

Village of Fox Crossing Board of Trustees Regular Meeting
Monday, July 14, 2025 - 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**
3. **Minutes to Approve/ Minutes and Correspondence to Receive**
Minutes to Approve
 - a) Regular Village Board Meeting – June 23, 2025**Minutes and Correspondence to Receive**
 - b) Park Commission Meeting Minutes – May 14, 2025
4. **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.**
5. **Discussion Items**
6. **Unfinished Business**
7. **New Business- Resolutions/Ordinances/Policies**
 - a) 250714-1 Change Order #2 & Final – Jacobsen Road Reconstruction Project to Include the Installation of Storm Sewer Main, Storm Sewer Laterals, and a 10’ Asphalt Trail
 - b) 250714-2 2025 Budget Amendment to Provide Funds for Various Village Departments
 - c) 250714-3 Intergovernmental Agreement to Satisfy Eligibility for Recycling Consolidation Grant for Calendar Year 2026
 - d) 250714-4 Appointment of Park Commission Member – Matthew Werner
 - e) 250714-5 Appointment of Park Commission Member – Jill Rasmussen
 - f) 250714-6 Annual Village Mobile Home Park License Renewals for the Term August 1, 2025 through July 31, 2026
 - g) 250714-7 Operator License Applicants
 - h) 250714-8 Expenditures
8. **Reports**
9. **Closed Session**

Pursuant to WI Statute 19.85(1)(g), the Village of Fox Crossing Board of Trustees will convene into closed session, specifically to confer with legal counsel regarding a claim filed against the Village for wastewater damage to a bathroom located at 2309 S. Oneida Street.

Pursuant to WI Stat. 19.85 (2), the Village Board will reconvene into open session.

 - a) 250714-1:CLOSED Consideration of Claim Against the Village of Fox Crossing Regarding Proposed Wastewater Damage to a Bathroom Located at 2309 S. Oneida Street on May 29, 2025
10. **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, June 23, 2025**

Minutes

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

Meeting called to order by Deputy Clerk Chantel Jaenke at 6:00 p.m. **MOTION:** Trustee McQuillan, seconded by Trustee Raddatz to appoint Trustee Van Dyke to preside over the meeting in President Youngquist's absence. The Pledge of Allegiance was recited.

Deputy Clerk Chantel Jaenke took roll call and noted those present: Trustees Michael Van Dyke, Kris Koeppe, Tim Raddatz, and Kate McQuillan. Excused: President Dale Youngquist, Trustee Deb Swiertz, and Trustee Barbara Hanson.

Also Present: Village Manager Jeffrey Sturgell, Director of Finance Jeremy Searl, 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. There were three attendees.

2. Awards / Presentations

a) Annual Audit Report for Fiscal Year 2024 – David Minch, CPA of KerberRose, S.C.

Director Searl introduced David Minch. David Minch noted that the audit went well this year and was completed in a timely manner. There are two reports that get issued at the conclusion of the audit, the Independent Auditors Report and the report on Internal Control Over Financial Reporting. They issued an unmodified opinion on the financial statements which means the financial statements are fairly presented in accordance with generally accepted accounting principles. There were no internal control findings to review.

Mr. Minch then reviewed the general fund balance. As of December 31st, the General Fund had a total fund balance of just under \$9.5 million, reflecting an increase of about \$147,000 from the prior year. Mr. Minch provided details on the general fund balance and a breakdown of each component. Director Searl provided clarification regarding wage and benefit costs being over budget due to four retirements, where payouts were made from accumulated sick leave banks into HRAs.

Mr. Minch then reviewed the total fund balance for all the governmental funds the Village has. The fund balance combined is \$29.1 million, a small decrease of \$191,000, reflecting stable financial management. He then went over the overall long-term debt of the Village. The total outstanding debt is just under \$30 million, well below the legal margin of \$109 million. Overall, the long-term debt of the Village had a net increase of \$3.1 million due to new issuances and current debt service payments in the current year.

Mr. Minch went through the proprietary net funds and the breakdown by utility, including sewer, water, and storm water showing trend information over the previous years. He stated all utilities are functioning very strongly and generating good operating income, increasing their fund balance year to year.

3. Public Hearings

4. Minutes to Approve / Minutes and Correspondence to Receive**Minutes to Approve**

a) Regular Village Board Meeting – June 9, 2025

Minutes and Correspondence to Receive

b) Planning Commission Meeting Minutes – March 19, 2025

MOTION: Trustee Koeppe, seconded by Trustee McQuillan to approve the minutes and accept other departmental minutes and correspondence 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) 250623-1 Accept the Electronic Compliance Maintenance Annual Report (eCMAR)

MOTION: Trustee McQuillan, seconded by Trustee Koeppe to approve as submitted. Motion carried via voice vote.

b) 250623-2 Designation of July as Parks & Recreation Month in Fox Crossing

MOTION: Trustee Koeppe, seconded by Trustee Raddatz to approve as submitted. Motion carried via voice vote.

c) 250623-3 Annual Alcohol Beverage License Application for the Term July 1, 2024 – June 30, 2025

MOTION: Trustee McQuillan, seconded by Trustee Koeppe to approve as submitted. Motion carried via voice vote.

d) 250609-1:ORD Amend Fox Crossing Municipal Code Chapter §294-3(C) for Parks & Recreation Regulations, Reservations and Permits *Second Reading & Adoption*

MOTION: Trustee Koeppe, seconded by Trustee Raddatz to accept the Second Reading and Adoption as submitted. Motion carried via voice vote.

e) 250623-4 Operator License Applicants

MOTION: Trustee McQuillan, seconded by Trustee Koeppe to approve as submitted. Motion carried via voice vote.

f) 250623-5 Expenditures

MOTION: Trustee Koeppe, seconded by Trustee Raddatz to approve the expenditures submitted without exception. Motion carried via voice vote.

9. Reports

a) Deputy Clerk Chantel Jaenke – 2025 Board of Review will be held on Wednesday, July 9, 2025 from 4:00 p.m. to 6:00 p.m. at the Municipal Complex in the Arden Tews Assembly Room, 2000 Municipal Drive, Neenah; Objectors shall provide Written or Oral Notice of Intent to Object to their Assessment to the Village Clerk at least 48 hours in Advance of Board of Review

Deputy Clerk Jaenke reminded residents that the Board of Review will be held on July 9th from 4:00 p.m. to 6:00 p.m. at the Municipal Complex. Any residents that would like to object to their assessment, need to file written or oral notice with the Village Clerk's office at least 48 hours prior to Board of Review.

10. Closed Session**11. Adjourn**

At 6:22 p.m., **MOTION:** Trustee Koeppe, seconded by Trustee McQuillan to adjourn. Motion carried via voice vote.

Respectfully submitted,

Chantel M. Jaenke, CMC, WCMC
Village Deputy 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

May 14, 2025

Park Commissioners Present: Jim Beson, Jordyn Kurer, Kathy Sylvester, Suneer Patel, Chris McCoy, Jean Wollerman

Excused: Steve Otto

Staff Present: Director Amanda Geiser

* * * * *

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 April 9, 2025, regular meeting minutes. Commissioner Sylvester motioned to accept the minutes, seconded by Commissioner McCoy. Motion carried.

PUBLIC FORUM

- None

DISCUSSION/PRESENTATION

- A. Wittmann Park Facility Use Request:** Director Geiser reviewed a request made by the YMCA of the Fox Cities to use Wittmann Park for their summer day camp program beginning in 2026. The Commission was in favor of the request and gave Director Geiser a recommendation to draft a one-year agreement which will be brought forth for approval at the next meeting. The trial year will give staff an opportunity to evaluate the partnership and determine if any changes would need to be made to future agreements.

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 the first volunteer workday event went well over the past weekend. They removed numerous ash trees at O’Hauser Park. There are additional trees that will need to be removed by a tree service.
 - **Commissioner McCoy:** No report.
 - **Commissioner Kurer:** No report.
 - **Commissioner Sylvester:** No report.
 - **Commissioner Patel:** No report.
 - **Commissioner Wollerman:** No report.
 - **Commissioner Otto:** Excused.

OLD BUSINESS

- None

NEW BUSINESS

- A. Wittmann Park Special Event Request – Miron Construction:** *Commissioner Patel made a motion to approve the Wittmann Park Special Event request made by Miron Construction as submitted. Commissioner Kurer seconded the motion.*

Director Geiser reviewed a request made by Miron Construction to use Wittmann Park for a team-building event on August 6. Miron desires to bring third-party vendor, Takedown Eventures, to the park to host various activity stations for their employees. Prior to the meeting, Director Geiser reviewed the request with Police Captain Callan. Captain Callan contacted a representative from Takedown Eventures to discuss the activities that they would be bringing to the park and felt comfortable with their operations. After Captain Callan's review, staff recommended approval of the request.

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

CORRESPONDENCE

- **Withheld Security Deposit:** A letter that was sent to the renter of the Community Center Maple Room on April 25, 2025 was reviewed.

ADJOURNMENT

Commissioner Sylvester motioned, seconded by Commissioner McCoy, to adjourn the Park Commission meeting at 6:36PM. Motion carried unanimously.

The next Commission meeting is scheduled for June 11, 2025, at the Municipal Complex, 2000 Municipal Drive, Neenah, at 6:00PM.

Sincerely,



Jim Beson

Chairperson - Village of Fox Crossing Park Commission

RES #250714-1

**CHANGE ORDER #2 & FINAL – JACOBSEN ROAD RECONSTRUCTION PROJECT
TO INCLUDE THE INSTALLATION OF STORM SEWER MAIN, STORM SEWER
LATERALS, AND A 10' ASPHALT TRAIL**

WHEREAS, on April 8, 2024, Calnin & Goss, LLC was awarded the Jacobsen Road Reconstruction Project to Include the Installation of Storm Sewer Main, Storm Sewer Laterals, and a 10' Asphalt Trail Project contract in the amount of \$1,702,548.37; and

WHEREAS, on June 24, 2024, the Village Board approved Change Order #1 for a net increase in the amount of \$26,713.92, due to adding the O'Hauser South Park Drainage project to the Jacobsen Road Reconstruction project as a Change Order; and

WHEREAS, Change Order #2 reflects a net increase of \$110,783.82, due to the following:

Additional Trench Dewatering (1 lump sum)	\$ 66,815.58
Additional 1 ¼ inch Base Aggregate for Trench Backfill (Equip & Labor)	\$ 29,191.85
Additional 3 inch Base Aggregate for EBS Areas (Equip & Labor)	\$ 12,477.36
Miscellaneous Items	\$ 20,566.96
Additional Rock Excavation & Rock Removal for O'Hauser Park Project	\$ 11,319.57
Final Quantity Adjustment for Base Bid Items	(\$ 23,566.11)
Final Quantity Adjustment for O'Hauser Park Project	(\$ 6,021.39)
Total:	\$110,783.82

WHEREAS, the increase of \$110,783.82 from Change Order #2 items, results in a new total contract price of \$1,840,046.11; and

WHEREAS, it is the recommendation of Engineer Lee Reibold and Public Works Director Joe Hoechst to approve Change Order #2 to Calnin & Goss, LLC, for a total increase in the amount of \$110,783.82, resulting in a new contract amount of \$1,840,046.11.

