Community and Economic Development	Electrical Service Changes, Temporary Services, Sub-Panel Install, Generator Install	$100.00
Building Permits - Residential	85	Community and Economic Development	Alternative Energy Systems (wind, solar, geothermal etc.)	$150
Building Permits - Residential	85	Community and Economic Development	Fence	$100.00
Building Permits - Residential	85	Community and Economic Development	HVAC permit	$100.00 per HVAC unit
Building Permits - Residential	85	Community and Economic Development	Move a Home	Building Fee: Same as Building Addition Fee. Additional fees may apply similar to new construction (i.e. water/sewer, erosion control, park, street trees, addressing etc.)
Building Permits - Residential	85	Community and Economic Development	Plumbing Permit	$100.00-+ $5.00 per fixture opening
Building Permits - Residential	85	Community and Economic Development	Razing Permit	$100.00 per structure
Building Permits - Residential & Commercial	85	Community and Economic Development	Roofing Permit	$100.00
Building Permits - Residential	85	Community and Economic Development	3rd Party Plan Review/Inspection Service	Applicant/Owner shall be responsible for any direct additional charges for 3rd party plan review and inspections + 5% administrative fee.
Building Permits - Residential	85	Community and Economic Development	Reinspection fee for failed inspection.	$50.00
Building Permits - Residential		Community and Economic Development	Foundation Elevation Check	$450.00 plus any additional fees up to $600. Actual cost from contractor will be billed if exceeds $450.00.

Village of Greenville Fee Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Building Permits - Residential		Community and Economic Development	Driveway Staking	$450.00 plus any additional fees up to $600. Actual cost from contractor will be billed if exceeds $450.00.
Cigarette License		Administration	Cigarette License	$25.00
Citizen Participation	99-5	Administration	Administrative fees	$75.00
Computer Disc/CD		Administration	Downloading information to a computer disk or DVD	$25.00 per disk plus mailing costs if applicable
Connection Fees - NOT Specially Assessed	340-19	Utilities	Connection fee computed on a front-foot for water and sewer plus the base fee in 340-18	Water - $50.00/ft Sewer - $60.00/ft
Connection Fees - Specially Assessed - Base Fee	340-18	Utilities	Base Rate connection fee for a single family residence	Water - $2,895.00, Sewer - $2,171.00
			Base Rate connection fee for a two family residence	Water - $4,342.50, Sewer - $3,256.50
			Other uses - base rate multiplier table below:	
			Multiple Family	1.0 for 1st unit plus .50 for each additional unit
			Motel/Hotel	1.0 for 1st unit plus .125 for each additional unit
			Tavern/Restaurant	1.5 for up to 2,500 sq ft of floor area
			Tavern/Restaurant	plus .50 for each add'l 2,500 sq ft
			Warehouse	1.5 for up to 10,000 sq ft of floor area
			Warehouse	plus .25 for each add'l 20,000 sq ft
			Other Commercial/Industrial	1.5 for up to 5,000 sq ft of floor area
			Other Commercial/Industrial	plus .25 for each add'l 5,000sq ft
			Schools	1.0 + .50 for each 50 students
			Churches	1.5 for up to 5,000sq ft of floor area
			Churches	plus .25 for each add'l 5,000sq ft
			Other Uses	As determined by District
			Other Uses	As determined by District
Culvert Permit	106-3	Stormwater	New Culvert, reset or any modification of any existing culvert	$75 plus actual cost of engineering review if applicable
Dedications - Parkland	270-31	Park, Rec, Forestry	When land dedication is not feasible or compatible with the Comprehensive Plan, any divider of land, shall, in lieu of land dedication, pay to the Village a fee equivalent to the value of the required dedication.	Amount to be based on land valuation through an appraisal ordered and paid for by the land divider.
Discontinuance of Public Right-of-Way or Terminate and Release Easement	66.1003 Wi. Stats	Community and Economic Development	Discontinuance of Public Right-of-Way or Easement	$500 + $75 if public hearing is required.
Deposition of Waste Material permit fee	247-2	Clerk	Permit for deposition of waste material per property	$10 for first load, $5 for each load after
Drainage/R.O.W Permit	106-3	Stormwater	No person shall make any excavation, filling, or make any other alteration in any right-of-way or roadway ditch; or in any manner disturb any right-of-way or roadway ditch.	$75
Driveway Permit within the ROW	Standard Specifications	Public Works	New Driveway, Replacement Driveway, or Driveway Extension / Widening	$75
Emergency Response Costs	112-1	Fire Department	The Village charges costs associated with a fire call responding to a vehicle fire or accident on a public highway.	Truck Charge - $150/truck Personnel - $35.00/person Dry Sorb $4.22/bag Disposal - $10 Not to Exceed $500.00
Erosion and Sediment Control	117-10 & 320-800, 900 & 1000	Stormwater	Residential Erosion Control and Drainage Check with Building Permit; includes Shoreland/Wetland/Floodplain if applicable.	$500
Erosion and Sediment Control	117-10	Stormwater	Residential Erosion Control with Building Permit - Renewal	$100
Erosion and Sediment Control	117-10 & 320-800, 900 & 1000	Stormwater	Site grading only and not associated with building construction; includes Shoreland/Wetland/Floodplain if applicable.	$200

Village of Greenville Fee Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Erosion and Sediment Control	117-10 & 320-800, 900 & 1000	Stormwater	Shoreland/Wetland/Floodplain associated with building permits for accessory structures, decks, flatwork, fences, building additions etc. not associated with new home/business construction if applicable.	$200
Erosion and Sediment Control and Stormwater - Plat/CSM/Non-Residential/Commercial	117-10 & 320-800, 900 & 1000	Stormwater	Subdivision Plats/CSMs and Commercial/Industrial/Non-residential site plans Application Fee. Includes Shoreland/Wetland/Floodplain if applicable.	$1,100. Plus financial guarantee. *Applicant/Owner shall be responsible for any direct additional charges for plan review, engineering, inspections, legal, fiscal etc + 5% administrative fee.
Fire Flow Test	340-14	Utilities	Hydrant flushing for fire suppression test	$80
Hotel / Motel Room Permit and Licensing	18-4	Administration	Renewal of Revoked or Suspended Permit	$20.00
Hotel / Motel Room Permit and Licensing	18-3	Administration	Permit - At the time of making an application, the applicant shall pay the Village Treasurer an initial fee for each permit	Initial Fee of $2.00 per permit
Impact Fees - Park and Recreation	165-7B	Park, Rec, Forestry	Impact Fees	$682 per dwelling unit; will be reduced based on Parkland Dedication
Landscaping in Right of Ways	265-15A	Park, Rec, Forestry	Landscaping in Right of Ways Permit	$20.00
Liquor and Beer Licensing Classifications	169-7A	Administration	Class A Beer	$100.00 + $60.00 Publication Fee
Liquor and Beer Licensing Classifications	169-7B	Administration	Class B Beer	$100.00 + $60.00 Publication Fee
Liquor and Beer Licensing Classifications	169-7C	Administration	Class B Beer - 6 Month	$50.00 + $60.00 Publication Fee
Liquor and Beer Licensing Classifications	169-7D	Administration	Class B Beer - Temporary (picnic)	$5.00
Liquor and Beer Licensing Classifications	169-7F	Administration	Class A Liquor	$500.00 + $60.00 Publication Fee
Liquor and Beer Licensing Classifications	169-7G	Administration	Class B Liquor	$500.00 + $60.00 Publication Fee
Liquor and Beer Licensing Classifications		Administration	Reserve Class B Liquor (Initial)	$10,500.00 + $60.00 Publication Fee
Liquor and Beer Licensing Classifications	169-7I	Administration	Class C Wine	$100.00 + $60.00 Publication Fee
Liquor and Beer Licensing Classifications		Administration	Class C Wine - Temporary (picnic)	$5.00
Liquor and Beer Licensing Classifications	169-7J	Administration	Provisional Retail License for Class A, B, C	$15.00
Mobile Home License	177-02	Administration	Muni Code Chapter 320 Article XXV	$200.00
Operators License	169-8	Administration	Operators License	$50.00 $5.00 additional copy
Operators License - Provisional License	169-8D	Administration	Provisional Operators License	$15.00
Operators License - Temporary License	169-8E	Administration	Temporary Operators License	$5.00
Payments Not Honored by Financial Institute	PSC Tariff / Other	Administration	Returned Deposit Items	$20.00
Peace and Good order	215-17		Violation of Chapter 215	Enforced by Outagamie County Sheriff Dept.
Photocopy Fee		Administration	Photocopy fee per page	$0.25/per page $5.00 USB Drive
Private Fire Protection Service (Unmetered)	PSC Tariff	Utilites	Charge for the purpose of supplying water to private fire protection systems such as automatic sprinkler systems, standpipes, and private hydrants. Also includes reasonable quantities for water used for testing check valves and other backflow prevention devices	Based on Connection Size (Monthly Rate) 2" or smaller - $6.00 _ 3" - $10.00 _ 4" - $17.00 _ 6" - $33.00 _ 8" - $53.00 _ 10" - $80.00 _ 12" - $106.00 _ 14" - $133.00 _ 16" - $160.00
Public Fire Protection Service Fee (Metered)	PSC Tariff	Utilites	Charge for the use of hydrants for fire protection and for use of water for extingushing fires. Also whater used for testing equipment and training personnel.	Based on Meter Size (Monthly Rate) 5/8" - $8.85 _ 3/4" - $8.85 _ 1" - $11.85 _ 1 1/4" - $15.00 _ 1 1/2" - $18.00 _ 2" - $27.00 _ 3" - $35.00 _ 4" - $44.00 _ 6" - $53.00 _ 8" - $62.00 _ 10" - $71.00 _ 12" - $80.00
Real Estate Inquiry			Real Estate Inquiry (City Letter)	Regular (5-7 business days)- $25.00 Rush (2 business days)- $50.00
Removal of Illegally Parked Car	290-15		If the towing is done by the Village of Greenville	$50.00

Village of Greenville Fee Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Resource Extraction (Mining) Permit	320-216	Community and Economic Development	Resource Extraction (Mining) Permit	$150 annual fee
Sewer Access Charge (SAC) or Service Availability Charge (SAC)	340-32	Utilities	One time fee taken at the time of the building permit	Single Family = $130, Two Family = $260
Sewer Access Charge (SAC) or Service Availability Charge (SAC)	340-32	Utilities	One time fee taken at the time of the building permit	Commercial/Industrial = $130
Sanitary Sewer and Water Tap permit	340-32	Utilities	Tapping into the water and sewer main for home access	$25.00 each for water and sanitary sewer, $50.00 total
Sewer Usage Fee	340-62	Utilities	Same charge for both Residential and Commercial	$5.49/1,000 gallons plus $10.49/month flat service fee
Solicitation		Administration	Application Fee	$200.00 plus $50.00 each additional individual on the applicable license form
Stormwater Credit Application Fee	344-18	Stormwater	Application Fee	$100
Stormwater User Fee	344-11	Stormwater	Residential Equivalency Unit (REU)	$139.00
Street Address Sign	261	Community and Economic Development	Street address sign initial order is done at time of building permit	$175
Street Address Sign Replacement	261	Community and Economic Development	Replacement of Address Signs and/or post	Address Sign $50.00 Posts $30.00 installation $50.00
Street Tree Fee	270-53	Park, Rec, Forestry	The subdivider shall pay a reasonable fee for every lineal foot of frontage in the subdivision to plant street trees.	$6.00 per foot of frontage or curbage
Subdivision - Concept Plans	270	Community and Economic Development	Application Fee	$200
Subdivision - Certified Survey Maps	270-56	Community and Economic Development	Application Fee	$500 *Applicant/Owner shall be responsible for any direct additional charges for plan review, engineering, inspections, legal, fiscal etc + 5% administrative fee.
Subdivision - Final Plat Fees	270-55	Community and Economic Development	Application Fee	$200.00 plus $5.00 for each lot within the plat for up to 3 plan reviews, if more than 3 plan reviews are required the same rate may be charged
Subdivision - Preliminary Plat Fees	270-54.1A	Community and Economic Development	Application Fee	$500.00 plus $10.00 for each lot within the plat for up to 3 plan reviews, if more than 3 plan reviews are required the same rate may be charged.
Subdivision - Preliminary Plat Fees	270-54.1B	Community and Economic Development	Engineering/Surveyor Fee	Subdivider shall pay a fee equal to the actual cost to the Village for all engineering/surveying plan review and inspections + 5% administrative fee..

Village of Greenville Fee Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Subdivision - Preliminary Plat Fees	270-54.1C	Community and Economic Development	Administrative Fee	Subdivider shall pay a fee equal to the cost of any legal, administrative or fiscal work + 5% administrative fee.
Subdivision - Preliminary Plat Fees	270-54.1D	Community and Economic Development	Escrow Fee (Subdivisions - including condominiums)	$1000.00 for each five lots or units, up to a maximum of $5000.00
Subdivision - Preliminary Plat Fees	270-54.1E	Community and Economic Development	Condominium Development	$500.00 plus $10.00 for each lot/unit within the plat.
Tax Increment Finance District Incentives	WI. Stats. 60.23	Community and Economic Development	Tax Increment Finance District Incentive Request	$500 *Applicant shall pay a fee equal to the cost of any legal, administrative or fiscal work + 5% administrative fee.
Temporary Sales - Agricultural district sales	233-4	Administration		No Charge
Temporary Sales - Special Non-profit fundraising	233-4	Administration	Special non-profit fundraising	No Charge
Temporary Seasonal Sales - Food, Produce, Christmas Trees, etc.	233-4	Administration	Sale of Food, Produce, Christmas Trees, Etc.	$50 for annual permit $20 for 3 days $10 per day
Temporary Seasonal Sales - Fireworks	233-4	Administration	Sale of Fireworks	$400 for annual permit
Temporary Fireworks Display Permit	233-4	Administration	Use of Fireworks	$25.00
Utility Service Permits - Streets and Sidewalks Excavations	265-5	Public Works	Utility Service Permits -(Gas, Electric, Communications, and other facilities)	$75.00 plus $0.15 per foot charge parallel to roadway. Each road bore an additional $100.00 charge, not to exceed $500.00. Open cut of Roadway $1,000. Maximum Length of Utility for each permit is 1,500 feet.
Water Reconnection Charge	PSC Tariff	Utilites	Charge to reconnect a customer	During normal business hours: $40.00 After normal business hours: $60.00
Water Usage Fee	340-65	Utilities	Residential Charge (different charges for Commercial) Rates are as authorized by the Public Service Commission of WI.	$2.91 per 1,000 gallon plus monthly flat service fee as follows: 5/8" - $8.50 _ 3/4" - $8.50 _ 1" - $12.25 _ 1 1/4" - $15.00 _ 1 1/2" - $17.00 _ 2" - $25.00 _ 3" - $40.00 _ 4" - $59.00 _ 6" - $101.00 _ 8" - $149.00 _ 10" - $212.00 _ 12" - $275.00 Efffective August 1, 2021.
Water Usage Fee - Bulk	340-65 / PSC Tariff	Utilities	Water that is supplied through hydrants and are metered or estimated by the Utility	Service Charge of $40.00 plus the charge for the volume of water used.
Weeds and Long Grass	307-4 (198-12)	Public Works	See Village of Greenville Weeds Policy	Mowing Charge of $200.00/hr with a minimum of $150.00
Weights and Measures	310	Administration	Weights and Measures Program	Base Admin License Fee $50.00
				Small Scale (0-30 Lb) $30.00
				Medium Scale (31-1,000 lb) $40.00
				Large Scale (1,001 - 10,000 lb) $60.00
				Extra Large Scale (10,001 lb +) $70.00
				Hopper Scale $105.00
				Health Scale $50.00
				Pharmacy Scale $55.00
				Prepack Scale (Pkg Inspection) $100.00
				Vehicle Scale $150.00
				Gas Pump $20.00
				Gas Pump High Speed $55.00
				Meter (Oil/Fuel/Gas/Etc) $55.00
				Pill Counter $40.00
				Timing Device $10.00
				Linear Measure $15.00

Village of Greenville Fee Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
				Rule $3.00
				Price Scanner Each $12.50
				Price Scanner 1-8 $100.00
				Reinspection Fee 1st $58.00
				Reinspection Fee 2nd $100.00
				Reinspection Fee 3rd $150.00
				Late Fee $60.00
Well Operation Permit and renewal	340-25c	Utilities	Private Well Located Operation Renewal	$25 per renewal (5 years)
Yard Waste Site Permit	247	Public Works	Permit needed to use the Yard Waste Site (Brush, Grass/Leafs, Topsoil, Clean Fill, Waste Oil, Oil Filters, Waste Antifreeze, and Wood Chips)	$40 Annual Fee with $5 fee for Key/Fob
Zoning - Concept Plans	320	Community and Economic Development	Application Fee	$200.00
Zoning - Comprehensive Plan Amendment	320-216	Community and Economic Development	Comprehensive Plan Amendment	$500.00 plus $75.00 Citizen Participation Fee *Applicant/Owner shall be responsible for any direct additional charges for plan review, engineering, inspections, legals, etc + 5% administrative fee.
Zoning - Rezoning	320-216	Community and Economic Development	Rezoning Application Fee	$500.00 plus $75.00 Citizen Participation Fee *Applicant/Owner shall be responsible for any direct additional charges for plan review, engineering, inspections, legals, etc + 5% administrative fee.
Zoning - Site Plan	320-216		Site Plans	Site Plan Application Fee - $500.00 for up to 3 plan reviews, if more than 3 plan reviews are required an additional $500 fee may be charged. *Applicant/Owner shall be responsible for any direct additional charges for plan review, engineering, inspections, legal, fiscal etc + 5% administrative fee.
Zoning - Special Exceptions	320-216	Community and Economic Development	Special Exception Permit Application Fee	$500.00 Application fee PLUS $75.00 Citizen Participation Fee *Applicant/Owner shall be responsible for any direct additional charges for plan review, engineering, inspections, legal, fiscal etc + 5% administrative fee.
Zoning - Variances	270-68 & 320-216	Community and Economic Development	Variance Application Fee	$500.00 plus $75.00 Citizen Participation Fee *Applicant/Owner shall be responsible for any direct additional charges for plan review, engineering, inspections, legals, etc + 5% administrative fee.
Zoning - Appeals	Ch 270 Article XIII & 320-216	Community and Economic Development	Appeal Application Fee	$500.00 plus $75.00 Citizen Participation Fee *Applicant/Owner shall be responsible for any direct additional charges for plan review, engineering, inspections, legals, etc + 5% administrative fee.
***The fine/fee for any construction or work that requires a permit that is conducted without a permit shall be double the permit fee.**				

Village of Greenville Fine Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Abandoned Vehicles	198-7		Vehicle Abandonment	See Nuisance Fines
Alarm System False Alarm Answering Fees	70-1,2	Fire Department	The user of any private alarm system will be assessed a fee if it is determined that the alarm was discharged falsely, accidentally, or by negligence, including the lack of maintenance.	1st and 2nd Offense - No Charge 3rd and 4th Offense - $300 5th and + Offense - $500
Animals	76-10	Animal Control	Dog Licensing shall be completed between Jan 1 and Mar 31 of each year.	$8.00 - Neutered Spayed $15.00 - Unaltered
Animals	76-10	Animal Control	Mulitple Dog Licensing - Over 3 dogs must be approved by the Village of Greenville. Cost set by State Statute.	$35.00
Animals	76-10 & 17H	Animal Control	Failure to purchase a dog license between Jan 1 and Mar 31 will result in a fine as well as the license fee	$25.00 + license fees
Animals	76-17A	Animal Control	Animal Causing Injury	$50-$500
Animals	76-17B	Animal Control	Animal Causing Injury with Prior Violation	$200-$1000
Animals	76-17C	Animal Control	Animal Running at Large	1st Offense - $25-$100 Subsequent - $50-$200
Animals	76-17D	Animal Control	Failure to have a dog vaccinated against rabies	$50-$100
Animals	76-17E	Animal Control	Refusal to comply with an order concerning quarantine	$25-$200
Animals - Chickens/Fowl	76-36	Animal Control	Failure to license small scale keeping of chicken/fowl	$25.00 + license fees
Animals - Farm Animals	76-6	Animal Control	Violation of Article	$50/Day
ATV Violation	290-30	Law Enforcement	All-terrain/utility terrain vehicle violations and penalties	$200.50
Building Permits	85	Community and Economic Development	Buidling Permits required by State Statute and Village of Greenville Ordinances.	See Building Inspection Residential and Commercial Fee Schedule
Building Permits	85-10C	Community and Economic Development	Any person who rents, leases, or occupies a building which has been condemned for human habitation or occupancy shall be fined.	$5-$50/week
Building Permits	85-14	Community and Economic Development	If any construction begins prior to issuance of permits	Double Fees
Building Permits	85-16	Community and Economic Development	Violations	$50-$500
Cleaning of Sidewalks	265-22	Public Works	Removal of snow/ice by Village or contractor if snow/ice is in placed 48 hours after the event -Intially an educational leter will be sent -Following this, without additional notice Village Staff will remove snow/ice if it has not been cleared within 48 hours of the event	1st Offense: Minimum of $150.00 or $1.50/ft, whichever is greater 2nd Offense: Two Times First Offense Cost 3rd and Subsequent: Three times the first offense
Citizen Participation	99-5	Administration	Administrative fees	$75.00
Commercial and Plat Drainage Facilites Check	255	Stormwater	Violations to Chapter 255	$50-500/Day
Cross Connection	340-24	Utilities	Cross Connection of Sump Pump to Sanitary Sewer	$100 Initial Fine, $10/day after 30 day period of receiving notification
Depositing of snow on public rights-of-way	198-4 (265-17)	Public Works	Residential violation of Chapter 198-4 *Any of the violations which causes the Village to comin and remove any snow or ice shall incur all of the Villages cost plus any forfeiture/fine for that violation.	Plowing snow across public road - $50 Placing snow on public road - $50 Placing snow in public ditches - $50 Placing snow on public paths & walkways - $50 Placing snow on or near fire hydrant - $50

Village of Greenville Fine Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Depositing of snow on public rights-of-way	198-4 (265-17)	Public Works	Commercial violation of Chapter 198-4 *Any of the violations which causes the Village to comin and remove any snow or ice shall incur all of the Villages cost plus any forfeiture/fine for that violation.	Plowing snow across public road - $250 Placing snow on public road - $250 Placing snow in public ditches - $250 Placing snow onpublic paths & walkways - $250 Placing snow on or near fire hydrant - $250
Disposition of Waste Material violation	247-7	Clerk	Violation of Chapter 247 Article I	$50-$500
Drainage Violations	106-16	Stormwater	Violation of Ordinance 106	$50/Day per violation
Drainage/R.O.W Permit	106-3	Stormwater	No person shall make any excavation, or fill, or install any culvert, or make any other alteration in any right-of-way or roadway ditch; or in any manner disturb any right-of-way or roadway ditch, without a permit .	Double After the Fact Permit Fee plus $50/day after notification of violation
Drainage/R.O.W Permit	106-11	Stormwater	The Village will only fund right-of-way and roadway ditch alterations and improvements which meet the criteria in § 106-11.	Double After the Fact Permit Fee plus $50/day after notification of violation
Dumping Violation	247-11	Clerk	Violation of Dumping Chapter 247 Article II	$50-$500
Emergency Response Costs	112-1	Fire Department	The Village charges costs associated with a fire call responding to a vehicle fire or accident on a public highway.	Truck Charge - $150/Large apparatus Truck Charge - $75/Small apparatus Personnel - $35.00/person Dry Sorb $4.69/bag Disposal - $10 Not to Exceed $500.00
Erosion and Sediment Control Violations	117-12	Stormwater	Violations of Chapter 117 for sites LESS than 1 acre	Failure to apply for and obtain an erosion control permit - $50/day Failure to develop and implement an erosion and sediment control plan - $50/day Failure to notify the Stormwater Dept. 48hrs prior to any land disturbance - $50/day Failure to post the "Certificate of Permit Coverage" at the site - $25/day Failure to retain plans and inspection reports at the site - $25/day Failure to inspect and monitor erosion and sediment control BMP's - $30/day Failure to repair, replace or maintain erosion and sediment control BMP's - $50/day Failure to implement and amended erosion and sediment control plan - $50/day

Village of Greenville Fine Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Erosion and Sediment Control Violations	117-12	Stormwater	Violations of Chapter 117 for sites MORE than 1 acre	Failure to apply for and obtain an erosion control permit - $500/day Failure to develop and implement an erosion and sediment control plan - $500/day Failure to notify the Stormwater Dept. 48hrs prior to any land disturbance - $500/day Failure to post the "Certificate of Permit Coverage" at the site - $250/day Failure to retain plans and inspection reports at the site - $250/day Failure to inspect and monitor erosion and sediment control BMP's - $300/day Failure to repair, replace or maintain erosion and sediment control BMP's - $500/day Failure to implement and amended erosion and sediment control
Fertilizer	135-9	Administration	Residential violation of Chapter 135, Fertilizer.	$25/violation
Fertilizer	135-9	Administration	Commercial violation of Chapter 135, Fertilizer.	1st Offense w/in 12 mo. - $50 2nd Offense w/in 12 mo. - $150 3rd Offense w/in 12 mo. - $300
Fire Inspections	148-15	Fire Department	Violation of Chapter 141 Article II	1st Offense - $200.50 2nd Offense - $263.50 3rd Offense - $326.50
Firearms and other dangerous weapons	141-14	Administration	Violation of Chapter 141	WI Uniform Bond Schedule
Hotel / Motel Room Permit and Licensing	18-4	Administration	Renewal of Revoked or Suspended Permit	$20.00
Hotel / Motel Room Permit and Licensing	18-6	Administration	Failure to obtain lodging permit	$200-$500
Intoxicating Liquor and Fermented Malt Beverages	169-16	Administration	Violation of Chapter 169	1st Offense - $200.50 2nd Offense - $263.50 3rd Offense - $326.50
Key Lock Boxes	148-5	Fire Department	Violation of Chapter 141 Article I	$100-$500
Landscaping in Right of Ways	265-15B	Park, Rec, Forestry	Landscaping in Right of Ways Violation	$50.00
Nuisance	198-15		Violation of Nuisance Ordinance Chapter 198	1st Offense - $200.50 2nd Offense - $263.50 3rd Offense - $326.50
Park Rules	211-21	Park, Rec, Forestry	Violation of Park Rules	$25-$500
Park Rules	211-4B	Park, Rec, Forestry	Operating or parking a vehicle on a trail or turf grass	$55.00
Parking Violations	290-17,22,30	Law Enforcement	See 290-26E for fee schedule	
Parking Violations	290-26E(1)	Law Enforcement	Handicap parking violation	$300.00
Parking Violations	290-26E(2)	Law Enforcement	Overtime parking violation	$35.00
Parking Violations	290-26E(3)	Law Enforcement	Prohibited parking violation	$55.00
Parking Violations	290-26E(4)	Law Enforcement	Prohibited stopping, standing, or parking by school	$55.00
Parking Violations	290-26E(5&6)	Law Enforcement	State Traffic Law Adopted - Prohibited stopping, standing, or parking by school	$35.00
Parking Violations	290-26E(7)	Law Enforcement	Violation of subsection C, prohibiting parking from 12:00am and 6:00am.	$35.00
Parking Violations	290-26E(8)	Law Enforcement	Violation of parking on posted private property	$35.00
Peace and Good order	215-17	Law Enforcement	Violation of Chapter 215	1st Offense - $200.50 2nd Offense - $263.50 3rd Offense - $326.50

Village of Greenville Fine Schedule

Title/Application	Chapter	Department	Description	Fee/Cost/Fine Will include current court costs in addition to the Fine Schedule.
Resource Extraction Zoning Violation	320-82	Community and Economic Development		$50-$500
Snowmobiling Violations	290-32	Law Enforcement	Violations of Chapter 290-32	$200.50
State Approved Speed Zones	290-24C	Law Enforcement		Enforced by Outagamie County Sheriff Dept.
Stormwater Management	255-13	Stormwater	Stormwater Management Violations	$50-$1000
Stormwater Violation	344-42	Stormwater	Violations of Chapter 344	$50-$1000/ day
Street Address Sign Violation	261-5,11	Community and Economic Development	Street address sign, enforcement, violations and penalties	1st - $100 2nd - $175 3rd - $250
Subdivision Control Violations	270-71,72	Administration	Violation of Chapter 270	$50-$500
Temporary Sales - Violation	233-5		Violation of Chapter 233	$200-$500 per day, per violation
Utility Service Permits - Violations	265-10	Public Works	Utility Service Violations	Failure to apply for and obtain a permit - $150/day Failure to develop and implement an erosion and sediment control plan - $200/day Failure to inspect and monitor erosion and sediments control BMP's - $300/day Failure to repair, replace or maintain erosion and sediment control BMP's - $300/day
Water and Sewer Violations	340-79	Utilities	Violations of Chapter 340	$50-$500/day
Water Conservation Violations	352-4	Utilities	Water Conservation Violations	1st Offense - Notice 2nd Offense - Water Shutoff until statement signed 3rd Offense/Subsequent - $50-$500/day
Weights and Measures	310	Administration	Violation of Weights and Measures Program	310.07 Hindering, obstructs or imperstonates a sealer; uses or has in their possession any incorrect weightor measure; represents a false quantity or price in connection with a purchase or sale of any commodity; uses or disposes of any rejected weight or measure or removes therefrom any official tag/seal/stamp or mark; violates ss. 98.15(1) False testing; any other provision of this ordinance. *Wis. Stat. 98.26*
				First offense: not less than $100.00, nor more than $500.00
				Second and subsequent offenses: Not less than $200.00, nor more than $1,000.00
				A person who intentionally does any of the above acts shall be fined, or imprisioned not more than 9 months, or both. $10,000.00
				310.31 Failure to notify Village Sealer within 72 hrs of the addition or replacement of new or used weights and measures equipment. Triple the device fee.
Weight Limit Violation	290-7	Law Enforcement	Violation of Weight Limits	$50-$500
Zoning/Building Violations	320-82	Community and Economic Development	Violations of Chapters 320	$50-$500 per day, per violation
***The fine/fee for any construction or work that requires a permit that is conducted without a permit shall be double the permit fee.**				

Village of Greenville Parks, Recreation and Forestry Department
Field Use Agreement with Fox Cities United Soccer Club of Wisconsin, Inc.
2025

WHEREAS, Fox Cities United Soccer Club of Wisconsin, Inc. (FCUSC) is a soccer club based in Northeast Wisconsin which requires the use of grass space for its home soccer fields;

WHEREAS, the Village of Greenville (Village) owns and maintains the Greenville Sports Complex, a 77-acre mostly undeveloped park of which 13 acres have been seeded and maintained as grass open space ("Soccer Area");

WHEREAS, Fox Cities United Soccer Club of Wisconsin, Inc. and the Village of Greenville desire to establish an agreement for the non-exclusive use of certain designated parkland and facilities at the Greenville Sports Complex;

NOW THEREFORE, it is agreed that the Fox Cities United Soccer Club of Wisconsin, Inc. shall have non-exclusive use of certain designated parkland and facilities at the Greenville Sports Complex as stipulated below. This agreement shall be effective January 1, 2025, through December 31, 2025.

Article I

A. FCUSC shall be permitted to use the designated soccer area at the Greenville Sports Complex for training, coaching clinics, tryouts, tournaments, league games, and other club functions. FCUSC shall also be permitted to store equipment in a storage container to be located in an area approved by the Village. Only FCUSC officials are permitted in the storage container.

B. FCUSC shall have preferred use of the soccer area from March through November of each year. FCUSC shall provide the Village with the spring schedule of field use by April 1st of each year. The fall schedule shall be provided as soon as it becomes available. The fields will otherwise be scheduled by the Village and/or open to the public. All further authorization of field use shall be determined by the Village. FCUSC shall not grant permission to anyone or any organization to use the fields.

C. FCUSC shall be granted one pavilion rental per year in any other park at a cost of 50% of the normal resident rate. Any additional rentals will be charged at the full rate. All pavilion rental regulations shall apply.

D. FCUSC shall provide a Certificate of Liability Insurance in the amount of one million ($1,000,000.00) dollars specifically naming the Village of Greenville as additional insured by March 1st of each year.

E. FCUSC shall be responsible for the daily game preparations such as field layout, lining and goal placement along with all associated costs. FCUSC shall be responsible for planting grass, filling small holes in turf, leveling the playing surface and completing yearly field maintenance and repairs.

F. FCUSC shall not be financially responsible for damage caused to any part of the park during non-FCUSC functions.

G. FCUSC shall be permitted to install, per manufacturer and insurance requirements, portable soccer goals at the soccer area. Goals for future use shall be approved by the Director of Parks and Recreation and shall not be placed in a location that will interfere with mowing operations.

H. FCUSC shall be responsible for the maintenance and replacement of all equipment which is owned and operated by FCUSC.

I. FCUSC shall be responsible for any additional restrooms needed for tournaments and any associated costs. FCUSC must obtain approval for placement in the park by contacting the Parks, Recreation, and Forestry Department.

J. FCUSC shall be responsible for daily litter clean-up of the soccer area and maintain the soccer area in a clean and safe operating condition. FCUSC shall be responsible for obtaining an additional dumpster for tournaments if needed and any associated costs. FCUSC must obtain approval for placement in the park by contacting the Parks, Recreation, and Forestry Department.

K. FCUSC shall be permitted to sell concessions during games and tournaments with proceeds to be used at the discretion of FCUSC. FCUSC shall obtain any required licenses for the sale of concessions.

L. FCUSC shall maintain fields in a clean and safe operating condition during scheduled club use.

M. FCUSC shall not discriminate on the basis of race, color, national origin, sex, age, or disability.

N. Any and all new projects or proposed improvements must be reviewed and approved by the Village.

O. A designee of FCUSC shall attend a Park Committee meeting annually to provide a program update to the Committee. This meeting shall occur between the end of the season and the beginning of the next. The Village may request FCUSC's attendance at additional meetings as needed.

Article II

A. The Village shall ordinarily mow the soccer area once per week when it mows the balance of the park. Mowing shall be completed at the Village's discretion as weather permits and areas may not be mowed if the park is too wet. Additional mowing shall be completed by FCUSC or FCUSC shall reimburse the Village for the cost of additional mowings. Rates will be determined by the hourly rate for the Village employee and Wisconsin DOT equipment rates will be used to calculate mower rate.

B. All herbicide, pesticide and/or fertilizer applications shall be performed by Village staff. Said applications will be made based on budget and prioritized needs. FCUSC may request additional applications at their own expense.

C. The Village shall maintain the park in a clean and safe operating condition.

D. The Village shall provide and maintain one portable restroom from March through November. Additional portable restrooms shall be at the expense of FCUSC and placement of said portable restrooms shall be approved in advance by the Parks and Recreation Director.

