



Town of Greenville, Outagamie County, WI
AMENDED NOTICE OF THE TOWN BOARD MEETING

DATE: Monday, February 25, 2019
TIME: Immediately Following Planning Commission
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

OPENING:

1. Call to Order/Roll Call
2. Pledge of Allegiance

PRESENTATIONS & PUBLIC FORUM:

3. Public Hearings: NONE
4. Presentations: NONE
5. Public Comment Forum:

Members of the public are welcome to address the Town Board. 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 Town Board. Individual comments are limited to no more than three minutes each. The Public Input section is limited to a total of 15 minutes. The Town Board 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.

TOWN BOARD BUSINESS AGENDA:

Notice is hereby given that the Greenville Town Board may take action on any item listed within this agenda.

6. 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 Supervisor and considered immediately following the motion to approve the other items on the Consent Agenda.

- a. Mobile Home Park Annual License application of Country Crossing.
- b. Purchase of V-Plow for new 1-ton pick-up truck for Public Works Department.
- c. Purchase of Toro Groundmaster wing mower for Parks Department.
- d. Adopt Social Media Use Policy & license of Archive Social software for social media record archiving.

7. Plan Commission Recommendations and Development Projects for Discussion & Possible Action:

- a. Consider/Discuss/Act on Greenville Auto parcel 110014211 Resolution 11-19 Rezoning from Two Family to General Commercial.
- b. Consider/Discuss/Act on Resolution 24-19 CSM on Manley Rd parcel 110021400.

- c. Consider/Discuss/Act on Resolution 25-19 Special Exception Spaulding Trailer/Shed Sales and Contractor's yard parcels 110029205 & 110029204.
- d. Consider/Discuss/Act on Greenville Fire Station Resolution 17-19 Special Exception for a Fire Safety Building and Planned Unit Development (PUD).
- e. Consider/Discuss/Act on Resolution 26-19 waiving construction of a portion of bike path on Outlot 1 of Towering Pines West.
- f. Consider/Discuss/Act on Special Exception for a Planned Unit Development (PUD) for All World Ford Landscaping, parcel 110019701

8. Unfinished Business for Discussion & Possible Action: NONE

9. New Business for Discussion & Possible Action:

- a. Approval of the Submittal in Support of the Incorporation of the Village of Greenville, Wisconsin.
- b. Approval of design & technical specifications for the new Greenville Fire & Safety Building and authorize bidding for construction.
- c. Approval of a Resolution to borrow from the Trust Funds of the State of Wisconsin the sum of \$6.75 million for the purpose of financing a public safety building.

CLOSED SESSION:

10. Motion to go into closed session:

- a. Pursuant to Wis. Stat. sec. 19.85(1)(e) to deliberate or negotiate the purchase of public property, investment of public funds, or conducting other specified public business when competitive or bargaining reasons require a closed session, more specifically for acquisition of property for public infrastructure in Tax Incremental Finance District #1.
- b. Pursuant to section 19.85(1)(c) of the Wisconsin State Statutes for discussion and possible action: Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. Specifically vacancy coverage.

11. Reconvene to Open Session: Possible Town Board Action on Items Discussed in Closed Session.

CLOSING:

12. Announcements & Future Meeting Dates

13. Adjournment

Wendy Helgeson, Town Clerk
Dated/Posted: February 22, 2019



Application for MOBILE HOME PARK LICENSE

Town of Greenville
Outagamie County, WI

License Period, July 1 and ending June 30 of the following year.
Application must be submitted to Town Clerk no later than May 1 of each year.

Country Crossing
Name of Mobile Home park

W6150 Cty Trk B'B Appleton, WI 54914
Address / Location of park City, State, Zip Code

127
Number of Lots in Park

Key Development Group, LLC
Name of Business or Corporation owning / managing park

P.O. Box 1030, Menomonie Falls, WI 53052-0872
Mailing Address City, State, Zip Code

414-351-8005 jean.puls@assetdevelopment.com
Business Telephone Number Business Email

Jean A. Puls
Contact Person Name

P.O. Box 1030, Menomonie Falls, WI 53052-0872
Address City, State, Zip Code

414-351-8005 jean.puls@assetdevelopment.com
Phone Email

****No person shall conduct a business or operate a mobile home park as defined by Wisconsin Administrative Code 177.02 without obtaining a Health Department License from the Health Department in accordance with Wisconsin Administrative Code Chapter 177.**

I hereby certify that I/we have familiarized myself/ourselves with Chapter 320 Article XXV of the Town of Greenville Municipal Code as it relates to Mobile Home Parks and that I/we will comply with said code.

2/7/2019
Date

Jean A. Puls
Signature of applicant
Accounting

OFFICE USE ONLY		
<u>2.9.2019</u>	<u>\$200.00</u>	/
Date Received	License Fee (\$100 per 75 lots or fraction thereof)	Receipt #
Date of Town Board meeting to approve	Approve / Deny Circle One	License #

MEETING: Town Board
DATE: February 25, 2019

AGENDA ITEM #: TB - 6b
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors Ryan
From: McClure, Fleet Mechanic
Date: February 25, 2019
RE: Purchase of a V-Plow for the New DPW 1 Ton Pickup

ACTION TYPE: This item is for possible Approval/Denial.

BACKGROUND & SUMMARY: The Town purchased a Boss V-Plow in January was able to immediately implement it into our 2019 snow operations. This unit has proven to be beneficial not only in cul-de-sacs and on trails as it was originally intended, but also in assisting the larger plow trucks in operations. There has been positive feedback about the efficiency of this plow from both staff and residents. The benefits already displayed by this plow have shown the crucial need to install this same equipment on the new DPW Ford F-350 Pickup. Because the new truck was already built with a plow prep package, the town would only need to purchase the plow itself.

Three estimates have been gathered for this plow. The most expensive quote is from Monroe Truck Equipment for \$6,155. Service Oil Company, Inc. quoted \$5,650 and Fox Valley Truck came in with the lowest bid at \$5,436.13. Not only is Fox Valley Truck the lowest bidder but, they are also the vendor that was used to purchase the previous Boss V-Plow. This makes them the recommended vendor for the purchase of this V-Plow as well.

STAFF RECOMMENDATION: Staff recommends approval as proposed. If in agreement, the following motion may be made: ***"Motion to approve the purchase of a Boss V-Plow for the new DPW 1 Ton pickup truck from Fox Valley Truck for \$5,436.13."***

POLICY/PLAN REFERENCE(S):

1. Town Purchasing Policy – Adopted August 2017

FISCAL IMPACT:

Is there a fiscal impact? Yes, \$5,436.13
Is it currently budgeted or planned? No
Amount budgeted: \$39,900
Account #: 400-5730-810 (DPW 1 Ton)

Project Expense Summery

Ford F-350 Pickup: \$30,003
Additional Equipment: \$3,165
V-Plow: \$5,436.13
Total proposed: \$38,604.13
Total budget: \$39,900

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Attachments:

1. Fox Valley Truck Quote
2. Service Oil Company, Inc. Quote
3. Monroe Truck Equipment Quote

SERVICE ESTIMATE



SERVICE OIL COMPANY, INC.
2531 Omro Road • Oshkosh, WI 54904
Phone (920) 235-9666



IN / OUT		Acct No: 8190	ESTIMATE
In:		Page: 1 of 1	02-13-2019
Time:			CN: 000014608
Odom:			M: (920) 202-6431
Out:			
Time:			
Odom:			
		Reference:	

TOWN OF GREENVILLE
PO BOX 60
W6895 Parkview Dr.
Greenville WI 54942-0060

LABOR DESCRIPTION	TECH	TOTAL	QTY	PART DESCRIPTION	PART NUMBER	UNIT	TOTAL
			1.00	BLADE CRATE 9'2" V-DXT POLY	MSC18192	5650.00	5650.00
			1.00	V-DXT FLOW BOX / SMARTLOCK	MSC15002B	.00	.00
THE STAFF OF SERVICE OIL WOULD LIKE TO THANK YOU FOR SELECTING OUR SERVICE DEPT We Appreciate Your Business!							ALL PARTS NEW UNLESS OTHERWISE SPECIFIED
U = Used R = Rebuilt W = Warranty							
Labor: .00				Supplies: .00	Subtotal:	5650.00	
Parts: 5650.00				Disposal: .00	Tax:	.00	
TOTAL:							5650.00

I hereby authorize the work to be done along with necessary materials. You and your employees may operate vehicle for purposes of testing, inspection, or delivery at my risk. An express mechanic's lien is acknowledged on vehicle to secure the amount of repairs thereto. You will not be held responsible for loss / damage to vehicle or articles left in vehicle in case of fire, theft, accident or any other cause beyond your control.

Terms: Strictly Cash Unless Arrangements Made. SIGNED: _____

YOU ARE ENTITLED TO A PRICE ESTIMATE FOR THE REPAIRS YOU HAVE AUTHORIZED. THE REPAIR PRICE MAY BE LESS THAN THE ESTIMATE, BUT WILL NOT EXCEED THE ESTIMATE WITHOUT YOUR PERMISSION. YOUR SIGNATURE WILL INDICATE YOUR ESTIMATE SELECTION.

