

Village of Fox Crossing Board of Trustees Regular Meeting
Monday, July 22, 2024 - 6:00 p.m.
Municipal Complex - Arden Tews Assembly Room
2000 Municipal Drive, Neenah WI 54956
Agenda

1. **Call to Order, Pledge of Allegiance and Roll Call**
2. **Awards/Presentations**
 - a) Introduction and Oath of Office of Fox Crossing Police Officer Maxwell Tubbs – Police Chief Scott Blashka
3. **Public Hearings**
4. **Minutes to Approve/ Minutes and Correspondence to Receive**

Minutes to Approve

 - a) Regular Village Board Meeting – July 8, 2024

Minutes and Correspondence to Receive

 - b) Park Commission Meeting Minutes – June 12, 2024
5. **Public Comments Addressed to the Village Board.** Individuals properly signed in may speak directly to the Village Board on non-repetitive Village matters whether on, or not on the agenda. However, no announcements of candidacy for any elected position or “electioneering” will be permitted. Commenters must be orderly, wait to be called, speak from the podium, and direct their comments to the Board. A maximum of **2-minutes** per person is allowed and you must return to the audience when signaled to do so. The total time allocated for public comments shall not exceed 30 minutes. Public comment is not permitted outside of this public comment period. *Note:* The Board’s ability to act on or respond to public comments is limited by Chapter 19, WI Stats. **To address the Village Board, complete the Public Participation signup sheet.**
6. **Discussion Items**
7. **Unfinished Business**
8. **New Business- Resolutions/Ordinances/Policies**
 - a) 240722-1 Intergovernmental Agreement to Satisfy Eligibility for Recycling Consolidation Grant for Calendar Year 2025
 - b) 240722-2 Annual Village Mobile Home Park License Renewals for the Term August 1, 2024 through July 31, 2025
 - c) 240722-3 Annual Alcohol Beverage License Application for the Term July 1, 2024 – June 30, 2025
 - d) 240722-4 Operator License Applicants
 - e) 240722-5 Expenditures
9. **Reports**
 - a) Police Chief Scott Blashka – Police National Night Out Event will be held on Tuesday, August 6, 2024 from 5:00 p.m. to 8:00 p.m., Located at O’Hauser Park
 - b) Clerk Darla Fink – Early Voting for the August 13 Partisan Primary Election will be held Tuesday, July 30 through Friday, August 9, 2024; Voting will be Open from 8:00 a.m. to 4:30 p.m., Monday through Friday, with the Exception of Friday, August 2nd in which Voting will be Open Until 11:30 a.m., and Friday, August 9, in which Voting will be Open Until 5:00 p.m.
10. **Closed Session**
11. **Adjourn**

A quorum of Police & Fire, Planning, and Park Commissions may be present, although official action by those bodies will not be taken; the only business to be conducted is for Village Board action.

Those individuals requiring the assistance of a sign language interpreter to participate in this meeting may call 720.7101 a minimum of five business days prior to the meeting.

**VILLAGE OF FOX CROSSING
BOARD OF TRUSTEES REGULAR MEETING
Municipal Complex – Arden Tews Assembly Room
Monday, July 8, 2024**

Minutes

1. Call to Order, Pledge of Allegiance, and Roll Call

Meeting called to order by President Youngquist at 6:00 p.m. The Pledge of Allegiance was recited.

Village Clerk Darla Fink took roll call and noted those present: President Dale Youngquist, Trustees Kris Koeppe, Gregory Ziegler, Deb Swiertz, and Barbara Hanson. Excused: Trustee Michael Van Dyke.

Also Present: Village Manager Jeffrey Sturgell, Director of Community Development George Dearborn, Fire Chief Todd Sweeney, Chief of Police Scott Blashka, Director of Public Works Joe Hoechst, Director of Parks & Recreation Amanda Geiser, Attorney Andrew Rossmeissl, Engineer Zach Laabs, and Engineer Lee Reibold. Excused: Director of Finance Jeremy Searl and Engineer Bradley Werner. There were six attendees.

2. Awards / Presentations

3. Public Hearings

4. Minutes to Approve / Minutes and Correspondence to Receive

Minutes to Approve

- a) Special Village Board Meeting – June 24, 2024
- b) Regular Village Board Meeting – June 24, 2024

Minutes and Correspondence to Receive

MOTION: Trustee Ziegler, seconded by Trustee Swiertz to approve the minutes and accept them into record. Motion carried via voice vote.

5. Public Comments Addressed to the Village Board

6. Discussion Items

7. Unfinished Business

8. New Business-Resolutions/Ordinances/Policies

- a) 240708-1 Appointment of Village Board Member Trustee #4 – Kathleen McQuillan

MOTION: Trustee Koeppe, seconded by Trustee Hanson to approve as submitted. Clerk Fink administered the Oath of Office. Motion carried via voice vote.

- b) 240708-2 Change Order #1 – Church Pond Prairie Plantings

MOTION: Trustee Ziegler, seconded by Trustee Koeppe to approve as submitted. Trustee Hanson asked if this project is within budget. Director Hoechst advised the project is set to stay in budget. Motion carried via voice vote.

- c) 240708-3 Change Order #1 – Sand Point Pond Prairie Plantings

MOTION: Trustee Ziegler, seconded by Trustee Koeppe to approve as submitted. Trustee Hanson asked if this project is within budget. Director Hoechst advised the project is set to stay in budget. Motion carried via voice vote.

- d) 240708-4 Change Order #1 – Plank Road Sanitary Sewer and Water Lateral Improvement Project
MOTION: Trustee Ziegler, seconded by Trustee Swiertz to approve as submitted. Director Hoechst explained both parts of this Change Order including additional traffic control required with some additional permitting from the Wisconsin DOT on Plank Road. The DOT has advised the Village needs to maintain pedestrian access throughout the project which comes at a very high cost to the Village. The second change comes from the operating nuts on the water valves which have been deteriorating due to soil conditions in this area, and are needed for shut-off valves. Trustee Hanson asked if this project will stay within budget. Director Hoechst advised the project is set to exceed the budgeted amount due to these unexpected expenses. Motion carried via voice vote.
- e) 240624-1:ORD Amend Fox Crossing Municipal Code Chapter §388 Comprehensive Plan – Amend Future Land Use Map for Parcel #12105271301 Located on Deerwood Avenue from Commercial to Industrial *Second Reading & Adoption*
MOTION: Trustee Koepp, seconded by Trustee Hanson to accept the Second Reading and Adoption as submitted. Motion carried via voice vote.
- f) 240624-2:ORD Amend Fox Crossing Municipal Code Chapter §435 Zoning Ordinance – Rezone Parcel #12105271301 Located on Deerwood Avenue from M-1 Mixed Use District to I-2 Heavy Industrial District *Second Reading & Adoption*
MOTION: Trustee Hanson, seconded by Trustee Ziegler to accept the Second Reading and Adoption as submitted. Motion carried via voice vote.
- g) 240708-5 Operator License Applicants
MOTION: Trustee Ziegler, seconded by Trustee Swiertz to approve as submitted. Motion carried via voice vote.
- h) 240708-6 Expenditures
MOTION: Trustee Ziegler, seconded by Trustee Koepp to approve the expenditures submitted without exception. Motion carried via voice vote.

9. Reports

10. Closed Session

11. Adjourn

At 6:19 p.m., **MOTION:** Trustee Hanson, seconded by Trustee Koepp to adjourn. Motion carried via voice vote.

Respectfully submitted,

Darla M. Fink, Village Clerk

Note: These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.



