TOWN OF GREENVILLE
PLANNING COMMISSION
REGULAR MEETING AGENDA

DATE: Monday, August 28, 2017
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. CALL TO ORDER
2. POSTING OF AGENDA/APPROVAL OF AGENDA AND MEETING MINUTES
    a. Approve Planning Commission Meeting Minutes from July 24, 2017.
3. NEW BUSINESS
    a. Public hearing and possible approval of Special Exception Use Permit application to allow construction of a billboard/monument off-premises sign in the General Commercial and Gateway zoning districts. Martin Nikodem/Lamar Advertising of Green Bay, N2036 Greenville Dr, Parcel 110027201.
    b. Public hearing and possible approval of Special Exception Use permit application to allow construction of storage buildings in an agriculture zoned district. Stor-It, WI, N2246 Greenville Dr., Parcel 110018700.
    c. Review and possible approval of Site Plan application for Corcoran Storage Building, N1000 Craftsmen Dr, Parcel 110239800.
    d. Review and possible approval of a minor change to a Special Exception Use Permit to allow for sales of campers/RV's for Martin Nikodem, N2036 Greenville Dr, Parcel 110027201.
    e. Review and discussion of proposed amendments to Gateway Overlay District Ordinance.
4. TOWN CHAIRMAN/DIRECTOR of COMMUNITY and ECONOMIC DEVELOPMENT UPDATE
5. ADJOURNMENT

Wendy Helgeson, Town Clerk
Dated/Posted: August 22, 2017

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

TOWN OF GREENVILLE
PLANNING COMMISSION
REGULAR MEETING MINUTES

DATE: Monday, July 24, 2017
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. CALL TO ORDER
   Present: Jim Cotter, Andy Peters, Jack Anderson, Ken Zilisch
   Excused: Leanne Meidam-Wincentsen, Jim Ecker, Greg Kippenhan
2. POSTING OF AGENDA/APPROVAL OF AGENDA AND MEETING MINUTES
   a. Approve Planning Commission Meeting Minutes from June 26, 2017.
      Jim Cotter made a motion to approve the agenda, Jack Anderson second. The motion carried 4-0. Ken Zilisch made a motion to approve the meeting minutes from June 26, 2017, Andy Peters second. The motion carried 4-0.
3. NEW BUSINESS
   a. Review and possible approval of Greenville Auto & RV Site Plan, N930 Cty Rd CB, parcel #110088700.
      Dave wanted to note that the two items of concern, the stormwater and landscaping have been sufficiently completed. Landscaping was added to buffer the neighbors to the North. Chris Pagels, Stormwater Superintendent, suggested putting in a swale to catch the water that flows North and reroute it to the wet area on the East lot line. TJ Utschig will put in a swale to redirect the water as per Chris's request. The biomass pond onsite is a dry pond so it meets airport requirements. Jim Cotter wanted to make a note that M&E's paperwork used Korth Auto & RV instead of Greenville Auto & RV, it should be changed. Ken Zilisch made a motion to approve the site plan, Jack Anderson second. Motion carried 4-0.
   b. Review and possible approval of Biax Fiberfilm Site Plan, N1001 Tower View Dr., parcel #110205800.
      Chris Pagels wanted to note that they will be putting the building addition over mostly impervious surface. Because of this they will not be required to have a stormwater management plan as they are not increasing their impervious surface much. They will be improving drainage on site and will be required to have erosion control. Jim Cotter made a motion to approve the site plan, Andy Peters second. Motion carried 4-0.
4. TOWN CHAIRMAN/TOWN ADMINISTRATOR UPDATE
   Next Planning Commission meeting August 28th 5:30pm.
5. ADJOURNMENT
   Ken Zilisch made a motion to adjourn, Jim Cotter second. The motion carried 4-0 and the meeting was adjourned at 5:49pm.

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

TOWN OF GREENVILLE PLANNING COMMISSION MEETING OF August 28, 2017
AGENDA ITEM 3a.

AGENDA ITEM

TO: Joel Gregozeski, Town Administrator
Planning Commission

FROM: Dave Tebo, Director of Community and Economic Development

SUBJECT: Consider/Discuss/Act on the request by petitioner Lamar Advertising and property owner Martin Nikodem for a Special Exception Use Permit to allow an off-premises sign to be constructed on property zoned GC-General Commercial District located at N2036 Greenville Drive, Parcel 110027201.

APPLICATION SUBMITTAL DATE: July 14, 2017

APPROVAL PROCESS: The recommendation of the Planning Commission will be forwarded to the Town Board for consideration at the September 11th meeting.

KEY FACTS RELATED TO THE PROPOSED SPECIAL EXCEPTION USE:

Within the GC-General Commercial zoning district billboards are recognized as a special exception use in Article XVIII of the Zoning Code 320-129 (L).

Billboards are defined as off-premises signs in Article VII of the Zoning Code 320-48-"A sign which advertises goods, products, facilities or services not on the premises where the sign is located, or directs persons to a different location from the sign is located."

Special Exceptions are defined in Article III of the Zoning Code 320-11 as-"Those uses and structures that may not be appropriate generally or without restriction throughout a district but which if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, comfort, convenience or the general welfare. Such uses or structures may be permitted in a zoning district if they meet the requirements of the district in which they are located and Article XXVII of the Zoning Code related to Special Exception Uses and Structures."

The parcel proposed for sign location is in the Gateway Overlay District and Special Exception uses and structures are allowed under Zoning Code Article XXIII 320-172-"Special exception uses and structures in the underlying zoning district (GC) that are clearly compatible with the purpose and intent of the Gateway District."

The purpose and intent of the Gateway District is established in Zoning Code Article XXIII 320-168-"It is the intent of this district to establish a series of gateway corridors with special architectural and landscaping requirements to enhance the visual and aesthetic character along the following corridors: Highway 15…"

The proposed monument off-premises sign appears to meet the specifications and standards for accessory signs required in the Gateway Overlay District Zoning Code Article XIII 320-175.

320-175(4) is especially pertinent in this case-"Area of sign, area of copy, Town Board approved changeable-message sign, or any combination thereof shall not exceed a total of 100 square feet on one side nor 200 square feet on all sides for anyone premises."

SURROUNDING LAND USES:
Parcels directly adjacent to east- mini-storage units, one home north and east of proposed sign.
Parcels directly adjacent to west- business park shops and repair.
Directly across Highway 15-Businesses and one home.
Agricultural to the north.

OPPOSITION TO OR SUPPORT OF REQUEST: Citizen participation meeting held Tuesday, August 15th with no attendance.

STAFF RECOMMENDATION: Based on the facts established above the staff recommends Planning Commission **approval of the petition for special exception use for the off-premises sign described in the application on parcel 110027201 with conditions.**

1. **The changeable sign advertising proposed will need Town Board approval (as per Gateway Overlay ordinance) and this will be part of the next step of the special exception review process. We recommend that the Town Board examine several ways to reduce problems related to the impact of the changing message on the driving public including: increased setbacks, changing orientation, decreasing brightness, and reducing display intervals to insure a safe product;**

2. **As per Article XIII 320-174(4) the proposed sign may have 200 square feet of total sign area for this premises.(100 square feet per side) The current proposal is for 180 sq. ft..total. If this monument sign is approved no other signage beyond the 200 sq. feet total would be allowed on the premises;**

ATTACHMENTS:
- Application
- Location Map
- Sample off-premises sign
- DOT Sign Construction Permit
- Lease agreement with property owner

SPECIAL USE PERMIT APPLICATION

APPLICATION FEES
☒ Planning Comm. / Town Board - $475
($400 application fee and $75 citizen participation fee)
Date Paid: 8/10/17 Receipt #: 17-455
Paid by Whom: Lamar Media Corp

Project Title: Monument Off-Premises Sign
Site Address: N2036/N2034 Greenville Drive Parcel #: 1100272O1

Applicant: Lamar Advertising of Green Bay
Mailing Address: PO Box 5846
City: De Pere State: WI Zip: 54115
Phone: 920-347-1765 Fax: 920-339-4612
Email Address: rstlaurent@lamar.com

Property Owner: Martin Nikodem
Mailing Address: W4085 Winnegamie Dr
City: Neenah State: WI Zip: 54956
Phone: 920-378-1886 Fax:
Email Address:

PROPERTY INFORMATION

Zoning of parcel: General Commercial Zoning of adjacent properties: General Commercial
Total Parcel Acreage: 8.63
Existing Land Use: Greenville Auto & RV - repair, sales.

Existing Structures: Building, on premise sign

Water Service: ☐ Public Water ☐ Well
Sewer Service: ☐ Public Sewer ☐ Septic > N/A

Details of why Special Use Permit is required for this project/parcel: (include any Ordinances that maybe affected/included)
Because there is no sign permit application. It is a requirement of the Gateway Overlay District Ordinance 7.201(3) Special Exceptions Uses and Structures.

Continued →

Proposed Structures: A monument back to back sign face for outdoor advertising that measures total height = 12'. Total width 15'.

What is the Planned Use and Justification for Use:
Outdoor Advertising. To provide advertising to enhance business, especially small businesses that will be by-passed in the Hortonville/Greenville area when Highway 15 is widened and re-directed.

Current Employees:	N/A
Expected Employees:	N/A
Hours of Operation:	N/A
Setbacks:	

Parking Spaces:	N/A
Number of Signs:	
Height of Signs:	
Building Height:	N/A
Phases:	N/A

Critical Areas: *(check all that apply)* N/A

- ☐ Floodplain
- ☐ Easements
- ☐ Pond/Lake
- ☐ Steep Slopes
- ☐ Drainage/Stream
- ☐ Historic
- ☐ Cemetery
- ☐ Other: _____

I/We certify that all of the information presented by me/us in this application and site plan is accurate to the best of my/our knowledge, information, and belief. APPLICATIONS WILL NOT BE ACCEPTED WITHOUT THE SIGNATURE OF THE PROPERTY OWNER.

Renee L. Laurent 7-14-17
Applicant's Signature Date

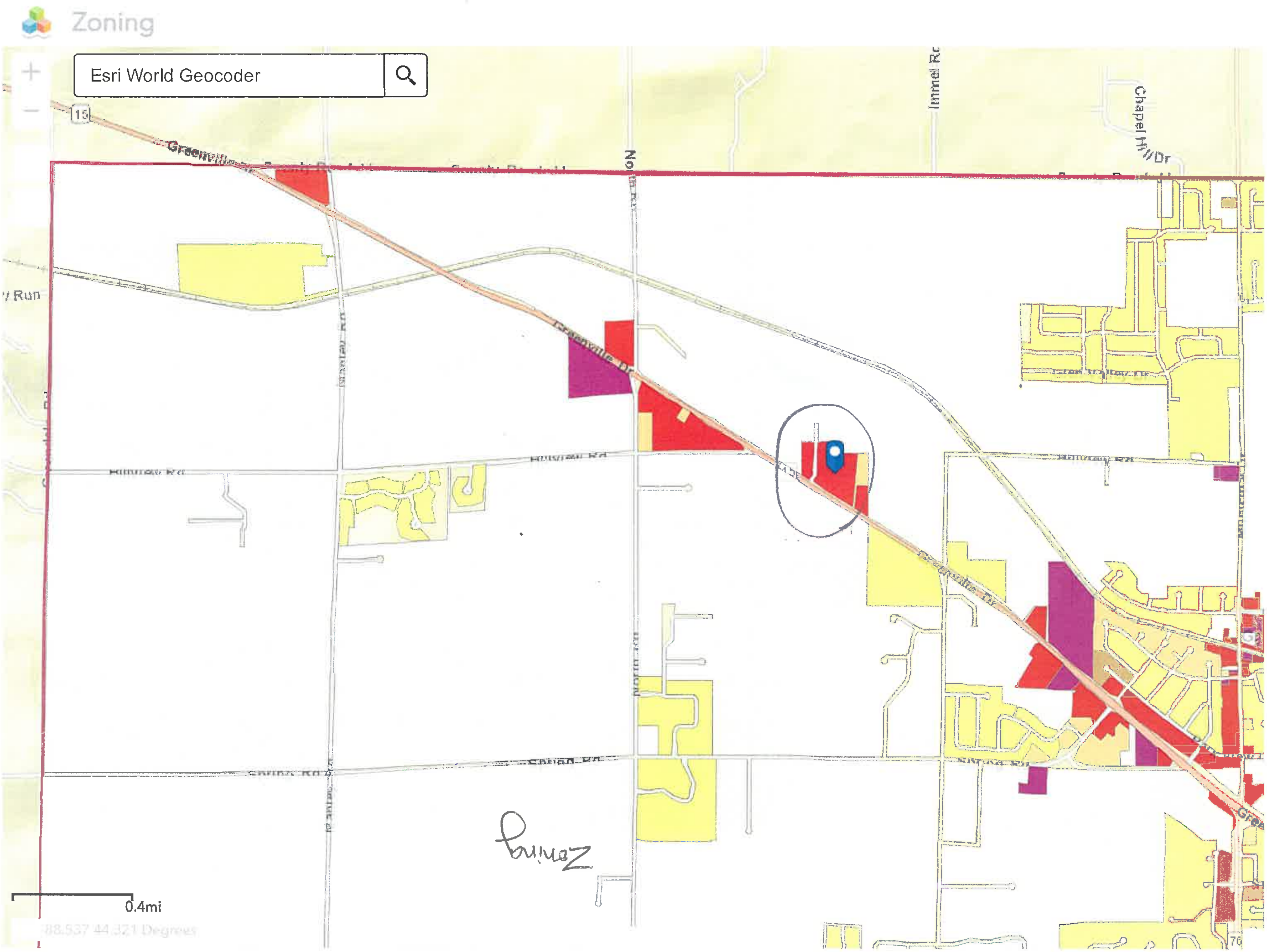
7-14-17
Property Owner's Signature Date

Office Use Only
Planning Commission Date(s): _____ Approval Date: _____
Town Board Date(s): _____ Approval Date: _____
Notes: _____

SITE PLAN
(Showing location of buildings and parking areas, traffic access, open spaces and landscaping)
STATE RD 15
PARK
2813
Greenville
2809
2812
027201
8.63 A
027202
2.99 A
027203
1.37 A
027204
.95 A
Town of Greenville
Sign Location
N2081
N2036
N2037
N2008
N2006
N2004
N2023
N2011
15
GREENVILLE DR
0 100 200 300
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

15'
LOMBARDI WALK TO
TACKLE
CANCER
FOND DU LAC
JOIN OUR
TEAM
SATURDAY
JUNE 24
LAKESIDE PARK
LombardiWalk.org
NO
PASSING
ZONE

15'
LOMBARDI WALK TO
TACKLE
CANCER
FOND DU LAC
JOIN OUR
TEAM
SATURDAY
JUNE 24
LAKESIDE PARK
LombardiWalk.org
RANDY'S



Zoning
Esri World Geocoder
15
Greenville Dr
North Rd
Immel Rd
Chapel Hill Dr
0.4mi
-88.537 44.321 Degrees

State Permit

OUTDOOR SIGN INSTALLATION APPLICATION AND PERMIT

Wisconsin Department of Transportation

DT1680 6/2006 s.84.30 Wis. Stats. **This Permit is Revocable.**

For Locations Adjacent to Interstate and Federal Aid Primary Highways and the National Highway System

Mail Application to Regional Office

Applicant - Sign Owner: Lamar Advertising	Area Code - Telephone Number: 920-347-1765
Address, City, State, ZIP Code: PO Box 5846, De Pere WI 54115	
x Renee St. Laurent (Permit Applicant Signature) 6-8-17 (Date)	E-Mail Address: rstlaurent@lamar.com

An agreement/lease with the landowner that allows installation of the described sign and continued access to the sign site must be obtained prior to approval of this application for all categories except on-premise. Nothing herein requires a property owner to have or to retain a sign on their land.