1. I request an estimate in writing before you begin repairs.

2. Please proceed with repairs, but call me before continuing if the price will exceed \$ _____

3. I do not want an estimate.

Motor vehicle repair practices are regulated by chapter ATCP 132, Wis. Adm. Code, administered by the Bureau of Consumer Protection, Wisconsin Dept. of Agriculture, Trade and Consumer Protection, P.O. Box 8911, Madison, 53708-8911

Any warranties on the products sold hereby are those made by the manufacturer. The seller hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of said products.

Do you want the replaced parts you are entitled to? NO Call when the vehicle is ready? NO

This vehicle received without face to face customer contact.

THIS PRICE FOR THE AUTHORIZED REPAIRS WILL NOT BE EXCEEDED IF THE MOTOR VEHICLE IS DELIVERED TO THE SHOP WITHIN 5 DAYS.

SHOP REPRESENTATIVE SIGNATURE _____

SERVICE OIL COMPANY, INC.
"Depend On Us For All Your Automotive Service Needs"
2531 OMRO ROAD - OSHKOSH WI 54904
(920) 235-9666



Monroe Truck Equipment
1151 W Main Avenue
DePere, WI 54115
Ph./Fax: 920-347-4189/920-336-8118
www.MonroeTruck.com



QUOTATION # 2CHK000337

Job Order #:
Quote Date: 2/14/2019
Quote valid until: 3/16/2019
Terms: NET 30
Salesperson: REDFEARN, TROY (MUNI)
Quoted by: Clayton Kraft
Email: ckraft@monroetruck.com

Customer: GREENVILLE, TOWN OF
W6895 PARKVIEW DR
PO BOX 60
GREENVILLE, WI 54942
Contact: _____
Phone: 920-757-5151 **Fax:** 920-757-0543
Email: _____
Dealer Code: _____
Sourcewell Member #: _____
P.O. Number: _____

Re-Assign (Required for all pool units): ☐ Fleet ☐ Retail
MSO/MCO (ONLY check if legally required): ☐ MSO ☐ MCO

Accepted by: _____ **Date:** _____
Customer must fill out all information above before the order can be processed.

Chassis Information

Year:	Make:	Model:	Chassis Color:	Cab Type:
Single/Dual:	CA:	CT:	Wheelbase:	Engine:
			F.O. Number #:	Vin:

Comments:

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
9'2" BOSS POLY DXT PLOW	
- PLOW ONLY (PLOW BOX / BLADE CRATE)	
- NO WIRING / CONTROLLER (NOTHING FOR TRUCK SIDE)	
- NOT INSTALLED	
Quote Total:	\$6,155.00

Additional Options:

Description	Amount	Add to quote? Yes / No
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Notes:

- ◆ Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- ◆ Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- ◆ State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- ◆ Restocking fees may be applicable for cancelled orders.
- ◆ MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

MEETING: Town Board
DATE: February 25, 2019

AGENDA ITEM #: TB - 6c
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors
From: Tony Nowak, Director of Parks, Recreation and Forestry
Date: February 20, 2019
RE: Purchase of Toro Groundsmaster 4110-D Mower

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

BACKGROUND & SUMMARY: The 2019 approved capital budget includes the purchase of a Toro Groundsmaster 4110-D. The Toro Groundsmaster 4110-D is a wide area mower with a 10.5' cutting width. The mower is powered by a 55 hp Yanmar, Tier 4 compliant, turbo-diesel engine and is fitted with a climate-controlled safety cab. Features include full-time 4WD, zero turn cutting, auto-reverse cooling fan, isolated operator platform and up to 10 acres/hr mowing rate. Additional accessories include a rotating beacon, leaf mulching kit and 4WD divider kit with manual override.

Staff is recommending purchase of the Toro Groundsmaster 4110-D from Reinders through the National IPA program. National IPA is a cooperative purchasing organization established for public agencies across the United States with the specific purpose of reducing procurement costs by leveraging group volume. National IPA works with public agencies, who competitively solicit and award national contracts for aggregated use. This cooperative strategy offers lower costs plus time and resource savings to participating agencies. The Town purchased the existing Toro Groundsmaster through this program.

STAFF RECOMMENDATION: Staff recommends the Board approve the purchase of the Toro Groundsmaster 4110-D as proposed. If the Board is in agreement, the following motion may be made: ***"Motion to approve the purchase of a Toro Groundsmaster 4110-D from Reinders for \$83,249.14."***

POLICY/PLAN REFERENCE(S): N/A

FISCAL IMPACT:

Is there a fiscal impact? Yes, \$83,249.14
Is it currently budgeted or planned? Yes, FY2019
Amount budgeted: \$85,000
Account #: 100-5762-810

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Attachments:

1. Reinders quote Q07482
2. Toro Groundsmaster Literature
3. National IPA Literature



Bob Giesler
Territory Manager
W227 N6225 Sussex Road
Sussex, WI 53089
Cell (920) 660-4227
Fax (262) 786-6111
bgiesler@reinders.com

Acct #: 296470

Town of Greenville
W6860 Parkview Dr.
Greenville, WI 54942

Attn: Tony Nowak

Quote ID# Q07482	Quotes Good for 30 days
Quote Date 1/23/2019	NIPA Account# 2411230

Competitively Solicited and Award to Toro - Contract #2017025

Qty	Model #	Description	NIPA Total
1	30644	Groundsmaster 4110-D (T4)	\$80,597.62
1	30419	Leaf Mulching Kit	\$1,310.64
1	31526	4WD Flow Divider Kit	\$955.61
1	108-1451	Atomic Blade Service Pack (7 Blades, 19 Inch)	\$127.99
1	31509	Rotating Beacon	\$257.28
Package Subtotal:			\$83,249.14



Proposal Summary and Agreement

I am pleased to submit the attached proposal for your consideration

This is a proposal on the goods named, subject to the following conditions: The prices and terms on this proposal are not subject to verbal changes or other agreements unless approved in writing by the seller. All proposals and agreements are contingent on availability of product from the manufacturer. Typographical errors are subject to correction.

All prices quoted include delivery to your facility unless otherwise stated. Prices include assembly where applicable and accessibility to parts and service manuals. Timing at delivery may vary and is subject to manufacturer's availability. Purchaser is responsible for any applicable taxes.

The City of Mesa, AZ has publicly solicited and awarded an agreement for ***Parks and Golf Grounds Maintenance Equipment to The Toro Company***. This cooperative purchasing agreement (Contract #2017025) is available to public agencies and non-profit entities nationwide via National Intergovernmental Purchasing Alliance (National IPA).

Award Highlights

- Cooperative purchasing contract
- Publicly solicited and awarded
- RFP included public agency "piggy-backing" language
- National aggregate pricing saves money

ORDER ACCEPTANCE AGREEMENT

By signing below, I am authorizing Reinders, Inc. to proceed with fulfilling the product order based on the quote I.D.# noted and that I have reviewed the quote in its entirety. Unless otherwise indicated I agree to accept delivery on the earliest date that this product can be shipped to our location(s). Any and all trades associated with this order will be ready for pick up at time of delivery of this order. **A 2.5% service fee will apply for all credit card transactions.**

Quote I.D. # _____ Accepted Equipment Delivery Date _____

Authorized Signature: _____

Print Name: _____

Date: _____

Bob Giesler
Territory Manager
Reinders, Inc.



**Grounds &
Sports Turf**

TORO®

Groundsmaster® 4100-D/4110-D

WIDE AREA ROTARY MOWERS

FEATURES

- 55 hp (41 kW) Yanmar® engine, Tier 4 Final Compliant, turbo-diesel engine
- Smart Power™ - optimized mowing in all conditions
- Foldable ROPS
- 10.5' (3.2 m) width of cut
- Full-time 4WD forward and reverse
- All-time traction assist (optional)
- 0" uncut circle in turns
- SmartCool™ auto-reversing cooling fan
- HybridDrive™ cutting deck system delivers unmatched reliability
- 4-way adjustable seat and Air Ride Suspension
- InfoCenter™ displays simple operating info while monitoring machine health
- Integrated ControlHub™ with fingertip electronic controls
- Top and rear air intake for increased cooling
- Climate-controlled safety cab with air conditioning and heater (4110-D)
- Isolated operator platform for greater comfort and smoother ride

Operator-friendly and smart by design.