E. The Village shall provide garbage receptacles and disposal of garbage.

F. The Village shall not charge FCUSC an annual fee for the use of the soccer area in 2025.

Article III

A. In consideration of FCUSC being allowed to utilize the Soccer Area, FCUSC hereby agrees to hold harmless and indemnify the Village of Greenville, its employees, officers, and commissioners for any and all liability resulting from the use of the "Soccer Area", by any person, including damages resulting from personal injury or property damage. Furthermore, FCUSC shall require each and every participant utilizing the "Soccer Area" to execute a release, hold harmless, and indemnification agreement naming the Village of Greenville, its employees, officers, and commissioners, harmless from any and all liability from personal injury or property damage.

B. The terms of this agreement represent the full and complete agreement between the parties. There exist no other oral or written undertakings of any type that are not incorporated into this agreement. Any modifications made to this agreement shall be by mutual written agreement executed by both parties and attached to this agreement.

C. Should any provision, sentence or phrase of this agreement be found by a court of competent jurisdiction to be unlawful, such holding shall not affect the remaining provisions of this agreement.

D. This agreement may be modified or canceled, with just cause, by either party upon written notice to the other party. Just cause shall constitute failure to fulfill any

obligations set forth in this agreement or accountable property damage to the park. Upon receipt of written notice of cancelation, the recipient shall have thirty (30) days to rectify or present an acceptable plan to rectify the cause(s) of the cancellation.

E. In the event that FCUSC shall dissolve, become inactive, or sever its connection with the Village and the Greenville Sports Complex, the Village shall use the fields at their discretion.

F. This agreement may not be assigned or transferred by FCUSC without the prior written consent of the Village of Greenville.

_____ _____

Marissa Sullivan-Sperger, President Date
Fox Cities United Soccer Club of Wisconsin, Inc.

_____ _____

Loren Dieck, Director Date
Village of Greenville Parks, Recreation and Forestry

_____ _____

Jack Anderson, President Date
Village of Greenville Board of Trustees

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Village of Greenville Parks, Recreation and Forestry Department
2025 Field Use Agreement with Fox Valley Pop Warner

WHEREAS, Fox Valley Pop Warner (FVPW) is a non-profit organization based in Appleton, Wisconsin which requires the use of grass space in Greenville for their youth football program;

WHEREAS, the Village of Greenville (Village) owns and maintains Community Park, a 20-acre fully developed park which contains 4 ball fields along with supporting facilities located at N1683 Greenville Dr. and Lions Park, a 57-acre mostly developed park located at N1089 Municipal Dr.;

WHEREAS, Fox Valley Pop Warner and the Village of Greenville desire to establish an agreement for the non-exclusive use of certain designated parkland and facilities at Community Park and Lions Park;

NOW THEREFORE, it is agreed Fox Valley Pop Warner shall have non-exclusive use of certain designated parkland and facilities at Community Park and Lions Park as stipulated below. This agreement shall be effective January 1, 2025, through December 31, 2025.

Article I

A. FVPW shall be permitted to use Ball Fields A & B at Community Parks and field space, "Football Field," north of the rugby field portion at Lions Park. FVPW shall be permitted to use the Ball Fields A & B and the "Football Field" at Lions Park to operate their youth football program. Use of additional field space shall be granted based on availability and must be coordinated through the Village prior to use.

B. FVPW shall be granted one weekday (Monday – Wednesday) evening use of the Barn Pavilion at no charge for the purpose of equipment distribution if needed. Any additional pavilion use will be charged at the full rate. All pavilion rental regulations shall apply. FVPW will inform the Parks and Recreation Department by April 1st which day/night will be needed for equipment distribution so that it may be scheduled.

C. FVPW shall have use of the aforementioned field space(s) from August through October. FVPW shall provide the Village with a schedule of field use by April 1st of each year. The fields will otherwise be scheduled by the Village and/or open to the public. All further authorization of field use shall be determined by the Village. FVPW shall not grant permission to anyone or any organization to use the fields. FVPW understands that they may be denied use of the park should a conflict arise with a scheduled community event.

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D. FVPW shall provide a Certificate of Liability Insurance in the amount of one million ($1,000,000.00) dollars specifically naming the Village of Greenville as additionally insured by March 1st of each year.

E. FVPW shall be responsible for the daily field preparations such as field layout, lining, and goal placement along with all associated costs. FVPW shall be responsible for planting grass, filling small holes in turf, leveling the playing surface, and completing yearly field maintenance and repairs.

F. FVPW shall be responsible for any damage and associated costs to the park and its facilities as a result of any FVPW programs or activities. FVPW shall not be financially responsible for damage caused to any part of the park during non-FVPW functions.

G. FVPW shall be permitted to install portable lights within the designated field space. Lights may be left in place throughout the season unless removal is requested by the Village for the purpose of special event parking.

H. FVPW shall be responsible for the maintenance and replacement of all equipment which is owned and operated by FVPW.

I. FVPW shall be responsible for any additional portable restrooms needed during off-season times and any associated costs. FVPW must obtain approval for placement in the park by contacting the Parks, Recreation and Forestry Department.

J. FVPW shall be responsible for daily litter clean-up of the field space and maintain the field space in a clean and safe operating condition.

K. FVPW shall be responsible for ensuring all participants of its programs adhere to all Village of Greenville rules and regulations. This includes NO parking and/or driving on turf areas.

L. FVPW shall not discriminate on the basis of race, color, national origin, sex, age, or disability.

M. Any and all new projects, programs, or improvements must be reviewed and approved by the Village of Greenville Parks Director and/or Village Board.

N. A designee of FVPW shall attend a Park Committee meeting annually to provide a program update to the Committee. This meeting shall occur between the end of the season and the beginning of the next. The Village may request FVPW's attendance at additional meetings as needed.

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Article II

A. The Village shall ordinarily mow the field space once per week when it mows the balance of the park. Mowing shall be completed at the Village's discretion as weather permits and areas may not be mowed if the park is too wet. Should additional mowing be needed as determined by FVPW, FVPW shall reimburse the Village for the cost of mowing. Rates will be determined by the hourly rate for the Village employee and Wisconsin DOT equipment rates will be used to calculate mower rate.

B. All herbicide, pesticide, and/or fertilizer applications shall be performed by Village staff. Said applications will be made based on budget and prioritized needs. FVPW may request additional applications at their own expense.

C. The Village shall maintain the park in a clean and safe operating condition.

D. The Village shall open and maintain the restrooms from the first weekend in May until the last weekend in September (weather depending).

E. The Village shall provide garbage receptacles and disposal of garbage.

F. The Village shall not charge FVPW an annual fee for the use of the field space in 2025.

Article III

A. In consideration of FVPW being allowed to utilize field space at Lions Park, FVPW hereby agrees to hold harmless and indemnify the Village of Greenville, its employees, officers, and commissioners for any and all liability resulting from the use of Community Park and Lions Park, by any person, including damages resulting from personal injury or property damage. Furthermore, FVPW shall require each participant utilizing Community Park and Lions Park to execute a release, hold harmless and indemnification agreement naming the Village of Greenville, its employees, officers, and commissioners, harmless from any and all liability from personal injury or property damage.

B. The terms of this agreement represent the full and complete agreement between the parties. There exist no other oral or written undertakings of any type that are not incorporated into this agreement. Any modifications made to this agreement shall be by mutual written agreement executed by both parties and attached to this agreement.

C. Should any provision, sentence, or phrase of this agreement be found by a court of competent jurisdiction to be unlawful, such holding shall not affect the remaining provisions of this agreement.

D. This agreement may be canceled, for just cause, by either party upon written notice to the other party. Just cause shall constitute failure to fulfill any obligations set forth in this agreement or accountable property damage. Upon receipt of the written notice of

cancelation, the recipient shall have thirty (30) days to rectify or present an acceptable plan to rectify the cause(s) of the cancellation.

E. This Agreement may not be assigned or transferred by FVPW without the prior written consent of the Village of Greenville.

_____ _____
_____ _____

Kurt Dietzen, President Date
Fox Valley Pop Warner

_____ _____
_____ _____

Loren Dieck, Director Date
Village of Greenville Parks, Recreation and Forestry

_____ _____
_____ _____

Jack Anderson, President Date
Village of Greenville Board of Trustees

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Village of Greenville Parks, Recreation and Forestry Department
2025 Field Use Agreement with Fox Cities Gargoyles RFC

WHEREAS, Fox Cities Gargoyles RFC (FCGRFC) is a rugby club based in Northeast Wisconsin which requires the use of grass space for its home rugby field;

WHEREAS, the Village of Greenville (Village) owns and maintains Lions Park, a 57-acre mostly developed park located at N1089 Municipal Dr.;

WHEREAS, FCGRFC and the Village of Greenville desire to establish an agreement for the non-exclusive use of certain designated parkland and facilities at Lions Park;

NOW THEREFORE, it is agreed that FCGRFC shall have non-exclusive use of certain designated parkland and facilities at Lions Park as stipulated below. This agreement shall be effective January 1, 2025, through December 31, 2025.

Article I

A. FCGRFC shall be permitted to use the "Rugby Field" in Lions Park located on the southeast side of the open play area. FCGRFC shall be permitted to use the "Rugby Field" to operate their rugby program as well as the high school rugby program.

B. FCGRFC shall be permitted to use the East Pavilion located within the amphitheater of Lions Park providing it is available. FCGRFC shall notify the Village of dates and times it wishes to use the pavilion. A fee will not be charged for use of this pavilion.

C. FCGRFC shall be granted one rental per year of any pavilion at a cost of 50% of the normal resident rate. Any additional rentals will be charged at the full rate. All pavilion rental regulations shall apply. The pavilion will need to be scheduled with the Parks and Recreation Department.

D. FCGRFC shall have preferred use of the rugby field from March through November. FCGRFC shall provide the Village with a schedule of field use by March 1st of each year. The fields will otherwise be scheduled by the Village and/or open to the public. All further authorization of field use shall be determined by the Village. FCGRFC shall not grant permission to anyone or any organization to use the fields. FCGRFC understands that they may be denied use of the park should a conflict arise with a scheduled community event.

E. FCGRFC shall provide a Certificate of Liability Insurance in the amount of one million ($1,000,000.00) dollars specifically naming the Village of Greenville as additionally insured by March 1st of each year.

F. FCGRFC shall be responsible for the daily game preparations such as field layout, lining, and goal placement along with all associated costs. FCGRFC shall be responsible for planting grass, filling small holes in turf, leveling the playing surface, and completing yearly field maintenance and repairs.

G. FCGRFC shall not be financially responsible for damage caused to any part of the park during non-FCGRFC functions.

H. FCGRFC shall be permitted to install a removable rugby goal at each end of the rugby field. Rugby goals may be left in place year-round unless removal is requested by the Village for the purpose of special event parking.

I. FCGRFC shall be responsible for the maintenance and replacement of all equipment which is owned and operated by FCGRFC.

J. FCGRFC shall be responsible for any additional portable restrooms needed during off-season times or tournaments and any associated costs. FCGRFC must obtain approval for placement in the park by contacting the Parks and Recreation Department.

K. FCGRFC shall be responsible for daily litter clean-up of the rugby areas and maintain the rugby areas in a clean and safe operating condition. FCGRFC shall be responsible for obtaining an additional dumpster for tournaments if needed and any associated costs. FCGRFC must obtain approval for placement in the park by contacting the Parks and Recreation Director.

L. FCGRFC shall be responsible for ensuring all participants of its programs adhere to all Village of Greenville rules and regulations. This includes NO parking and/or driving on turf areas.

M. FCGRFC shall be allowed to sell concessions in the park. No alcoholic beverages shall be sold from these concessions unless a temporary Class B Retailers & Operators License has been obtained from the Village Clerk's office.

N. FCGRFC shall not discriminate on the basis of race, color, national origin, sex, age, or disability.

O. Any and all new projects or improvements must be reviewed and approved by the Village.

P. A designee of FCGRFC shall attend a ~~Parks Commission~~ Parks Committee meeting annually to provide a program update to the ~~Commission~~ Committee. This meeting shall occur between the end of the season and the beginning of the next. The Village may request FCGRFC's attendance at additional meetings as needed.

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Article II

A. The Village shall ordinarily mow the rugby areas once per week when it mows the balance of the park. Mowing shall be completed at the Village's discretion as weather permits and areas may not be mowed if the park is too wet. Should additional mowing be needed as determined by FCGRFC, FCGRFC shall reimburse the Village for the cost of mowing. Rates will be determined by the hourly rate for the Village employee and Wisconsin DOT equipment rates will be used to calculate mower rate.

B. All herbicide, pesticide, and/or fertilizer applications shall be performed by Village staff. Said applications will be made based on budget and prioritized needs. FCGRFC may request additional applications at their own expense.

C. The Village shall maintain the park in a clean and safe operating condition.

D. The Village shall open and maintain the restrooms from the first weekend in May until the last weekend in September (weather depending).

E. The Village shall provide garbage receptacles and disposal of garbage.

F. The Village shall not charge FCGRFC an annual fee for the use of the rugby areas in 2025.

Article III

A. In consideration of FCGRFC being allowed to utilize the Rugby Area, FCGRFC hereby agrees to hold harmless and indemnify the Village of Greenville, its employees, officers, and commissioners for any and all liability resulting from the use of the "Rugby Field", by any person, including damages resulting from personal injury or property damage. Furthermore, FCGRFC shall require each and every participant utilizing the "Rugby Field" to execute a release, hold harmless, and indemnification agreement naming the Village of Greenville, its employees, officers, and commissioners, harmless from any and all liability from personal injury or property damage.

B. The terms of this agreement represent the full and complete agreement between the parties. There exist no other oral or written undertakings of any type that are not incorporated into this agreement. Any modifications made to this agreement shall be by mutual written agreement executed by both parties and attached to this agreement.

C. Should any provision, sentence, or phrase of this agreement be found by a court of competent jurisdiction to be unlawful, such holding shall not affect the remaining provisions of this agreement.

D. This agreement may be canceled, for just cause, by either party upon written notice to the other party. Just cause shall constitute failure to fulfill any obligations set forth in this

agreement or accountable property damage. Upon receipt of written notice of cancelation, the recipient shall have thirty (30) days to rectify or present an acceptable plan to rectify the cause(s) of the cancellation.

E. This Agreement may not be assigned or transferred by FCGRFC without the prior written consent of the Village of Greenville.

_____ _____
_____ _____

Patrick Woodbridge, President Date
FCGRFC of Wisconsin, Inc.

_____ _____

Loren Dieck, Director Date
Village of Greenville Park, Recreation and Forestry

_____ _____
_____ _____

Jack Anderson, President Date
Village of Greenville Board of Trustees

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Village of Greenville Parks, Recreation and Forestry Department
Field Use Agreement with Fox Cities United Soccer Club of Wisconsin, Inc.
2025

WHEREAS, Fox Cities United Soccer Club of Wisconsin, Inc. (FCUSC) is a soccer club based in Northeast Wisconsin which requires the use of grass space for its home soccer fields;

WHEREAS, the Village of Greenville (Village) owns and maintains the Greenville Sports Complex, a 77-acre mostly undeveloped park of which 13 acres have been seeded and maintained as grass open space ("Soccer Area");

WHEREAS, Fox Cities United Soccer Club of Wisconsin, Inc. and the Village of Greenville desire to establish an agreement for the non-exclusive use of certain designated parkland and facilities at the Greenville Sports Complex;

NOW THEREFORE, it is agreed that the Fox Cities United Soccer Club of Wisconsin, Inc. shall have non-exclusive use of certain designated parkland and facilities at the Greenville Sports Complex as stipulated below. This agreement shall be effective January 1, 2025, through December 31, 2025.

Article I

A. FCUSC shall be permitted to use the designated soccer area at the Greenville Sports Complex for training, coaching clinics, tryouts, tournaments, league games, and other club functions. FCUSC shall also be permitted to store equipment in a storage container to be located in an area approved by the Village. Only FCUSC officials are permitted in the storage container.

B. FCUSC shall have preferred use of the soccer area from March through November of each year. FCUSC shall provide the Village with the spring schedule of field use by April 1st of each year. The fall schedule shall be provided as soon as it becomes available. The fields will otherwise be scheduled by the Village and/or open to the public. All further authorization of field use shall be determined by the Village. FCUSC shall not grant permission to anyone or any organization to use the fields.

C. FCUSC shall be granted one pavilion rental per year in any other park at a cost of 50% of the normal resident rate. Any additional rentals will be charged at the full rate. All pavilion rental regulations shall apply.

D. FCUSC shall provide a Certificate of Liability Insurance in the amount of one million ($1,000,000.00) dollars specifically naming the Village of Greenville as additional insured by March 1st of each year.

E. FCUSC shall be responsible for the daily game preparations such as field layout, lining and goal placement along with all associated costs. FCUSC shall be responsible for planting grass, filling small holes in turf, leveling the playing surface and completing yearly field maintenance and repairs.

F. FCUSC shall not be financially responsible for damage caused to any part of the park during non-FCUSC functions.

G. FCUSC shall be permitted to install, per manufacturer and insurance requirements, portable soccer goals at the soccer area. Goals for future use shall be approved by the Director of Parks and Recreation and shall not be placed in a location that will interfere with mowing operations.

H. FCUSC shall be responsible for the maintenance and replacement of all equipment which is owned and operated by FCUSC.

I. FCUSC shall be responsible for any additional restrooms needed for tournaments and any associated costs. FCUSC must obtain approval for placement in the park by contacting the Parks, Recreation, and Forestry Department.

J. FCUSC shall be responsible for daily litter clean-up of the soccer area and maintain the soccer area in a clean and safe operating condition. FCUSC shall be responsible for obtaining an additional dumpster for tournaments if needed and any associated costs. FCUSC must obtain approval for placement in the park by contacting the Parks, Recreation, and Forestry Department.

K. FCUSC shall be permitted to sell concessions during games and tournaments with proceeds to be used at the discretion of FCUSC. FCUSC shall obtain any required licenses for the sale of concessions.

L. FCUSC shall maintain fields in a clean and safe operating condition during scheduled club use.

M. FCUSC shall not discriminate on the basis of race, color, national origin, sex, age, or disability.

N. Any and all new projects or proposed improvements must be reviewed and approved by the Village.

O. A designee of FCUSC shall attend a Park Committee meeting annually to provide a program update to the Committee. This meeting shall occur between the end of the season and the beginning of the next. The Village may request FCUSC's attendance at additional meetings as needed.

Article II

A. The Village shall ordinarily mow the soccer area once per week when it mows the balance of the park. Mowing shall be completed at the Village's discretion as weather permits and areas may not be mowed if the park is too wet. Additional mowing shall be completed by FCUSC or FCUSC shall reimburse the Village for the cost of additional mowings. Rates will be determined by the hourly rate for the Village employee and Wisconsin DOT equipment rates will be used to calculate mower rate.

B. All herbicide, pesticide and/or fertilizer applications shall be performed by Village staff. Said applications will be made based on budget and prioritized needs. FCUSC may request additional applications at their own expense.

C. The Village shall maintain the park in a clean and safe operating condition.

D. The Village shall provide and maintain one portable restroom from March through November. Additional portable restrooms shall be at the expense of FCUSC and placement of said portable restrooms shall be approved in advance by the Parks and Recreation Director.

E. The Village shall provide garbage receptacles and disposal of garbage.

F. The Village shall not charge FCUSC an annual fee for the use of the soccer area in 2025.

Article III

A. In consideration of FCUSC being allowed to utilize the Soccer Area, FCUSC hereby agrees to hold harmless and indemnify the Village of Greenville, its employees, officers, and commissioners for any and all liability resulting from the use of the "Soccer Area", by any person, including damages resulting from personal injury or property damage. Furthermore, FCUSC shall require each and every participant utilizing the "Soccer Area" to execute a release, hold harmless, and indemnification agreement naming the Village of Greenville, its employees, officers, and commissioners, harmless from any and all liability from personal injury or property damage.

B. The terms of this agreement represent the full and complete agreement between the parties. There exist no other oral or written undertakings of any type that are not incorporated into this agreement. Any modifications made to this agreement shall be by mutual written agreement executed by both parties and attached to this agreement.

C. Should any provision, sentence or phrase of this agreement be found by a court of competent jurisdiction to be unlawful, such holding shall not affect the remaining provisions of this agreement.

D. This agreement may be modified or canceled, with just cause, by either party upon written notice to the other party. Just cause shall constitute failure to fulfill any

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obligations set forth in this agreement or accountable property damage to the park. Upon receipt of written notice of cancelation, the recipient shall have thirty (30) days to rectify or present an acceptable plan to rectify the cause(s) of the cancellation.

E. In the event that FCUSC shall dissolve, become inactive, or sever its connection with the Village and the Greenville Sports Complex, the Village shall use the fields at their discretion.

F. This agreement may not be assigned or transferred by FCUSC without the prior written consent of the Village of Greenville.

_____ _____

Marissa Sullivan-Sperger, President Date
Fox Cities United Soccer Club of Wisconsin, Inc.

_____ _____

Loren Dieck, Director Date
Village of Greenville Parks, Recreation and Forestry

_____ _____

Jack Anderson, President Date
Village of Greenville Board of Trustees

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Village of Greenville Parks, Recreation and Forestry Department
2025 Field Use Agreement with Greenville Youth Sports

WHEREAS, Greenville Youth Sports (GYS) is a youth baseball and softball organization based in Greenville, Wisconsin which requires the use of ball fields and facilities to operate its program;

WHEREAS, the Village of Greenville (Village) owns and maintains Community Park, a 20-acre fully developed park which contains 4 ball fields along with supporting facilities;

WHEREAS, Greenville Youth Sports and the Village of Greenville desire to establish an agreement for the non-exclusive use of certain designated parkland and facilities at Community Park;

NOW THEREFORE, it is agreed that Greenville Youth Sports shall have non-exclusive use of certain designated parkland and facilities at Community Park as stipulated below. This agreement shall be effective from January 1, 2025 through December 31, 2025.

Article I

A. GYS shall be permitted to use and maintain four (4) ball fields in Community Park. The fields are labeled fields A, B, C, and D, from east to west. These fields each consist of fenced areas, skinned infields, lights, scoreboards, and dugouts provided on the first and third base lines. GYS shall also retain exclusive use and control of the existing concession stand, a portion of the storage facilities located adjacent to Diamonds A and C, and the batting cages adjacent to Diamonds A and D, and parking space near Diamond A for a GYS trailer. These areas as described shall hereinafter be referred to as the "Ballpark Area".

B. GYS shall provide a Certificate of Liability Insurance in the amount of one million ($1,000,000.00) dollars specifically naming the Village of Greenville as additionally insured by March 1st of each year.

C. GYS shall be responsible for the daily game preparations such as dragging, lining, and associated costs. GYS will be responsible for completing yearly field maintenance including but not limited to redefining skinned areas, filling small holes in turf, leveling the play surface, additional ball field mix, and associated costs.

D. GYS is not required to perform field preparation outside of their own use but may do so for a requesting individual or organization or for Village-approved use (kickball, flag football, soccer). GYS may charge and collect a reasonable fee for this service.

E. GYS will not be financially responsible for damage caused to any part of the park during non-GYS functions.

F. GYS shall be responsible for normal wear maintenance and repair of concession and storage areas identified in Article I, Section A., dugouts, ball field lights, scoreboards, ball field fencing, backstops, and field equipment and associated costs.

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G. GYS shall have preferred use of the Ballpark Area from April through August. GYS shall notify the Village of the scheduled dates of GYS-sponsored tournaments and other GYS-sponsored events before September 1st of the year prior to the actual tournament dates. The fields will otherwise be scheduled by the Village Parks and Recreation Department and/or open to the public. All further authorization of field use shall be determined by the Village. GYS shall not grant permission to anyone or any organization to use the fields or facilities with the exception of the existing Men's Softball League (through August), and local school districts during the months of April through August.

H. GYS may schedule practice sessions on the fields provided that there is no other use scheduled for Community Park. It is the responsibility of the Village to notify the GYS diamond scheduler of all park rentals or Village scheduled events between the months of April though July. Parking for practice shall be located in the large lot by Diamond D and the Meadowpark Drive lot so as to not interfere with pavilion rental parking. The Village will not rent out the pavilion to the public during GYS scheduled tournaments unless GYS wishes to do so for their functions. Normal rental rates apply.

I. GYS's preferred use shall only be used for youth baseball/softball programming and the terms of this agreement apply only to youth programming and those exceptions listed in Article I, Section G. Additional exceptions may be made with prior approval from the Village Board.

J. GYS will not be charged a fee for the use of any Community Park facilities in 2025.

K. GYS shall be allowed to sell concessions in the park. No alcoholic beverages shall be sold from these concessions unless a temporary Class B Retailers & Operators License has been obtained from the Village Clerk's office.

L. GYS shall be permitted to install sponsorship banners/materials in the park provided that the banners/materials adhere to the most recently adopted version of the Village's Sponsorship Policy.

M. GYS will be responsible for any additional restrooms whether for tournaments or prior to restrooms being opened for the season and associated costs. GYS must obtain approval for placement in the park by contacting the Greenville Parks and Recreation Director.

N. GYS shall be responsible for all daily and yearly maintenance of all equipment which is owned and operated by GYS including but not limited to mower/ball field machine, drags, concession equipment, and all hand tools.

O. GYS shall be responsible for daily litter clean-up of the "Ballpark Area" and maintain the "Ballpark Area" in a clean and safe operating condition.

P. GYS shall be responsible for obtaining additional dumpsters for tournaments and any associated costs. GYS must obtain approval for placement in the park by contacting the Greenville Parks and Recreation Department.

Q. GYS shall leave base pads in place from April through September to allow for public use outside of GYS operations.

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R. GYS shall not discriminate on the basis of race, color, national origin, sex, age, or disability.

S. Any and all new projects, improvements and structures must be reviewed and approved by the ~~Parks Commission~~ Parks Director and/or Village Board.

T. A designee of GYS shall attend a Park Committee meeting annually to provide a program update to the Committee. This meeting shall occur between the end of the season and the beginning of the next. The Village may request GYS's attendance at additional meetings as needed.

Article II

A. The Village shall mow the fields one time per week when it mows the balance of Community Park. Mowing shall be completed at the Village's discretion as weather permits and areas may not be mowed if the park is too wet. Should additional mowing be needed as determined by GYS, GYS shall reimburse the Village for the cost of mowing. Rates will be determined by the hourly rate for the Village employee and Wisconsin DOT equipment rates will be used to calculate mower rate.

B. The Village shall maintain the park in a clean and safe operating condition.

C. The Village shall provide garbage receptacles and disposal of garbage.

D. The Village shall open and maintain the restrooms by the first weekend in May (weather depending).

E. The Village may allow GYS use of designated storage areas inside of Village-controlled facilities. This will be determined by availability and will be organized through the Greenville Parks and Recreation Department.

F. The Village shall not charge GYS a fee for the use of the Ballpark Area in 2025.

G. The Village shall cover all utility costs associated with the operation of Community Park in 2025.

H. The Village shall provide the GYS President with the codes and/or keys to Village-controlled facilities to allow access to lights, storage, and janitorial supplies. It is the responsibility of the GYS President to ensure the responsible use of said codes/keys.

Article III

A. In consideration of GYS being allowed to utilize the Ballpark Area, GYS hereby agrees to hold harmless and indemnify the Village of Greenville, its employees, officers, and commissioners for any and all liability resulting from the use of the Ballpark Area, by any person, including damages resulting from personal injury or property damage. Furthermore, GYS shall require each participant utilizing the Ballpark Area to execute a release, hold harmless, and indemnification agreement naming the Village of Greenville,

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its employees, officers, and commissioners, harmless from any and all liability from personal injury or property damage.

B. The terms of this agreement represent the full and complete agreement between the parties. There exist no other oral or written undertakings of any type that are not incorporated into this agreement. Any modifications made to this agreement shall be by mutual written agreement executed by both parties and attached to this agreement.

C. Should any provision, sentence, or phrase of this agreement be found by a court of competent jurisdiction to be unlawful, such holding shall not affect the remaining provisions of this agreement.

D. This agreement may be canceled, for just cause, by either party upon written notice to the other party. Just cause shall constitute failure to fulfill any obligations set forth in this agreement or accountable property damage. Upon receipt of written notice of cancelation, the recipient shall have thirty (30) days to rectify or present an acceptable plan to rectify the cause(s) of the cancellation.

E. In the event that GYS shall dissolve, become inactive, or sever its connection with the Village of Greenville and Community Park, all ballfields and supporting facilities previously ~~owned and~~ maintained by GYS, said responsibilities shall revert to the Village of Greenville.

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_____ _____

Greg Reimann, President Date
Greenville Youth Sports

_____ _____

Loren Dieck, Director of Parks, Recreation & Forestry Date
Village of Greenville

_____ _____

Jack Anderson, President Date
Village of Greenville Board of Trustees

Village of Greenville Parks, Recreation and Forestry Department
Field Use Agreement with Hortonville Football Club

WHEREAS, Hortonville Football Club (HFC) is a non-profit organization based in Hortonville, Wisconsin which requires the use of grass space for their youth football program;

WHEREAS, the Village of Greenville (Village) owns and maintains Lions Park, a 57-acre mostly developed park located at N1089 Municipal Dr.;

WHEREAS, Hortonville Football Club and the Village of Greenville desire to establish an agreement for the non-exclusive use of certain designated parkland and facilities at Lions Park;

NOW THEREFORE, it is agreed that the Hortonville Football Club shall have non-exclusive use of certain designated parkland and facilities at Lions Park as stipulated below. This agreement shall be effective January 1, 2025, through December 31, 2025.

Article I

A. HFC shall be permitted to use field space, "Football Field," north of the rugby field portion of the park. HFC shall be permitted to use the "Football Field" to operate their youth football program. HFC shall also be permitted to use additional field space in the park as needed. Use of additional field space shall be granted based on availability and must be coordinated through the Village prior to use. Any additional field space requires a reservation and may incur an additional charge.

B. HFC shall be granted one weekday (Monday – Wednesday) evening use of the Barn Pavilion at no charge for the purpose of equipment distribution. Any additional pavilion use will be charged at the full rate. All pavilion rental regulations shall apply. HFC will inform the Parks and Recreation Department by April 1st which day/night will be needed for equipment distribution so that it may be scheduled.

C. HFC shall have use of the football field from August through October. HFC shall provide the Village with a schedule of field use by April 1st of each year. The fields will otherwise be scheduled by the Village and/or open to the public. All further authorization of field use shall be determined by the Village. HFC shall not grant permission to anyone or any organization to use the fields. HFC understands that they may be denied use of the park should a conflict arise with a scheduled community event.

D. HFC shall provide a Certificate of Liability Insurance in the amount of one million ($1,000,000.00) dollars specifically naming the Village of Greenville as additionally insured by March 1st of each year.

E. HFC shall be responsible for the daily field preparations such as field layout, lining, and goal placement along with all associated costs. HFC shall be responsible for planting grass, filling small holes in turf, leveling the playing surface, and completing yearly field maintenance and repairs.

F. HFC shall be responsible for any damage and associated costs to the park and its facilities as a result of any HFC programs or activities. HFC shall not be financially responsible for damage caused to any part of the park during non-HFC functions.

G. HFC shall be permitted to install portable lights within the designated field space. Lights may be left in place throughout the season unless removal is requested by the Village for the purpose of special event parking.

H. HFC shall also be permitted to store equipment in a storage container or trailer to be located in an area approved by the Village. Only HFC officials are permitted in the storage container or trailer. Trailer must be removed from Village property within one week of the last reservation date of the season.

I. HFC shall be responsible for the maintenance and replacement of all equipment which is owned and operated by HFC.

J. HFC shall be responsible for any additional portable restrooms needed during off-season times and any associated costs. HFC must obtain approval for placement in the park by contacting the Parks, Recreation and Forestry Director.

K. HFC shall be responsible for daily litter clean-up of the field space and maintain the field space in a clean and safe operating condition.

L. HFC shall be responsible for ensuring all participants of its programs adhere to all Village of Greenville rules and regulations. This includes NO parking and/or driving on turf areas.

M. HFC shall not discriminate on the basis of race, color, national origin, sex, age, or disability.

N. Any and all new projects, programs, or improvements must be reviewed and approved by the Village of Greenville Parks Director and/or Village Board.

O. A designee of HFC shall attend a ~~Parks Commission~~ Park Committee meeting annually to provide a program update to the ~~Commission~~ Committee. This meeting shall occur between the end of the season and the beginning of the next. The Village may request HFC's attendance at additional meetings as needed.

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Article II

A. The Village shall ordinarily mow the field space once per week when it mows the balance of the park. Mowing shall be completed at the Village's discretion as weather permits and areas may not be mowed if the park is too wet. Should additional mowing be needed as determined by GYS, GYS shall reimburse the Village for the cost of mowing. Rates will be determined by the hourly rate for the Village employee and Wisconsin DOT equipment rates will be used to calculate mower rate.

B. All herbicide, pesticide, and/or fertilizer applications shall be performed by Village staff. Said applications will be made based on budget and prioritized needs. HFC may request additional applications at their own expense.

C. The Village shall maintain the park in a clean and safe operating condition.

D. The Village shall open and maintain the restrooms from the first weekend in May until the last weekend in September (weather depending).

E. The Village shall provide garbage receptacles and disposal of garbage.

F. The Village shall not charge HFC an annual fee for the use of the field space in 2025.

Article III

A. In consideration of HFC being allowed to utilize field space at Lions Park, HFC hereby agrees to hold harmless and indemnify the Village of Greenville, its employees, officers, and commissioners for any and all liability resulting from the use of Lions Park, by any person, including damages resulting from personal injury or property damage. Furthermore, HFC shall require each participant utilizing the Lions Park to execute a release, hold harmless and indemnification agreement naming the Village of Greenville, its employees, officers, and commissioners, harmless from any and all liability from personal injury or property damage.

B. The terms of this agreement represent the full and complete agreement between the parties. There exist no other oral or written undertakings of any type that are not incorporated into this agreement. Any modifications made to this agreement shall be by mutual written agreement executed by both parties and attached to this agreement.

C. Should any provision, sentence, or phrase of this agreement be found by a court of competent jurisdiction to be unlawful, such holding shall not affect the remaining provisions of this agreement.

D. This agreement may be canceled, for just cause, by either party upon written notice to the other party. Just cause shall constitute failure to fulfill any obligations set forth in this

agreement or accountable property damage. Upon receipt of the written notice of cancelation, the recipient shall have thirty (30) days to rectify or present an acceptable plan to rectify the cause(s) of the cancellation.

E. This Agreement may not be assigned or transferred by HFC without the prior written consent of the Village of Greenville.

