



PLANNING COMMISSION MEETING AGENDA

DATE: Monday, December 21, 2020
TIME: 5:30 PM
LOCATION: Greenville Town Hall - W6860 Parkview Drive, Greenville WI 54942

In an effort to support community health management initiatives surrounding the COVID-19 pandemic, the Town of Greenville will be providing access to all public meetings virtually through a web-based/telephone meeting platform called Go To Webinar.

The general public can participate virtually via our web access:

<https://attendee.gotowebinar.com/register/3656752884605720078>

After registering, you will receive a confirmation email containing information about joining the meeting.

Requests from persons who need special accommodations to participate in this meeting should be made to the Clerk's Office at (920) 757-5151 with as much advance notice as possible.

OPENING

1. CALL TO ORDER, ROLL CALL & APPROVAL OF AGENDA

2. PUBLIC COMMENT FORUM

Members of the public are welcome to address the Planning Commission. Individuals wishing to speak on an item (whether on the agenda or not) must sign in prior to the start of the meeting and may speak during the Public Comment Forum segment of the meeting. This segment is placed early in the agenda so the public may make their comments prior to any discussion or action by the Planning Commission. Individual comments are limited to no more than three minutes each. The Public Input section is limited to a total of 15 minutes. The Planning Commission may suspend this rule if deemed necessary. Once the public input segment ends there will be no additional discussion from the audience. Note regarding non-agenda Town related matters: Pursuant to WI Statutes

19.83(2) and 19.84(2), the public may present matters; however, they cannot be discussed or acted upon until specific notice of the subject matter of the proposed action can be given.

BUSINESS AGENDA

3.CONSENT AGENDA

(Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Planning Commission Member and addressed immediately following the motion to approve the other items on the Consent Agenda.)

- 3.a. Approval of Planning Commission Meeting Minutes November 23, 2020.
[20201123_PCminutes.pdf](#)
- 3.b. November 2020 Subdivision and CSM Report
[202011_SubdivisionCSM.pdf](#)
- 3.c. Acceptance of the 2019-2020 2040 Comprehensive Plan Report.
[M - Comprehensive Plan Annual Report 12.21.2020](#)

4.UNFINISHED BUSINESS FOR DISCUSSION & POSSIBLE ACTION

5.NEW BUSINESS FOR DISCUSSION & POSSIBLE ACTION

- 5.a. Discuss/Consider/Act on Concept Plan for the South West corner of STH 76 & 96.
[Concept Plan.pdf](#)
[Narrative.pdf](#)
[Aerial.pdf](#)
[M - Concept Plan 12.21.2020](#)

CLOSING

6.ANNOUNCEMENTS & FUTURE MEETING DATES

- 6.a. Next Planning Commission meeting January 25, 2021 5:30 pm.

7.ADJOURNMENT



DATE: November 23, 2020
TIME: 5:30 pm
LOCATION: Virtual & Greenville Town Hall, W6860 Parkview Dr, Greenville WI

**PLANNING COMMISSION
MEETING MINUTES**

OPENING

1) CALL TO ORDER, ROLL CALL & APPROVAL OF AGENDA

PRESENT: Jack Anderson, Jim Ecker, Greg Kippenhan, Leanne Meidam-Wincentsen, Dayna Watson, Joe Ryan
EXCUSED: Jim Cotter

Motion by Greg Kippenhan, second by Leanne Meidam-Wincentsen to approve the agenda.
Motion carried 6 - 0/ None.

2) PUBLIC COMMENT FORUM

William Radtke - N1586 Greenwood Rd - Concerns regarding Greenwood Road urbanization.

Motion by Leanne Meidam-Wincentsen, second by Joe Ryan to close the Public Comment Forum.
Motion carried 6 - 0/ None.

BUSINESS AGENDA

3) CONSENT AGENDA

- 3.a Approval of Planning Commission Meeting Minutes October 26, 2020.**
20201026_PCminutes.pdf
- 3.b October 2020 Subdivision and CSM Report**
202010_SubdivisionCSM.pdf

Motion by Leanne Meidam-Wincentsen, second by Greg Kippenhan to approve the Consent Agenda. Motion carried 6 - 0/ None.

4) UNFINISHED BUSINESS FOR DISCUSSION & POSSIBLE ACTION

5) NEW BUSINESS FOR DISCUSSION & POSSIBLE ACTION

5.a Public Hearing on Resolution 82-20 Rezoning Parcel 110076000 from General Agriculture to Rural Residential and Institutional.
Resolution 82-20

Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to Close the Public Hearing. Motion carried 6 - 0/ None.

5.b Discuss/Consider/Act on Resolution 82-20 Rezoning Parcel 110076000 from General Agriculture to Rural Residential and Institutional.
M - Rezoning 11.23.2020
Aerial.pdf
Concept Plan
M&O Plan
Resolution 82-20

Motion by Jack Anderson, second by Joe Ryan to recommend approval of Resolution 82-20 to the Town Board. Motion carried 6 - 0/ None.

5.c Discuss/Consider/Act on Rezoning Process.
M - Rezoning Process 11.23.2020

Motion by Joe Ryan, second by Dayna Watson to recommend approval of the rezoning process outlined in the staff memo dated November 23, 2020 to the Town Board. Motion carried 6 - 0/ None.

5.d Discuss/Consider/Act on initiating creation of Tax Increment Finance District 2.
M - TID 2 11.23.2020
Project Plan Ideas.pdf
Draft Boundary Map.pdf
Heritage District.pdf
Ehlers Scope of Services.pdf
Cedar LOA.pdf

Motion by Greg Kippenhan, second by Jack Anderson to recommend the Town Board contract with Ehlers Inc. to assist in creating a Tax Increment Finance District in the Heritage Area for \$15,500 and enter into a Letter of Authorization (LOA) with Cedar Corporation for \$6,100 to develop cost estimates and preparation of legal descriptions/survey and authorize staff to sign the LOA. Motion carried 5 - 0.

- 5.e Discuss Sewer Service Area Planning Update.**
M - SSA Update 11.23.2020
SSA Map

CLOSING

6) ANNOUNCEMENTS & FUTURE MEETING DATES

- 6.a Next Planning Commission meeting December 21, 2020 5:30 pm.**

7) ADJOURNMENT

Motion by Joe Ryan, second by Leanne Meidam-Wincentsen to adjourn at 6:37pm. Motion carried 6 - 0/ None.

Wendy Helgeson, Town Clerk
Approved:

Subdivision Status Report - November 2020						
Subdivision Name and Phase/Unit	# Lots Approved	# Building Permits Issued	# of Lots Remaining	In Sanitary District (Yes/No)	Notes/ Approved Date	% of lots remaining
Savannah Heights Phase 3	17	2	15	yes	2020	88.24%
Savannah Heights Phase 2	11	7	4	yes	2019	36.36%
Fox Highlands Lot 27 Condos	32	1	31	Yes	2018	96.88%
Savannah Heights Phase 1	48	46	2	Yes	2018	4.17%
Crestview South	24	1	23	Yes	2018	95.83%
Jennerjohn Field of Dreams	21	14	7	yes	2018	33.33%
Jennerjohn Field of Dreams 2	35	23	12	Yes	2018	34.29%
Sunset Hill Estates Condos - PUD	42	22	20	Yes	2018	47.62%
Fox Highlands	79	22	57	Yes	2017	72.15%
Waterlefe Estates 2nd Addition	33	27	6	Yes	2017	18.18%
Towering Pines West	19	18	1	Yes	2016	5.26%
Towering Pines II	27	26	1	Yes	2015	3.70%
Summerbreeze Estates	60	54	6	Yes	2007	10.00%
Beacon Hills	119	116	3	Yes	2005	2.52%
Greenville Crossing	7	2	5	Yes	2004	71.43%
Greenwood Meadows	20	17	3	Yes	2004	15.00%
Brook Farms	102	101	1	Yes	2004	0.98%
Green Ridge Terrace	100	98	2	Yes	2004	2.00%
Amber Fields	138	136	2	Yes	2004	1.45%
Hawks Landing	12	8	4	Yes	2003	33.33%
The Farms at South Creek North	27	25	2	No	2003	7.41%
Woods Hill	2	0	2	Yes		100.00%
Moonlight Meadows	36	34	2	Yes		5.56%
The Farms at South Creek South	38	36	2	No		5.26%
Tamarack Preserve	29	28	1	No		3.45%
Spring Valley Preserve	9	8	1	No		11.11%
Amber Woods	18	17	1	Yes		5.56%
Season Fields	33	32	1	No		3.03%
Crestview (Breezewood Properties)	36	35	1	Yes		2.78%
Spring Lake Condos	44	43	1	Yes		2.27%
Total	2053	1834	219			10.67%

CSM Status Report - November 2020	
Maximum of 10 lots can be created by CSM outside of the Sewer Service Area in a Calender Year per Section 270-8	# of New Lots Created 2020
110026702, Spring & North Rd	2
110108404, Winnegamie & Island	1
110096200, Julius & W. Spencer	3
110076000, School & Manley	3
Total	9

Staff Level CSM Approval - November 2020	
N1614 Meadowview - Consolidated 2 lots	1
110066900 & 110067000 - Split 2 lots into 4	1
N473 Cape Cod Ave - Combined 2 lots into 1	1
110108404, Winnegamie & Island - Split 1 lot into 2	1
110080102 & 110207100, Lakeview Ct - Combine 2 parcels to 1	1
110079502 & 110080101, Lakeview Ct - parcel line movement	1
110076000, School & Manley split 1 lot into 2	1
110052100, Cozy Creek Split 1 into 2	1
084400/084225, W6832 WI Ave/W6825 Melony Ct, parcel line movement	1
Total	9

Rezoning Status Report - November 2020	
10 +/- lots max in Tier II & III per 2040	# of Lots
110026702, Spring & North	3
110067202, Spring	1
110096200, Julius & Spencer	4
110108404, Island & Winnegamie	2
110107908, Island	1
110079409, North	1
Total	12



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Chairperson and Commission Members and Supervisors
From: Michael J. D. Brown, Community & Economic Development Director
Date: December 21, 2020
RE: **2040 Comprehensive Plan Annual Report Year 1 (2019-2020)**

ACTION TYPE: This item is for Discussion.

BACKGROUND & SUMMARY: In July 2019 the Town of Greenville adopted its 2040 Comprehensive Plan and immediately started implementation. The plan outlines general timeframes to accomplish the Action Items. These timeframes are guides and are to be fluid and flexible and will and should change based on priorities set by the Planning Commission and Board. As you will see, Greenville has been very successful in accomplishing a number of Action Items identified within the first year of the plan adoption. Year one has been identified for 2019-2020 with year two starting in 2021.

Another item to note is the amount of Action Items completed and initiated with Town staff resources (58 action items completed), with only \$88,000 expended on a consultant for the Sub-Area Plan and Zoning Ordinance Graphics which required technical expertise. The majority of action items completed were related to the Zoning Ordinance update and Sub-Area Plans. Details of action items can be found in the attached Implementation Matrix.

The following Action Items status terms are defined as follows for the tables below:

1. **Not Started** means the Action Item has not been started.
2. **In Progress** means the Action Item has been started but not finished.
3. **Completed** means the Action Item has been completed.
4. **Ongoing** means the Action Item may have a status of not started, completed or in progress. Not every ongoing Action Item will necessarily be acted on each year or be able to be marked as completed and may be marked as completed in multiple years depending on the action item, they may be in a continual status of in progress as well.

2019-2021 1-2 year timeframe						
Total # Action Items	# Not Started	% Not Started	# In Progress	% In Progress	# Completed	% Completed
47	4	9%	6	13%	37	79%

2021-2024 2-5 year timeframe						
Total # Action Items	# Not Started	% Not Started	# In Progress	% In Progress	# Completed	% Completed
25	21	84%	2	8%	2	8%

2019-2020 Ongoing						
Total # Action Items	# Ongoing Not Started	% Ongoing Not Started	# Ongoing In Progress	% Ongoing In Progress	# Ongoing Completed	% Ongoing Completed
46	12	26%	16	35%	19	41%

In addition to the 24 projects that are currently in progress, the following projects/action items are planned to be undertaken in 2021:

1. Action Items 7a-1 through 7a-3 related to Complete Streets Policy which was recommended to be undertaken in the first 2 years.
2. Action Item 4b-7 Actively rezone properties that have conflicting zoning and land use which was recommended to be undertaken in the first 2 years (now that the Zoning Ordinance rewrite is complete).