At a 10.5' width of cut, the all out-front deck design on the Groundsmaster 4100-D and 4110-D lets you easily see what you are cutting. The new Smart Power™ technology coupled with the HybridDrive™ cutting deck system delivers optimal power to the cutting blades – efficiently cutting grass even in the toughest conditions. The SmartCool™ auto-reversing fan system automatically blows chaff off the radiator intake screen making operation more productive. With their excellent trimming capability, and an ability to mow a 0" uncut circle, you'll maneuver around obstacles with ease. The patented, parallel hydraulic drive system assures full-time 4-wheel drive, allowing you to mow with confidence, even on hills and wet grass.

toro.com/4000



Groundsmaster® 4110-D



Groundsmaster® 4100-D

**4
TIER****SMART POWER**



Groundsmaster® 4100-D/4110-D Specifications*



	GROUNDMASTER 4100-D, MODEL 30608		GROUNDMASTER 4110-D, MODEL 30644		
ENGINE	Yanmar® 4-cylinder, liquid-cooled, turbo-charged diesel. 127 cu. in. (2.1 liter) displacement. Engine rated at 55 hp (41 kW) net and 125 ft.-lbs. (169 Nm) torque at 2,000 rpm. 8 quart (7.6 liter) oil capacity. EPA Tier IV Final Compliant.				
AIR CLEANER	Dry, replaceable primary and safety elements.				
RADIATOR	Rear-mount, cross-flow, 7-row, 5 fins per inch, 9 quart (8.5 liter) capacity.				
FUEL CAPACITY	21 gallons (79.5 liters) diesel fuel. Biodiesel-Ready for use up to B-20(20% biodiesel and 80% petroleum blend)				
TRACTION DRIVE	Parallel hydrostatic, closed loop system with full-time 4WD. Forward/reverse in low (mow) and high (transport) range with full-time, automatic traction assist (forward only) optional on Groundsmaster 4100-D models. Variable displacement piston pump with electronic servo control powers dual speed displacement piston motor drive into double reduction planetary in front, and mechanical axle in rear. SmartPower™ feature controls traction speed to maintain optimal cutting blade speed.				
HYDRAULICS/COOLING	8.75 gallon (33.1 liter) capacity with 10 micron remote spin-on filter. 9 row, single pass cooler, 6.3 fins per inch, that tilts out for cleaning. Variable speed radiator cooling fan with automatic (based on coolant and oil temps) and manual reversing capabilities.				
DIAGNOSTICS	Diagnostic pressure test ports: forward and reverse traction, left, center and right decks, reverse 4WD, lift, steering, charge and deck counterbalance circuits.				
GROUND SPEED	Transport: 0-16.2 mph (0-26.1 km/h) forward, 0-8.1 mph (0-13 km/h) reverse. Mow: 0-8.3 mph (0-13.4 km/h) forward, 0-4 mph (0-6.4 km/h) reverse.				
TIRES	Front: 26 x 12-12, 6-ply tubeless Multi-Trac. Rear: 20 x 10-10, 6-ply tubeless Multi-Trac.				
MAIN FRAME	All welded formed-steel frame with integral tie-down anchors.				
BRAKES	Mechanically actuated, internal wet disc brakes on input to each planetary drive. Individual foot-operated steering brake control of left and right wheel. Lock pedals together and latch to engage parking brake.				
SEAT	4-way adjustable, right armrest travels with seat and suspension.				
STEERING	Power steering with dedicated power source. Steering wheel tilts to desired operator position. Uncut circle: 0" diameter.				
INSTRUMENTATION	InfoCenter™: Onboard LCD display shows gauges, alerts/faults, service reminders, electrical system diagnostics. Indicates fuel level, coolant temp, intake temperature, low oil pressure, alternator, engine hours, engine rpm, hydraulic oil temperature, voltage.				
CONTROLS	Tilt steering, ignition switch, throttle switch, foot-operated traction pedal, lockable individual brake pedals, parking brake lock, mow/transport speed selector switch, 3-two position switches for individual deck lift/lower, counterbalance adjustment, tow valves, cup holder, toolbox, radio holder, fan switch and 12-volt power outlet.				
CRUISE CONTROL	Standard				
ELECTRICAL	12-volt, 690 cold cranking amps battery, 80 amp alternator. Overload protection with automotive type fuses.				
INTERLOCKS	Prevents engine from starting unless traction pedal is in neutral and deck is disengaged. If operator leaves seat while moving or deck is engaged, traction and / or deck stops, info center alarms and gives message. Mowing only permitted in low range. Traction not allowed if parking brake engaged and pedal moved out of neutral, info center alarms and gives message. Deck transport latches.				
GROUND CLEARANCE	6.5" (16.5 cm)				
OVERALL DIMENSIONS	Height 85.3" (216.7 cm) w/ROPS up 93.3" (237 cm) w/ cab	Length 144" (366 cm) w/decks down	Width 127" (323 cm) w/decks down	Transport Width 71" (180 cm) @ 2" (5 cm) HOC	Wheelbase 55.5" (140 cm)
WEIGHT	4237 lbs. (1922 kg) w/ full fluids (GM4100-D).		4890 lbs. (2218 kg) w/ full fluids (GM4110-D).		
SAFETY CAB (4110)	MODEL 30644: ROPS certified cab with heat, AC and the following standard features: climate system pressurized cab, heavy-duty pantograph front windshield wiper and washer, front windshield has 38" of visibility, interior mirror, fold away exterior side mirrors, molded front fenders, right and left doors and rear window have tinted (50%) glass, front and rear windows open, quick release window latches act as emergency exit, rubber sound isolator cab mounts and upholstered interior panels and headliner, textured neoprene floor mat, interior dome light.				
SAFETY	Complies with American National Standards Institute (ANSI B71.4-2012) and applicable ISO EN 5395 (CE) standards (machine directive 89/392, 91/368, 93/44, 84/538, 89/336) requirements; Optional lights. Meets ANSI/ASAE 5279.12 (Lighting and Marking of Agricultural Equipment on Highways). Foldable ROPS, ISO 21299 certified.				
WARRANTY	Two-year limited warranty. Refer to operator's manual for further details.				
ACCESSORIES	Work light, Road lights consisting of dual taillights, dual headlights, slow moving vehicle sign, turn signal, flasher and lights; Sunshade Beacon				
CUTTING DECK					
WIDTH OF CUT	Overall: 124" (315 cm), Center deck section: 54" (137.1 cm), Two 37" (93 cm) width of cut wings. 89" (226 cm) width of cut with one wing up.				
MOWING RATE	Mows up to 10.3 acres/hr (4.2 hectares/hr) at 8.3 mph (13.4 km/hr). Assumes no overlap or stops.				
CONSTRUCTION	Welded .100" (25 mm) high-strength steel with steel 7 and 10-guage channel and plate reinforcements.				
DECK DRIVE	Direct mounted hydraulic motor into spindle. Remaining spindle(s) driven by individual B section Kevlar belt. Quick-release belt covers.				
HEIGHT-OF-CUT	1"-5" (25-127 mm) in .5" (13 mm) increments.				
SPINDLES	1.25" (3.17 cm) diameter spindle shafts, 9" (22.9 cm) diameter conical ductile iron housing, and 2 greaseable tapered roller bearings.				
BLADES	19" (48.3 cm) long, 2.5" (6.4 cm) wide, .25" (.64 cm) thick.				
CASTER WHEELS	8 x 3.50-4, 4-ply, smooth, pneumatic, sealed precision ball bearings.				
GROUND FOLLOWING	6" anti-scalp cups on each blade, adjustable skids, 3 anti-scalp rollers on front deck and 1 on each wing.				
WING PROTECTION	Impact absorption device on each wing deck.				
MULCHING KIT	Model 30419.				
SKIDS	Reversible polymetric.				

*Specifications and design subject to change without notice. Products depicted in this literature are for demonstration purposes only. Actual products offered for sale may vary in use, design, required attachments and safety features. See distributor for details on all warranties.



Groundsmaster® 4100-D & 4110-D Attachment Specifications*



ROTARY BROOM, MB MODEL HCT**	
TYPE	Windrow type, front mounted hydraulic broom with dual motors. Electric/hydraulic angling, 30° left and right.
BROOM SIZE	32" (81 cm) diameter x 60" (153 cm) wide.
BRUSH	Sectional brush with combination polypropylene/wire radial segments.
WEIGHT	460 lbs. (209 kg)
OPTIONS	Dirt Deflector, Storage Stands.



SUNSHADE	
UNIVERSAL MOUNT SUNSHADE	White, Model 30349
UNIVERSAL MOUNT SUNSHADE	Red, Model 30552



SNOWTHROWER ERSKINE MODEL 2000***	
STAGE	2
WIDTH OF CUT	61" (155 cm)
CUTTING HEIGHT	29" (74 cm)
CUTTING EDGE	3/8" x 3" (9.5 mm x 7.6 cm) bolt-on
SKID SHOES	Adjustable
AUGER DIAMETER	16" (41 cm) open flight
FAN DIAMETER	20" (51 cm) 4-blade
CHUTE ROTATION	Hydraulic 270°
SHEAR PROTECTION	Pressure relief
CASTING DISTANCE	Up to 30' (9.14 m)
APPROXIMATE SHIPPING WT.	850 lbs. (386 kg)
HOSES	Included

TWO-POST ROPS EXTENSION SYSTEM	
GM4100-D	Fits Model 30609
TWO-POST ROPS EXTENSION KIT	Base steel frame attached to existing ROPS and includes a white sunshade. Model 31352
EXTERIOR MIRROR	Quantity (1) Part Number 130-5448
INTERIOR MIRROR	Quantity (1) Part Number 130-5449
ABRASION-RESISTANT POLYCARBONATE WIND SCREEN	Improved resistance to golf ball impacts or vandalism. Model 31324
TEMPERED GLASS WINDSHIELD	Similar safety glass used in Toro all-season safety cabs. Model 31325
WINDSHIELD WIPER KIT FOR TEMPERED GLASS WINDSHIELD	For use with the tempered glass windshield only. Not for use with the polycarbonate wind screen. Model 31311
OPERATOR FAN & INTERIOR HEADLINER KIT	Overhead fan with adjustable speeds – mounts directly over operator. Part Number 132-3435
WIRE HARNESS KIT	Required for all electrical accessories such as wipers, lights and fan. Part Number 122-0729

*Specifications and design subject to change without notice.

** Manufactured by M-B Companies Inc.

*** Manufactured by Erskine Attachments.

Note: The Toro Company does not manufacture or sell the snowthrower or rotary broom, nor does Toro guarantee these accessories in any manner whatsoever.