_____ _____
_____ _____

Paul Christensen, President Date
Hortonville Football Club

_____ _____
_____ _____

Loren Dieck, Director Date
Village of Greenville Parks, Recreation and Forestry

_____ _____
_____ _____

Jack Anderson, President Date
Village of Greenville Board of Trustees

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Village of Greenville Parks, Recreation and Forestry Department
2025 Field Use Agreement with Fox West YMCA

WHEREAS, Fox West YMCA (YMCA) is a non-profit organization based in Greenville, Wisconsin which requires the use of grass space for various programs;

WHEREAS, the Village of Greenville (Village) owns and maintains Lions Park, a 57-acre mostly developed park located at N1089 Municipal Dr.;

WHEREAS, Fox West YMCA and the Village of Greenville desire to establish an agreement for the non-exclusive use of certain designated parkland and facilities at Lions Park;

NOW THEREFORE, it is agreed that Fox West YMCA shall have non-exclusive use of certain designated parkland and facilities at Lions Park as stipulated below. This agreement shall be effective January 1, 2025, through December 31, 2025.

Article I

A. YMCA shall be permitted to use designated field space at Lions Park to operate priorly approved programs.

B. YMCA shall be granted one rental per year of any pavilion at a cost of 50% the normal resident rate. Any additional rentals will be charged at the full rate. All pavilion rental regulations shall apply.

C. YMCA shall have use of designated field space April through October. YMCA shall provide the Village with a schedule of field use by March 1st of each year. The fields will otherwise be scheduled by the Village and/or open to the public. All further authorization of field use shall be determined by the Village. YMCA shall not grant permission to anyone or any organization to use the fields. YMCA understands that they may be denied use of the park should a conflict arise with a scheduled community event.

D. YMCA shall provide a Certificate of Liability Insurance in the amount of one million ($1,000,000.00) dollars specifically naming the Village of Greenville as additional insured by March 1st of each year.

E. YMCA shall be responsible for the daily field preparations such as field layout, lining and goal placement along with all associated costs. YMCA shall be responsible for planting grass, filling small holes in turf, leveling the playing surface, and completing yearly field maintenance and repairs.

F. YMCA shall be responsible for any damage and associated costs to the park and its facilities as a result of any YMCA programs or activities. YMCA shall not be financially responsible for damage caused to any part of the park during non-YMCA functions.

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G. YMCA shall be permitted to install removable soccer goals within the designated field space. Soccer goals may be left in place throughout the season unless removal is requested by the Village for the purpose of special event parking.

H. YMCA shall be responsible for the maintenance and replacement of all equipment which is owned and operated by the YMCA.

I. YMCA shall be responsible for any portable restrooms needed during off-season times and any associated costs. YMCA must obtain approval for placement in the park by contacting the Parks, Recreation and Forestry Director.

J. YMCA shall be responsible for daily litter clean-up of the field space and maintain the field space in a clean and safe operating condition.

K. YMCA shall be responsible for ensuring all participants of its programs adhere to all Village of Greenville rules and regulations. This includes NO parking and/or driving on turf areas.

L. YMCA shall not discriminate on the basis of race, color, national origin, sex, age or disability.

M. Any and all new projects, programs or improvements must be reviewed and approved by the Village.

N. A designee of YMCA shall attend a Park, Recreation and Forestry Committee meeting annually to provide a program update to the Committee. This meeting shall occur between the end of the season and the beginning of the next. The Village may request YMCA's attendance at additional meetings as needed.

Article II

A. The Village shall ordinarily mow the field space once per week when it mows the balance of the park. Mowing shall be completed at the Village's discretion as weather permits and areas may not be mowed if the park is too wet. Should additional mowing be needed as determined by the YMCA, the YMCA shall reimburse the Village for the cost of mowing. Rates will be determined by the hourly rate for the Village employee and Wisconsin DOT equipment rates will be used to calculate mower rate.

B. All herbicide, pesticide and/or fertilizer applications shall be performed by Village staff. Said applications will be made based on budget and prioritized need. YMCA may request additional applications at their own expense.

C. The Village shall maintain the park in a clean and safe operating condition.

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D. The Village shall open and maintain the restrooms from the first weekend in May until the last weekend in September (weather depending).

E. The Village shall provide garbage receptacles and disposal of garbage.

F. The Village shall not charge the YMCA an annual fee for the use of the field space in 2025.

Article III

A. In consideration of the YMCA being allowed to utilize field space at Lions Park, the YMCA hereby agrees to hold harmless and indemnify the Village of Greenville, its employees, officers, and commissioners for any and all liability resulting from the use of Lions Park, by any person, including damages resulting from personal injury or property damage. Furthermore, the YMCA shall require each and every participant utilizing the Lions Park to execute a release, hold harmless, and indemnification agreement naming the Village of Greenville, its employees, officers, and commissioners, harmless from any and all liability from personal injury or property damage.

B. The terms of this agreement represent the full and complete agreement between the parties. There exist no other oral or written undertakings of any type that are not incorporated into this agreement. Any modifications made to this agreement shall be by mutual written agreement executed by both parties and attached to this agreement.

C. Should any provision, sentence, or phrase of this agreement be found by a court of competent jurisdiction to be unlawful, such holding shall not affect the remaining provisions of this agreement.

D. This agreement may be cancelled, for just cause, by either party upon written notice to the other party. Just cause shall constitute failure to fulfill any obligations set forth in this agreement or accountable property damage. Upon receipt of written notice of cancelation, the recipient shall have thirty (30) days to rectify or present an acceptable plan to rectify the cause(s) of the cancellation.

E. This agreement may not be assigned or transferred by the YMCA without the prior written consent of the Village of Greenville.

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_____ _____

Heidi Erickson, Executive Director Date
Fox West YMCA

_____ _____

Loren Dieck, Director Date
Village of Greenville Parks, Recreation and Forestry

_____ _____

Jack Anderson, President Date
Village of Greenville Board of Trustees

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"Village of Greenville"

AGENDA MEMORANDUM

To:	Honorable Village President and Village Trustees
From:	Chris Pagels, Stormwater Superintendent
Date:	February 10, 2025
RE:	Drainage issues for farmland, parcel #11102800

ACTION TYPE: This item is for Board Discussion/Decision.

BACKGROUND & SUMMARY: A property owner who farms parcel #111028000, at the terminus of Spring Lake Court, is requesting the Village look at drainage issues within the Spring Meadows Subdivision Outlot 1. Upon staff inspecting and investigating the site, it was found to most likely have had little to no maintenance to the drainage system since the subdivision was platted March 2nd 1994. The drainage ditches have silted in significantly and grown over with trees and brush. The property owner is requesting that we ditch the waterway to help restore drainage to their farmland.

The issue with this proposed project area is that while the final plat give Greenville the right to enter Outlot 1 and perform maintenance, there are two residential properties (N1868 North Road & N1829 Spring Court) without a drainage easement immediately downstream between Outlot 1 of Spring Meadows and the North Road Right-of-Way. Per Village Policy, staff cannot perform work unless the work area is controlled by the Village in an Outlot, easement or other approved method by the Village Board.

STAFF RECOMMENDATION: Staff seek Village Board Direction if this is to be added to the Village's Public Works Action Item list of projects to complete.

POLICY/PLAN REFERENCE(S):

1. Chapter 255 Stormwater Management
2. Chapter 117 Sediment and Erosion Control
3. Village Right of Way and Stormwater Easement Drainage Policy

FISCAL IMPACT & PROJECT STATUS:

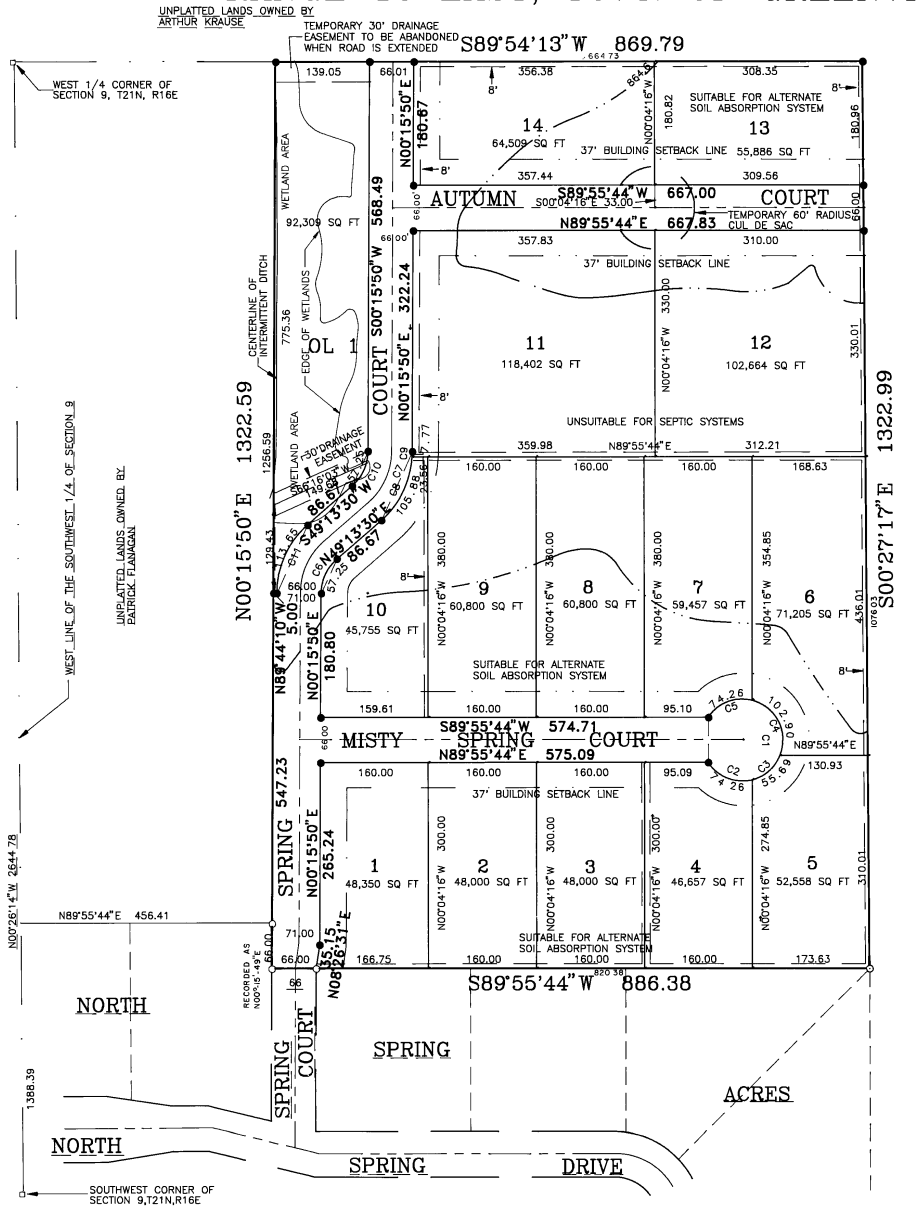
Is there a fiscal impact? No
Is it currently budgeted? No
Amount budgeted: NA
Account: NA

Attachments:

1. Spring Meadows Final Plat

SPRING MEADOWS SUBDIVISION

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.



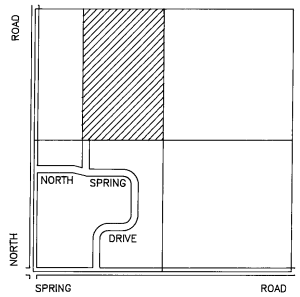
N

NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN WHICH IS ASSUMED TO BEAR N00°26'14"W

There are no objections to this plat with respects to Secs 236.15, 236 16, 236.20 and 236.21 (1) and (2), Wis Stats , and ILHR 85 of the Wis Admin. Code as provided by Sec 236 12 (6), Wis. Stats

Certified this 2nd day of March , 1994

Joanne A Starr
Department of Agriculture, Trade & Consumer Protection



SHOWING THE SOUTHWEST 1/4 OF SECTION 9, T21N, R16E, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN

100 0 100 300

Scale 1" = 100 ft

LEGEND:

□ = PK NAIL FOUND AS PER SECTION CORNER TIE SHEET

○ = 1 1/4" SOLID ROUND #10 IRON REBAR FOUND

● = 1 1/4" X 30" SOLID ROUND #10 IRON REBAR SET, 4.303 LBS. PER LIN. FT.

– 3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.

– ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.

– ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

DENOTES 6' UTILITY EASEMENT UNLESS NOTED OTHERWISE:

LOT LINE

DENOTES 37' BUILDING SETBACK:

DENOTES LIMITS OF SUITABLE SOILS:

ALL LOTS TO BE SERVED BY MOUND TYPE SOIL ABSORPTION SYSTEMS

OUTLOT RESTRICTION:
THE ERECTION OF BUILDINGS FOR HUMAN HABITATION AND THE INSTALLATION OF SOIL ABSORPTION SYSTEMS FOR Sseptic TANK EFFLUENT DISPOSAL ON OUTLOT 1 IS PROHIBITED, ALSO, ANY FILLING OF THE WETLANDS ON OUTLOT 1 WILL REQUIRE A PERMIT

LOTS 1 THROUGH 14 TO HAVE AN UNDIVIDED INTEREST IN OUTLOT 1 WHICH IS A WETLAND AREA

SOIL TEST ELEVATIONS ARE REFERENCED TO THE FINAL GRADE OF THE SUBDIVISION

CURVE	RADIUS	DELTA	ARC	CHORD		TANGENT	
C1	60.00	293°15'58"	307.11	N00°04'16"W	66.00	S33°26'17"E	S33°17'45"W
C2	60.00	70°54'36"	74.26	S68°53'35"E	69.61	S33°26'17"E	N75°39'07"E
C3	60.00	53°10'58"	55.69	N49°03'38"E	53.72	N75°39'07"E	N22°28'09"E
C4	60.00	98°15'48"	102.90	N26°39'45"W	90.75	N22°28'09"E	N75°47'39"W
C5	60.00	70°54'36"	74.26	S68°45'03"W	69.61	N75°47'39"W	S33°17'45"W
C6	67.00	48°57'40"	57.25	N24°44'40"E	55.53	N00°15'50"E	N49°13'30"E
C7	133.00	48°57'40"	113.65	N24°44'40"E	110.23	N49°13'30"E	N00°15'50"E
C8	133.00	45°36'42"	105.88	N26°25'09"E	103.10	N49°13'30"E	N03°36'48"E
C9	133.00	03°20'58"	7.77	N01°56'19"E	7.77	N03°36'48"E	N00°15'50"E
C10	67.00	48°57'40"	57.25	S24°44'40"W	55.53	S00°15'50"W	S49°13'30"W
C11	133.00	48°57'40"	113.65	S24°44'40"W	110.23	S49°13'30"W	S00°15'50"W

WISCONSIN
THOMAS F HALVERSON S 1445 APPLETON, WIS.
LAND SURVEYOR

SURFACE WATER DRAINAGE COVENANT.
MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION, UNLESS NOTED ON THE PLAN.

UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE COUNTY AND/OR TOWNSHIP RETAINS THE RIGHT TO PERFORM MAINTENANCE AND OR REPAIRS THE PAYMENT OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

Thomas F. Halverson 2/3/94

THOMAS F. HALVERSON, RLS–1445 DATED
CAROW LAND SURVEYING CO., INC
1837 W. WISCONSIN AVENUE
APPLETON, WISCONSIN 54914

C939 10 REVISED THIS 11TH DAY OF MARCH, 1994

SHEET 1 OF 2 SHEETS

SPRING MEADOWS SUBDIVISION

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, THOMAS F HALVERSON, REGISTERED WISCONSIN LAND SURVEYOR NO 1445, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "SPRING MEADOWS SUBDIVISION" LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9; THENCE N00° 26'–14"W, 1388 39 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 9; THENCE N89° 55'44"E, 456.41 FEET ALONG THE NORTH LINE OF NORTH – SPRING ACRES TO THE POINT OF BEGINNING, THENCE N00° 15'50"E, 1256 59 FEET, THENCE N89° 54'13"E, 869 79 FEET; THENCE S00° 27'17"E, 1322 99 FEET TO THE NORTHEAST CORNER OF NORTH – SPRING ACRES; THENCE S89° 55'44"W, 886 38 FEET ALONG THE NORTH LINE OF NORTH – SPRING ACRES, THENCE N00° 15'50"E 66.00 FEET TO THE POINT OF BEGINNING

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF MARK T JUNGEN AND SUSAN A. JUNGEN, THE OWNERS OF SAID LANDS

THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE PLAT MADE THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCES OF THE TOWN OF GREENVILLE AND OUTAGAMIE COUNTY.

WISCONSIN THOMAS F. HALVERSON S 1445 APPLETON WIS. LAND SURVEYOR

Thomas F Halverson 3/3/94
THOMAS F. HALVERSON, RLS–1445, DATED

There are no objections to this plat with respects to Secs 236 15, 236.16, 236 20 and 236.21 (1) and (2), Wis. Stats., and ILHR 85 of the Wis. Admin. Code as provided by Sec 236 12 (6), Wis Stats

Certified this 2nd day of March, 1994
Jeanne A Stan
Department of Agriculture, Trade & Consumer Protection

OWNER'S CERTIFICATE.

AS OWNERS,WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION
DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS
OUTAGAMIE COUNTY
TOWN OF GREENVILLE

WITNESS THE HAND AND SEAL OF MARK T. JUNGEN & SUSAN A. JUNGEN THIS 1ST DAY OF APRIL, 1994, IN THE PRESENCE OF:

Mark T Jungen
MARK T JUNGEN

Susan A Jungen
SUSAN A. JUNGEN

STATE OF WISCONSIN
SS
COUNTY OF OUTAGAMIE

PERSONALLY CAME BEFORE ME THIS 1ST DAY OF APRIL, 1994, THE ABOVE NAMED MARK T JUNGEN & SUSAN A JUNGEN TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

LOUIS E. CAROW NOTARY PUBLIC STATE OF WISCONSIN

Louis E. Carow
NOTARY PUBLIC, OUTAGAMIE COUNTY
MY COMMISSION EXPIRES: 1-26-97

Affidavit in V 1603 I 54

RECEIVED FOR RECORDING THIS 7 DAY OF April, 1994, AT 3:55 p. M., AND FILED IN CABINET F OF PLATS IN FILE NUMBER 93-94. DOCUMENT NUMBER 1119272

Grace Herbst
REGISTER OF DEEDS, OUTAGAMIE COUNTY.

pd 25.00

TOWN BOARD CERTIFICATE:

WE HEREBY CERTIFY THAT THIS PLAT KNOWN AS SPRING MEADOWS SUBDIVISION WAS APPROVED AND ACCEPTED BY THE TOWN BOARD OF THE TOWN OF GREENVILLE ON THE 14th DAY OF March, 1994.

Jonathan Lahl 3-21-94
TOWN CHAIRMAN, DATED

Deborah Wagner 3-16-94
TOWN CLERK, DATED

TOWN TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS PLAT KNOWN AS SPRING MEADOWS SUBDIVISION.

Lorri Dorschner 3-22-94
TOWN TREASURER — DATED

COUNTY TREASURER'S CERTIFICATE.

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS PLAT KNOWN AS SPRING MEADOWS SUBDIVISION.

Eldred J. Mullen 4-6-94
COUNTY TREASURER — DATED

OUTAGAMIE COUNTY APPROVAL:

I HEREBY CERTIFY THAT THIS PLAT KNOWN AS SPRING MEADOWS SUBDIVISION WAS APPROVED BY THE OUTAGAMIE COUNTY AGRICULTURE, EXTENSION EDUCATION, ZONING AND LAND CONSERVATION COMMITTEE ON THE 14th DAY OF March, 1994

Marie I Fox 3-14-94
COMMITTEE CHAIRMAN — DATED

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRIC AND COMMUNICATION SERVICE IS HEREBY GRANTED BY MARK T JUNGEN AND SUSAN A JUNGEN, GRANTOR, TO WISCONSIN ELECTRIC POWER COMPANY, WISCONSIN BELL, INC., AND CABLEVISION OF THE FOX CITIES, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM AND CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRICAL FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

CAROW LAND SURVEYING CO., INC.
1837 W. WISCONSIN AVENUE
APPLETON, WISCONSIN 54914
C939.10

"Village of Greenville"

AGENDA MEMORANDUM

To:	Honorable Village President and Village Trustees
From:	Chris Pagels, Stormwater Superintendent
Date:	February 10, 2025
RE:	Farms at South Creek South and Beacon Hills Pond Dredging Agenda Item

ACTION TYPE: This item is for Board Discussion/Decision.

BACKGROUND & SUMMARY: Both Farms at South Creek and Beacon Hills Subdivisions have 1 small pond each that requires dredging to restore DNR mandated water Quality treatment function. Both sites are relatively small in nature that Village staff can perform the work in-house with Village equipment and without the need for consulting engineering or excavator contractor. The cost of labor, Village equipment use and restoration cost would be similar to a larger ditching project that we currently perform in Village owned Right of Ways. Staff seek to have a discussion if the Board would like staff to perform these two pond dredging sites and cover all costs under Stormwater Utility Operations Budget or if there is to be a small Special Assessment cost to each property owner for each subdivision.

STAFF RECOMMENDATION: Staff seek Village Board Direction and discussion.

POLICY/PLAN REFERENCE(S):

1. Chapter 255 Stormwater Management
2. Chapter 117 Sediment and Erosion Control
3. Chapter 344 Stormwater Utility
4. Village Stormwater Right of Way and Easement Drainage Policy

FISCAL IMPACT & PROJECT STATUS:

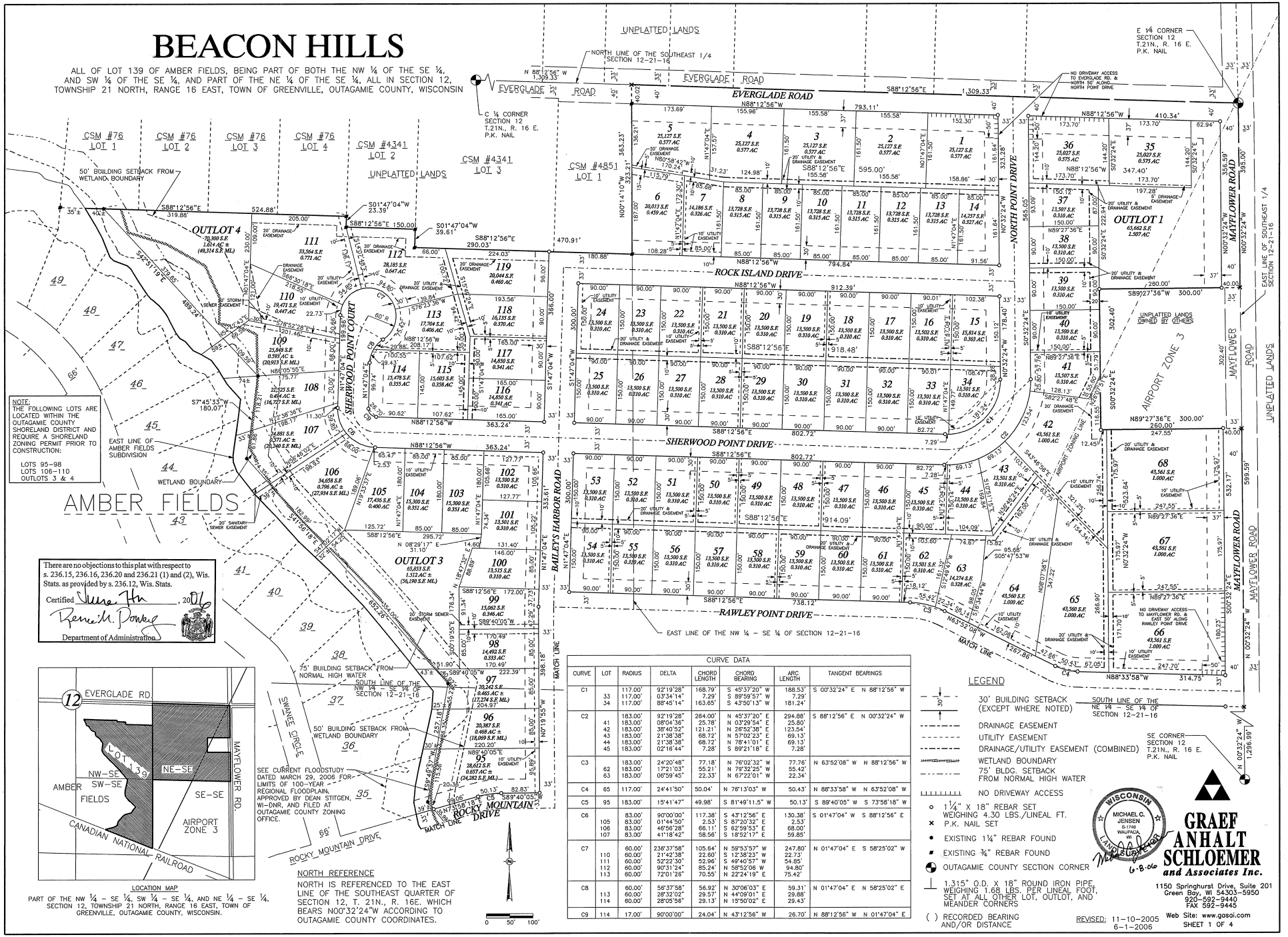
Is there a fiscal impact? Yes, labor, equipment time and restoration cost
Is it currently budgeted? No
Amount budgeted: NA
Account: NA

Attachments:

1. Beacon Hills Subdivision Final Plat
2. Farms at South Creek South Final Plat

BEACON HILLS

ALL OF LOT 139 OF AMBER FIELDS, BEING PART OF BOTH THE NW ¼ OF THE SE ¼, AND SW ¼ OF THE SE ¼, AND PART OF THE NE ¼ OF THE SE ¼, ALL IN SECTION 12, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN



CURVE DATA							
CURVE	LOT	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	ARC LENGTH	TANGENT BEARINGS
C1		117.00'	92°19'28"	168.79'	S 45°37'20" W	188.53'	S 00°32'24" E N 88°12'56" W
	33	117.00'	03°34'14"	7.29'	S 89°59'57" W	7.29'	
	34	117.00'	88°45'14"	163.65'	S 43°50'13" W	181.24'	
C2		183.00'	92°19'28"	264.00'	N 45°37'20" E	294.88'	S 88°12'56" E N 00°32'24" W
	41	183.00'	08°04'36"	25.78'	N 03°29'54" E	25.80'	
	42	183.00'	38°40'52"	121.21'	N 26°52'38" E	123.54'	
	43	183.00'	21°38'38"	68.72'	N 57°02'23" E	69.13'	
	44	183.00'	21°38'38"	68.72'	N 78°41'01" E	69.13'	
	45	183.00'	02°16'44"	7.28'	S 89°21'18" E	7.28'	
C3		183.00'	24°20'48"	77.18'	N 76°02'32" W	77.76'	N 63°52'08" W N 88°12'56" W
	62	183.00'	17°21'03"	55.21'	N 79°32'25" W	55.42'	
	63	183.00'	06°59'45"	22.33'	N 67°22'01" W	22.34'	
C4	65	117.00'	24°41'50"	50.04'	N 76°13'03" W	50.43'	N 88°33'58" W N 63°52'08" W
C5	95	183.00'	15°41'47"	49.98'	S 81°49'11.5" W	50.13'	S 89°40'05" W S 73°58'18" W
C6		83.00'	90°00'00"	117.38'	S 43°12'56" E	130.38'	S 01°47'04" W S 88°12'56" E
	105	83.00'	01°44'50"	2.53'	S 87°20'32" E	2.53'	
	106	83.00'	46°56'28"	66.11'	S 62°59'53" E	68.00'	
	107	83.00'	41°18'42"	58.56'	S 18°52'17" E	59.85'	
C7		60.00'	236°37'58"	105.64'	N 59°53'57" W	247.80'	N 01°47'04" E S 58°25'02" W
	110	60.00'	21°42'38"	22.60'	S 12°38'23" W	22.73'	
	111	60.00'	52°22'30"	52.96'	S 49°40'57" W	54.85'	
	112	60.00'	90°31'24"	85.24'	N 58°52'06" W	94.80'	
	113	60.00'	72°01'26"	70.55'	N 22°24'19" E	75.42'	
C8		60.00'	56°37'58"	56.92'	N 30°06'03" E	59.31'	N 01°47'04" E N 58°25'02" E
	113	60.00'	28°32'02"	29.57'	N 44°09'01" E	29.88'	
	114	60.00'	28°05'56"	29.13'	N 15°50'02" E	29.43'	
C9	114	17.00'	90°00'00"	24.04'	N 43°12'56" W	26.70'	N 88°12'56" W N 01°47'04" E

LEGEND

- 30' BUILDING SETBACK (EXCEPT WHERE NOTED)
- SOUTH LINE OF THE NE ¼ - SE ¼ OF SECTION 12-21-16
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- DRAINAGE/UTILITY EASEMENT (COMBINED)
- WETLAND BOUNDARY
- 75' BLDG. SETBACK FROM NORMAL HIGH WATER
- NO DRIVEWAY ACCESS
- 1¼" X 18" REBAR SET WEIGHING 4.30 LBS./LINEAL FT.
- P.K. NAIL SET
- EXISTING 1¼" REBAR FOUND
- EXISTING ¾" REBAR FOUND
- OUTAGAMIE COUNTY SECTION CORNER
- 1.315" O.D. X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS. PER LINEAL FOOT, SET AT ALL OTHER LOT, OUTLOT, AND MEANDER CORNERS
- ( ) RECORDED BEARING AND/OR DISTANCE

SE CORNER SECTION 12 T.21N., R. 16 E. P.K. NAIL

WISCONSIN MICHAEL C. JENSEN S-1746 WAUPACA WI LAND SURVEYOR

6-8-06

GRAEF ANHALT SCHLOEMER and Associates Inc.
1150 Springhurst Drive, Suite 201
Green Bay, WI 54303-5950
920-592-9440
FAX 592-9445
Web Site: www.gasai.com

REVISED: 11-10-2005
6-1-2006

SHEET 1 OF 4

BEACON HILLS

ALL OF LOT 139 OF AMBER FIELDS, BEING PART OF BOTH THE NW ¼ OF THE SE ¼, AND SW ¼ OF THE SE ¼, AND PART OF THE NE ¼ OF THE SE ¼, ALL IN SECTION 12, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN

LEGEND

- 30' BUILDING SETBACK (EXCEPT WHERE NOTED)
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- DRAINAGE/UTILITY EASEMENT (COMBINED)
- WETLAND BOUNDARY
- 75' BLDG. SETBACK FROM NORMAL HIGH WATER
- NO DRIVEWAY ACCESS
- o 1¼" X 18" REBAR SET WEIGHING 4.30 LBS./LINEAL FT.
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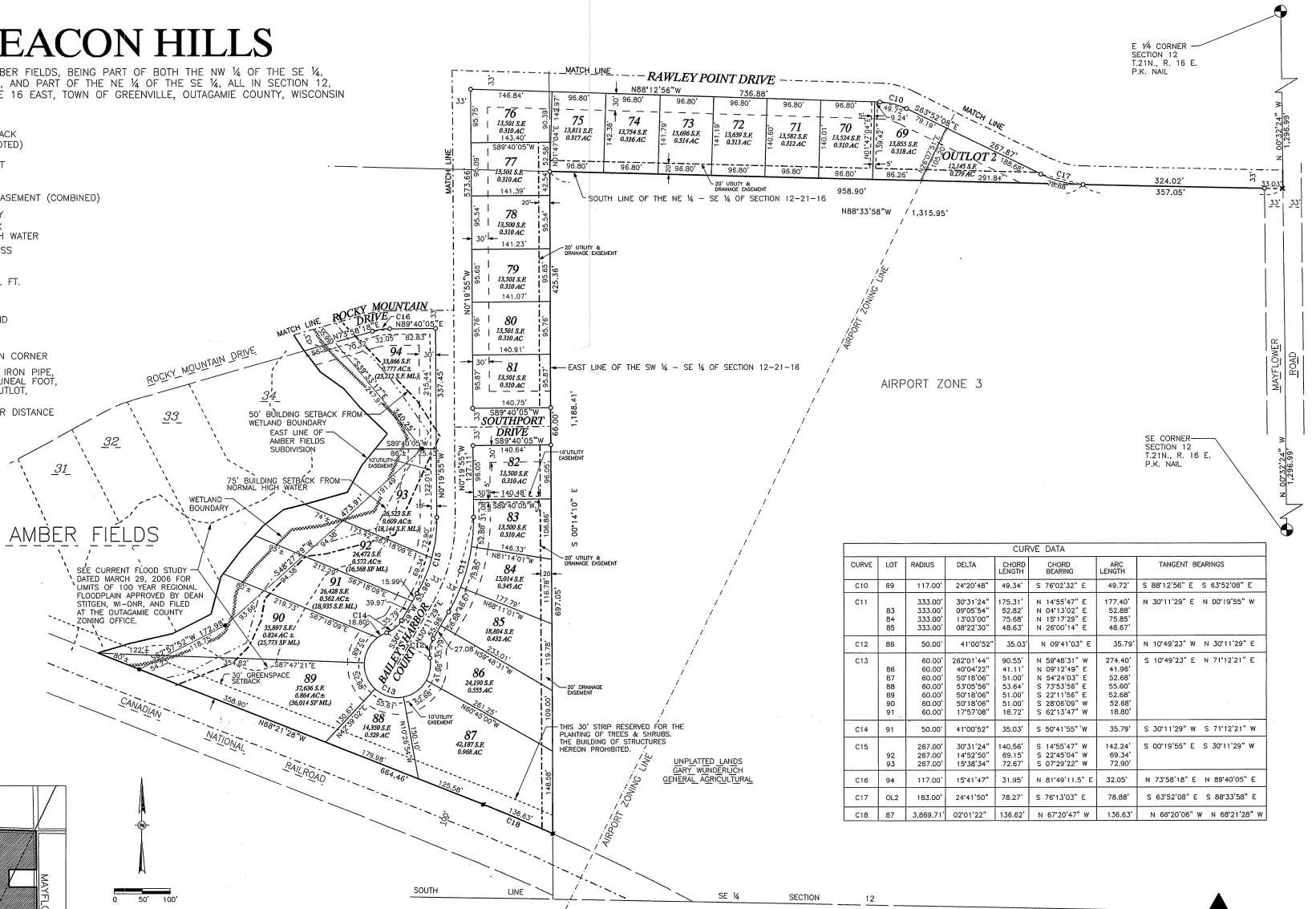
- ( ) RECORDED BEARING AND/OR DISTANCE



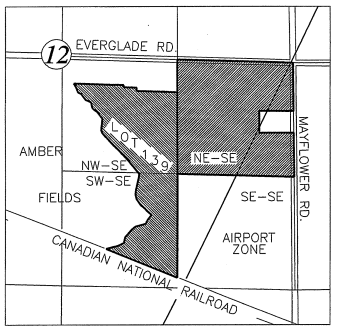
NOTE:
THE FOLLOWING LOTS ARE LOCATED WITHIN THE OUTAGAMIE COUNTY SHORELAND DISTRICT AND REQUIRE A SHORELAND ZONING PERMIT PRIOR TO CONSTRUCTION:

LOTS 89-94

** LOT 93 HAS LIMITED BUILDABLE AREA DUE TO SETBACKS.

CURVE DATA

CURVE	LOT	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	ARC LENGTH	TANGENT BEARINGS
C10	69	117.00'	24°20'48"	49.34'	S 76°02'32" E	49.72'	S 88°12'56" E S 63°52'08" E
C11	83	333.00'	30°31'24"	175.31'	N 14°55'47" E	177.40'	N 30°11'29" E N 00°19'55" W
	84	333.00'	09°05'54"	52.82'	N 04°13'02" E	52.88'	
	85	333.00'	13°03'00"	75.68'	N 15°17'29" E	75.85'	
		333.00'	08°22'30"	48.63'	N 26°00'14" E	48.67'	
C12	86	50.00'	41°00'52"	35.03'	N 09°41'03" E	35.79'	N 10°49'23" W N 30°11'29" E
C13	86	60.00'	262°01'44"	90.55'	N 59°48'31" W	274.40'	S 10°49'23" E N 71°12'21" E
	87	60.00'	40°04'22"	41.11'	N 09°12'49" E	41.96'	
	88	60.00'	50°18'06"	51.00'	N 54°24'03" E	52.68'	
	90	60.00'	53°05'56"	53.64'	S 73°53'56" E	55.60'	
	91	60.00'	50°18'06"	51.00'	S 22°11'56" E	52.68'	
		60.00'	50°18'06"	51.00'	S 28°06'09" W	52.68'	
		60.00'	17°57'08"	18.72'	S 62°13'47" W	18.80'	
C14	91	50.00'	41°00'52"	35.03'	S 50°41'55" W	35.79'	S 30°11'29" W S 71°12'21" W
C15	92	267.00'	30°31'24"	140.56'	S 14°55'47" W	142.24'	S 00°19'55" E S 30°11'29" W
	93	267.00'	14°52'50"	69.15'	S 22°45'04" W	69.34'	
		267.00'	15°38'34"	72.67'	S 07°29'22" W	72.90'	
C16	94	117.00'	15°41'47"	31.95'	N 81°49'11.5" E	32.05'	N 73°58'18" E N 89°40'05" E
C17	OL2	183.00'	24°41'50"	78.27'	S 76°13'03" E	78.88'	S 63°52'08" E S 88°33'58" E
C18	87	3,869.71'	02°01'22"	136.62'	N 67°20'47" W	136.63'	N 66°20'06" W N 68°21'28" W



LOCATION MAP

PART OF THE NW ¼ – SE ¼, SW ¼ – SE ¼, AND NE ¼ – SE ¼, SECTION 12, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified June 7th, 2006
Department of Administration

NORTH REFERENCE

NORTH IS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, T. 21N., R. 16E. WHICH BEARS N00°32'24"W ACCORDING TO OUTAGAMIE COUNTY COORDINATES.