FOX CROSSING PARKS & RECREATION DEPARTMENT

2000 Municipal Drive Neenah, WI 54956-5663
Phone (920) 720-7108 Fax (920) 720-7113
www.foxcrossingwi.gov | parkrec@foxcrossingwi.gov

PARK COMMISSION MEETING MINUTES

June 12, 2024

Park Commissioners Present: Jim Beson, Jordyn Kurer, Steve Otto, Suneer Patel, Kathy Sylvester, Jean Wollerman

Staff Present: Director Amanda Geiser

Excused: Chris McCoy

* * * * *

The Commission meeting was held at the Municipal Complex, 2000 Municipal Dr., Neenah, and was called to order by Commissioner Beson at 6:00PM. The Pledge of Allegiance was recited and roll call was taken.

APPROVAL OF MINUTES AND DISCUSSION OF EXPENDITURES

The Park Commission dispenses with the reading of, and adopts, the May 8, 2024, regular meeting minutes. Commissioner Sylvester motioned to accept the minutes, seconded by Commissioner Kurer. Motion carried.

PUBLIC FORUM

- None

DISCUSSION/PRESENTATION

- A. Preliminary Budget Discussion and Timeline:** Director Geiser discussed the upcoming 2025 budget process, including upcoming meeting dates. There will be two Park Commission meetings in July to discuss budget items, with the final Park Commission recommendation to the Village Board occurring at the August 14 meeting.

REPORTS

- A. Park Report:** Accepted as written.
- B. Recreation Report:** Accepted as written.
- C. Director Report:** Accepted as given.
- D. Commission Reports:**
 - **Commissioner Beson:** Reported that they wrapped up the spring volunteer dates. In total he estimated the group removed 20 ash trees between three outings. He also mentioned he will not be at the next meeting on July 10, 2024.
 - **Commissioner Sylvester:** Reported she recently walked the beginner disc golf course. She thought it might be a bit confusing recommended adding some directional signs (Director Geiser reported those are currently being worked on).
 - **Commissioner Otto:** Stated that for some reason this year disc golfers have been going in his yard and he will be putting up a few private property sign. He mentioned doesn't mind putting up the signs, that staff doesn't need to worry about it.
 - **Commissioner Wollerman:** Mentioned that she will not be in attendance for the next meeting on July 10, 2024
 - **Commissioner Patel:** No report.
 - **Commissioner Kurer:** No report.
 - **Commissioner McCoy:** Excused.

OLD BUSINESS

- None

NEW BUSINESS

- A. Disc Golf Summer Hours:** *Commissioner Patel made a motion to approve the temporary change of operating hours at the O’Hauser Disc Golf Course which will allow the course to remain open from 6AM until 11PM through September 2, 2024. Commissioner Sylvester seconded the motion.*

Director Geiser reviewed a request made by disc golfers to extend the course hours through the summer months which would allow players to play the game of glow golf. Staff consulted with Chief Blashka and he did not foresee any issues with the temporary change.

The motion was put to a vote and all were in favor, motion carried unanimously.

- B. Naming of the Disc Golf Courses:** *Commissioner Patel made a motion to approve the naming of the disc golf courses at O’Hauser Park to the Rich Martin Main 18-Hole Course and the Jahn Terlap Beginner 9-Hole Course. Commissioner Kurer seconded the motion.*

Director Geiser spoke of her desire to officially name two disc golf courses at O’Hauser Park now that the beginner course has been completed. She explained that this will not only help differentiate the courses, but also give credit to two individuals who were vital to the development and continued success of O’Hauser Disc Golf. The Commission was in favor of the naming and suggested also placing an informational sign detailing the reasoning why each individual is receiving the recognition.

The motion was put to a vote and all were in favor, motion carried unanimously.

- C. Suburban Athletics Concession Painting:** *Commissioner Sylvester made a motion to approve Suburban Athletics painting the concession stand. Commissioner Otto seconded the motion.*

Director Geiser brought forward a request made by Suburban Athletics, Inc. (SAI). SAI is seeking permission to paint the concession stand at O’Hauser Park. They indicated Sherwin Williams is willing to donate all of the paint. They also have a family that is part of their organization that does painting jobs on the side. The family along with additional volunteers would perform the work of painting the building a new color. The new color will be primarily gray, with a red and black trim, matching the SAI colors.

The motion was put to a vote and all were in favor, motion carried unanimously.

- D. Financial Assistant Application:** *Commissioner Patel made a motion to allow Suburban Athletics Inc. to move forward with their proposed plan to paint the O’Hauser Park Concession Stand Building. Commissioner Kurer seconded the motion.*

Director Geiser reviewed the application in which assistance was requested for one summer program. The standard policy has been to approve 50% of the program fee and in this case the total would be \$28.00 worth of assistance.

The motion was put to a vote and all were in favor, motion carried unanimously.

- E. Election of the 2024-2025 Chairperson:** *Commissioner Patel made a motion to approve Jim Beson as the 2024-2025 Chairperson. Commissioner Kurer seconded the motion.*

Chairperson Beson made a call for nominations. Commissioner Kurer nominated Commissioner Beson for the 2024-2025 Chairperson position, Commissioner Patel seconded. Commissioner Beson accepted the

nomination. Chairperson Beson made two more calls for nominations. No other nominations were received.

The motion was put to a vote and all were in favor, motion carried unanimously.

- F. Election of the 2024-2025 Vice-Chairperson:** *Commissioner Patel made a motion to approve Kathy Sylvester as the 2024-2025 Vice-Chairperson. Commissioner Otto seconded.*

Chairperson Beson made a call for nominations. Commissioner Beson nominated Commissioner Sylvester for the 2024-2025 Vice-Chairperson position. Commissioner Patel seconded. Commissioner Sylvester accepted the nomination. Chairperson Beson made two more calls for nominations. No other nominations were received.

The motion was put to a vote and all were in favor, motion carried unanimously.

CORRESPONDENCE

- None

ADJOURNMENT

Commissioner Otto motioned, seconded by Commissioner Sylvester, to adjourn the Park Commission meeting at 6:45PM. Motion carried unanimously.

The next Commission meeting is scheduled for July 10, 2024, at the Municipal Complex, 2000 Municipal Drive, Neenah, at 6:00PM.

Sincerely,



~~Jim Beson~~ KATHY SYLVESTER

VICE Chairperson - Village of Fox Crossing Park Commission

RES #240722-1

**INTERGOVERNMENTAL AGREEMENT TO SATISFY ELIGIBILITY FOR
RECYCLING CONSOLIDATION GRANT FOR CALENDAR YEAR 2025**

WHEREAS, Act 10 and Act 32 legislation, passed in 2011, amended state statutes and administrative codes governing the State of Wisconsin municipal recycling programs and created a new grant identified as the “Recycling Consolidation Grant”; and

WHEREAS, for the Village of Fox Crossing to qualify for the “Recycling Consolidation Grant” for the grant period January 1, 2025 to December 31, 2025, the Village must enter into an Intergovernmental Agreement with other Responsible Units (RUs) to demonstrate the intent to effectively and efficiently provide for the recycling needs of village citizens; and

WHEREAS, the cities of Menasha and Omro, the villages of Winneconne and Fox Crossing, and the towns of Algoma, Black Wolf, Clayton, Neenah, Nekimi, Omro, Vinland, Winneconne, and Wolf River, each of which is a municipal corporation, and each of which is a Responsible Unit (RU) as defined in Section 287.01(9) of the Wisconsin Statutes, entered into a County/Municipal Recycling Agreement in 1992, to effectively and efficiently process and market recyclable materials; and

WHEREAS, by entering into the attached Intergovernmental Agreement, the Village of Fox Crossing plans to qualify for the Recycling Consolidation Grant for the grant period of January 1, 2025 through December 31, 2025. We will work with the above RUs to distribute and make available to our residents a Tri-County Recycling Guide, to improve the education of our residents and in turn improve the processing and marketing of recyclables in a more cost efficient manner.