Landowner Name – Print: Martin Nikodem	Area Code – Telephone Number: 920-378-1886
Address, City, State ZIP Code: W4085 Winnegamie Dr., Neenah WI 54956	

By my signature, I acknowledge that I am aware of the **Permit Conditions and Restrictions** listed herein and I affirm there are no easements or restrictions that would prohibit this sign from being erected.

x [signature] (Landowner Signature) 6-14-17 (Date)

Installer Name: Lamar Advertising of Green Bay	License Number: 173
Address, City, State ZIP Code: PO Box 5846, De Pere WI 54115	

Highway/s: 15	County: Outagamie	☒ Town ☐ City ☐ Village: Greenville	Highway Side: ☒ N ☐ S ☐ E ☐ W
Land Zoning (Supply proof): General Commercial	Date of Zoning: unknown	Sign to Face: ☐ N ☐ S ☐ E ☐ W ☐ N\S ☒ E\W	

Sign Location (Legal Description): tax id: 110027201 NW 1/4 of the NE 1/4 of Section 9 Township 21 North, Range 16 ☒ East ☐ West

Distance from sign to the pavement centerline of the closest road that intersects with the highway along which the sign will be erected.

~~2225'~~ 685' East of ~~Julius Road~~ Bennett Cir C/L RT

(Feet) (East, West, North, South) (Identify road measured from)

Distance from highway right of way to sign: 3' ft.	Sign Illumination: ☒ Steady Light ☐ No Light ☐ Changeable Message	Height Above Ground Level (HAGL): 6 ~~0' (monument)~~ RT ft.

Sign Category and Fee

- ☐ On Premises Free Standing - $175
- ☐ On Premises On Building - $175
- ☐ Real Estate along Interstate - $175
- ☒ Off Property - $175
- ☐ Service Club Meeting Notice – No Fee
- ☐ Religious Meeting Notice – No Fee
- ☐ Agricultural Test Plot - $175
- ☐ Sign on officially designated school bus stop shelter; Affidavit from school officials required - $175
- ☐ Directional as defined by sec. TRANS. 201.05 Wis. Adm. Code If box is checked, provide signature to the right - $175
- ☐ Official (City, Village, Town, County, or State official to be applicant) If box is checked, provide signature to the right - No Fee

Received 6/20/17 RT

Sign Design

Type 1 (Choose one)
- ☐ Single Face
- ☒ Back-to Back
- ☐ "V" Type

Type 2 (Choose one)
- ☐ Side by Side
- ☐ Over Under
- ☐ On Building
- ☒ Does Not Apply

(Agent Signature for Directional Attraction or Official)

Completed by Wisconsin Department of Transportation

- Sign is on WisDOT Project No. N/A
- Cancel existing permit as condition of issuing this permit? ☒ No ☐ Yes
  If the answer is "Yes", provide permit number and issue date

Roy [signature] (Approved for Director of Highway Operations)

R.P. Number: 113+0.81	Inventory Sort Highway: 15	Inventory Direction: E	Direction of Travel: ☐ N ☐ S ☐ E ☒ W	Highway Side: ☒ Left ☐ Right	Sign Area (Plus border & trim): 180 sq. ft.
660 ft. + from R/W: ☐ Yes ☒ No	Scenic Byway: ☐ Yes ☒ No	Check Number: 2101	Trans. 233 Setback: ☐ Yes ☒ No	Issue Date: 7/11/17	Permit Number: 20774

THE LAMAR COMPANIES

Lamar Co # 419

This Instrument Prepared by:
James R. McIlwain
5321 Corporate Boulevard
Baton Rouge, Louisiana 70808

Lease # TBD

James R. McIlwain

SIGN LOCATION LEASE

THIS LEASE AGREEMENT, made this 28th day of October, 2015, by and between: Martin J. Nikodem

(hereinafter referred to as "Lessor") and **THE LAMAR COMPANIES** (hereinafter referred to as "Lessee"), provides

WITNESSETH

"**LESSOR** hereby leases to **LESSEE**, its successors or assigns, as much of the hereinafter described lease premises as may be necessary for the construction, repair and relocation of an outdoor advertising structure ("sign"), including necessary structures, advertising devices, utility service, power poles, communications devices and connections, with the right of access to and egress from the sign by **LESSEE'S** employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, and to maintain telecommunications devices or other activities necessary or useful in **LESSEE'S** use of the sign. Any discrepancies or errors in the location and orientation of the sign are deemed waived by **LESSOR** upon **LESSOR'S** acceptance of the first rental payment due after the construction of the sign.

The premises are a portion of the property located in the County of Outagamie, State of Wisconsin, more particularly described as:

N2036/N2034 Greenville Drive
Parcel ID: 110027201

1. This Lease shall be for a term of fifteen (15) years commencing on the first day of the calendar month following the date of completion of construction of the sign; provided, however, that if this is a renewal Lease, the term and payments shall begin upon completion of the sign structure. Date:_____ ("commencement date").

This Lease shall be extended, at Lessee's sole option, for an additional term, of equal length, on the same terms and conditions. Said extension shall automatically go into effect unless Lessee shall give to Lessor written notice of non-extension at least sixty (60) days prior to the expiration of the original term.

2. **LESSEE** shall pay to **LESSOR** an annual rental of ($2000.00) Dollars, payable annually in advance. Annual Rent will increase. Annual rent will increase ($50.00) Dollars per year until the end of the lease term. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by **LESSOR**, whether or not actually received by **LESSOR**. Should **LESSEE** fail to pay rent or perform any other obligation under this lease within thirty (30) days after such performance is due, **LESSEE** will be in default under the lease. In the event of such default, **LESSOR** must give **LESSEE** written notice by certified mail and allow **LESSEE** thirty (30) days thereafter to cure any default.

3. **LESSOR** agrees not to erect or allow any other off-premise advertising structure(s), other than **LESSEE'S**, on property owned or controlled by **LESSOR** within two thousand (2000) feet of **LESSEE'S** sign. **LESSOR** further agrees not to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of **LESSEE'S** sign. **LESSEE** is hereby authorized to remove any such other advertising structure, obstruction or vegetation at **LESSEE'S** option.

4. **LESSEE** may terminate this lease upon giving thirty (30) days written notice in the event that the sign becomes entirely or partially obstructed in any way or in **LESSEE'S** opinion the location becomes economically or otherwise undesirable. If **LESSEE** is prevented from constructing or maintaining a sign at the premises by reason of any final

or agreements affecting the premises that prohibit the erection, posting, painting, illumination or maintenance of the sign. **LESSOR** acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of **LESSEE**.

7. In the event of any change of ownership of the property herein leased, **LESSOR** agrees to notify **LESSEE** promptly of the name, address, and phone number of the new owner, and **LESSOR** further agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner at or before closing. In the event that **LESSEE** assigns this lease, assignee will be fully obligated under this Lease and **LESSEE** will no longer be bound by the lease. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both **LESSEE** and **LESSOR**.

8. In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the **LESSOR** grants to the **LESSEE** the right to relocate its sign on **LESSOR'S** remaining property adjoining the condemned property or the relocated highway. Any condemnation award for **LESSEE'S** property shall accrue to **LESSEE**.

9. **LESSEE** agrees to indemnify **LESSOR** from all claims of injury and damages to **LESSOR** or third parties caused by the installation, operation, maintenance, or dismantling of **LESSEE'S** sign during the term of this lease. **LESSEE** further agrees to repair any damage to the premises or property at the premises resulting from the installation, operation, maintenance, or dismantling of the sign, less ordinary wear and tear.

10. **LESSOR** agrees to indemnify **LESSEE** from any and all damages, liability, costs and expenses, including attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of **LESSOR** herein.

11. If **LESSOR** desires to sell or otherwise transfer any interest in the property upon which the sign is situated, **LESSOR** grants **LESSEE** an option to purchase a perpetual easement (servitude) encompassing the sign and the access, utility service and visibility rights set forth herein. **LESSEE** must elect to exercise this option within thirty (30) days after written notification of **LESSOR**'s desire to sell. **LESSEE'S** failure to exercise this option within said period shall be a waiver of this option. The price for such easement (servitude) shall be six (6) times the previous Lease year's annual rental paid by **LESSEE** pursuant to the terms hereof. Closing shall be within thirty (30) days of **LESSEE'S** exercise of this option.

12. Prior to **LESSEE** removing its sign, and for five (5) years after such removal, **LESSOR** grants **LESSEE** a first right of refusal to match any bona fide agreement of **LESSOR** with a third party for the purpose of permitting off-premise outdoor advertising on any portion of the leased premises. **LESSEE** has seven (7) days after **LESSOR** provides to **LESSEE** a copy of such agreement executed by such third party to match the terms of such agreement.

13. If required by LESSEE, LESSOR will execute and acknowledge a memorandum of lease suitable for recordation. In addition to the foregoing, LESSOR authorizes and appoints LESSEE as LESSOR's agent, representative, and attorney in fact for the limited purpose of executing on behalf of LESSOR such memorandum of lease and any amended memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth in such memorandum. LESSOR further authorizes LESSEE to perform all acts that are incidental to or necessary for the execution and recordation of such memorandum or memoranda.

14. This Lease is **NOT BINDING UNTIL ACCEPTED** by the General Manager of a Lamar Advertising Company.

THE LAMAR COMPANIES, LESSEE:

BY: _____

Don Snyder
VICE-PRESIDENT/GENERAL MANAGER

DATE: 12 / 17 / 2015

LESSOR:

BY: _____

Martin J. Nikodem
LANDOWNER

DATE: / /

920-378-1886
~~LESSOR'S~~ TELEPHONE NUMBER

_____
LESSOR'S SOCIAL SECURITY NUMBER /
EMPLOYER IDENTIFICATION NUMBER

#110027201

TOWN OF GREENVILLE PLANNING COMMISSION MEETING OF August 28, 2017
AGENDA ITEM 3b

AGENDA ITEM

TO: Joel Gregozeski, Town Administrator
Planning Commission

FROM: Dave Tebo, Director of Community and Economic Development

SUBJECT: Consider/Discuss/Act on the request by petitioner Store-It/Jesse Hall from Keller, Inc for a Special Exception Use Permit to allow storage units to be constructed on property zoned AGD-General Agricultural District located at N2246 Greenville Drive, Parcel 0187

APPLICATION SUBMITTAL DATE: July 14, 2017

APPROVAL PROCESS: The recommendation of the Planning Commission will be forwarded to Town Board for consideration at the September 11th meeting.

KEY FACTS RELATED TO THE PROPOSED SPECIAL EXCEPTION USE:

Within the AGD-General Agricultural zoning district mini-storage is recognized as a special exception use in Article XIII of the Zoning Code 320-93 (O).

Special Exceptions are defined in Article III of the Zoning Code 320-11 as-"Those uses and structures that may not be appropriate generally or without restriction throughout a district but which if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, comfort, convenience or the general welfare. Such uses or structures may be permitted in a zoning district if they meet the requirements of the district in which they are locate and Article XXVII of the Zoning Code related to Special Exception Uses and Structures."

The parcel proposed for storage unit location is in the Gateway Overlay District and Special Exception uses and structures are allowed under Zoning Code Article XXIII 320-172-"Special exception uses and structures in the underlying zoning district (GC) that are clearly compatible with the purpose and intent of the Gateway District."

The purpose and intent of the Gateway District is established in Zoning Code Article XXIII 320-168-"It is the intent of this district to establish a series of gateway corridors with special architectural and landscaping requirements to enhance the visual and aesthetic character along the following corridors: Highway 15…"

Based on the proposed renderings it would appear that these structures could be constructed to be compliant with the architectural standards in the Gateway Overlay District code Article XXIII 320-177, and meet the requirement of enhancing visual and aesthetic character along the 15 corridor.

SURROUNDING LAND USES:
Parcels directly to the east: Along 15 zoned General Commercial but currently residential home;
Adjacent parcels northeast- ag zoning residential homes;
Adjacent parcels west-zoned ag residential home;
Directly across highway: Riesterer and Schnell-industrially zoned.

STAFF RECOMMENDATION: Based on the facts established above the staff recommends Planning Commission **approval of the petition for special exception use to allow mini-storage units on the eastern edge of Parcel 0187** with conditions.

1. A site plan meeting all Town ordinances, including Gateway Overlay District architectural standards, must be approved by the Planning Commission.

OPPOSITION TO OR SUPPORT OF REQUEST: Citizen participation meeting held Tuesday, August 22nd.

ATTACHMENTS:

- Application
- Location Map
- Proposed general site plan
- Renderings of potential architecture

SPECIAL USE PERMIT APPLICATION

APPLICATION FEES
☐ Planning Comm. / Town Board - $475 ($400 application fee and $75 citizen participation fee)
Date Paid:_____ Receipt #:_____
Paid by Whom:_____

Project Title: Stor-It+
Site Address: N2246 Greenville Dr Parcel #: 0187

Applicant: Jesse Hall Keller Inc
Mailing Address: PO Box 620
City: Kaukauna State: WI Zip: 54130-0620
Phone: 920-438-9316 Fax:
Email Address: JHall@kellerbuilds.com

Property Owner: Stor-It+ WI
Mailing Address: 2215 W Nordale Dr
City: Appleton State: WI Zip: 54914
Phone: 920-734-1265 Fax:
Email Address: WIstorit@gmail.com

PROPERTY INFORMATION

Zoning of parcel: ag Zoning of adjacent properties: Commercial
Total Parcel Acreage: 9.96
Existing Land Use: Agriculture

Existing Structures: Single family home and a storage shed

Water Service: ☐ Public Water ☒ Well
Sewer Service: ☐ Public Sewer ☒ Septic

Details of why Special Use Permit is required for this project/parcel: (include any Ordinances that maybe affected/included)
In ag Zoning Mini warehousing is a special use

Continued →

Proposed Structures: 8 Mini Storage building of variouse sized

What is the Planned Use and Justification for Use: Self Storage will be the use. Across the highway a storage building is being removed and the community has a shortage of storage open. Few outbuildings are permited on new houses causing the need for storage

Current Employees:	3
Expected Employees:	3
Hours of Operation:	
Setbacks:	55' front 10' sids 20' back

Parking Spaces:	0
Number of Signs:	
Height of Signs:	
Building Height:	12'
Phases:	

Critical Areas: *(check all that apply)*

- ☐ Floodplain
- ☐ Easements
- ☐ Pond/Lake
- ☐ Steep Slopes
- ☐ Drainage/Stream
- ☐ Historic
- ☐ Cemetery
- ☐ Other: _____

I/We certify that all of the information presented by me/us in this application and site plan is accurate to the best of my/our knowledge, information, and belief. APPLICATIONS WILL NOT BE ACCEPTED WITHOUT THE SIGNATURE OF THE PROPERTY OWNER.