WISCONSIN MICHAEL C. JENSEN S-1748 WAUPACA WI LAND SURVEYOR 6-8-06

GRAEF ANHALT SCHLOEMER and Associates Inc.
1150 Springhurst Drive, Suite 201
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Web Site: www.gasai.com

REVISED: 11-10-2005
6-1-2006

SHEET 2 OF 4

BEACON HILLS

ALL OF LOT 139 OF AMBER FIELDS, BEING PART OF BOTH THE NW ¼ OF THE SE ¼, AND SW ¼ OF THE SE ¼, AND PART OF THE NE ¼ OF THE SE ¼, ALL IN SECTION 12, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MICHAEL C. JENSEN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED ALL OF LOT 139 OF AMBER FIELDS SUBDIVISION, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; AND ALSO PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 12, T.21 N., R. 16 E., TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 12, BEING THE POINT OF BEGINNING:

THENCE S 00°32'24" E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 395.00 FEET TO THE NORTHEAST CORNER OF LANDS AS DESCRIBED IN DOCUMENT #1463700, OUTAGAMIE COUNTY RECORDS; THENCE S 89°27'36" W ALONG THE NORTH LINE OF SAID LANDS, 300.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S 00°32'24" E ALONG THE WEST LINE OF SAID LANDS, 302.40 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE N 89°27'36" E ALONG THE SOUTH LINE OF SAID LANDS, 300.00 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE S 00°32'24" E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 599.59 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N 88°33'58" W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 1,315.95 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE S 00°14'10" E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE EAST LINE OF SAID LOT 139 OF AMBER FIELDS SUBDIVISION, 1,188.41 FEET TO THE EXISTING NORTHERLY CURVED CANADIAN NATIONAL RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH-WESTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE (AND SOUTHERLY LINE OF SAID LOT 139), CONCAVE TO THE LEFT, 136.63 FEET (HAVING A CHORD BEARING AND LENGTH OF N 67°20'47" W, 136.62 FEET AND A RADIUS LENGTH OF 3,869.71 FEET); THENCE N 68°21'28" W ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE (AND SOUTHERLY LINE OF SAID LOT 139), 664.46 FEET TO AN EXISTING 1-1/4 INCH DIAMETER REBAR PREVIOUSLY SET FOR A MEANDER CORNER; THENCE CONTINUING N 68°21'28" W ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE (AND SOUTHERLY LINE OF SAID LOT 139), 80 FEET, MORE OR LESS TO THE CENTERLINE OF AN INTERMITTENT STREAM, THENCE NORTHERLY ALONG SAID STREAM CENTERLINE (BEING THE WESTERLY LINE OF SAID LOT 139, 2,582 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 139; THENCE S 88°12'56" E ALONG SAID EXISTING NORTHERLY LOT LINE, 40 FEET, MORE OR LESS, TO AN EXISTING 1-1/4 INCH DIAMETER REBAR PREVIOUSLY SET FOR A MEANDER CORNER; SAID MEANDER CORNER BEING THE FOLLOWING COURSES FROM THE FIRST MENTIONED MEANDER CORNER: N 62°57'52" E, 172.98 FEET; THENCE N 48°27'29" E, 473.91 FEET; THENCE N 39°33'17" W, 340.25 FEET; THENCE N 09°49'37" E, 257.18 FEET; THENCE N 41°56'18" W, 652.26 FEET; THENCE N 07°45'33" E, 180.07 FEET; THENCE N 42°51'19" W, 489.24 FEET TO THE END OF SAID MEANDER LINE COURSES; THENCE S 88°12'56" E ALONG THE NORTH LINE OF LOT 139, 524.88 FEET; THENCE S 01°47'04" W ALONG SAID LOT 139 LOT LINE, 23.39 FEET; THENCE S 88°12'56" E ALONG SAID LOT 139 LOT LINE, 150.00 FEET; THENCE S 01°47'04" W ALONG SAID LOT 139 LOT LINE, 39.61 FEET; THENCE S 88°12'56" E ALONG SAID LOT 139 LOT LINE, 470.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 139, ALSO BEING THE SOUTHEAST CORNER OF LOT 1 OF OUTAGAMIE COUNTY CERTIFIED SURVEY MAP NUMBER 4851; THENCE N 00°14'10" W ALONG THE EAST LINE OF SAID LOT 1, 363.23 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 12; THENCE S 88°12'56" E ALONG SAID NORTH LINE, 1,309.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 67.934 ACRES (2,959,188 SQ. FT.) MORE OR LESS.

AIRPORT ZONING LINE PLOTTED AS REFERENCED FROM THE OUTAGAMIE COUNTY PLANNING DEPARTMENT.

THAT I HAVE MADE SUCH SURVEY, MAP, AND LAND DIVISION AS SHOWN HEREON, UNDER THE DIRECTION OF MEADOWVIEW DEVELOPMENT CORPORATION, LLC, THE OWNER OF SAID LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF GREENVILLE AND OUTAGAMIE COUNTY, IN SURVEYING, DIVIDING, AND MAPPING SUCH LANDS.

THAT THE WITHIN MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.

Michael C. Jensen — 6-8-06

MICHAEL C. JENSEN, R.L.S. S-1746 — DATE

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified June 7th, 2006

Rene M. Powers

Department of Administration

OUTAGAMIE COUNTY
STORM WATER DETENTION AND DRAINAGE EASEMENT RESTRICTIONS

1) PROHIBITED USES AND STRUCTURES, THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITH ALL DRAINAGE EASEMENT: FILLING, GRADING, EXCAVATING, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE WAYS OR DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OF ASHES, WASTE, COMPOST OR ANY OTHER GARDEN, LAWN OR DOMESTIC WASTE; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.

2) MAINTENANCE OF DRAINAGE IMPROVEMENTS, MAINTENANCE OF DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION PLAT. OUTAGAMIE COUNTY AND THE TOWN OF GREENVILLE RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE SUBDIVISION. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY ANY SUCH ASSESSMENT, WHICH SHALL BE PLACED ON THE TAX BILL AS A SPECIAL ASSESSMENT.

3) MAINTENANCE EASEMENT, OUTAGAMIE COUNTY AND THE TOWN OF GREENVILLE SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT FOR INSPECTION AND IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS.

TOWN OF GREENVILLE DRAINAGE EASEMENT RESTRICTIONS:

THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS AND OUTLOTS IN THE SUBDIVISION PLAT: FILLING, GRADING AND EXCAVATING EXCEPT FOR CONSTRUCTION OF DRAINAGEWAYS AND DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OF DEPOSITING OF ASHES, WASTE, COMPOST OR MATERIALS OF ANY KIND; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; AND CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.

TOWN OF GREENVILLE DRAINAGE MAINTENANCE EASEMENT:

THE TOWN OF GREENVILLE SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT AND OUTLOT FOR INSPECTION AND TO MAINTAIN AND REPAIR ALL DRAINAGEWAYS AND DRAINAGE IMPROVEMENTS. LOTS SHALL BE EQUALLY ASSESSED FOR MAINTENANCE AND REPAIR OF ALL DRAINAGE-WAYS AND DRAINAGE IMPROVEMENTS AND TOWN OF GREENVILLE ADMINISTRATIVE COSTS.

NOTES:

ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME 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 BORN BY THE PARTY DAMAGING THE DRAIN.

ALL GRADING AND FINAL GRADES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENT SHALL CONFORM TO THE SURFACE WATER DRAINAGE PLAN AS APPROVED BY THE TOWN OF GREENVILLE PLANNING COMMISSION.

LOTS WITHIN THIS PLAT MAY BE SUBJECT TO ASSESSMENTS ON AN ANNUAL BASIS FOR OPERATION AND MAINTENANCE OF STREET LIGHTS AND THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY SAID ANNUAL ASSESSMENTS WHICH SHALL BE PLACED UPON THE ANNUAL TAX BILL AS A SPECIAL ASSESSMENT.

LOTS WITHIN THIS PLAT MAY BE SUBJECT TO ASSESSMENTS ON AN ANNUAL BASIS FOR OPERATION AND MAINTENANCE OF CONSERVANCY AND DETENTION POND AREA AND THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY SAID ANNUAL ASSESSEMENTS WHICH SHALL BE PLACED UPON THE ANNUAL TAX BILL AS A SPECIAL ASSESSMENT.

BENCHMARKS WILL BE ESTABLISHED ON THE TAG BOLTS OF THE FIRE HYDRANTS AFTER UTILITY CONSTRUCTION HAS BEEN COMPLETED.

SUMP PUMPS ARE TO DISCHARGE INTO THE PROPOSED STORM SEWER LATERALS. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO SIDE OR REAR LOTS, OR OFFSITE TO ADJOINING LANDS.

ROOF DRAINS/GUTTERS ARE NOT PERMITTED TO DISCHARGE DIRECTLY INTO THE PROPOSED STORM SEWER LATERALS.

A GOETECHNICAL STUDY HAS BEEN PERFORMED ON THIS PROPERTY AND IS ON FILE WITH THE OUTAGAMIE COUNTY PLANNING & ZONING DEPARTMENT.

LOTS 1 & 36 SHALL HAVE ACCESS ON NORTH POINT DRIVE ONLY.

LOT 66 SHALL HAVE ACCESS ON RAWLEY POINT DRIVE ONLY.

OUTLOTS 1,2,3 AND 4 SHALL BE OWNED BY THE BEACON HILLS HOMEOWNER'S ASSOCIATION WHICH SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRAINAGEWAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY MEADOWVIEW DEVELOPMENT, LLC, GRANTOR TO:

WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE,

SBC WISCONSIN, D/B/A AT&T, GRANTEE, AND

TIME WARNER ENTERTAINMENT COMPANY, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS: AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THERON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR RIGHTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OR GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT CONSENT OF GRANTEES.

THE GRANT OF EASMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

WISCONSIN — MICHAEL C. JENSEN S-1746 WAUPACA, WI — LAND SURVEYOR

Michael C. Jensen 6-8-06

REVISED: 11-10-2005
6-1-2006

GRAEF ANHALT SCHLOEMER and Associates Inc.

1150 Springhurst Drive, Suite 201
Green Bay, WI 54303-5950
920-592-9440
FAX 592-9445
Web Site: www.gasai.com

BEACON HILLS

ALL OF LOT 139 OF AMBER FIELDS, BEING PART OF BOTH THE NW ¼ OF THE SE ¼, AND SW ¼ OF THE SE ¼, AND PART OF THE NE ¼ OF THE SE ¼, ALL IN SECTION 12, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

MEADOWVIEW DEVELOPMENT, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

MEADOWVIEW DEVELOPEMENT, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s. 236.10 OR s. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

AGENCY HAVING AUTHORITY TO OBJECT	APPROVING AUTHORITY
DEPARTMENT OF ADMINISTRATION	TOWN OF GREENVILLE
	OUTAGAMIE COUNTY

IN WITNESS WHEREOF, THE SAID MEADOWVIEW DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN MAU, IT'S PRESIDENT, AT Kaukauna, WISCONSIN, ON THIS 9, DAY OF June, 2006.

IN THE PRESENCE OF:
MEADOWVIEW DEVELOPMENT, LLC

Kim T. Sanders
WITNESS

John K. Mau
JOHN MAU
(MEADOWVIEW DEVELOPMENT, LLC)

STATE OF WISCONSIN)
)SS
Outagamie COUNTY)

PERSONALLY CAME BEFORE ME THIS 9 DAY OF June, 2006, JOHN MAU, PRESIDENT, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED TO HAVE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Kathleen A. Scheuer
NOTARY PUBLIC

MY COMMISSION EXPIRES 02/18/2007.

NOTARY PUBLIC KATHLEEN A. SCHEUER STATE OF WISCONSIN

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified June 7th, 2006
Renee M. Donkey
Department of Administration

CONSENT OF CORPORATE MORTGAGEE

JP MORGAN CHASE BANK, NA, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF MEADOWVIEW DEVELOPMENT, LLC.

IN WITNESS WHEREOF, THE SAID JP MORGAN CHASE BANK, NA HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEROME R. RAMUS, VICE PRESIDENT, AND COUNTER-SIGNED BY THOMAS BEYER, VICE PRESIDENT, AT Appleton, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 12TH DAY OF June, 2006.

IN THE PRESENCE OF:

JP Morgan Chase Bank, NA
CORPORATE NAME

VICE PRESIDENT — VICE PRESIDENT — 6/12/06 DATE

STATE OF WISCONSIN)
)SS
Outagamie COUNTY)

PERSONALLY CAME BEFORE ME THIS 12TH DAY OF June, 2006, JEROME R. RAMUS, VICE PRESIDENT, AND THOMAS M. BEYER, VICE PRESIDENT, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH VICE PRESIDENTS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Cheryl A. Magnuson
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/17/2010.

COUNTY TREASURER'S CERTIFICATE

I, DINA M. MUMFORD, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF THE COUNTY OF OUTAGAMIE DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNREDEEMED TAX SALES, UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 6-28-06 AFFECTING THE LANDS INCLUDED IN BEACON HILLS.

Dina M. Mumford — 6-28-06
COUNTY TREASURER – DINA M. MUMFORD — DATED

COUNTY PLANNING COMMISSION APPROVAL:

APPROVED BY THE OUTAGAMIE COUNTY PLANNING AND ZONING COMMISSION ON THE 13TH DAY OF June, 2006.

DATED THIS 28TH DAY OF June, 2006.

Timothy R. Roach
TIMOTHY ROACH (ZONING ADMINISTRATOR),
OUTAGAMIE COUNTY PLANNING AND ZONING

TOWN OF GREENVILLE APPROVAL:

I HEREBY CERTIFY THAT THE PLAT OF BEACON HILLS IN THE TOWN OF GREENVILLE, OUTAGAMIE COUNTY HAS APPROVED AND ACCEPTED BY THE TOWN OF GREENVILLE ON THIS 12th DAY OF June, 2006

Randy D. Leiker — 6-12-06
RANDY LEIKER (TOWN CHAIRPERSON) — DATED

STATE OF WISCONSIN)
)SS
Outagamie COUNTY)

I, DEBBIE WAGNER, BEING THE DULY ELECTED, QUALIFIED AND ACTING CLERK OF THE TOWN OF GREENVILLE, OUTAGAMIE COUNTY DO HEREBY CERTIFY THAT THE TOWN BOARD OF THE TOWN OF GREENVILLE PASSED ON VOICE VOTE ON 6-12, 2006, AUTHORIZING ME TO ISSUE A CERTIFICATE OF APPROVAL OF THE FINAL PLAT OF BEACON HILLS, MEADOWVIEW DEVELOPMENT LLC, AS OWNER UPON SATISFACTION OF CERTAIN CONDITIONS, AND I DO ALSO HEREBY CERTIFY THAT ALL CONDITIONS WERE SATISFIED AND THE APPROVAL WAS GRANTED AND EFFECTIVE ON THE 12th DAY OF June, 2006.

Debbie Wagner — 6-12-06
DEBBIE WAGNER (TOWN CLERK) — DATE

CERTIFICATE OF TOWN TREASURER

I, DEBBIE WAGNER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF GREENVILLE, OUTAGAMIE COUNTY DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 6-12-06, DAY OF June, 2006 AFFECTING THE LANDS INCLUDED IN BEACON HILLS.

Debbie Wagner — 6-12-06
DEBBIE WAGNER (TOWN CLERK) — DATE

1715939
Recorded
JUNE 29, 2006 AT 10:28AM
Vol/Cab J Pag/Slide 117-120
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: $30.00

WISCONSIN MICHAEL C. JENSEN S-1748 WAUPACA, WI LAND SURVEYOR
6-8-06

REVISED: 11-10-2005
6-1-2006

GRAEF ANHALT SCHLOEMER and Associates Inc.
1150 Springhurst Drive, Suite 201
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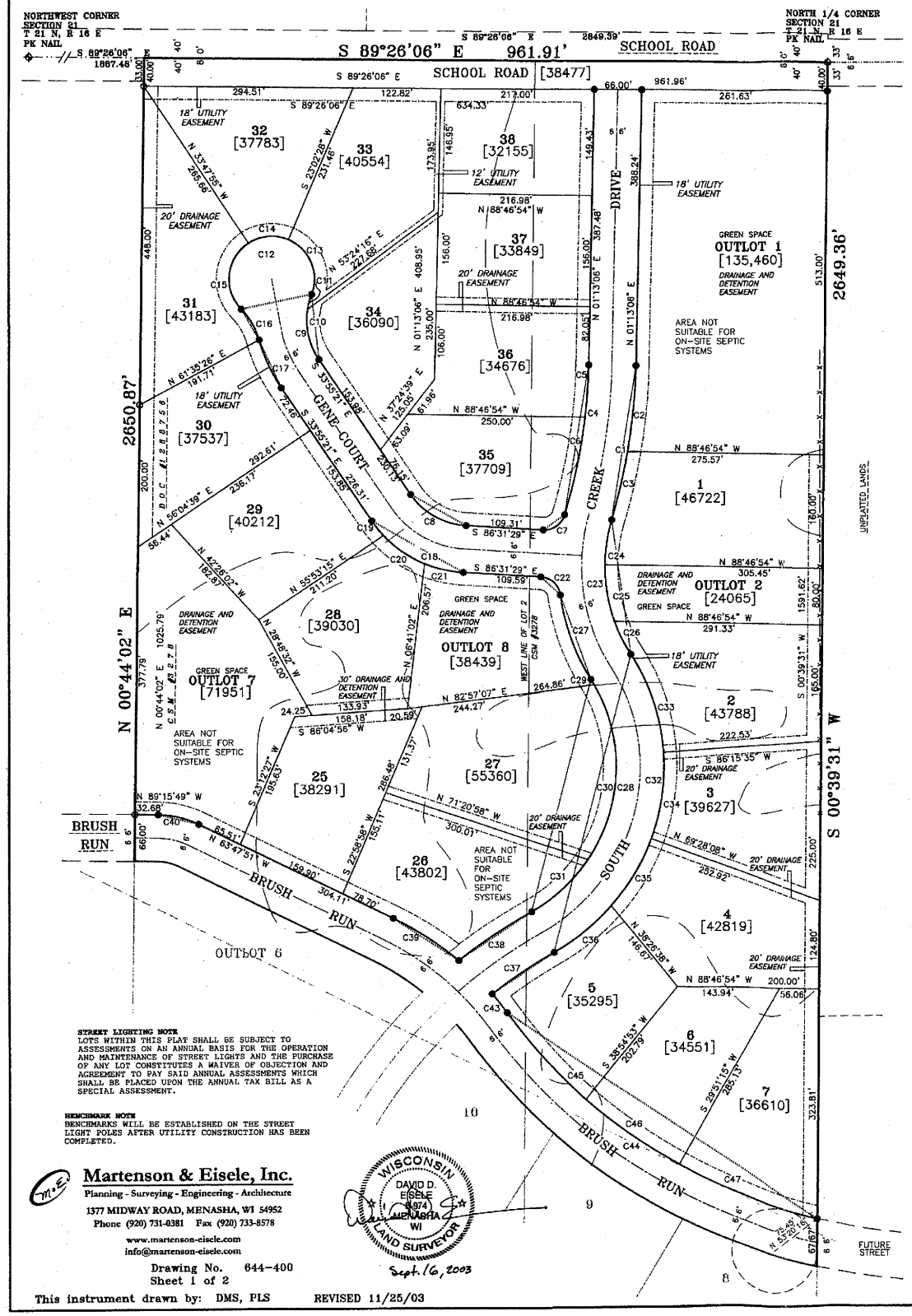
920-592-9440
FAX 592-9445
Web Site: www.gasai.com

SHEET 4 OF 4

FROM COUNTY WEBSITE

THE FARMS AT SOUTH CREEK – SOUTH

ALL OF LOT 2 OF CERTIFIED SURVEY MAP #3278 AS DOCUMENT #1288756 AND PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN



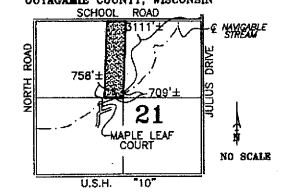
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.

Certified NOVEMBER 26, 2003

Remi M. Pourg
Department of Administration

LOCATION MAP

SECTION 21, T 21 N, R 16 E
TOWN OF GREENVILLE
OUTAGAMIE COUNTY, WISCONSIN



THE FARMS AT SOUTH CREEK – SOUTH

PUBLIC ACCESS TO STREAM VIA MAPLE LEAF COURT IS 1100'± PUBLIC ACCESS TO STREAM VIA SCHOOL ROAD IS 3111'±

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4, SECTION 21, RECORDED TO BEAR S 89°26'06" E

SCALE 1" = 100'
0 100 200

OUTAGAMIE COUNTY

1. PROHIBITED USES AND STRUCTURES
THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS: FILLING, GRADING EXCAVATING, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE WAYS OR DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OF ASHES, WASTE, COMPOST OR ANY OTHER GARDEN, LAWN OR DOMESTIC WASTE; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; CONSTRUCTION, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.

2. MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS
MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION PLAT. OUTAGAMIE COUNTY AND THE TOWN OF GRAND CHUTE RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE SUBDIVISION. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY ANY SUCH ASSESSMENT, WHICH SHALL BE PLACED ON THE TAX BILL AS A SPECIAL ASSESSMENT.

3. MAINTENANCE EASEMENT
OUTAGAMIE COUNTY AND THE TOWN OF GREENVILLE SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT FOR INSPECTION AND, IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED IMPROVEMENTS.

HOME SITE EROSION CONTROL

ALL HOME CONSTRUCTION AND SITE GRADING ON LOTS IN THE FARMS AT SOUTH CREEK - SOUTH SHALL COMPLY WITH THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL PER "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" ON FILE AT THE DEPARTMENT OF NATURAL RESOURCES, PERTAINING TO CONSTRUCTION SITE EROSION CONTROL. THE BUILDING INSPECTOR OF THE TOWN OF GREENVILLE SHALL APPROVE ALL EROSION CONTROL PLANS PRIOR TO ISSUANCE OF A BUILDING PERMIT AND SHALL REGULATE AND ENFORCE COMPLIANCE WITH THE APPROVED EROSION CONTROL PLAN.

GEOLOGIC DISCLOSURE STATEMENT

THE LOTS CREATED IN THIS PLAT ARE LOCATED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES ARSENIC ADVISORY AREA. WELLS DRILLED IN THIS AREA HAVE THE POTENTIAL TO PRODUCE WATER CONTAMINATED WITH ARSENIC. INDIVIDUALS WHO PLAN ON DRILLING A WATER WELL SHOULD CONSULT WITH THE WORK OR A DRILLING PROFESSIONAL TO DETERMINE SUSCEPTIBILITY FOR ARSENIC CONTAMINATION AND APPLICATION OF MITIGATION GUIDELINES.

THE LOTS CREATED IN THIS PLAT ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

THERE MAY BE A BURIED DRAIN TILE IN THE AREA OF THIS MAP, AND IF THE DRAIN TILE IS BROKEN IT IS TO BE RECONNECTED AND REROUTED TO A POINT AT LEAST 20 FEET FROM ANY HOME. IF THE DRAIN TILE FAILS, IT IS TO BE REPLACED BY THE TOWN OR COUNTY AND ASSESSED EQUALLY TO ALL LOTS IN THIS MAP.

DUE TO THE LARGE NATURE OF THE LOTS AND THE AMOUNT OF RELIEF, BUILDING GRADES MAY CHANGE BASED ON LOCATION OF HOUSE ON LOT AND SHALL BE APPROVED BY THE TOWN ENGINEER PRIOR TO EXCAVATION.

RIGHT TO FARM STATEMENT

THE LOTS CREATED IN THIS PLAT ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

OUTLOT RESTRICTIONS AND COVENANTS

1. **PURPOSE.** OUTLOTS 1, 2, 3, 4, 5, 6, 7 AND 8 SHALL BE PERMANENTLY RETAINED IN A SCENIC, NATURAL AND OPEN CONDITION FOR CONSERVATION AND RECREATIONAL PURPOSES SUBJECT TO AND CONSISTENT WITH DRAINAGE FUNCTIONS AND IMPROVEMENTS FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 38.

2. **PERMITTED USES AND STRUCTURES.** THE FOLLOWING USES AND STRUCTURES ARE PERMITTED ON OUTLOT 3: (1) WOODLAND AND PRAIRIE RESTORATION AND MANAGEMENT; (2) NATURE AND HIKING TRAILS; AND (3) PICNIC AREAS AND SHELTERS. THE FOLLOWING USES AND STRUCTURES ARE PERMITTED ON OUTLOTS 1, 2, 4, 5, 6, 7 AND 8: DRAINAGEWAYS AND DRAINAGE DETENTION OR RETENTION AREAS AND THE USES AND STRUCTURES ENUMERATED ABOVE FOR OUTLOT 3 PROVIDED SUCH USES AND STRUCTURES ARE CONSISTENT WITH AND DO NOT INTERFERE WITH DRAINAGE FUNCTIONS AND IMPROVEMENTS.

3. **PROHIBITED USES AND STRUCTURES.** THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED ON OUTLOTS 1 THROUGH 8: FILLING, GRADING AND EXCAVATING EXCEPT IN CONNECTION WITH A PERMITTED USE AND STRUCTURE; DEPOSITION AND EXTRACTION OF MATERIALS EXCEPT IN CONNECTION WITH A PERMITTED USE AND STRUCTURE; MOTORIZED VEHICLES OR MOTORIZED BIKE OF ANY KIND OR NATURE EXCEPT FOR PERIODIC MAINTENANCE; THE CULTIVATION OF AGRICULTURAL CROPS, FRUITS OR VEGETABLES; THE DUMPING OF ASHES, WASTE, COMPOST OR GARBAGE; AND THE STORAGE OF VEHICLES OR EQUIPMENT OF ANY KIND.

4. **MAINTENANCE EASEMENT.** THERE SHALL BE AN AFFIRMATIVE DUTY TO MAINTAIN, PROTECT AND MANAGE OUTLOTS 1 THROUGH 8 CONSISTENT WITH THE PURPOSE, PERMITTED USES AND STRUCTURES, AND PROHIBITED USES AND STRUCTURES ENUMERATED ABOVE. THE TOWN OF GREENVILLE SHALL HAVE THE UNQUALIFIED RIGHT TO ENTER UPON SUCH OUTLOTS FOR INSPECTION AND, IF NECESSARY, MAINTENANCE IN THE EVENT OF NON PERFORMANCE. TOWN MAINTENANCE COSTS SHALL BE EQUALLY ASSESSED AMONG THE OWNERS OF LOTS 1 THROUGH 38.

5. **OUTLOT 5** SHALL BE CONVEYED WITH LOT 20 IN ANY FUTURE CONVEYANCE.

NOTES

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 20 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.