NOW, THEREFORE, BE IT RESOLVED that the Village of Fox Crossing Board of Trustees hereby approves the Intergovernmental Agreement, as attached, in order to qualify for the Recycling Consolidation Grant for the grant period of January 1, 2025 through December 31, 2025.

BE IT FURTHER RESOLVED, the Village of Fox Crossing Board of Trustees authorizes the Village President and the Village Clerk to sign and execute the necessary paperwork.

Adopted this 22nd day of July, 2024

Requested by: Jeffrey Sturgell, Village Manager

Submitted by: Dale A. Youngquist, Village President

Dale A. Youngquist, Village President

Attest: Darla M. Fink, Village Clerk

Intergovernmental Cooperative Agreement to Satisfy Eligibility for the Wisconsin Recycling Consolidation Grant for Calendar Year 2025

This agreement is made by and between the Cities of Menasha and Omro, the Villages of Fox Crossing and Winneconne, and Towns of Algoma, Black Wolf, Clayton, Neenah, Nekimi, Omro, Vinland, Winchester, Winneconne, and Wolf River, each of which is a municipal corporation, and each of which is a Responsible Unit as defined in Section 287.01(9) of the Wisconsin Statutes (collectively referred to as the “Responsible Units” or “RUs”) for purposes of implementing efficiencies related to operating an effective recycling program in accordance with ss. 287.11 and 287.24, Wis. Stats., and ch. NR 542, Wis. Admin. Code. This agreement is intended to qualify for the 2025 Wisconsin Recycling Consolidation Grant.

WHEREAS the RUs believe that, by working together in this cooperative agreement, they can more effectively and efficiently provide for the recycling education needs of their citizens; and

WHEREAS the RUs desire to collaborate in an effort to educate about recycling; and

WHEREAS the RUs recognize the importance of educating residents about recycling and their RU responsibility to do so; and

WHEREAS Winnebago County produced the 2024 Winnebago County Waste & Recycling Guide; and

WHEREAS Winnebago County partnered with Brown and Outagamie Counties, collectively known as Tri-County Recycling, to fund, host, and promote the Waste Wizard Material Search Engine tool and a smartphone recycling app developed by Betterbin; and

WHEREAS the Winnebago County Waste & Recycling Guide, the Waste Wizard Material Search Engine, and the Betterbin smartphone app provide comprehensive information on single-stream recycling guidelines, recycling plastic bags, proper medical sharps disposal, electronics recycling, universal waste recycling, household hazardous waste programs, pharmaceutical drop boxes and waste reduction tips; and

WHEREAS Section 66.0301(2) of the Wisconsin Statutes authorizes cooperation between municipalities and allows municipalities to contract with each other for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law; and

WHEREAS each participating RU will maintain a copy of the other above listed RUs' cooperative agreements on file, given that not all cooperating RUs will be able to sign a single document;

IT IS THEREFORE AGREED THAT the above listed RUs have and will make available to its residents the 2024 Winnebago County Waste & Recycling Guide and Tri-County Recycling's Waste Wizard Material Search Engine & Betterbin smartphone app, recognizing additional and consistent education will reduce contamination and improve recycling, thereby enabling the processing and marketing of these recyclables in the most efficient and cost-effective manner possible.

SIGNATURE

TITLE

MUNICIPALITY

DATE

RES #240722-2

**ANNUAL VILLAGE MOBILE HOME PARK LICENSE RENEWALS FOR THE TERM
AUGUST 1, 2024 THROUGH JULY 31, 2025**

WHEREAS, the mobile home park license applicants listed below have made proper application with the Village Clerk's office and the proper fees have been paid and receipted; and

WHEREAS, Municipal Code Chapter §276 requires the applicant/owner of the mobile home park to comply to specific regulations including maintaining the park for the health, safety, morals, and the welfare of its residents; and

WHEREAS, Chapter §276-16 further requires in every mobile home park that there shall be an on-site manager in residence for the residents' well-being, available on a daily basis with reasonable hours; and

WHEREAS, should any mobile home park be found that they are not in conformity with Chapter §276, the applicant/owner shall see that the mobile home park complies in all respects before a license shall be issued; and

WHEREAS, the Village Clerk submits the following license applications for Village Board approval provided the above conditions are met per the Village's code:

Bridgeview Gardens WI MHC, LLC	Bridgeview Gardens, 888 E. Shady Lane
Harbor Lights WI MHC, LLC	Harbor Lights, 960 Happy Valley Drive
Jim's Friendly Village, LLC	Jim's Friendly Village, 370 Ninth Street

NOW, THEREFORE, BE IT RESOLVED by the Village of Fox Crossing Board of Trustees, the annual mobile home park licenses are hereby granted to the above applicants, pending satisfactory inspections, and a report from the Finance Department that all outstanding invoices and taxes have been satisfied, with the above conditions, for the licensing period of August 1, 2024 – July 31, 2025.

Adopted this 22nd day of July, 2024

Requested by: Darla M. Fink, Village Clerk

Submitted by: Dale A. Youngquist, Village President

Dale A. Youngquist, Village President

Attest: Darla M. Fink, Village Clerk

24-091



License Fees:	FOR OFFICE USE ONLY
	Date Rec'd <u>7/17/24</u>
	Receipt No. <u>22088</u>
TOTAL AMOUNT PAID \$ <u>400</u>	

VILLAGE OF FOX CROSSING - MOBILE HOME PARK APPLICATION

Please review the information below and remit license fee with completed application. The license period begins August 1 and ends July 31 each year.

FEES: \$100.00 per 50 spaces or any fraction thereof, in any one mobile home park. \$10.00 for license transfer. Fees are due at time of application. DUE BY JULY 1

APPLICATION TYPE: New Renewal License Transfer

Name of Licensed Premise: Bridgeview Gardens

Address of Licensed Premise: 888 East Shady Lane, Site 129, Neenah, WI 54956

Business Telephone Number: (920) 997-1589 Email Address: licenses@rhp.com

ON-SITE MANAGER

Name Michele Hoffman Address 888 East Shady Lane, Site 129, Neenah, WI 54956 Phone (920) 997-1589

Name _____ Address _____ Phone _____

PARK OWNER

Name Bridgeview Gardens WI MHC, LLC Address 31200 Northwestern Hwy, Farmington Hills MI 48334 Phone (248) 626-0737

Sewage disposal provided by: Fox Crossing Utilities

Water supplied by: Fox Crossing Utilities

Garbage/recycling disposal contract hauler: (Village of Fox Crossing) Harter's Disposal

This application, whether new, renewal, or transfer, shall be accompanied by:

1. Current **Surety Bond** in the amount of \$2,000.00 (upon expiration, re-mail a current Continuation Certificate)
2. Evidence in writing that Mobile Home Park has obtained ALL licenses required pursuant to WI Statutes from the State of Wisconsin for the purpose of obtaining a Mobile Home Park License. No Village license shall be issued until all appropriate licensing from Winnebago County Health Dept., agent for the State of Wisconsin, has been obtained (please provide **copy of Winnebago County Health Department Permit** along with this application).
3. **Legal description** of premises upon which Mobile Home Park is located
4. **Copy of the Mobile Home Park Plan** showing the following:
 - Extent and area of the Mobile Home Park
 - Location of roadways and driveways
 - Location of units for mobile homes
 - Location and number of sanitary conveniences and other park facilities (if applicable)
 - Lighting (planned and existing)
 - Sewer and water pipes, sizes and connections, if park serves nondependent units (units equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-round facilities)
 - Schedule of Development (if park is still under development)

I understand and agree to comply with all applicable State and local Building and Fire Codes in conjunction with the ownership and operation of a Mobile Home Park in the Village of Fox Crossing, Winnebago County, Wisconsin.

