

VILLAGE OF GREENVILLE
ORDINANCE 8-24
AMENDING THE VILLAGE OF GREENVILLE
ZONING MAP (Finale Condominiums)

WHEREAS, the applicant has requested a zoning map amendment (rezoning) in order to change the zoning of a portion of parcel 111040507 for the Finale Condominium development from AGD General Agricultural to R1 Single-Family Residential and OS Open Space as described in Exhibit A Parcel Description and Map; and

WHEREAS, a public hearing on the zoning map amendment was held by the Greenville Planning Commission on July 10, 2024; and

WHEREAS, the Planning Commission found the proposed zoning map amendment to be consistent with the Comprehensive Plan; and

WHEREAS, the Planning Commission recommended approval of the zoning map amendment.

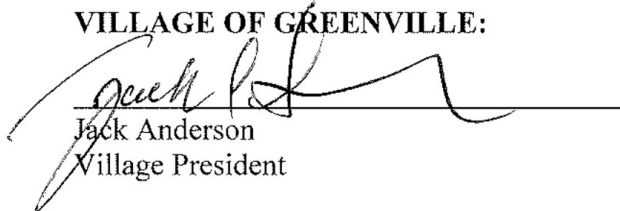
THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Greenville, Outagamie County, Wisconsin, that the Official Zoning Map as established per Section 320-112 of the Greenville Municipal Code is hereby amended that a portion of parcel 111040507 for the Finale Condominium development be rezoned from AGD General Agricultural to R1 Single-Family Residential and OS Open Space as described in Exhibit A Parcel Description and Map.

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

EFFECT. This Ordinance shall take effect upon passage and publication.


Adopted by the Village Board of the Village of Greenville this 10th day of July, 2024.

VILLAGE OF GREENVILLE:



Jack Anderson
Village President

Attest:



Wendy Helgeson
Clerk

Rezoning - Parcel Description

Part of the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin

For: Apex Properties, LLC

Area 1

Existing Zoning: R1 and AGD

Proposed Zoning: R1

Part Lot 3 of Certified Survey Map No. 5327 and part of Lot 3 of Certified Survey Map No. 5279, located in the Southwest 1/4 of the Southwest 1/4 and in the Southeast 1/4 of the Southwest 1/4, all of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin, containing 226,267 Square Feet (5.1944 Acres) more or less of land described as follows:

Commencing at the Southwest 1/4 corner of Section 11; thence, along the South line of the Southwest 1/4 of said Section 11, N88°22'40"E, 1094.88 feet; thence, N01°37'20"W, 236.50 feet to a point on the north right-of-way of Parkview Drive, also the point of beginning; thence, N01°37'20"W, 64.79 feet to a point of curvature of a curve to the right with a radius of 117.00 feet and a central angle of 43°32'01"; thence, 88.90 feet along the arc of a curve which has a chord that bears N20°08'40"E, 86.77 feet ; thence, N41°54'41"E, 285.77 feet to a point of curvature of a curve to the left having a radius of 133.00 feet and a central angle of 42°45'06"; thence, 99.24 feet along the arc of a curve which has a chord that bears N20°32'08"E, 96.95 feet; thence, N00°50'25"W, 119.36 feet; thence, N89°09'35"E, 125.00 feet; thence, S00°50'25"E, 229.00 feet; thence, N89°09'35"E, 113.66 feet; thence, N44°09'35"E, 86.75 feet; thence, N00°50'25"W, 227.66 feet; thence, S89°09'35"W, 175.00 feet; thence, S00°50'25"E, 30.00 feet; thence, S89°09'35"W, 125.00 feet; thence, N00°50'25"W, 158.74 feet; thence, N88°22'40"E, 500.20 feet to a meander corner being S88°22'40"W, 74 feet more or less from the center line of an intermittent stream; thence, along a meander line, S51°36'01"W, 115.91 feet to a meander corner; thence along a meander line, S22°31'12"W, 221.74 feet to a meander corner; thence, along a meander line, S07°55'32"W, 113.03 feet to a meander corner; thence, along a meander line, S47°56'21"W, 446.87 feet to a meander corner on the East line of Lot 3 of CSM 5327 and the West line of Lot 3 of CSM 5279, said meander corner being N00°50'25"W, 25 feet more or less from the center line of an intermittent stream; thence, along said common line S00°50'25"E, 77.30 feet to the North right-of-way line of Parkview Drive; thence, along the said North right-of-way line, S88°22'40"W, 226.54 feet to the point of beginning. Described area to be rezoned to R-1 includes the land between the described meander line and the center line of the intermittent stream. Described area is subject to all easements, and restrictions of record.

Area 2

Existing Zoning: AGD

Proposed Zoning: OS

Part of Lot 3 of Certified Survey Map No. 5279, located in the Southeast 1/4 of the Southwest 1/4, all of Section 11, Township 21 North, Range 16 East, Village of Greenville, Outagamie County, Wisconsin, containing 52,445 Square Feet (1.2040 Acres) of land described as follows:

Commencing at the Southwest 1/4 corner of Section 11; thence, along the South line of the Southwest 1/4 of said Section 11, N88°22'40"E, 1094.88 feet; thence, N01°37'20"W, 236.50 feet to a point on the north right-of-way of Parkview Drive, also the point of beginning; thence, N01°37'20"W, 64.79 feet to a point of curvature of a curve to the right with a radius of 117.00 feet and a central angle of 43°32'01"; thence, 88.90 feet along the arc of a curve which has a chord that bears N20°08'40"E, 86.77 feet ; thence, N41°54'41"E, 285.77 feet to a point of curvature of a curve to the left having a radius of 133.00 feet and a central angle of 42°45'06"; thence, 99.24 feet along the arc of a curve which has a chord that bears N20°32'08"E, 96.95 feet; thence, N00°50'25"W, 119.36 feet to the point of beginning; thence, N00°50'25"W, 30.00 feet; thence, N89°09'35"E, 125.00 feet; thence, N00°50'25"W, 30.00 feet; thence, N89°09'35"E, 175.00 feet; thence, S00°50'25"E, 227.66 feet; thence, S44°09'35"W, 86.75 feet; thence, S89°09'35"W, 113.66 feet; thence, N00°50'25"W, 229.00 feet; thence, S89°09'35"W, 125.00 feet to the point of beginning, subject to all easements, and restrictions of record.