RIGHT OF WAY BUILDING SETBACKS ARE 37 FEET.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	833.00'	015°11'18"	220.82'	N 08°48'45.0" E	220.17'	N 16°24'24" E	N 01°13'06" E
2	833.00'	008°24'19"	122.20'	N 05°25'15.5" E	122.09'	N 09°37'25" E	N 01°13'06" E
3	833.00'	006°46'59"	98.62'	N 13°00'54.5" E	98.56'	N 16°24'24" E	N 09°37'25" E
4	767.00'	016°03'19"	214.93'	N 09°14'45.5" E	214.22'	N 17°16'25" E	N 01°13'06" E
5	767.00'	005°31'57"	74.05'	N 03°59'04.5" E	74.03'	N 06°45'03" E	N 01°13'06" E
6	767.00'	010°31'22"	140.87'	N 12°00'44.0" E	140.67'	N 17°16'25" E	N 06°45'03" E
7	30.00'	076°12'06"	39.90'	N 55°22'28.0" E	37.02'	S 86°31'29" E	N 17°16'25" E
8	100.00'	052°36'08"	91.81'	S 60°13'25.0" E	88.62'	S 33°55'21" E	S 86°31'29" E
9	100.00'	055°01'43"	96.04'	S 06°24'29.5" E	92.39'	S 21°06'22" W	S 33°55'21" E
10	100.00'	042°31'39"	74.22'	S 12°39'31.5" E	72.53'	S 08°36'18" W	S 33°55'21" E
11	100.00'	012°30'04"	21.82'	S 14°51'20.0" W	21.78'	S 21°06'22" E	S 08°36'18" W
12	60.00'	245°43'04"	257.32'	S 78°14'50.0" W	100.80'	N 21°06'22" E	S 44°36'42" E
13	60.00'	088°03'54"	92.22'	N 22°55'35.0" W	83.41'	N 21°06'22" E	N 66°57'32" W
14	60.00'	056°00'07"	58.65'	N 85°02'24.5" W	56.34'	N 66°57'32" W	S 57°02'21" W
15	60.00'	101°39'03"	106.45'	S 06°12'49.5" W	93.03'	S 57°02'21" W	S 44°36'42" E
16	100.00'	029°06'50"	50.81'	N 30°03'17.0" W	50.27'	N 15°29'52" E	N 44°36'42" W
17	233.00'	018°25'29"	74.93'	S 24°42'36.5" E	74.60'	S 15°29'52" E	S 33°55'21" E
18	166.00'	052°36'08"	152.40'	S 60°13'25.0" E	147.11'	S 33°55'21" E	S 86°31'29" E
19	166.00'	009°06'53"	26.41'	S 38°28'47.5" E	26.38'	S 33°55'21" E	S 43°02'14" E
20	166.00'	024°20'44"	70.53'	S 55°22'36.0" E	70.01'	S 43°02'14" E	S 67°22'58" E
21	166.00'	019°08'31"	55.46'	S 76°57'13.5" E	55.20'	S 67°22'58" E	S 86°31'29" E
22	30.00'	078°59'39"	41.36'	N 47°01'39.5" W	38.16'	N 07°31'50" W	N 66°31'29" W
23	234.00'	048°15'31"	197.84'	N 67°48'51.5" E	192.00'	N 16°24'24" W	S 32°02'07" E
24	234.00'	015°43'38"	64.23'	S 08°32'35.0" W	64.03'	S 16°24'24" W	S 00°40'46" W
25	234.00'	020°51'29"	85.79'	S 09°20'03.0" E	81.38'	S 00°40'46" W	S 19°20'52" E
26	234.00'	012°41'15"	51.82'	S 25°41'29.5" E	51.71'	S 19°20'52" E	S 32°02'07" E
27	300.00'	024°30'17"	128.31'	S 19°46'58.5" E	127.33'	S 07°31'50" E	S 32°02'07" E
28	233.00'	093°13'10"	379.09'	N 14°36'28.0" E	338.64'	N 61°11'03" E	N 32°02'07" W
29	233.00'	002°13'02"	9.02'	N 30°55'36.0" W	9.02'	N 29°49'05" W	N 32°02'07" W
30	233.00'	064°01'36"	260.37'	N 02°11'43.0" E	247.03'	N 34°12'31" E	N 29°49'05" W
31	233.00'	026°58'32"	109.70'	N 47°41'47.0" E	108.68'	N 61°11'03" E	N 34°12'31" E
32	299.00'	093°13'10"	486.47'	N 14°36'28.0" E	434.56'	N 61°11'03" E	N 32°02'07" W
33	299.00'	028°17'42"	147.66'	N 17°53'16.0" W	146.16'	N 03°44'25" W	N 32°02'07" W
34	299.00'	023°44'21"	123.88'	N 08°07'45.5" W	123.00'	N 15°59'56" W	N 03°44'25" W
35	299.00'	021°07'12"	110.22'	N 30°33'32.0" E	109.59'	N 41°07'08" E	N 19°59'56" E
36	299.00'	020°03'55"	104.71'	N 51°09'05.5" E	104.18'	N 61°11'03" E	N 41°07'08" E
37	667.00'	009°01'54"	105.14'	S 56°40'06.0" W	105.03'	S 61°11'03" W	S 52°09'09" W
38	733.00'	009°40'23"	123.75'	S 56°20'51.5" W	123.60'	S 61°11'03" W	S 51°30'40" W
39	433.00'	014°27'28"	109.26'	N 56°34'07.0" W	108.97'	N 49°20'23" W	N 63°47'51" W
40	133.00'	025°27'58"	59.11'	N 76°31'50.0" W	58.63'	N 63°47'51" W	N 89°15'49" W
41	67.00'	025°27'57"	29.78'	N 76°31'49.5" W	29.53'	N 63°47'51" W	N 89°15'48" W
42	367.00'	012°57'46"	83.03'	N 57°18'58.0" W	82.85'	N 50°50'05" W	N 63°47'51" W
43	433.00'	004°30'09"	34.03'	N 54°28'43.0" E	34.02'	N 36°02'03" W	N 40°32'12" W
44	767.00'	040°00'27"	535.57'	S 56°02'16.5" E	524.75'	S 36°02'03" E	S 76°02'30" E
45	767.00'	012°25'33"	166.34'	S 42°14'49.5" E	166.01'	S 36°02'03" E	S 48°27'36" E
46	767.00'	014°31'54"	159.35'	S 54°28'43.0" E	159.01'	S 48°27'36" E	S 76°02'30" E
47	767.00'	015°40'40"	209.88'	S 68°12'10.0" E	209.22'	S 60°21'50" E	S 76°02'30" E
48	833.00'	041°04'42"	597.22'	S 56°34'24.0" E	584.53'	S 36°02'03" E	S 77°06'45" E
49	833.00'	023°44'21"	201.17'	S 70°12'39.0" E	200.00'	S 63°16'33" E	S 77°06'45" E
50	833.00'	015°04'15"	219.10'	S 55°44'25.5" E	218.48'	S 48°12'18" E	S 63°16'33" E
51	833.00'	012°10'15"	176.95'	S 42°07'10.5" E	176.61'	S 36°02'03" E	S 48°12'18" E
52	367.00'	009°01'54"	28.67'	N 38°16'20.0" W	28.66'	N 36°02'03" W	N 40°30'57" W
53	667.00'	035°31'18"	413.52'	S 28°43'12.0" W	406.93'	S 46°28'51" W	S 10°57'33" W
54	667.00'	020°59'28"	244.36'	S 35°59'07.0" W	243.00'	S 46°28'51" W	S 25°29'23" W
55	967.00'	010°31'58"	169.16'	N 18°13'28.0" W	168.70'	N 25°29'23" W	S 10°57'33" W
56	133.00'	019°40'23"	45.67'	N 20°47'44.5" E	45.44'	N 30°37'56" E	N 10°57'33" E
57	733.00'	035°19'39"	451.95'	N 28°27'22.5" W	444.83'	S 46°17'15" W	S 10°57'33" W
57A	67.00'	065°12'00"	76.24'	N 43°33'33.0" E	72.20'	N 76°09'33" E	N 10°57'33" E
57B	133.00'	016°47'40"	38.98'	N 67°45'43.0" E	38.85'	N 75°09'33" E	N 59°21'53" E
57C	133.00'	012°51'41"	74.75'	S 51°25'56.5" E	74.59'	S 45°09'06" E	S 57°51'47" E
58	267.00'	012°51'41"	59.93'	S 51°25'56.5" E	59.81'	S 45°09'06" E	S 57°51'47" E
59	633.00'	009°01'35"	99.72'	N 53°20'59.5" W	99.62'	N 48°50'12" W	N 57°51'47" W
60	300.00'	035°45'09"	187.20'	S 66°42'46.5" W	184.18'	S 48°50'12" E	S 84°35'21" E
61	300.00'	024°53'54"	130.37'	S 61°17'09.0" E	129.34'	S 48°50'12" E	S 73°44'06" E
62	300.00'	010°51'15"	56.83'	S 79°09'43.5" E	56.75'	S 73°44'06" E	S 84°35'21" E
63	67.00'	060°57'44"	71.30'	N 53°27'31.0" E	67.98'	S 11°30'23" W	S 84°35'21" E
64	67.00'	045°39'39"	53.39'	N 61°45'31.5" W	51.99'	N 38°55'42" W	N 84°35'21" W
65	67.00'	061°52'20"	72.35'	N 07°59'32.0" W	68.89'	N 22°56'38" E	N 38°55'42" W
66	67.00'	078°16'47"	91.55'	N 62°05'01.5" E	84.58'	S 78°46'35" E	N 22°56'38" E
67	67.00'	017°16'26"	20.20'	S 70°08'22.0" E	20.12'	S 61°30'09" E	S 78°46'35" E
67A	67.00'	074°00'32"	85.37'	S 24°59'53.0" E	79.71'	S 11°30'23" W	S 61°30'09" E
68	366.00'	025°15'53"	161.39'	S 61°28'08.5" E	160.08'	S 48°50'12" E	S 74°06'05" E
69	366.00'	015°38'54"	99.96'	S 66°16'38.0" E	99.65'	S 58°27'11" E	S 74°06'05" E
70	366.00'	009°36'59"	61.43'	S 53°38'41.5" E	61.36'	S 48°50'12" E	S 58°27'11" E
71	567.00'	009°01'35"	89.33'	N 53°20'59.5" W	89.23'	N 48°50'12" W	N 57°51'47" W
72	367.00'	032°12'04"	206.26'	S 16°02'11.0" W	203.56'	S 32°08'13" W	S 00°03'51" E
73	367.00'	023°57'04"	153.42'	S 20°09'41.0" W	152.30'	S 32°08'13" W	S 08°11'09" W
74	367.00'	008°15'00"	52.84'	S 04°03'39.0" W	52.80'	S 08°11'09" W	S 00°03'51" E
75	60.00'	264°15'39"	276.73'	S 47°56'01.5" E	88.99'	S 84°11'48" W	N 00°03'51" W
76	60.00'	067°28'16"	70.66'	N 33°40'17.0" E	66.64'	N 67°24'25" E	N 00°03'51" W
77	60.00'	058°25'37"	61.18'	S 83°22'46.5" E	58.57'	S 54°09'58" E	N 67°24'25" E
78	60.00'	047°45'26"	50.01'	S 30°17'15.0" E	48.58'	S 06°24'32" E	S 54°09'58" E
79	60.00'	090°36'20"	94.88'	S 38°53'38.0" W	85.30'	S 84°11'48" W	S 06°24'32" E
80	433.00'	032°12'04"	243.35'	S 16°02'11.0" W	240.16'	S 32°08'13" W	S 00°03'51" E
81	433.00'	010°14'27"	77.39'	S 05°03'22.5" W	77.29'	S 10°10'36" W	S 00°03'51" E
82	433.00'	018°02'23"	136.33'	S 19°11'47.5" W	135.77'	S 28°12'59" W	S 10°10'36" W
83	433.00'	003°55'14"	29.63'	S 30°10'36.0" W	29.62'	S 32°08'13" W	S 28°12'59" W
E1	833.00'	003°03'27"	29.91'	N 47°10'34.5" W	29.91'	N 46°08'51" W	N 48°12'18" W
E2	667.00'	003°36'26"	41.99'	S 44°40'38.0" W	41.99'	S 46°28'51" W	S 42°52'25" W

ACCESS RESTRICTION CLAUSE

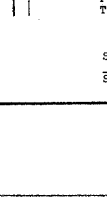
AS OWNERS WE HEREBY RESTRICT OUTLOT 1 AND LOTS 32, 33 AND 38 IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH SCHOOL ROAD AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE TOWN OF GREENVILLE.

LEON CHURCH
PRESIDENT CASALOMA PROPERTIES, INC.

LEGEND

- 1.3" O.D. ROUND IRON PIPE SET, 24" LONG, WEIGHING 1.13 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS
- ● 1-1/4" O.D. ROUND STEEL REINFORCING BAR SET, 30" LONG WEIGHING 4.303 LBS. PER LINEAL FOOT
- ▲ 3/4" O.D. STEEL REINFORCING BAR FOUND
- ■ P.K. NAIL FOUND
- [ ] TOTAL AREA IN SQUARE FEET
- ⌖ GOVERNMENT CORNER
- ⸸ WETLANDS

UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



SOILS NOTE
SOILS DEMARCATION LINE

STREET LIGHTING NOTE

LOTS WITHIN THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS ON AN ANNUAL BASIS FOR THE OPERATION AND MAINTENANCE OF STREET LIGHTS AND THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY SAID ANNUAL ASSESSMENTS WHICH SHALL BE PLACED UPON THE ANNUAL TAX BILL AS A SPECIAL ASSESSMENT.

BENCHMARK NOTE

BENCHMARKS WILL BE ESTABLISHED ON THE STREET LIGHT POLES AFTER UTILITY CONSTRUCTION HAS BEEN COMPLETED.

Martenson & Eisele, Inc.
Planning - Surveying - Engineering - Architecture
1377 MIDWAY ROAD, MENASHA, WI 54952
Phone (920) 731-0381 Fax (920) 733-8578
www.martenson-eisele.com
info@martenson-eisele.com

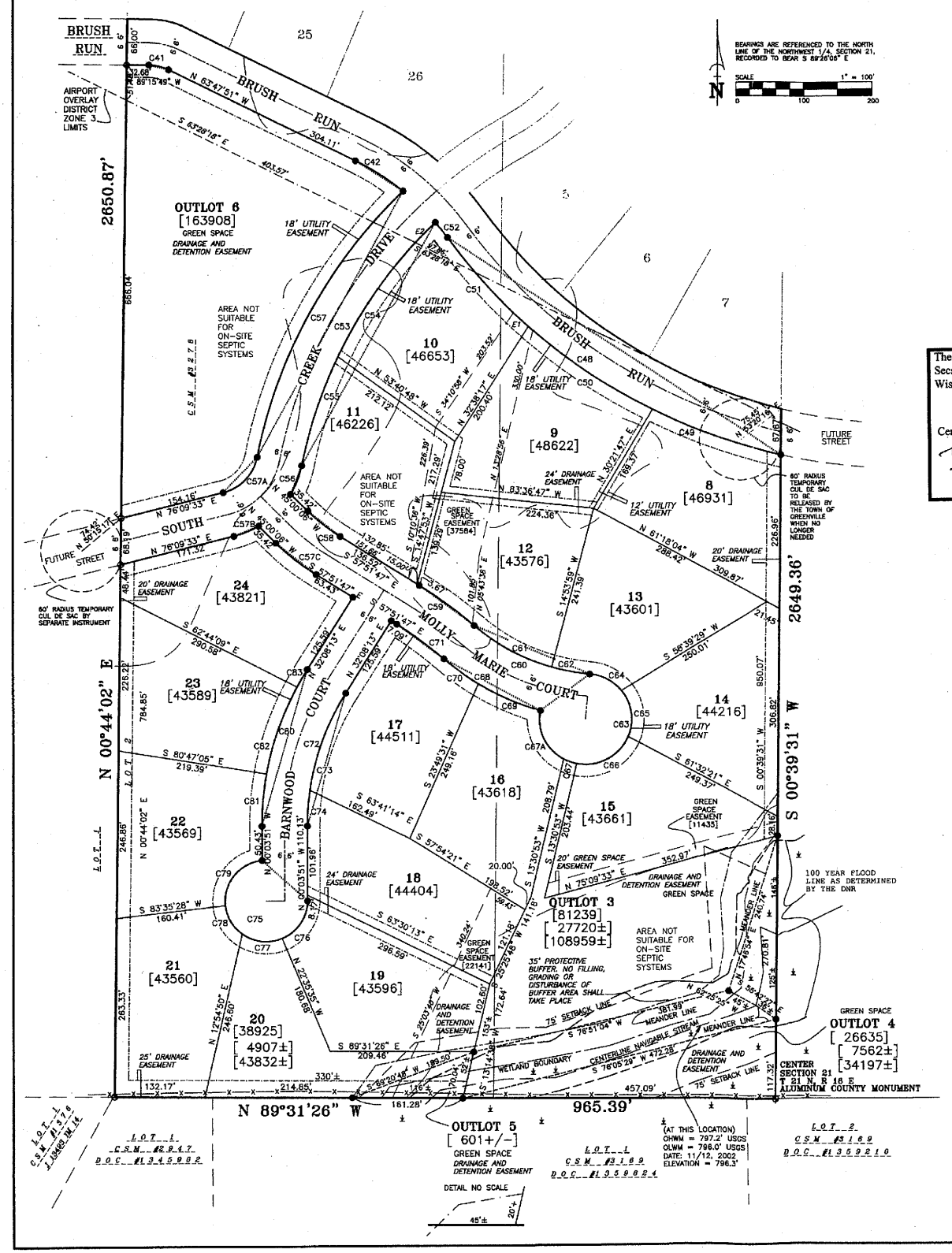
Drawing No. 644-400
Sheet 1 of 2

This instrument drawn by: DMS, PLS REVISED 11/25/03

Sept. 16, 2003

THE FARMS AT SOUTH CREEK – SOUTH

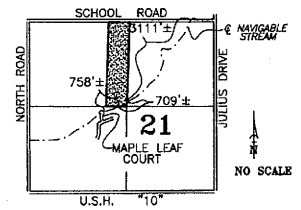
ALL OF LOT 2 OF CERTIFIED SURVEY MAP #3278 AS DOCUMENT #1288756 AND PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN



LOCATION MAP

SECTION 21, T 21 N, R 16 E
TOWN OF GREENVILLE
OUTAGAMIE COUNTY, WISCONSIN

THE FARMS AT SOUTH CREEK – SOUTH



PUBLIC ACCESS TO STREAM VIA MAPLE LEAF COURT IS 1100'±

PUBLIC ACCESS TO STREAM VIA SCHOOL ROAD IS 3111'±

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.

Certified NOVEMBER 26, 2003

Department of Administration

SURVEYOR'S CERTIFICATE

I, DAVID D. EISELE, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FARMS AT SOUTH CREEK – SOUTH, AT THE DIRECTION OF CASALOMA PROPERTIES, INC., BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP #3278 AS DOCUMENT #1288875 AND PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 39 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 2649.36 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4, A DISTANCE OF 965.39 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 2650.87 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 961.91 FEET TO THE POINT OF BEGINNING, CONTAINING 2,553,769 SQUARE FEET (58.63 ACRES).

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE MADE SUCH LAND DIVISION AND PLAT BY THE DIRECTION OF OWNERS, AS SHOWN.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE TOWN OF GREENVILLE AND OUTAGAMIE COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS 16th DAY OF September, 2003.

DAVID D. EISELE, WI REG. LAND SURVEYOR NO. S-974

WISCONSIN DAVID D. EISELE S-974 MENASHA WI LAND SURVEYOR

CORPORATE CERTIFICATE OF DEDICATION

CASALOMA PROPERTIES, INC., A CORPORATION DULY ESTABLISHED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

CASALOMA PROPERTIES, INC., DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF GREENVILLE
OUTAGAMIE COUNTY
DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID CORPORATION THIS 1st DAY OF December, 2003.

LEON A. CHURCH, PRESIDENT — MARY ANN MOORE-CHURCH, SECRETARY

STATE OF WISCONSIN)
OUTAGAMIE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 1st DAY OF December, 2003, THE ABOVE OWNERS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC — MY COMMISSION EXPIRES 12-10-06

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY CASALOMA PROPERTIES, INC.
GRANTOR, TO

WE-ENERGIES-ELECTRIC
WE-ENERGIES-GAS OPERATIONS
AMERITECH
TIME WARNER CABLE — GRANTEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, ON ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

LEON A. CHURCH, PRESIDENT CASALOMA PROPERTIES, INC.

OUTAGAMIE COUNTY ZONING COMMITTEE

I, HEREBY CERTIFY THAT THE PLAT OF THE FARMS AT SOUTH CREEK – SOUTH, IN THE TOWN OF GREENVILLE, WAS APPROVED AND ACCEPTED BY THE OUTAGAMIE COUNTY ZONING COMMITTEE ON THIS 17th DAY OF December, 2003.

TIM ROACH, ZONING ADMINISTRATOR

OUTAGAMIE Document # 1589863

OUTAGAMIE COUNTY RECEIVED FOR RECORD

DEC – 4 2003

AT 11:30 O'CLOCK A.M.

JANICE FLENZ
REGISTER OF DEEDS

Cabinet I Pages 85-86

TOWN BOARD RESOLUTION

RESOLVED, THAT THE PLAT OF THE FARMS AT SOUTH CREEK – SOUTH, IN THE TOWN OF GREENVILLE, IS HEREBY APPROVED BY THE TOWN BOARD.

DATE 12/03/03 SIGNED TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF GREENVILLE.

DATE 12.4.03 TOWN CLERK

TOWN TREASURER'S CERTIFICATE

I, DEBORAH WAGNER, BEING THE DULY QUALIFIED AND ACTING TREASURER OF THE TOWN OF GREENVILLE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 12.4.03 ON ANY OF THE LAND INCLUDED IN THE PLAT OF THE FARMS AT SOUTH CREEK – SOUTH.

DATE 12.4.03 TOWN TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
OUTAGAMIE COUNTY) SS

I, DINA MUMFORD, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF OUTAGAMIE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 12/4/03 AFFECTING THE LANDS INCLUDED IN THE PLAT OF THE FARMS AT SOUTH CREEK – SOUTH.

COUNTY TREASURER DATE 12/4/03

Martenson & Eisele, Inc.
Planning - Surveying - Engineering - Architecture
1377 MIDWAY ROAD, MENASHA, WI 54952
Phone (920) 731-0381 Fax (920) 733-8578
www.martenson-eisele.com
info@martenson-eisele.com

Drawing No. 644-400
Sheet 2 of 2

REVISED 11/25/03 This instrument drawn by: DMS, PLS

"Village of Greenville"

AGENDA MEMORANDUM

To:	Honorable Village President and Village Trustees
From:	Chris Pagels, Stormwater Superintendent
Date:	February 10, 2025
RE:	Ditch Filling Violation in the Season Fields Subdivision on Lot #6

ACTION TYPE: This item is for Board Discussion/Decision.

BACKGROUND & SUMMARY: Sometime during the summer to early fall of 2024, a resident within the Season Fields Subdivision at the southwest quadrant of Summer View Drive and Winds End Lane performed ditch filling activity by placing small PVC pipes in the bottom of Summer View Drive ditch and then placed fill material over the pipes. This activity does require the property owner to notify the Village and obtain permits for any activity being performed within the Village owned roadway Right-Of-Way. There was no notification to the Village, nor were permits obtained.

Season Fields Subdivision has in the past, had drainage issues and specifically "constant wet ditch issues" before the Board in 2020. The lot owners of the subdivision were given a few options that the Village would have installed a mini-storm system and special assessed each property or do nothing and the property owners have no cost involved. The property owners chose the no cost option. The Village at that time performed limited ditch scraping from Winds End Lane to the pond. I have received requests from other owners that want to do similar ditch filling/tiling work.

STAFF RECOMMENDATION: Staff seek Village Board Direction and discussion

POLICY/PLAN REFERENCE(S):

1. Chapter 106 Right of Way and Roadway Ditch Alterations and Improvements
2. Chapter 117 Sediment and Erosion Control
3. Chapter 255 Stormwater Management
4. Village Right of Way Stormwater Easement Drainage Policy

FISCAL IMPACT & PROJECT STATUS:

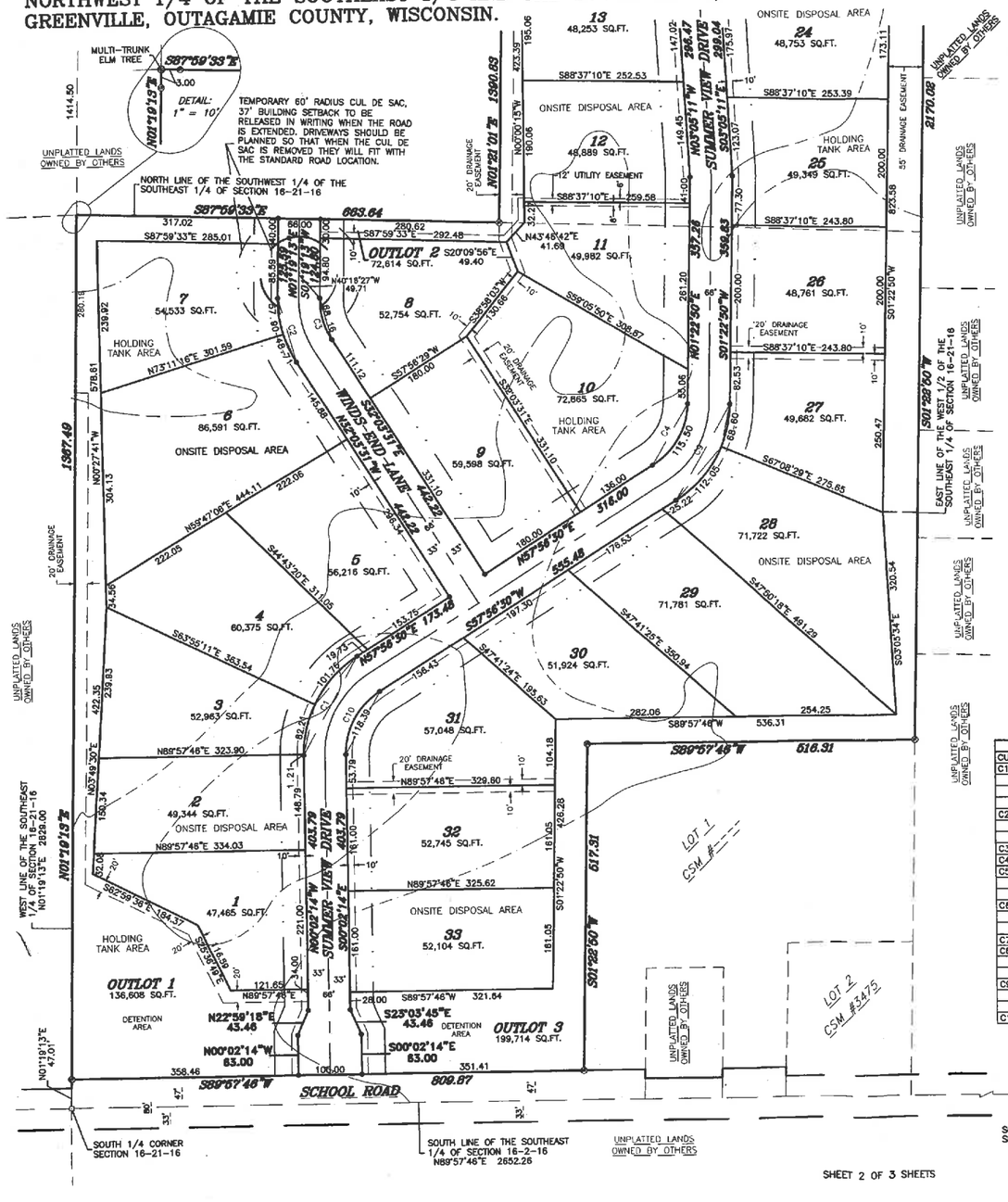
Is there a fiscal impact? No
Is it currently budgeted? No
Amount budgeted: NA
Account: NA

Attachments:

1. Site Pictures
2. Final Plat Map

SEASON FIELDS

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4521 AS RECORDED IN VOLUME 25 OF CERTIFIED SURVEY MAPS ON PAGE 4521, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.



NOTES:
SUBJECT PROPERTY IS LOCATED WITHIN THE AIRPORT HEIGHT LIMITATION ZONE. THE MAXIMUM ELEVATION OF ANY STRUCTURE IS 1009 NGVD DATUM.

THE LOTS CREATED IN THIS SUBDIVISION ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.

LOTS WITHIN THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS ON AN ANNUAL BASIS FOR THE OPERATION AND MAINTENANCE OF STREET LIGHTS AND THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY SAID ANNUAL ASSESSMENTS WHICH SHALL BE PLACED UPON THE ANNUAL TAX BILL AS A SPECIAL ASSESSMENT.

BENCHMARKS WILL BE ESTABLISHED ON THE TAG BOLTS OF THE FIRE HYDRANTS AFTER UTILITY CONSTRUCTION HAS BEEN COMPLETED.

OUTAGAMIE COUNTY COVENANTS:
SURFACE WATER DRAINAGE COVENANT: MAINTENANCE OF ALL DRAINAGE WAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION, UNLESS NOTED ON THE PLAN.

UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE COUNTY AND/OR TOWNSHIP RETAINS THE RIGHT TO PERFORM MAINTENANCE AND OR REPAIRS, THE PAYMENT OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

GEOLOGIC DISCLOSURE STATEMENT:
THE LOTS CREATED IN THIS PLAT ARE LOCATED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES ARSENIC ADVISORY AREA. WELLS DRILLED IN THIS AREA HAVE THE POTENTIAL TO PRODUCE WATER CONTAMINATED WITH ARSENIC. INDIVIDUALS WHO PLAN ON DRILLING A WATER WELL SHOULD CONSULT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES OR A DRILLING PROFESSIONAL TO DETERMINE SUSCEPTIBILITY FOR ARSENIC CONTAMINATION AND APPLICATION OF MITIGATION GUIDELINES.

OUTLOT RESTRICTIONS AND COVENANTS
1. PURPOSE. OUTLOTS 1, 2, AND 3 SHALL BE PERMANENTLY RETAINED AS A SCENIC, NATURAL AND OPEN CONDITION FOR CONSERVATION PURPOSES SUBJECT TO AND CONSISTENT WITH DRAINAGE FUNCTIONS AND IMPROVEMENTS FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 33.

2. PERMITTED USES AND STRUCTURES. THE FOLLOWING USES AND STRUCTURES ARE PERMITTED ON OUTLOTS 1, 2, AND 3: DRAINAGEWAYS AND DRAINAGE DETENTION OR RETENTION AREAS AND NATURAL AREAS PROVIDED SUCH USES AND STRUCTURES ARE CONSISTENT WITH AND DO NOT INTERFERE WITH DRAINAGE FUNCTIONS AND IMPROVEMENTS.

3. PROHIBITED USES AND STRUCTURES. THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED ON OUTLOTS 1 THROUGH 3: FILLING, GRADING AND EXCAVATING EXCEPT IN CONNECTION WITH A PERMIT USE AND STRUCTURE; DEPOSITION AND EXTRACTION OF MATERIALS EXCEPT IN CONNECTION WITH A PERMITTED USE AND STRUCTURE; MOTORIZED VEHICLES OR MOTORIZED BIKE OF ANY KIND OR NATURE EXCEPT FOR PERIODIC MAINTENANCE; THE CULTIVATION OF AGRICULTURAL CROPS, FRUITS OR VEGETABLES; THE DUMPING OF ASHES, WASTE, COMPOST OR GARBAGE; AND THE STORAGE OF VEHICLES OR EQUIPMENT OF ANY KIND.

4. MAINTENANCE EASEMENT. THERE SHALL BE AN AFFIRMATIVE DUTY TO MAINTAIN, PROTECT AND MANAGE OUTLOT 1 THROUGH 3 CONSISTENT WITH THE PURPOSE, PERMITTED USES AND STRUCTURES, AND PROHIBITED USES AND STRUCTURES ENUMERATED ABOVE. THE TOWN OF GREENVILLE SHALL HAVE THE UNQUALIFIED RIGHT TO ENTER UPON SUCH OUTLOTS FOR INSPECTION AND, IF NECESSARY MAINTENANCE IN THE EVENT OF NON PERFORMANCE. TOWN MAINTENANCE COSTS SHALL BE EQUALLY ASSESSED AMONG THE OWNERS OF LOTS 1 THROUGH 33.

CURVE	LOT	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING
C1		183.00	57°58'44"	185.18	N28°57'08"E	177.38	N00°02'14"W N57°56'30"E
	2	183.00	00°22'48"	1.21	N00°09'10"E	1.21	N00°02'14"W N00°20'34"E
	3	183.00	25°44'16"	82.21	N13°12'42"E	81.52	N00°20'34"E N26°04'50"E
	4	183.00	31°51'40"	101.76	N42°00'40"E	100.46	N26°04'50"E N57°56'30"E
C2		183.00	33°22'44"	106.61	N15°22'09"W	105.11	N32°03'31"W N01°19'13"E
	6	183.00	15°15'06"	48.71	N24°25'58"W	48.57	N32°03'31"W N16°48'25"W
	7	183.00	18°07'38"	57.90	N07°44'36"W	57.66	N16°48'25"W N01°19'13"E
C3		117.00	33°22'44"	68.16	S15°22'09"E	67.20	S01°19'13"W S32°03'31"E
C4		117.00	56°33'40"	115.50	N29°39'40"E	110.87	N57°56'30"E N01°22'50"E
C5		533.00	09°13'46"	85.86	N01°31'42"E	85.77	N03°05'11"W N06°08'35"E
	13	533.00	05°12'38"	48.47	N00°28'52"W	48.46	N03°05'11"W N02°07'27"E
	14	533.00	04°01'08"	37.39	N04°08'01"E	37.38	N02°07'27"E N06°08'35"E
C6		467.00	10°16'08"	83.69	N01°00'32"E	83.58	N06°08'35"E N04°07'31"W
	16	467.00	01°14'50"	10.16	N05°31'10"E	10.16	N06°08'35"E N04°53'45"E
	17	467.00	09°01'16"	73.53	N00°23'07"E	73.45	N04°53'45"E N04°07'31"E
C7		533.00	10°18'06"	95.82	S01°00'32"W	95.39	S04°07'31"E S06°08'35"W
C8		467.00	09°13'46"	75.23	S01°31'42"W	75.15	S06°08'35"W S03°05'11"E
	23	467.00	07°48'28"	63.64	S02°14'21"W	63.59	S06°08'35"W S01°39'53"E
	24	467.00	01°25'18"	11.59	S02°22'32"E	11.59	S01°39'53"E S03°05'11"E
C9		183.00	56°33'40"	180.65	S29°39'40"W	173.41	S01°22'50"W S57°56'30"W
	27	183.00	21°28'40"	68.60	S12°07'10"W	68.20	S01°22'50"W S22°51'30"W
	28	183.00	35°05'00"	112.05	S40°24'00"W	110.31	S22°51'30"W S57°56'30"W
C10		117.00	57°58'44"	118.39	S28°57'08"W	113.41	S57°56'30"W S00°02'14"E

LEGEND:
- ● = 1 1/4" X 24" SOLID ROUND #10 IRON REBAR SET, WEIGHING 4.303 LBS. PER LIN. FT.
- ⊙ = 3/4" IRON REBAR FOUND
- ⊛ = BERNTSEN MONUMENT FOUND
- □ = P.K. NAIL FOUND
- △ = RAILROAD SPIKE FOUND
- ( ) = RECORDED AS

- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.
- ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
- ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.

DENOTES 37' BUILDING SETBACK LINE UNLESS NOTED OTHERWISE

DENOTES 10' UTILITY EASEMENT UNLESS NOTED OTHERWISE

N

NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN WHICH IS ASSUMED TO BEAR N89°57'46"E.

GRAPHIC SCALE: 1" = 100'

100 50 0 100 200 300 (75 25 50 150 250)

SHOWING THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 15 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

THIS INSTRUMENT DRAFTED BY:
RICHARD D. DENIS
CAROW LAND SURVEYING CO., INC.

WISCONSIN THOMAS F. HALVERSON S-1445 APPLETON, WIS. LAND SURVEYOR

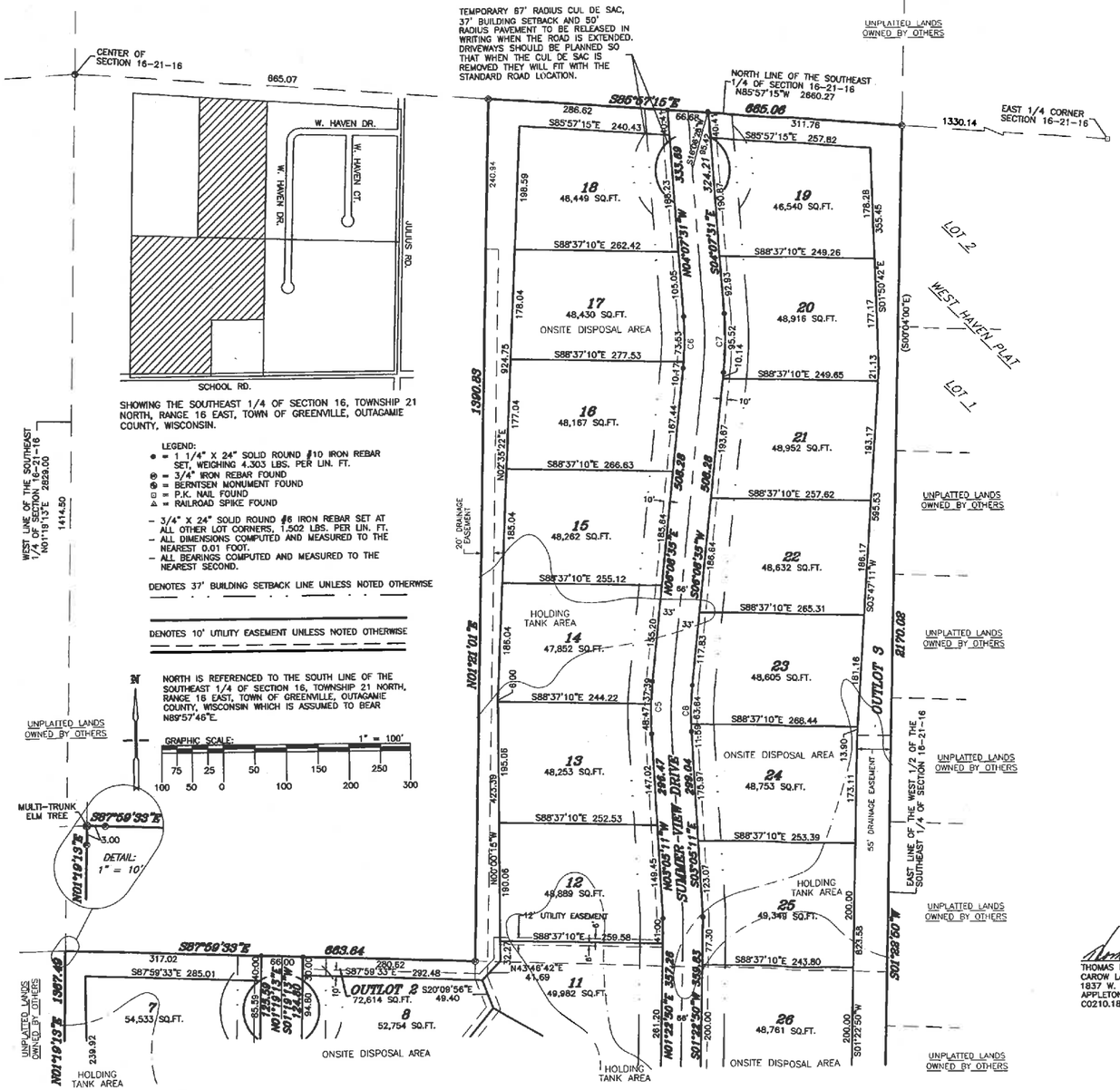
4/24/03
THOMAS F. HALVERSON, RLS-1445 DATED
CAROW LAND SURVEYING CO., INC.
1837 W. WISCONSIN AVE., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
C0210.18FP
REVISED THIS 17TH DAY OF JUNE, 2003

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.