Created By and For Public Agencies

National IPA is a cooperative purchasing organization established for public agencies across the United States with the specific purpose of reducing procurement costs by leveraging group volume.

National IPA aggregates the purchasing power of participating public agencies across the country in order to receive larger volume discounts from suppliers. This is an optional program with no fee to participate.

Serving Public Agencies

All cooperative agreements are competitively solicited and publicly awarded by a public agency/governmental entity (e.g. state, city, county, public university or school district), utilizing the best public procurement practices, processes and procedures. These Principal Procurement Agencies are considered some of the best public procurement organizations in the nation and are available to answer questions or discuss the contracting process in detail.

By utilizing these agreements, agencies eliminate duplication of effort and save valuable time, resources and money.

Eligible public agencies include:

- ★ State Government
- ★ County Government
- ★ City/Local Government
- ★ Primary Education Systems
- ★ Higher Education Systems
- ★ Healthcare
- ★ Other Public Agencies
- ★ Nonprofits
- ★ Agencies for Public Benefit

**REGISTER TO PARTICIPATE BY VISITING
WWW.NATIONALIPA.ORG**

866-408-3077 info@nationalipa.org

Our Team

The National IPA team of certified public procurement professionals, supply chain and cooperative purchasing experts is committed to bringing value to you and your teams. By acting as advocates to drive efficiency, effectiveness and real savings within your agency, our team will work with you to enhance your procurement strategies.

Recognized as respected leaders in the discipline by their peers and suppliers, this team of tenured professionals has held key public procurement positions in state government, local government and education.

Cooperative Contracts

Cooperative agreements available through National IPA are established with the following process:

- ★ The lead public agency/governmental entity prepares a competitive solicitation, incorporating language that provides access by any agency in states that allow intergovernmental cooperative contract usage
- National IPA is named in the solicitation as the national cooperative purchasing organization
- ★ The lead public agency issues the solicitation, any required amendments and notifications, and conducts pre-proposal conferences
- ★ After the suppliers respond to the solicitation, the lead public agency evaluates, negotiates final terms and conditions, awards, administers, and utilizes the resulting master agreement
- ★ All participating agencies are eligible to utilize the contracts through National IPA

National IPA is committed to the integrity and transparency of the procurement process. Online access to solicitation and award documentation is always available in the documentation sections of each awarded agreement on the National IPA website. No FOIA, passwords or special requests are necessary.

COMMERCIAL EQUIPMENT

The tools for all your grounds maintenance needs.




NATIONALIPA™
EXPERIENCED • FOCUSED • TRUSTED



Count on it.

Publicly solicited and awarded national agreement offering Toro equipment, attachments and accessories...



The Toro Company

Since 1914, Toro's heritage has been rooted in durable commercial equipment. Beginning with the first Toro machine ever built, we have been committed to creating durable and reliable equipment to help professionals do their job better and faster. Toro turf equipment continues to provide the enduring performance and quality required to establish and maintain an impeccable image.



The City of Mesa

The City of Mesa, AZ has publicly solicited and awarded an agreement for Parks and Golf Grounds Maintenance Equipment to The Toro Company. This cooperative purchasing agreement (Contract #2017025) is available to public agencies and non-profit entities nationwide via National Intergovernmental Purchasing Alliance (National IPA).

National IPA

National IPA works with public and non-profit agencies, who competitively solicit and award national contracts for aggregated use. This cooperative strategy offers lower costs plus time and resource savings to participating agencies.

Award Highlights

- Cooperative purchasing contract
- Publicly solicited and awarded
- RFP included public agency "piggy-backing" language
- Saves time, efforts & resources
- National aggregate pricing saves money
- Used equipment, financing & service contracts available

For additional information, contact your local Toro Commercial distributor at:

800-803-8676

torogov.com



Count on it.



To register and participate, please visit:
www.nationalipa.org

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MEETING: Town Board
DATE: February 25, 2019

AGENDA ITEM #: TB - 6d
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors
From: Joel Gregozeski, Town Administrator
Date: February 21, 2019
RE: Social Media Use Policy and Archive Social License

ACTION TYPE: This item is for possible Town Board approval/denial.

BACKGROUND & SUMMARY: The Town's Strategic Plan identifies the following Key Objective and specific action step:

- Provide meaningful public information and engagement opportunities:
 - Develop and implement a social media use policy.

The following attached draft Social Media Use policy is included for Town Board review and consideration. The purpose of the policy is to address the fast-changing landscape of the Internet and the way citizens communicate and obtain information online, Town of Greenville Departments may consider using social media technologies. As more citizens in our community make the shift towards, or include the use of, social media technologies to receive and share information and communicate their opinions, it is imperative for the Town to incorporate social media technologies into the existing communication infrastructure. Where appropriate, the use of social media technologies in work- related activities, events, and announcements is encouraged to enhance customer service, increase citizen involvement, and to further the goals of the organization.

Pursuant to Town Code §37-8 A (4) & (9), the Town Administrator has an overriding and legitimate interest and expectation in deciding what is "spoken" on behalf of the Town on social media sites. It is the policy of the Town that a standard for interaction with social media tools and their associated technology is hereby established.

The draft policy allows for the appropriate, monitored use of social media on behalf of the Town of Greenville. Furthermore, the policy defines terms of use for the end-user to keep social media an open forum, where comments are clean and appropriate. Inappropriate comments will be subject to deletion by the Town. If end-users fail to comply with the terms of use, posts or messages will be removed. Profiles may be blocked from posting any more information to the site.

Managing public records requests for information found on the Town social media sites can be difficult. However, software technology is available to access information quickly and efficiently. Staff is

recommending purchasing a license through Archive Social to maintain social media records for all authorized social media accounts.

STAFF RECOMMENDATION: Staff recommends the Town Board adopt the Social Media Use Policy and approve an annual software license with Archive Social for \$2,400. If the Board is in agreement, the following motion may be made: **“Motion to approve the Social Media Use Policy and Archive Social Annual License as recommended.”**

POLICY/PLAN REFERENCE(S):

- Town Purchasing Policy – Adopted August 2017.
- Town Strategic Plan – Adopted January 2019.
- Town of Greenville Municipal Code §37-8 Duties and Responsibilities of the Town Administrator

FISCAL IMPACT:

Is there a fiscal impact? Yes, (\$2,400).

Is it currently budgeted or planned? Yes, FY2019

Amount budgeted: 100-5145-310 Software & Server

JDG

###

Attachments:

- Social Media Use Policy
- Archive Social Product Information



Town of Greenville Social Media Use Policy

PURPOSE

To address the fast-changing landscape of the Internet and the way citizens communicate and obtain information online, Town of Greenville Departments may consider using social media technologies. As more citizens in our community make the shift towards, or include the use of, social media technologies to receive and share information and communicate their opinions, it is imperative for the Town to incorporate social media technologies into the existing communication infrastructure. Where appropriate, the use of social media technologies in work- related activities, events, and announcements is encouraged to enhance customer service, increase citizen involvement, and to further the goals of the organization.

The Town Administrator has an overriding and legitimate interest and expectation in deciding what is "spoken" on behalf of the Town on social media sites. It is the policy of the Town that a standard for interaction with social media tools and their associated technology is hereby established.

BENEFITS OF SOCIAL MEDIA

- Provides a low-cost resource for communicating the Town's various messages and promoting Town services, programs, and initiatives;
- Allows for real-time interaction with the public, thus, enabling the Town to better serve the public's needs;
- Creates an additional opportunity for the public to be informed and engaged in the Town's affairs;
- Increases efficiency as it pertains to the sharing of information, news, and events;
- Provides a support device to internal departments and divisions for promoting events, partnerships, and other Town-driven initiatives and opportunities; and
- Serves as an additional advertising tool for increasing traffic on the Town' official website.

GUIDELINES

1. All Town of Greenville social media site proposals and uses are subject to prior review and approval by the Town Administrator's Office.
2. Town social media sites are an extension of the Town's communication infrastructure.
3. The Town's official website (www.ci.Greenville.wi.us) will remain the Town's primary and predominant Internet presence.
 - a. The best and most appropriate uses of social media tools fall generally into two categories:
 - i. As channels for disseminating time-sensitive information as quickly as possible (e.g. emergency information, cancellations/closures).
 - ii. As marketing/promotional channels that increase the Town's ability to broadcast its messages to the widest possible audience (e.g. recreation programming information).
 - b. Whenever reasonable, content posted to a Town social media site should also be available on the Town's official website.
 - c. Whenever reasonable, content posted to a Town social media site should contain links directing users back to the Town's official website for in-depth information, forms, documents and online services necessary to conduct business with the Town.
4. Social media accounts will be maintained by Authorized Users, who must be approved as an agent of the social media account by the appropriate Department/Division Director and Town Administrator's Office.
5. Authorized Users are responsible for the content and upkeep of assigned Department/Division social media sites.
6. All Town social media sites and the conduct of Authorized Users shall comply with all appropriate Town policies and standards.
7. Town social media sites are subject to State of Wisconsin and Town of Greenville public records laws. Any content maintained in a social media format that is related to Town business, including a list of subscribers and posted communication, is a public record. Content related to Town business shall be maintained in an accessible format so that it can be readily produced in response to a public records request.
8. Wisconsin State law and relevant Town records retention schedules apply to social media formats and their content.
9. Social media sites shall clearly indicate that any content posted or submitted for posting are subject to public disclosure.
10. The Town Administrator's Office reserves the right to restrict or remove any content that is deemed in violation of this Social Media Use policy, the Terms of Use Agreement, and/or any applicable law found not to be in accord with Town purposes and policies, or for any other reason.
11. Any exceptions to the policy are subject to the prior review and approval of the Town Administrator.