NOW, THEREFORE BE IT RESOLVED that the Village of Fox Crossing Board of Trustees hereby approves Change Order #2 & Final for the Jacobsen Road Reconstruction Project to Include the Installation of Storm Sewer Main, Storm Sewer Laterals, and a 10' Asphalt Trail Project contract, for a total increase in the amount of \$110,783.82 to **Calnin & Goss, LLC, 505 W. Edgewood Drive, Appleton, Wisconsin**, for an adjusted contract amount of \$1,840,046.11.

Adopted this 14th day of July, 2025

Requested by: Joe Hoechst, Public Works Director

Submitted by: Dale A. Youngquist, Village President

Dale A. Youngquist, Village President

Attest: Darla M. Fink, Village Clerk



June 27, 2025

Village of Fox Crossing
Attn: Joe Hoechst, P.E., DPW
2000 Municipal Drive
Neenah, WI 54956

Re: Village of Fox Crossing
Jacobsen Road Reconstruction | Irish Road to CTH CB
Change Order #2
McM. No. F0057-09-20-00800

Enclosed herewith is Change Order #2 for the above referenced project. This change is an increase in the Contract in the amount of \$110,783.82. The current Contract Price is \$1,840,046.11.

Please review and sign in the space provided. Return signed copy to our office, and we will distribute accordingly.

Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in blue ink, appearing to read "Lee R. Reibold".

Lee R. Reibold, P.E.
Associate / Municipal & Civil Engineer

LRR:car

Enclosure: Change Order #2

CHANGE ORDERCALNIN & GOSS, LLC
505 W. Edgewood Drive
Appleton, WI 54913



Contract No.	F0057-09-20-00800
Project File No.	F0057-09-20-00800.08
Change Order No.	Two (2) & FINAL
Issue Date:	June 25, 2025
Project:	Village of Fox Crossing Jacobsen Road Reconstruction

You Are Directed To Make The Changes Noted Below In The Subject Contract:

	(Item Description)-Note: Items 2.1 & 2.2 is for work located at O'Hauser Park South	(Price)
2.1	ADD Rock Excavation, 24 Hrs @ \$275.00 per Hr.	+\$6,600.00
2.2	ADD Rock Removal, 12 Hrs @ \$370.00 per Hr.	+\$4,440.00
2.3	ADD Trench Dewatering, 1 Lump Sum @ \$66,815.58 per L.S.	+\$66,815.58
2.4	ADD Hydrant Operational Nut Replacement, 6 Each @ \$1,327.50 per Ea.	+\$7,965.00
2.5	ADD 36-inch Storm Sewer, 41 Lin Ft @ \$160.36 per L.F.	+\$6,574.76
2.6	ADD 6-inch Storm Sewer Lateral, 36 Lin Ft @ \$45.20 per L.F.	+\$1,627.20
2.7	ADD 6-inch Storm Sewer Cleanout, 1 Each @ \$279.57 per Ea.	+\$279.57
2.8	ADD Base Aggregate Dense, 1-1/4-inch for trench backfill, 4,964.6 Tons @ \$5.88 per Ton	+\$29,191.85
2.9	ADD Base Aggregate Dense, 3-inch for EBS areas, 2,122 Tons @ \$5.88 per Ton	+\$12,477.36
2.10	ADD Lawn Restoration (Topsoil Placement Only), 8,800 Sq Yds @ \$0.50 per S.Y.	+\$4,400.00
2.11	Final Quantity Adjustments, Bid vs. As-Constructed per Attached Spreadsheet	-\$29,587.50
	TOTAL	+\$110,783.82

The Changes Result In The Following Adjustments:

	CONTRACT PRICE	TIME
Prior To This Change Order	\$1,729,262.29	- days
Adjustments Per This Change Order	+\$110,783.82	- days
Current Contract Status	\$1,840,046.11	- days

Recommended:
McMAHON ASSOCIATES, INC.
Neenah, WisconsinAccepted:
CALNIN & GOSS, LLC
Appleton, WisconsinAuthorized:
VILLAGE OF FOX CROSSING
Winnebago County, WisconsinBy: 
Date: 06/25/2025By: 
Date: 06/25/2025By: _____
Date: _____

- ☐ OWNER Copy
- ☐ CONTRACTOR Copy
- ☐ ENGINEER Copy (Contract Copy)
- ☐ FILE COPY

Four (4) Copies Should Accompany This Change Order
Execute And Return To ENGINEER For Distribution

VILLAGE OF FOX CROSSING
JACOBSEN ROAD RECONSTRUCTION (IRISH RD TO CTH CB)
FINAL CONTRACT QUANTITIES AND COSTS
McM No. F0057-9-20-00800

Base Bid Items:

Item	Description	Unit	Unit Cost	FINAL Contract		Difference	
				Quantity	Total	Quantity	Total
1	Clearing, WDOT Item 201.0120	ID	\$16.24	450	\$ 7,308.00	0	\$ -
2	Grubbing, WDOT Item 201.0220	ID	\$13.87	450	\$ 6,241.50	0	\$ -
3	Clearing, WDOT Item 201.0105	STA	\$417.08	4	\$ 1,668.32	0	\$ -
4	Grubbing, WDOT Item 201.0205	STA	\$417.08	4	\$ 1,668.32	0	\$ -
5	Removing Small Pipe Culverts, WDOT Item 203.0100	EACH	\$80.62	25	\$ 2,015.50	0	\$ -
6	Removing Asphalt Pavement, Recreation Trail	S.Y.	\$2.50	155	\$ 387.50	0	\$ -
7	Removing Curb and Gutter	L.F.	\$2.13	2,800	\$ 5,964.00	0	\$ -
8	Removing Concrete Pavement (driveway aprons)	S.F.	\$1.01	6,000	\$ 6,060.00	0	\$ -
9	Removing Inlets	EACH	\$160.78	10	\$ 1,607.80	0	\$ -
10	Removing Manholes	EACH	\$293.32	5	\$ 1,466.60	0	\$ -
11	Removing Storm Sewer 4" through 21"	L.F.	\$13.67	700	\$ 9,569.00	0	\$ -
12	Removing Storm Sewer (>21")	L.F.	\$16.96	455	\$ 7,716.80	0	\$ -
13	Remove Existing Hydrant, Auxiliary Valve & 6-inch Water Main	EACH	\$502.92	7	\$ 3,520.44	0	\$ -
14	Remove and Reinstall Mailboxes	L.S.	\$1,112.60	1	\$ 1,112.60	0	\$ -
15	Utility Rock Excavation	C.Y.	\$0.33	2,000	\$ 660.00	0	\$ -
16	10-inch Storm Sewer	L.F.	\$47.76	0	\$ -	(22)	\$ (1,050.72)
17	12-inch Storm Sewer	L.F.	\$45.02	906	\$ 40,788.12	(4)	\$ (180.08)
18	12-inch RCP Storm Sewer	L.F.	\$64.29	156	\$ 10,029.24	(29)	\$ (1,864.41)
19	15-inch Storm Sewer	L.F.	\$48.17	40	\$ 1,926.80	0	\$ -
20	18-inch Storm Sewer	L.F.	\$63.25	320	\$ 20,240.00	0	\$ -
21	18-inch RCP Storm Sewer	L.F.	\$60.42	336	\$ 20,301.12	1	\$ 60.42
22	24-inch Storm Sewer	L.F.	\$95.75	488	\$ 46,726.00	(2)	\$ (191.50)
23	24-inch RCP Storm Sewer	L.F.	\$82.18	183	\$ 15,038.94	(2)	\$ (164.36)
24	30-inch RCP Storm Sewer	L.F.	\$143.51	31	\$ 4,448.81	1	\$ 143.51
25	42-inch RCP Storm Sewer	L.F.	\$177.20	0	\$ -	(45)	\$ (7,974.00)
26	48-inch RCP Storm Sewer	L.F.	\$243.34	1,076	\$ 261,833.84	(4)	\$ (973.36)
27	54-inch RCP Storm Sewer	L.F.	\$255.93	32	\$ 8,189.76	2	\$ 511.86
28	48-inch Diameter Storm Sewer Manhole	V.F.	\$808.01	32.54	\$ 26,292.65	(0.46)	\$ (371.68)
29	84-inch Diameter Storm Sewer Manhole	V.F.	\$1,483.43	26.87	\$ 39,859.76	(0.13)	\$ (192.85)
30	96-inch Diameter Storm Sewer Manhole	V.F.	\$1,912.42	6.83	\$ 13,061.83	0.13	\$ 248.61
31	108-inch Diameter Storm Sewer Manhole	V.F.	\$2,536.90	14.55	\$ 36,911.90	0.25	\$ 634.22
32	Catch Basin	EACH	\$2,738.26	17	\$ 46,550.42	0	\$ -
33	Yard Drain-36-inch Diameter	EACH	\$2,228.93	16	\$ 35,662.88	0	\$ -
34	4-inch Storm Sewer Lateral	L.F.	\$39.20	530	\$ 20,776.00	(375)	\$ (14,700.00)
35	Storm Sewer Lateral Cleanout	EACH	\$254.15	17	\$ 4,320.55	(7)	\$ (1,779.05)
36	Connection to existing storm sewer lateral	EACH	\$119.50	12	\$ 1,434.00	(2)	\$ (239.00)
37	4-inch Geotextile Wrapped Underdrain	L.F.	\$22.70	900	\$ 20,430.00	0	\$ -
38	8-inch Sanitary Sewer	L.F.	\$168.74	49	\$ 8,268.26	0	\$ -
39	10-inch Sanitary Sewer	L.F.	\$162.78	28	\$ 4,557.84	(2)	\$ (325.56)
40	4-inch SCH 40 PVC Sanitary Lateral	L.F.	\$152.87	43	\$ 6,573.41	19	\$ 2,904.53
41	Reconstruct Sanitary Sewer Manholes	EACH	\$1,859.40	11	\$ 20,453.40	0	\$ -
42	Relay Exist Water Main	L.F.	\$337.06	100	\$ 33,706.00	0	\$ -
43	8-inch Water Main	L.F.	\$199.95	12	\$ 2,399.40	0	\$ -
44	16-inch Water Main	L.F.	\$249.92	30	\$ 7,497.60	0	\$ -
45	Hydrant (6.5' Bury)	EACH	\$6,915.54	1	\$ 6,915.54	0	\$ -
46	Hydrant (7.5' Bury)	EACH	\$7,233.70	2	\$ 14,467.40	0	\$ -
47	Hydrant (8' Bury)	EACH	\$7,321.48	1	\$ 7,321.48	0	\$ -
48	Hydrant (8.5' Bury)	EACH	\$7,426.16	1	\$ 7,426.16	0	\$ -
49	Hydrant (9' Bury)	EACH	\$7,588.88	2	\$ 15,177.76	0	\$ -
50	6-inch Auxiliary Valve	EACH	\$2,222.42	7	\$ 15,556.94	0	\$ -
51	6-inch Hydrant Lead	L.F.	\$39.04	119	\$ 4,645.76	(6)	\$ (234.24)
52	Adjusting Water Valves	EACH	\$117.74	12	\$ 1,412.88	1	\$ 117.74
53	Adjusting Water Curb Boxes	EACH	\$64.34	0	\$ -	(7)	\$ (450.38)
54	1-inch SDR9 PE Water Lateral	L.F.	\$47.85	489	\$ 23,374.73	209	\$ 9,976.73
55	1-inch Corporation, Curb Stop and Curb Box	EACH	\$778.04	1	\$ 778.04	0	\$ -
56	1-inch Curb Stop and Curb Box	EACH	\$327.36	20	\$ 6,547.20	4	\$ 1,309.44
57	Temporary Water Service	L.S.	\$1,796.62	1	\$ 1,796.62	0	\$ -
58	Utility Trench Compaction Certification	L.S.	\$14,813.97	1	\$ 14,813.97	0	\$ -
59	Excavation Common, WDOT Item 205.0100	C.Y.	\$6.47	16,119.1	\$ 104,290.58	3,819.1	\$ 24,709.58
60	Base Aggregate Dense, 1 1/4-inch	S.Y.	\$1.99	14,500	\$ 28,855.00	0	\$ -
61	Base Aggregate Dense, 3-inch	S.Y.	\$2.94	14,500	\$ 42,630.00	0	\$ -
62	Base Aggregate Dense, 3/4-inch for Shouldering	TONS	\$4.16	0	\$ -	(35)	\$ (145.60)
63	Concrete Curb & Gutter, 30-inch Barrier	L.F.	\$16.16	5,839.1	\$ 94,359.86	69.1	\$ 1,116.66
64	Concrete Curb & Gutter, 30-inch Mountable	L.F.	\$25.70	180	\$ 4,626.00	30	\$ 771.00
65	Concrete Curb & Gutter, 18-inch Reject Barrier	L.F.	\$31.42	100	\$ 3,142.00	10	\$ 314.20
66	Concrete Median Sloped Island Nose	S.F.	\$20.20	49	\$ 989.80	27	\$ 545.40
67	Preparation of Foundation for HMA Pav't, WDOT Item 211.0100	L.S.	\$50,502.17	1	\$ 50,502.17	0	\$ -
68	3-inch HMA Pavement, 3 MT 58-28 S	TONS	\$64.42	1,924.84	\$ 123,998.19	(325.16)	\$ (20,946.81)
69	2-inch HMA Pavement, 4 MT 58-28 S	TONS	\$75.08	1,400.52	\$ 105,151.04	(99.48)	\$ (7,468.96)
70	Base Aggregate Dense, 1 1/4-inch for Recreation Trail	S.Y.	\$3.59	3,600	\$ 12,924.00	0	\$ -
71	3-inch HMA Pavement, 4 LT 58-28S for Recreation Trail	TONS	\$86.53	520	\$ 44,995.60	(50)	\$ (4,326.50)
72	Concrete Sidewalk 6 Inch	S.F.	\$7.46	1,060.3	\$ 7,909.84	160.3	\$ 1,195.84
73	Curb Ramp Detectable Warning Field Radial Natural Patina	S.F.	\$33.67	220	\$ 7,407.40	(10)	\$ (336.70)
74	Concrete Driveway, 6-inch	S.F.	\$7.46	6,704.7	\$ 50,017.06	1,354.7	\$ 10,106.06
75	Asphalt Driveway, 3-inch	S.F.	\$3.20	5,525.5	\$ 17,681.60	1,025.5	\$ 3,281.60
76	Base Aggregate Dense, 1 1/4-inch for Driveways	S.Y.	\$2.59	1,100	\$ 2,849.00	0	\$ -
77	Landmark Reference Monuments WDOT Item 621.0100	EACH	\$1,048.12	0	\$ -	(1)	\$ (1,048.12)
78	Dust Control Surface Treatment	S.Y.	\$0.26	14,500	\$ 3,770.00	0	\$ -
79	Lawn Restoration (Topsoil, Seed & Fertilizer)	S.Y.	\$0.85	0	\$ -	(8,800.00)	\$ (7,480.00)
80	Mobilization Erosion Control WDOT Item 628.1905	EACH	\$0.01	20	\$ 0.20	0	\$ -
81	Mobilization Emergency Erosion Control WDOT Item 628.1910	EACH	\$0.01	0	\$ -	(4)	\$ (0.04)
82	Erosion Mat, Class I, Urban Type A or Hydromulch	S.Y.	\$1.02	0	\$ -	(7,150)	\$ (7,293.00)
83	Erosion Mat, Class I, Type B	S.Y.	\$1.46	0	\$ -	(1,650)	\$ (2,409.00)
84	Inlet Protection	EACH	\$22.79	50	\$ 1,139.50	0	\$ -
85	Temporary Ditch Checks	EACH	\$117.10	20	\$ 2,342.00	0	\$ -
86	Culvert Pipe Ditch Checks	EACH	\$33.80	30	\$ 1,014.00	0	\$ -
87	Tracking Pad	EACH	\$302.52	2	\$ 605.04	0	\$ -
88	Marking Line Epoxy 4 Inch, WDOT Item 646.1020	L.F.	\$2.75	3,539.5	\$ 9,733.63	1,039.5	\$ 2,858.63
89	Marking Crosswalk Epoxy Transverse Line,6 Inch, WDOT Item 646.7420	L.F.	\$3.65	418	\$ 1,523.88	(232.5)	\$ (848.63)
90	Marking Stop Line Epoxy 18 Inch, WDOT Item 646.6120	L.F.	\$11.50	125	\$ 1,437.50	(75)	\$ (862.50)
91	Marking Arrow Epoxy, WDOT Item 646.5020	EACH	\$140.28	6	\$ 841.68	0	\$ -
92	Marking Word Epoxy, WDOT Item 646.5120	EACH	\$173.95	2	\$ 347.90	0	\$ -
93	Marking Line Epoxy 8 Inch, WDOT Item 646.3020	L.F.	\$5.56	248	\$ 1,378.88	(22)	\$ (122.32)
94	Marking Curb Epoxy, WDOT Item 646.8120	L.F.	\$13.75	90	\$ 1,237.50	0	\$ -
95	Marking Island Nose Epoxy, WDOT Item 646.8220	EACH	\$218.84	1	\$ 218.84	0	\$ -
96	Sawing Asphalt	L.F.	\$2.16	350	\$ 756.00	0	\$ -
97	Sawing Concrete	L.F.	\$2.70	400	\$ 1,080.00	0	\$ -
98	Traffic Control-Two (2) Electronic Message Boards	DAYS	\$56.11	7	\$ 392.77	(7)	\$ (392.77)
99	Traffic Control Jacobsen Road	L.S.	\$4,769.65	1	\$ 4,769.65	0	\$ -
100	Traffic Control Signing & Barricades including Detour Signs	L.S.	\$2,525.11	1	\$ 2,525.11	0	\$ -
101	Conduit Loop Detector, WDOT Item 652.0800	L.F.	\$20.20	120	\$ 2,424.00	0	\$ -
102	Pull Boxes Steel 12 x 30-inch, WDOT Item 653.0110	EACH	\$1,924.69	1	\$ 1,924.69	0	\$ -
103	Adjusting Pull Boxes, WDOT Item 653.0900	EACH	\$645.31	1	\$ 645.31	0	\$ -
104	Removing Pull Boxes, WDOT Item 653.0905	EACH	\$336.68	1	\$ 336.68	0	\$ -
105	Loop Detector Lead in Cable, WDOT Item 655.0700	L.F.	\$7.86	50	\$ 393.00	0	\$ -
106	Loop Detector Wire, WDOT Item 655.0800	L.F.	\$0.84	400	\$ 336.00	0	\$ -

Subtotal = \$ 1,678,982.27 \$ (23,566.11)

Change Order Items:

Item		Description	Unit	Unit Cost	FINAL Contract		Difference	
					Quantity	Total	Quantity	Total
Change Order Items 1.1 through 1.8 and 2.1 & 2.2 is for work located at O'Hauser Park South:								
1.1	Clearing & Grubbing		L.S.	\$602.61	1	\$ 602.61	1	\$ 602.61
1.2	15-inch CMP Culvert		L.F.	\$96.27	40	\$ 3,850.80	40	\$ 3,850.80
1.3	15-inch CMP Flared End Section		EACH	\$150.47	2	\$ 300.94	2	\$ 300.94
1.4	Medium Rip-Rap		C.Y.	\$34.79	5	\$ 173.95	5	\$ 173.95
1.5	Ditch Excavation		L.F.	\$17.22	785	\$ 13,517.70	785	\$ 13,517.70
1.6	Lawn Turf Restoration		S.Y.	\$3.77	0	\$ -	0	\$ -
1.7	Erosion Mat, Class I, Type B		S.Y.	\$1.76	872	\$ 1,535.11	872	\$ 1,535.11
1.8	Ditch Check		EACH	\$118.57	6	\$ 711.42	6	\$ 711.42
2.1	Rock Excavation		HRS	\$275.00	24	\$ 6,600.00	24	\$ 6,600.00
2.2	Rock Removal, Trucking & Disposal		HRS	\$370.00	12	\$ 4,440.00	12	\$ 4,440.00
2.3	Trench Dewatering		L.S.	\$66,815.58	1	\$ 66,815.58	1	\$ 66,815.58
2.4	Hydrant operating nut replacement		EACH	\$1,327.50	6	\$ 7,965.00	6	\$ 7,965.00
2.5	36-inch Storm Sewer		L.F.	\$160.36	41	\$ 6,574.76	41	\$ 6,574.76
2.6	6-inch Storm Sewer Lateral		L.F.	\$45.20	36	\$ 1,627.20	36	\$ 1,627.20
2.7	Storm Sewer Lateral Cleanout		EACH	\$279.57	1	\$ 279.57	1	\$ 279.57
2.8	Base Aggregate Dense, 1-1/4-inch additional trench backfill		TONS	\$5.88	4,964.6	\$ 29,191.85	4,964.6	\$ 29,191.85
2.9	Base Aggregate Dense, 3-inch for EBS areas		TONS	\$5.88	2,122	\$ 12,477.36	2,122	\$ 12,477.36
2.10	Lawn Restoration (Topsoil placement only)		S.Y.	\$0.50	8,800	\$ 4,400.00	8,800	\$ 4,400.00

Subtotal = \$ 161,063.84 \$ 161,063.84

Total Contract = \$ 1,840,046.11 \$ 137,497.74

Total O'Hauser Park = \$ 31,732.53 \$ 31,732.53

Total Jacobsen Road Contract = \$ 1,808,313.58 \$ 105,765.20

RES #250714-2

2025 BUDGET AMENDMENT TO PROVIDE FUNDS FOR VARIOUS VILLAGE DEPARTMENTS

WHEREAS, the Village staff requests 2025 Budget Amendments to provide funds for the following:

1. Purchase and Installation of two (2) Wastewater Flow Meters for the Town of Clayton Sanitary District #1 (\$18,950 per Flow Meter for a total of \$37,900, the Village will be reimbursed by the Town of Clayton per the Settlement Agreement);
2. Increased cost for the installation of the new roof at Fire Station #41 and the Community Center (\$9,000);
3. Meet the requirement of the new Governmental Accounting Standards Board (GASB) Rule No. 86 which modifies the accounting requirements for copier leases (no net change in dollar amount but moves money (a total of \$14,032) from the various Departments to the Information Technology Debt Service account);
4. Purchase and installation of two (2) security cameras located at Fritsch Park (\$3,450).

NOW, THEREFORE BE IT RESOLVED by the Village Board of Trustees that the 2025 Village of Fox Crossing budget is amended, as attached, to provide funds for the above listed items.

Adopted this 14th day of July, 2025

Requested by: Jeffrey Sturgell, Village Manager

Submitted by: Dale A. Youngquist, Village President

Dale A. Youngquist, Village President

Attest: Darla M. Fink, Village Clerk

FOX CROSSING **2025 BUDGET AMENDMENT**

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	CURRENT BUDGET	ADJUSTMENT REQUESTED	ADJUSTED BUDGET	COMMENTS
General Fund (101)					
Expenditures/Transfers Out					
101-5100-530.02-17	Administrative: Leased Equipment Expense	2,676	(2,676)	-	Copier/Scanner in Admin offices
101-5100-590.02-17	Municipal Complex: Leased Equipment Expense	5,990	(2,664)	3,326	Copier/Scanner in room near Finance/Community Development
101-5200-610.02-17	Police Dept: Leased Equipment Expense	3,972	(3,972)	-	2 Copier/Scanners in Police Department
101-5200-620.02-17	Fire Dept: Leased Equipment Expense	2,602	(1,212)		Station 41 Copier/Scanner
			(1,340)	50	Station 40 Copier/Scanner
101-5300-650.02-17	Street Dept: Leased Equipment Expense	4,572	(1,072)	3,500	Allocated cost of copier/scanner in Streets/Parks Office
101-5500-710.02-17	Parks: Leased Equipment Expense	3,820	(560)	3,260	Allocated cost of copier/scanner in Streets/Parks Office
101-5500-710.08-31	Parks: Capital Outlay / Miscellaneous (Proj # P25201)	42,000	3,450	45,450	Purchase and Install 2 Security Cameras at Fritsch Park
101-5500-720.02-17	Recreation: Leased Equipment Expense	1,220	(536)	684	Allocated cost of copier/scanner in Streets/Parks Office
101-5800-560.06-10	Debt Service / IT: Leased Equipment Principal	-	12,687	12,687	Calculated Lease Payment (Principal portion)
101-5800-560.06-20	Debt Service / IT: Leased Equipment Interest	-	1,345	1,345	Calculated Lease Payment (Interest portion)
Total General Fund Expenditure Adjustments			3,450		
Offset from Revenues/(expenses)/transfers:					
101-5100-480.01-00	Interest Income	272,340	3,450	275,790	Offset Camera Purchase
Total General Fund Offsets			3,450		
Capital Projects Fund (401)					
Expenditures/Transfers Out					
Public Safety: Fire Department					
401-5200-620.08-21	Capital Improvements: Building & Land (Proj #F25100)	57,500	4,500	62,000	Roof Replacement Change Order - Station 41
Parks and Recreation					
401-5500-710.08-21	Capital Improvements: Building & Land (Proj #F25100)	57,500	4,500	62,000	Roof Replacement Change Order - Community Center
Total Capital Projects Fund Expenditure Adjustments			9,000		
Offset from Revenues/(expenses)/transfers:					
401-5200-492.04-00	Use of Fund Balance: Prior Borrowings	25,000	4,500	29,500	Offset for increased cost on roof replacement project
401-5500-492.04-00	Use of Fund Balance: Prior Borrowings	110,000	4,500	114,500	Offset for increased cost on roof replacement project
Total Capital Projects Fund Offsets			9,000		

FOX CROSSING **2025 BUDGET AMENDMENT**

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	CURRENT BUDGET	ADJUSTMENT REQUESTED	ADJUSTED BUDGET	COMMENTS
Water Utility (611)					
Expenditures/Transfers Out					
611-0500-920.02-17	Leased Equipment Expense	600	(600)	-	Allocated share of copier in utility office
611-0500-930.06-10	Leased Equipment Principal	-	539	539	Calculated Lease Payment (Principal portion)
611-0500-930.06-20	Leased Equipment Interest	-	61	61	Calculated Lease Payment (Interest portion)
Total Water Utility Fund Expenditure Adjustments			-		
Sewer Utility (612)					
Expenditures/Transfers Out					
612-5300-701.06-10	Leased Equipment Principal	-	439	439	Calculated Lease Payment (Principal portion)
612-5300-701.06-20	Leased Equipment Interest	-	61	61	Calculated Lease Payment (Interest portion)
612-5300-701.08-01	Capital Reserve (Project # S25500)	5,335,200	37,300	5,372,500	Purchase of Raven Eye Meter Kit and Software
612-5300-705.02-11	Computer License and Maintenance	48,400	600	49,000	Annual AT&T Subscription (\$25 / mo per unit (2))
612-5300-705.02-17	Leased Equipment Expense	720	(500)	220	Allocated share of copier in utility office
Total Sewer Utility Fund Expenditure Adjustments			37,900		
Offset from Revenues/(expenses)/transfers:					
612-5300-480.10-01	Developer Contributions	400,000	37,900	437,900	Town of Clayton purchase of sewer monitoring meters
Total Sewer Utility Fund Offsets			37,900		

RES #250714-3

**INTERGOVERNMENTAL AGREEMENT TO SATISFY ELIGIBILITY FOR
RECYCLING CONSOLIDATION GRANT FOR CALENDAR YEAR 2026**

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, 2026 to December 31, 2026, 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, 2026 through December 31, 2026. 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, 2026 through December 31, 2026.

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 14th day of July, 2025

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 2026

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 2026 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 2025 Winnebago County Waste & Recycling Guide and the *ABC's of Recycling Right* book; 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 2025 Winnebago County Waste & Recycling Guide, the *ABC's of Recycling Right* book, 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 #250714-4

APPOINTMENT OF PARK COMMISSION MEMBER – MATTHEW WERNER

WHEREAS, after fourteen (14) years of service to the Village of Fox Crossing Park Commission, Commissioner Steve Otto resigned from the Fox Crossing Park Commission on June 9, 2025; and

WHEREAS, due to Commissioner Otto's resignation from the Commission, a vacancy currently exists with a term ending on June 30, 2026; and

WHEREAS, it is the recommendation of the Village President to appoint Matthew Werner to the Park Commission for the remainder of a three (3) year term expiring June 30, 2026; and

WHEREAS, upon appointment and acceptance of the position, an Oath of Office shall be administered by the Village Clerk.

NOW, THEREFORE BE IT RESOLVED by the Village of Fox Crossing Board of Trustees to hereby approve the appointment of Matthew Werner to the Park Commission for the remainder of a three (3) year term effective July 15, 2025 and expiring June 30, 2026.

Adopted this 14th day of July, 2025

Requested by: Dale A. Youngquist, Village President

Submitted by: Dale A. Youngquist, Village President

Dale A. Youngquist, Village President

Attest: Darla M. Fink, Village Clerk

RES #250714-5

APPOINTMENT OF PARK COMMISSION MEMBER – JILL RASMUSSEN

WHEREAS, former Park Commissioner Christopher McCoy, whose term recently expired on June 30, 2025, decided to step down at the end of his term; and

WHEREAS, a vacancy currently exists on the Park Commission with a three (3) year term ending on June 30, 2028; and

WHEREAS, it is the recommendation of the Village President to appoint Jill Rasmussen to the Park Commission for the remainder of a three (3) year term expiring June 30, 2028; and

WHEREAS, upon appointment and acceptance of the position, an Oath of Office shall be administered by the Village Clerk.