Certified JUNE 26, 2003
Department of Administration

SEASON FIELDS

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4521 AS RECORDED IN VOLUME 25 OF CERTIFIED SURVEY MAPS ON PAGE 4521, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.


CENTER OF SECTION 16-21-16
865.07
W. HAVEN DR.
W. HAVEN CT.
JULIUS RD.
SCHOOL RD.
SHOWING THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.
LEGEND:
● = 1 1/4" X 24" SOLID ROUND #10 IRON REBAR SET, WEIGHING 4.303 LBS. PER LIN. FT.
⊙ = 3/4" IRON REBAR FOUND
⊛ = BERNTSEN MONUMENT FOUND
⊡ = P.K. NAIL FOUND
△ = RAILROAD SPIKE FOUND
– 3/4" X 24" SOLID ROUND #6 IRON REBAR SET AT ALL OTHER LOT CORNERS, 1.502 LBS. PER LIN. FT.
– ALL DIMENSIONS COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
– ALL BEARINGS COMPUTED AND MEASURED TO THE NEAREST SECOND.
DENOTES 37' BUILDING SETBACK LINE UNLESS NOTED OTHERWISE
DENOTES 10' UTILITY EASEMENT UNLESS NOTED OTHERWISE
WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 16-21-16 N01°19'13"E 2629.00
1414.50
N
NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN WHICH IS ASSUMED TO BEAR N89°57'46"E.
GRAPHIC SCALE: 1" = 100'
100 50 0 100 200 300
75 25 50 150 250
UNPLATTED LANDS OWNED BY OTHERS
MULTI-TRUNK ELM TREE
S87°59'33"E 3.00
N01°19'13"E
DETAIL: 1" = 10'
TEMPORARY 67' RADIUS CUL DE SAC, 37' BUILDING SETBACK AND 50' RADIUS PAVEMENT TO BE RELEASED IN WRITING WHEN THE ROAD IS EXTENDED. DRIVEWAYS SHOULD BE PLANNED SO THAT WHEN THE CUL DE SAC IS REMOVED THEY WILL FIT WITH THE STANDARD ROAD LOCATION.
UNPLATTED LANDS OWNED BY OTHERS
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16-21-16 N85°57'15"W 2660.27
S85°57'15"E
665.06
286.62
66.68
311.76
1330.14
EAST 1/4 CORNER SECTION 16-21-16
S85°57'15"E 240.43
S85°57'15"E 257.82
18 48,449 SQ.FT.
19 46,540 SQ.FT.
17 48,430 SQ.FT. ONSITE DISPOSAL AREA
20 48,916 SQ.FT.
16 48,167 SQ.FT.
21 48,952 SQ.FT.
15 48,262 SQ.FT.
22 48,632 SQ.FT.
14 47,852 SQ.FT.
23 48,605 SQ.FT.
13 48,253 SQ.FT.
24 48,753 SQ.FT.
12 48,889 SQ.FT.
25 49,349 SQ.FT.
11 49,982 SQ.FT.
26 48,761 SQ.FT.
7 54,533 SQ.FT.
OUTLOT 2 72,614 SQ.FT.
8 52,754 SQ.FT.
S88°37'10"E 262.42
S88°37'10"E 249.26
S88°37'10"E 277.53
S88°37'10"E 249.65
S88°37'10"E 266.63
S88°37'10"E 257.62
S88°37'10"E 255.12
S88°37'10"E 265.31
S88°37'10"E 244.22
S88°37'10"E 268.44
S88°37'10"E 252.53
S88°37'10"E 253.39
S88°37'10"E 259.58
S88°37'10"E 243.80
S87°59'33"E 663.64
S87°59'33"E 285.01
S87°59'33"E 292.48
N43°46'42"E 41.69
S20°09'56"E 49.40
1390.83
N01°22'01"E
N00°05'15"W
N03°05'11"E
S03°05'11"E
S01°22'50"W
S01°39'53"E
S01°50'42"E
S03°49'11"W
S04°07'31"E
N04°07'31"W
N03°05'11"W
S04°07'31"E
N04°53'45"E
S04°07'31"E
N04°07'31"W
N03°05'11"W
S03°05'11"E
S01°39'53"E
S01°22'50"W
S01°22'50"W
S01°22'50"W

SEASON FIELDS

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4521 AS RECORDED IN VOLUME 25 OF CERTIFIED SURVEY MAPS ON PAGE 4521, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, THOMAS F. HALVERSON, REGISTERED WISCONSIN LAND SURVEYOR NO. 1445, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4521 AS RECORDED IN VOLUME 25 OF CERTIFIED SURVEY MAPS ON PAGE 4521, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION AND PLAT BY THE DIRECTION OF MARK T. AND SUSAN A. JUNGEN, OWNERS OF SAID LAND, CONTAINING 2,431,178 SQUARE FEET (55.812 2ARES) ACRES OF LAND MORE OR LESS AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE N01°19'13"E, 47.01 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 16 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SCHOOL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N01°19'13"E, 1387.49 FEET ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE S87°59'33"E, 663.64 FEET ALONG SAID NORTH LINE; THENCE N01°21'01"E, 1390.83 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE S85°57'15"E, 665.06 FEET ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE S01°22'50"W (RECORDED AS S00°04'00"E), 2170.02 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 4521; THENCE S89°57'46"W, 516.31 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE S01°22'50"W, 517.31 FEET ALONG SAID WEST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID SCHOOL ROAD; THENCE S89°57'46"W, 809.87 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF GREENVILLE, OUTAGAMIE COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 24TH DAY OF APRIL, 2003.

Thomas F. Halverson
THOMAS F. HALVERSON, RLS-1445
C0210.18FP

WISCONSIN — THOMAS F. HALVERSON S-1445 APPLETON, WIS. — LAND SURVEYOR

OWNER'S CERTIFICATE OF DEDICATION:

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
OUTAGAMIE COUNTY
TOWN OF GREENVILLE

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS 11TH DAY OF November, 2003. IN THE PRESENCE OF:

Mark T. Jungen
MARK T. JUNGEN, OWNER

Susan A. Jungen
SUSAN A. JUNGEN, OWNER

WITNESS:

STATE OF WISCONSIN)
)SS
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS 11TH DAY OF NOVEMBER, 2003, THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Thomas F. Halverson
NOTARY PUBLIC
OUTAGAMIE COUNTY, WI.
MY COMMISSION EXPIRES: 1-16-05

THOMAS F. HALVERSON — NOTARY PUBLIC — STATE OF WISCONSIN

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
)SS
OUTAGAMIE COUNTY)

I, DEBBIE WAGNER, BEING THE DULY APPOINTED QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF GREENVILLE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 8-21-03 ON ANY OF THE LAND INCLUDED IN THE PLAT OF "SEASON FIELDS".

Debbie Wagner 8-21-03
DEBBIE WAGNER, TOWN TREASURER, DATED

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
)SS
OUTAGAMIE COUNTY)

I, DINA MUMFORD, BEING THE DULY ELECTED QUALIFIED AND ACTING TREASURER OF THE COUNTY OF OUTAGAMIE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENT AS OF 2-12-04 AFFECTING THE LANDS INCLUDED IN THE PLAT OF "SEASON FIELDS".

Dina Mumford 2-12-04
DINA MUMFORD, COUNTY TREASURER, DATED

TOWN BOARD APPROVAL CERTIFICATE:

RESOLVED, THAT THE PLAT OF "SEASON FIELDS" IN THE TOWN OF GREENVILLE, OUTAGAMIE COUNTY, IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF GREENVILLE.

APPROVED: Dean Culbertson 8-21-03
DEAN CULBERTSON, CHAIRPERSON, DATED

SIGNED: Dean Culbertson 8-21-03
DEAN CULBERTSON, CHAIRPERSON, DATED

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF GREENVILLE.

Deborah Wagner 8-21-03
CLERK, DATED

OUTAGAMIE COUNTY APPROVAL:

I HEREBY CERTIFY THAT THIS PLAT KNOWN AS "SEASON FIELDS" WAS APPROVED BY THE OUTAGAMIE COUNTY AGRICULTURE, EXTENSION EDUCATION, ZONING AND LAND CONSERVATION COMMITTEE ON THIS 16TH DAY OF May, 2003.

Timothy P. Roach 2-13-04
OUTAGAMIE COUNTY ZONING ADMINISTRATOR, DATED

RECEIVED FOR RECORDING THIS 16 DAY OF February, 2004, AT 9:10 M.,
AND FILED IN CABINET I OF PLATS IN FILE NUMBER 107-108-109
DOCUMENT NUMBER 1598735

Janice Flora
REGISTER OF DEEDS, OUTAGAMIE COUNTY,

pd 50.00

UTILITY EASEMENT PROVISION:
AN EASEMENT FOR ELECTRIC AND COMMUNICATION SERVICE IS HEREBY GRANTED BY MARK T. & SUSAN A. JUNGEN, GRANTORS, TO WE ENERGIES, SBC WISCONSIN, INC., AND TIME WARNER CABLE, GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM AND CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRICAL FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.

Certified JUNE 26, 2003
Department of Administration





"Village of Greenville"

AGENDA MEMORANDUM

To:	Honorable Village President and Village Trustees
From:	Travis Parish – Village Administrator
Date:	February 10, 2025
RE:	**Discuss/Consider/Act – Third Amendment to Vertical Bridge Cell Tower Leases**

ACTION TYPE: This item is for Village Board approval/denial.

BACKGROUND & SUMMARY:
The Village has a lease agreement with Vertical Bridge for the use of Village-owned property to host a cell tower. The current lease agreement expires May 26, 2028.

Vertical Bridge has requested a third amendment to the agreement which would add six additional five-year renewal periods. This would bring the total possible lease period to May 26, 2058.

Vertical Bridge is not offering any additional compensation for the extension of the lease period.

OPTIONS TO CONSIDER:
1. Should the Village extend the lease period without compensation?
2. Should the Village keep the status quo and renegotiate close to the expiration date?

STATUTE/POLICY/PLAN REFERENCE(S):
1. Strategic Plan Directive #2 Strengthen Financial Health.

FISCAL IMPACT & PROJECT STATUS:

Is there a fiscal impact? Undetermined.
Is it currently budgeted or planned? Yes.

Rcd
1-24-2018 244
Final Approved

SECOND AMENDMENT TO OPTION AND LEASE AGREEMENT

This SECOND AMENDMENT TO OPTION AND LEASE AGREEMENT (this "**Amendment**"), dated as of this 9 day of October, 2017 (the "**Effective Date**"), is made and entered into by and between the **TOWN OF GREENVILLE** ("**Owner**"), and **VB-S1 ASSETS, LLC**, a Delaware limited liability company (as successor by merger to VB Midwest I LLC) ("**Lessee**").

RECITALS

A. Owner is the fee owner of certain real property commonly referred to as 6895 N. Parkview Drive, Greenville, Outagamie County, Wisconsin, more particularly described in **Exhibit A**, attached hereto and incorporated by reference (the "**Property**").

B. Lessee is the current tenant under that certain Option and Lease Agreement by and between Owner and Airadigm Communications, Inc. (predecessor-in-interest to Lessee) dated as of October 29, 1997, as amended by that certain First Amendment to Option and Lease Agreement dated June 18, 1998 (as assigned and as the same may be amended or modified from time to time, the "**Lease**").

C. The Lease is evidenced by that certain Memorandum of Lease dated December 14, 1998 and recorded on January 21, 1999, as Document No. 1310073 in Outagamie County, Wisconsin, Register of Deeds.

D. Pursuant to the Lease, Lessee leases from Owner a portion of the Property more particularly described in the **Exhibit B**, attached hereto and incorporated by reference (the "**Premises**"). Lessee owns, operates, and maintains one (1) wireless communications tower, equipment, shelters, and other associated improvements on the Premises ("**Improvements**").

E. Owner and Lessee desire to amend the Lease as more particularly provided herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows.

1. Defined Terms; Recitals. Capitalized terms used but not defined herein shall have the meanings given to such terms in the Lease. The recitals set forth here and above are true and correct in all respects and are incorporated herein by reference.

2. Legal Description of Premises. Lessee has obtained a survey of the Premises. Accordingly, notwithstanding anything to the contrary set forth in the Lease, the Owner and Lessee acknowledge and agree that the "Premises" leased to Lessee under the Lease is more particularly described on **Exhibit B** attached hereto and made a part hereof. All references in the Lease to the

defined term "Premises" shall now mean and refer the "Premises" as more particularly described on **Exhibit B** attached to this Amendment.

3. Renewal Options. The current term of the Lease expires May 26, 2018. The Lease is hereby amended to add two (2) additional, successive five (5) year renewals at Lessee's election (each such five-year renewal is referred to herein as an "**Additional Renewal Term**" and collectively as the "**Additional Renewal Terms**"). Each Additional Renewal Term shall be deemed automatically exercised by Lessee unless Lessee provides written notice to Owner of non-renewal at least thirty (30) days prior to expiration of the then current Renewal Term or Additional Renewal Term, as applicable. The Initial Term, the Renewal Term(s) and the Additional Renewal Terms(s) are collectively hereinafter referred to in the Lease as the "**Lease Term**". The monthly rent totals for each Additional Renewal Term are set forth on **Exhibit C**.

4. Removal of Improvements. Lessee shall have the absolute right to remove any Improvements on the Premises at any time during the term of the Lease. Within ninety (90) days after the expiration or earlier termination of this Lease, Lessee shall remove all of its Improvements, including any foundation or other below ground improvements at its sole cost and expense unless otherwise authorized in writing by Owner.

5. Assignment. Lessee will not assign this Lease to any unaffiliated third-party without the prior written consent of Owner, which consent will not be unreasonably withheld, delayed or conditioned. Lessee may assign this Lease to an affiliate under common control of Lessee or to Lessee's lender as collateral, without the prior written consent of Lessor, provided Lessee shall promptly send written notice of such assignment to Lessor.

6. Subleasing. Lessee shall have the exclusive right to sublease or grant licenses to use of the existing tower, as well as any other structure, equipment, or ground space on the Premises, without Owner's consent. No sublease or license shall relieve or release Lessee from its obligations under the Lease. Lessee shall make commercially reasonable efforts to ensure collocation of additional third-party wireless telecommunication providers ("**Additional Carriers**") on the tower at Owner's request, provided there is sufficient ground space for such Additional Carriers, and the tower structure can support the loading capacity of such Additional Carriers.

7. Exclusive Use. In addition to any other use rights granted by the Lease, Lessee shall have the exclusive right to use the Premises for purposes of reconstructing, maintaining and operating wireless telecommunication infrastructure to the extent allowed by law. Owner shall not grant any right to a third-party which would affect all or part of the Premises in any way that interferes or conflicts with this exclusive use by Lessee.

8. PROPOSED: Expansion of the Premises. The Lessee requires an additional seven hundred twenty square feet (720 sqft) expansion of the Premises ("**Expansion Space**"), directly south of the tower structure, as depicted on **Exhibit D**, which exhibit Lessee shall replace, with the mutual agreement of Owner, with the actual surveyed legal description upon completion of the installation. In the month following the installation on the Expansion Space, the rent shall increase by Three Hundred Thirty-Eight and 40/100 Dollars ($338.40), in consideration for the Expansion

Space. Lessee may terminate the Expansion Space pursuant to the terms of Section 16 of the Lease. Owner and Lessee agree that each and every reference in the Lease to "Premise" shall also include the "Expansion Space" (if any).

9. Estoppels. Owner shall, within ten (10) days of the request of the Lessee or any lender or prospective lender of Lessee, provide an estoppel certificate as to any matters reasonably requested by the Lessee or Lessee's lender.

10. Notices. All notices under the Lease shall be delivered by FedEx or by U.S. Postal Service certified mail return receipt requested, and addressed to:

If to Lessee:

VB-S1 ASSETS, LLC
c/o Vertical Bridge Holdings, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
Attention: General Counsel
Ref: US-WI-5002

If to Owner:

TOWN OF GREENVILLE
c/o Town Administrator
P.O. Box 60
Greenville, WI 54942

11. Confidentiality. Owner shall keep the terms of the Lease confidential, and shall not disclose any terms contained within the Lease to any third party other than such terms as are set forth and recorded in an applicable memorandum of lease, other than in connection with a bona fide third party sale of the fee interest in the Property or in connection with financing by a third party institutional bank or as required by law.

12. Memorandum of Lease. Lessee shall be permitted to record a First Amendment to Memorandum of Lease ("**MOL**"), reflecting the terms of the Lease as modified by this Amendment, and Owner shall promptly execute such MOL at Lessee's request.

13. Regulatory Authority. Lessee acknowledges that Owner is a municipal corporation and body politic under Wisconsin law. Lessee acknowledges and agrees that nothing in this Amendment shall hereafter prohibit, limit or restrict Owner from adopting and enforcing any ordinance, regulation or requirement, or from exercising its statutory authority including regulation of communication facilities. Any such ordinance, regulation, requirement or exercise of authority shall not be deemed a breach of default under this Lease, as amended.

14. Municipal Immunities and Limitations. Nothing in this Amendment is intended to waive or estop the Owner or its insurer to rely upon the limitations, defenses, and immunities within Sections 345.05 and 893.80 Wis. Stats. To the extent indemnification is available and

enforceable, the Town of Greenville or its insurer shall not be liable in indemnity, contribution or otherwise for an amount greater than the limits of liability of municipal claims established under Wisconsin law.

15. Counterparts/Facsimile Signatures. This Amendment may be executed in counterparts with the same effect as if both parties hereto had executed the same document. Both counterparts shall be construed together and shall constitute a single document. Delivery of a copy of this Amendment bearing an original signature by facsimile transmission, by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing the original signature. For the purposes of this section, "original signature" means or refers to a signature that has not been mechanically or electronically reproduced.

16. Ratification. Except as amended and modified herein, the Lease is ratified and confirmed in all respects and shall continue in full force and effect. In the event of any dispute between the terms of the Lease and this Amendment, the terms of this Amendment shall govern and supersede those set forth in the Lease.

[The remainder of this page is intentionally blank; signature page follows.]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

Owner:

TOWN OF GREENVILLE

By: _____
Name: Jack C. Anderson
Title: Jack Anderson, Town Chairman

By: _____
Name: Wendy Helgeson
Title: Wendy Helgeson, Town Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF OUTAGAMIE)

BEFORE ME, a Notary Public in and for said county and state, personally appeared Jack C. Anderson, who acknowledged before me that the foregoing instrument was executed for the purposes therein stated and as the act and deed of the Owner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Greenville, said county and state, this 24th day of October, 2017.

_____
Printed Name: Laurie L Hughes
Notary Public, Outagamie County, Wisconsin
My Commission Expires: 9-2-2019

LAURIE L HUGHES NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)
) ss.
COUNTY OF OUTAGAMIE)

BEFORE ME, a Notary Public in and for said county and state, personally appeared Wendy Helgeson, who acknowledged before me that the foregoing instrument was executed for the purposes therein stated and as the act and deed of the Owner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Greenville, said county and state, this 24th day of October, 2017.

_____
Printed Name: Laurie L Hughes
Notary Public, Outagamie County, Wisconsin
My Commission Expires: 9-2-2019

LAURIE L HUGHES NOTARY PUBLIC STATE OF WISCONSIN

My Commission Expires:_____

Lessee:

VB-S1 ASSETS, LLC, a Delaware limited liability company

By: _____
Name: Alex Gellman
Title: Chief Executive Officer

Legal MM

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

BEFORE ME, a Notary Public in and for said county and state, personally appeared Alex Gellman, the Chief Executive Officer of VB-S1 Assets, LLC, who acknowledged before me that the foregoing instrument was executed for the purposes therein stated and as the act and deed of Lessee.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Palm Beach, said county and state, this 31st day of October, 2017.

_____
Printed Name: Peta-Gaye Bailey
Notary Public, Palm Beach County, Florida
My Commission Expires: 10/10/2017

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY
(Parent Parcel for Reference)

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

LOT ONE (1), CERTIFIED SURVEY MAP NO. 4316 FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY, WISCONSIN, ON MAY 20, 2002, IN VOLUME 24, PAGE 4316, AS DOCUMENT NO. 1467269, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION ELEVEN (11), AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION FOURTEEN (14), ALL IN TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, EXCEPT FOR ANY LANDS USED FOR ROADWAY PURPOSES.

AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TOWN OF GREENVILLE, A MUNICIPAL CORPORATION FROM ETHAN R. BOSIN AND MILDRED BOSIN BY WARRANTY DEED-SHORT FORM DATED MAY 26, 1967 AND RECORDED JUNE 06, 1967 IN DEED BOOK 750, PAGE 539; AND FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TOWN OF GREENVILLE FROM ETHAN R. BOSIN AND MILDRED BOSIN BY WARRANTY DEED-COMMON FORM DATED AUGUST 25, 1964 AND RECORDED SEPTEMBER 03, 1964 IN DEED BOOK 670, PAGE 453; AND FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TOWN OF GREENVILLE FROM MILDRED BOSIN BY QUIT CLAIM DEED DATED OCTOBER 08, 1985 AND RECORDED OCTOBER 23, 1985 IN DEED BOOK J 5809, PAGE I 10.

TAX PARCEL NO. 10040200

EXHIBIT "B"

LEGAL DESCRIPTION OF THE PREMISES

LEASEHOLD PARCEL:

A PART OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN CONTAINING 1144 SQUARE FEET (0.026 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE N88°-20'-40"E, 209.68 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE N1°-39'-30"W, 35.14 FEET TO THE POINT OF BEGINNING; THENCE S88°-46'-06"W, 52.00 FEET; THENCE N1°-13'-54"W, 22.20 FEET; THENCE N89°-12'-32"E, 52.00 FEET; THENCE S1°-13'-54"E, 21.80 FEET TO THE POINT OF BEGINNING.

NON-EXCLUSIVE ACCESS & UTILITY EASEMENT:

A 20 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT BEING A PART OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN CONTAINING 4,261 SQUARE FEET (0.098 ACRES) OF LAND AND BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE N88°-20'-40"E, 209.68 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE N1°-39'-30"W, 35.14 FEET; THENCE N1°-13'-54"W, 11.80 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N88°-21'-49"E, 96.15 FEET; THENCE N3°-31'-22"E, 116.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PARKVIEW AVENUE AND THE POINT OF TERMINATION; THE SIDELINES OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO TERMINATE ON SAID SOUTHERLY RIGHT-OF-WAY LINE.

EXHIBIT "C"

RENT SCHEDULE FOR ADDITIONAL RENEWAL TERMS

ADDITIONAL RENEWAL TERMS					
Additional Renewal Term	**Commencement Date**	**Expiration Date**	**Monthly Rent**	**Initial Additional Premises Rent**	**Total Monthly Rent**
First	5/27/2018	5/26/2023	$588.50	$338.40	$926.90
Second	5/27/2023	5/26/2028	$647.35	$372.24	$1,019.59

EXHIBIT "D"

LEGAL DESCRIPTION OF THE EXPANSION SPACE

A PART OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN CONTAINING 1144 SQUARE FEET (0.026 ACRES) OF LAND AND BEING DESCRIBED BY:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE N88°-20'-40"E, 209.68 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE N1°-39'-30"W, 35.14 FEET TO THE POINT OF BEGINNING; THENCE S1°-13'-54"E, 24.00 FEET; THENCE S88°-46'-06"W, 30.00 FEET; THENCE N1°-13'-54"W, 24.00 FEET; THENCE N88°-46'-06"E, 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 720 SQUARE FEET (OR 0.017 ACRES), MORE OR LESS.
BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

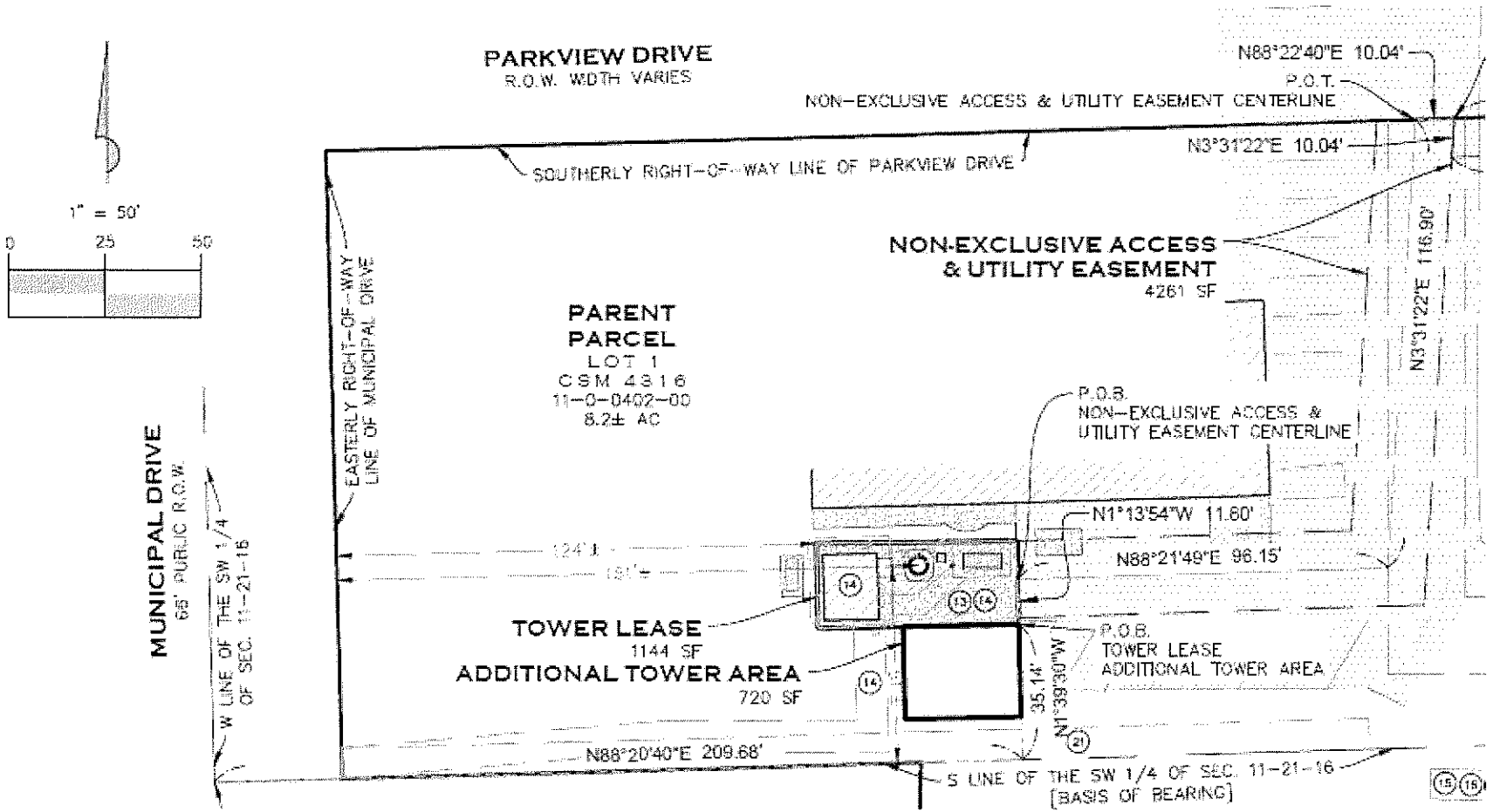

PARKVIEW DRIVE
R.O.W. WIDTH VARIES
N88°22'40"E 10.04'
P.O.T.
NON-EXCLUSIVE ACCESS & UTILITY EASEMENT CENTERLINE
N3°31'22"E 10.04'
SOUTHERLY RIGHT-OF-WAY LINE OF PARKVIEW DRIVE
1" = 50'
0
25
50
NON-EXCLUSIVE ACCESS & UTILITY EASEMENT
4261 SF
N3°31'22"E 116.90'
PARENT PARCEL
LOT 1
CSM 4316
11-0-0402-00
8.2± AC
EASTERLY RIGHT-OF-WAY LINE OF MUNICIPAL DRIVE
P.O.B.
NON-EXCLUSIVE ACCESS & UTILITY EASEMENT CENTERLINE
MUNICIPAL DRIVE
66' PUBLIC R.O.W.
W LINE OF THE SW 1/4 OF SEC. 11-21-16
N1°13'54"W 11.60'
N88°21'49"E 96.15'
TOWER LEASE
1144 SF
ADDITIONAL TOWER AREA
720 SF
P.O.B.
TOWER LEASE
ADDITIONAL TOWER AREA
35.14'
N1°38'30"W
N88°20'40"E 209.68'
S LINE OF THE SW 1/4 OF SEC. 11-21-16
[BASIS OF BEARING]

EXHIBIT D

OPTION AND LEASE AGREEMENT

Date: October 29, 1997

Owner: Town of Greenville
P.O. Box 60
Greenville, WI 54942

Airadigm: Airadigm Communications, Inc.
2301 Kelbe Drive
Little Chute, WI 54140

Premises: The property described on Exhibit A attached hereto

Option Fee: $200.00

Option Term: 12 months from the date hereof subject to extension for an additional period of 12 months by written notice to Owner accompanied by an additional payment of $200.00.

Rent: $4800.00 per year/ $ 400.00 per month during the Initial Term
$5280.00 per year/ $ 440.00 per month during the First Renewal Term
$5820.00 per year/ $ 485.00 per month during the Second Renewal Term
$6420.00 per year/ $ 535.00 per month during the Third Renewal Term

Agreement

In consideration of the mutual promises, covenants and understandings set forth in this Agreement, the parties agree as follows:

1. **Option.** Owner hereby grants to Airadigm an option ("Option") to lease the Premises upon the terms and conditions set forth herein. Airadigm may exercise the Option at any time from the date hereof until the expiration of the Option Term by written notice to Owner (the "Exercise Notice") at Owner's address set forth above. In the event that Airadigm exercises the Option, then the Option Fee paid by Airadigm to Owner pursuant to paragraph 2 below shall be credited to the rent payable by Airadigm pursuant to paragraph 7 below and the terms and conditions set forth in Paragraphs 5 through 25 below shall apply and shall be hereinafter referred to as the "Lease." In the event that Airadigm does not exercise the Option by the end of the Option Term or any further extension thereof, then this Agreement and Lease shall terminate, the Option Fee may be retained by Owner and neither party shall have any further rights or obligations hereunder, provided, however, Airadigm will remove any equipment installed on the Premises as a part of the Permitted Activities (as defined in Paragraph 3 below), repair any damage to the Premises that might have been caused in connection with any of the Permitted Activities, and return the Premises to substantially the same condition it was in before Airadigm's entry onto the Premises. In the event any equipment installed on the Premises by Airadigm is not timely removed, Owner will have the right to remove such equipment and Airadigm agrees to reimburse Owner for the reasonable costs of such removal.

2. **Option Fee.** As consideration for the grant of the Option, Airadigm shall pay to Owner the Option Fee concurrently with the execution of this Agreement.

3. **Access.** During the Option Term, Airadigm, its employees, agents and independent contractors (the "Authorized Parties") shall have the right to enter upon the Premises to conduct and perform some or all of the following activities (the "Permitted Activities"): surveys, environmental assessments, boundary surveys, geotechnical soil borings and analysis, radio propagation studies, and such other tests and inspections of the Premises which Airadigm may deem necessary or advisable. Airadigm agrees to be responsible for any and all costs related to the Permitted Activities, including

the installation, operation and removal of equipment on the Premises. All Permitted Activities shall be done in full compliance with all laws, ordinances, rules and regulations of all public authorities having jurisdiction.

4. **Filings.** Airadigm may make and file applications to such local, state and federal governmental entities whose approval Airadigm may consider reasonably necessary or advisable to have the Premises approved as a tower or antenna site, including, but not limited to, governmental approvals for zoning variances, rezoning applications, and building permits. Owner hereby agrees that an executed copy of this Agreement is as effective as the original, but, if requested by Airadigm, Owner agrees to execute such other and further documents as may be required by the governmental entity in question to evidence Owner's consent to the action which is proposed to be taken. Owner agrees to provide reasonable cooperation and assistance to Airadigm in obtaining all governmental approvals required by Airadigm, with any expenses to be paid by Airadigm.

5. **Demise and Use.** In the event that Airadigm has exercised the Option, then Owner leases to Airadigm the Premises together with a non-exclusive easement for reasonable access thereto and to the appropriate, in the discretion of Airadigm, source of electric and telephone facilities. The Premises will be used by Airadigm for the purpose of installing, removing, replacing, maintaining and operating, at Airadigm's expense, a telecommunications facility (the "Facility") including, without limitation, the Equipment defined in Paragraph 20 below. Airadigm will use the Premises in a manner which will not unreasonably disturb the occupancy of Owner's other tenants, if any.

6. **Term.** The initial term (the "Initial Term") of this Lease shall be for a period of approximately five (5) years, commencing on the date of Airadigm's Exercise Notice (the "Commencement Date") and ending on the last day of the calendar year which contains the fifth anniversary of the Commencement Date. This Lease will be automatically renewed for three (3) additional and consecutive terms (each a "Renewal Term") of five (5) years each, unless Airadigm provides Owner notice of intention not to renew not less than 60 days prior to the expiration of the Initial Term or any Renewal Term. The Initial Term and Renewal Term(s) are collectively hereinafter referred to as the "Lease Term".

7. **Rent.** During the Lease Term, Airadigm shall pay Owner the rent shown above, payable in advance in monthly installments on the Commencement Date and on the first day of each month thereafter. The rent for any partial month shall be prorated.

8. **Improvements.** During the Lease Term, Airadigm may, at its expense, make such improvements on the Premises as it deems necessary from time to time for the operation of the Facility. Owner agrees to cooperate with Airadigm with respect to obtaining any required zoning approvals for the Premises and such improvements. Upon termination or expiration of this Lease Term, Airadigm shall remove its equipment, antenna systems, fixtures and improvements from the Premises, at Airadigm's cost, and will surrender the Premises in substantially the same condition as existed on the Commencement Date, except for ordinary wear and tear and/or damages by the elements or other causes beyond Airadigm's control.