Joel Brown
Owner Signature Bridgeview Gardens WI MHC, LLC

7/3/2024
Date

By: Newbury Management Company, Its authorized agent
By: Joel K. Brown, Its Authorized Agent



Travelers Casualty and Surety Company of America
Hartford, CT 06183

**CONTINUATION CERTIFICATE
FIDELITY OR SURETY BONDS/POLICIES**

License No. _____

In consideration of \$100.00 dollars renewal premium, the term of Bond/Policy No. 107711223 in the amount of \$2,000.00, issued on behalf of Bridgeview Gardens, whose address is 31200 Northwestern Hwy, Farmington Hills, MI 48334, in favor of Village of Fox Crossing, whose address is 2000 Municipal Drive, NEENAH, WI 54956, in connection with to operate a Manufactured Home Community is hereby extended to September 30, 2024, subject to all covenants and conditions of said bond/policy.

This certificate is designed to extend only the term of the bond/policy. It does not increase the amount which may be payable thereunder. The aggregate liability of the Company under the said bond/policy together with this certificate shall be exactly the same as, and no greater than it would have been, if the said bond/policy had originally been written to expire on the date to which it is now being extended.

Signed, sealed and dated July 02, 2023



Travelers Casualty and Surety Company of America

By: 

Robert L. Raney, Senior Vice President



PublicHealth
Protect. Promote. Prevent.
Winnebago County

**WINNEBAGO COUNTY HEALTH
DEPARTMENT**
**Environmental Health Food Safety and
Recreational Licensing Program**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Manufactured Home Community 175+ Sites, Sites: 192	EXPIRATION DATE 30-Jun-2025	I.D. NUMBER HGLD-CL3SCL
LICENSEE MAILING ADDRESS BRIDGEVIEW GARDENS WI MHC, LLC 31200 NORTHWESTERN HWY FARMINGTON HILLS MI 48334	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS BRIDGEVIEW GARDENS MHC, LLC 888 E SHADY LN NEENAH WI 54956

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 1st or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WINNEBAGO COUNTY HEALTH DEPARTMENT
112 OTTER AVE 2ND FLOOR
OSHKOSH, WI 54903-2808
(920)232-3000

* Include the name of your facility and the ID number.

File Number NCT22011964-33

Revision Number 06/28/2022

EXHIBIT A

A parcel of land being the West 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4, and also a portion of the West 1/2 of the East 1/2 of the Southwest 1/4, all in Section 4, Town 20 North, Range 17 East, Village of Fox Crossing (formerly Town of Menasha), Winnebago County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Section 4; thence South 89° 25' 12" East 1322.39 feet along the South line of the Southwest 1/4 of Section 4, said line also being the centerline of East Shady Lane; thence North 00° 29' 25" East 40.00 feet along the West line of the East 1/2 of the Southwest 1/4 of Section 4 to the Northerly right-of-way line of East Shady Lane, said point also being the point of beginning of lands to be described; thence continuing along said West line North 00° 29' 25" East 2606.07 feet to the North line of the Southwest 1/4 of Section 4; thence North 00° 32' 25" East 660.00 feet; thence South 89° 36' 32" East 661.73 feet; thence South 00° 31' 47" West 660.00 feet to the North line of the Southwest 1/4 of Section 4; thence South 00° 30' 16" West 2608.26 feet to the Northerly right-of-way line of East Shady Lane; thence North 89° 25' 12" West 334.92 feet along said Northerly right-of-way line; thence North 00° 27' 43" East 143.00 feet; thence North 89° 25' 12" West 100.00 feet; thence South 00° 27' 43" West 143.00 feet to the Northerly right-of-way line of East Shady Lane; thence North 89° 25' 12" West 226.29 feet along said right-of-way line to the point of beginning. EXCEPTING THEREFROM those portions previously dedicated for town road purposes as recorded April 22, 1994 as Document No. 873656.

For informational purposes only:

Property Address: 174-176 Gail Lane, 304-305 Stephanie Lane and 100-101 Gail Lane, Neenah, WI

Tax Key Number: 121-0126, 121-0128 and 121-0132



24-776

License Fees:	FOR OFFICE USE ONLY
	Date Rec'd <u>7/17/24</u>
	Receipt No. <u>22080</u>
TOTAL AMOUNT PAID \$ <u>200</u>	

VILLAGE OF FOX CROSSING - MOBILE HOME PARK APPLICATION

Please review the information below and remit license fee with completed application. The license period begins August 1 and ends July 31 each year.

FEES: \$100.00 per 50 spaces or any fraction thereof, in any one mobile home park. \$10.00 for license transfer. Fees are due at time of application. DUE BY JULY 1

APPLICATION TYPE: New Renewal License Transfer

Name of Licensed Premise: Harbor Lights

Address of Licensed Premise: 960 Happy Valley Drive, Site 45, Menasha, WI 54952

Business Telephone Number: (920) 725-1673 Email Address: licenses@rhp.com

ON-SITE MANAGER

Name Michele Hoffman Address 960 Happy Valley Drive, Site 45, Menasha, WI 54952 Phone (920) 725-1673

Name _____ Address _____ Phone _____

PARK OWNER

Name Harbor Lights WI MHC, LLC Address 31200 Northwestern Hwy, Farmington Hills MI 48334 Phone (248) 626-0737

Sewage disposal provided by: Fox Crossing Utilities

Water supplied by: Fox Crossing Utilities

Garbage/recycling disposal contract hauler: (Village of Fox Crossing) **Harter's Disposal**

This application, whether new, renewal, or transfer, shall be accompanied by:

1. Current **Surety Bond** in the amount of \$2,000.00 (upon expiration, re-mail a current Continuation Certificate)
2. Evidence in writing that Mobile Home Park has obtained ALL licenses required pursuant to WI Statutes from the State of Wisconsin for the purpose of obtaining a Mobile Home Park License. No Village license shall be issued until all appropriate licensing from Winnebago County Health Dept., agent for the State of Wisconsin, has been obtained (please provide **copy of Winnebago County Health Department Permit** along with this application).
3. **Legal description** of premises upon which Mobile Home Park is located
4. **Copy of the Mobile Home Park Plan** showing the following:
 - Extent and area of the Mobile Home Park
 - Location of roadways and driveways
 - Location of units for mobile homes
 - Location and number of sanitary conveniences and other park facilities (if applicable)
 - Lighting (planned and existing)
 - Sewer and water pipes, sizes and connections, if park serves nondependent units (units equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-round facilities)
 - Schedule of Development (if park is still under development)

I understand and agree to comply with all applicable State and local Building and Fire Codes in conjunction with the ownership and operation of a Mobile Home Park in the Village of Fox Crossing, Winnebago County, Wisconsin.