STAFF RECOMMENDATION: Staff recommends acceptance of the 2040 Comprehensive Plan Annual Report.

###

Attachments:

1. Implementation Matrix

CATEGORY	Number		Status	Investment (Greenville Cost + Grant Assistance)	Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	Grant Assistance (Public & Private Grants and Donations)	Primary Greenville Board/Commission	DEPARTMENT/STAFF MEMBER	PROPOSED Time Frame	2019-2020 Status (Year 1)	Key Accomplishments 2019-2020	2019-2020 Project Cost (Greenville Cost + Grant Assistance)	2019-2020 Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	2019-2020 Grant Assistance (Public & Private Grants and Donations)
Plan	1	3a-1 Develop a Livability Study	Not Started	\$0.00	\$0.00	\$0.00	PC/CD	CD	2-5 years	Not Started		\$0.00		
Administrative	2	3a-2 Work with development community to create "age friendly" construction.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Reached out to Realtors Association to learn what they are doing and how we can work together to improve aging in place construction. They provided feedback with ways in which the Town and Development Community can bridge the gap and are incorporating concepts into the Zoning Ordinance such as ADUs and reduced setbacks/lot sizes. Will continue to work with them and check in with them on a regular basis.	\$0.00		
Ordinance	3	3a-3 Develop Age Friendly zoning amendments.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Administrative	4	3b-1 Review and update public engagement process.	Completed	\$0.00	\$0.00	\$0.00	CD	CD	1-2 years	Completed	Will use the Public Participation Plan from the 2040 Comp Plan for major planning projects as a guide and Chapter 99 Citizen Participation.	\$0.00		
Administrative	5	3b-2 Review ord, policies, and processes to remove barriers to transportation and employment for all residents.	Completed	\$0.00	\$0.00	\$0.00	CD	CD	1-2 years	Completed	Updated Chapter 270 Subdivision Ordinance. Updated Chapter 320 Zoning Ordinance.	\$0.00		
Administrative	6	4a-1 Annually monitor development market and re-assess Tier targets on a 5-year basis.	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	Completed	Completed Market Study as part of the Sub Area Planning Process.	\$0.00		
Ordinance	7	4a-2 Modify ordinance to only allow for CSMs with Tier II and Tier III (Greenbelt).	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 270 Subdivision Control Ordinance to prohibit Plats outside of the Sewer Service Area and updated Chapter 320 Zoning Ordinance to prohibit new residential dwelling units in the Ag Zoning Districts.	\$0.00		
Administrative	8	4a-3 Provisions for the accomodation of linked greenspaces should be considered when platting in Tiers II & III.	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	Completed	Chaper 270 Subdivision Control Ordinance prohibits plats outside the Sewer Service Area (SSA); however, these areas will be looked at if they are within the SSA.	\$0.00		
Ordinance	9	4a-4 Develop policies which foster effective and equitable extensions of future utilities to Tier II.	Completed	\$0.00	\$0.00	\$0.00	Sanitary/Board/PC/CD	CD	2-5 years	Completed	Updated Chapter 270 Subdivision Control Ordinance to prohibit Plats outside of the Sewer Service Area. 9/23/19. Updated Chapter 320 Zoning Ordinance.	\$0.00		
Ordinance	10	4b-1 Develop guidelines and ordinance changes to address architecture, energy, universal design, landscaping.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Plan	11	4b-2: Develop the following Sub-Area Plans: Heritage District, Gateway District, Urban Core District.	Completed	\$88,000.00	\$88,000.00	\$0.00	PC/CD	CD	1-2 years	Completed	Developing plans. Cost was \$88,000 and included all Action Items related to Chapter 320 Zoning Ordinance Update and Action Items 4b-2, 4b-8, 5c-5, & 6a-2.	\$88,000.00	\$88,000.00	
Ordinance	12	4b-3 Implement sub-area plans from Action Item 4b-2.	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	In Progress	Initiated development of a Tax Increment Finance District.	\$0.00		
Ordinance	13	4b-4 Work with County to update Airport Zoning.	In Progress	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	In Progress	Reached out to the County Planning Director. Serving on the Airport Master Plan Committee, this planning process may take 18-24 months.	\$0.00		
Ordinance	14	4b-5 Amend Zoning Ordinance to include new districts.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Ordinance	15	4b-6 Amend Zoning Ordinance to remove districts.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Ordinance	16	4b-7 Actively rezone properties that have conflicting zoning and land uses.	Not Started	\$0.00	\$0.00	\$0.00	PC/CD	CD	2-5 years	Not Started		\$0.00		
Plan	17	4b-8 Develop market studies to support development decisions based on market demand.	On-Going	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	Completed	Study completed. Cost was \$88,000 and included all Action Items related to Chapter 320 Zoning Ordinance Update and Action Items 4b-2, 4b-8, 5c-5, & 6a-2	\$0.00		
Administrative	18	4c-1 Engage w/ Goodwill's Neighborhood Partners Program.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Reviewed NP Business Plan; however, the program is geared toward lower income and more diverse communities.	\$0.00		

CATEGORY	Number		Status	Investment (Greenville Cost + Grant Assistance)	Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	Grant Assistance (Public & Private Grants and Donations)	Primary Greenville Board/Commission	DEPARTMENT/STAFF MEMBER	PROPOSED Time Frame	2019-2020 Status (Year 1)	Key Accomplishments 2019-2020	2019-2020 Project Cost (Greenville Cost + Grant Assistance)	2019-2020 Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	2019-2020 Grant Assistance (Public & Private Grants and Donations)
Plan	19	4c-2 Prepare Area Development Plans for sub-areas A-F.	Not Started	\$0.00	\$0.00	\$0.00	PC/CD	CD	2-5 years	Not Started		\$0.00		
Ordinance	20	4c-3 Amend ordinances to address neighborhood principles.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 270 Subdivision Control Ordinance to require bike/ped facilities, 9/23/19. Updated Standard Specifications and Details to reduce road widths and develop street cross sections to accommodate bike/ped facilities. In the process of updating Chapter 320 Zoning Ordinance to address other design elements.	\$0.00		
Administrative	21	4d-1 Create and maintain inventory of development sites and market them.	Completed	\$0.00	\$0.00	\$0.00	CD	CD	1 year	Completed	Developed website and worked with State of WI and local real estate brokers to list available properties online.	\$0.00		
Administrative	22	4d-2 Determine Greenville's role as broker, facilitator or developer/partner.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	In Progress	Initiated discussion with property owners south of existing Tax Increment Finance District (TIF) to facilitate marketing of their properties and inclusion in TIF.	\$0.00		
Ordinance	23	4d-3 When appropriate create a CDA.	Not Started	\$0.00	\$0.00	\$0.00	Board/CD	CD	2-5 years	Not Started		\$0.00		
Administrative	24	5a-1 Work with Hortonville School District to support educational pathways for business opportunities.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	Completed	Developed newsletter and social media posts to promote business programs.	\$0.00		
Administrative	25	5a-2 Participate in regional efforts to address skills mismatch.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	Completed	Participate in the Fox Cities Economic Development Professionals group and the Economic Development Council through the Fox Cities Regional Partnership.	\$0.00		
Ordinance	26	5a-3 Modify ordinances to support entrepreneurs and home based businesses.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Administrative	27	5a-4 Implement plans for trails and rec areas with development and redevelopment.	On-Going	\$0.00	\$0.00	\$0.00	CD/PR	CD	Ongoing	Completed	Updated Chapter 270 Subdivision Ordinance and 320 Zoning Ordinance.	\$0.00		
Administrative	28	5a-5 Market the community to potential employees.	On-Going	\$0.00	\$0.00	\$0.00	CD	CD	1-2 years	Completed	Developing marketing material through sub-area planning project. Completed plans. Cost was \$88,000 and included all Action Items related to Chapter 320 Zoning Ordinance Update and Action Items 4b-2, 4b-8, 5c-5, & 6a-2.	\$0.00		
Ordinance	29	5b-1 Update zoning map and ordinance to accommodate affordable housing developments near employment centers.	Completed	\$0.00	\$0.00	\$0.00	CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Administrative	30	5b-2: Develop a marketing program to attract new higher paying business sectors.	Completed	\$0.00	\$0.00	\$0.00	CD	CD	1-2 years	Completed	Developing marketing material through sub-area planning project. Completed plans. Cost was \$88,000 and included all Action Items related to Chapter 320 Zoning Ordinance Update and Action Items 4b-2, 4b-8, 5c-5, & 6a-2.	\$0.00		
Administrative	31	5b-3: Meet with neighboring communities and/or participate in regional meetings pertaining to solutions to the current housing crisis within the Fox Cities area.	Completed	\$0.00	\$0.00	\$0.00			1-2 years	Completed	Met with East Central Wisconsin Regional Planning Commission, local communities and development community to discuss the Housing Affordability Reports that were developed.	\$0.00		
Administrative	32	5c-1 Consider using financial incentives on a case by case basis.	Ongoing	\$0.00	\$0.00	\$0.00	Board	CD	Ongoing	Completed	1. Tax Increment Finance District Incentive for Amazon.	\$0.00		
Administrative	33	5c-2 Work with Fox Cities ED Partnership to promote business opportunities.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	Completed	Regularly communicate with Partnership on promoting business through meetings, social media, website, etc.	\$0.00		
Administrative	34	5c-3 Create a formalized ED program based on IEDC and creation of a brand.	Completed	\$0.00	\$0.00	\$0.00	CD	CD	1-2 years	Completed	Initiated development of program. Funding for branding was proposed in the 2020 Budget but was not approved.			
Administrative	35	5c-4 Develop incubators/makerspaces.	Not Started	\$0.00	\$0.00	\$0.00	CD/ECWRPC	CD	2-5 years	Not Started		\$0.00		

CATEGORY	Number		Status	Investment (Greenville Cost + Grant Assistance)	Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	Grant Assistance (Public & Private Grants and Donations)	Primary Greenville Board/Commission	DEPARTMENT/STAFF MEMBER	PROPOSED Time Frame	2019-2020 Status (Year 1)	Key Accomplishments 2019-2020	2019-2020 Project Cost (Greenville Cost + Grant Assistance)	2019-2020 Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	2019-2020 Grant Assistance (Public & Private Grants and Donations)
Plan	36	5c-5 Develop commercial/industrial market studies.	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	Completed	Completed plans. Cost was \$88,000 and included all Action Items related to Chapter 320 Zoning Ordinance Update and Action Items 4b-2, 4b-8, 5c-5, & 6a-2.	\$0.00		
Plan	37	6a-1 require market studies for all housing developments proposed.	Ongoing	\$0.00	\$0.00	\$0.00	Developers	Developers	Ongoing	Not Started		\$0.00		
Plan	38	6a-2 Proactively develop sub-area plans and market studies for targeted housing areas.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	2-5 years	Completed	Developing plans. Cost was \$88,000 and included all Action Items related to Chapter 320 Zoning Ordinance Update and Action Items 4b-2, 4b-8, 5c-5, & 6a-2.	\$0.00		
Ordinance	39	6a-3 Modify ordinances as required based on market studies to ensure opportunities exist to meet all housing demands.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Administrative	40	6a-4 Communicate with Realtor's Association and Homebuilders Association regarding housing market conditions.	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	Completed	Have reached out and have regular conversations with the Association. Association and Greenville have partnered to develop a housing ad campaign.	\$0.00		
Administrative	41	6b-1 Work with area housing programs to inventory and support the acquisition and rehabilitation of at risk housing.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	Completed	Provided link to the Northeastern Wisconsin Housing Rehabilitation CDBG Loan Program on our website.	\$0.00		
Ordinance	42	6b-2 Advance new homeownership models or designs to increase affordable housing.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Ordinance	43	6b-3 Simplify ordinances as an incentive to increase affordable housing.	Completed	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Ordinance	44	6b-4 Develop ordinance amendments to implement Strategies 6b-2 & 6b-3.	Completed	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Administrative	45	7a-1 Review plans relative to Complete Streets Policy.	Not Started	\$0.00	\$0.00	\$0.00	PC/CD	CD	1-2 years	Not Started		\$0.00		
Plan	46	7a-2 Develop a draft Complete Streets Policy.	Not Started	\$0.00	\$0.00	\$0.00	PC/CD/PW	PW	1-2 years	Not Started		\$0.00		
Administrative	47	7a-3 Review and modify development review process to accommodate Complete Streets Policy.	Not Started	\$0.00	\$0.00	\$0.00	PC/PW	CD	1-2 years	Not Started		\$0.00		
Administrative	48	7a-4 Annually Review past policy actions and based on CIP potential future applications of Complete Streets Policy.	Ongoing	\$0.00	\$0.00	\$0.00	PC/PW	PW	Ongoing	Not Started		\$0.00		
Administrative	49	7b-1 Develop dedicated funding source/budet line item for bike/ped facilities.	Completed	\$0.00	\$0.00	\$0.00	PW/PR	PR/PW	1-2 years	Completed	Initiated through the CIP.	\$0.00		
Administrative	50	7b-2 Develop criteria for prioritizing projects that include bike/ped facilities.	Completed	\$0.00	\$0.00	\$0.00	PW/PR	PR/PW	1-2 years	Completed	Criteria has been established within the Capital Improvement Plan Project Prioritization Scoring.	\$0.00		
Administrative	51	7b-3 Promote and encourage land use decisions that provide an appropriate mix of land uses that are supportive of increased active transportation.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Administrative	52	7b-4 Work with landowners and other organizations to expand bike/ped facilities on private property.	Ongoing	\$0.00	\$0.00	\$0.00	PR	PR	Ongoing	Not Started		\$0.00		
Administrative	53	7b-5 Continue to increase bike/ped facilities through public and private development projects.	Ongoing	\$0.00	\$0.00	\$0.00	CD/PW/PR	CD/PW/PR	Ongoing	Completed	Updated Chapter 270 Subdivision Ordinance and Updated Chapter 320 Zoning Ordinance.	\$0.00		
Administrative	54	7c-1 Encourage rezoning of properties along CB to accommodate transit supportive housing.	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	Not Started		\$0.00		

