

Resolution #74-18

**RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE
APPROVING A CERTIFIED SURVEY MAP LOCATED AT N650 ISLAND RD, PARCEL
110102100**

WHEREAS, a CSM request has been applied for a land division located at N650 Island Rd, Parcel 110102100 as shown on Exhibit A; and

WHEREAS, the approval shall be conditioned on the following

1. The CSM shall be in compliance with all town ordinances prior to town signature.

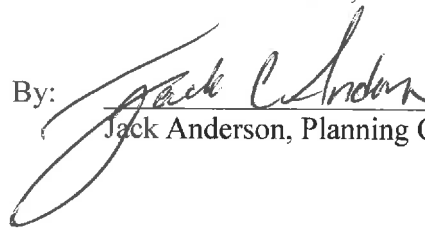
WHEREAS, the certified survey map shall expire and become null and void within 6 months of final approval if not recorded;

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

This resolution was adopted by the Town of Greenville Planning Commission on the 26th day of November, 2018:

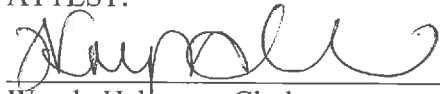
PLANNING COMMISSION OF THE
TOWN OF GREENVILLE, WISCONSIN

By:



Jack Anderson, Planning Commission Chair

ATTEST:



Wendy Helgeson, Clerk

Motion to Approve Resolution No. #74-18 made by: *Ecker/Strobel*

Votes:

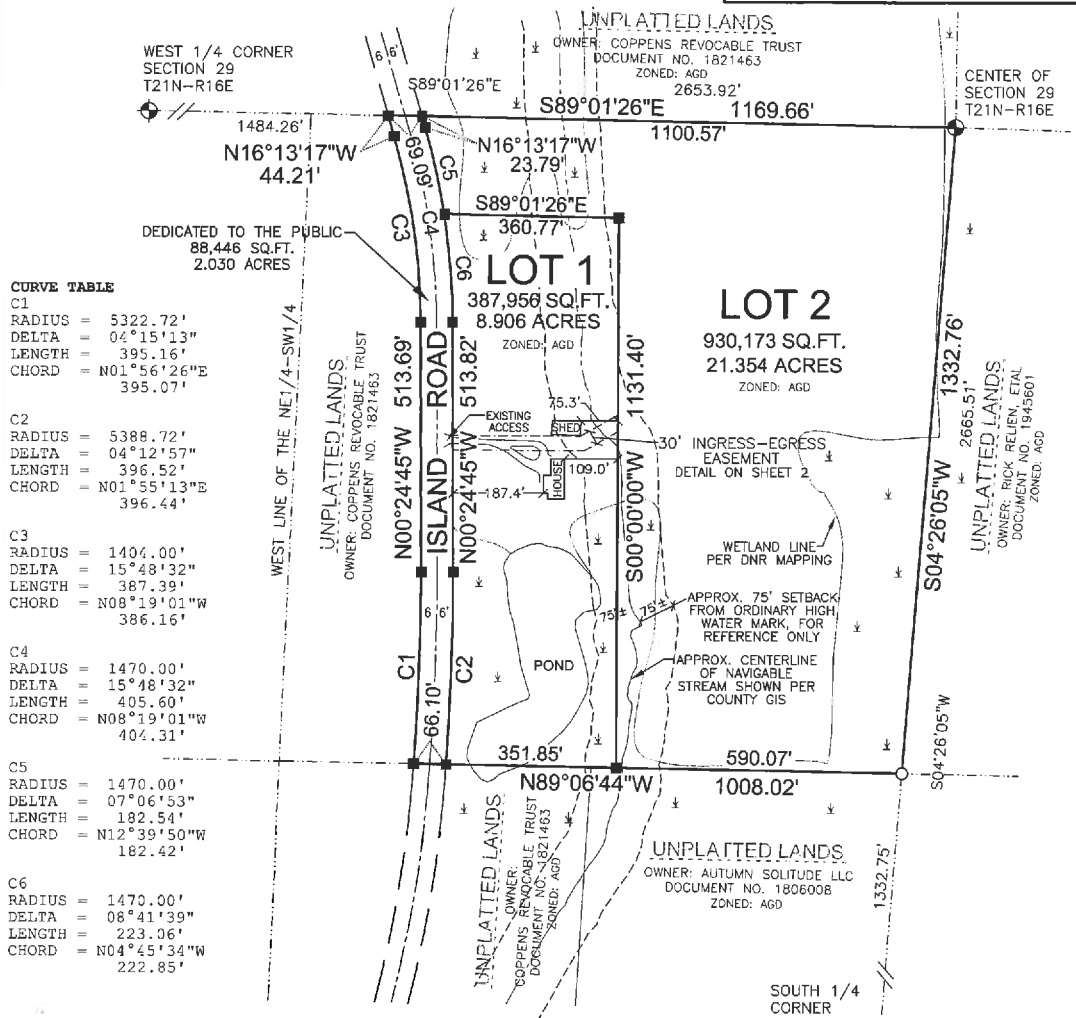
Title	Name	Aye	Nay	Other
Chairperson	Anderson	✓		
Commissioner	Cotter	✓		
Commissioner	Ecker	✓		
Commissioner	Kippenhan	✓		
Commissioner	Meidam- Wincentzen	✓		
Commissioner	Strobel	✓		
Commissioner	Zilisch	✓		