NOW, THEREFORE BE IT RESOLVED by the Village of Fox Crossing Board of Trustees to hereby approve the appointment of Jill Rasmussen to the Park Commission for the remainder of a three (3) year term effective July 15, 2025 and expiring June 30, 2028.

Adopted this 14th day of July, 2025

Requested by: Dale A. Youngquist, Village President

Submitted by: Dale A. Youngquist, Village President

Dale A. Youngquist, Village President

Attest: Darla M. Fink, Village Clerk

RES #250714-6

**ANNUAL VILLAGE MOBILE HOME PARK LICENSE RENEWALS FOR THE TERM
AUGUST 1, 2025 THROUGH JULY 31, 2026**

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
Harbor Lights WI MHC, LLC
Jim's Friendly Village, LLC

Bridgeview Gardens, 888 E. Shady Lane
Harbor Lights, 960 Happy Valley Drive
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, 2025 – July 31, 2026.

Adopted this 14th day of July, 2025

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



License Fees:

TOTAL AMOUNT PAID \$

FOR OFFICE USE ONLY

Date Rec'd 6/18/25

Receipt No. 20955

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 Lisa Herbst 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
By: Newbury Management Company, its authorized agent
By: Joel K. Brown, Authorized Agent

6/17/2025

Date



Travelers Casualty and Surety Company of America
Hartford, CT 06183

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

License No. FC 25 091

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, 2025 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, 2024



Travelers Casualty and Surety Company of America

By:

Bryce Grissom, 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 hereby authorized to engage in the activity as indicated below.

ACTIVITY	EXPIRATION DATE	I.D. NUMBER
Manufactured Home Community 175+ Sites, Sites: 192	30-Jun-2026	HGLD-CL3SCL
LICENSEE MAILING ADDRESS	BUSINESS / ESTABLISHMENT ADDRESS	
BRIDGEVIEW GARDENS WI MHC, LLC	BRIDGEVIEW GARDENS MHC, LLC	
31200 NORTHWESTERN HWY	888 E SHADY LN	
FARMINGTON HILLS MI 48334	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

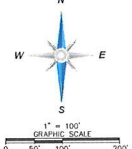
Tax Key Number: 121-0126, 121-0128 and 121-0132

ALTA/NSPS LAND TITLE SURVEY

888 EAST SHADY LANE,
COUNTY OF WINNEBAGO
NEENAH, WISCONSIN 54956

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- POWER POLE
- ELECTRIC METER
- ELECTRIC TOWER
- CABLE PEDISTAL
- TELEPHONE PEDISTAL
- WATER VALVE
- DRAIN GRATE
- STORM MANHOLE
- FIBER OPTIC VAULT
- CLEANOUT
- MAILBOX
- REINFORCED CONCRETE PIPE
- RIGHT-OF-WAY
- CENTERLINE
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION
- NOW OR FORMERLY
- BUILDING HEIGHT LOCATION
- POINT OF BEGINNING
- CONCRETE
- LEAS AND EASEMENT
- L&E
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- SEABACK LINE



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 89° 01' 17" E	2.62	11	N 74° 15' 00" E	118.17
2	S 89° 01' 17" E	2.62	12	N 74° 15' 00" E	118.17
3	N 89° 01' 17" E	2.62	13	N 74° 15' 00" E	118.17
4	S 89° 01' 17" E	2.62	14	N 74° 15' 00" E	118.17
5	N 89° 01' 17" E	2.62	15	N 74° 15' 00" E	118.17
6	S 89° 01' 17" E	2.62	16	N 74° 15' 00" E	118.17
7	N 89° 01' 17" E	2.62	17	N 74° 15' 00" E	118.17
8	S 89° 01' 17" E	2.62	18	N 74° 15' 00" E	118.17
9	N 89° 01' 17" E	2.62	19	N 74° 15' 00" E	118.17
10	S 89° 01' 17" E	2.62	20	N 74° 15' 00" E	118.17

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
1	118.17	118.17	N 0° 00' 00" E	118.17	180° 00' 00"
2	118.17	118.17	N 0° 00' 00" E	118.17	180° 00' 00"
3	118.17	118.17	N 0° 00' 00" E	118.17	180° 00' 00"
4	118.17	118.17	N 0° 00' 00" E	118.17	180° 00' 00"
5	118.17	118.17	N 0° 00' 00" E	118.17	180° 00' 00"
6	118.17	118.17	N 0° 00' 00" E	118.17	180° 00' 00"
7	118.17	118.17	N 0° 00' 00" E	118.17	180° 00' 00"
8	118.17	118.17	N 0° 00' 00" E	118.17	180° 00' 00"
9	118.17	118.17	N 0° 00' 00" E	118.17	180° 00' 00"
10	118.17	118.17	N 0° 00' 00" E	118.17	180° 00' 00"

ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	NOTES
PERMITTED USE	MOBILE HOME	MOBILE HOME	AS SHOWN ON MAP
MIN. LOT AREA	20 ACRES	20 ACRES	AS SHOWN ON MAP
MIN. FRONTAGE	100'	100'	AS SHOWN ON MAP
MAX. BLDG COVERAGE	20%	20%	AS SHOWN ON MAP
MIN. SETBACKS	25'	25'	AS SHOWN ON MAP
MIN. SETBACKS PERMETER	25'	25'	AS SHOWN ON MAP
MIN. SETBACKS REAR	25'	25'	AS SHOWN ON MAP
MAX. BUILDING HEIGHT	35'	35'	AS SHOWN ON MAP
PARKING REGULAR	N/A	0	AS SHOWN ON MAP
PARKING HANDICAP	N/A	0	AS SHOWN ON MAP
PARKING TOTAL	SEE NOTE 1	0	AS SHOWN ON MAP

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 51102C010E, WHICH BEARS AN EFFECTIVE DATE OF 01/01/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "C" - AREA OF ANNUAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 300-YEAR FLOOD AND PROTECTED BY A LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS REPORTED AS 300 DEGREE PER GRID COORDINATE OBSERVATIONS WISCONSIN STATE PLANE, SOUTH ZONE NAD83.

UTM ZONE 18N
EASTING = 647495.1545
NORTHING = 6128474.991
CONVERSION ANGLE = 0° 00' 00.000"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY.

UTILITY INFORMATION

TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPEARANCES ONLY. THE SURVEYOR HAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND ANALYSIS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILITY. A PRIVATE UTILITY LOCATE HAS NOT BEEN PERFORMED ON THE SUBJECT PROPERTY. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY VISUAL EVIDENCE AND EASEMENTS OF RECORD. SURVEYOR MAKES NO WARRANTY OR GUARANTEE THAT ALL UTILITIES AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

LAND AREA

TOTAL AREA
67.66 ACRES ±

PARKING INFORMATION

OCCUPIED MOBILE HOME PADS: 144
UNOCCUPIED MOBILE HOME PADS: 1
MOBILE HOME PADS TOTAL: 145



3625 N. SHADY DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEW.COM
OFFICE: 479-843-4500 FAX: 479-843-1883
EMAIL: SURVEY@BLEW.COM WWW.BLEW.COM

SURVEYOR JOB NUMBER: 221-2374
SURVEY DRAWN BY: D.E. 12/06/2022
SURVEY REVIEWED BY: S.M.
SHEET: 2 OF 2



License Fees: <div style="text-align: right; font-size: 1.2em;">26-176</div> TOTAL AMOUNT PAID \$ 200-	FOR OFFICE USE ONLY Date Rec'd <u>6/18/25</u> Receipt No. <u>20956</u>
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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) 997-1589 Email Address: licenses@rhp.com

ON-SITE MANAGER

Name Lisa Herbst Address 960 Happy Valley Drive, Site 45, Menasha, WI 54952 Phone (920) 997-1589

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
 Owner Signature Harbor Lights WI MHC, LLC
 By: Newbury Management Company, its authorized agent
 By: Joel K. Brown, Authorized Agent

6/17/2025
 Date



Travelers Casualty and Surety Company of America
Hartford, CT 06183

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

License No. FC 25-170

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, 2025, 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, 2024



Travelers Casualty and Surety Company of America

By:

Bryce Grissom, 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		EXPIRATION DATE	I.D. NUMBER
Manufactured Home Community 51-100 Sites, Sites: 96		30-Jun-2026	HGLD-CL3T8Z
LICENSEE MAILING ADDRESS	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS	
HARBOR LIGHTS WI MHC, LLC		HARBOR LIGHTS MENASHA MHC, LLC	
31200 NORTHWESTERN HIGHWAY		960 HAPPY VALLEY DR	
FARMINGTON HILLS MI 48334		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.

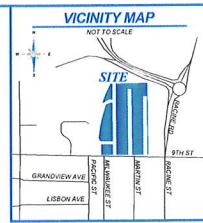
If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

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.

ALTA/NSPS LAND TITLE SURVEY

960 HAPPY VALLEY DRIVE
MENASHA, WISCONSIN 54952
WINNEBAGO COUNTY



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT WCT2011984-34, WITH A COMMITMENT DATE OF MAY 8, 2022.

SCHEDULE A DESCRIPTION

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° 18' 50" WEST, PREVIOUSLY RECORDED AS SOUTH 89° 33' WEST ALONG THE SOUTHWEST LINE OF SAID SECTION 10, A DISTANCE OF 80.00 FEET; THENCE NORTH 00° 00' 21" EAST, ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 31.30 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00° 00' 21" EAST, ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 80.00 FEET; THENCE SOUTH 89° 18' 50" WEST, ALONG THE SOUTHWEST LINE OF THE TRICOUNTY EXPRESSWAY 167, 20.71 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF PARADISE LANE, 18.43 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF 9TH STREET, 14.83 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF ELVINE DRIVE, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF HAPPY VALLEY ROAD, 118.93 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF 9TH STREET, 133.41 FEET; THENCE NORTH 00° 00' 21" EAST, ALONG THE WEST LINE OF HAPPY VALLEY ROAD, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF HAPPY VALLEY ROAD, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF HAPPY VALLEY ROAD, 118.93 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE WEST LINE OF 9TH STREET, 133.41 FEET TO THE POINT OF BEGINNING.