CATEGORY	Number		Status	Investment (Greenville Cost + Grant Assistance)	Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	Grant Assistance (Public & Private Grants and Donations)	Primary Greenville Board/Commission	DEPARTMENT/STAFF MEMBER	PROPOSED Time Frame	2019-2020 Status (Year 1)	Key Accomplishments 2019-2020	2019-2020 Project Cost (Greenville Cost + Grant Assistance)	2019-2020 Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	2019-2020 Grant Assistance (Public & Private Grants and Donations)
Administrative	55	7c-2 Contact businesses along CB to identify needs and opportunities for increased workforce mobility.	Completed	\$0.00	\$0.00	\$0.00	CD	CD	1 year	Completed	Developed paper newsletter article and social media posts to inform businesses about I-41 Commuter Study.	\$0.00		
Administrative	56	7c-3 Work with WIDOT and landowners near 15 & CB to locate a park-n-ride lots.	Not Started	\$0.00	\$0.00	\$0.00	CD	CD	2-5 years	Not Started		\$0.00		
Administrative	57	7c-4 Engage in I-41 Commuter Service Study to explore benefits to businesses and residents.	Completed	\$0.00	\$0.00	\$0.00	CD	CD	1 year	Completed	Participated in study and was comleted by East Central.	\$0.00		
Administrative	58	7d-1 Plan for 15, 76 & CB expansion and limit new access to these facilities based on plans in place.	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	In Progress	Working with WIDOT on STH 15 expansion project.	\$0.00		
Ordinance	59	7d-2 Amend ordinance to increase overall development density thereby requiring less new road-miles.	Completed	\$0.00	\$0.00	\$0.00	TB/CD/PW	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Ordinance	60	7d-3 Limit cul-de-sacs and dead end streets and create requirements for more grid-based system of streets.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 270 Subdivision Control Ordinance.	\$0.00		
Ordinance	61	7d-4 Examine polices regarding local street widths and consider narrowing streets to appropriate widths, thereby reducing maintenance burden.	Completed	\$0.00	\$0.00	\$0.00	TB/PC/CD	CD	1 year	Completed	Updated Standard Specification and Details.	\$0.00		
Administrative	62	7d-5 Examine new maintenance and cost recovery policies and alternatives such as wheel tax, transportation utility, property taxes and special assessments.	In Progress	\$0.00	\$0.00	\$0.00	TB/CD/PW	PW	1-2 years	In Progress	Town Board started having discussiiong during the 2020 Budget meetings and requested further information be brought back for more discussion by Administration.	\$0.00		
Administrative	63	7e-1 Attend and participate in education opportunities associated with ACES and share info with community leaders and residents.	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD/PW	CD/PW	Ongoing	Not Started		\$0.00		
Administrative	64	7e-2 Consider better ways to prepare community to accommodate electric and shared vehicles; modify codes if necessary.	Not Started	\$0.00	\$0.00	\$0.00	PC/PW	PC/PW	2-5 years	Not Started		\$0.00		
Administrative	65	7e-3: Support additional pilot programs within the community or region which advance the knowledge of the impacts of ACES technology.	Ongoing	\$0.00	\$0.00	\$0.00	PC/PW	PC/PW	Ongoing	Not Started		\$0.00		
Plan	66	8a-1: Develop, implement and maintain a master plan for all community facilities (water, sanitary, storm, streets & buildings) and integrate into regular updates of the Capital Improvements Plan.	In Progress	\$0.00	\$0.00	\$0.00	PW/SD	PW/SD	2-5 years	In Progress	1. Developing a Pavement Preservation Plan. 2. Developing a snow/ice removal policy for trails and sidewalks. 3. Adopted the Comprehensive Outdoor Recreation Plan. 4. Adopted the Bike/Ped Plan. 5. Developing a Water Plan. 6. Developing a Sanitary Plan. 7. Updating Stormwater Management Plan.	\$0.00		
Administrative	67	8a-2: Examine current policies and regulations to more clearly show the public versus private sector contribution levels to various types of infrastructure and amend/integrate as appropriate to ensure balance.	Not Started	\$0.00	\$0.00	\$0.00	PW/CD	PW/CD	2-5 years	Not Started		\$0.00		

CATEGORY	Number		Status	Investment (Greenville Cost + Grant Assistance)	Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	Grant Assistance (Public & Private Grants and Donations)	Primary Greenville Board/Commission	DEPARTMENT/STAFF MEMBER	PROPOSED Time Frame	2019-2020 Status (Year 1)	Key Accomplishments 2019-2020	2019-2020 Project Cost (Greenville Cost + Grant Assistance)	2019-2020 Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	2019-2020 Grant Assistance (Public & Private Grants and Donations)
Administrative	68	8a-3: Conduct and maintain a system for routine inventories of infrastructure conditions using available tools, including but not limited to: • Road pavement conditions (PASER) • Road sign/reflectivity conditions; • Road culverts	Ongoing	\$0.00	\$0.00	\$0.00	PW/ECWPRC	PW/ECWPRC	Ongoing	In Progress	Conduct routine inspections and inventories.	\$0.00		
Administrative	69	8a-4: Implement the Comprehensive Outdoor Recreation Plan.	Ongoing	\$0.00	\$0.00	\$0.00	TB/Park Comm/PR	TB/Park Comm/PR	Ongoing	In Progress	Implementing CORP.	\$0.00		
Plan	70	8a-5: Update the 2008 Community Management Capacity Study to serve as a guide for staffing levels needed to maintain services during the planning period.	Not Started	\$0.00	\$0.00	\$0.00	Admin	Admin	2-5 years	Not Started		\$0.00		
Administrative	71	8a-6: Continue to monitor and evaluate the need for, and feasibility of, having its own police department or using other methods for providing such services.	Not Started	\$0.00	\$0.00	\$0.00	Board	Admin	2-5 years	Not Started		\$0.00		
Administrative	72	8a-7: Consider alternatives and potential costs for the future expansion of the Greenville Municipal Building.	In Progress	\$0.00	\$0.00	\$0.00	Board	Admin	2-5 years	In Progress	2020 Sub Area Plan recommends building a new Municipal Center north of the new Fire Station on STH 76.	\$0.00		
Administrative	73	8a-8: Develop an "Annual Report Card" for community infrastructure to better inform residents and elected officials on the condition and costs for infrastructure.	In Progress	\$0.00	\$0.00	\$0.00	PW	PW	1-2 years	In Progress	Currently using PASER to rate roads and planning track trails as well. Additional work to be performed to develop a report card.	\$0.00		
Administrative	74	8b-1: Monitor new development amounts and location to better ensure development phasing fits within the context of the comprehensive plan.	Ongoing	\$0.00	\$0.00	\$0.00	CD/PW	CD/PW	Ongoing	Not Started		\$0.00		
Administrative	75	8b-2: Research examples of, and develop a new concurrency ordinance that applies to Greenville. Examples of such ordinances can be found here: • https://bit.ly/2WCgH6N • https://bit.ly/2Q5b4vg	Not Started	\$0.00	\$0.00	\$0.00	CD/PW	CD/PW	2-5 years	Not Started		\$0.00		
Administrative	76	8c-1: Implement the current Comprehensive Outdoor Recreation Plan.	Ongoing	\$0.00	\$0.00	\$0.00	Parks Comm/PR	PR	Ongoing	In Progress	Implementing CORP.	\$0.00		
Plan	77	8c-2: Prepare for and update the current (2015-2019) Comprehensive Outdoor Recreation Plan for the 2020-2025 time horizon. East Central RPC may be able to assist with this action item.	Completed	\$0.00	\$0.00	\$0.00	Parks Comm/PR	PR	1 year	Completed	Completed plan update by Resolution 12-20.	\$0.00		
Administrative	78	8c-3: Examine opportunities for the creation of additional "neighborhood" parks which provide close recreational access for areas of current and new residential development. Where possible, these should be linked through on or off-street trail connections to other recreation areas.	Ongoing	\$0.00	\$0.00	\$0.00	Parks Comm/PR	PR	Ongoing	In Progress	Implementing CORP.	\$0.00		

CATEGORY	Number		Status	Investment (Greenville Cost + Grant Assistance)	Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	Grant Assistance (Public & Private Grants and Donations)	Primary Greenville Board/Commission	DEPARTMENT/STAFF MEMBER	PROPOSED Time Frame	2019-2020 Status (Year 1)	Key Accomplishments 2019-2020	2019-2020 Project Cost (Greenville Cost + Grant Assistance)	2019-2020 Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	2019-2020 Grant Assistance (Public & Private Grants and Donations)
Administrative	79	9a-1: Review resources and examples for ideas that might apply to Greenville: • APA Washington Chapter's "Planning for Climate Change Adaptation: A Discussion Paper about Community Resilience (https://bit.ly/2V1ocDk)	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	In Progress	Under review, recommend PC & TB review as well.	\$0.00		
Administrative	80	9a-2: Begin a process to review short and long term community impacts of climate change and potential adaptation strategies.	Not Started	\$0.00	\$0.00	\$0.00	CD	CD	2-5 years	Not Started		\$0.00		
Administrative	81	9b-1: Review resources and examples for ideas to apply to Greenville: • EPA Sustainability www.epa.gov/sustainability • Clean Wisconsin www.cleanwisconsin.org/ • Center for Neighborhood Technology www.cnt.org/	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	Completed	Reviewed and recommended PC & TB review.	\$0.00		
Administrative	82	9b-2: Utilize the existing Sustain Greenville committee (www.sustaingreenville.org) to foster the development of sponsored programs and initiatives which promote and foster public and private sustainable actions within the community.	Ongoing	\$0.00	\$0.00	\$0.00	Sustain Greenville	NA	Ongoing	Not Started		\$0.00		
Plan	83	9b-3: Inventory emission sources and develop an emissions reduction strategy.	Not Started	\$0.00	\$0.00	\$0.00	Sustain Greenville/CD/ECWRPC	CD	2-5 years	Not Started		\$0.00		
Plan	84	9b-4: Consider creating a 'community footprint' analysis to improve knowledge about land use practices and sustainability. https://www.footprintnetwork.org/	Not Started	\$0.00	\$0.00	\$0.00	Sustain Greenville/CD/ECWRPC	CD	2-5 years	Not Started		\$0.00		
Administrative	85	9b-5: Consider an application to the WDNR's Green Tier Community Program. https://dnr.wi.gov/topic/greentier/	Not Started	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	2-5 years	Not Started		\$0.00		
Ordinance	86	9b-6: Incorporate provisions for solar, small wind, geothermal, and other alternative energy provisions into the zoning and subdivision ordinances.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Administrative	87	9c-1: Review all Greenprint Plan information early on in the re-zoning and land division processes, particularly for water resource and wildlife movement impacts.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	In Progress	Review for all planning/zoning/development requests.	\$0.00		
Ordinance	88	9c-2: Conduct an audit of all development regulations in order to better identify changes which would encourage or require the use of green infrastructure. An excellent resource for such audits was developed by the UW Sea Grant Program and can be found here: https://bit.ly/2HSFK1O	In Progress	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	In Progress	Review of stormwater and erosion control ordinance have been initiated.	\$0.00		
Administrative	89	9c-3: Consider the issuance of tax credits or other permitting incentives which favor the incorporation of Green Infrastructure principals.	Not Started	\$0.00	\$0.00	\$0.00	Board	CD	2-5 years	Not Started		\$0.00		