Applicant's Signature 8/7/17 Date

Property Owner's Signature 8/8/17 Date

Office Use Only
Planning Commission Date(s): _____ Approval Date: _____
Town Board Date(s): _____ Approval Date: _____
Notes: _____

Building Inspection Dept
N2246 greenville dr greenvi
Show search results for N2246 ...
N2299
0188-2
013402
7.81 A
GENERAL AGRICULTURE
0188-3
1.03 A
0188
0187
9.96 A
N2295
N2291
N2246
GREENVILLE DRIVE
018801
8.73 A
North Rd.
013401
3.88 A
N2248
GENERAL COMMERCIAL
N2210
013405
7.42 A
GENERAL AGRICULTURE
0192
212 A
N2225
INDUSTRIAL
N2218
0135
94 A
-88.583 44.321 Degrees
County of Outagamie, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Source: Outagamie County

SHEET INDEX

C1.0 SITE PLAN
A1.0 FLOOR PLAN
A2.0 ELEVATIONS
T2.0 SPECIFICATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2007

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	------ S.F.	------ S.F.	------ S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	------ S.F.	------ S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	------ S.F.	------ S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	------ S.F.	------ S.F.	------ S.F.

HIGH PILE STORAGE YES/NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

?-?
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE ?B CONSTRUCTION
SPRINKLED YES/NO
FIREWALL YES/NO

ALLOWABLE AREA

TABULAR FLOOR AREA: XXX,XXX S.F.
FRONTAGE INCREASE: XXX,XXX S.F.
SPRINKLER INCREASE: XXX,XXX S.F.
TOTAL ALLOWABLE AREA: XXX,XXX S.F.
ALLOWABLE FIRE AREA: XX,XXX S.F.

BUILDING/SITE CONTENT

BUILDING SIZE	XXX,XXX S.F.	XX.X%
HARD SURFACE	XXX,XXX S.F.	XX.X%
GREEN SPACE	XXX,XXX S.F.	XX.X%
PARCEL SIZE (APPROX.)	XXX,XXX S.F.	X.XX ACRES
PARKING PROVIDED	XX STALLS (1 STALL/XXX.X S.F.)	

ZONING INFORMATION

ZONING: X
FRONT YARD SETBACK: XX'-X"
SIDE YARD SETBACK: XX'-X"
REAR YARD SETBACK: XX'-X"

CONCEPTUAL SITE PLAN

1" = 60'-0"

0' 30' 60' 120' 240'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

STOR-IT MINI STORAGE

HORTONVILLE, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
STOR-IT MINI STORAGE
HORTONVILLE, WISCONSIN

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REVISIONS
. . .
. . .
. . .
. . .
. . .

PROJECT MANAGER: J. HALL
DESIGNER: T. TISLAU
DRAWN BY: -------
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: -------
CONTRACT NO: -------
DATE: -------
SHEET: C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

Storage Units on Major Thoroughfares - Greenville WI August 2017

Owner/Business Name	Address	Parcel Number	Number of Storage Units
STH 15 - Gateway Overlay District			
Tuckaway Greenville LLC	W6450 School Road	110 0462 03	64
Riesterer Prop LLC	N2225 Greenville Drive	110 0186 00	66
Greenville Storage LLC	N2004 Greenville Drive	110 0272 04	49
			179
CTH CB			
All Around Mayflower Storage	N365 Mayflower Road	110 1225 00	226
Schulz Storage Systems LLC	N127 Mayflower Road	110 1244 00	117
			343
CTH GV			
Climastore LLC	N1213 Mayflower Road	110 0856 02	**186**
STH 96			
DS Storage LLP	W7794 Wisconsin Avenue	110 0772 00	**102**
Other			
M & R Property Holdings LLC	N1523 Mayflower Road	Multiple Numbers	22
Kelle M Manley	N1693 Manley Road	110 0700 06	20
			42
	Total Number of All Units		**852**

28 Aug 2017

To Town of Greenville Planning Commission

From Stephen & Cheryl Bergmann W7692 County Road JJ Hortonville WI 54944

I have Read the Notice of Public Hearing for a Special Use Permit for Stor-it mini Storage in an Agriculture Zone District

I am not in favor of a Special Use Permit and a Stor-it Mini Storage at this Location I think it will Affect Land Values in the Area I own 30 Acres to the North

I am not able to Attend the Meeting In Person, I Am a Dairy Farmer and I Start Milking at 5:00 PM So I will not be Able to be At your 5:30 PM Meeting But If you Have Any Questions Please Call me at 920 759 6617 or 920-268-3399

Tank You for your Time

Stephen & Cheryl Bergmann

Stephen L Bergmann

TOWN OF GREENVILLE STAFF REVIEW
SITE PLAN

Date: August 28th, 2017

Applicant: Corcoran Glass
Project: 4,750 square foot warm storage building
Location: N1000 Craftsman Drive in Greenville Industrial Park

Analysis:

1. **Present Zoning:** Industrial
2. **Airport Zone:** Yes, permit applied for.
3. **Setbacks:** OK
4. **Greenspace:** OK
5. **Landscaping:** Plan provides for added ROW plantings.
6. **Parking**: N/A
7. **Is a Landscape buffer needed?** No
8. **Lighting – Should be shrouded:** Any new lighting needs to be shrouded to keep the lighting on this property and not neighboring properties.
9. **Signage to be reviewed by staff:** N/A
10. **Trash Enclosure:** None anticipated
11. **Any conflicts with Greenprint plan?** No
12. **Has an Erosion Control plan been submitted?** Must be submitted with building permit.
13. **Shoreland Zoning permit required?** No
14. **Is a Stormwater Management Agreement included?** No
15. **Stormwater Review:** Please see Chris's comments attached. All conditions must be met before building permit will be issued.
16. **Are impervious surface totals needed?** Provide new total including 4,750 addition prior to issuance of building permit.
17. **Are Fire Hydrants properly located for this business?** Yes
18. **Knox Box Required?** No as long as key provided with original box.
19. **Public Participation:** Citizen participation letter sent with no responses.
20. **New Employees Added:** No

Recommendation: Approve, with listed conditions being met before issuance of building permit.

Note to the Business owner: *Airport Overlay District Approval may be required if you are in the Overlay District and do not already have approval for your project. Contact Outagamie County for further information.*

Items needed to obtain a building permit: State approved plans; Airport overlay permit (County).

Silt fence needs to be taken down after vegetation has grown.

Approximate fees due with building permit: See attached

- **YOU WILL BE RESPONSIBLE FOR ANY CHARGES OVER AND ABOVE THE ESCROWED AMOUNT FOR ENGINEERING, INSPECTIONS, LEGALS, ETC.**

SITE PLAN REVIEW APPLICATION

APPLICATION FEES
- ☐ Application Fee - $475 ($400 application fee and $75 citizen participation fee)
- ☐ Stormwater Management Fee - $500
- ☐ Staff Review Only - $200

Project Title: Corcoran Storage Building
Site Address: N1000 Craftsmen Drive Greenville 54942 Parcel #:

Legal Description or attach copy: 4,750sft Worm storage building

Applicant: SMA Construction Services
Mailing Address: 201 W. Walnut St.
City: Green Bay State: WI Zip: 54303
Phone: 920-438-3833 Fax: 920 438 3837
Email Address: mike@smaconstruction services.com.

Property Owner: Jay Corcoran
Mailing Address: N1000 Craftsmen DR.
City: Greenville State: WI Zip: 54942
Phone: 920 757-9900 Fax: 920 757-9902
Email Address: jay@corcoranglass.com

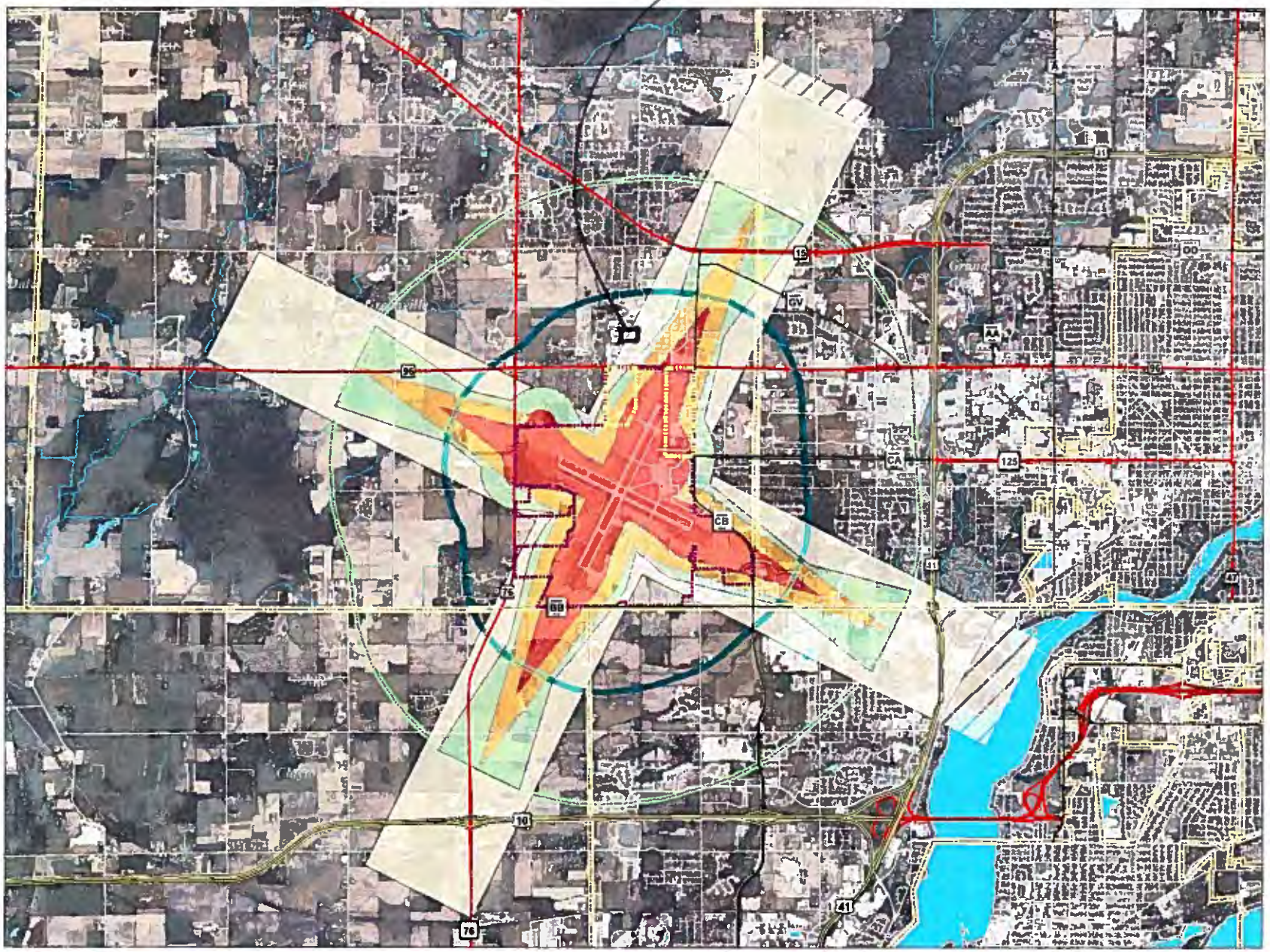
PROPERTY INFORMATION
Describe in detail the type of business being proposed and/or use of property: Property is used for offices and shops for Corcoran glass & paint. This structure proposed would be used for storage.

Impervious Surface of entire parcel: _____ sq. ft. Total Parcel Acreage: _____
Total current employees: _____ Total future employees: _____

I/We certify that all of the information presented by me/us in this application and site plan is accurate to the best of my/our knowledge, information, and belief. APPLICATIONS WILL NOT BE ACCEPTED WITHOUT THE SIGNATURE OF THE PROPERTY OWNER.

Applicant's Signature — Date: 8-9-17
Property Owner's Signature — Date

Office Use Only
Planning Commission Date(s): _____ Approval Date: _____
Town Board Date(s): _____ Approval Date: _____
Notes: _____



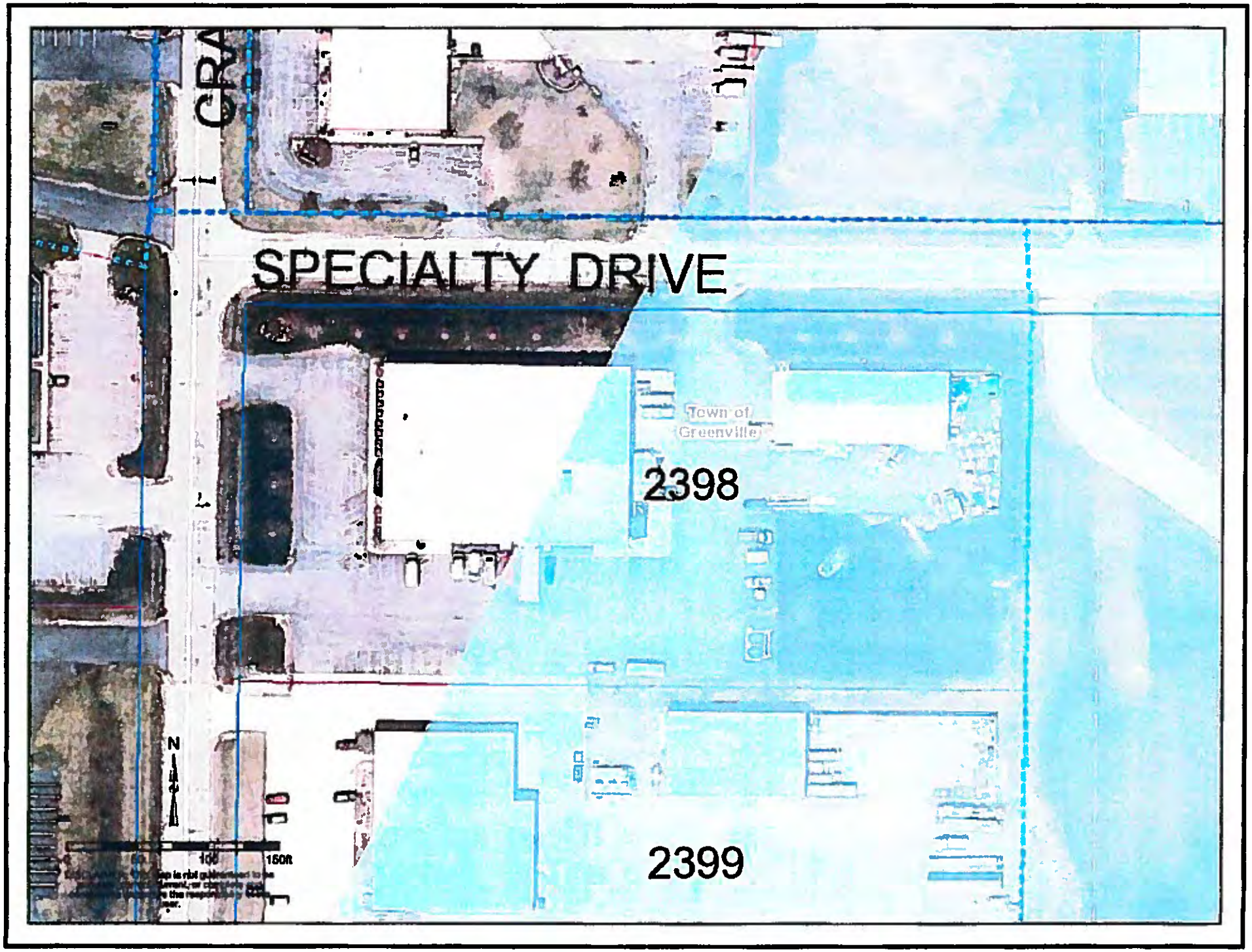
Outagamie County Regional Airport Zoning Map