PARCEL B

PART 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° 18' 50" WEST, PREVIOUSLY RECORDED AS SOUTH 89° 33' WEST ALONG THE SOUTHWEST LINE OF SAID SECTION 10, A DISTANCE OF 80.00 FEET; THENCE NORTH 00° 00' 21" EAST, ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 31.30 FEET; THENCE SOUTH 89° 18' 50" WEST, ALONG THE SOUTHWEST LINE OF THE TRICOUNTY EXPRESSWAY 167, 20.71 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89° 18' 50" WEST, ALONG THE SOUTHWEST LINE OF THE TRICOUNTY EXPRESSWAY 167, 18.22 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF PARADISE LANE, 18.43 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF 9TH STREET, 14.83 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF ELVINE DRIVE, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF HAPPY VALLEY ROAD, 118.93 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF 9TH STREET, 133.41 FEET; THENCE NORTH 00° 00' 21" EAST, ALONG THE WEST LINE OF HAPPY VALLEY ROAD, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF HAPPY VALLEY ROAD, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF HAPPY VALLEY ROAD, 118.93 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE WEST LINE OF 9TH STREET, 133.41 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° 18' 50" WEST, PREVIOUSLY RECORDED AS SOUTH 89° 33' WEST ALONG THE SOUTHWEST LINE OF SAID SECTION 10, A DISTANCE OF 80.00 FEET; THENCE NORTH 00° 00' 21" EAST, ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 31.30 FEET; THENCE SOUTH 89° 18' 50" WEST, ALONG THE SOUTHWEST LINE OF THE TRICOUNTY EXPRESSWAY 167, 20.71 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF PARADISE LANE, 18.43 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF 9TH STREET, 14.83 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF ELVINE DRIVE, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF HAPPY VALLEY ROAD, 118.93 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF 9TH STREET, 133.41 FEET; THENCE NORTH 00° 00' 21" EAST, ALONG THE WEST LINE OF HAPPY VALLEY ROAD, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF HAPPY VALLEY ROAD, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF HAPPY VALLEY ROAD, 118.93 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE WEST LINE OF 9TH STREET, 133.41 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 CORNER OF SAID SECTION 10, THENCE NORTH 89° 18' 50" WEST, PREVIOUSLY RECORDED AS SOUTH 89° 33' WEST ALONG THE SOUTHWEST LINE OF SAID SECTION 10, A DISTANCE OF 80.00 FEET; THENCE NORTH 00° 00' 21" EAST, ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 31.30 FEET; THENCE SOUTH 89° 18' 50" WEST, ALONG THE SOUTHWEST LINE OF THE TRICOUNTY EXPRESSWAY 167, 20.71 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF PARADISE LANE, 18.43 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF 9TH STREET, 14.83 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF ELVINE DRIVE, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF HAPPY VALLEY ROAD, 118.93 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF 9TH STREET, 133.41 FEET; THENCE NORTH 00° 00' 21" EAST, ALONG THE WEST LINE OF HAPPY VALLEY ROAD, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE NORTH LINE OF HAPPY VALLEY ROAD, 60.51 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE EAST LINE OF HAPPY VALLEY ROAD, 118.93 FEET; THENCE SOUTH 00° 18' 30" WEST, ALONG THE WEST LINE OF 9TH STREET, 133.41 FEET TO THE POINT OF BEGINNING.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO. WCT2011984-34, WITH A COMMITMENT DATE OF MAY 8, 2022.

NOTES CORRESPONDING TO SCHEDULE B

- EASEMENT GRANTED TO WISCONSIN MICHIGAN POWER COMPANY AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 30, 1985 IN VOLUME 118 ON PAGE 507 AS DOCUMENT NO. 341802 (AFFECTS, PLOTTED AS SHOWN)
- ACCESS RESTRICTIONS CONTAINED IN OUT CLAIM DEED RECORDED AUGUST 14, 1933 AS DOCUMENT NO. 43965 (AFFECTS, PLOTTED AS SHOWN)
- ACCESS RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED AUGUST 14, 1933 AS DOCUMENT NO. 43967 (AFFECTS, PLOTTED AS SHOWN)
- EASEMENT AND COVENANT GRANTED TO WISCONSIN MICHIGAN POWER COMPANY AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 29, 1914 AS DOCUMENT NO. 44988 (AFFECTS, BLANKET IN NATURE)
- EASEMENT GRANTED TO WISCONSIN NATURAL GAS COMPANY AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 8, 1988 AS DOCUMENT NO. 84470 (AFFECTS, BLANKET IN NATURE)
- EASEMENT AND COVENANT GRANTED TO WISCONSIN MICHIGAN POWER COMPANY AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 16, 1970 IN VOLUME 1275 OF RECORDS ON PAGE 304 AS DOCUMENT NO. 39482 (AFFECTS, PLOTTED AS SHOWN)
- PERMANENT LIMITED EASEMENT GRANTED TO THE TOWN OF MENASHA AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 16, 2007 AS DOCUMENT NO. 141915 (AFFECTS, PLOTTED AS SHOWN)
- STORM SEWER DRAINAGE EASEMENT GRANTED TO TOWN OF MENASHA AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 16, 2007 AS DOCUMENT NO. 141916 (AFFECTS, PLOTTED AS SHOWN)
- STORM SEWER DRAINAGE EASEMENT GRANTED TO TOWN OF MENASHA AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED APRIL 16, 2007 AS DOCUMENT NO. 141917 (AFFECTS, PLOTTED AS SHOWN)
- EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE TRANSPORTATION PROJECT PLAT NO. 1517-01-004 RECORDED DECEMBER 28, 2014 AS DOCUMENT NO. 138050 (NOTE: BASED ON THE FOREGOING IDENTIFIED TRANSPORTATION PLAT, IT APPEARS THAT THE WISCONSIN DEPARTMENT OF TRANSPORTATION HAS AN INTEREST IN PART OF THE LAND SHOWN ON SCHEDULE A FOR THE PURPOSE OF EXPANDING OR OTHERWISE CHANGING THE PUBLIC ROAD WHICH ADJACES THE LAND. IT IS ANTICIPATED THAT THE WISCONSIN DEPARTMENT OF TRANSPORTATION EITHER HAS CONTACTED THE OWNER OF THE LAND, OR WILL CONTACT THE OWNER, REGARDING OBTAINING FEES TITLE AND/OR AN EASEMENT TO A PART OF THE LAND EITHER THROUGH A VOLUNTARY CONVEYANCE BY THE OWNER TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR BY A CONDEMNATION ACTION (DOES NOT AFFECT, PLOTTED AS SHOWN)
- EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE TRANSPORTATION PROJECT PLAT NO. 1517-01-004 RECORDED DECEMBER 28, 2014 AS DOCUMENT NO. 138050 (NOTE: BASED ON THE FOREGOING IDENTIFIED TRANSPORTATION PLAT, IT APPEARS THAT THE WISCONSIN DEPARTMENT OF TRANSPORTATION HAS AN INTEREST IN PART OF THE LAND SHOWN ON SCHEDULE A FOR THE PURPOSE OF EXPANDING OR OTHERWISE CHANGING THE PUBLIC ROAD WHICH ADJACES THE LAND. IT IS ANTICIPATED THAT THE WISCONSIN DEPARTMENT OF TRANSPORTATION EITHER HAS CONTACTED THE OWNER OF THE LAND, OR WILL CONTACT THE OWNER, REGARDING OBTAINING FEES TITLE AND/OR AN EASEMENT TO A PART OF THE LAND EITHER THROUGH A VOLUNTARY CONVEYANCE BY THE OWNER TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR BY A CONDEMNATION ACTION (DOES NOT AFFECT, PLOTTED AS SHOWN)
- NOTHING COVERED AND OTHER MATTERS CONTAINED IN OUT CLAIM DEED RECORDED APRIL 29, 2008 AS DOCUMENT NO. 181851 (DOES NOT AFFECT, PLOTTED AS SHOWN)

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADJUSTMENTS WITHIN RECENT MONTHS
- AT THE TIME OF THE ALTA SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY BEARS BEING PROPOSED OR PROPOSED AND PROVIDED BY THE CONTROLLING JURISDICTION ON OBSERVABLE EVIDENCE OF RECENT STREET OR HIGHWAY CONSTRUCTION REPAIRS
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL
- AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS
- COMPLETED FIELD WORK WAS MAY 18, 2022
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF 8TH STREET, HAPPY VALLEY DRIVE, ELVINE DRIVE, PARADISE LANE, AND SLEEPY HOLLOW LANE, EACH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT AS TO ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACQUIRER OF THE PROPERTY SHOULD BE AWARE OF
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DEDUCE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED
- NO SURVEYOR ON ANY OTHER PERSON OTHER THAN A LICENSED WISCONSIN ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-4 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERE TO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT AFFECTS THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT INTEND TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OF LEGAL CONSEQUENCES OF SUCH INSTRUMENT
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "W" WHERE THE "B" INDICATES FROM WHICH RECORDED INSTRUMENT THE DIMENSION ORIGINATED
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM WINNEBAGO COUNTY GIS
- IN REGARD TO A TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED. NOW WERE ANY DESIGNATED BY THE CLIENT. NECESSARY PERMISSIONS WERE NOT PROVIDED
- THERE APPEARS TO BE SUFFICIENT SPACE FOR TWO (2) PARKING SPACES PER DWELLING UNIT. THERE ARE 81 OBSERVED DWELLING UNITS AT THE TIME OF SURVEY
- THERE IS A TOTAL OF 163 PARKING SPOTS WITH 89 OCCUPIED MOBILE HOMES AND 2 VACANT MOBILE HOMES
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND AND BUILDING SMO PROPERLY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME
- THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY
- THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL, PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DESCRIBED ON THE SURVEY. THERE MAY BE EASEMENTS OR SEUTILITIES, EITHER OF RECORD OR NOT OF RECORD, WHICH BURDEN THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO THE SURVEYOR AND NOT SHOWN HEREON. SURVEYOR MAKES NO WARRANTY OR GUARANTEE THAT ALL EASEMENTS OR USES THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON
- THERE ARE NO VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY
- TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, EXCEPT AS SHOWN HEREIN, THE SUBJECT PROPERTY DOES NOT HAVE ANY ADJOINING PROPERTY FOR WHICH THE SURVEYOR HAS OR NEGROSS OR GROSS A TOPOGRAPHIC SURVEY HAS NOT BEEN PERFORMED ON THE SUBJECT SITE IN ORDER TO DETERMINE SURFACE OR SUBSURFACE DRAINAGE. SURVEYOR MAKES NO WARRANTY OR GUARANTEE IN REGARD TO THESE MATTERS EXCEPT AS SHOWN HEREON AND AS DISCLOSED IN THE TITLE COMMITMENT REFERENCED HEREON