CATEGORY	Number		Status	Investment (Greenville Cost + Grant Assistance)	Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	Grant Assistance (Public & Private Grants and Donations)	Primary Greenville Board/Commission	DEPARTMENT/STAFF MEMBER	PROPOSED Time Frame	2019-2020 Status (Year 1)	Key Accomplishments 2019-2020	2019-2020 Project Cost (Greenville Cost + Grant Assistance)	2019-2020 Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	2019-2020 Grant Assistance (Public & Private Grants and Donations)
Ordinance	90	9c-4: Continue to encourage or require 'community wells' within conservation subdivisions.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	Completed	Updated Chapter 270 Subdivision Control Ordinance to prohibit Plats outside of the Sewer Service Area, Conservation Subdivision are no longer required/necessary.	\$0.00		
Ordinance	91	9c-5: Promote the use of infiltration in stormwater management measures in order to increase recharge to the aquifer system.	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	In Progress	Implementing through private and public development projects.	\$0.00		
Administrative	92	9d-1: Review resources and examples for ideas to apply to Greenville: • http://plannersweb.com/wp-content/uploads/2012/08/140.pdf • https://www.uwsp.edu/cnr-ap/clue/Documents/PlanImplementation/Transfer_of_Development_Rights.pdf • https://www.planning.org/knowledgebase/farmlandprotection/	Ongoing	\$0.00	\$0.00	\$0.00	LS/CD	CD	Ongoing	In Progress	Land Stewardship Committee has started with initiation of its Land Preservation Plan.	\$0.00		
Administrative	93	9d-2: Develop a procedure to more fully assess the impacts of new development on agricultural activities within all three Development Tiers and make provisions to better accommodate/continue these activities.	Completed	\$0.00	\$0.00	\$0.00	LS/CD	CD	1-2 years	Completed	Incorporated review of the Greenprint plan and Land Stewardship Committee's Land Preservation Plan into the development review process. Staff will seek feedback from the Land Stewardship Committee.	\$0.00		
Administrative	94	9d-3: Expand the existing Agricultural Enterprise Area to encompass the remainder of the Greenbelt.	Not Started	\$0.00	\$0.00	\$0.00	LS/CD	CD	2-5 years	Not Started		\$0.00		
Ordinance	95	9d-4: Modify the Subdivision Ordinance to limit the size of lots created by Certified Survey Map (CSM) as well as their proximity to the road.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1 year	Completed	Updated Chapter 270 Subdivision Control Ordinance to prohibit Plats outside of the Sewer Service Area and limit number of new lots through CSM and require CSMs to be Special Exceptions.	\$0.00		
Ordinance	96	9d-5: Amend the Agricultural Zoning Districts to better protect agricultural lands by limiting the amount of permitted and special exception uses to agricultural and opens space uses.	Completed	\$0.00	\$0.00	\$0.00	PC/LS/CD	CD	1 year	Completed	Updated Chapter 320 Zoning Ordinance.	\$0.00		
Administrative	97	9d-6: Create a Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) Program framework for discussion with the Plan Commission, Board and general public.	In Progress	\$0.00	\$0.00	\$0.00	LS/CD	CD	1-2 years	In Progress	Land Stewardship Committee has started with initiation of its Land Preservation Plan and the Town Board approved applying for a NCRS grant to purchase easements.	\$0.00		
Administrative	98	9d-7: Develop a more formalized Agri-Tourism Program which shares the history and heritage of Greenville as well as fosters opportunities for new business growth.	In Progress	\$0.00	\$0.00	\$0.00	LS/CD	NA	1-2 years	In Progress	Land Stewardship Committee has started with initiation of its Land Preservation Plan.	\$0.00		
Administrative	99	9e-1: Create a new Historic Preservation Committee.	Not Started	\$0.00	\$0.00	\$0.00	Board	Admin	1-2 years	Not Started		\$0.00		
Ordinance	100	9e-2: Develop and adopt a Historic Preservation Ordinance.	Not Started	\$0.00	\$0.00	\$0.00	HPC/Board	Admin	2-5 years	Not Started		\$0.00		

CATEGORY	Number		Status	Investment (Greenville Cost + Grant Assistance)	Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	Grant Assistance (Public & Private Grants and Donations)	Primary Greenville Board/Commission	DEPARTMENT/STAFF MEMBER	PROPOSED Time Frame	2019-2020 Status (Year 1)	Key Accomplishments 2019-2020	2019-2020 Project Cost (Greenville Cost + Grant Assistance)	2019-2020 Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	2019-2020 Grant Assistance (Public & Private Grants and Donations)
Administrative	101	9e-3: Develop historic interpretation, public art, events, and activities that tell the story of Greenville's past.	Not Started	\$0.00	\$0.00	\$0.00	HPC/LS	NA	2-5 years	Not Started		\$0.00		
Administrative	102	9e-4: Put more information about Greenville's history and historic sites into its GIS system and develop a heritage tourism web-app for viewing by residents and visitors.	Not Started	\$0.00	\$0.00	\$0.00	HPC	GIS	2-5 years	Not Started		\$0.00		
Administrative	103	9e-5: Inventory and identify all structures of historical significance for possible preservation.	Not Started	\$0.00	\$0.00	\$0.00	HPC	NA	2-5 years	Not Started		\$0.00		
Administrative	104	10a-1: Review comprehensive plan for issues and opportunities that might benefit from inter-municipal agreements.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	Not Started		\$0.00		
Administrative	105	10a-2: Request meetings with, or respond to requests from, the following communities to initiate dialogue concerning the need or desire for inter-municipal agreements: • Town of Grand Chute • Town of Ellington • Village of Fox Crossing • Town of Clayton • Town of Dale • Village of Hortonville • Town of Center • Town of Hortonia	On-Going	\$0.00	\$0.00	\$0.00	Board/Admin	Admin	1-2 years	Completed	Entered into a boundary agreement with the Town of Ellington and Grand Chute.	\$0.00		
Administrative	106	10a-3: Maintain communication with and periodically review existing inter-municipal agreements.	Ongoing	\$0.00	\$0.00	\$0.00	Board/Admin	Admin	Ongoing	Not Started		\$0.00		
Administrative	107	10b-1: Review all existing land use decision-making procedures to identify key points for communication.	Completed	\$0.00	\$0.00	\$0.00	CD	CD	1 year	Completed	Greenville will utilize methods from the Pubic Participation Plan adopted as Resolution 09-18; methods used will be selected on a case by case basis. Other methods may be used not identified depending on the land use decisions being made. Chapter 99 Citizen Participation of the Municipal Code will also be complied with. Both the plan and ordinance may be amended from time to time in order to properly meet the changing needs of communication methods.	\$0.00		
Administrative	108	10b-2: For each/every land use related decision, identify all potentially affected parties and appropriate methods to communicate with them.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	In Progress	Greenville will utilize methods from the Pubic Participation Plan adopted as Resolution 09-18; methods used will be selected on a case by case basis. Other methods may be used not identified depending on the land use decisions being made. Chapter 99 Citizen Participation of the Municipal Code will also be complied with. Both the plan and ordinance may be amended from time to time in order to properly meet the changing needs of communication methods.	\$0.00		
Administrative	109	10b-3: Consistently reach out to local media prior to land use decisions being made and utilize social media to share information.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	In Progress	Post/send agendas/notices for required planning/zoning/development requests.	\$0.00		

CATEGORY	Number		Status	Investment (Greenville Cost + Grant Assistance)	Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	Grant Assistance (Public & Private Grants and Donations)	Primary Greenville Board/Commission	DEPARTMENT/STAFF MEMBER	PROPOSED Time Frame	2019-2020 Status (Year 1)	Key Accomplishments 2019-2020	2019-2020 Project Cost (Greenville Cost + Grant Assistance)	2019-2020 Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	2019-2020 Grant Assistance (Public & Private Grants and Donations)
Administrative	110	11a-1: To maintain internal consistency, any amendment to the plan should be accompanied with an overall review of all nine elements and their associated goals, framing concepts, policies, strategies and action items.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	In Progress	This will be done for amendments.	\$0.00		
Administrative	111	11a-2: Share proposed plan amendments with neighboring and overlapping jurisdictions to seek comment on issues relating to consistency with existing plans.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	Completed	Shared Plan Amendment #1.	\$0.00		
Administrative	112	11b-1: Once per year evaluate progress on plan implementation activities and review major growth targets and changes in market conditions.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	In Progress	Staff will provide quarterly reviews of status and annual review at the end of each year.	\$0.00		
Administrative	113	11b-2: Every 5 years, review and update as necessary major growth targets and strategies and begin identifying plan elements that may need updating and/or enhancing.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	Not Started		\$0.00		
Administrative	114	11b-3: Every 10 years, conduct a comprehensive update of the Comprehensive Plan and background elements as necessary.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	Not Started		\$0.00		
Administrative	115	11b-4: Consider amendments to the plan not more than twice per year. Such amendment requests may come from a resident or property owner of the community or internally through the Planning Commission based on the particular issue at hand.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	Completed	Approved Plan Amendment #1 & #2.	\$0.00		
Administrative	116	11b-5: Develop a guidance document to use internally which contains criteria and direction for considering amendments to the Comprehensive Plan.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1-2 years	Completed	<p>Town shall consider the following:</p> <ol style="list-style-type: none"> 1. Framing Concept 11b Plan Evaluation & Updates and the supporting policies, strategies and action items of the 2040 Comprehensive Plan will be used when evaluating amendments and updates. 2. There should be minimal amendments throughout the year as Action Item 11b-4 indicates. At a minimum the plan should be evaluated for an amendment by Greenville after the annual report has been presented in order to update the plan based on accomplishments or additions to action items. 3. Amendments may be necessary due to a development proposal or other changes in the social/economic market. These amendments should be minimal and should not be taken lightly. When changes are identified, it should be evaluated whether the amendments can be made during the annual amendment initiated by Greenville. 	\$0.00		

CATEGORY	Number		Status	Investment (Greenville Cost + Grant Assistance)	Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	Grant Assistance (Public & Private Grants and Donations)	Primary Greenville Board/Commission	DEPARTMENT/STAFF MEMBER	PROPOSED Time Frame	2019-2020 Status (Year 1)	Key Accomplishments 2019-2020	2019-2020 Project Cost (Greenville Cost + Grant Assistance)	2019-2020 Greenville Cost (Greenville Funds + In-Kind Labor (DPW Crews). Doesn't include administrative staff time)	2019-2020 Grant Assistance (Public & Private Grants and Donations)
Administrative	117	11b-6: Hold periodic meetings (i.e. once per quarter) to proactively discuss issues and initiatives that will keep Greenville ahead of day to day issues (i.e., meetings with no 'regular' items of business that could focus on topics such as sustainability, affordable housing, autonomous vehicles, etc.).	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	In Progress	Neighborhood meetings will be initiated in 2020 as part of a Strategic Plan Directive.	\$0.00		
Administrative	118	11b-7: Amend the zoning and subdivision ordinances and other development related ordinances and zoning map to reflect the goals, framing concepts, policies, strategies and action items identified in this plan.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	Completed	Updated Chapter 270 Subdivision Control Ordinance. Updated Chapter 320 Zoning Ordinance.	\$0.00		
				\$88,000.00	\$88,000.00	\$0.00						\$88,000.00	\$88,000.00	\$0.00
					100.00%	0.00%							100.00%	0.00%



SITE PLAN
1" = 100'-0"