Joel Brown

7/3/2024

Owner Signature Harbor Lights WI MHC, LLC

Date _____

By: Newbury Management Company, its authorized agent

By: Joel K. Brown, Its Authorized Agent



Travelers Casualty and Surety Company of America
Hartford, CT 06183

**CONTINUATION CERTIFICATE
FIDELITY OR SURETY BONDS/POLICIES**

License No. _____

In consideration of \$100.00 dollars renewal premium, the term of Bond/Policy No. 107711231 in the amount of \$2,000.00, issued on behalf of Harbor Lights, whose address is 31200 Northwestern Hwy, Farmington Hills, MI 48334, in favor of Village of Fox Crossing, whose address is 2000 Municipal Drive, NEENAH, WI 54956, in connection with to operate a Manufactured Home Community is hereby extended to September 30, 2024, subject to all covenants and conditions of said bond/policy.

This certificate is designed to extend only the term of the bond/policy. It does not increase the amount which may be payable thereunder. The aggregate liability of the Company under the said bond/policy together with this certificate shall be exactly the same as, and no greater than it would have been, if the said bond/policy had originally been written to expire on the date to which it is now being extended.

Signed, sealed and dated July 02, 2023



Travelers Casualty and Surety Company of America

By: 

Robert L. Raney, Senior Vice President



**WINNEBAGO COUNTY HEALTH
DEPARTMENT
Environmental Health Food Safety and
Recreational Licensing Program**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Manufactured Home Community 51-100 Sites	EXPIRATION DATE 30-Jun-2025	I.D. NUMBER HGLD-CL3T8Z
LICENSEE MAILING ADDRESS HARBOR LIGHTS WI MHC, LLC 31200 NORTHWESTERN HIGHWAY FARMINGTON HILLS MI 48334	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS HARBOR LIGHTS MENASHA MHC, LLC 960 HAPPY VALLEY DR MENASHA WI 54952

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 1st or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

**WINNEBAGO COUNTY HEALTH DEPARTMENT
112 OTTER AVE 2ND FLOOR
OSHKOSH, WI 54903-2808
(920)232-3000**

* Include the name of your facility and the ID number.

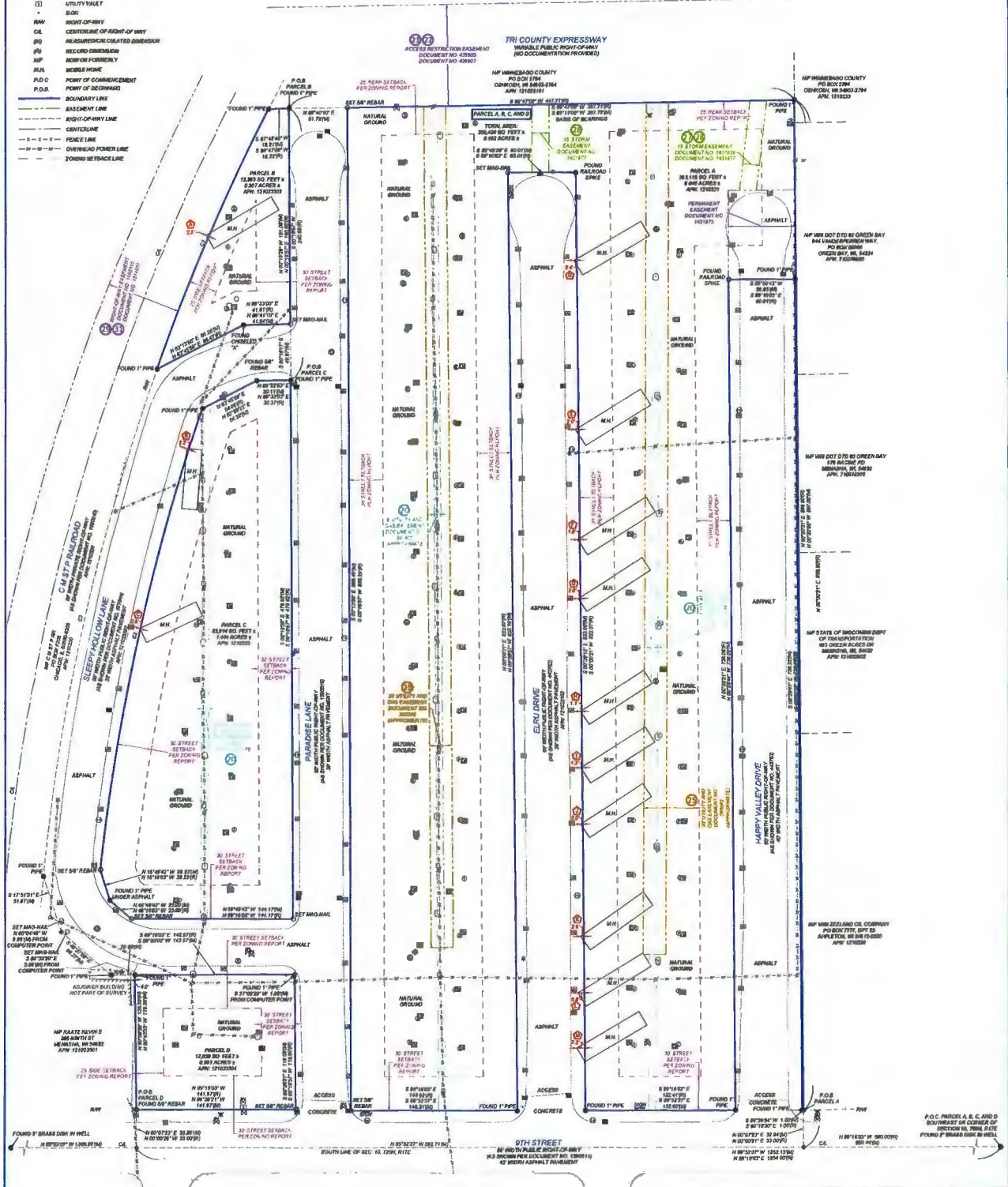
ALTAN/SPS LAND TITLE SURVEY

960 HAPPY VALLEY DRIVE
 MENASHA, WISCONSIN 54952
 WINNEBAGO COUNTY



LEGEND & SYMBOLS

- FOUND INSTRUMENT (AS NOTED)
- SET MEASUREMENT (AS NOTED)
- COMPUTED POINT
- W FIRE HYDRANT
- ⊕ LIGHT POLE
- ⊙ ENERGY METER
- ⊙ GAS METER
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE PEDestal
- ⊕ CABLE PEDestal
- ⊕ WATER VALVE
- ⊕ GRAY GRATE
- ⊕ STORM MANHOLE
- ⊕ FRESH WATER VALVE
- ⊕ MAILBOX
- ⊕ UTILITY VAULT
- ⊕ SIGN
- RW — RIGHT-OF-WAY
- CL — CENTERLINE OF RIGHT-OF-WAY
- (R) — RECREATION COATED DIMENSION
- (R) — RECORD DIMENSION
- (R) — ROAD OR FOREBAY
- (R) — ACCESS HOME
- P.O.B. — POINT OF BEGINNING
- — — — — BOUNDARY LINE
- — — — — RIGHT-OF-WAY LINE
- — — — — CENTERLINE
- — — — — FENCE LINE
- — — — — OVERHEAD POWER LINE
- — — — — ZONING SETBACK LINE



CURVE TABLE

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	S 89°34'11" W	100.0000	S 89°34'11" W	100.0000	90°	C2	S 89°34'11" W	100.0000	S 89°34'11" W	100.0000	90°
C2	S 89°34'11" W	100.0000	S 89°34'11" W	100.0000	90°	C3	S 89°34'11" W	100.0000	S 89°34'11" W	100.0000	90°

BLEW & ASSOCIATES, P.A.