Posted: *November 27, 2018*

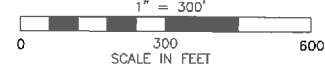
EXHIBIT A

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 29, TOWNSHIP 21 NORTH, RANGE 16 EAST,
TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE
OUTAGAMIE COUNTY COORDINATE SYSTEM
IN WHICH THE NORTH LINE OF THE
SOUTHWEST 1/4 OF SECTION 29
BEARS S89°01'26"E



- LEGEND**
- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
 - 3/4" O.D. REBAR FOUND
 - ◆ GOVERNMENT CORNER, BERNTSEN MONUMENT FOUND
 - ⊥ APPROXIMATE AREA OF MAPPED WETLANDS

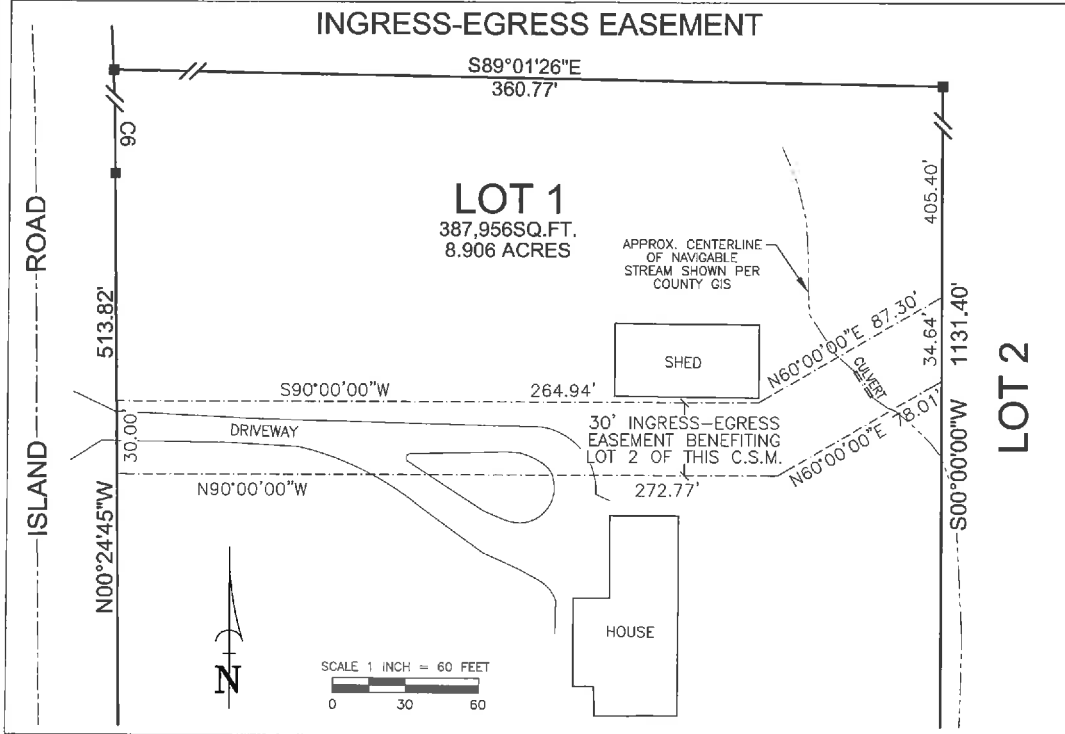
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Planning
Environmental
Surveying
Engineering
Architecture

REVISED NOVEMBER 7, 2018
SURVEY FOR:
KENNETH COPPENS
N651 ISLAND ROAD
HORTONVILLE, WI 54944

PROJECT NO. 1-0543-003
FILE 1-0543-003csm SHEET 1 OF 4
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

CERTIFIED SURVEY MAP NO. _____
 PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 21 NORTH,
 RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.



NOTES AND RESTRICTIONS:

PRIOR TO DEVELOPMENT, A WETLAND DELINEATION MAY BE REQUIRED ON LOT 1 AND 2. OUTAGAMIE COUNTY CODE OF ORDINANCES, CHAPTER 46.07(D-F) REQUIRES A WETLAND SETBACK OF 10' TO 30', 50' OR 75', DEPENDING ON THE SUSCEPTIBILITY OF THE WETLAND.

WETLAND BOUNDARY IS SHOWN PER DNR WETLAND INVENTORY MAPPING AND HAS NOT BEEN FIELD VERIFIED.