PRELIMINARY NOT FOR CONSTRUCTION

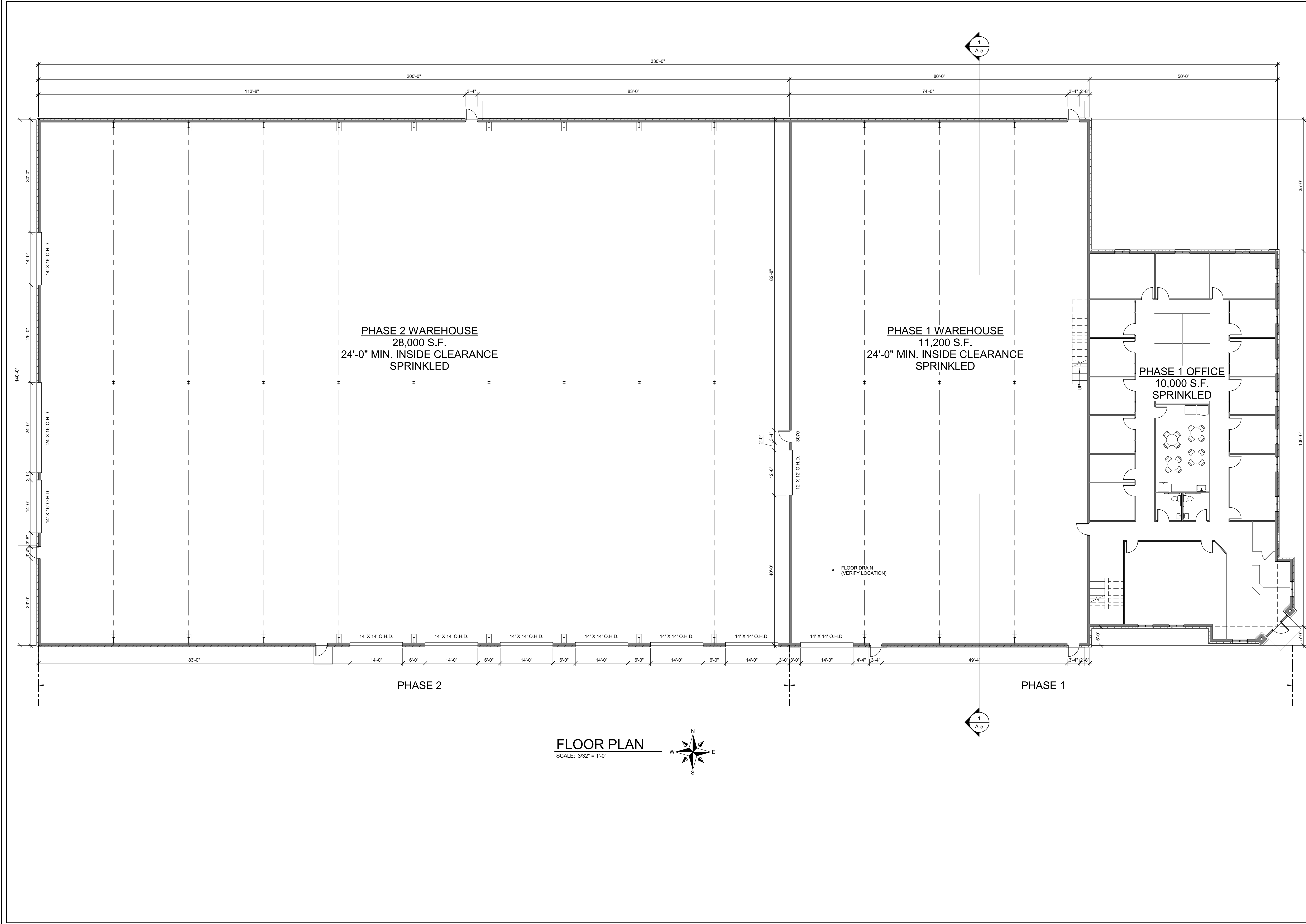
A NEW SITE MASTERPLAN FOR
GREENVILLE SITE GREENVILLE, WI
SITE PLAN

DESIGNED	DRAWN
Designer	Author
PROJECT NO.	
J0945 92000796	
DATE	
JANUARY 1, 2020	
SHEET NO.	

01

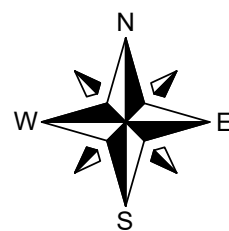
McMahon Associates, Inc. provides this drawing and data, regardless of form, as instruments of service. All rights including copyrights are retained by McMahon Associates, Inc. The client agrees to indemnify and hold McMahon Associates, Inc. harmless for any reuse of or changes made to the original drawing or instrument by McMahon Associates, Inc.

McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE NEENAH, WI 54956
Main: (920) 751-4200 Fax: (920) 751-4284
www.mcngrp.com



FLOOR PLAN

SCALE: 3/32" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION
DESIGN • WELDING

2201 Eastline Road
Kaukauna, WI 54130
Phone (920) 766-9305
Toll Free (800) 236-1369
foxstructures.com

PROPOSED BUILDING FOR:
SERVICEMASTER RECOVERY
MARKET ST
GREEN BAY, WISCONSIN 54304

"COPYRIGHT NOTICE"
This drawing, design, and detail was made exclusively for the party named in the title block. It is the copyrighted property of FOX STRUCTURES, INC. No part hereof shall be reproduced, disclosed, or made available to anyone, by any method without the expressed written consent of FOX STRUCTURES, INC.

ISSUE RECORD:	
P1	10-01-19
P2	01-22-20
P3	01-24-20
P4	01-27-20
P5	03-26-20
P6	04-01-20
P7	04-03-20
P8	04-15-20
P9	05-27-20
P10	06-11-20
P11	06-15-20

P# = PRELIMINARY
IFS = ISSUED FOR STATE
IFC = ISSUED FOR CONSTRUCTION

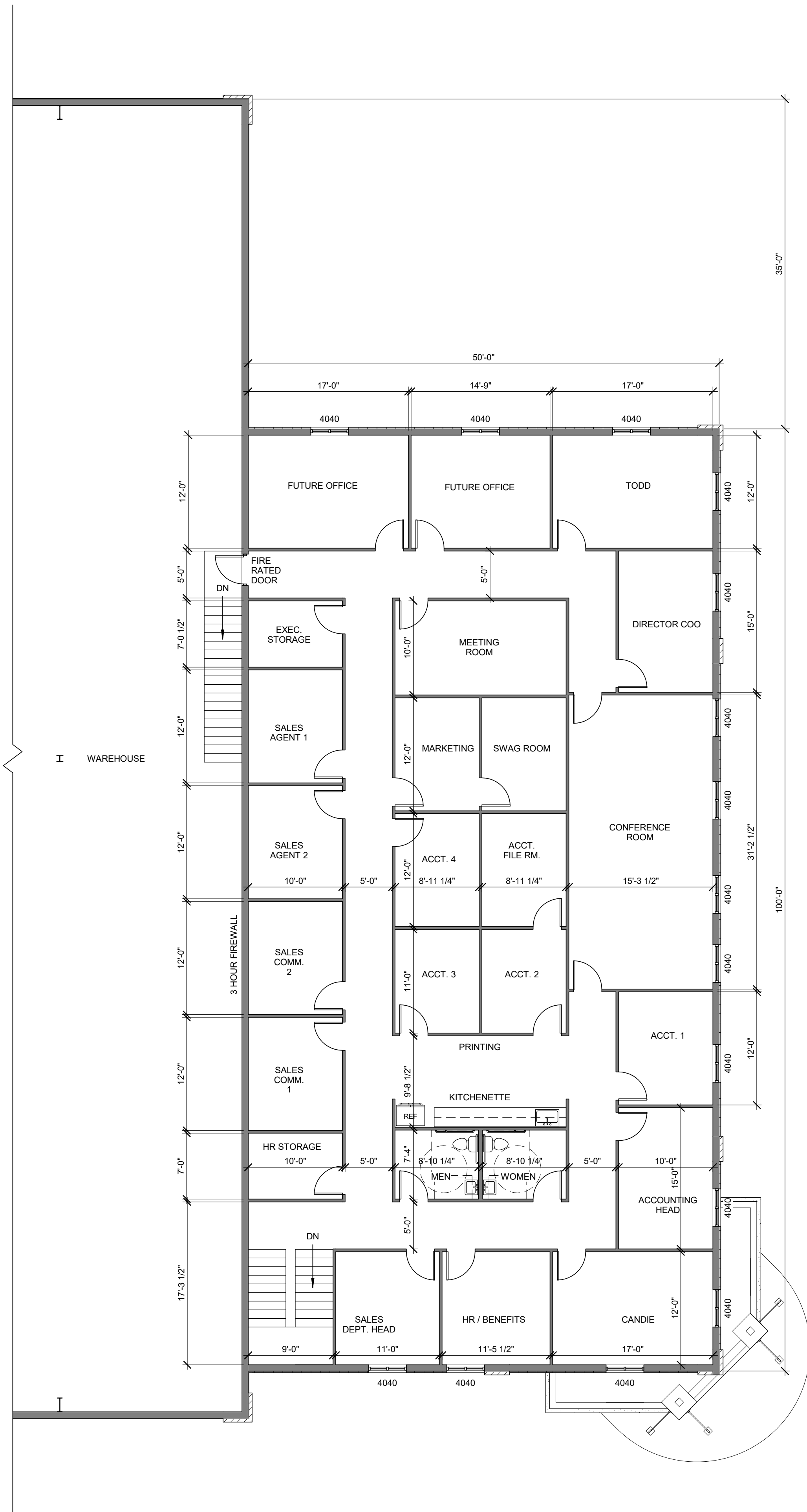
PROJECT MGR:
MIKE KLARNER

PROJECT #:
190229

DRAWN BY:
AWS

ISSUE DATE:
06-15-20

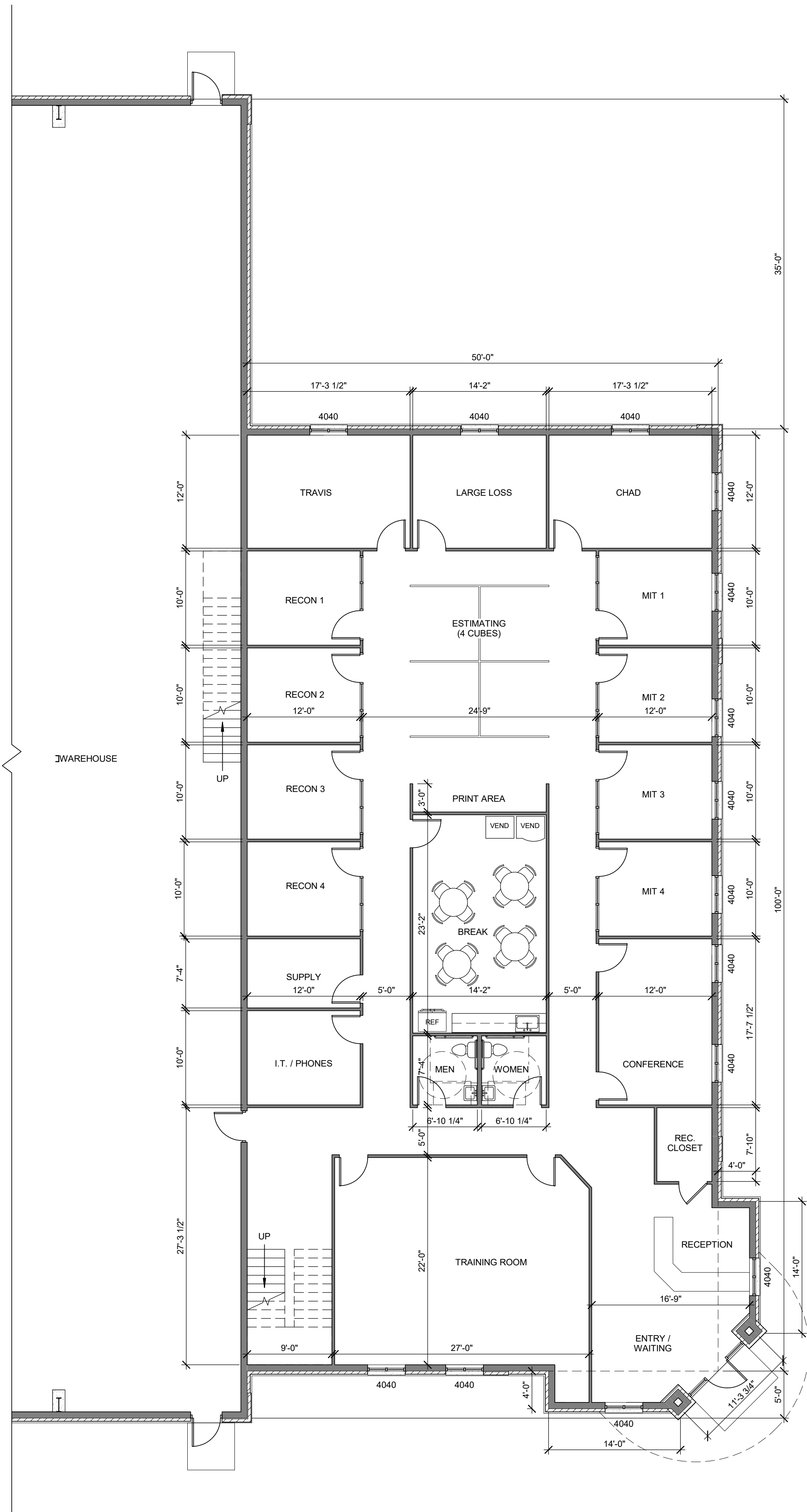
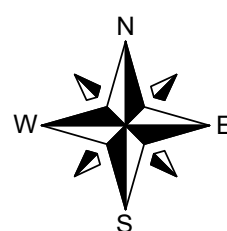
A-1



OFFICE SECOND FLOOR

SCALE: 1/8" = 1'-0"

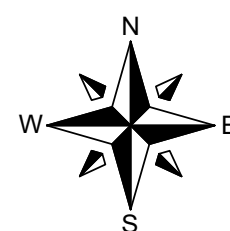
5,000 S.F.