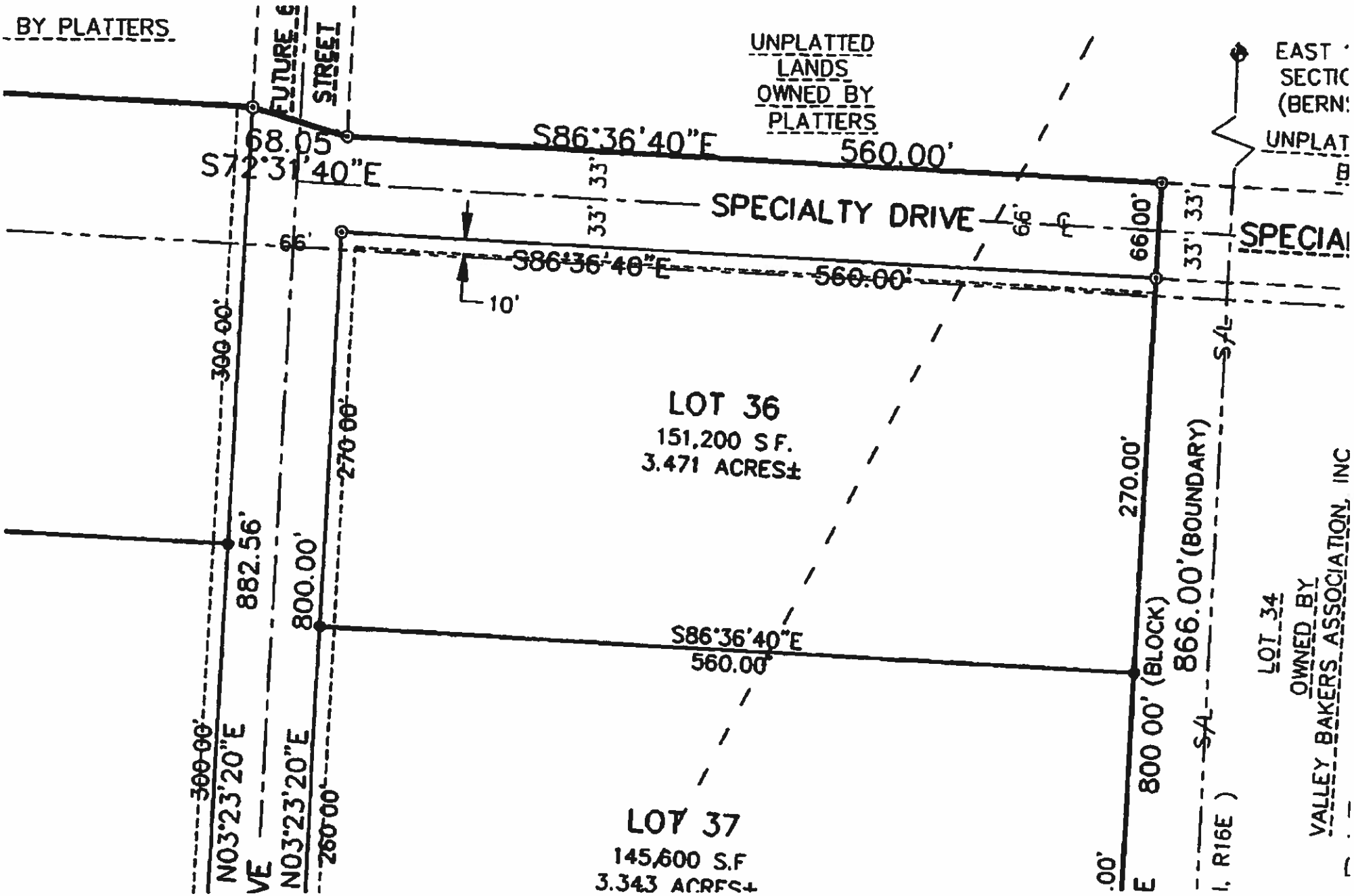
April 2, 2012

Printed by Outagamie County GIS
Data Provided By: Outagamie County, Winnebago County

Outagamie County does not guarantee the information to be correct, current or complete. The maps are only intended for use as a general reference and are not intended for legal purposes or financial decisions. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk. In no event shall Outagamie County become liable to users of these maps for any loss arising from the use of these maps.

Airport Zone 3 In Blue




BY PLATTERS
FUTURE
STREET
UNPLATTED
LANDS
OWNED BY
PLATTERS
EAST
SECTIC
(BERN
UNPLAT
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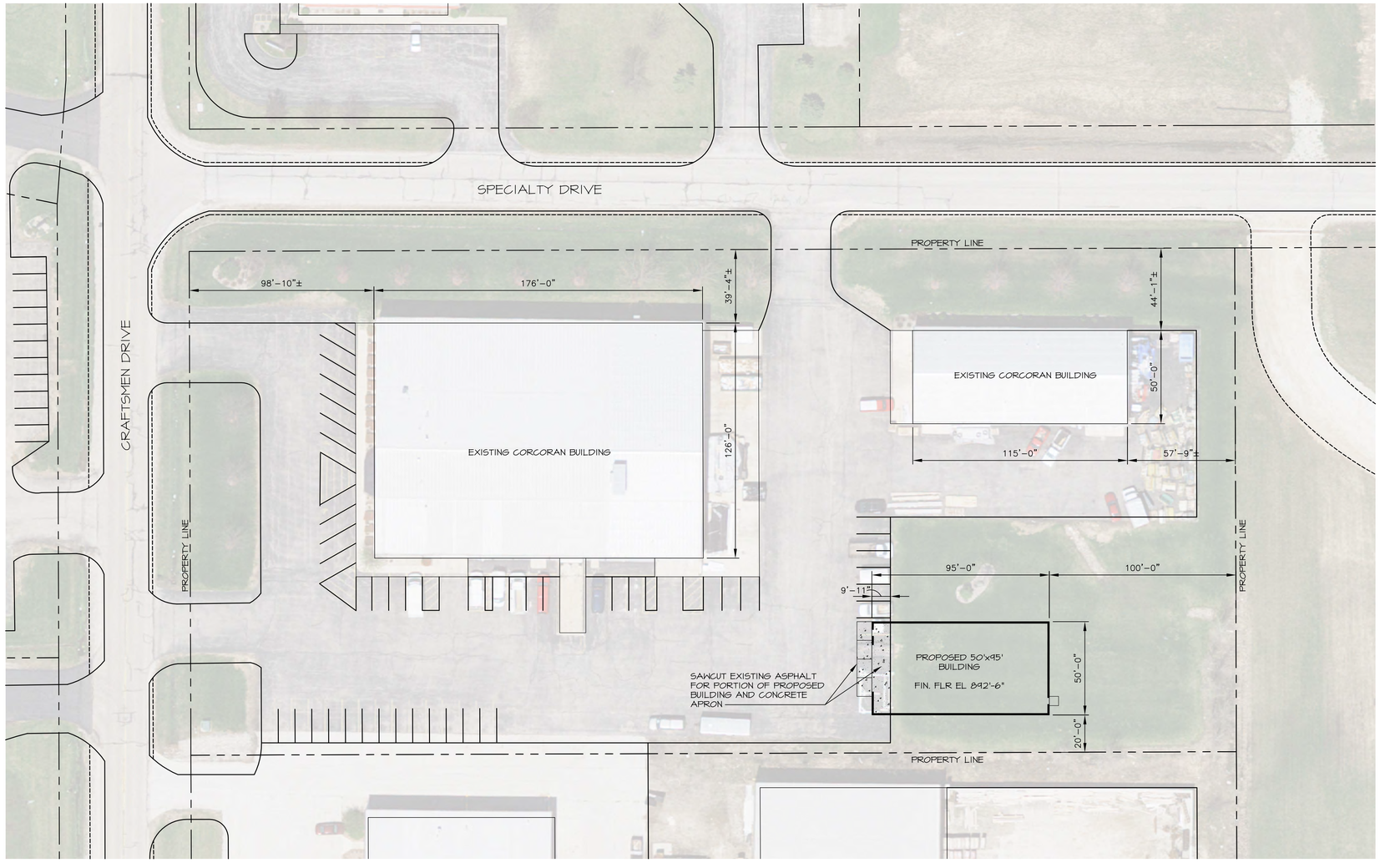
S72°31'40"E
S86°36'40"E
560.00'
33'
33'
SPECIALTY DRIVE
66'
66.00'
33'
33'
SPECIA
6'
S86°36'40"E
560.00'
10'
300.00'
270.00'
LOT 36
151,200 S.F.
3.471 ACRES±
882.56'
800.00'
S86°36'40"E
560.00'
270.00'
800.00' (BLOCK)
866.00' (BOUNDARY)
N03°23'20"E
300.00'
N03°23'20"E
260.00'
LOT 37
145,600 S.F
3.343 ACRES±
LOT 34
OWNED BY
VALLEY BAKERS ASSOCIATION, INC



PLAN NORTH

Site Plan

SCALE: 1/32"=1'-0"

REV.	DATE	DESCRIPTION

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

SMA CONSTRUCTION SERVICES LLC

Storage Building

Corcoran Glass & Paint Inc.

N1000 Craftsmen Dr.

Greenville **Wisconsin**

SHEET DESCRIPTION
Architectural Site Plan
PROJECT MANAGER: AK
PROJ NO: A1525A17
DATE: 08-02-17
FOR REVIEW
DRAWING NO.
A100

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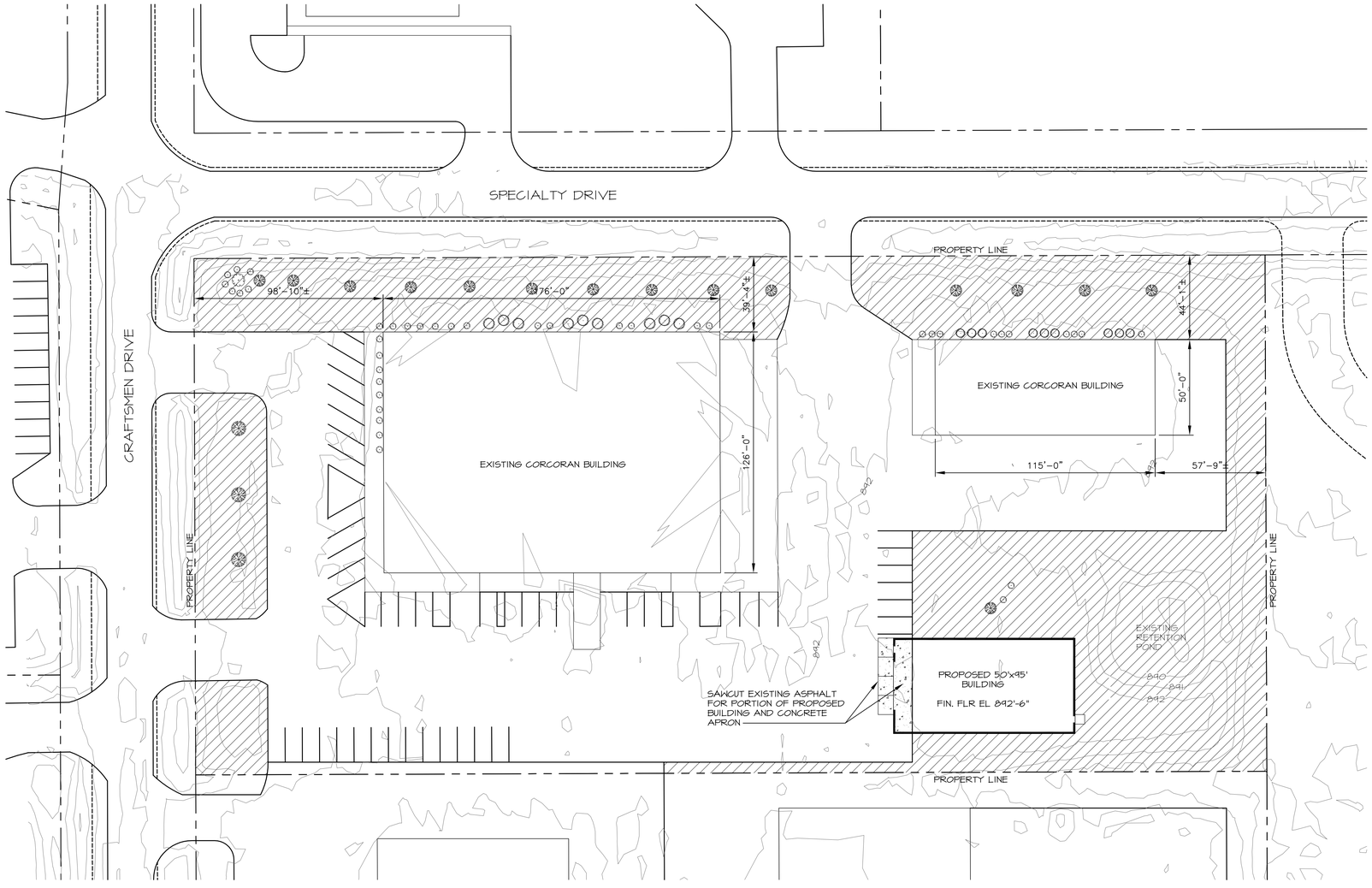
File Name: F:\ARCH\JOBS\A1525A17 – SMA Corcoran Building Addition\CAD\Arch\A100 Arch Site Plan.dwg
Plotted By: BODOHC on 08/16/2017 at 09:13 AM



LEGEND:

- EXISTING TREES & SHRUBS
- GRASSED AREA ON PROPERTY

PLAN NORTH

Site Plan

SCALE: 1/32"=1'-0"

NOTE: EXISTING LANDSCAPING SHOWN IS APPROXIMATE AND BASED ON AERIAL IMAGES

REV.	DATE	DESCRIPTION

OMNNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

SMA CONSTRUCTION SERVICES LLC

Storage Building

Corcoran Glass & Paint Inc.

N1000 Craftsmen Dr.

Greenville **Wisconsin**

SHEET DESCRIPTION

Site Plan with Aerial

PROJECT MANAGER: ABK
PROJ NO: A1525A17
DATE: 08-02-17

FOR REVIEW

DRAWING NO.