9. **Compliance with Laws.** Owner represents that as of the Commencement Date the Premises and all improvements located thereon shall be in substantial compliance with all building, life/safety, disability and other laws, codes and regulations of all public authorities having jurisdiction. During the Lease Term, Airadigm will substantially comply with all applicable laws relating to its possession and use of the Premises.

10. **Interference.** In the event that during the Lease Term the operation of the Facility causes technical interference with any other equipment located on the Premises on the Commencement Date or any equipment that becomes attached to the Premises at any future date when Airadigm desires to add additional equipment to the Premises, Airadigm shall take all reasonable steps to correct such interference. Likewise, during the Lease Term, Owner will not use the Premises in any manner which interferes with Airadigm's use of the Premises including permitting the installation of any future equipment on the Premises or on any other property which Owner owns which results in technical interference problems with Airadigm's then existing equipment. In the event Owner receives a proposal from a third party to co-locate telecommunications equipment on the property of which the Premises are a part, Owner shall submit the proposal to Airadigm complete with all technical specifications reasonably requested by Airadigm for review for noninterference. The third party shall be responsible for the reasonable cost of preparing the technical specifications for its proposed

telecommunications equipment. Airadigm shall have thirty days following receipt of the proposal to make any objections thereto, and failure to make any objection within the thirty day period shall be deemed consent by Airadigm to the installation of such equipment. If Airadigm gives notice of objection due to interference during the thirty day period and is unable to resolve the dispute with the third party submitting the proposal, then Airadigm and the third party shall submit the dispute to binding arbitration in accordance with the rules and practices of the American Arbitration Association. The arbitrator's costs shall be borne entirely by the losing party.

11. **Utilities.** Owner represents that utilities adequate for Airadigm's use of the Premises are available. Airadigm will pay for all utilities used by it at the Premises during the Lease Term. During the Lease Term, Owner will cooperate with Airadigm's efforts to obtain utilities from any location provided by Owner or the utility. Airadigm's procedure for obtaining and paying for all utilities is described in Exhibit B.

12. **Hazardous Substances.** Owner represents that it has no knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the Premises that is identified as hazardous, toxic or dangerous under any applicable federal, state or local law or regulation. During the Lease Term, Airadigm shall not introduce or use any Hazardous Substance on the Premises in violation of any applicable law.

13. **Indemnity and Insurance.** Owner and Airadigm each indemnifies the other against and holds the other harmless from any and all costs (including reasonable attorney fees) and claims of liability or loss which arise out of the use and/or occupancy of the Premises by the indemnifying party. This indemnity does not apply to any claims arising from the sole negligence or intentional misconduct of the indemnified party. Each party shall, during the Lease Term, maintain in full force and effect commercial general liability insurance in an amount of at least $1,000,000.00 combined single limit, naming the other party as an additional insured. Each party shall, promptly upon request of the other party, provide the other party a certificate of insurance evidencing the insurance required to be maintained by it hereunder.

14. **Assignment/Subletting.** Airadigm will not assign or transfer this Lease or sublet all or any portion of the Premises without the prior written consent of Owner, which consent will not be unreasonably withheld, delayed or conditioned; provided, however, Airadigm may assign or sublet without Owner's prior written consent to any party controlling, controlled by or under common control with Airadigm or to any party which acquires substantially all of the assets of Airadigm. Any and all revenues collected from any 3rd party co-locating on the tower shall be shared equally by Airadigm and the Town of Greenville.

15. **Title and Quiet Possession.** Owner represents and warrants to Airadigm (a) that Owner is the owner of the Premises; (b) that it has the right to enter into this Agreement and Lease; (c) that the person signing this Agreement and Lease on behalf of Owner has due authority to execute this Agreement and Lease and to bind Owner; (d) that Airadigm is entitled to access to the Premises at all times and to the quiet possession of the Premises throughout the Initial Term and each Renewal Term so long as Airadigm is not in default beyond the expiration of any cure period. In the event that at any time during the Option Term or the Lease Term Owner decides to subdivide, sell or change the zoning or other status of the Premises or any property owned by Owner contiguous thereto, then Owner shall promptly notify Airadigm in writing of such proposed action so that Airadigm may take any actions it deems necessary or appropriate to protect its interest in the Premises.

16. **Termination.** Airadigm may terminate this Agreement and Lease at any time by notice to Owner without further liability if Airadigm does not obtain all permits, licenses or other approvals (collectively, "Approval") required from any governmental authority or any easements required from any third party to operate the Facility, or if any such Approval is canceled, expires or is withdrawn or terminated, or if Owner fails to have proper ownership of the Premises or authority to enter into this Agreement and Lease, or if Airadigm, for any other reason, in its sole discretion, determines that it will be unable to use the Premises for its intended purpose. Upon termination, rent shall be prorated and all prepaid rent shall be refunded to Airadigm.

17. **Default.** If either party is in default under this Agreement and Lease for a period of 30 days following receipt of written notice from the non-defaulting party, then, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement and

Lease. If any non-monetary default may not reasonably be cured within a 30 day period, this Agreement and Lease may not be terminated if the defaulting party commences action to cure the default within such 30 day period and proceeds with due diligence to fully cure the default. The prevailing party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement and Lease is entitled to receive its reasonable attorney fees and other reasonable enforcement costs and expenses from the non-prevailing party.

18. **Notices**. All notices and demands by either party to the other shall be in writing and delivered in person or sent by United States certified mail, postage prepaid, or by Federal Express or other nationally recognized overnight delivery service and addressed to the address set forth on page 1 unless either party has specified a different address for the giving of notice by written notice to the other party.

19. **Memorandum of Lease**. Upon request of either party, the other party shall execute, acknowledge and deliver an appropriate recordable instrument giving notice of this Agreement and Lease, which shall contain the identity of the parties, a description of the Premises, the Option Term and Lease Term and such other matters as may be mutually agreed upon by Owner and Airadigm other than the rent to be paid by Airadigm.

20. **Equipment**. If this option is exercised, Airadigm shall construct a 150ft monopole in the leased area. This monopole shall remain the property of Airadigm during the term of this lease. When this lease terminates for any reason, the monopole shall then be the property of the Town of Greenville. The fire alarm and other equipment of the Greenville Fire Department shall be moved from their current tower and installed on the new tower at Airadigm's expense. Should the Town of Greenville, through its fire department, decide during the term of this lease to put additional or different equipment on the tower, then the Town of Greenville shall be allowed to do so at the Town of Greenville's expense with the prior approval of Airadigm, which approval shall not be unreasonably withheld. All antennas, building fixtures, equipment or personal property installed on the premises, except as set forth above, shall be and remain the personal property of Airadigm, notwithstanding the manner of attachment thereto to the premises, may be removed by Airadigm during or within 30 days after termination of this lease provided that any physical damage to the premises caused by the removal of such items shall be promptly repaired by Airadigm at no cost to Owner.

21. **Nondisturbance**. In the event that the Premises are, as of the date of this Agreement, subject to any mortgage or deed of trust, then Owner shall furnish to Airadigm, within 30 days after the date of this Agreement, a nondisturbance agreement in form and substance acceptable to Airadigm and executed by each such mortgagee or trustee whereby each such mortgagee or trustee agrees to be bound by this Agreement and Lease, to recognize all of the rights of Airadigm hereunder and not to disturb or interfere with Airadigm's possession, use or enjoyment of the Premises provided that Airadigm is not in default hereunder beyond any applicable cure period.

22. **Execution**. The agent executing this Agreement and Lease on behalf of Airadigm represents that it has full power, authority and right to execute this Agreement and Lease on behalf of Airadigm but such agent shall not be entitled to exercise the Option through an Exercise Notice, which right is reserved to Airadigm exclusively.

23. **Confidentiality**. Owner agrees not to disclose to anyone the Option Fee and rent payable by Airadigm under this Agreement and to treat such information as confidential except that Owner may disclose such information to prospective buyers, prospective or existing lenders, or as may be required by law or as may be necessary for the enforcement of Owner's rights under this Agreement. Owner acknowledges that the disclosure of such information may cause Airadigm irreparable harm, and in the event of such disclosure, Airadigm shall have the right to terminate this Agreement and Lease.

24. **Miscellaneous**.

(a) This Agreement and Lease shall be interpreted and construed in accordance with the laws of the state in which the Premises are located.

(b) This Agreement and Lease contains all the terms and conditions agreed upon by the parties hereto, and no agreement, oral or otherwise, regarding the subject matter of this Agreement and Lease shall be deemed to exist or be binding upon any of the parties hereto.

(c) No modification, amendment, waiver or release of any provisions of this Agreement and Lease or of any right, obligation, claim or cause of action arising hereunder shall be valid or binding for any purpose unless in writing and duly executed by both parties.

(d) This Agreement and Lease shall be binding upon the parties hereto and upon the successors and permitted assigns of such parties.

(e) The captions, headings and paragraph numbers appearing in this Agreement and Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the intent of such paragraphs of this Agreement and Lease or in any way affect this Agreement and Lease.

25. **Airadigm's Financing.** Airadigm has granted a lender (a "Lender") a security interest in the Equipment located on the Premises and a lien on Airadigm's leasehold interest in the Premises, and Airadigm may further assign, mortgage, grant a security interest, pledge or otherwise encumber its interest in this Lease or the Facility in favor of a Lender. Owner hereby acknowledges and consents thereto notwithstanding Paragraph 14 or any other provision of this Agreement and Lease to the contrary. Further, Owner hereby consents to the assignment of this Agreement and Lease to the Lender or its successors, assigns or nominees or the purchaser of Airadigm's interest in this Agreement and Lease, upon the exercise of Lender's rights and remedies under the loan agreement between Airadigm and Lender or any other loan documents with Lender (collectively the "Loan Documents"). Owner waives, disclaims and releases any interest, right, lien or claim of every kind against the Equipment and all replacements or additions thereto including, without limitation, the right to seize, levy or distrain for rent. Owner agrees to execute and deliver to Airadigm or Lender, within 10 days after receipt of request therefor, any document reasonably required by Airadigm or Lender in order to carry out the intent of the foregoing. Owner grants Airadigm and Lender the right to enter upon the Premises and adjacent property at any time during the Lease Term or within 30 days after the termination of this Lease for the purpose of removing the Equipment provided that any physical damages to the Premises caused by removal of the Equipment shall be promptly repaired by the party causing such removal at no cost to Owner, and Owner waives any other claim for damages arising as a result of removal of the Equipment. Owner agrees to give written notice of any default by Airadigm under this Agreement and Lease to any Lender whose address has been furnished to Owner and agrees that Lender may, at its option, cure any default of Airadigm within 30 days after receipt of such notice, or if a non-monetary default reasonably requires more than 30 days to cure, such additional period of time as may be reasonably necessary for Lender to cure such default using reasonable diligence. Airadigm's current Lender is Ericsson Inc. and notice shall be sent to 740 East Campbell Road, Richardson, TX 75081 Attn: Vice President of Finance in the manner set forth in Paragraph 18 until Owner is notified otherwise by Lender. Nothing contained in this Agreement and Lease shall be construed to create any liability upon Lender for the payment and/or performance of any of the covenants and agreements under this Agreement and Lease. Notwithstanding anything to the contrary contained in this Agreement and Lease, no modification or amendment of this Paragraph 25, and no other modification or amendment of this Agreement and Lease in derogation of (i) the rights of Lender under this Agreement and Lease or (ii) the rights of Lender to exercise its remedies under the Loan Documents shall be effective unless approved in writing by Lender. Airadigm may not terminate this Lease without the prior written approval of Lender. Owner agrees that the provisions of this Paragraph 25 are for the express benefit of Lender although Lender is not a party hereto and that Lender shall be a third party beneficiary of this Agreement and Lease.

EXECUTED as of the date first written above.

OWNER:

_____

AIRADIGM:

AIRADIGM COMMUNICATIONS, INC.

By: Commsite, Inc.
Authorized Agent

Revised 7/25/97

By: Dean M. Culbertson

Name: Dean M. Culbertson

Title: Town Chairman

Date: 10-11-97

or Company Federal Tax ID #:

By: Michael C Knickrehm

Name: MICHAEL C. KNICKREHM

Title: VICE PRESIDENT

Date: NOVEMBER 12, 1997

By: Deborah Wagner

Name Debra Wagner

Title Town Clerk

Date 11-10-97

or Company Federal Tax ID #

EXHIBIT A

The Premises

Please check appropriate box and use appropriate description:

☒ Real property consisting of approximately 704 square feet of land and located at 6895 N. Parkview Drive, Greenville, WI 54942

☐ Space consisting of approximately _____ square feet of floor area in the building located at _____

☐ Space for attachment of antennas to the building(s) and improvements located at _____

☐ Space for placement of base station equipment on the property located at _____

☐ Tower antenna space on the property located at _____

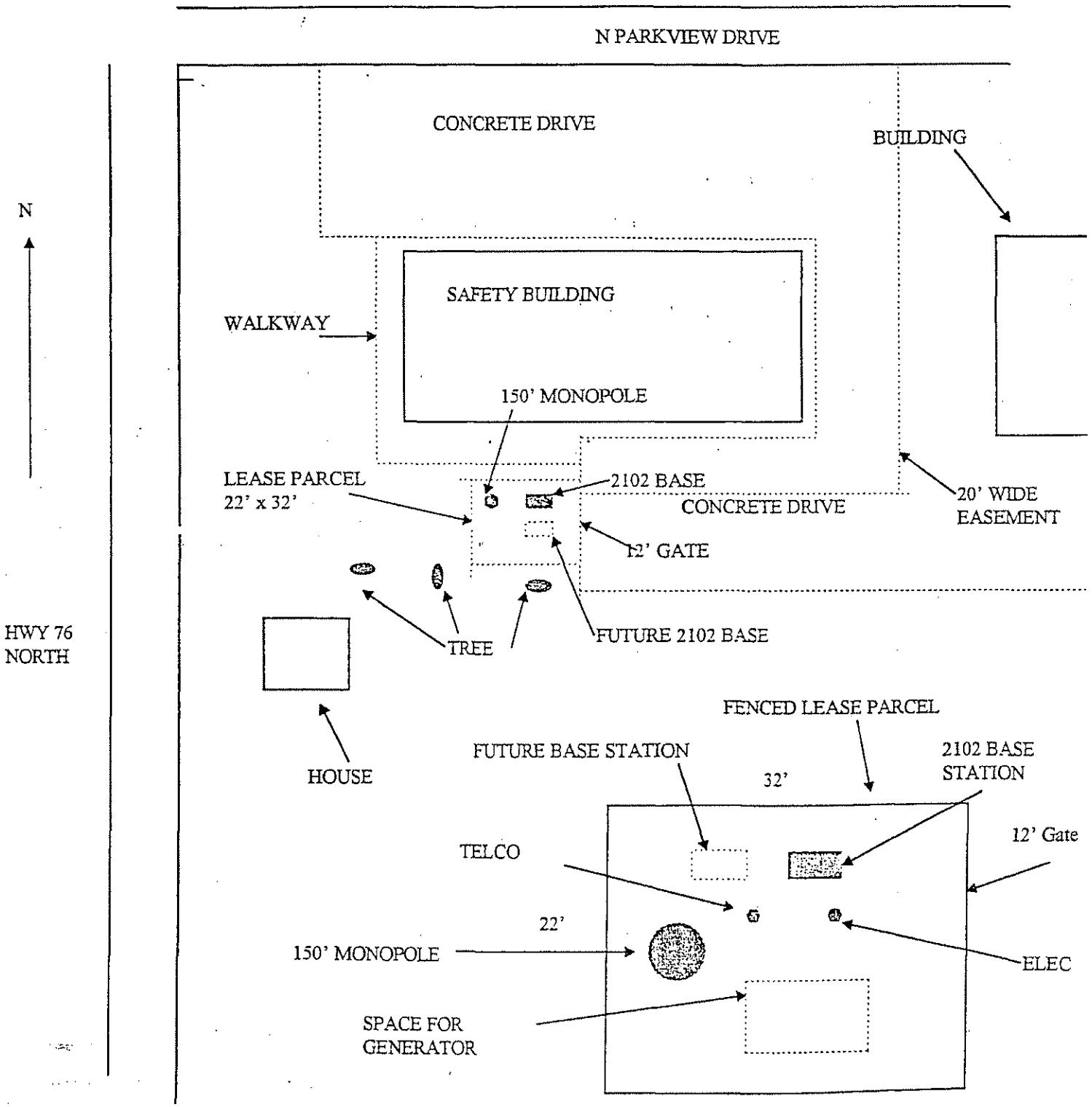
☐ Space required for cable runs to connect Airadigm's equipment and antennas on the property located at _____

☐ Right of Airadigm to install, maintain, repair and replace cables and transmissions and utility lines between antennas and base station equipment.

A sketch showing the location of the Premises is attached hereto. Upon completion of a survey of the Premises, the parties shall initial and attach a copy of the survey which shall be deemed incorporated herein.

Revised 2/27/97

GREENVILLE SAFETY BUILDING



THIRD AMENDMENT TO OPTION AND LEASE AGREEMENT

THIS THIRD AMENDMENT TO OPTION AND LEASE AGREEMENT (this "**Amendment**"), dated as of this _____ day of _____, 20__ (the "**Effective Date**"), by and between **Town of Greenville** (the "**Landlord**"), and **VB-S1 Assets, LLC**, a Delaware limited liability company (the "**Tenant**"), recites and provides:

RECITALS

WHEREAS, Landlord is the fee owner of certain real property located in Outagamie County, Wisconsin, as more particularly described on **Exhibit A** (the "**Property**").

(the "**First Amendment**" and together with the Original Lease, as assigned and as further amended herein, collectively, the "**Lease**"). WHEREAS, Tenant, by way of assignment, is the tenant under that certain Option And Lease Agreement by and between Landlord and Airadigm Communications, Inc., dated as of June 2, 1998 (the "**Original Lease**"), as amended by that certain First Amendment To Option And Lease Agreement, dated the 29th day of October, 1997 (the "**First Amendment**"), and as further amended by that certain Second Amendment To Option And Lease Agreement, dated the 9th day of October, 2017 (the "**Second Amendment**", and together with the Original Lease and First Amendment, as assigned and as further amended herein, collectively, the "**Lease**").

WHEREAS, Landlord leases to Tenant a portion of the Property, as more particularly described on **Exhibit B** (the "**Premises**").

WHEREAS, Tenant owns, operates, and maintains one or more wireless communications towers, equipment, shelters, and other associated improvements on the Premises ("**Improvements**").

WHEREAS, Landlord and Tenant now desire to amend the Lease as more particularly provided below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows.

1. Defined Terms; Recitals. Capitalized terms used but not defined herein shall have the meanings given to such terms in the Lease. The recitals set forth here and above are true and correct in all respects and are incorporated herein by reference.

2. Additional Renewal Terms and Rent Adjustments. Section 6 of the Lease is amended to add Six (6) additional Five (5) year renewal periods (each an "**Additional Renewal Term**"). Each such Additional Renewal Term shall be deemed automatically exercised by Tenant unless Tenant provides written notice to Landlord of non-renewal at least thirty (30) days prior to expiration of the then current term.Rent shall adjust as set forth in the Lease.

3. Termination. Tenant shall have the unilateral right to terminate the Lease at any time by giving thirty (30) days' written notice to Landlord.

4. Assignment. Tenant may assign this Lease to any person or entity, including Tenant's lender, at any time without the prior consent of Landlord. Upon such assignment, Tenant will be relieved of all liability hereunder. Landlord may assign this Lease only in its entirety and only to any person or entity who or which acquires fee title to the Property.

5. Exclusive Use. In addition to any other use rights granted by the Lease, Tenant shall have the exclusive right to use and sublease the Premises for purposes of constructing, maintaining, and operating wireless communication infrastructure. Landlord shall not grant any right to a third-party which would affect all or part of the Premises in any way that competes, interferes, or conflicts with this exclusive use by Tenant.

6. Landlord Mortgage. In the event the Property is encumbered by a mortgage or deed of trust or other security instrument of any kind (a "**Landlord Mortgage**"), Landlord, within fifteen (15) days following Tenant's request or immediately prior to the creation of any encumbrance created after the date this agreement is fully executed, will obtain from the holder of each such Landlord Mortgage a fully-executed subordination, non-disturbance and attornment agreement (a "**SNDA**") in recordable form, which shall be prepared or approved by Tenant. The holder of every such Landlord Mortgage shall, in the SNDA, agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Tenant's interest in the Premises, such Landlord Mortgage holder shall recognize and confirm the validity and existence of the Lease, as amended, and Tenant shall have the right to continue its use and occupancy of the Premises in accordance with the provisions of the Lease, as amended, provided Tenant is not in default of the Lease beyond applicable notice and cure periods.

7. Tenant Mortgage. Landlord consents to the granting by Tenant of a lien and security interest in Tenant's interest in this Lease and all of Tenant's personal property and fixtures attached to the Property, and furthermore consents to the exercise by Tenant's lender of its rights of foreclosure with respect to its lien and security interest. Landlord agrees to recognize Tenant's Lender as Tenant hereunder upon any such exercise by Lender of its rights of foreclosure.

8. Memorandum of Lease. Tenant shall be permitted to record a Memorandum of Lease, or Memorandum of Amendment of Lease, as applicable ("**MOL**"), in the form attached as **Exhibit C**, reflecting the terms of the Lease as modified by this Amendment, and Landlord shall promptly execute such MOL at Tenant's request.

9. Survey of Premises. If an accurate, surveyed legal description of the Premises has not been incorporated into the Lease, Tenant may conduct an updated survey of the Premises, at Tenant's sole cost and expense, to be used to replace any such erroneous legal descriptions, drawings, depictions, or site plans, previously attached as attachments, exhibits, schedules, or other supplements to the Lease, upon reasonable approve of the Landlord, which approval shall not be unreasonably withheld, conditional, or delayed. Such surveyed legal descriptions shall serve as the "Premises" under the Lease, shall supersede any other descriptions of the Premises in the Lease,

shall be attached by Tenant through an additional "Premises Addendum" to the Lease at a later time, and may be done within five (5) years of the Effective Date.

10. Notices. All notices under the Lease shall be delivered by Federal Express, or US certified mail return receipt requested, and addressed to:

If to Tenant:

VB-S1 Assets, LLC
c/o Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attention: General Counsel
Ref: US-WI-5002

If to Landlord:

Town of Greenville
PO Box
Greenville, WI 54942

11. Estoppels. The Landlord shall, within ten (10) business days of the request of the Tenant or any lender or prospective lender of Tenant, provide an estoppel certificate as to any matters reasonably requested by the Tenant or Tenant's lender.

12. Confidentiality. Landlord shall keep the terms of the Lease confidential, and shall not disclose any terms contained within the Lease to any third-party other than such terms as are set forth and recorded in an applicable memorandum of lease, other than in connection with a bona fide third-party sale of the fee interest in the Property or in connection with financing by a third-party institutional bank or required by law.

13. Representations of Landlord. Landlord warrants and represents that: (i) it is the owner in fee simple of the Premises; (ii) it alone has full right to lease the Premises on the terms of the Lease, as amended; and (iii) it has the full authorization and authority to execute this Amendment.

14. Counterparts/Digital Signatures. This Amendment may be executed in counterparts with the same effect as if both parties hereto had executed the same document. Both counterparts shall be construed together and shall constitute a single document. Delivery of a copy of this Amendment bearing an original signature by facsimile transmission, by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing the original signature. For the purposes of this section, "original signature" means or refers to a signature that has not been mechanically or electronically reproduced.

15. Ratification. Except as amended and modified herein, the Lease is ratified and confirmed in all respects and shall continue in full force and effect. In the event of any dispute between the terms of the Lease and this Amendment, the terms of this Amendment shall govern and supersede those set forth in the Lease.

[***The remainder of this page is intentionally blank; signature page follows.***]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the Effective Date.

LANDLORD:

Town of Greenville

By: _____
Name: _____
Title: _____

[*Landlord's Signature Page to Amendment*]

TENANT:

VB-S1 Assets, LLC

By: _____
Name: Adam Ginder
Title: VP RE DEV

[*Tenant's Signature Page to Amendment*]

Exhibit A

Description of the Property (Parent Parcel)

An interest in land, said interest being over a portion of the following described parent parcel:

Lot One (1), Certified Survey Map No. 4316 filed in the Office of the Register of Deeds for Outagamie County, Wisconsin, on May 20, 2002, in Volume 24, Page 4316, as Document No. 1467269, being part of the Southwest 1/4 of the Southwest 1/4 of Section Eleven (11), and part of the Northwest 1/4 of the Northwest 1/4 of Section Fourteen (14), all in Township Twenty-one (21) North, Range Sixteen (16) East, Town of Greenville, Outagamie County, Wisconsin, except for any lands used for roadway purposes.

AND BEING a portion of the same property conveyed to Town of Greenville, a municipal corporation from Ethan R. Bosin and Mildred Bosin by Warranty Deed-Short Form dated May 26, 1967 and recorded June 06, 1967 in Deed Book 750, Page 539; AND FURTHER BEING a portion of the same property conveyed to Town of Greenville from Ethan R. Bosin and Mildred Bosin by Warranty Deed-Common Form dated August 25, 1964 and recorded September 03, 1964 in Deed Book 670, Page 453 AND FURTHER BEING a portion of the same property conveyed to Town of Greenville from Mildred Bosin by Quit Claim Deed dated October 08, 1985 and recorded October 23, 1985 in Deed Book J 5809, Page I 10.

Tax Parcel No. 10040200

Exhibit B

Legal Description of the Premises

Lease Parcel:

A part of the Southwest Quarter (SW ¼) of Section Eleven (11), Township Twenty-One (21) North, Range Sixteen (16) East, Town of Greenville, Outagamie County, Wisconsin containing 704 square feet (0,016 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 11; thence N02°-35'-11"W 36.83 feet along the West line of said Section; thence N87°-45'-16"E 177.25 feet to the point of beginning; thence N87°-45'-16"E 32.00 feet; thence N02°-14'-44"W 22.00 feet; thence S87°-45'-16"W 32.00 feet; thence S02°-14'-44"E 22.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

20 Foot Wide Utility and Ingress/Egress Easement:

A 20 foot wide Utility and Ingress/Egress Easement being a part of the Southwest Quarter (SW ¼) of Section Eleven (11), Township Twenty-One (21) North, Range Sixteen (16) East, Town of Greenville, Outagamie County, Wisconsin containing 4,928 square feet (0.0 15 acres) of land and being 10 feet either side of and parallel to the following described line:

Commencing at the Southwest Corner of said Section 11; thence N02°-35'-11"W 196.49 feet along the West line of said Section; thence N87°-19'-10"E 319.16 feet along the Southerly Right-of-Way of North Parkview Drive to the point of beginning; thence S02°-30'-32"W 149.56 feet; thence S87°-20'-59"W 96.86 feet to the East line of afore described LEASE PARCEL and the point of termination.

Exhibit C

Form of Memorandum of Lease

[**SEE ATTACHED**]

(Above 3" Space for Recorder's Use Only)

Prepared by and Upon Recording Return to:
Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: Allison Cannella

Site Name: Greenville Town Hall
Site Number: US-WI-5002

THIRD MEMORANDUM OF AMENDMENT TO OPTION AND LEASE AGREEMENT

This Third Memorandum of Amendment to Option And Lease Agreement ("**Memorandum**") evidences a Option And Lease Agreement , dated June 2, 1998 (the "**Lease**") by and between **Town of Greenville**, whose address is PO Box, Greenville, WI 54942 ("**Landlord**"), and **VB-S1 Assets, LLC**, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 ("**Tenant**").

WHEREAS, Landlord owns certain real property (the "**Property**") described on **Exhibit A-1** attached hereto.

WHEREAS, pursuant to the Lease, Landlord leases to Tenant a portion of the Property (the "**Premises**") described on **Exhibit A-2** (and together with **Exhibit A-1**, collectively, **Exhibit A**).

WHEREAS, the Lease commenced on May 27, 1998, for an initial term of Five (5) years, with Three (3) renewal terms of Five (5) years each, and the Lease was amended to add Six (6) additional Five (5) year renewal terms.

WHEREAS, the Lease, as amended, further provides as follows:

1. The Premises may be used exclusively by Tenant for certain purposes, including without limitation, erecting, installing, operating, reconstructing, and maintaining certain radio and communications towers, buildings, and equipment.

2. Tenant is entitled to sublease and/or sublicense the Premises, including any communications tower located thereon.

3. Landlord may assign the Lease only in its entirety and only to a purchaser of the fee interest of the Property.

4. This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM as of the date last signed by a party hereto.

WITNESSES:

_____
Name:_____

_____
Name:_____

LANDLORD:

Town of Greenville

By: _____
Name:_____
Title:_____
Date:_____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____, 20_____, by ___ _____ (name of signatory), as _____ _____ (title of signatory) of Town of Greenville.

_____
Notary Public

Print Name:_____

My Commission Expires:_____

[Tenant's Signature Page to Memorandum]

WITNESSES:

_____
Name:_____

_____
Name:_____

TENANT:

VB-S1 Assets, LLC,
a Delaware limited liability company

By: _____
Name:_____
Title:_____
Date:_____

STATE OF FLORIDA

COUNTY OF PALM BEACH

This instrument was acknowledged before me on _____, 20_____, by ___ _____ (name of signatory), as _____ _____ (title of signatory) of VB-S1 Assets, LLC.

_____
Notary Public

Print Name:_____

My Commission Expires:_____

EXHIBIT A
(TO MEMORANDUM OF LEASE)

EXHIBIT A-1
The Property

An interest in land, said interest being over a portion of the following described parent parcel:

Lot One (1), Certified Survey Map No. 4316 filed in the Office of the Register of Deeds for Outagamie County, Wisconsin, on May 20, 2002, in Volume 24, Page 4316, as Document No. 1467269, being part of the Southwest 1/4 of the Southwest 1/4 of Section Eleven (11), and part of the Northwest 1/4 of the Northwest 1/4 of Section Fourteen (14), all in Township Twenty-one (21) North, Range Sixteen (16) East, Town of Greenville, Outagamie County, Wisconsin, except for any lands used for roadway purposes.

AND BEING a portion of the same property conveyed to Town of Greenville, a municipal corporation from Ethan R. Bosin and Mildred Bosin by Warranty Deed-Short Form dated May 26, 1967 and recorded June 06, 1967 in Deed Book 750, Page 539; AND FURTHER BEING a portion of the same property conveyed to Town of Greenville from Ethan R. Bosin and Mildred Bosin by Warranty Deed-Common Form dated August 25, 1964 and recorded September 03, 1964 in Deed Book 670, Page 453 AND FURTHER BEING a portion of the same property conveyed to Town of Greenville from Mildred Bosin by Quit Claim Deed dated October 08, 1985 and recorded October 23, 1985 in Deed Book J 5809, Page I 10.

Tax Parcel No. 10040200

EXHIBIT A-2
The Premises

Lease Parcel:

A part of the Southwest Quarter (SW ¼) of Section Eleven (11), Township Twenty-One (21) North, Range Sixteen (16) East, Town of Greenville, Outagamie County, Wisconsin containing 704 square feet (0,016 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 11; thence N02°-35'-11"W 36.83 feet along the West line of said Section; thence N87°-45'-16"E 177.25 feet to the point of beginning; thence N87°-45'-16"E 32.00 feet; thence N02°-14'-44"W 22.00 feet; thence S87°-45'-16"W 32.00 feet; thence S02°-14'-44"E 22.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

20 Foot Wide Utility and Ingress/Egress Easement:

A 20 foot wide Utility and Ingress/Egress Easement being a part of the Southwest Quarter (SW ¼) of Section Eleven (11), Township Twenty-One (21) North, Range Sixteen (16) East, Town of Greenville, Outagamie County, Wisconsin containing 4,928 square feet (0.0 15 acres) of land and being 10 feet either side of and parallel to the following described line:

Commencing at the Southwest Corner of said Section 11; thence N02°-35'-11"W 196.49 feet along the West line of said Section; thence N87°-19'-10"E 319.16 feet along the Southerly Right-of-Way of North Parkview Drive to the point of beginning; thence S02°-30'-32"W 149.56 feet; thence S87°-20'-59"W 96.86 feet to the East line of afore described LEASE PARCEL and the point of termination.

VILLAGE - TOWER LEASES:		
	PER MONTH	**ANNUALLY**
US Cellular	$1,377.73	$16,532.76
Vertical Bridge	$1,019.59	$12,235.08
SBA Structures	$3,839.42	$46,073.04
TOTAL		**$74,840.88**
SANITARY DIST - WATER TOWER LEASES:		
	PER MONTH	**ANNUALLY**
TDS	$1,694.00	$20,328.00
Nsighttel Wireless	$4,000.00	$48,000.00
Verizon	$ 2,173.60	$26,083.20
TOTAL		**$94,411.20**

"Village of Greenville"

AGENDA MEMORANDUM

To:	Honorable Village President and Village Trustees
From:	Travis Parish – Village Administrator
Date:	February 10, 2025
RE:	**Discuss – Policy for Intergovernmental Maintenance Agreements for Road Projects**

ACTION TYPE: This item is for discussion.

BACKGROUND & SUMMARY:
In the past, Greenville has entered into intergovernmental maintenance agreements with the State of Wisconsin and Outagamie County to maintain portions of their highway systems. Greenville has entered into these agreements without receiving any financial compensation for taking on maintenance responsibilities. In some of the agreements, Greenville was told that they had to sign the maintenance agreements.

Wisconsin State Statute §84.07 sets forth the procedure for maintenance of the state trunk highway system and who is responsible for the costs of maintenance. It does allow for the state to enter into agreements with the local municipalities for maintenance and it does allow each party to set the terms of those agreements. However, the municipality does not have to enter into these types of agreements.

Currently, Outagamie County is updating its local cost-sharing policy. This policy determines the cost share portions to be split between the County and a local municipality. A draft of the proposed changes has been included in the packet for review.

OPTIONS TO CONSIDER:
1. Should the Village create a policy to address intergovernmental maintenance agreements for road projects?
2. Should the Village keep the status quo and review each intergovernmental maintenance agreement on a case-by-case basis?

STATUTE/POLICY/PLAN REFERENCE(S):
1. Wisconsin State Statues §84.07
2. Strategic Plan Directive #2 Strengthen Financial Health.