3625 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
 EMAIL: SURVEY@BLEW.COM
 OFFICE: 479-484-4996 FAX: 479-542-1883
 EMAIL: SURVEY@BLEW.COM WWW.BLEW.COM

SURVEYOR JOB NUMBER: 22-3752	SURVEY DRAWN BY: MCK - CADAG022
SURVEY REVIEWED BY: A	DATE: 8/2/22

ALTA/NSPS LAND TITLE SURVEY

960 HAPPY VALLEY DRIVE
 MENASHA, WISCONSIN 54952
 WINNEBAGO COUNTY



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ◆ CORNER POINT
- ⊕ FIRE HYDRANT
- LIGHT POLE
- SANITARY MANHOLE
- GAS METER
- ⊕ POWER POLE
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE FEEDER
- ⊕ CABLE FEEDER
- ⊕ WATER VALVE
- ⊕ CURB GRATE
- 3/4" DIA MANHOLE
- ⊕ FIBER OPTIC WIRE
- ⊕ FIBER OPTIC
- ⊕ UTILITY VAULT
- ⊕ SIGN
- AMB HIGHWAY
- CL CENTERLINE OF RIGHT OF WAY
- MB MEASURED/ACCULATED DIMENSION
- MB RECORD DIMENSION
- MB NEW OR FORMERLY
- MB MOBILE HOME
- P.O.D POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- TOWER OR TOWERLINE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	150.00'	100.00'	S 89° 58' 12" E	100.00'	180.00°	N 89° 58' 12" W	150.00'	100.00'	S 89° 58' 12" E	100.00'	180.00°
C2	150.00'	100.00'	S 89° 58' 12" E	100.00'	180.00°	N 89° 58' 12" W	150.00'	100.00'	S 89° 58' 12" E	100.00'	180.00°
C3	150.00'	100.00'	S 89° 58' 12" E	100.00'	180.00°	N 89° 58' 12" W	150.00'	100.00'	S 89° 58' 12" E	100.00'	180.00°

BLEW & ASSOCIATES, P.A.

Surveying
 Engineering
 Mapping

1845 W. 9th St. Ste. 2000 - PO BOX 11171
 GREEN BAY, WI 53039
 (920) 833-1111 FAX: (920) 833-1111
 1844 S. KOSCIUSKO BLVD. - GREEN BAY, WI 53039

Prepared and Plotted: J.S. [Name]
 Date: 11/11/11
 Checked: [Name]
 Date: 11/11/11

File Number NCT22011964-34

Revision Number 07/01/2022

EXHIBIT A

Parcel A:

Part of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 20 North, Range 17 East, in the Village of Fox Crossing, formerly in the Town of Menasha, Winnebago County, Wisconsin, described as follows: Commencing at the Southeast corner of said Section 10; thence North 89° 16' 03" West, (previously recorded as South 89° 33' West) along the South line of said Southeast 1/4, a distance of 660.00 feet; thence North 00° 00' 21" East, along the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 33.00 feet to the point of beginning; thence continuing North 00° 00' 21" East, along the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section, a distance of 896.90 feet; thence South 89° 47' 09" West, along the South line of the "Tri-County Expressway", 397.71 feet; thence South 00° 16' 57" West along the East line of Paradise Lane, 890.29 feet; thence South 89° 16' 03" East, along the North line of Ninth Street, 148.62 feet; thence North 00° 00' 21" East, along the West line of Elru Drive, 833.07 feet; thence South 89° 16' 03" East, along the North line of Elru Drive, 60.01 feet; thence South 00° 00' 21" West, along the East line of Elru Drive, 833.07 feet; thence South 89° 16' 03" East, along the North line of Ninth Street, 132.41 feet; thence North 00° 00' 21" East, along the West line of Happy Valley Road, 738.06 feet; thence South 89° 16' 03" East, along the North line of Happy Valley Road, 60.01 feet; thence South 00° 00' 21" West, along the East line of Happy Valley Road, 738.06 feet; thence South 89° 16' 30" East, along the North line of Ninth Street, 1.00 feet to the point of beginning.

Parcel B:

That part of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 20 North, Range 17 East, in the Village of Fox Crossing, formerly in the Town of Menasha, Winnebago County, Wisconsin, described as follows: Commencing at the Southeast corner of said Section 10; thence North 89° 16' 03" West, (previously recorded as South 89° 33' West) along the South line of said Southeast 1/4, a distance of 660.00 feet; thence North 00° 00' 21" East, along the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 929.90 feet; thence South 89° 47' 09" West, along the South line of the "Tri-County Expressway" 447.71 feet to the point of beginning; thence continuing South 89° 47' 09" West, along the South line of the "Tri-County Expressway" 18.22 feet; thence along the East line of the Wisconsin Central Railroad, 251.03 feet on an arc of curve to the left having a radius of 1876.86 feet, and whose chord bears South 24° 00' 57" West, 250.84 feet; thence North 63° 45' 59" East, along the Northerly line of Sleepy Hollow Drive, 86.47 feet; thence North 89° 33' 00" East, along the North line of Sleepy Hollow Drive, 41.81 feet; thence North 00° 16' 57" East, along the West line of Paradise Lane, 190.65 feet to the point of beginning.

Parcel C:

Part of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 20 North, Range 17 East, in the Village of Fox Crossing, formerly in the Town of Menasha, Winnebago County, Wisconsin, described as follows: Commencing at the Southeast corner of said Section 10; thence North 89° 16' 03" West, (previously recorded as South 89° 33' West) along the South line of said Southeast 1/4, a distance of 660.00 feet; thence North 00° 00' 21" East, along the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 929.90 feet; thence South 89° 47' 09" West, along the South line of the "Tri-County Expressway" 447.71 feet; thence South 00° 16' 57" West, along the West line of Paradise Lane 240.65 feet to the point of beginning; thence continuing South 00° 16' 57" West, along the West line of Paradise Lane, 478.82 feet; thence North 89° 16' 03" West, along the North line of Sleepy Hollow Drive 144.17 feet; thence North 48° 16' 03" West, along the Easterly line of Sleepy Hollow Drive 25.00 feet; thence North 16° 16' 03" West, along the Easterly line of Sleepy Hollow Drive, 28.23 feet; thence along the Easterly line of Sleepy Hollow Drive 420.74 feet on an arc of a curve to the right having a radius of 1826.86 feet, and whose chord bears North 12° 58' 15" East, 419.82 feet; thence North 63° 45' 59" East, along the Southerly line of Sleepy Hollow Drive, 54.06 feet; thence North 89° 33' 03" East, along the South line of Sleepy Hollow Lane 30.37 feet to the point of beginning.

Parcel D:

Part of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 20 North, Range 17 East, in the Village of Fox Crossing, formerly in the Town of Menasha, Winnebago County, Wisconsin, described as follows: Commencing at the Southeast 1/4 corner of said Section 10; thence North 89° 16' 03" West, (previously recorded as South 89° 33' West) along the South line of said Southeast 1/4, a distance of 1254.00 feet; thence North 00° 00' 26" West, 33.00 feet to the point of beginning; thence continuing North 00° 00' 26" West, 120.00 feet; thence South 89° 16' 03" East, along the South line of Sleepy Hollow Drive, 142.57 feet; thence South 00° 16' 57" West, along the West line of Paradise

File Number NCT22011964-34

Revision Number 07/01/2022

Lane 119.99 feet; thence North 89° 16' 03" West, along the North line of Ninth Street, 141.97 feet to the point of beginning.