A101

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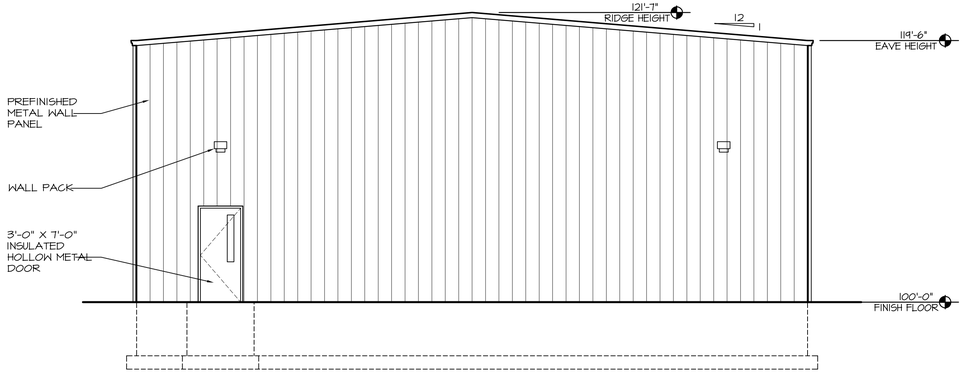
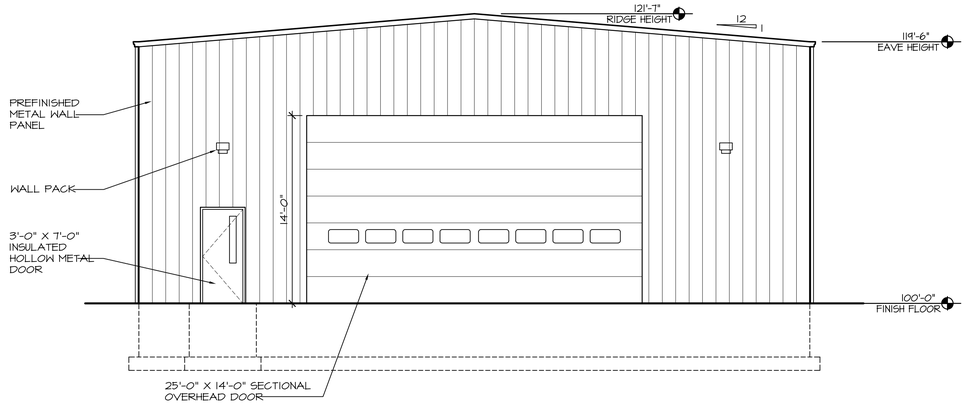
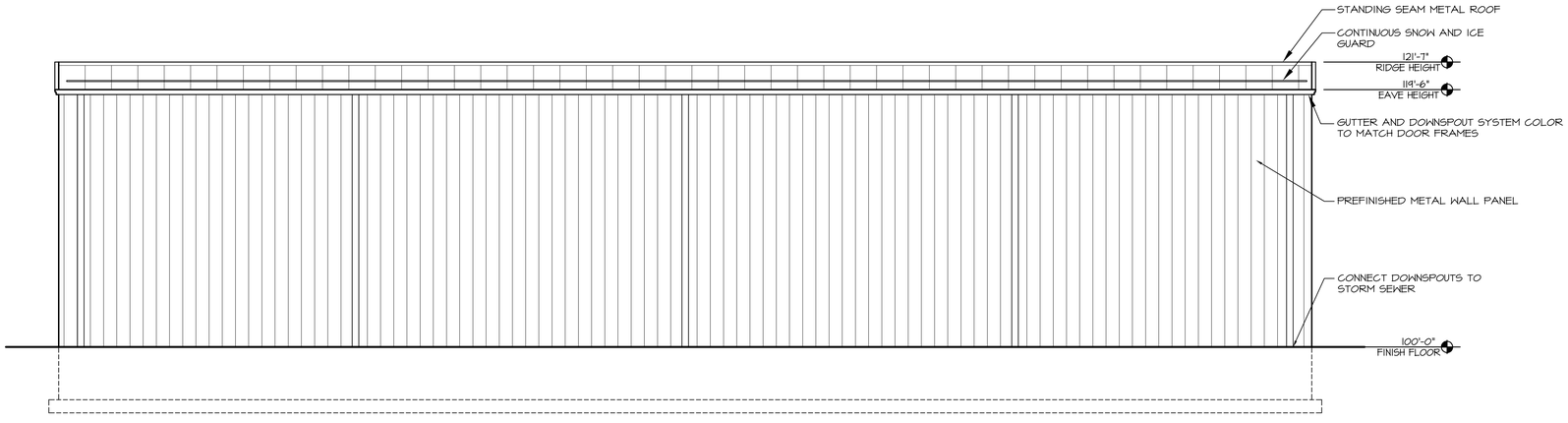


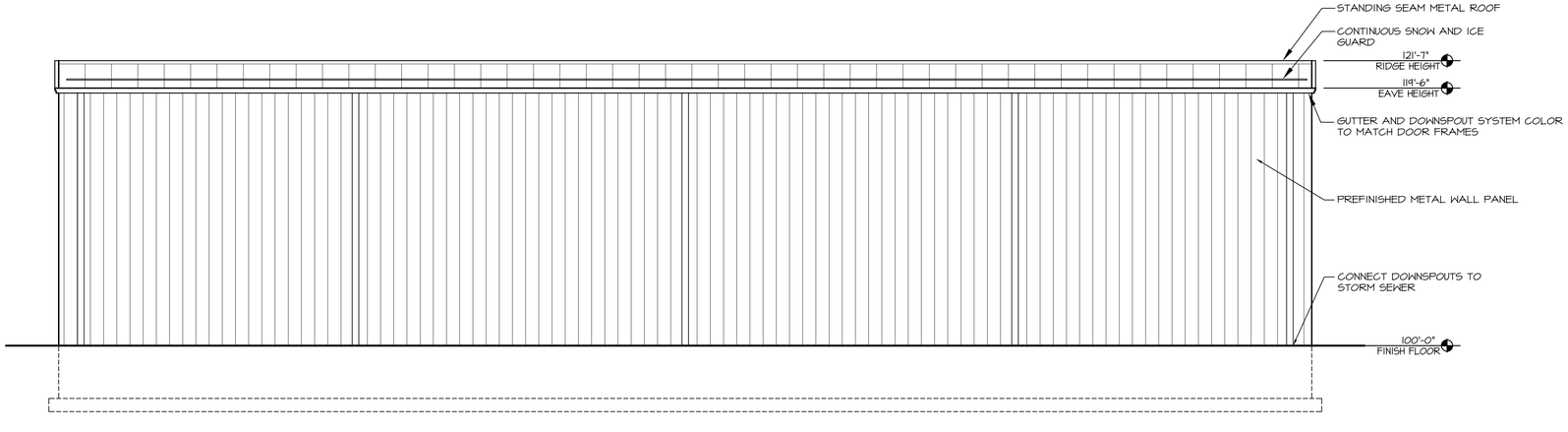
East Elevation
SCALE: 3/16" = 1'-0"



West Elevation
SCALE: 3/16" = 1'-0"



North Elevation
SCALE: 3/16" = 1'-0"



South Elevation
SCALE: 3/16" = 1'-0"

REV.	DATE	DESCRIPTION

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

SMA CONSTRUCTION SERVICES LLC

Storage Building
Corcoran Glass & Paint Inc.
N1000 Craftsmen Dr.
Greenville Wisconsin

SHEET DESCRIPTION

Exterior Elevations

PROJECT MANAGER: ABK
PROJ NO: A1525A17
DATE: 08-02-17

FOR REVIEW

DRAWING NO.

A400

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File Name: F:\ARCH\JOBS\A1525A17 - SMA Corcoran Building Addition\CAD\Arch\A400 Elevations.dwg
Plotted By: BDOOHC on 08/16/2017 at 09:14 AM

From:	Chris Pagels
To:	Dave Tebo
Cc:	Kelly Mischler
Subject:	Revised Stormwater Comments for Corcoran Glass and Paint Inc, Town of Greenville, Outagamie County
Date:	Tuesday, August 22, 2017 9:08:41 AM

Dave,

Project Site Description:

Corcoran Glass and Paint proposes to construct a 50' x 90' building at N1000 Craftsman Drive in the Town of Greenville. The proposed building will be located on the far southeast corner of the property. The new impervious surface created will be under the Town of Greenville's 5,000 sq. ft. threshold. As such, this site will not have to comply with peak/quality controls at this time. If at a later date the applicant decides to expand again, this proposed projects hard surfaces and any new would be added together. Once the 5,000 sq. ft. has been met, all past (this project) and any new would have to deal with stormwater treatment at that time. There is an existing dry detention basin for treating the 25 year event. The basin discharges into an open ditch that flows south to Quality Drive.

Stormwater Comments:

1. Route any surface or pipe discharge from building to the existing detention basin.
2. Submit Town of Greenville Erosion Control Application and fee for Erosion Control Permit. Show all subgrade work in square feet on your erosion control plan.
3. Obtain any necessary County Permits, Tim Roach from County Zoning can be reached at 920-832-6033.
4. Show all subgrade work disturbance. If over an acre in size, you will need to contact Tony Fischer of the DNR at 920-787-3017 for an Notice of Intent (NOI)
5. Show complete plumbing and roof drainage plan for building as well as any underground pipes to convey stormwater.

If you have any questions or concerns, please feel free to contact me at 920-841-2244

Thank you,

Chris Pagels
Stormwater Superintendent
Town of Greenville
920-841-2244

TOWN OF GREENVILLE PLANNING COMMISSION MEETING OF August 28, 2017
AGENDA ITEM 3d

AGENDA ITEM

TO: Joel Gregozeski, Town Administrator
Planning Commission

FROM: Dave Tebo, Director of Community and Economic Development

SUBJECT: Consider/Discuss/Act on the request by petitioner Marty Nikodem for a Minor Change to a previously issued Special Exception Use Permit to allow the sale of 1-4 RV's on property zoned GC-General Commercial District located at N2036 Greenville Drive, Parcel 110027201.

APPLICATION SUBMITTAL DATE: August 18th, 2017

APPROVAL PROCESS: The decision of the Planning Commission is final.

KEY FACTS RELATED TO THE PROPOSED SPECIAL EXCEPTION USE:

Within the GC-General Commercial zoning district automobile sales, service and repair is recognized as a special exception use in Article XVIII of the Zoning Code 320-129 (B).

In 2012, (see attached minutes) the Planning Commission and Town Board approved a Special Exception Use Permit for this parcel for auto sales and repair with conditions.

Special Exceptions are defined in Article III of the Zoning Code 320-11 as-"Those uses and structures that may not be appropriate generally or without restriction throughout a district but which if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, comfort, convenience or the general welfare. Such uses or structures may be permitted in a zoning district if they meet the requirements of the district in which they are locate and Article XXVII of the Zoning Code related to Special Exception Uses and Structures."

This parcel (110027201) that currently has a special exception use for auto sales and repair and proposed for this minor change is in the Gateway Overlay District and Special Exception uses and structures are allowed under Zoning Code Article XXIII 320-172-"Special exception uses and structures in the underlying zoning district (GC) that are clearly compatible with the purpose and intent of the Gateway District."

The purpose and intent of the Gateway District is established in Zoning Code Article XXIII 320-168-"It is the intent of this district to establish a series of gateway corridors with special architectural and landscaping requirements to enhance the visual and aesthetic character along the following corridors: Highway 15…"

In the 2012 approval process for a special exception use the Planning Commission and Town Board set conditions that would help enhance the visual and aesthetics of the use along the 15 corridor, including landscaping but trees were not planted. Other conditions were satisfied.

SURROUNDING LAND USES:
Parcels directly adjacent to east- mini-storage units, one home north and east of use.
Parcels directly adjacent to west- business park shops and repair.
Directly across Highway 15-Businesses and one home.
Agricultural to the north.

STAFF RECOMMENDATION: Based on the facts established above the staff recommends Planning Commission **approval of the petition for minor change to a special exception use to allow 1-4 RV's to be parked behind cars for sale** with conditions.

1. The landscaping requirement for the previous special use approval is met. 8 shade trees of no smaller than 3" caliper must be planted along the parcel front lot line along Highway 15 this Fall to satisfy both the initial permit requirements and a condition of this minor use.
2. Staff will insure that the property in question is in total compliance with all relevant Town ordinances and current conditions of special exception use before signing off on the proposed minor change.

ATTACHMENTS:

- Written request for minor change
- Location Map
- Minutes from previous special exception use approval.

Town of Greenville
P.O. BOX 60
GREENVILLE, WI 54942
PHONE 757-5151
FAX 757-0543

Notice of a Public Hearing
Town of Greenville
Outagamie County

Notice is hereby given that the Town of Greenville Planning Commission will hold a public hearing at the Town of Greenville Town Hall/Community Center located at W6860 Parkview Drive in the Town of Greenville beginning at 5:30 p.m. on the 27th day of August 2012 to consider the special use petition of Ryan Schinke for car sales, auto detailing, mobile electronics, and custom car audio in a commercial district.

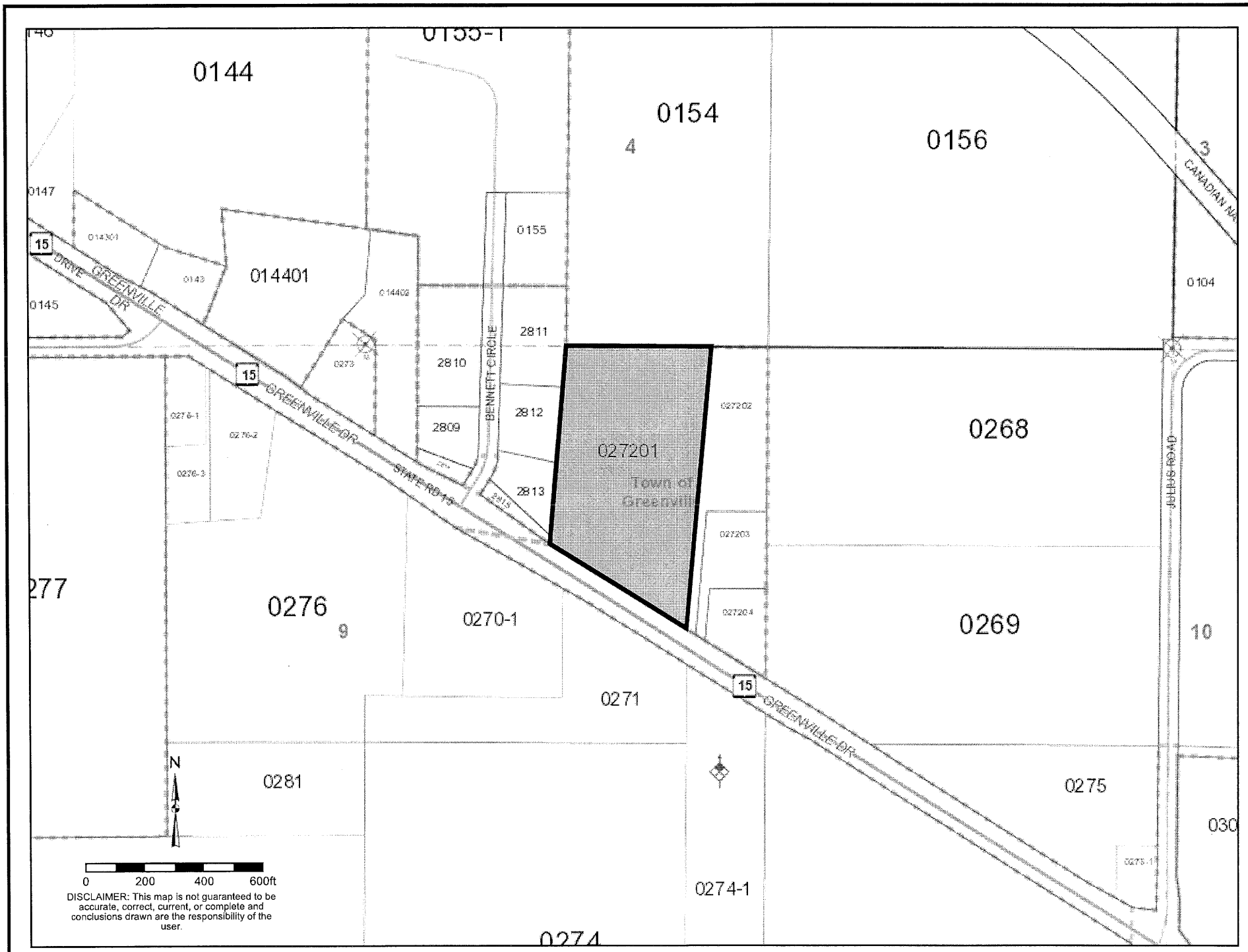
Location: N2034 Greenville Drive

Any person may address the Planning Commission by letter or appear in person or by agent and be heard.