RESPONSIBILITIES

TOWN ADMINISTRATOR

- Reviews proposals for new social media accounts and grants formal approval.
- Provides counsel to Departments/Divisions as to the appropriate use of the social media tools and guidance as to the types of information that may be posted.
- Monitors content on Department/Division social media accounts to ensure adherence to the guidelines in this policy. Inappropriate use may result in the removal of the content and/or Department/Division page or account from these social media sites.
- Maintains credentials for social media accounts.

TOWN CLERK

- Manages public records requests for information found on Town social media sites through the Town's record retention service.
- Maintains the social media record retention service.

TOWN ATTORNEY

- Reviews and approves any changes or additions to the Terms of Use Agreement, as requested.
- Renders opinions on matters regarding disclaimers, terms of use, and privacy concerns as they arise.
- Provides opinions on matters of public records, in accordance with any applicable federal, state, and local laws.

DEPARTMENTS/DIVISIONS

Establishing a Social Media Account

- Contact the Town Administrator's Office to discuss objectives and desired outcomes for utilizing social media technologies and to help determine the site's effectiveness in reaching the Department's/Division's communication objectives.
- Obtain prior formal approval from the Town Administrator's Office to proceed with any proposed social media account.
- The Department/Division Director shall specify all initial Authorized Users for the project prior to establishing any social media account.
- Obtain a completed and signed Authorized User Agreement Form for each employee responsible for managing social media accounts and return signed agreement(s) to the Town Administrator's Office.
- Establish the social media account using a Town e-mail address and provide the account user name and password to the Town Administrator's Office, including all subsequent modifications to credentials.

Operating and Maintaining a Social Media Account

- Include an introductory statement that clearly specifies the work-related purpose and topical scope of the social media site. The Town's website link should accompany the purpose statement.
- When reasonable, social media accounts should link back to the Town website for the purpose of downloading any forms, documents, and other information.
- Conspicuously post the approved Terms of Use Agreement.
- Enable features for public comments, if such capability exists, and comply with and enforce the posted Terms of Use Agreement.
- When possible, hide and do not delete content that violates the Terms of Use Agreement.
- Maintain compliance with all applicable federal, state, and local laws related to public records requests and records retention.
- Authorized Users shall monitor their sites at least once each work day and update content (e.g. post, tweet) once each week.
- When practical questions and comments received from citizens on social media should be responded to within 48 hours to better serve the public and encourage conversation on social media.
- When social media account credentials are unknown by the Town Administrator's Office or intentionally excluded from the archive, Department/Division account holders manage public records requests for information found on social media sites.

TERMS OF USE AGREEMENT

It shall be the policy of the Town that the following agreement must be conspicuously posted on each social media site established and maintained by the Town, if such capability exists. The agreement will also be posted on the Town's website for easy access.

Social Media Terms of Use Agreement

While this is an open forum, please keep your comments clean and appropriate. Inappropriate comments are subject to deletion by the administrator of this account. If you do not comply with the terms of use outlined below, your message will be removed. If you post inappropriate content a second time, your profile may be blocked from posting any more information to the site.

This forum is not monitored at all times. Do NOT use this forum to report emergency situations or time-sensitive issues.

Please remember the following rules when posting:

- All content is subject to public records law.

- Content should be related to the subject matter of the social media site where it is posted.
- If your post violates any of the below rules, it will be deleted:
 - Content that is graphic, obscene, or explicit.
 - Content that is abusive, threatening, hateful, or intended to defame anyone or any organization.
 - Content that suggests or encourages illegal activity.
 - Content that promotes, fosters, or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, status with regard to public assistance, national origin, physical or mental disability, gender identity, sexual orientation, lawful source of income, or arrest/conviction record.
 - Content posted by persons whose profile picture or avatar, username, or e-mail address contains any of the aforementioned prohibited conduct.
 - Solicitations or advertisements, including but not limited to, promotion or endorsement of any private financial, commercial, or non-governmental agency.
 - Content attempting to defame or defraud any person or private financial, commercial, or governmental agency.
 - Content that compromises the safety or security of the public or public systems.
 - You participate at your own risk and take personal responsibility for your comments, your username, and all information provided.
 - The appearance of external links on this site does not constitute official endorsement by or on behalf of the Town.
 - Any public records request for information found on Town of Greenville social media sites shall be directed to the Town Clerk-Treasurer's Office.
 - For more information, please contact the Town Administrator's Office at (920) 757-5151.

DEFINITIONS

Social Media - are forms of electronic communication (as websites for social networking and microblogging) through which users create online communities to share information, ideas, personal messages, and other content (such as videos). This policy covers all social media tools, both current and future.

Social Networking - is the practice of expanding one's business and/or social contacts by making connections using a range of social media tools including blogs, video, images, tagging, lists of friends, forums, and messaging that use the Internet to promote such connections through Web- based groups established for that purpose.

Social Media Account - shall mean any registration, login credential, tool, forum, website, or network that is created or maintained by a Department and/or Division for the purpose of establishing or perpetuating a social media presence.

Authorized User - shall mean any employee, and all persons acting on their behalf, who has been authorized by their Department/Division Director and registered with and approved by the Town Administrator's Office to establish, create, edit, or maintain any social media account and the posts it may contain in the transaction of official business of the Town.

Post - shall mean any e-mail, message, picture, graphic, image, advertisement, notification, feed, stream, transmission, broadcast, podcast, video, instant message, text message, blog, microblog, status update, wall post, comment, and any and all other forms, means, or attempts at collaboration or communication that is uploaded, posted to, or otherwise displayed on or transmitted by, any social media account or network.

External Entity - shall mean any person or party not employed by, or an authorized representative of, the Town.

External Information - shall mean any social media post by any external entity, and the information or substance it contains.

SOCIAL MEDIA USE POLICY – AUTHORIZED USER AGREEMENT FORM

Name: _____

Position/Title: _____

Department: _____ Division: _____

Approved by: _____

Department/Division Director

Signature

Date

Approved by: _____

Town Administrator

Signature

Date

Social Media Site URL (e.g. Facebook, Twitter, YouTube, etc.):

Account Username: _____

Account Password: _____

I agree to use Town-approved social media sites for Town business as appropriate and in compliance with the Social Media Use Policy. I understand that I must have prior approval from my Department and/or Division Director and the Town Administrator's Office to create a social media account on behalf of the Town. I also understand that I am responsible for all postings made by me on Town social media sites, including, but not limited to, those made in the comments sections.

I acknowledge that all Town-approved social media accounts are considered to be property of the Town and may be monitored. I understand that employees do not have privacy rights or interests in the use of Town social media sites and the postings, data, access to, and distribution of such materials is subject to public records laws. I also agree to immediately forward all public records requests to the Town Administrator's Office for response.

I understand that content on Town social media sites shall be managed according to the Social Media Terms of Use Agreement. I agree to immediately hide or remove all content in violation of the Social Media Terms of Use Agreement.

If I identify myself as a Town of Greenville employee or have a public facing position for which my Town of Greenville association is known to the general public, then I will ensure my personal social media profile(s) and related content (even if it is personal and not an official nature) is consistent with how I wish to present myself as a Town of Greenville employee and professional.

I agree to review the social media site at least once each work day and update the site at least once per work week.

I acknowledge that any abuse of any Town social media account, including, but not limited to, violation of the rules and guidelines set forth in this Policy or in any current or future modified policy, can be grounds for disciplinary action including discharge from my employment with the Town of Greenville.

Printed Name_____
Signature_____
Date



SOLUTION OVERVIEW



ArchiveSocial

Social media archiving for government

archivesocial.com

info@archivesocial.com | (888) 558-6032 | 201 W. Main St. Suite 200 Durham, NC 27701



ArchiveSocial is the social media archiving solution for record keeping and compliance. It is built to address specific challenges related to the capture of records from social networking platforms. It is designed to preserve social media records in a manner that satisfies long-term agency requirements.

It is critical that a social media archiving solution captures records regardless of how or when content is posted. Such a solution must archive records in their native format and ensure authenticity of records to meet legal and compliance requirements.

ArchiveSocial is that solution.



SOCIAL NETWORKS WE ARCHIVE

Organizations engage across the web and need an archiving solution that works with all of their social media networks. Preserving all social media records in one archive makes it easy to access content.