LAND AREA

356.428 SQUARE FEET
8.182 ACRES

PARKING INFORMATION

NO STRIPPED PARKING OBSERVED AT THE TIME OF THE SURVEY

FLOOD ZONE INFORMATION

BY GRAPHIC FLOODING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 53183C02D, WHICH BEARS AN EFFECTIVE DATE OF 03/15/2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS DATE OF THE 300-YEAR FLOOD. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 300-YEAR FLOOD AND PROTECTED BY ELEVATION FROM 100-YEAR FLOOD

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF PARCELS A. THE BEARING IS DEDUCED AS 591.75 DEGREES PER COORDINATE OBSERVATIONS WISCONSIN STATE PLANE, SOUTH ZONE NAD83

LATITUDE = +44° 12'55.734"
LONGITUDE = -87° 17'58.41"
CONVERGENCE ANGLE = -01° 13' 43.253"

SIGNIFICANT OBSERVATIONS

- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 2.1'
- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 2.2'
- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 0.8'
- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 2.4'
- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 3.2'
- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 1.6'
- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 2.0'
- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 1.3'
- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 2.0'
- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 3.8'
- MOBILE HOME APPEARS TO EXTEND BEYOND THE PROPERTY LINE BY AS MUCH AS 7.2'

UTILITY INFORMATION

TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THE LOCATION OF UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUBTERRANEAN UTILITIES. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUBTERRANEAN UTILITIES. A PRIVATE UTILITY LOCATE WAS NOT PERFORMED ON THE SUBJECT SITE. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY VISUAL EVIDENCE AND EASEMENTS OF RECORD. SURVEYOR MAKES NO WARRANTY OR GUARANTEE THAT ALL UTILITIES AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED "R-1" MANUFACTURED/HOME PARK DISTRICT			
ITEM	REQUIRED	OBSERVED	NOTES
PERMITTED USE	MOBILE HOME PARK	MOBILE HOME PARK	APPROXIMATE 200 MOBILE HOMES ARE ON THE APPLICABLE ZONING DISTRICT. THE AREA IS IN THE WINNEBAGO COUNTY ZONING DISTRICT.
MIN. LOT AREA	30 ACRES	356.428 SQ. FT.	
MIN. LOT WIDTH	200'	423.8'	
MIN. BLDG COVERAGE	SEE NOTE 1	NA	
MIN. SETBACKS STREET	NA	NA	1/8" SPACES FOR GROSS AREA
MIN. SETBACKS SIDE	25'	NA	CONSIDERED FOR GROSS AREA
MIN. SETBACKS REAR	25'	NA	REQUIREMENTS FOR GROSS AREA
MAX. BUILDING HEIGHT	30'	NA	REQUIREMENTS FOR GROSS AREA
PARKING-REGULAR	SEE PARKING NOTE	0	
PARKING-HANDICAP	SEE PARKING NOTE	0	
PARKING TOTAL	285	0	
PARKING AUTOMATICALLY CALCULATED BASED ON THE FOLLOWING: 1.0 SPACE PER 1,000 SQ. FT. OF GROSS AREA, PLUS 1 SPACE PER VISITOR (40 X 20 X 10) + 1 X 20 X 10			

SURVEYOR'S CERTIFICATE

TO: GRANDGRIDGE REAL ESTATE CAPITAL, LLC AND FANNIE MAE, THEIR SUCCESSORS AND ASSIGNS, HARBOR LIGHTS W, INC., L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RHP PROPERTIES, INC., A MICHIGAN CORPORATION, AND EACH OF THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AFFILIATES AND HORTIGARIES, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HORIZON LAND SERVICES OF ILL.

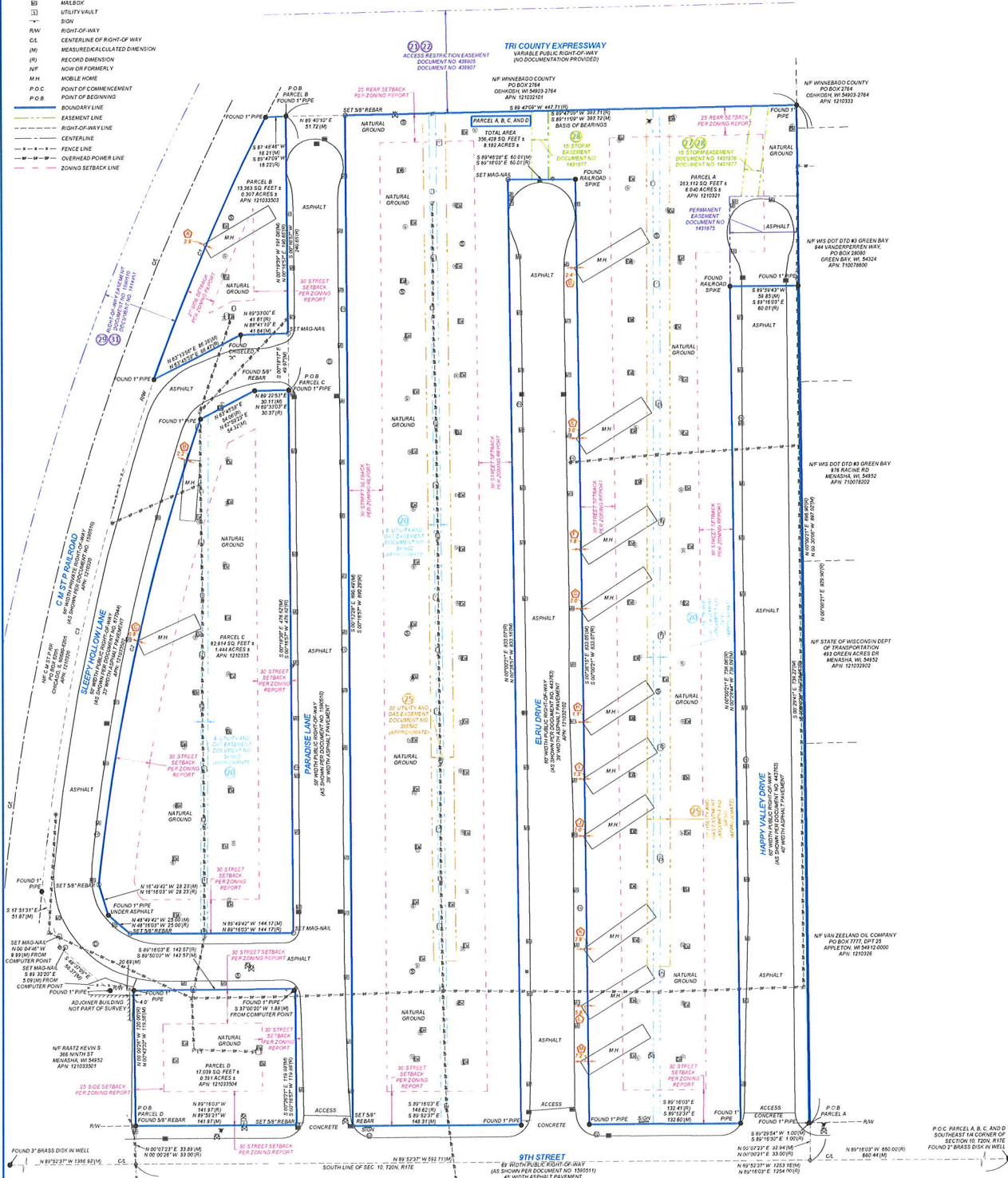
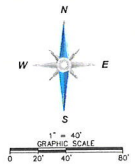
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A TANGIBLE LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729,

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ✕ FIRE HYDRANT
- ✕ LIGHT POLE
- ✕ SANITARY MANHOLE
- ✕ GAS METER
- ✕ POWER POLE
- ✕ ELECTRIC METER
- ✕ TELEPHONE PEDESTAL
- ✕ CABLE PEDESTAL
- ✕ WATER VALVE
- ✕ DRAIN GRATE
- ✕ STORM MANHOLE
- ✕ FIBER OPTIC VAULT
- ✕ MAILBOX
- ✕ UTILITY VAULT
- ✕ SIGN
- RIGHT-OF-WAY
- CENTERLINE OF RIGHT-OF-WAY
- MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- NP NOW OR FORMERLY
- MH MOBILE HOME
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CONVEYANCE
- FENCE LINE
- OVERHEAD POWER LINE
- ZONING SETBACK LINE

ALTA/NSPS LAND TITLE SURVEY

960 HAPPY VALLEY DRIVE
MENASHA, WISCONSIN 54952
WINNEBAGO COUNTY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1876.80	231.20	N 23°33'34\"	250.82	73°43'	C10	1876.80	231.20	N 23°33'34\"	250.82	73°43'
C2	1876.80	412.71	N 12°42'11\"	412.50	172°09'	C11	1876.80	412.71	N 12°42'11\"	412.50	172°09'
C3	1876.78	462.31	N 32°28'50\"	461.35	149°11'	C12	N/A	N/A	N/A	N/A	N/A

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

3525 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEW.COM

OFFICE: 479-644-8400 FAX: 479-652-1893

EMAIL: SURVEY@BLEW.COM WWW.BLEW.COM

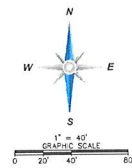
SURVEYOR JOB NUMBER:
22-3752

SURVEY DRAWN BY:
J.A.