After Planning Commission approval/denial, this special use application needs to go before the Town Board for approval/denial. Call the Town Hall for dates.

Dated this 9th day of August 2012.

Town of Greenville
Deborah Wagner,
Town Clerk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GREENVILLE DR
DRIVE
BENNETT CIRCLE
STATE RD 15
JULIUS ROAD
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600ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

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SPECIAL USE APPLICATION
TOWN OF GREENVILLE

SITE ADDRESS: N2036 Greenville Dr. TAX KEY NO. _____

LEGAL DESCRIPTION: _____

PROPERTY OWNER & PETITIONER: _____
ADDRESS/ZIP: N2034 Greenville Dr. 54942
PHONE: 920-997-8031 FAX: _____
EMAIL ADDRESS Ryan_schinke@yahoo.com.
ZONING: _____ EXISTING LAND USE: _____

PARCEL DIMENSIONS: _____
(Attach site plan showing location, dimensions, adjacent zoning, land use & roads)

WHAT IS THE PLANNED USE AND JUSTIFICATION FOR SPECIAL USE:
Car Sales, Auto Detailing, Mobile Electronics. Custom car Audio,

WILL THE PROPOSED SPECIAL USE BE COMPATIBLE OR HAVE ANY IMPACT ON ADJACENT PROPERTIES? NO

NUMBER OF EMPLOYEES 1
WILL ANY EMPLOYEES BE ADDED IN THE FUTURE Yes ? IF YES, HOW MANY 1-2 ?

DO YOU PLAN TO STORE ANY MATERIALS OR EQUIPMENT OUTSIDE Yes ?
IF YES, WHAT Customer Cars if they dont Fit In garage At night.

HOURS OF OPERATION 9-5
State approved plans may be required for the building. If in an Airport Zone, County approval may be required.

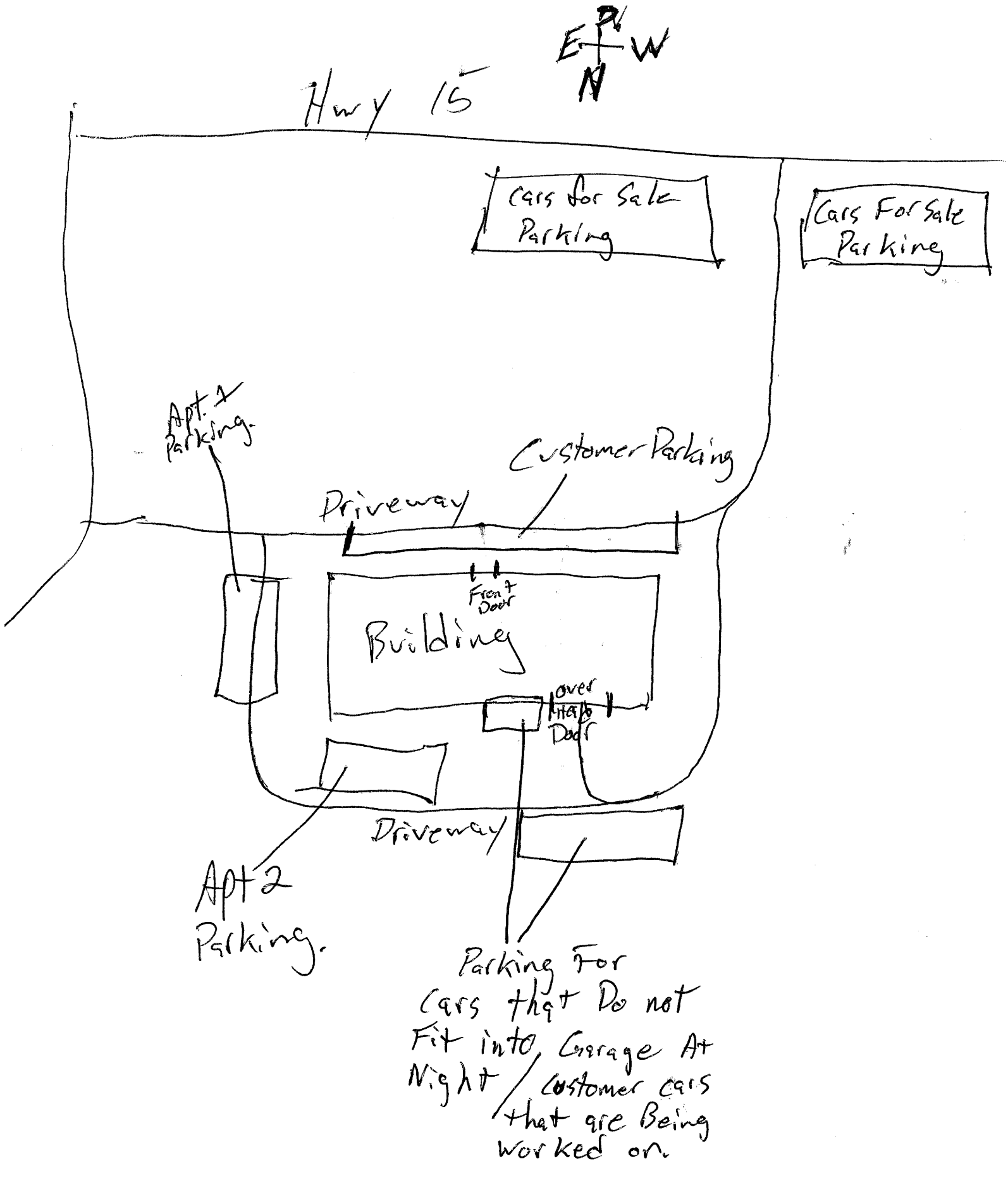
The undersigned owner of the property described above hereby petitions for a special use permit in the Town of Greenville.

Ryan Schinke
Name (Print Clearly)

Ryan Schinke
Signature

920-997-8031
Phone

N2034 Greenville Dr.
Address (Print Clearly)



N. 2036 Greenville Dr.

Ryan Schinke will be applying for a special use permit to sell cars, do auto detailing, mobile electronics and custom car audio at N2036 Greenville Drive.

There will be a meeting on Monday, August 27, 2012 at 5:30 p.m. to review this special use request.

If you have any questions and cannot attend the meeting, please call Ryan at 920-997-8031.

BARTELS, JOANN
N2062 GREENVILLE DR
GREENVILLE WI 54942-

ORT, GARY L
E8299 COLLIER RD
NEW LONDON WI 54961-

GLLB PROPERTIES LLC
W9863 STATE RD 96
FREMONT WI 54940-

JOHNSON, DANIEL J & KIM M
PO BOX 134
GREENVILLE WI 54942-

STEINER, ROBERT R & DIANE M
N2011 GREENVILLE DR
GREENVILLE WI 54942-

HTM PROPERTIES LLC
HTM PROPERTIES LLCN2081 BENNETT CI
GREENVILLE WI 54942-

ORT, GARY L
E8299 COLLIER RD
NEW LONDON WI 54961-

IMMEL GROUP LLC
PO BOX 135
GREENVILLE WI 54942-

TOWNE, JASON
16861 UNITY DR
TOWNSEND WI 54175-

GREENVILLE STORAGE LLC
N2004 GREENVILLE DR
GREENVILLE WI 54942-

CHRISTUS LUTHERAN CHURCH OF AP
N1915 JULIUS DR
GREENVILLE WI 54942-

RATCHMAN, DEAN J
W6462 RICKEY LA
GREENVILLE WI 54942-

BENNETT, BRANDON A
N2116 BENNETT CI
GREENVILLE WI 54942-

EVERS, BRIAN L
N2037 GREENVILLE DR
GREENVILLE WI 54942-

WOEHRER, SEAN M & MICHELLE
N2008 GREENVILLE DR
GREENVILLE WI 54942-

GLLB PROPERTIES LLC
W9863 STATE RD 96
FREMONT WI 54940-

VATLAND, DANNY J & BRENDA L
7290 KURVERS POINT RD
CHAWHASSEN MN 55317-

BENNETT REVOCABLE TRUST
N2119 BENNETT CI
GREENVILLE WI 54942-

August 27, 2012

Planning Commission

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

Present: Randy Leiker, Tom Becher, Jim Ecker, Greg Kippenhan, Ken Zilisch, Jim Cotter.

Has the agenda been properly posted? Yes

Approve the July 23rd meeting minutes.
Ken Zilisch made a motion to approve the meeting minutes. Tom Becher seconded the motion and it was carried.

Public hearing - Special Use Permit for auto sales at N2036 Greenville Drive.
Dave Tebo gave the background on the property. It is in a commercial district. If someone wants to sell or repair autos, they need a Special Use Permit. We have similar situations in Town.

Ryan Schinke is the applicant. Ryan understands the conditions of a Special Use Permit. He holds some in other municipalities. He will be also be repairing autos. Marty Nichodem is the new owner of the property. The previous owner had a stormwater plan and it is basically done correctly but needs a few minor changes. Marty is inheriting the conditions and will need to make it right.

Public hearing – The public hearing was called to order at 5:42 p.m.

Brian Evers lives across the street and he is concerned about time of operation for noise. Brian stated the bigger issue is lights shining on his property. He would like to see the lighting shrouded or directional or on a timer. Bruce Bennett stated he has no problem with it.

Ken Zilisch made a motion to close the public hearing. Tom Becher seconded the motion and it was carried and closed at 5:44 p.m.

Greg Kippenhan stated that this building falls under our Gateway Ordinance so we want things to look nice in this highly visible area. The other car dealer down the road has so many cars that it is distracting. Is it possible to move them back rather than closer to the road? Ryan stated the frontage would be nice but he could move them back a bit. Randy Leiker suggested possibly putting fewer cars in that front row. Greg would prefer them 50' from the building. Ryan stated that will take up much of the customer parking. Ryan has regular customers. Marty Nichodem stated that realistically the highway is the purpose selling cars there. People will not look that far back.

How many cars will there be? Ryan said in the west lot there will be 5 to 10. In the east lot there will be 10 – 20. He does not want over 60 cars at a time. Tom Becher agrees with setting them back a bit but not as far as what Greg is proposing, more like what Korth has now.

Jim Ecker would like to look at the Special Use Permits already issued so we can draw up guidelines and make it consistent. We should check the hours at the Korth lot and number of cars for next meeting (Town Board). The Town Board could make a final approval at the monthly meeting when we see what the others have. Jim Cotter is concerned about outside storage. Ryan stated he would keep as many cars as possible behind the building so they are out of site. The cars would be sitting on gravel. Only fully repaired cars will be for sale.

The number of employees is one and there are up to two part timers. If all goes well, he would take on a few more employees. There would be three at most in the future. He would like to light the sign on the road. Ryan does not plan on adding additional lighting on the building. Randy Leiker stated that if he adds lights, he would have to come back to the Commission. The hours of operation would be 9-6 during the week. On Saturday tries not to work but sometimes he does. It would be 9-1 at the most on Saturday. The site is just over 9 acres most of it in depth. There are apartments upstairs. Ryan lives upstairs. His employee lives in the other apartment.

Jim Ecker recommends that we recommend to the Board that they find consistencies with Korth or other like Special Uses and come to agreement and on the stormwater corrections. If there are no distance setbacks, that the Board finds a reasonable setback similar to the others. Hours should also be consistent. Greg Kippenhan seconded the motion and it was carried.

September 10, 2012

Town Board Meeting Agenda

Call Town Board meeting to order.
The meeting was called to order at 6:02

Present: Randy Leiker, Andy Peters, Tom Becher, Mike Woods and Dean Culbertson.

Has the agenda been properly posted? Yes

Approval of agenda.
Andy Peters made a motion to approve with amending the agenda to include the Sheriff's Department report. Dean Culbertson seconded the motion and it was carried.

Sheriff Department Liaison Officer
There were 381 calls for service in the past month. A new neighborhood watch group has been started with around 200 homes invited to participate.

Reports
Fire Department/First Responders reports – accept minutes
Tom Becher made a motion to accept the Fire Department meeting minutes. Dean Schiller seconded the motion and it was carried.

1st Responders – Andy Peters made a motion to accept. Tom Becher seconded the motion and it was carried.

Park Commission - accept minutes
Andy Peters made a motion to accept the report. Tom Becher seconded the motion and it was carried.

Park Department (Tony) report – accept
Tom Becher made a motion to accept. Andy Peters seconded the motion and it was carried.

Constable Report – accept
Mike Woods made a motion to accept the report. Dean Culbertson seconded the motion and it was carried.

Planning Commission recommendation:
Special Use Permit for Ryan Schinke for auto sales at N2036 Greenville Drive – approve with conditions established by Board.
The Planning Commission recommended approval with the Board establishing conditions based on the other lots in Greenville. Dave Tebo went through some of the possible conditions: Distance from r-o-w could be 20' where paving starts for the parking lot. Should we require it to be paved or unpaved – or a time frame to pave? Numbers of cars – Korth has a 35 car limit. There were around 60 cars there at last check. Cars being stored - how should they be stored? Should they be behind the building or fenced? What will be the hours of operation? Will there be lighting except for a sign and streamers? Landscaping is somewhat problematic but could be required. Signage – should it be limited? For a stormwater issue they need to work with Chris Pagels on a minor issue.

Andy Peters made a motion as follows: Distance for cars – 20' from the r-o-w; no more than 45 cars for sale; storage of repair vehicles or not for sale vehicles to be behind the building or fenced so they cannot be seen from road. The goal is to have no cars outside unless in the back. No streamers but can be allowed on cars. Lighting – there will be no extra lights at this time. There are two lights on the bldg right now. The lot will be gravel for now. The hours of operation will be 9-6 during the week and Saturday 9-2. Landscaping – Ryan will get started on some in spring with a few more trees and possibly some bushes. He will keep the grass mowed. The stormwater issue needs to be addressed and a review of the special use in one year. Tom Becher seconded the motion and it was carried.