OFFICE FIRST FLOOR

SCALE: 1/8" = 1'-0"

5,000 S.F.



PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED BUILDING FOR:
SERVICEMASTER RECOVERY
MARKET ST
GREEN BAY, WISCONSIN 54304

"COPYRIGHT NOTICE"
This drawing, design, and detail was made exclusively for the party named in the title block. It is the copyrighted property of FOX STRUCTURES, INC. No part thereof shall be reproduced, disclosed, or made available to anyone, by any method without the expressed written consent of FOX STRUCTURES INC.

ISSUE RECORD:	
P1	10-01-19
P2	01-22-20
P3	01-24-20
P4	01-27-20
P5	03-26-20
P6	04-01-20
P7	04-03-20
P8	04-15-20
P9	05-27-20
P10	06-11-20
P11	06-15-20
PI = PRELIMINARY	
IFS = ISSUED FOR STATE	
IFC = ISSUED FOR CONSTRUCTION	

PROJECT MGR:
MIKE KLARNER

PROJECT #:
190229

DRAWN BY:
AWS

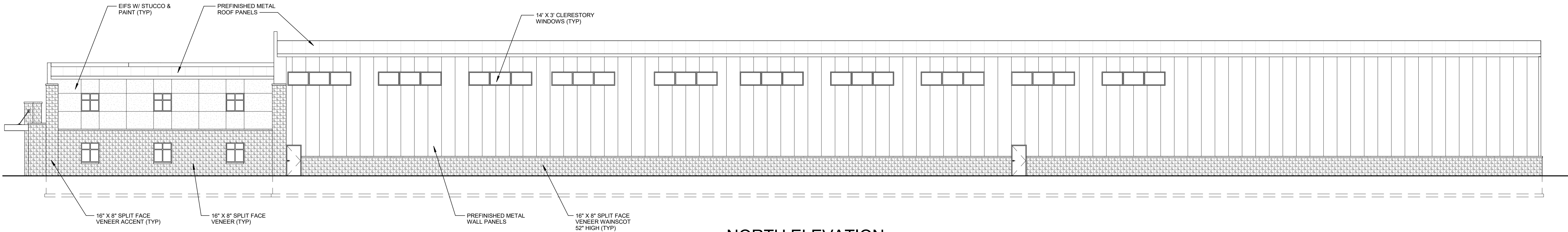
ISSUE DATE:
06-15-20

A-2



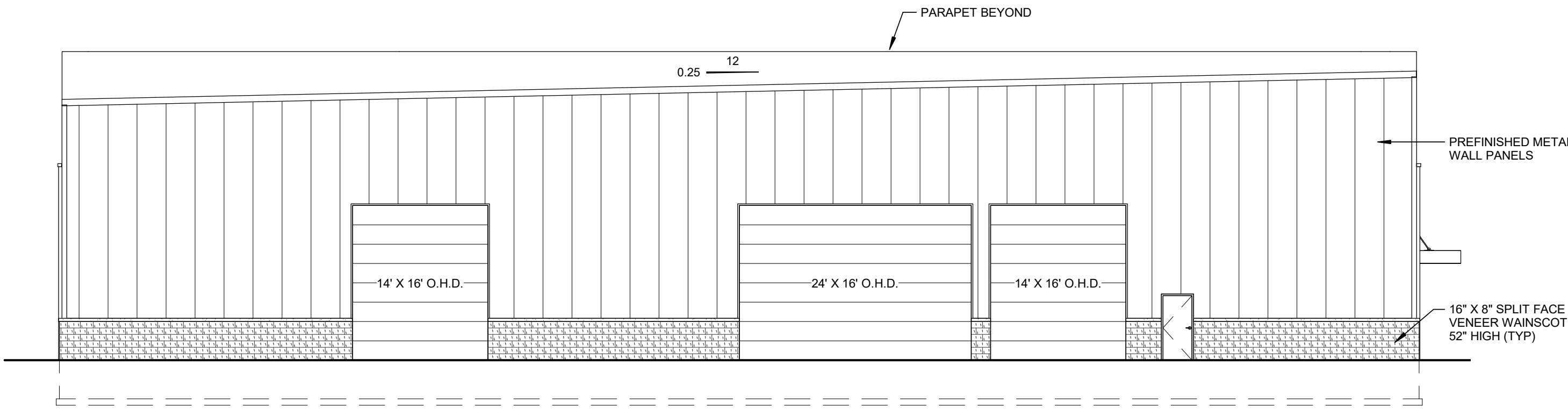
CONSTRUCTION
DESIGN • WELDING

2201 Eastline Road
Kaukauna, WI 54130
Phone (920) 766-9305
Toll Free (800) 236-1368
foxstructures.com



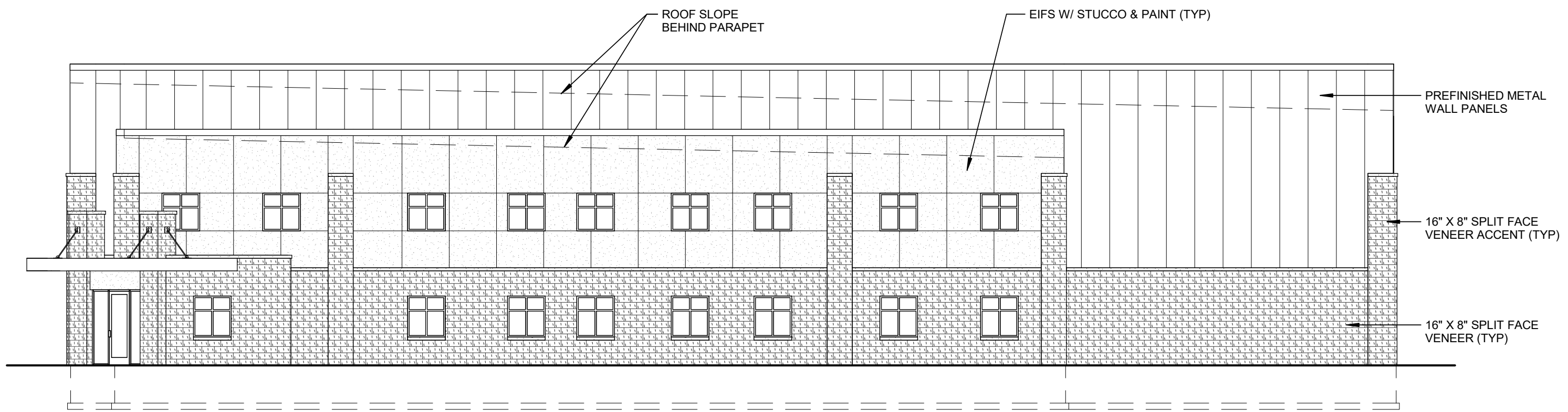
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



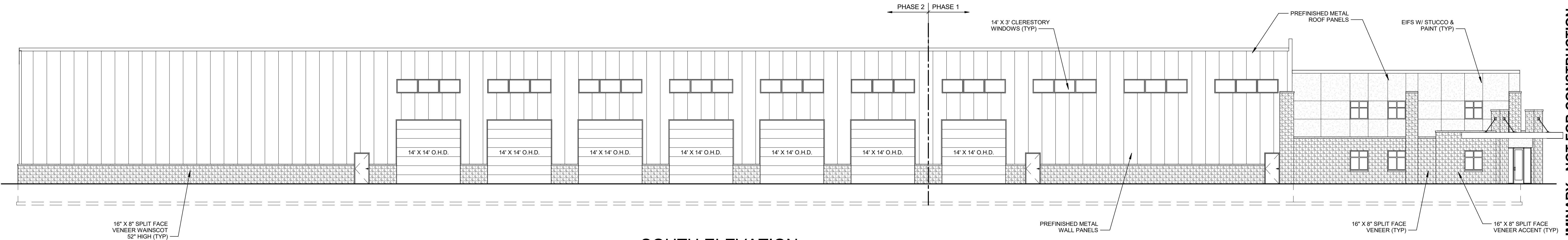
WEST ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

CONSTRUCTION
DESIGN • WELDING
2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 238-1368
foxstructures.com



PROPOSED BUILDING FOR:
SERVICEMASTER RECOVERY

MARKET ST
GREEN BAY, WISCONSIN 54304

"COPYRIGHT NOTICE"
This drawing, design, and detail was made exclusively for the party named in the title block. It is the copyrighted property of FOX STRUCTURES, INC. No part hereof shall be reproduced, disclosed, or made available to anyone, by any method without the expressed written consent of FOX STRUCTURES INC.

ISSUE RECORD:

P1	10-01-19
P2	01-22-20
P3	01-24-20
P4	01-27-20
P5	03-26-20
P6	04-01-20
P7	04-03-20
P8	04-15-20
P9	05-27-20
P10	06-11-20
P11	06-15-20

P# = PRELIMINARY
IFS = ISSUED FOR STATE
IFC = ISSUED FOR CONSTRUCTION

PROJECT MGR:
MIKE KLARNER

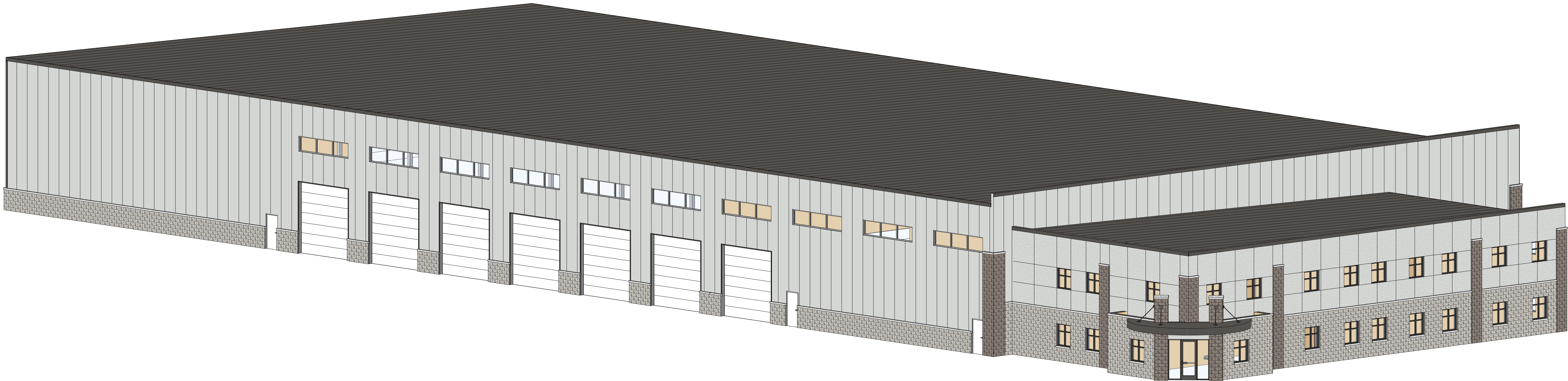
PROJECT #:
190229

DRAWN BY:
AWS

ISSUE DATE:
06-15-20

A-3

PRELIMINARY - NOT FOR CONSTRUCTION



3D VIEW

SCALE:

PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION
DESIGN • WELDING



FOX
STRUCTURES, INC.