For informational purposes only:

Property Address: 903 Paradise Lane, 1010 Paradise Lane, 927 Sleepy Hollow Lane and 920 Sleepy Hollow Lane, Menasha, WI 54952

Tax Key Number: 121-0321 (Parcel A), 121-0335-03 (Parcel B), 121-0335 (Parcel C) and 121-0335-04 (Parcel D)

PROFORMA



25-097

License Fees: \$100-	FOR OFFICE USE ONLY
TOTAL AMOUNT PAID \$ 100-	Date Rec'd 6/13/24
	Receipt No. _____

VILLAGE OF FOX CROSSING - MOBILE HOME PARK APPLICATION

Please review the information below and remit license fee with completed application. The license period begins August 1 and ends July 31 each year.

FEES: \$100.00 per 50 spaces or any fraction thereof, in any one mobile home park. \$10.00 for license transfer. Fees are due at time of application. DUE BY JULY 1

APPLICATION TYPE: New Renewal License Transfer

Name of Licensed Premise: Jim's Friendly Village
 Address of Licensed Premise: 370 Ninth St Menasha, WI 54952-2293
 Business Telephone Number: 414-870-8600 Email Address: nkolsch@gvhinc.net

ON-SITE MANAGER

Name Douglas Bertach Address 982 Easy Street Phone 920-450-9155
 Name _____ Address _____ Phone _____

PARK OWNER

Name Jim's Friendly Village, LLC Address 8989 N. Port Washington Rd Suite #239 Bayside, WI 53217 Phone 262-648-9990
 Sewage disposal provided by: Fox Crossing Utilities
 Water supplied by: Fox Crossing Utilities

Garbage/recycling disposal contract hauler: (Village of Fox Crossing) Harter's Disposal

This application, whether new, renewal, or transfer, shall be accompanied by:

1. Current **Surety Bond** in the amount of \$2,000.00 (upon expiration, re-mail a current Continuation Certificate)
2. Evidence in writing that Mobile Home Park has obtained ALL licenses required pursuant to WI Statutes from the State of Wisconsin for the purpose of obtaining a Mobile Home Park License. No Village license shall be issued until all appropriate licensing from Winnebago County Health Dept., agent for the State of Wisconsin, has been obtained (please provide **copy of Winnebago County Health Department Permit** along with this application).
3. **Legal description** of premises upon which Mobile Home Park is located
4. **Copy of the Mobile Home Park Plan** showing the following:
 - Extent and area of the Mobile Home Park
 - Location of roadways and driveways
 - Location of units for mobile homes
 - Location and number of sanitary conveniences and other park facilities (if applicable)
 - Lighting (planned and existing)
 - Sewer and water pipes, sizes and connections, if park serves nondependent units (units equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-round facilities)
 - Schedule of Development (if park is still under development)

I understand and agree to comply with all applicable State and local Building and Fire Codes in conjunction with the ownership and operation of a Mobile Home Park in the Village of Fox Crossing, Winnebago County, Wisconsin.

[Signature] _____ Date 6/10/24
 Owner Signature _____ Date _____



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 43231364 briefly described as MOBILE HOME PARK OPERATOR TOWN OF MENASHA

for JIM'S FRIENDLY VILLAGE, LLC, as Principal,

in the sum of \$ TWO THOUSAND AND NO/100 Dollars, for the term beginning January 16, 2024, and ending January 16, 2025, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 6th day of December, 2023.

WESTERN SURETY COMPANY

By Larry Kasten
Larry Kasten, Vice President



THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One MOBILE HOME PARK OPERATOR TOWN OF MENASHA

bond with bond number 43231364

for JIM'S FRIENDLY VILLAGE, LLC

as Principal in the penalty amount not to exceed: \$2,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 6th day of December, 2023.

ATTEST

L. Bauder

L. Bauder, Assistant Secretary

WESTERN SURETY COMPANY

Larry Kasten

Larry Kasten, Vice President

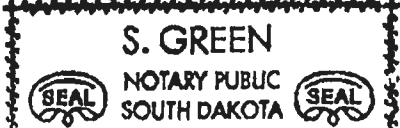
STATE OF SOUTH DAKOTA

COUNTY OF MINNEHAHA

} ss

On this 6th day of December, 2023, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



S. Green

Notary Public

My Commission Expires February 12, 2027

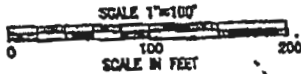
To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.



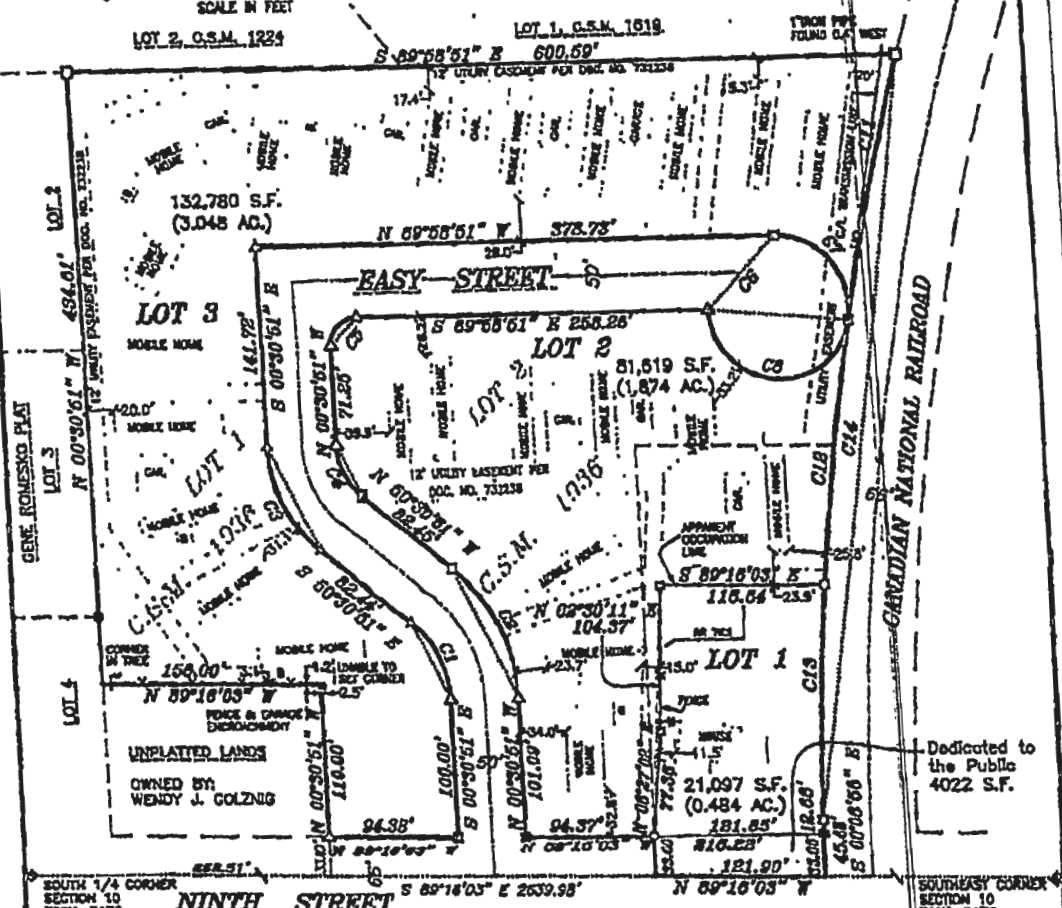
CERTIFIED SURVEY MAP NO. _____

Lots 1 and 2, Certified Survey Map No. 1836 and part of Government Lot 4 of Section 10, Town 20 North, Range 17 East, Town of Menasha, Winnebago County, Wisconsin

Readings are referenced to the south line of the Southeast 1/4, Section 10, recorded to bear S 89°16'03" E