POND IS SHOWN PER OUTAGAMIE COUNTY GIS.

CENTERLINE OF THE NAVIGABLE STREAM IS SHOWN PER OUTAGAMIE COUNTY GIS AND IS SUBJECT TO A 75' BUILDING SETBACK FROM THE ORDINARY HIGH WATER MARK.

LANDS WITHIN 300 FEET OF A NAVIGABLE STREAM ARE SUBJECT TO THE OUTAGAMIE COUNTY SHORELAND ZONING ORDINANCE.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF THE NAVIGABLE STREAM, IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE TOWN OF GREENVILLE AND OUTAGAMIE COUNTY ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.

OUTAGAMIE COUNTY SUBDIVISION ORDINANCE, SECTION 52-127(3) REQUIRES EVERY LOT TO FRONT OR ABUT A PUBLIC STREET AND HAVE DIRECT VEHICULAR ACCESS TO THAT PUBLIC STREET FOR A DISTANCE OF AT LEAST 33 FEET. DIRECT ACCESS DOES NOT INCLUDE THE USE OF EASEMENTS. LOT 2 IS NOT BUILDABLE UNTIL AT SUCH TIME THAT IT MEETS THIS REQUIREMENT.

RIGHT TO FARM STATEMENT: THE LOTS CREATED ON THIS MAP ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

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

DRAIN TILE STATEMENT: ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE CSM OR EXCAVATION FOR CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAIN TILE MUST BE BORNE BY THE PARTY DAMAGING THE DRAIN TILE.

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

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 21 NORTH,
RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, MAPPED AND DIVIDED AT THE DIRECTION OF KENNETH COPPENS, PART OF THE NORTHEAST
1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE,
OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 01 MINUTES 26 SECONDS
EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1484.26 FEET TO THE
POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 01 MINUTES 26 SECONDS EAST, CONTINUING ALONG THE NORTH
LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1169.66 FEET; THENCE SOUTH 04 DEGREES 26
MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID
SECTION, A DISTANCE OF 1332.76 FEET; THENCE NORTH 89 DEGREES 06 MINUTES 44 SECONDS WEST, ALONG THE
SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1008.02 FEET;
THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF ISLAND ROAD, A DISTANCE OF 395.16 FEET ALONG AN ARC OF A
CURVE TO THE LEFT, HAVING A RADIUS OF 5322.72 FEET AND A CHORD WHICH BEARS NORTH 01 DEGREES 56
MINUTES 26 SECONDS EAST, 395.07 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 45 SECONDS WEST, CONTINUING
ALONG THE WEST RIGHT-OF-WAY LINE OF ISLAND ROAD, A DISTANCE OF 513.69 FEET; THENCE ALONG THE WEST
RIGHT-OF-WAY LINE OF ISLAND ROAD, A DISTANCE OF 387.39 FEET ALONG AN ARC OF A CURVE TO THE LEFT,
HAVING A RADIUS OF 1404.00 FEET AND A CHORD WHICH BEARS NORTH 08 DEGREES 19 MINUTES 01 SECONDS WEST,
386.16 FEET; THENCE NORTH 16 DEGREES 13 MINUTES 17 SECONDS WEST, CONTINUING ALONG THE WEST
RIGHT-OF-WAY LINE OF ISLAND ROAD, A DISTANCE OF 44.21 FEET TO THE POINT OF BEGINNING. CONTAINING
1,406,575 SQUARE FEET [32.290 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE TOWN OF
GREENVILLE AND OUTAGAMIE COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE SAME.
THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE
DIVISION THEREOF.

GIVEN UNDER MY HAND THIS THE 28TH DAY OF SEPTEMBER, 2018.

GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
COPPENS REVOCABLE TRUST	DOCUMENT NO. 1821463	11-0-1021-00

TOWN APPROVAL:

THIS CERTIFIED SURVEY MAP IN THE TOWN OF GREENVILLE, IS HEREBY APPROVED AS SURVEYED AND MAPPED BY
THE TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

DATED THIS THE _____ DAY OF _____, 2018

TOWN CHAIRPERSON

TOWN CLERK

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS
SHOWN HEREON.

TOWN TREASURER

DATE

COUNTY TREASURER

DATE

CERTIFICATE OF DEVELOPMENT AND LAND SERVICES DEPARTMENT:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED BY THE OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES.

ON THE _____ DAY OF _____, 2018.

CERTIFIED SURVEY MAP NO. _____
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 21 NORTH,
RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

COPPENS REVOCABLE TRUST OWNER'S CERTIFICATE:

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

WE ALSO, FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: OUTAGAMIE COUNTY AND TOWN OF GREENVILLE.

DATED THIS _____ DAY OF _____, 2018.

KENNETH G. COPPENS, TRUSTEE

KAREN T. COPPENS, TRUSTEE

STATE OF WISCONSIN)
) SS
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 2018,
THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT) (EXPIRES: _____)