Public Participation and/or questions.
Rick Romenesko, the Greenville Fire Chief questioned what is going on with purchase of land across the street. The Board is still discussing this issue.

Prior to when the memorial was dedicated a gal came through the station and said she worked at the Tech and she made the comment that the cleaning looked terrible. Rick feels we should be looking at a different service. The Tech people then cleaned the floor for free and the yellowing is gone. The cleaning person we current have recommends more but part of it is cost. We may possibly have to look at a different service. This will be looked at during budget time.

Recess the Town meeting.
Tom Becher made a motion to recess the meeting. Mike Woods seconded the motion and it was carried and adjourned at 6:37 p.m.

Reconvene Town Board meeting.
The meeting was reconvened at 7:00 p.m.

Review and approve meeting minutes: August 13th – monthly; August 20th - Joint Town Board
Aug 13th – Andy Peters made a motion to approve. Tom Becher seconded the motion and it was carried.
Aug 20 – Dean Culbertson made a motion to approve. Andy Peters seconded the motion and it was carried.

Review and approve the September Town vouchers.
Andy Peters made a motion to approve. Tom Becher seconded the motion and it was carried.

Public Works Supervisor report
Update on Beacon Hills trail completion.
The trail will be moved as discussed. The proposal is that the Town does the majority of the work and work with NE Asphalt when they pave the road. Dean Schiller would get the millings from the road for free. He would then pave it. Dean would coordinate with the developer and NE. A few trees need to be moved along with a few mailboxes. It may cost the town some black dirt and some seed. Dean would like to do this soon. The developer put the trail where we told him to put it. We can ask the developer to pay for the fertilizer and seed but there is no guarantee he will.

Tom Becher made a motion to accept the report. Andy Peters seconded the motion and it was carried.

Resolution Authorizing Installation of Final Pavement for Craftsmen Court and Levying Special Assessments Against Lots 1,7,9,10,11,and 12, Hawks Landing Plat.
MCC had the low proposal for this paving project. Tom Becher made a motion to approve the resolution. Andy Peters seconded the motion and it was carried.

Special Assessment Agreement between the Town of Greenville and Nemecek & Associates for Hawks Landing.
Mike Woods made a motion to approve the agreement. Tom Becher seconded the motion and it was carried.

Any agenda items for future consideration.
Andy Peters would like a picnic license put on the Sept 12th meeting for the Greenville Lions at fall fair.
Mike Woods would like us to look at the weed ordinance and add more weeds to it.

Town Administrator Report.
Upcoming meetings and updates.
Sept 12th at 4:45 – Town Board & closed session
Sept 17th at 5:00 – Fire Department quarterly meeting
September 13th – Urban Forestry at 6:30
Land Stewardship Committee – September 17th at 6:30 p.m.
Sustain Greenville – September 19th at 6:30
Planning Commission – Sept 24th at 5:30
Park Commission – Sept. 25 at 7:00
Greenville Sports Complex – September 25th at 6:00
Budget meeting will be starting.

Adjourn Town Board meeting.
Tom Becher made a motion to adjourn the meeting. Mike Woods seconded the motion and it was carried and adjourned at 7:20 p.m.

Deborah Wagner,
Town Clerk

ENTITY/OWNER STATEMENT

Wisconsin Department of Transportation
MV2844 4/2016

NOTE: Complete one form for EACH owner, partner, corporate officer, shareholder of a corporation, association member, Limited Liability Company - LLC member or LLC manager.

Legal Business Name
Wheelin 15 Auto Sales

Business / Your Position - Check all that apply.
☒ Sole Proprietor ☐ Partnership ☐ Corporation ☐ Limited Liability Company ☐ Association
☐ Officer ☐ Manager
☐ Shareholder ☐ Member

What percentage of the business, stock in the corporation, or interest in the LLC do you own?
100%

Your Full Legal Name
Marty J Willeson

Residence Address: Street or RFD, City, State, ZIP Code
4085 W Winnegamie Dr Neenah WI 54956

Area Code - Telephone Number, Residence
920 378 1886

Birth Date
[redacted]

Driver License Number
[redacted]

Social Security Number - For identification purposes
[redacted]

Provide complete answers to the following questions.

List any other business in which you are engaged.
N/A

List any ownership interests in other dealerships.
N/A

Have you ever been licensed as a dealer in Wisconsin?
☐ No ☒ Yes - Year Last Licensed:

Have you ever been, or are you currently licensed as a dealer in another state?
☒ No ☐ Yes - Give State and Year Last Licensed:

Has your dealer license ever been denied, suspended or revoked?
☒ No ☐ Yes - Give State and Year:

Have you ever been convicted of a crime?
☒ No ☐ Yes - List date, state, charge and court; continue on back if needed.

Are any criminal charges pending against you?
☒ No ☐ Yes - List date, state, charge and court; continue on back if needed.

List any former names by which you were known.

False statements on this application are punishable by law and may result in denial, suspension or revocation of your dealer license. The undersigned states that she or he is either the owner, partner, officer, or association member of the said corporation, association, or Limited Liability Company--LLC member or LLC manager listed under "Legal Business Name."

(Applicant Signature) (Date)

RECREATIONAL VEHICLE DEALER TWO YEAR LICENSE APPLICATION

MV2187 3/2005 Ch. 218 Wis. Stats.

Submit in duplicate. ☑ Amending Current License Information

FOR OFFICE USE ONLY	
Issued	Expires

Wisconsin Department of Transportation
Dealer Section
PO Box 7909
Madison, WI 53707-7909

Legal Name: Wheelin 15 Auto Sales	Area Code - Telephone Number: 9203781886	Dealer License Number: 4338
Trade Name(s) or DBAs		Federal Employer Identification Number: 46-2427806
Street Address or RED: N2036 Greenville Dr	Post Office Box Number:	City: Greenville State: WI ZIP Code: 54942
County where business located: Out.		

Business Entity: ☑ Sole Proprietorship ☐ Partnership ☐ Association ☐ Corporation ☐ LLC

If Corporation or LLC, Date Licensed in Wisconsin:

State of Incorporation or Organization: WI

☐ City ☐ Village ☑ Town Name: Greenville

List makes of travel trailers to be sold: Campers

Address of NONADJACENT Sales Location in SAME MUNICIPALITY

Branch: N/A Sublot:

Name and Title of Owner, Partners, Association Members, Corporation Officers and Shareholders, LLC Managers and Members
Complete an Entity/Owner Statement (Form MV2844) for each individual listed.

Completely describe other business, if any, engaged in by your firm: Car sales

Same location? ☐ No ☑ Yes

License Numbers of Additional Dealerships

Was there a licensed dealer at this same location previously this year? ☐ No ☑ Yes, Name dealer Wheelin 15 Auto

Have you, as an individual and your above-named firm, been licensed as a dealer before? ☐ No ☑ Yes, Same location? ☑ No ☐ Yes

Has your recreational vehicle dealer license ever been denied, suspended or revoked? ☑ No ☐ Yes, When and what state? _____

Do you own and operate your own service department? ☑ Yes ☐ No, Attach completed service agreement

Complete ONE of the following (whichever applicable):

Is business real estate owned by:	YES	NO
Owner of sole proprietorship	☑	☐
One partner of partnership	☐	☐
Corporate dealership	☐	☐
LLC	☐	☐

If no, send copy of lease.

Number of vehicles sold in last 12 month period: New / Used — Retail / Wholesale: 40

SALES TAX SELLER PERMIT NUMBER (Not required for consignment sales only): 456-1028231462-02

Please check only ONE box that applies to your dealership.
Call 608-261-9555 if you have questions about these fees.

☑ 1. During the next two years our dealership will sell all vehicles on a cash only basis. **Fee due is $20.**

2. Our dealership originates retail installment sales contracts.
   - ☐ a. All of the contracts we originate are sold or transferred to a third party. **Fee due is $100.**
   - ☐ b. Some or all of the contracts are retained by our dealership. **Fee due is $100.**

☐ 3. The total amount of installment contracts (not including leases) originated and retained in the last 12 months was $ _____, which is $100,000 or less. **Fee due is $100.**

☐ 4. The total amount of installment contracts (not including leases) originated and retained in the last 12 months was $ _____, which is greater than $100,000. **Do not submit a fee.** You will receive a separate bill.

Does your dealership write credit insurance? ☑ No ☐ Yes

CHECK PAYABLE TO: Department of Financial Institutions

Dealer License (Required fee)	$100.00	100.00
Salesperson License.....Number 1	x $8.00	8.00
Buyer ID Card(s).....Number 1	x $12.00	12.00
Dealer License Plates Required.....First 2 plates = $150.00		
Number of additional plates _____	@ $10.00	
List letters of all missing plates		
Replacement License Plates for lost, damaged, or illegible plates.....each plate $2.00		
CHECK PAYABLE TO: REGISTRATION FEE TRUST	$	120.00

I, the undersigned, certify under penalty of s.345.17 Wisconsin Statutes, that (1) a lease agreement covering at least the licensing year has been executed, if premises are not owned by applicant, and (2) the answers and statements on this application are true and correct to the best of my knowledge.

See reverse side.

X [signature] 6/20/17

(Authorized Dealership Agent, Title) (Date)

Following Applies To First-time Dealer Applicant Or Application For Amended License Because of Business Relocation or Ownership Change

Proper local officials must sign below, BEFORE submitting this application. All applicants complete section A. If business is located in a town, complete both sections A and B.

Section A town

Business Name / Location: Wheelin 15 Auto Sales N2036 ST. Rd 15 / Greenville or Greenville

1. Operation of this dealer business at the location(s) stated above is in accordance with local zoning regulation.

X _____ (Signature) _____ (Official Title) Town of Greenville (Municipality)

2. Check one box and sign below:

- [x] A local permit or license is required and has been issued.
- [ ] A local permit or license is not required.

X _____ (Signature) _____ (Official Title) Town of Greenville (Municipality)

Section B County

Business Name / Location

County Zoning Approval - required only if business is located in a town.

Operation of this dealer business at the location(s) stated above is in accordance with local zoning regulation.

X _____ (Signature) _____ (Official Title) Outagamie (County)

Business Facilities Include - Check ALL that apply.

- [x] A business office in a permanent building, not a residence, tent, or temporary stand.
- [x] A display lot on the same block or directly across the street from the office.
- [x] A repair shop OR
- [ ] A service agreement with a nearby repair shop. Copy of service agreement attached.

Anticipated Date Business Facilities Will Be Ready: Now

If business address on reverse side does not include a specific street number, furnish directions to your business location, including highway numbers or letters and distances.

RECREATIONAL VEHICLE BUSINESS FACILITIES STATEMENT

MV3183 9/2014

Wisconsin Department of Transportation
Dealer Section, PO Box 7909
Madison, WI 53707-7909
Telephone: (608) 266-1425

Legal Business Name	Date Facilities Will Be Ready (m/d/yyyy)
Wheelin 5 Auto	~~6/1/17~~ been ready already exists
Business Address, City, State, ZIP Code	
N2034 Greenville Dr Greenville WI 54942	

— These requirements must be met before a license can be issued. —

Business Facility Requirements

- ☑ 1. A permanent building (may be a residence with restrictions).
- ☑ 2. An office within the building.
- ☑ 3. *A repair shop on the premises; ***OR***
  - ☐ A service agreement with a nearby repair shop. Copy of service agreement attached.
- ☑ 4. *If provided an outdoor vehicle display lot adjacent to the business office; ***OR***
  - ☐ All vehicles are displayed indoors.
- ☑ 5. The building and premises comply with all local zoning, building code and permit requirements.
- ☑ 6. An exterior business sign with business name as it will appear on the license certificate and any other name used to do business under. The lettering of the sign must be a minimum of 4 inches high, unless smaller dimensions are required by local zoning or sign ordinance.
- ☑ 7. A sign posted on or adjacent to the entrance door describing business hours.

* Note: Items 3 and 4 do not apply to sublots.

Is the business real estate owned by the dealership entity?

☑ Yes ☐ No – If no, attach copy of signed lease agreement.

Is more than one motor vehicle business located at this facility?

☐ Yes ☑ No

If Yes, describe other business(es):

There are two additional facilities requirements for businesses that share facilities:

- ☐ 1. A vehicle display lot, which is separate from areas used by the other business(es).
- ☐ 2. A copy of the lease agreement between the owner of the property and the dealer along with a diagram of how the facilities are shared between the businesses.

If an inspection determines that the business facilities do not meet the requirements, I will voluntarily surrender the dealer license, plates, salesperson/representative licenses, buyer's licenses, and BID cards issued. I will discontinue operating as a dealer until an inspection verifies that the facilities are in compliance.

I declare this is a true and accurate statement. I realize my place of business is subject to inspection and any false statements regarding the above requirements will subject my license to revocation, suspension or denial. I, as owner, partner, and officer of the corporation, association member, LLC member or LLC manager have authority to sign this statement.

I certify the place of business listed above meets or will meet all the requirements under Trans 138.03 of the Wisconsin Administrative Code. The facilities will be ready on the above indicated date.

Applicant Title	x	
Owner	(Applicant Signature)	6/20/17 (Date – m/d/yyyy)

SALESPERSON/REPRESENTATIVE LICENSE APPLICATION

Wisconsin Department of Transportation (WisDOT)
MV2184 8/2015 Ch. 218 Wis. Stats.

See instructions and fee schedule on reverse. Complete all sections of the application. Incomplete applications will not be processed; they will be returned to the employer.

For DMV Office Use Only
Exam Date
Fees Collected $
PMR Number
Service Center
Badge Number

License Type - Check One

- ☐ Motor Vehicle Salesperson
- ☐ Recreational Vehicle Salesperson
- ☐ Manufacturer/Distributor Representative

Employer's Dealer License Number: 4338
License Expiration Date: 5/31/2019
Fee Enclosed $

Your Full Name	Last	First	MI
	Nikodem	Monty	J

Home Address - Street Number and Name or Rural Route Number: 4085 Winnegamie Dr

City	State	ZIP Code	E-Mail Address
Neenah	WI	54956	

Gender	Birth Date	Height	Weight	Eye Color	Hair Color
☐ Female ☑ Male	[redacted]	5'11	200	Hazel	Brn

Driver License Number or Photo ID Number - If none, indicate "None"	State of License or ID	Social Security Number - For Verification Purposes

Yes No

☑ ☐ Have you been licensed as a salesperson in Wisconsin within the last 5 years? If yes, what year? Present

Dealer Name	Dealer Number	City
Wheelan 5 Auto	4338	Greenville

☐ ☑ Was similar license ever denied, suspended or revoked in this or any other state? If yes, explain.

☐ ☑ Have you ever been convicted of a crime? List **all** conviction(s) and date(s) of conviction(s).

☐ ☑ Are any criminal charges pending against you? List **all** charge(s) and date(s) of arrest.

List any other names by which you are known.	Last	First	MI

Applicant Statement

I, the undersigned, affirm under penalty of s.946.32 or s.345.17 Wisconsin Statutes, that the answers and statements on this application are true and correct. I understand that a misstatement on this application or any supporting documents might result in the denial, suspension or revocation of my salesperson or representative license under Ch. 218 Wisconsin Statutes. I authorize the department or its agent to verify this information.