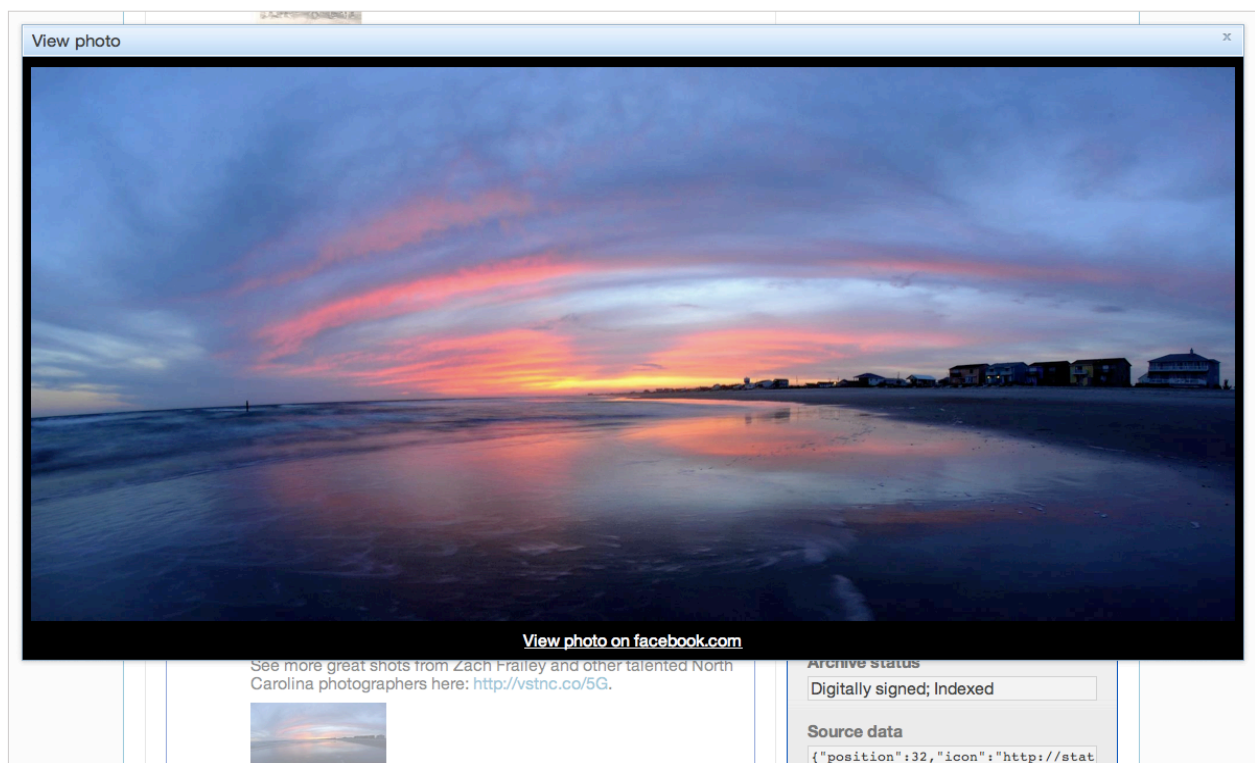
ArchiveSocial currently supports Facebook, Twitter, Youtube, Instagram, LinkedIn, Vimeo, Pinterest, Flickr, and Google Plus - all within one platform.



RICH SOCIAL MEDIA DATA CAPTURE

Social media communication involves a variety of rich data formats transmitted across many social networks outside the corporate entity. While this can make archiving complicated, a truly compliant solution must handle each of these formats correctly.

A photo, for example, should be preserved at full resolution rather than as just a link or thumbnail to ensure no data is lost.



ArchiveSocial correctly captures each of the various data formats used in social media and presents the resulting records in an intuitive interface. ArchiveSocial also archives social media regardless of the device or network used to transmit communications.



PRESERVATION IN NATIVE FORMAT

Social networking platforms are not just websites. Correctly capturing records of social media requires more than taking snapshots of HTML.

Like email, all social media communications have an underlying data format containing important metadata about the communication. This metadata includes user IDs, timestamps, and other information not displayed on a webpage.

Visit North Carolina
Did you know North Carolina is home to one of only four female-owned distilleries in the nation? CBS This Morning recently spent time with Troy Ball, the mother of three who's giving moonshine a classy makeover from Western North Carolina. Watch her story below!

Entry Details
Original timestamp
2012-06-07T16:25:03Z

FB_POST_10150946847724626.txt

```
[{"icon": "http://photos-a.ak.fbcdn.net/photos-ak-snc7/v85005/26/17901322204542/app_2_17901322204542_846.gif", "application": {"id": "17901322204542", "name": "VisitNC", "link": "http://vstnc.co/4q", "caption": "www.cbsnews.com", "from": {"id": "44490119625", "category": "Travel/leisure", "name": "Visit North Carolina"}, "type": "link", "updated_time": "2012-06-07T16:25:03+0000", "id": "44490119625_10150946847724626", "message": "Did you know North Carolina is home to one of only four female-owned distilleries in the nation? CBS This Morning recently spent time with Troy Ball, the mother of three who's giving moonshine a classy makeover from Western North Carolina. Watch her story below! ", "picture": "http://platform.ak.fbcdn.net/www/app_full_proxy.php?app=17901322204542&v=1&size=2&cksum=0612d290add5698985ac9e42edb18b8b&src=http%3A%2F%2Fi.i.com.com%2Fcnvk.1d%2Fi%2Ftm%2F2012%2F06%2F07%2Fctm_moonshine_607_400x360.jpg", "description": "CBS News video: Mom gives moonshine a classy makeover - \\\"Running\\\" moonshine has long been a tradition in western North Carolina. Lee Woodruff profiles one stay-at-home mom who devoted herself to turning the craft of making moonshine into an art.", "likes": {"count": 1, "data": [{"id": "504473040", "name": "Chris Berry"}]}, "name": "Mom gives moonshine a classy makeover - CBS News Video", "created_time": "2012-06-07T16:25:03+0000", "comments": {"count": 0}, "actions": [{"link": "http://www.facebook.com/44490119625/posts/10150946847724626", "name": "Comment"}, {"link": "http://www.facebook.com/44490119625/posts/10150946847724626", "name": "Like"}, {"link": "http://www.facebook.com/sharer.php?u=http%3A%2F%2Fvstnc.co%2F4q", "name": "Share"}]}
```

Download data

ArchiveSocial interfaces directly with each social network in order to capture and preserve data in its pure native format. The underlying data format for a social media record can be accessed and downloaded from ArchiveSocial at any time.



DIGITAL SIGNATURES FOR AUTHENTICITY

Proof of authenticity is a critical requirement when providing electronic records as evidence in regulatory and legal situations.

Investigators and courts must be assured that a social media record was not falsified using a web page editor, image manipulation software, or some other means.



Visit North Carolina
Do you have a favorite place on the North Carolina coast? Tell us what you love about it!
8 days ago
[View previous comments](#)



Amy Harrington Sunset beach! Closest thing to heaven on earth ;)
8 days ago



Kirsten Barrington-Hughes Bald Head Island--tranquil, quiet, no light pollution, turtles, no cars, low key
8 days ago



Life Can Be Simple Blog THE OUTER BANKS
8 days ago



David Wayne Hager Southport/Oak island. Southport is so old and pretty. The locals are great people. The water is beautiful and my brother and sis-in-law live there!
8 days ago



Karen Osborne Le Lay South Topsail Beach! My little piece of Heaven.
8 days ago

Entry Details

Original timestamp
2012-06-20T00:40:03Z

Archive status
Digitally signed; Indexed

Source data

```
{
  "message": "Do you have a favorite place on the North Carolina coast? Tell us what you love about it!",
  "id": "44490119625_10150972913",
  "id": "179013222204542",
  "name": "Visit North Carolina",
  "count": 10,
  "data": {}
}
```

[Download data](#)

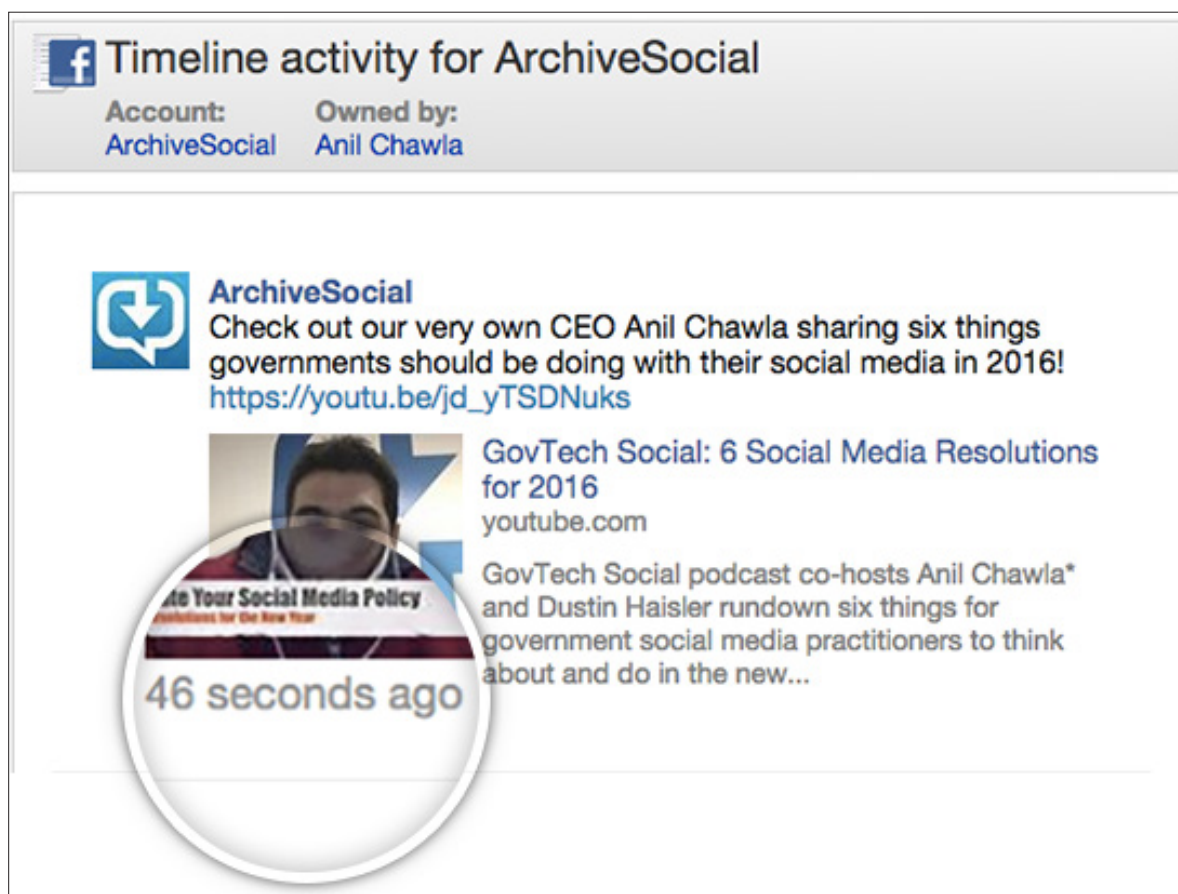
ArchiveSocial applies a trusted timestamp to each individual record stored in the archive. This digital signature proves that the data existed at the specified time in history and has not been edited or falsified in any way.