2201 Eastline Road
Kaukauna, WI 54130
Phone: (920) 766-9305
Toll Free: (800) 236-1368
foxstructures.com

PROPOSED BUILDING FOR:

SERVICEMASTER RECOVERY

MARKET ST
GREEN BAY, WISCONSIN 54304

"COPYRIGHT NOTICE"
This drawing, design, and detail was made exclusively for the party named in the title block. It is the copyrighted property of FOX STRUCTURES, INC. No part hereof shall be reproduced, disclosed, or made available to anyone, by any method without the expressed written consent of FOX STRUCTURES INC.

ISSUE RECORD:	
P1	10-01-19
P2	01-22-20
P3	01-24-20
P4	01-27-20
P5	03-26-20
P6	04-01-20
P7	04-03-20
P8	04-15-20
P9	05-27-20
P10	06-11-20
P11	06-15-20
P# = PRELIMINARY	
IFS = ISSUED FOR STATE	
IFC = ISSUED FOR CONSTRUCTION	

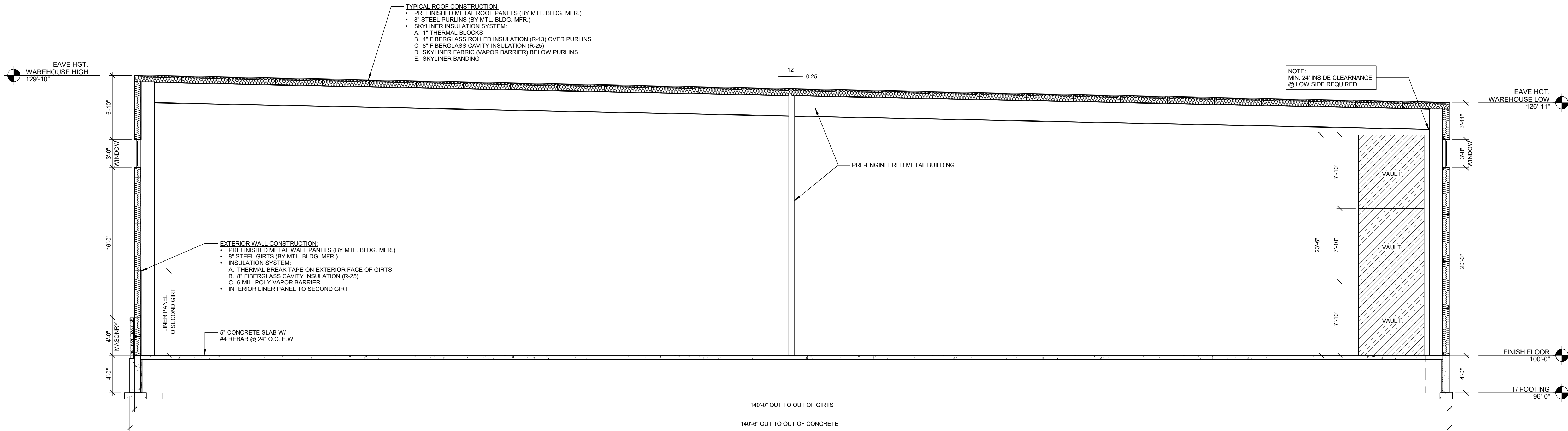
PROJECT MGR:
MIKE KLARNER

PROJECT #:
190229

DRAWN BY:
AWS

ISSUE DATE:
06-15-20

A-4



1 WAREHOUSE SECTION
A-5 SCALE: 3/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED BUILDING FOR:
SERVICEMASTER RECOVERY
MARKET ST
GREEN BAY, WISCONSIN 54304

"COPYRIGHT NOTICE"
This drawing, design, and detail was made exclusively for the party named in the title block. It is the copyrighted property of FOX STRUCTURES, INC. No part thereof shall be reproduced, disclosed, or made available to anyone, by any method without the expressed written consent of FOX STRUCTURES INC.

ISSUE RECORD:	
P1	10-01-19
P2	01-22-20
P3	01-24-20
P4	01-27-20
P5	03-26-20
P6	04-01-20
P7	04-03-20
P8	04-15-20
P9	05-27-20
P10	06-11-20
P11	06-15-20
P# = PRELIMINARY	
IFS = ISSUED FOR STATE	
IFC = ISSUED FOR CONSTRUCTION	

PROJECT MGR:
MIKE KLARNER

PROJECT #:
190229

DRAWN BY:
AWS

ISSUE DATE:
06-15-20

A-5

CONSTRUCTION
DESIGN • WELDING

FOX

STRUCTURES, INC.

2201 Eastline Road
Kaukauna, WI 54130
Phone (920) 766-9305
Toll Free (800) 236-1368
foxstructures.com

Michael Brown

From: Jerry VanLanen <jerry@foxvalleystorage.com>
Sent: Tuesday, December 1, 2020 6:27 AM
To: Michael Brown
Cc: jerry@foxvalleystorage.com; 'Ben Hamblin'
Subject: SW Corner of 76/96 Narrative

Michael-

Below, please find summary narrative for the development vision to which we are presenting for staff and board to review.

SW 76/96 Narrative:

Six tax parcels (currently owned by the Jennerjohn Estate) lie in the Southwest corner of State Hwy. 76 and State Hwy. 96. Combined, they total approximately 93 acres. The current use of these parcels include farmed fields, several deteriorating farm buildings, a deteriorating 2 story farmhouse, multiple trailer homes, a small single family residence, one driveway off Hwy. 96, and multiple driveways coming in off Hwy. 76.

The vision to develop this came after reviewing a 2040 proposed land use map. With the town (soon to be Village) wanting the corner parcels of the 93 acres to be a mixed use business model, I believe together we can achieve the long range vision.

A preliminary map which McMahon had created for us and sent to you yesterday did not accurately depict road entries and also did not show shading as it was supposed to. Today you will be getting a freshened up look of this map. Please use the updated version to share with staff and board.

Several limiting factors to this 93 acres exist. They include: airport overlay, road access of State Highways, and sewer and water supply.

Regarding the airport overlay, it would be the development's vision to create and keep the highest exposure areas along the state road corridors, notably to the extreme NE corner of the property. This meshes well with the 2040 land use map as this would be a functionality of a business use setting.

Regarding the road access, I understand that cross roads would provide the safest entry into and out of any parcel. It is for this reason that I would propose to enter from the North directly across from the existing Cleary Rd. cross street. Additionally, the entry off Hwy 76 is down a ¼ mile so as to allow safe ingress/egress away from the major intersection. Yet to avoid a conflict of interest from the neighbor to the south, I would like to keep this road north a bit to provide a buffer situation.

Regarding sewer and water supply, it is my understanding that both are to the NE corner of the 76/96 intersection. Providing water to the development seems doable, but should be fully discussed. Sewer will also require some discussion as I presume this will be a bit more difficult to get to the property.

My vision starts by the introduction of a road base to which you can see from the attached map will be a frontage road that parallels Hwy. 76 and then turns west and parallels 96, ultimately coming out across from Cleary Ct. I would then like to lift and move the exiting historical barn and move it to the NW parcel (0942). Here it would find it's new home on a new foundation where it would serve as the base to the beginning of an approximate 50 acre apple orchard. This orchard would essentially cover the parcels 0942, 0943, and 0945 when completed. I've grown hundreds of apple trees across several properties and am desirous of turning the hobby into a business. This business would also marry with a

secondary business which would be a chapel setting/banquet hall/meeting room. By going on-line, please do a search for "Ashton Hill Farm". Here, you will find a business which has a similar vision to what we would be looking to create. Ample parking for short term stays would be needed. An apple orchard may be considered forestation is some venues. In others, it's considered farming. In either case, the orchard lends itself well to the 2040 land use map.

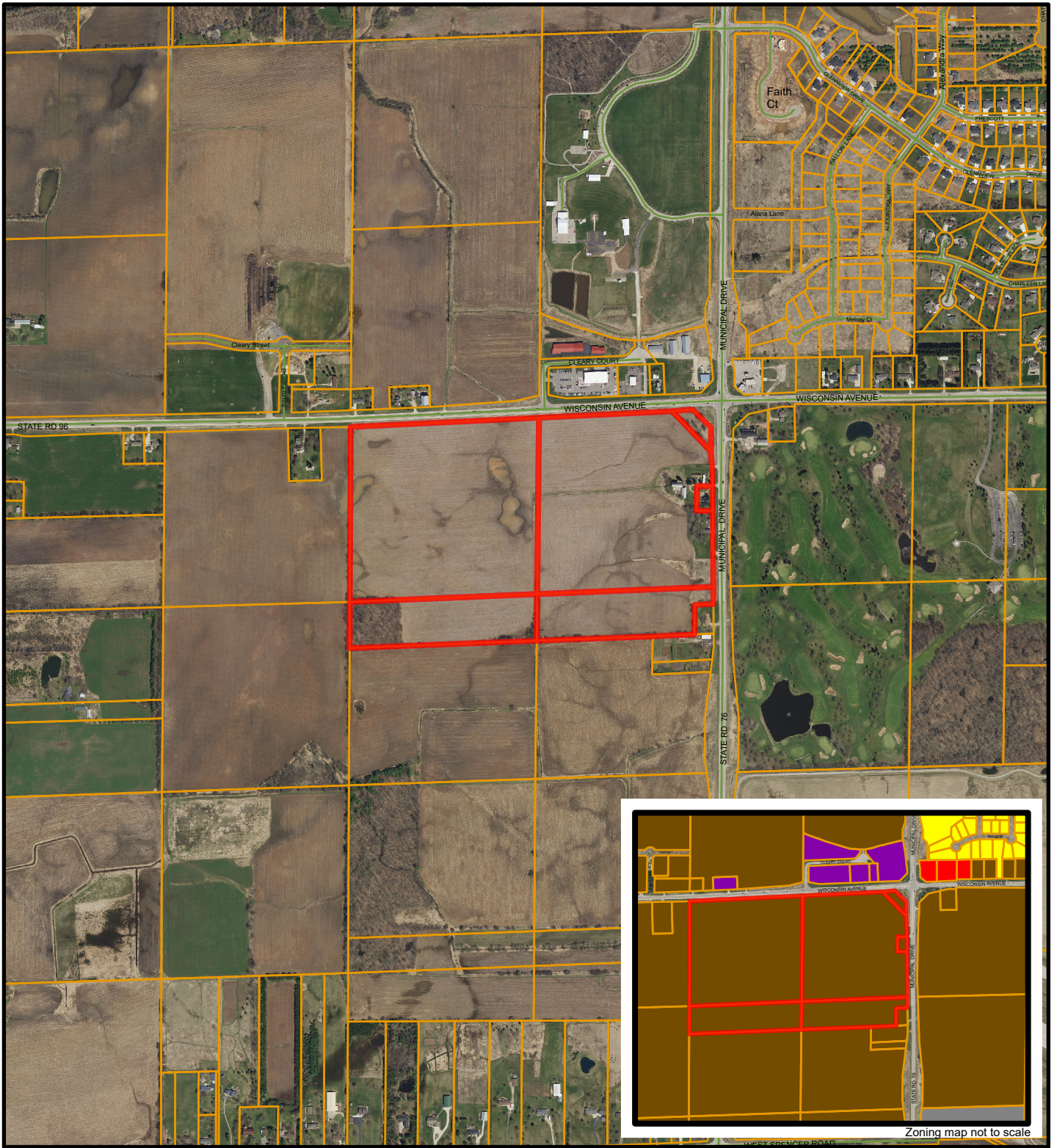
The next portion to which the development would include is a function of our family business, self storage. The area of usage here would lie within the development and not be in imposition to a single neighbor. It would be off both state highways so as to meet the objective of the current zoning ordinance. It would also be a good fit for the land usage under the airport overlay district. And finally would not be in huge demand for utility services, i.e. sewer and water. Though an office would be needed, this office building could lie in the business portion of the development. Self Storage would provide a huge tax assessment for the village to collect on.

Finally, the six commercial lots would be available. A current customer of mine (professional services) is in need of a substantial office (15,000 sq. ft.) and adjoining shop/warehouse (20,000 sq. ft.). One of the six lots would be utilized for this build. They currently employ approximately 15 office staff, with an additional 40 daily destination bound employees. They need more space and this would allow them the needed flexibility to grow. They would need at minimum, one, but likely two of the commercial frontage lots. We are working on some preliminary plans at the moment. I would expect to have some floor layout and elevation drawings together within the next week or two.