X _____
(Applicant) (Date)

To Be Completed By Employer

If this salesperson will work at more than one location, see special instructions for multiple dealerships on reverse.

Dealer/Manufacturer Name
Street Address
City, State, ZIP Code
Area Code - Telephone Number

I certify that I have reviewed the above information and request that the license be issued. I agree to give the applicant appropriate training BEFORE permitting him/her to transact business. I understand that I am responsible for the sales or representative practices of this employe and that his/her actions may be grounds for the denial, suspension or revocation of my business license.

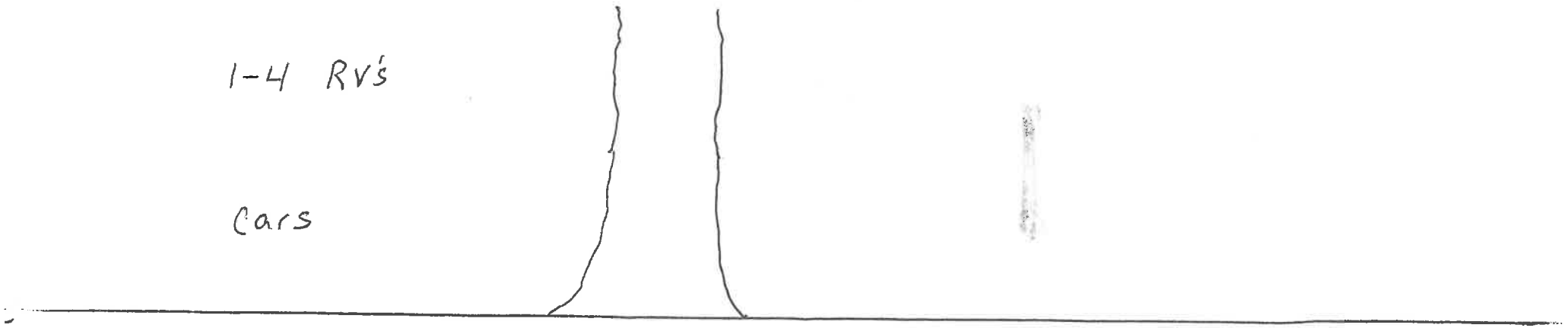
X _____
(Company Officer or Duly Authorized Agent) (Date)

_____
(Title)

N2036

NOTE: I ONLY NEED THIS for
A few RV's per year
THE STATE STOPPED AND
NOTICED I DIDNT HAVE
A RV ON MY DEALER LIC

THANX MARTY NIKODEM
920-378-1886



HWY 15 - GREENVILLE DR

PROPOSED REVISIONS
JUNE 2017

Article XXIII: Gateway Overlay District

[Added 5-12-2008]

Chapter 320: Zoning

320-168 Purpose.

It is the intent of this district to establish a series of gateway corridors with special architectural and landscaping requirements to enhance the visual and aesthetic character along the following corridors: State Highway "15"; State Highway "96"; State Highway "76"; County Highway "CB"; County Highway "GV". ~~Highway 15; CTH CB north of Highway 15; Highway 76 from Highway 15 to Highway 96.~~

320-169 Applicable parcels.

[Amended 5-9-2011[1]]

This overlay district is intended to apply to parcels abutting the rights-of-way of major highways and/or the frontage roads along State Highway "15"; State Highway "96"; State Highway "76"; County Highway "CB"; County Highway "GV" ~~Highway 15; CTH CB north of Highway 15; Highway 76 from Highway 15 to Highway 96~~ including that portion of any parcel lying within ~~500~~ 1300 feet beyond the rights-of-way of the above named major highways and/or the frontage roads.

[1]

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

320-170 Permitted principal uses and structures.

(A) See underlying district. Homes within agricultural zoning districts under Articles XII and XIII of this chapter and residential zoning districts under Articles XIV and XV of this chapter are exempt so long as the structures use remains as a permitted principal use within said district sections.

(B) Storage Units, Warehouses, Trucking Depots are prohibited within the Gateway District.

320-171 Permitted accessory uses and structures.

(A) See underlying district. New structures within agricultural zoning districts under Articles XII and XIII of this chapter and residential zoning districts under Articles XIV and XV of this chapter are exempt so long as the structure's use remains as a permitted accessory use within said districts sections.

(B) Storage Units, Warehouses, Trucking Depots are prohibited within the Gateway District.

320-172 Special exception uses and structures.

Only those special exception and structures in the underlying zoning district that are clearly compatible with the purpose and intent of the Gateway District. A site plan under Article XXIX of this chapter is required.

320-173 Dimensional requirements.

See underlying zoning district.

320-174 Off-street parking requirements.

See Article VI of this chapter along with restrictions listed below.

A. Interior Island Landscaping Requirements.

(1) Interior parking lot islands shall have a minimum radius of five (5) feet at the back of curb.

(2) Interior parking lot islands shall be reviewed by Town staff on a case-by-case basis to determine if they ar acceptable for the site (e.g. traffic flow, open space requirements, etc.). If deemed acceptable for the site, the interior island(s) shall be landscaped with non-heat collecting material.

(3) Parking lot landscape areas shall have a minimum width of twenty (20) feet and a minimum area of two hundred square feet.

320-175 Permitted accessory signs.

See Article VII of this chapter along with restrictions listed below.

A. Monument signs.

(1) Only monument-type ground signs are allowed in the Gateway Overlay District.

(2) No monument type sign shall exceed 12 feet in height, 15 feet in length and three feet in width.

(3) Sign structures shall be of comparable design and building materials as the main building structure.

(4) Area of sign, area of copy, Town Board approved changeable-message sign, or any combination thereof shall not exceed a total of 100 square feet on one side nor 200 square feet on all sides for any one premises.

(5) Integrated shopping center signs. Area of sign, area of copy, Town Board approved changeable-message sign, or any combination thereof shall not exceed a total of 150 square feet on one side nor 300 square feet on all sides for any one premises.

B. Wall signs.

(1) Each business or office shall be eligible for attached signage against the exterior walls of buildings and shall not extend outside of a building's wall surface and shall not exceed 100 square feet in area for any one premises. ~~and shall not exceed, in square feet, 1.5 times the linear front footage of the business or office for unlit signs, and 1.0 the linear front footage when lit~~.

[Amended 9-14-2015]

C. ~~No roof signs will be allowed.~~ Off-Premises signs, roof signs, projecting signs, portable signs are prohibited within the Gateway District.

D. No trucks, semi-trailers, containers, trailers or part thereof, shall be used for advertising purposes within the Gateway District, nor shall any of the afore said mentioned be grandfathered.

E. Permitted accessory signs existing prior to the adoption of this ordinance may remain as constructed until such time the property is sold or changes use as indicated on said sign at which time said sign shall become compliant with the Gateway District restrictions.

F. Permitted accessory signs existing prior to the adoption of this ordinance may remain as constructed until such time the property is sold or changes use as indicated on said sign at which time said sign shall comply with the Gateway District requirements.

G. Permanent signs shall only be erected on a parcel within the Gateway Overlay when said signs use is in direct conjunction with the type of business operating on said parcel.

H. Permanent signs requiring easements or leases to be erected on any parcel within the Gateway Overlay are prohibited.

320-176 Landscaping requirements.

See Article VIII of this chapter along with restrictions listed below.

A. One (1) shade tree of not less than four (4) inch caliper shall be planted along the right-of-way line per each thirty (30) linear feet of frontage along the highway.

B. A landscape buffer not less than three (3) feet in width shall be provided directly adjacent to the base of the principal building facing the highway. At least fifty (50) percent of the landscaping shall be landscaped using plant materials other than turf. Plant materials shall be maintained to a height of not less than three (3) feet and shall be comprised of a minimum of twenty-five (25) percent evergreens, but no more than 50 percent evergreens.

C. A minimum of twenty-five (25) percent of the lot area of each lot shall be devoted to landscaped open space consisting of non-heat collecting material.

D. All parking areas shall be landscaped with a buffer strip not less than twenty (20) feet wide located between the edge of the parking area surface and the road right-of-way.

320-177 Architectural design and materials.

A. Architectural design plan submittals. An architectural design plan (to scale) must be submitted. It shall include all building elevations with dimensions, entrances, architectural features and building materials and colors.

B. General. Building design shall complement the building site and be compatible with existing or permissible adjacent or surrounding buildings and development. Building design shall be compatible with existing and proposed adjacent routes of circulation for vehicles and pedestrians.

C. Building materials. Any exterior building wall facing a street and/or highway stated within the Overlay District shall be constructed of one or a combination of the following materials:

(1) Clay or masonry brick.

(2) Customized concrete masonry with striated, scored or broken-faced brick-type units (sealed) with color consistent with design theme.

(3) Poured-in-place and tilt-up walls shall have a finish of stone, a texture or a coating.

(4) Poured in place, tilt-up or precast concrete.

(5) Natural stone.

(6) At a minimum, industrial buildings shall be constructed having the lower 1/3 of the structure being of architectural masonry, architectural composite aluminum or steel panels, glass, or a combination of these materials on any side of the building facing a street and/or highway stated within the Overlay District. EFIS shall not be allowed on the bottom three feet of a building or more than 25% of a building elevation.

(7) All roof drains of a structure must be integral to the design and non-apparent.

(8) In the design of buildings or clusters of buildings, developers should orient projects so that the side(s) facing a street and/or highway stated within the Overlay District shall form the front of the project. Where buildings facing a street and/or highway stated within the Overlay District are not feasible due to the location of access roads and other site constraints, the project should be oriented and designed in such a manner to convey the intent of this chapter.

(9) Where additions are proposed for buildings constructed prior to the effective date of this chapter and such buildings do not comply with the standards in this section, such additions may need not comply with the standards in this section as long as the addition(s) are not in excess of 50% of the existing floor area of the existing building. Any addition(s) in excess of 50% of the existing floor area of the existing building constructed prior to the effective date of this chapter shall comply with the standards in this section.

(10) Exceptions to the building architecture standards set forth in this section may be granted by the Town Board for structures of comparable design and building materials.

D. Accessory structures. Also see underlying district.

(1) Accessory structures shall be of comparable design and building materials as the principal structure.

(2) For dumpsters see Article VIII, Landscaping Requirements, of this chapter along with restrictions listed below.

(a) No dumpsters may be located on the sides of buildings fronting a street and/or highway stated within the Overlay District, except if in the opinion of the Town Board no other suitable location is reasonably available for such purpose and provided the dumpster area is developed in a manner so as tominimize its appearance from a street and/or highway stated within the Overlay District.

(b) All dumpsters shall be entirely screened by comparable design and building materials as the principal structure and shall be a minimum of six (6) feet in height.

E. Walls. No building shall have long expanses of uniform and flat walls. Reasonable articulation of building facades shall be provided by using offsets, recesses and/or projections, changes in plane, changes in height, widows, awnings, arcades and/or colonnades. Use of awnings shall be limited to above windows and entrances unless approved by the Planning Commission and the Town Board. Awnings shall be attached to a vertical wall.

F. Roofs. No buildings shall have long expanses of uniform roof planes. Reasonable articulation of roof lines shall be provided by using a pitched roof, a partial roof, or parapet walls of varying heights, dormers, overhangs, arches, stepped roofs, gables, or other similar devices. All flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists, the parapet shall be a minimum of 18 inches high. All parapets shall feature cornice treatments and shall provide a cap to demonstrate that the upper edge is the top of the building.

G. Roof equipment. The placement of rooftop mechanical equipment is encouraged. If roof-mounted mechanical equipment is necessary, it shall be screened from view from adjacent streets and highways. Acceptable screening shall be accomplished by raising the parapet on all sides of the buildings to be as high as the equipment, or a secondary roof screening system that encloses groups of units. Screens shall be aesthetically incorporated into the design of the building and have materials that are compatible with the building. In no case shall wooden or vinyl fences, or chain-link fencing with slats be used as rooftop equipment screens.

H. Ground equipment. Ground-mounted mechanical equipment shall be screened from view with wing walls consisting of comparable design and building materials as the main building structure, landscaping, or a combination of both, at the discretion of the Planning Commission and Town Board.

I. Shipping and receiving docks. Shipping and receiving docks shall be located and/or screened in such a manner that the docks are not visible to passing motorist along a street and/or highway stated within the Overlay District.

J. Entrances. Entrances shall be designed with one or more of the following: canopy, overhang or arch above the entrance; recess or projection in the building facade surrounding the entrances; or peaked roof or raised parapet structure over the door.

K. Approval. Each architectural design plan shall be approved by the Planning Commission and sent, with recommendation, to the Town Board for approval/denial. Each approved architectural design shall bear the signature of the Town Chairman or the Town Administrator along with the date of approval. Each approved architectural design plan shall be kept on file with the Town of Greenville. Any conditions of approval shall be met at the time of issuance of a building permit.

L. Compliance. Failure to comply with an approved architectural plan shall be deemed an ordinance violation.

M. Off-street loading area and dumpster screening. No off-street loading areas may be located on the sides of buildings fronting a street and/or highway stated within the Overlay District.

N. On-site utilities. All on-site utilities, including but not limited to electrical, telephone, and cable, shall be installed as underground facilities. This shall apply to utilities running from the utility easement or street right-of-way to structures and to utilities supplying service between structures.

(O) Wind energy systems and telecommunication towers are prohibited.

320-178 Frontage road access.

A. Public street intersections. Spacing: minimum 300 feet.

B. Private drives and driveways.

(1) Distance from intersections. Minimum 100 feet.

(2) Frequency. Two per commercial unit if the frontage is greater than 600 feet. Consolidate access whenever properties are assembled for a single purpose.

(3) Spacing. Minimum one-hundred-fifty foot spacing between driveways.

320-179 Outdoor storage.

(A) No outdoor storage shall be permitted unless such storage is visually screened from view to passing motorist along the streets and/or highways stated within the Overlay District by the use of landscaping and/or a suitable solid fence constructed of masonry or wood at least six feet in height or a combination thereof. In no case shall vinyl fences or chain-link fencing with slats be used. Screening shall be well maintained. The Planning Commission shall make recommendations to the Town Board as to the type of screening to be used. Type of screening shall be approved by the Town Board.

(B) No trucks, semi-trailers, containers, or part thereof, shall be used for the purpose of permanent storage of goods or material within the Overlay District. Use for a period in excess of two (2) weeks for the purpose of storage shall, for the purpose of construction of this Zoning Code, be deemed as a permanent use and in violation of this Chapter.

(C) No trucks, semi-trailers, containers, or part thereof, shall be used for the purpose of sales of goods or material within the Overlay District.

320-180 Exterior Lighting.

(A) The location and type of outdoor lighting fixtures, if any, shall meet the following requirements:

(1) Any outdoor lighting shall be direct cut-off in nature.

(2) Light fixtures shall be selected with care to ensure that they are appropriately scaled in relation to their setting and to ensure that they are of a style that is compatible with the character of their immediate environment.

(3) All lighting wires/cables shall be placed underground.

(4) Accent lighting should be used to highlight architectural and landscape design elements when appropriate.

(5) Pedestrian walkways and parking areas shall be illuminated to a sufficient level to provide for safety and security.