CONTINUOUS ARCHIVING

Because social media exists outside of an organization's network, content can be deleted at any time. Agencies need to minimize the risk of losing content that could be deleted between records collections.

A continuous archiving solution automatically preserves content throughout the day and minimizes the risk of losing deleted records.



ArchiveSocial's continuous archiving solution automatically captures and preserves new content throughout the day, 24/7. For Facebook content, ArchiveSocial even captures updates in real-time.



ADVANCED SEARCH AND TAGGING

Combing through years worth of previous posts, tweets, and comments is a challenge without advanced search and tagging tools.

Organizations need an archiving solution with a sophisticated search engine and custom tagging system to organize and filter their archived content.

The screenshot displays the ArchiveSocial interface, highlighting the advanced search and tagging capabilities. On the left, a sidebar shows the 'Created time' (Fri Jun 12 9:18:46 EDT 2015), 'Archive status' (Digitally signed; Indexed), and 'Tags' (social, press). A tag input field shows 'archivesocial' being added. The main content area shows a tweet from ArchiveSocial: 'If you leave it into the hands of individuals, it makes difficult to archive, Winton said. Good thing ArchiveSocial is here to make it easy!'. Below the tweet, a navigation bar includes 'Dashboard', 'Configure', 'Browse', 'Search', and 'Report'. The 'Search' section is active, showing 'Quick Search' and 'Advanced Search' tabs. The 'Advanced Search' form includes filters for 'Date Range' (All), 'Content Types' (Facebook, Google+, Instagram, LinkedIn, Pinterest, Twitter), 'Scope' (All accounts, Specific accounts), and 'Search Terms' (match all, match any). A 'Tag' dropdown is set to 'Tag', and a 'matches' dropdown is set to 'matches'. A search results list shows 'deleted', 'animal abuse arrest', 'april fires', and 'arrest'. A footer note states: 'Separate multiple keywords with space. Use double quotes (") around phrases. Specify asterisk (*) for wildcard search.'

ArchiveSocial's advanced search allows you to scope by a variety of options to find the needle in the haystack. Search by content type, date range, network, keywords, participants, or tags. Custom tags for content make it easy to organize any archive and filters can quickly refine results.



DATA EXPORT TO A VARIETY OF FORMATS

Storing data is only half the equation. A complete records management solution must provide the ability to easily locate and produce records in a usable format.

Because social media content is rich and dynamic, it is important that records can be exported in a variety of static formats based on how the data will be used. Furthermore, it is critical that all data – including metadata and images – can be included in the export.

	A	B	C
	Timestamp	From	To
1	1/19/16 16:30	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial Six #socialmedia resolutions government should consider in 2016, from our own @anilchawla ow.ly/XgEtlj #govtechsocial
2	1/19/16 14:20	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial Great tips from @kristyaldon22 for making a strong #govsocialmedia program even stronger! ow.ly/XgDEF #govtechsocial
3	1/18/16 15:19	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial #MLKDay2016 pic.twitter.com/k2QDfEtyXb
4	1/14/16 21:16	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial @thelindsayist preach! at 21:16:40 on 1/14/2016 UTC in reply to @thelindsayist
5	1/14/16 21:15	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial Great question! Would love to get more people in on this #govsocialmedia
6	1/14/16 21:13	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial @novalsi @kwagg we sure do. Glad there are more forward thinkers
7	1/14/16 21:05	GovernmentSM, Gov Social Media, ArchiveSocial	Media @GovernmentSM Q1: Is #socialmedia formally a part of your agency's mission?
8	1/14/16 21:01	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
9	1/14/16 21:00	GovernmentSM, Gov Social Media, ArchiveSocial	Gov Social Media @GovernmentSM
10	1/11/16 15:50	JessicaJpierson, Jessica Pierson, ArchiveSocial	Jessica Pierson @JessicaPierson
11	1/8/16 14:33	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
12	1/6/16 16:15	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
13	1/6/16 13:09	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
14	1/4/16 18:57	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
15	12/23/15 19:03	InnovateRaleigh, InnovateRaleigh, ArchiveSocial	ArchiveSocial @ArchiveSocial
16	12/18/15 14:12	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
17	12/17/15 22:03	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
18	12/17/15 21:46	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
19	12/17/15 21:23	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
20	12/17/15 21:03	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
21	12/17/15 19:05	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
22	12/16/15 14:07	JessicaAverhart, Jes Averhart, ArchiveSocial	Jes Averhart @JesAverhart
23	12/16/15 13:37	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
24	12/15/15 14:52	Congressdotgov, Congressdotgov, ArchiveSocial	Congressdotgov @Congressdotgov
25	12/14/15 21:15	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
26	12/11/15 18:43	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
27	12/11/15 15:00	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
28	12/10/15 19:49	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
29	12/10/15 19:30	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
30	12/10/15 16:51	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
31	12/8/15 21:31	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
32	12/8/15 16:16	ArchiveSocial, ArchiveSocial	ArchiveSocial @ArchiveSocial
33			

Tweets.pdf (page 1 of 24)

ArchiveSocial @ArchiveSocial
Six #socialmedia resolutions government should consider in 2016, from our own @anilchawla ow.ly/XgEtlj #govtechsocial
at 16:30:41 on 1/19/2016 UTC

ArchiveSocial @ArchiveSocial
Great tips from @kristyaldon22 for making a strong #govsocialmedia program even stronger! ow.ly/XgDEF #govtechsocial
at 14:20:30 on 1/19/2016 UTC

ArchiveSocial @ArchiveSocial
#MLKDay2016 pic.twitter.com/k2QDfEtyXb
at 15:19:26 on 1/18/2016 UTC

ArchiveSocial can export social media content to a variety of formats including PDF, HTML, and Excel. Furthermore, it is possible to export everything in the archive at any time, including all of the rendered content, native formats, images, and digital signatures.



QUICK AND SEAMLESS DEPLOYMENT

Whether an organization's social media portfolio is managed by a single individual or distributed across several departments, a centralized social media records archive is the key to efficient and cost effective compliance.

Organizations need to be able to connect accounts quickly and easily without collecting personal login information from multiple users or granting blanket access to all of the data in the archive.

Account Owners ►

Connect and manage your social media accounts. The accounts you have already connected are listed below.

Please note: If your business page is associated with your personal account, you must log in with your personal account and accept the permissions. You will then have the opportunity to select which data to archive and may omit your personal account if desired.



Don't have the credentials for a particular account? [Manage other account owners who can connect their accounts](#)

ArchiveSocial is a pure cloud-based solution that requires no software installation or IT expertise. It simplifies deployment across the organization and enables your business to automate social media record keeping in a matter of minutes.



COMPLETE HISTORICAL ARCHIVE

For organizations that have not been maintaining records of social media, it is important for existing account history to be included in a complete archive.

A social media portfolio can change over time, with accounts falling in and out of relevancy. Even if a profile is removed, records of that content must continue to be stored and maintained for organizations to stay compliant

Sorry, this page isn't available

The link you followed may be broken, or the page may have been removed.



ArchiveSocial collects a full archive of existing social media accounts from the start, ensuring a complete archive. When social media accounts are retired, they can be set to historical status. The data remains in the archive and is fully exportable and searchable.



RETENTION AND DISPOSITION RULES

Organizations following retention and disposition rules need a customizable solution for their social media archive. If certain kinds of content need special consideration, flexible retention rules are key.

The screenshot displays the ArchiveSocial web interface. The top navigation bar includes 'Dashboard', 'Configure', 'Browse', 'Search', and 'Rep'. The left sidebar contains 'Social Media Accounts', 'Monitoring & Alerts', 'Retention Rules' (highlighted), and 'System Admins'. The main content area is titled 'Record Retention Rules' and includes a description: 'A retention rule dictates the time at which records may be disposed of. A default retention rule that applies to all records within the account is created by default.' Below this is a button 'Add Default Retention Rule...'. Another section states 'Configure retention rules for records scoped to a specific account. All scoped rules configured for an account will override the default retention rule.' with a button 'Add Retention Rule...'. A modal window titled 'Configure Retention Rule' is open, showing the following fields:

- Retention Rule Name**: A text input field.
- Description**: A text area.
- Scope**: A section titled 'Apply to:' with a dropdown menu set to 'All accounts owned by' and a button 'Select account owner...'. Below the dropdown is a link 'Add more...'. The 'Scope' section is currently collapsed.
- Time Period**: A section with a dropdown set to '90' and a unit dropdown set to 'days'.
- Buttons**: 'Save' and 'Cancel' buttons at the bottom.