Survey for:
Jim Schultz
370 Ninth Street
Menasha, WI 54952



SOUTH 1/4 CORNER SECTION 10 T20N, R17E **N 89°16'03" E 2639.98'** **N 89°16'03" W** SOUTHEAST CORNER SECTION 10 T20N, R17E

LEGEND

- 1" IRON PIPE SET, 18" LONG, WEIGHING 1.120 LBS. PER LIN. FOOT
- PK NAIL SET
- △ 3/4" REBAR FOUND
- ◻ 1" IRON PIPE FOUND
- ▲ 1-1/4" REBAR FOUND
- PK NAIL FOUND
- ◇ GOVERNMENT CORNER
- ⊕ FENCE LINE
- () RECORDED AS

Curve	Radius	Delta	Length	Chord Bearing	Chord
1	72.00'	050°00'10"	62.84'	S 25°30'51.0"	60.86'
2	122.00'	050°00'06"	106.47'	N 25°30'51.0"	103.12'
3	96.50'	050°00'12"	84.22'	S 25°30'51.0"	81.57'
4	46.50'	050°00'22"	40.58'	N 25°30'51.0"	39.31'
5	19.81'	090°32'00"	31.30'	N 44°45'09.0"	28.15'
6	50.00'	270°00'26"	235.64'	N 45°01'09.0"	70.71'
7	50.00'	100°46'10"	87.94'	N 39°35'59.0"	77.04'
8	50.00'	169°14'16"	147.70'	S 84°35'46.0"	99.56'
11	1943.00'	005°35'45"	189.76'	S 13°37'02.5"	189.69'
12	1943.00'	005°31'25"	187.32'	S 08°03'27.5"	187.24'
13	1943.00'	004°58'37"	168.78'	S 02°48'26.5"	168.72'
14	1943.00'	016°05'47"	543.66'	S 08°22'01.5"	544.06'

Martenson & Eisele, Inc.
 Planning - Surveying - Engineering - Architecture
 1377 Midway Road, Menasha, WI 54952
 Phone (920) 731-8181 Fax (920) 731-8286
 www.martenson-eisele.com
 info@martenson-eisele.com

Revised 09-18-08
 Revised 09-08-08
 PROJECT NO. 385-GSC
 FILE 385050.cam SHEET 1 OF 3
 THIS INSTRUMENT WAS DRAFTED BY pcc

Dedicated to the Public
4022 S.F.



**WINNEBAGO COUNTY HEALTH
DEPARTMENT
Environmental Health Food Safety and
Recreational Licensing Program**

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is here by authorized to engage in the activity as indicated below.

ACTIVITY Manufactured Home Community 21-50 Sites	EXPIRATION DATE 30-Jun-2025	I.D. NUMBER SBAR-9FNSYK
LICENSEE MAILING ADDRESS GREAT VALUE HOMES INC. 8989 N PORT WASHINGTON RD 239 BAYSIDE WI 53217-1633	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS RIVERWOOD VILLAGE 370 NINTH ST MENASHA WI 54952

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 1st or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WINNEBAGO COUNTY HEALTH DEPARTMENT
112 OTTER AVE 2ND FLOOR
OSHKOSH, WI 54903-2808
(920)232-3000

* Include the name of your facility and the ID number.

RES #240722-3

**ANNUAL ALCOHOL BEVERAGE LICENSE APPLICATION FOR THE TERM
JULY 1, 2024 – JUNE 30, 2025**

WHEREAS, the following alcohol beverage license applicant has made proper application with the Village Clerk's Office for the licensing term beginning July 1, 2024 through June 30, 2025, and the proper fees have been paid and received; and

WHEREAS, the Police Department has performed background checks on all applicants and have no reason to withhold any license; and

WHEREAS, inspections have been completed by the Fire Department, Building Department, and Winnebago County Health Department, and all properties are compliant; and

WHEREAS, the Finance Department reported that outstanding invoices, taxes, and claims have been satisfied; and

WHEREAS, the Village Clerk submits the following license renewal application for approval, pending final satisfactory inspection by the Fire, Building, Community Development, Winnebago County Health Departments, and State of Wisconsin, background check by Police Department, and a report from the Finance Department indicating real estate taxes, personal property taxes, and all outstanding claims are paid in full:

Class "B" Fermented Malt

JB Arepas LLC d/b/a JB Arepas, 2303 S. Oneida Street; Esther Palmero Garcia, Agent

NOW, THEREFORE, BE IT RESOLVED by the Village of Fox Crossing Board of Trustees that the license is hereby granted to the above applicant for the licensing period of July 1, 2024 through June 30, 2025.

Adopted this 22nd day of July, 2024.

Requested by: Darla M. Fink, Village Clerk

Submitted by: Dale A. Youngquist, Village President

Dale A. Youngquist, Village President

Attest: Darla M. Fink, Village Clerk

RES #240722-4

OPERATOR LICENSE APPLICANTS

WHEREAS, the operator license applicants for the upcoming two-year term, listed below, have made proper application with the Police Department; and

WHEREAS, all applicants either currently hold a valid two-year server license elsewhere, or have successfully completed the mandatory alcohol awareness training program, or have scheduled the course; and

WHEREAS, background checks have been conducted by the Police Department; and

WHEREAS, the Police Chief submits the applicants with a recommendation of approval as follows:

Kayla Weiss – Approved
Mackinzy Kennett – Approved
Alesia Girard – Approved
Samantha Exferd – Approved
Heather Fitzgerald – Approved
Alesha Neu – Approved
Thomas Barlament – Approved
Rodney Pranke – Approved
Garrett Peterson – Approved
Braden Foss – Approved
Jessica Martin - Approved

Kayle Wetzel – Approved
William Bridenhagen – Approved
John Feavel – Approved
Candice Kirschbaum – Approved
Genevieve Kilgore – Approved
Jake Yingling – Approved
Tiffany Taff – Approved
Jacquelyn Viehman – Approved
Ally Butterfield – Approved
Elliana Schultz – Approved

NOW, THEREFORE, BE IT RESOLVED that the Village of Fox Crossing Board of Trustees recommends the above applicants recommended for approval be approved, pending payment, successful background checks, and completion of a state-approved alcohol awareness training program, for the licensing period beginning July 1, 2024 - June 30, 2026.

Adopted this 22nd day of July, 2024

Requested by: Scott Blashka, Police Chief

Submitted by: Dale A. Youngquist, Village President

Dale A. Youngquist, Village President

Attest: Darla M. Fink, Village Clerk

RES #240722-5

EXPENDITURES

WHEREAS, the Village of Fox Crossing has outstanding invoices totaling: \$1,169,631.40

WHEREAS, the disbursements are categorized below & the detail is attached:

Pending:		
General Fund	\$	149,918.11
Special Revenue Fund	\$	60,998.43
Debt Fund	\$	-
Capital Projects Fund	\$	88,905.49
Water Fund	\$	41,751.87
Sewer Fund	\$	13,496.25
Stormwater Fund	\$	20,821.85
Trust & Agency Fund	\$	-
Special Processed Payments	\$	793,739.40
Total:	\$	<u>1,169,631.40</u>

NOW, THEREFORE BE IT RESOLVED, the Village of Fox Crossing Board of Trustees hereby authorizes the above expenditures to be paid by the Finance Department with the exception of none.

Adopted this 22nd day of July, 2024.

Requested by: Jeremy Searl, Finance Director
Submitted by: Dale A. Youngquist, Village President

Dale A. Youngquist, Village President

Attest: Darla M. Fink, Village Clerk