SHEET:
2 OF 3

ALTA/NSPS LAND TITLE SURVEY

960 HAPPY VALLEY DRIVE
MENASHA, WISCONSIN 54952
WINNEBAGO COUNTY



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
- ✕ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊙ SANITARY MANHOLE
- ⊙ GAS METER
- ⊙ POWER POLE
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ WATER VALVE
- ⊙ DRAIN GRATE
- ⊙ STORM MANHOLE
- ⊙ FIBER OPTIC VAULT
- ⊙ MAILBOX
- ⊙ UTILITY VAULT
- RW — RIGHT-OF-WAY
- CL — CENTERLINE OF RIGHT-OF-WAY
- (M) — MEASURED/CALCULATED DIMENSION
- (R) — RECORD DIMENSION
- NF — NOW OR FORMERLY
- MH — MOBILE HOME
- P.O.C. — POINT OF COMMENCEMENT
- P.O.B. — POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- — — — — FENCE LINE
- — — — — OVERHEAD POWER LINE
- — — — — ZONING SETBACK LINE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	SEE TA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	SEE TA ANGLE
C1	1678.88	231.03	N 23° 22' 24" E	320.42	73° 45'	C10	1678.88	231.03	S 24° 30' 37" E	230.84	N/A
C2	1629.31	400.42	N 12° 24' 04" E	419.30	13° 50' 50"	C11	1629.31	400.42	N 12° 24' 04" E	419.30	N/A
C3	1629.31	400.42	S 12° 25' 00" W	481.33	14° 57' 14"	C12	N/A	N/A	N/A	N/A	N/A

BLEW & ASSOCIATES, P.A.

3425 N SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.642.4004 FAX: 479.562.1883
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

Surveying
Engineering
Mapping

SURVEYOR JOB NUMBER:
23-3753

SURVEY REVIEWED BY:
JL

SURVEY DRAWN BY:
MEK - C565022

SHEET:
3 OF 3

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

FOX
CROSSING

License Fees:

26-097
FOR OFFICE USE ONLY

Date Rec'd 6-16-25

Receipt No. 20781

TOTAL AMOUNT PAID \$ 100-

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: Nkolschegrvhinc.net

ON-SITE MANAGER

Name Douglas Gerlach 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.

Rachelle Friend
Owner Signature

6/11/25
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, 2025, and ending January 16, 2026, 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 27th day of November, 2024.



WESTERN SURETY COMPANY

By

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 Larry Kasten with the corporate seal affixed this 27th day of November, 2024.

ATTEST

L. Bauder
L. Bauder, Assistant Secretary



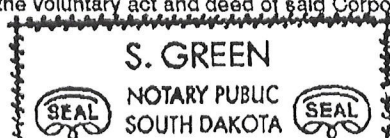
WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

On this 27th day of November, 2024, 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.

Form F8701



Legal Description

*Jim's Friendly Village
Manufactured Home Community*

.....
Lots Two (2) and Three (3), Certified Survey Map No. 5986 filed in the Office of the Register of Deeds for Winnebago County, Wisconsin on October 16, 2006, in Volume 1 on Page 5986, as Document No. 1414406, being a redvision of Lots 1 and 2, CSM 1936 and part of Government Lot 4, of Section Ten (10), Township Twenty (20) North, Range Seventeen (17) East, Town of Menasha, Winnebago County, Wisconsin. *4.922 ACRES*

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

Survey for:
Jim Schultz
370 Ninth Street
Menasha, WI 54852

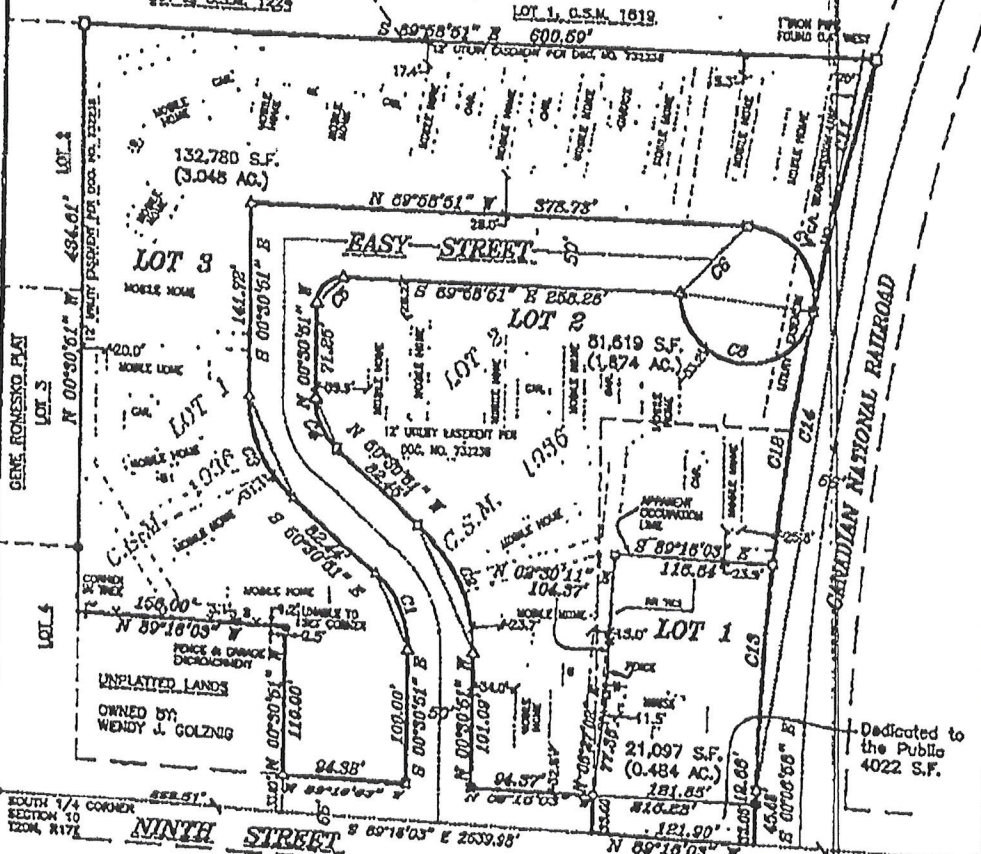
Readings are referenced to the south line of the Southeast 1/4, Section 10, recorded to bear S 89°16'03" E

SCALE 1"=100'

SCALE IN FEET

LOT 2, C.S.M. 1224

LOT 1, C.S.M. 1818



LEGEND

- 1" IRON PIPE SET, 18" LONG, WEIGHING 1.130 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
- ENCE LINE
- RECORDED AS



Martenson & Eisele, Inc.

Planning - Surveying - Engineering - Architecture

1377 Midway Road, Menasha, WI 54852

Phone (920) 731-8181 Fax (920) 733-8328

www.martenson-eisele.com

info@martenson-eisele.com

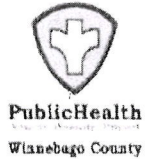
Revised 09-18-06
Revised 09-08-08

PROJECT NO. 385-050

FILE 385050-own SHEET 1 OF 3

THIS INSTRUMENT WAS DRAWN BY pcc

Curve	Radius	Delta	Length	Chord Bearing	Chord
1	72.00'	050°00'10"	62.64'	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"	81.37'
4	46.50'	050°00'22"	40.58'	N 25°30'51.0"	39.31'
5	19.81'	090°32'00"	32.30'	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"	93.56'
9	1943.00'	005°35'45"	189.76'	S 13°37'02.5"	189.69'
10	1943.00'	005°31'25"	197.32'	S 08°03'27.5"	187.24'
11	1943.00'	004°58'37"	168.78'	S 02°48'26.5"	168.72'
12	1943.00'	016°05'47"	543.86'	S 08°22'01.5"	544.06'



**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 hereby authorized to engage in the activity as indicated below.

ACTIVITY Manufactured Home Community 21-50 Sites, Sites: 26		EXPIRATION DATE 30-Jun-2026	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 #250714-7

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:

Sarah Lueck – 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 14th day of July, 2025

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 #250714-8

EXPENDITURES

WHEREAS, the Village of Fox Crossing has outstanding invoices totaling: \$2,207,562.25

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

Pending:	
General Fund	\$ 515,171.21
Special Revenue Fund	\$ 89,022.19
Debt Fund	\$ -
Capital Projects Fund	\$ 315,222.67
Water Fund	\$ 79,213.91
Sewer Fund	\$ 21,495.81
Stormwater Fund	\$ 39,095.53
Trust & Agency Fund	\$ -
Special Processed Payments	\$ 1,148,340.93
Total:	<u>\$ 2,207,562.25</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 14th day of July, 2025.

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

Dale A. Youngquist, Village President

Attest: Darla M. Fink, Village Clerk

VILLAGE OF FOX CROSSING
2000 Municipal Drive
Neenah, WI 54956

EXPENDITURE SUMMARY

For Accounts Payable Period Ending: July 8, 2025
For Village Board Meeting of: July 14, 2025

REGULAR PROCESSED CHECKS		AMOUNT
General Fund		\$515,171.21
Special Revenue Funds		\$89,022.19
Debt Fund		\$0.00
Capital Projects Fund		\$315,222.67
Water Fund		\$79,213.91
Sewer Fund		\$21,495.81
Stormwater Fund		\$39,095.53
Trust & Agency Fund		\$0.00
Total Bills for		July 14, 2025
		<u>\$1,059,221.32</u>

SPECIAL PROCESSED PAYMENTS

CHECK #	PAYEE		DEPT. /PURPOSE	AMOUNT
	Village Specials	6/18-7/8/2025	**See Attached Listing**	\$273,240.24
ACH	Employee Benefits Corp	6/16-7/1/2025	Flex Spending Claims	\$1,415.58
ACH	Paymentus	6/18/2025	CC Fees	\$5,011.92
ACH	ETF	6/18/2025	Medical Ins	\$176,239.48
ACH	WI Retirement	6/18/2025	Retirement	\$97,897.25
ACH	WDC	6/23/2025	Deferred Comp	\$6,970.28
ACH	North Shore	6/23/2025	Deferred Comp	\$1,450.00
ACH	North Shore	7/2/2025	Deferred Comp	\$1,450.00
ACH	WDC	7/2/2025	Deferred Comp	\$6,977.40
54015-54022	Payroll	6/20/2025	Payroll	\$820.30
ACH	Payroll	6/20/2025	Payroll	\$206,230.43
ACH	Payroll	6/20/2025	Taxes	\$81,719.71
54158-54160	Payroll	7/3/2025	Payroll	\$2,404.58
ACH	Payroll	7/3/2025	Payroll	\$203,463.28
ACH	Payroll	7/3/2025	Taxes	\$80,684.03
54171-57174	Payroll	7/3/2025	Payroll	\$1,747.41
ACH	Payroll	7/3/2025	Taxes	\$619.04
Total Special Processed Payments				<u><u>\$1,148,340.93</u></u>

GRAND TOTAL \$2,207,562.25