All in all, it feels like a good fit for the property. There are several items that need to be worked through. The property is under contract, but subject to approvals with the village, road accesses, etc.

If any individual would like to contact me direct, my email is: jerry@foxvalleystorage.com. Or, by phone: 920 850-0747.

Thanks and I look forward to working with you!
Jared VanLanen



0 500 1,000
Feet


Rezone Parcel 110076000 from General Agriculture to RR Rural Residential and Institutional





 Parcel Boundary


ZoningPrimary

PZoneName3

 AGD - General Agricultural District

 R1 - Single-Family Residential District

 GC - General Commercial District

 IND - Industrial District

 AIR - Airport District



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Chairperson and Commission Members and Supervisors
From: Michael J. D. Brown, Community & Economic Development Director
Date: December 21, 2020
RE: **Concept Plan for the SW Corner of STH 76 & 96**

ACTION TYPE: This item is for possible Planning Commission and Town Board Approval/Denial.

BACKGROUND & SUMMARY: Jared VanLanen has submitted a concept plan to develop property at the southwest corner of STH 76 & 96 which includes Parcels 110094000, 110094100, 110094101, 110094200, 110094300 and 110094500. The proposal includes a public road traversing the site with access of off STH 76 & 96 with property developing on both sides of the proposed road. The plan calls for light industrial/small business uses as well as a convenience store on the hard corner, self-storage, a Servicemaster office/warehouse, a Dollar General/Popshelf and an apple orchard; other uses have not been identified for all proposed development sites. The property is approximately 93 ac, is zoned General Agriculture and is currently being used for agriculture and residential with the Future Land Use Map showing this area as Urban Overlay and Agricultural / Tier III.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use	Future Land Use
North	Agriculture/Industrial	Agriculture/Commercial	Urban Core Overlay
South	Agriculture	Agriculture/Residential	Agricultural / Tier III
East	Agriculture	Golf Course	Open Space & Natural Resources
West	Agriculture	Agriculture	Agricultural / Tier III

ITEMS FOR DISCUSSION:

1. Consistency with the [Comprehensive Plan](#):
 - a. Consistent.
 - i. The commercial/service/small business/retail uses are consistent with the Urban Core Overlay on Map 2-1 and Table 2-2 between the proposed road and the frontage of STH 76 & 96 and the 2020 Sub-Area Plan. The plan is also consistent with Framing Concept 5c and associated policies and strategies.
 - ii. The apple orchard west of the proposed commercial development is consistent with Map 2-1 and Table 2-2 as well as Framing Concept 9d and associated policies and strategies.

b. Inconsistent.

- i. The proposed industrial uses are not consistent with Map 2-1 or Table 2-2.

2. Consistency with the Greenprint Plan and Land Stewardship Committee's Land Preservation Plan: There are some woodlands on site but the majority of the property is identified as agriculture.

3. Zoning and Land Uses:

Zoning Ordinance Link <http://cms3.revize.com/revize/greenvillewi/Zoning%20Ordinance.pdf>

a. General Commercial Zoning. In order to develop the retail/commercial portion of the site it would be required to be rezoned from General Agriculture to General Commercial, which is consistent with the Urban Core Overlay District in Table 2-1 of the Comprehensive Plan.

- i. The proposed car wash would require a Special Exception per Table 320-503-1 and §320-504(F).
- ii. The proposed convenience store would be permitted per Table 320-503-1 and §320-504(MM).
- iii. The proposed Dollar General/Popshelf would be permitted per Table 320-503-1 and §320-504(MM).
- iv. The proposed ServiceMaster use is permitted per Table 320-503-1 and §320-504(PP); however, the proposed warehouse accessory to a service use per Table 320-503-1 and §320-504(SS) of the Zoning Ordinance limits the warehouse space to no more than 50% of the total area of the building the service/office space occupies. The office is proposed at 10,000 sq. ft. and the warehouse would be restricted to 5,000 sq. ft. in size.

b. Industrial Zoning. In order to develop the industrial portion of the site it would be required to be rezoned from General Agriculture to Industrial, which is inconsistent with the Urban Core Overlay District in Table 2-1 of the Comprehensive Plan and would not be able to be recommended for rezoning as State Statute requires rezonings to be consistent with the Comprehensive Plan.

- i. The proposed self-storage would require a Special Exception per Table 320-503-1 of the Zoning Ordinance and require a setback of 1,000 feet from the right-of-way of STH 76 & 96 which includes all buildings, outdoor vehicles and parking/pavement areas per §320-504(OO). Based on the proposed concept plan, self-storage would not meet these requirements.

c. General Agriculture Zoning.

- i. The remainder of the property is proposed for an apple orchard and relocating an existing barn to the apple orchard area to be used as a barn wedding venue along with an outdoor amphitheater which is allowed per Table 320-503-1 and §320-504(B)&(C) and §320-504(O)(3) of the Zoning Ordinance; no zoning change would be required.

4. Preliminary Plat/Final Plat: The property would be required to go through the preliminary and final platting process as required by Chapter 270 Subdivision Control Ordinance. As a concept plan has been submitted, per §270-11 the following should be reviewed and considered. Subdivision Ordinance Link <https://www.ecode360.com/27319773>.
 - a. Land Suitability per §270-7. Staff finds no issues with land suitability.
 - b. Access related to motor/vehicle and bicycle/pedestrian transportation systems.
 - i. The plan does account for motor/vehicle access with the proposed road. The road connection on STH 96 aligns with existing Cleary Ct. The connection to STH 76 is across from a golf course. The Wisconsin Department of Transportation (WISDOT) has jurisdiction over access. The developer would have to work with WISDOT to obtain approval for access. There are a number of existing access points along STH 76, previous access permits from the State have required existing access points to be closed.
 - ii. As properties to the west and south develop the proposed roadway network should extend accordingly to and through adjacent properties. Conceptual ROW extensions should be shown on the concept plan.
 - iii. All new platted roads are required to accommodate pedestrians and bicyclists based on the road classification per §270-52 and the Bicycle and Pedestrian Plan; the plan shows sidewalks on both sides of the street. The Town would classify this road as a Collector. STH 76 & 96 are considered arterial roads and are required to have pedestrian accommodations either provided within the State right-of-way (ROW) or along the perimeter of the ROW which can be integrated into the design of the sites and connect to the internal sidewalk system on the proposed road; the concept plan should be updated to reflect a 10 foot wide asphalt pedestrian system. A connection should also be made at the intersection of STH 76 & 96 for future pedestrian crossing; coordination with the DOT will be required.
 - iv. Sites should be designed to allow for cross access for both motor and bike/ped accommodations with appropriate easements in place; the concept plan should be updated to reflect cross access locations with two locations per site for motor vehicle access, one adjacent the proposed road and the second adjacent the STH.
 - c. Availability of Public Facilities.
 - i. Water and sanitary sewer are about a half mile away from the proposed development with Well 5 located to the west on STH 96 and water and sanitary located east of the Citgo Gas Station on STH 96. Parcels 110094000, 110094100 and 110094101 are in the Sewer Service Area where the commercial development is planned and could be served by water and sewer; however, the cost of extending utilities would be the responsibility of the developer.
 - d. Soil conditions, drainage patterns and potential wetlands.

- i. Stormwater has been shown conceptually; however, a drainage easement will be required from the property owner to the south as the land drains to the south west. Additional infrastructure may be required and cooperation with the property owner to the south will be necessary in order to convey water through the property. Staff has template easement language available to assist the property owners.
 - ii. There are no DNR mapped wetlands showing on site, however, proper delineations, reports and permitting will be required.
 - iii. A soils report will be required as part of the preliminary platting and engineering stage.
 - e. The effect of the proposed development on any contemplated improvements. The main concerns are related to extension of water and sanitary sewer as well as stormwater management and drainage to the south.
 - f. Zoning. See the rezoning discussion previously discussed in this report.
 - g. Topography. According to Outagamie Counties GIS Contour information there is about a 30 foot drop from the intersection of STH 76 & 96 to the south and west.
 - h. Consistency with the Comprehensive Plan and other plans. See discussion previously discussed in this report.
 - i. Proposed improvements. See discussions previously discussed in this report.
 - j. Wis. Stats. Requires more detailed plans.
 - k. Applicable County Code. Airport Zoning will apply and the developer should contact the County to discuss further.
5. Site Plans.
- a. Each site would be required to have a site plan approved in compliance with §320-214 of the Zoning Ordinance, §320-205 if Special Exceptions are required and the standards within, including but not limited to, Parts 320-500, 320-600 and 320-700 after platting and construction and acceptance of the public improvements have been completed.
 - b. The concept plan should indicate the required building setbacks and yards/greenspaces in order to understand if the proposed lot configurations will be adequate for the proposed development per Table 320-505-1; some of the lots have already shown the yards/greenspace around the perimeter of the lots.

The following setbacks and yards/greenspace would apply:

Minimum Building/Structure Setback in feet. See §320-506(A) for additional regulations If Setbacks are identified on existing recorded Plats and CSMs they shall be complied with.	Front	Local Roads	30
		County/State Roads	55
	Corner Side	Local Roads	30
		County/State Roads	55
	Interior Side		20
	Rear		25
Minimum Yard in feet (Green Space Required) See §320-506(B) for additional regulations	Front	Greenville Roads	20
		County/State Roads	20
	Corner Side	Greenville Roads	20
		County/State Roads	20
	Interior Side		10
	Rear		10

The lot lines on the corner lots adjacent to the road will be considered a Corner Side Yard Line which means the property line opposite to it on the interior of the lot will be considered a Rear Yard Lot Line and appropriate setbacks/yards should be provided as required.

- c. Additional discussion should be held with the State DOT regarding what is allowable within the required setbacks along the State ROWs and the concept plan updated appropriately. Staff understands the State has specific restrictions within the setbacks adjacent its ROW.

STAFF RECOMMENDATION: Staff recommends the Commission and Board discuss the following policy questions in order to provide the developer direction on how to move forward with his proposal.

1. Industrial Land Uses. Since the proposed industrial uses are not consistent with the Comprehensive Plan, an amendment would be required in order to allow industrial uses. If industrial uses are desired, staff would recommend they be allowable within the Urban Core Overlay but not directly fronting on State and County Highways, but rather setback and in limited capacities. In the current proposal, the self-storage and ServiceMaster could be allowable with an amendment like this. The proposed light industrial uses along STH 76 & 96 frontage would not be allowable, unless the uses met the requirements of the General Commercial Zoning District. Staff recommends the Commission and Board consider requesting a market study be completed by the developer to show the proposal is consistent with the market since the Town just had a [market study](#) completed as part of its [2020 Sub-Area Plan](#) project per Action Items 4b-8 and 5c-5 of the Comprehensive Plan; the study and plan recommends commercial in this area, not industrial.

Does the Town want to amend its Comprehensive Plan to allow for minimal industrial uses and zoning within its Urban Core Overlay? If so, the Commission and Board should consider requesting the developer conduct a market study to verify the proposal is consistent with market demand.

2. Self-Storage Use. If an amendment to the Comprehensive Plan is agreeable the self-storage use still requires a Special Exception be granted which includes a 1,000 setback from the State and County ROWs. The Town recently modified its ordinances related to self-storage and was very concerned with it being located along its major commercial corridors and actually considered an even greater setback than what was approved.
 - a. A variance is not an option to the setback as the conditions to grant a Special Exception require the requirements of the Zoning Ordinance are met per §320-205(C)(9).
 - b. A Planned Unit Development, while it provides flexibility, is not an option either as they are not intended to simply grant variances but rather provide for unique design and development of property; staff does not believe it meets the requirements of a PUD.
 - c. An amendment to the self-storage requirements would be the most appropriate option; however, if an amendment is made, it will apply to all areas of town.

Does the Town want to amend its Zoning Ordinance to allow for self-storage units to be closer to State and County ROWs than currently allowed? If so, what would be an acceptable distance?

The Planning Commission and Town Board should discuss these questions and provide direction to the developer. Staff recommends a revised concept plan be provided based on the comments in this report before final approval of the concept plan is provided. Once a concept plan is approved the developer can start working on the preliminary plat and engineering phase of development approvals.

If the Planning Commission is in agreement the following motion may be made:

“Recommend action on the concept plan be postponed to the Town Board until it can be revised per the comments in the staff report dated December 21, 2020 and based on the direction related to the Industrial Land Use and Zoning Policy questions posed..”

###

Attachments:

1. Concept Plan
2. Narrative