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866 Fax: 920-441-0804

www.davel.pro

File: 7726Rezoning.dwg

Date: 05/15/2024

Drafted By: scott

Sheet: 1 of 2

Rezoning - Exhibit Map A

Part of the Southwest 1/4 of Section 11, Township
21 North, Range 16 East, Village of Greenville,
Outagamie County, Wisconsin

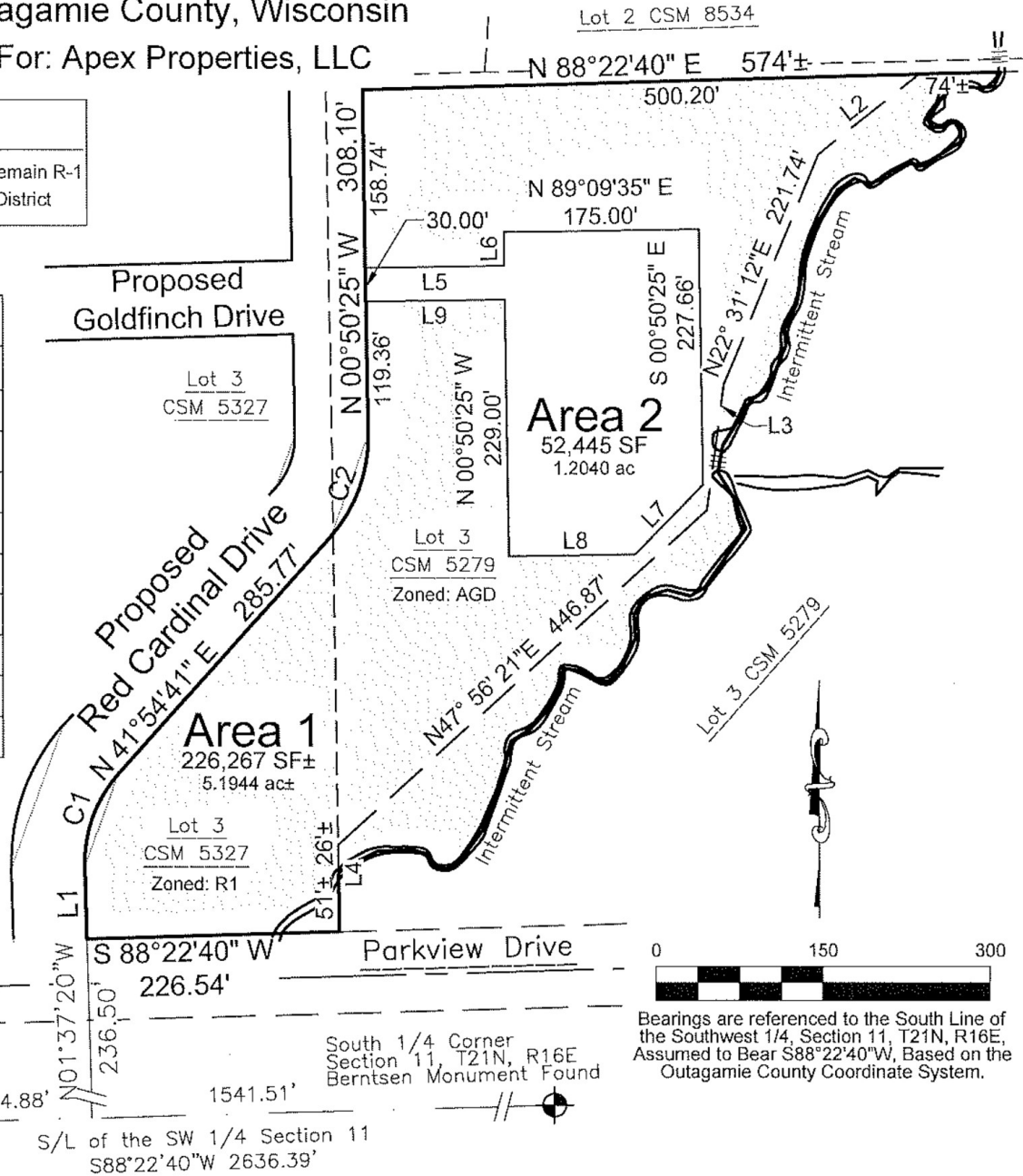
For: Apex Properties, LLC

LEGEND

	Proposed or Remain R-1
	Proposed OS District

LINE TABLE

Line	Bearing	Length
L1	N 01°37'20" W	64.79'
L2	S 51°36'01" W	115.91'
L3	S 07°55'32" W	113.03'
L4	S 00°50'25" E	77.30'
L5	N 89°09'35" E	125.00'
L6	N 00°50'25" W	30.00'
L7	S 44°09'35" W	86.75'
L8	S 89°09'35" W	113.66'
L9	S 89°09'35" W	125.00'



CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	117.00'	N 20°08'40" E	86.77'	88.90'	43°32'01"	N 01°37'20" W	N 41°54'41" E
C2	133.00'	N 20°32'08" E	96.95'	99.24'	42°45'06"	N 41°54'41" E	N 00°50'25" W



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