FISCAL IMPACT & PROJECT STATUS:

Is there a fiscal impact? Possibly depending on the agreement.
Is it currently budgeted or planned? N/A

Outagamie County Est. 1851

Find us on @Outagamie County Highway Department

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

Outagamie County Urban County Trunk Highway Improvement Projects
Local Cost Sharing Policy

Subject:	Urban County Trunk Highway Improvement Projects - Local Cost Sharing
Number:	AR24-0X
Effective Date:	Month XX, 2024
Replaces:	AR10-02
References:	Ordinance J--1997-1998, Wisconsin Statutes Chapter 83, Chapter 84
Adopted:	Month XX, 2024

DRAFT For Review

Introduction and Purpose

The purpose of this administrative rule is to define the criteria for county and local cost sharing on urban County Trunk Highway (CTH) improvement projects. The goal is for Outagamie County's participation to reflect the county's benefit from construction of the improvement and to better connect land use decisions to the transportation costs directly related to those decisions. Given the local or municipal benefit of these projects, Outagamie County finds it appropriate for local jurisdictions or private developers immediately benefiting from a highway project to share in its costs. The county's policy, as described within this administrative rule, is to fund or participate in funding projects identified as priorities in the county's long-term plans or that the county has identified as projects that meet regional multimodal goals.

Statutory Authorizations

Wis. Stat. § 83.03(1) allows counties to "*construct or improve or repair or aid in constructing or improving or repairing any highway or bridge in the county*."

Wis. Stat § 83.03(2) prohibits counties from imposing upon municipalities to share costs of county road and bridge repair more than "*40% of the cost of the improvement but not over $1,000 in any year*..." State statutes authorize municipalities to enter into voluntary agreements to contribute to such improvements.

Wis. Stat. § 83.035 provides that counties may "*enter into contracts with cities, villages or towns within the county borders to enable the county to construct and maintain streets and highways in such municipalities*."

Wis. Stat. § 83.04 provides that the highway commissioner may employ and purchase the necessary labor and materials to construct or improve highways by contract or otherwise. This section also provides payment procedures for contracted projects.

Wis. Stat. § 83.05 provides for cost sharing arrangements when local units of government request improvement projects to portions of the system of county aid highways within the local jurisdiction. These projects are completed under the supervision of the respective city, village, or town, but subject to inspection of the county highway commissioner.

Definitions

Outagamie County defines an ***Urban County Trunk Highway Improvement*** as any improvement that results in the construction of new curb and gutter to better accommodate existing or proposed development or as an improvement that provides for capacity expansion in the form of additional travel lanes necessary to better accommodate existing or design year traffic due to local development and growth. Capacity expansion includes continuous expansion in the form of through lanes, changes to the system or network that allow for expanded active transportation facilities, or expansion at intersections, including high volume intersections, that result in added or expanded lanes or additional features.

Application

This administrative rule shall apply to all Urban County Trunk Highway Improvements through or adjacent to incorporated municipalities. The county will not undertake any improvements, including design and/or planning studies, without prior county and municipal budgetary approval. A project cost sharing agreement that specifies local and county involvement with respect to funding a project must be signed before the Outagamie County Highway Department will prepare or participate in the preparation of any detailed designs, acquisition of right-of-way, or the construction of a project under this policy. Such agreement shall contain all cost sharing categories and the financial commitments of the parties toward the Urban County Trunk Highway Improvement. A condition of such agreement shall be that if a municipality, after signing a cost share agreement, withdraws from a project it will pay to the county any costs incurred by the county as part of the project. The County Board of Supervisors may, pursuant to Wis. Stat. § 83.03(1), authorize an Urban County Trunk Highway Improvement without a cost sharing agreement.

DRAFT
For Review

If more than one municipality receives immediate benefit from a proposed Urban County Trunk Highway Improvement, the allocation(s) of costs between units of government will be generally based on the front footage of the project within each respective jurisdiction. Outagamie County recognizes that a municipality located at a project terminus may receive immediate benefit of such project and therefore may require that municipality to be a participant in project cost sharing.

The Outagamie County Highway Commissioner shall negotiate and execute agreements under this administrative rule.

Federal, State, or Third Party Involvement

When federal, state, or third party funding applies to a project, whether allocated to a local unit of government or directly to the county, the recipient shall apply funds to the gross amount of the project with the remaining balance divided in accordance with this administrative rule. When required by federal,

state, or third party award requirement(s), the county will participate in its prescribed share of each project according to federal and state statutes, administrative rules, and/or federal, state, or third party policies. Nothing in this administrative rule shall supersede or replace federal or state requirements. In the event the aforementioned policies do not describe a particular item, the guidance outlined in this administrative rule shall apply.

Local Cost Sharing Policy for Capital Costs

It is Outagamie County's policy to cost share on capital items as outlined in the table below subject to the conditions and descriptions for each item enumerated in the following pages.

Capital Item	County Share	Municipal Share
Planning and Engineering	50%	50%
Right-of-Way	50%	50%
Storm Sewers	50%	50%
Sanitary Sewers and Water Mains	0%	100%
Bridges	50%	50%
Roadway Lighting	Safety Only	100%
Traffic Signals and Signing	50%	50%
Pavement Marking	50%	50%
Roadway Pavement, Grading, and Base	50%	50%
Erosion Control and Site Restoration	50%	50%
Landscaping and Aesthetics	50%	50%
Bicycle and Pedestrian Facilities: Outagamie County Bicycle and Pedestrian Plan Network	50%	50%
Bicycle and Pedestrian Facilities: Highway Safety Priority Areas or Priority Corridors	75%	25%
Bicycle and Pedestrian Facilities: Other Roadways	0% or Upon Approval	100% or Upon Approval

DRAFT
For Review

Cost Sharing Criteria Defined

Planning and Engineering	The County will share 50% of all planning and engineering costs. The County encourages local unit(s) of government to participate in the public involvement and design phases of the project to ensure that local needs are realized and satisfied.
Right-of-Way	The County will share 50% of all costs associated with obtaining roadway right-of-way(s). The County shall gain sole ownership of all roadway right-of-ways, however, if the County and municipality so desire, they may establish an agreement to share the ownership, responsibility, and maintenance of any right-of-way.
Storm Sewers	The County will share 50% of the costs of all storm water facilities necessary to drain the roadway. Any overbuild, as determined by the Highway Commissioner, will solely be the responsibility of the local unit(s) of government.
Sanitary Sewers and Water Mains	The County will not share in the costs of placing, adjusting, relocating, repairing, or replacing any sanitary sewer or water main, or associated appurtenances within or adjacent to the improvement project. Any adjustments or modification to local sanitary sewer or water mains will solely be the responsibility of the utility owner or local municipality.
Bridges	The County will share 50% of the costs of any bridge widening or construction associated with a bridge widening project. This rule shall also apply to bridge replacement projects with County responsibility based upon the guidance found in the Local Bridge Petition policy and applicable statewide policy (i.e. Trans 207).
Roadway Lighting	The County will generally not share in roadway lighting costs. The County may incur roadway lighting costs at the discretion of the Highway Commissioner for safety related improvements only.
Traffic Signals and Signing	The County will assume the costs of highway signing, with the exception of parking or restrictive parking signs, for which the County will not share costs. The County will assume 50% of all costs involved in traffic signal installations, which shall meet the warrants of the Manual on Uniform Traffic Control Devices, and applicable standards.

DRAFT
For Review

Pavement Marking	The County will share 50% the costs of all original centerline or lane line markings. All bicycle and pedestrian markings shall be at the expense of the municipality except for routes that are part of the Outagamie County Bicycle & Pedestrian Plan network, at which the County will share 50% of the costs.
Roadway Pavement, Grading, and Base	The County will share 50% the costs associated with construction of the roadway pavement, grading, and base.
Erosion Control and Site Restoration	The County will share 50% of the costs of seeding and sodding within the right-of-way. Sodding costs assumed by the County will be limited to areas where it is intended to control erosion, or it is the only viable alternative for right-of-way restoration (i.e. areas where seed & mulch will not suffice).
Landscaping and Aesthetics	The County will share 50% of the costs of landscaping and aesthetics within the right-of-way for projects of County importance as determined and endorsed by the Highway, Recycling, and Solid Waste Committee. The Highway Commissioner and the Development & Land Services Director shall make a recommendation to the committee relative to the need for County contribution to landscaping and aesthetic improvements.
Bicycle and Pedestrian Facilities	The County will participate in up to 50% of the initial construction costs for any bicycle/pedestrian facilities identified in the trail and bikeway recommendations contained within the Outagamie County Bicycle and Pedestrian Plan (the trail network). The County will participate in up to 75% of the initial construction costs for any bicycle/pedestrian facilities that the Outagamie County Bicycle and Pedestrian Plan identifies as Highway Safety Priority Areas or Priority Corridors. Bicycle and pedestrian facilities in other areas deemed appropriate by the Highway Commissioner and approved by the Highway, Recycling, and Solid Waste Committee may be cost shared in an amount determined at the time of approval. Any additional bicycle/pedestrian facilities requested solely by the local government will be the financial responsibility of the local unit of government.

DRAFT
For Review

Operation and Maintenance Duties Defined

It is Outagamie County's policy to participate in the ongoing operation and maintenance of capital assets defined in this policy and as outlined below:

Outagamie County Responsibilities

- Highway pavement surface and roadway base bounded by flangelines of curb and gutter and terminating at the end of the radius.
- Roadway and/or mainline culverts that are independent of the storm sewer system.
- Roadway signing and pavement markings necessary for safe operation & control of vehicular traffic.
- Median or splitter island surfacing (when applicable).
- Traffic signal system including all associated pull boxes, bases, signal poles/arms, signal heads, vehicle detection system and signal controller/cabinet(s).
- Street lighting required for the safety & operation of an intersection.
- Mowing (non-aesthetic) and brush clearing within the highway right-of-way.
- Snow removal and de-icing of roadway and pavement areas.
- Maintaining records of the highway and right-of-way, including utility and access permits.

Municipal Responsibilities

- Roadway pavement located along connecting side streets beyond termini defined above.
- Curb and gutter along the County Trunk Highway and any connecting streets.
- Storm sewer castings, drainage pipes, structures, & ancillary stormwater treatment features.
- Street name signing.
- Signing and pavement markings associated with sidewalks, bicycle lanes, and/or multi-modal facilities.
- Street lighting not attached to a traffic signal standard or defined above.
- Trees, shrubs, aesthetic mowing, and landscaping features located within the highway right-of-way.
- Snow removal and de-icing of sidewalks and multimodal facilities.
- Local utility mains and/or service lines including sanitary sewers, water mains, and other utility infrastructure.
- Local utility appurtenances located in the right-of-way including manholes, water valves, etc.
- Additional amenities requested and funded by the municipality.

DRAFT
For Review

URBAN COUNTY TRUNK HIGHWAY IMPROVEMENT PROJECTS
LOCAL COST SHARING POLICY

Subject:	Urban County Trunk Highway Improvement Projects Local Cost Sharing
Number:	AR10-02
Effective Date:	September 28, 2010
Replaces:	AR98-01
References:	Ordinance J--1997-1998, Wisconsin Statutes Chapter 83, Chapter 84
Adopted:	September 14, 2010

DEFINITIONS

Urban County Trunk Highway Improvement is any improvement that results in the construction of new curb and gutter which is continuous in nature to better accommodate existing or proposed development; or as an improvement that provides for capacity expansion in the form of additional travel lanes necessary to better accommodate existing or design year traffic due to local development and growth. Capacity expansion could be made to include continuous expansion in the form of through lanes, or expansion at intersections or high volume intersections where localized needs only are needed.

INTRODUCTION

Section 83.03(1), Wisconsin Statutes, allows counties to "construct or improve or repair or aid in constructing or improving or repairing any highway or bridge in the county."

Section 83.03(2), Wisconsin Statutes, prohibits counties from imposing upon municipalities to share costs of county road and bridge repair beyond "40% of the cost of the improvement but not over $1,000 in any year...". Municipalities are allowed to enter into voluntary agreements to contribute to such improvements.

Section 83.035, Wisconsin Statutes, provides that counties may "enter into contracts with cities, villages or towns within the county borders to enable the county to construct and maintain streets and highways in such municipalities."

Section 83.04, Wisconsin Statutes, provides that the highway commissioner may employ and purchase the necessary labor and materials to construct or improve highways by contract or otherwise. This section also provides payment procedures for contracted projects.

Section 83.05, Wisconsin Statutes, provides for cost sharing arrangements when local units of government request improvement projects to portions of the system of county aid highways within the local jurisdiction. These projects are done under the supervision of the respective city, village, or town, but subject to the inspection of the county highway commissioner.

PURPOSE

The purpose of this administrative rule is to define the criteria for local cost sharing on urban County Trunk Highway improvement projects. The goal is to have the level of participation reflect the benefit from the improvement being made and to link land use decisions to the transportation costs directly related to those decisions. It is appropriate for the local jurisdictions or private developers immediately benefiting from a highway project to share in its costs.

APPLICATION

This administrative rule shall apply to joint improvement projects on urban County Trunk Highways, for multi-lane or widened highways through or adjacent to incorporated municipalities. It should be noted there will be no joint projects without prior County approval and funds budgeted by the parties. A project cost sharing agreement (County/Municipality Agreement) that specifies the local and County involvement in funding a project is to be signed before the Outagamie County Public Works Department (Highway Division) will prepare, or participate in the preparation of, detailed designs, acquire right-of-way, or participate in the construction of a project under this policy.

If more than one municipality receives immediate benefit of an urban County Trunk Highway improvement project, the allocations of costs between units of government will generally be based on the front footage of the project within the respective jurisdictions. It is recognized that a municipality located at a project terminus may receive immediate benefit of such project and may, therefore, be a participant in project cost sharing.

When federal or third party funding is applied to the project, whether allocated to the local unit of government or the County, it will be applied to the gross amount of the project with the remaining balance divided in accordance with the cost sharing agreement.

Prior to commencement of construction, and after project funds are appropriated, a formal written agreement will be entered into by the County and the local unit(s) of government participating in the project. Such agreement will contain all cost sharing items and the financial commitments of the parties toward the urban County Trunk Highway improvement project. A condition of such agreement shall be that if a municipality, after signing an agreement, withdraws from a project it will pay to the County any costs incurred by the County as part of the project.

Agreements under this administrative rule shall be negotiated by the Outagamie County Public Works Director and shall be reviewed by the County's Corporation Counsel.

EFFECTIVE DATE

This administrative rule shall become effective upon passage by the Outagamie County Board of

Supervisors.

ADMINISTRATIVE RULE

Pursuant to this administrative rule, Outagamie County will not begin the construction or improvement C including detailed designs and right-of-way acquisition – of an urban County Trunk Highway without first obtaining a written project cost sharing agreement with those local jurisdictions immediately benefiting from the proposed project. Additionally, there will be no joint projects without prior County approval and funds budgeted by the parties.

The County Board of Supervisors may, pursuant to Section 83.03(1), Wisconsin Statutes, authorize an urban County Trunk Highway improvement project without a cost sharing agreement.

COST SHARING CRITERIA DEFINED

Engineering:	The County will share one-half (½) the engineering costs. The local unit(s) of government shall participate in the public involvement phase of the project to ensure that local needs are met.
Right-of-Way:	The County shall obtain, gain sole ownership, and assume all costs associated with roadway right-of-way. However, if a municipality wishes to occupy the right-of-way a permit shall be obtained from the County.
Storm Sewers:	The County will share in one-half (½) of the costs of all storm water facilities necessary to drain the roadway. Any overbuild will be the responsibility of the local unit(s) of government. After the completion of the project, the maintenance of the storm sewer system will be the responsibility of the local unit(s) of government, which will also be responsible for any sump pump drains attached to the storm sewer.
Sanitary Sewers and Water Mains:	The County will not share in the costs of adjusting, relocating, repairing, placing, or replacing any sanitary sewer or water main, or appurtenances within or adjacent to the improvement project. Any adjustments or modification to local sanitary sewer or water mains will be the responsibility of the owner.
Bridges:	The County will share in one-half (½) the costs of any bridge widening or construction involved in the project.
Road Lighting:	The County will not share in roadway lighting costs.

Traffic Lights and Signing:	The County will assume the costs of highway signing, with the exception of parking or restrictive parking signs, for which the County will not share costs. The County will assume one-half (½) of all costs involved in traffic light installations which meet the warrants of the Uniform Manual Traffic Controls and Devices. A separate agreement will be required for traffic signal maintenance.
Roadway Pavement, Grading and Base:	The County will share in one-half (½) the costs associated with the pavement, grading and base.
Landscaping:	The County will share in one-half (½) the costs of general landscaping (seeding and sodding) within the right-of-way. Sodding costs assumed by the County will be limited to areas where it is intended to control erosion, or it is the only viable alternative for right-of-way restoration (areas where seed mulch won't suffice). Major plantings as requested by the municipality shall be the municipality's sole expense.
Pavement Marking:	The County will share in one-half (½) the costs of all original thermoplastic center line or lane markings. All pedestrian markings shall be at the expense of the municipality.
Bicycle/Pedestrian Facilities:	*In the event that it is determined by the WDOT to include bicycle/pedestrian facilities into the project, as per §84.01(35) the county will participate in one-half (1/2) of the initial construction costs. Any additional bicycle/pedestrian facilities requested by the local government will be the financial responsibility of the local unit of government.*

OUTAGAMIE COUNTY

Public Works Department – Division of Highways
1313 Holland Road
Appleton, Wisconsin 54911-8947

COUNTY/MUNICIPAL AGREEMENT

FOR AN URBAN COUNTY TRUNK HIGHWAY IMPROVEMENT PROJECT
(Reference: Sections 83.03, 83.035, 83.04 or 83.05, Wis. Stats.)

DATE: _____
PROJECT #: _____
HIGHWAY: _____
LIMITS: _____
MUNICIPALITY: _____

The signatory municipality (Municipality), through its undersigned duly authorized officer(s) or official(s), hereby requests Outagamie County (County), through its Public Works Department – Division of Highways, to initiate proceedings and to effect the construction of the highway or street improvement described herein.

Project Description:

PROJECT COST ESTIMATE AND PERCENTAGE OF PARTICIPATION

1. Itemize total estimated costs, less federal/third party funds, less non-participating items to determine total estimated participating costs.
2. Indicate County share (50%) and dollar value of participating costs
3. Indicate share and dollar value by Municipality of participating costs, itemize non-participating items, and indicate total share and cost.

Graphic Summary:

PHASE	**************************ESTIMATED COST**************************						
	Total Estimated Cost	Federal Funds HES	%	County Funds	%	Local Municipality Funds	%
Engineering Design							
Construction							
Total							

TERMS AND CONDITIONS

This request for programming, engineering design and construction of an urban county trunk highway improvement is subject to the terms and conditions that follow and is made by the undersigned under proper authority to make such requests for the designated Municipality and upon acceptance by the Director of Public Works shall constitute an agreement between the County and the Municipality, unless specifically modified or amended by supplemental written agreement between the County and the Municipality.

1. This agreement is for the scope of work described herein. Additional agreements for this project, between the County and the Municipality, will be prepared if necessary.

2. This is a joint agreement between the County and the Municipality. The Municipality will be kept informed on the project status and will have input regarding the project.

3. The funds to be provided by the Municipality will be deposited with the County.

4. If the Municipality should withdraw from the project, it will pay to the County any costs incurred by the County on behalf of the project.

5. The project costs in the agreement are estimates. The municipality will be invoiced periodically, based on actual costs incurred.

OUTAGAMIE COUNTY

BY: _____
Name/Title DATE

_____

MUNICIPALITY

BY: _____
Name/Title DATE

BY: _____
Name/Title DATE

BY: _____
Name/Title DATE

BY: _____
Name/Title DATE

	STATE/MUNICIPAL **MAINTENANCE** **AGREEMENT**	Date: 10/11/2024 ID: 6517-17-70 Road Name: STH 76 Limits: STH 15 – S Junction CTH S County: Outagamie

The signatory **Village of Greenville**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect this agreement to include the associated maintenance responsibilities hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 84.07(1) of the Statutes. Wisconsin statutes, Wisconsin Administrative Code, and State policy serve as the defining documents for State Highway maintenance responsibilities.

DESCRIPTION OF FACILITY:

Facility description upon completion of State Project – As determined by project ID 6517-17-70, which is located on STH 76 in the Village of Greenville and Town of Ellington from STH 15 to County S in Outagamie County. The segment in the Village of Greenville starts at STH 15 and proceeds north to Everglade Road. The existing urban section within the Village of Greenville consists of two 12-foot lanes with 4' paved urban shoulders on each side. The project will resurface the roadway, repair storm sewer inlets as needed, and upgrade curb ramps within the village. The project's improvements will reduce rising maintenance costs and provide a safer driving surface.

This request shall constitute agreement between the Municipality and the State; is subject to the terms and conditions that follow (pages 1 – 3); is made by the undersigned under proper authority to make such request for the designated Municipality and upon signature by the State, delivery to the Municipality. The initiation and signature of the agreement will be subject to all the applicable federal and state regulations. No term or provision of neither the State/Municipal Maintenance Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Maintenance Agreement.

Signed for and on behalf of the **Village of Greenville** (Please sign in blue ink)	
Name (print)	Title
Signature	Date
Signed for and on behalf of the **State** (Please sign in blue ink)	
Name	Title **WisDOT Region Maintenance Chief**
Signature	Date

TERMS AND CONDITIONS:

1. In order to guarantee the Municipality's foregoing agreements to maintain the facility to State standards, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold General Transportation Aids or monies otherwise due and payable by the State to the municipality, as determined by the State, for any maintenance the State must perform to the facility should the Municipality fail to comply with the agreement.

2. The State will not install any additional items, not necessitated for the safe and efficient flow of traffic, to a state highway facility without the Municipality agreeing to maintain those items. The State is responsible for maintaining the through travel way of any given highway facility under the State's jurisdiction including:

   (a) The energy, operation, repair and replacement of traffic signals and associated street lighting required for the signalized intersections within the limits of this agreement for:

      1. WIS 15 and WIS 76 Signalized intersections

   (b) Signing and pavement marking necessitated for the safe and efficient flow of traffic except those items listed in #3.

   (c) Permitting authority of utilities and access control on all State Trunk, US and Interstate Highways.

3. The Municipality shall at its own cost and expense maintain all portions within the specified limits of this agreement that lie within its jurisdiction for such maintenance through statutory requirements in a manner satisfactory to the State and shall make ample provision for such maintenance each year to include:

   (a) Maintain all items outside, and under, the travel way to include, but not limited to, parking lanes, curb and gutter, drainage facilities (including all storm sewers, inlets, related manholes and structure, storm water quality devices, etc., either outside or under the traveled way), sidewalks, multi-use paths, retaining walls, pedestrian refuge islands and landscaping features.

   (b) Remove snow and ice from parking lanes, sidewalks, multi-use paths, and pedestrian refuge islands.

   (c) Implement a street sweeping program to help prevent the accumulation of dirt, sand, leaves, paper, or other clogging debris.

   (d) Maintain the storm sewer system to provide a free flow condition throughout the life of the facility.

   (e) Maintain and accept responsibility for the energy, operation, maintenance, repair, and replacement of the street lighting system.

      i. The Municipality shall obtain a permit from the State.

      ii. The Municipality shall accept responsibility for locating utilities for Digger's Hotline.

      iii. If at any time the Municipality should choose to turn off or remove street lighting, in part or in whole, funded with federal/state dollars, the State will determine potential conflicts and approve/disapprove such request. If removal is approved by the State, the Municipality will reimburse to the State an amount determined by Federal and State coordination.

   (f) Maintain clear right-of-way of all encroachments.

   (g) Maintain crosswalk pavement markings. The municipality shall obtain a permit with the State.

(h) Maintain signs and pavement markings not necessary for the safe and efficient movement of traffic (no parking signs, wayfinding signs, etc).

4. The Municipality, within the specified limits, agrees to:

   (a) Prohibit angle parking.

   (b) Regulate parking along the highway. The Municipality will file a parking declaration with the State.

5. The Municipality will coordinate with the State to obtain any necessary Work on Right-of-Way Permits for maintenance performed on or within the state highway facility or state right-of-way.

6. This agreement does not remove the current municipal maintenance responsibility.

7. The State or Municipality may request an amendment to this agreement to include specific features later requested by the Municipality throughout the design process.

8. Upon completion of construction project, 6517-17-70, the Municipality will assume all afore mentioned maintenance responsibilities.

84.07 Maintenance of state trunk highways.

(1) ROUTINE MAINTENANCE. Subject to sub. (1r), the state trunk highway system shall be maintained by the state at state expense. The department shall prescribe by rule specifications for such maintenance and may contract with any county highway committee or municipality to have all or certain parts of the work of maintaining the state trunk highways within or beyond the limits of the county or municipality, including interstate bridges, performed by the county or municipality, and any county or municipality may enter into such contract. Maintenance activities include the application of protective coatings, the removal and control of snow, the removal, treatment and sanding of ice, interim repair of highway surfaces and adjacent structures, and all other operations, activities and processes required on a regular, continuing basis for the preservation of the highways on the state trunk system, and including the care and protection of trees and other roadside vegetation and suitable planting to prevent soil erosion or to beautify highways pursuant to s. 66.1037, and all routine measures deemed necessary to provide adequate traffic service. Maintenance activities also include the installation, replacement, rehabilitation, or maintenance of highway signs, highway lighting, and pavement markings, and the maintenance of traffic control signals and intelligent transportation systems. The department may contract with a private entity for services or materials or both associated with the installation, replacement, rehabilitation, or maintenance of highway signs, highway lighting, and pavement markings and the maintenance of traffic control signals and intelligent transportation systems.

(1b) EMERGENCY REPAIR AND PROTECTION OF STATE TRUNK HIGHWAYS. To accomplish prompt repair, protection or preservation of any state trunk highway which has been closed or is being jeopardized by extraordinary damage by flood, structure failure, slides, or other extraordinary condition of necessity and emergency, the department may, if it is deemed for the best interest of the state, proceed at once to repair or protect the highway with forces and services of private constructors and agencies, summarily engaged by the department and cause said work to be done by negotiated contract or agreement without calling for competitive bids, provided that any such contract or agreement involving an estimated expenditure in excess of $10,000 shall be subject to approval of the governor before it becomes effective.

(1m) MASS TRANSIT SYSTEM, MAINTENANCE. When the public mass transportation system uses a state trunk highway, such facilities shall be maintained by the state at state expense in accordance with this section. Maintenance shall be performed within the highway right-of-way, upon facilities and lands within the highway corridor, and upon such terminal and parking facilities as may be reasonably adjacent to the highway corridor.

(1r) SPONSORSHIP AGREEMENTS. The department may enter into sponsorship agreements under s. 84.01 (36) that require the sponsor to perform maintenance activities, in accordance with the department's standards, for the benefit of the department.

(2) REPAYMENT FOR STATE WORK.

(a) Except as provided in par. (b), when any county or municipality maintains the state trunk highways within or beyond the limits of the county or municipality, including interstate bridges, in compliance with the arrangement with the department, the department shall pay the actual cost of the maintenance, including the allowance for materials and the use of county or municipal machinery and overhead expenses agreed upon in advance. Except as provided in par. (b), the payments shall be made upon presentation by the county highway committee or municipal clerk of a properly itemized and verified account. For payments made under this paragraph, the county highway committee or municipal clerk shall present the itemized accounts for maintenance work no later than one month following the period during which the work is performed.

(b) When any county or municipality maintains the state trunk highways within or beyond the limits of the county or municipality, including interstate bridges, in compliance with the arrangement with the department, the department and the county or municipality may agree to a payment method and terms other than that specified in par. (a), including payment according to a contract price for maintenance services rather than payment of the actual cost of the maintenance.

(3) WEED CONTROL. The highway patrolman shall destroy all noxious weeds as provided in s. 66.0407 on any highway which he or she patrols.

(4) EMERGENCY REPAIRS; BLOCKING STREETS OR ROADS; DETOURS. Except in case of emergency, no city, village or town shall obstruct any street or road over which any state trunk highway is marked unless it first makes arrangements with the department for marking a detour.

(5) COUNTY HIGHWAY DEPARTMENT MAINTENANCE CAPACITY AND FUNDING. The department shall work cooperatively with county highway departments to determine an appropriate level of state work sufficient to fully utilize manpower and equipment needed for winter maintenance.

(7) DEER KILLED BY VEHICLES. The department shall establish a program for the removal and disposal of deer killed by vehicles on state trunk highways.

History: 1971 c. 125; 1975 c. 39; 1975 c. 394 s. 27; 1975 c. 421; 1977 c. 29 ss. 933 to 935, 1654 (8) (a); 1977 c. 418; 1979 c. 161; 1985 a. 29; 1993 a. 246; 1999 a. 150 s. 672; 2001 a. 16; 2003 a. 33, 214; 2011 a. 32; 2013 a. 20; 2017 a. 59 s. 578ym.

NOTE: 2003 Wis. Act 214, which affected this section, contains extensive explanatory notes.

"Village of Greenville"

AGENDA MEMORANDUM

To:	Honorable Village President and Trustees
From:	Keith Curran, Director of Public Works
Date:	February 10, 2025
RE:	**Air North Business Park/Amazon Pond Contract C-24 Construction Services Contract**

ACTION TYPE: Approval/Denial.

BACKGROUND & SUMMARY: The Village of Greenville has budgeted money to complete the Air North Business Park/Amazon Storm Water Pond Improvements. Cedar Corporation completed the design for this work and prepared the project for bidding. Village staff asked Cedar to provide a proposal to provide construction oversight, site surveying, attend construction meetings and documentation for this project. Cedar understands that the extent of this work could be limited based on the hiring of an engineer technician by the Village of Greenville prior to start of construction. Cedar prepared a proposal based on needing to perform all on-site inspections.

Cedar has extensive knowledge of this project specifically and the Village storm water system as a whole. They have the personnel available to ensure that the Village of Greenville gets the project completed as designed. The have provided a full-spectrum level of services contract to complete this work knowing that it will be reduced if current or future staff can complete portions of the work.

STAFF RECOMMENDATION: Staff recommends the Board approve as proposed. If the Board is in agreement, the following motion may be made: ***Motion to authorize approving LOA 5-57 Construction Services Contract to Cedar Corporation on an estimated cost range of $20,000 to $23,500.***

POLICY/PLAN REFERENCE(S):

1. Purchasing Policy – Adopted August 2017

FISCAL IMPACT & PROJECT STATUS:

Is there a fiscal impact? Yes
Is it currently budgeted or planned? Yes
Amount budgeted: $1,350,714
Account #: 630-39500 (63037)

###

Attachments:

1. Cedar Corporation Authorization to Perform Engineering/Consulting Services
2. Cedar Corporation Estimated Cost / Proposal Memorandum

Attachment B

Cedar Project No. 5992-054
Addendum No. 5 – 57
Cedar Release Date: 1/3/25

Village of Greenville
Authorization to Perform Engineering/Consulting Services

Services will be performed in accordance with the Agreement for Professional Services, dated March 13, 2018, and Addendum No. 5 dated November 2, 2020, between the Village of Greenville (OWNER) and Cedar Corporation (ENGINEER).

Engineer is hereby authorized to proceed with the project listed below. The engineering/consulting services are to be completed in a timely manner mutually agreeable with the Village and Engineer.

Project: Air North Business Park - Amazon Storm Water Pond Improvements – Contract C-24– Construction Services.

Description: Provide Construction Services for the Amazon Storm Water Pond Improvements Project. See the attached Memo dated January 3, 2025.

Scope of Work	Method of Compensation	Cost Estimate
☐ Study/Report	☒ Hourly Estimate	$20,000 - $23,500
☐ Design		
☐ Bidding		
☒ Project Administration		
☒ Resident Engineering - RPR	☐ Lump Sum	$
☐ Additional Services	Total Engineering Estimate	$20,000 - $23,500

Special Conditions: The work is to be completed per the contract schedule in 2025 as noted in the Memo dated January 3, 2025.

Cedar Corporation	**Authorized by Village of Greenville**
By: *Justin Keen*	By:
Title: Project Manager	Title:
Date: 1/3/25	Date:

Cedar CORPORATION
Community Infrastructure • Architecture • Environmental Services

MEMO

1695 Bellevue Street
Green Bay, WI 54311
920-491-9081
www.cedarcorp.com

Date	January 3, 2025
To	Keith Curran, P.E., Director of Public Works Steve Brueggeman, P.E., Village Engineer Travis Parish, Village Administrator
From	Justin Keen, P.E.
Subject	Air North Business Park - Amazon Storm Water Pond Improvements – Contract C-24 Construction Services

Per our discussions, the Village of Greenville (Village) has requested Cedar Corporation (Cedar) to provide a proposal for the Construction Engineering Services for the Air North Business Park - Amazon Storm Water Pond Improvements – Contract C-24 project.

Cedar understands the project is anticipated to be constructed in late January 2025 based on conversations with the Contractor. The proposed work includes storm sewer, grading and improvements to the existing Amazon storm water management facility, landscape restoration and bird wire installation around the storm water management facility.

Cedar proposes to complete the following construction services:

Construction Phase:

- Provide General Administration of the Contract.
  - Shop Drawing coordination and review.
  - Interpretation of the contract documents.
  - Answer questions from the Contractor.
  - Bi-Weekly construction meetings with agendas/notes.
  - Periodic site visits/meetings to review the work being completed. We estimate this to be 4 hours per week over the anticipated 6-week construction period.
  - Pay Requests preparation.
  - Change Order negotiation and preparation.
  - Closeout documentation.
- Assistance with the preparation and administration of the Preconstruction Conference at the Village office.
- Assist with any questions during the construction from Village staff.
- Field Measurements for Pay Request Quantities.
- Construction Staking and Cut Sheets

- Record Drawings
- Construction Observation Services for Storm Sewer Construction.
    - The estimated schedule for construction observation services is as follows:
        - Utility- Storm Sewer – 10 working days - Full Time.

    *This schedule could change, and time durations may change based on the weather and Contractor's schedule.

Village Responsibilities:

- Provide a representative authorized to make decisions on behalf of the Village during the Project.
- Construction Observation Services for Erosion Control, Pond Excavation, and Landscape Restoration
    - The estimated schedule for construction observation services is as follows:
        - Erosion Control – 2 working days - Part Time.
        - Pond Excavation/Landscape Restoration – 20 working days - Part Time.

    *This schedule could change, and time durations may change based on the weather and Contractor's schedule.

Construction Schedule:

The Proposed Schedule is as follows:

Construction Phase January 2025 – June 1, 2025

with a 45-calendar day substantial completion and 60-calendar day final completion period.

The Construction Phase is proposed to be completed on an estimated hourly cost range of $20,000 to $23,500.

We have enclosed a Letter of Authorization to complete the work requested for the Project. Please review and upon approval, execute the authorization and scan back to me and we will proceed with the Air North Business Park - Amazon Storm Water Pond Improvements – Contract C-24 Construction Services Phase.

Thank you for the opportunity to provide these services.