ArchiveSocial allows organizations to control the retention period of records through customizable disposition rules. All records can be reviewed before deletion.

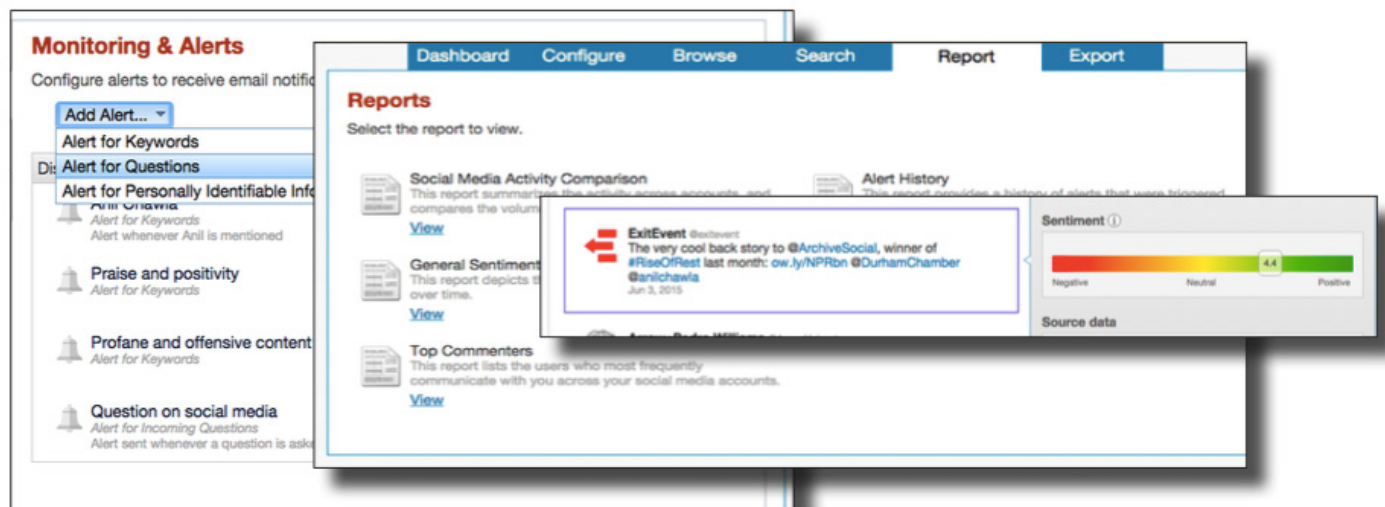


RISK MANAGEMENT AND ANALYTICS

Consistently enforcing social media policies and responding quickly to community interaction can be tough for busy social media managers.

Questions or comments can appear at any time, and a quick response can be the difference between a positive or negative interaction. Tracking how effective an interaction was can be a challenge too.

A solution with robust reporting and alerting systems can increase control, responsiveness, and insight across a social media portfolio.



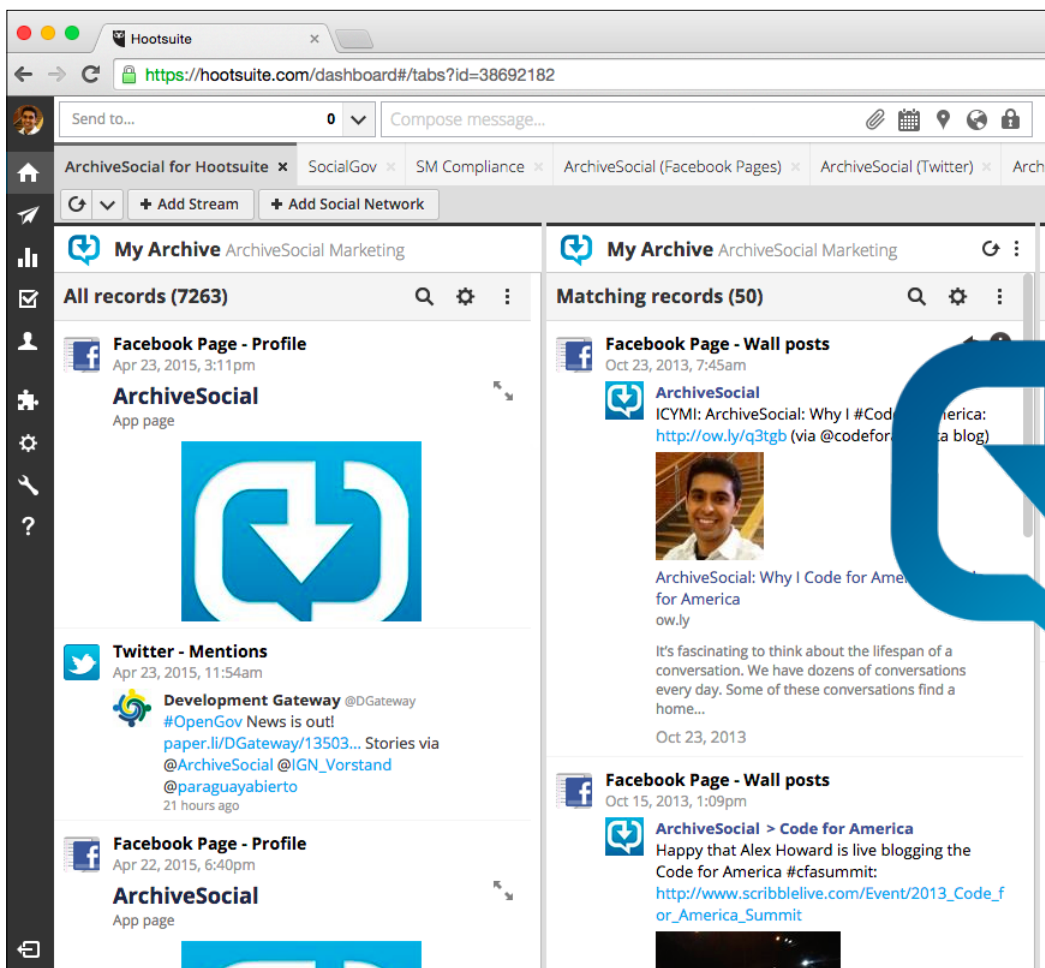
ArchiveSocial uses captured data to help organizations enforce their social media policy and respond quickly to questions. Gain insight on what's working, and get alerts about what matters most. Learn more about how the Risk Management and Analytics (RMA) suite can enhance your archive [here](#), or contact our team.



HOOTSUITE APP

When organizations leverage Hootsuite to streamline their social media efforts, they still need to maintain compliant records.

A solution that connects seamlessly with Hootsuite can provide organizations with flexible new tools for creating new content and managing history.



The ArchiveSocial Hootsuite app makes it possible to search your social media archive and auto-compose from historical content while maintaining compliant records, all within the Hootsuite dashboard.



OFFICE 365 INTEGRATION

Many agencies are already archiving emails using third party systems such as Office 365. Rather than having to turn to several different archives to find all their records, agencies want to access everything in one place.

When gathering records to fulfill a records request, all records should be accessible from one central platform.



Social Media Accounts	Office 365 Connector If your organization uses Office 365, you can configure the Office 365 Connector below to automatically deliver new social media records to Office 365's email archive. Please complete the Office 365 configuration instructions prior to enabling the connector. <input type="button" value="Connect Office 365"/>
Monitoring & Alerts <small>RMA</small>	
Retention Rules	
Office 365 Connector	
System Admins	

ArchiveSocial can integrate with your existing Office 365 archiving program. Easily search all of your social media records right from within the Office 365 interface and have everything in one place.



ArchiveSocial is the social media archiving solution for government and regulated industries.

Sign up today and take control of your social media data.



ArchiveSocial

Social media archiving for government

Visit us on the web at archivesocial.com
or reach us by phone at (888) 558-6032.

MEETING: Town Board
DATE: February 25, 2019

AGENDA ITEM #: TB - 7a
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Chairperson and Commission and Board Members
From: Michael J. D. Brown, Community & Economic Development Director
Date: February 18, 2019
RE: CSM & Rezoning Part of Lot 1 of CSM 5337 from Two Family to General Commercial

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

BACKGROUND & SUMMARY: John Korth, property owner and applicant, has submitted an application to rezone Part of Lot 1 of CSM 5337 from Two Family to General Commercial and a CSM to combine 4 lots into one in order to develop a used car sales facility and automotive shop. The property is located on Hwy 15 on parcels 110014207, 110014208, 110014210, 110014211, is approximately 14.11 acres is zoned General Commercial and Two Family and is currently being used for agricultural purposes. The applicant/owner has also submitted a site plan for review in order to gain the necessary approvals at a future meeting.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Agriculture	Residential
South	Agriculture	Residential
East	General Commercial	Commercial
West	Two Family and Ag	Residential

ITEMS FOR DISCUSSION:

1. Consistency with the Comprehensive Plan: The proposed rezoning is consistent with the Comprehensive Plan as future commercial.

STAFF RECOMMENDATION: Staff recommends the Commission approve the CSM and rezoning from Two Family to General Commercial.

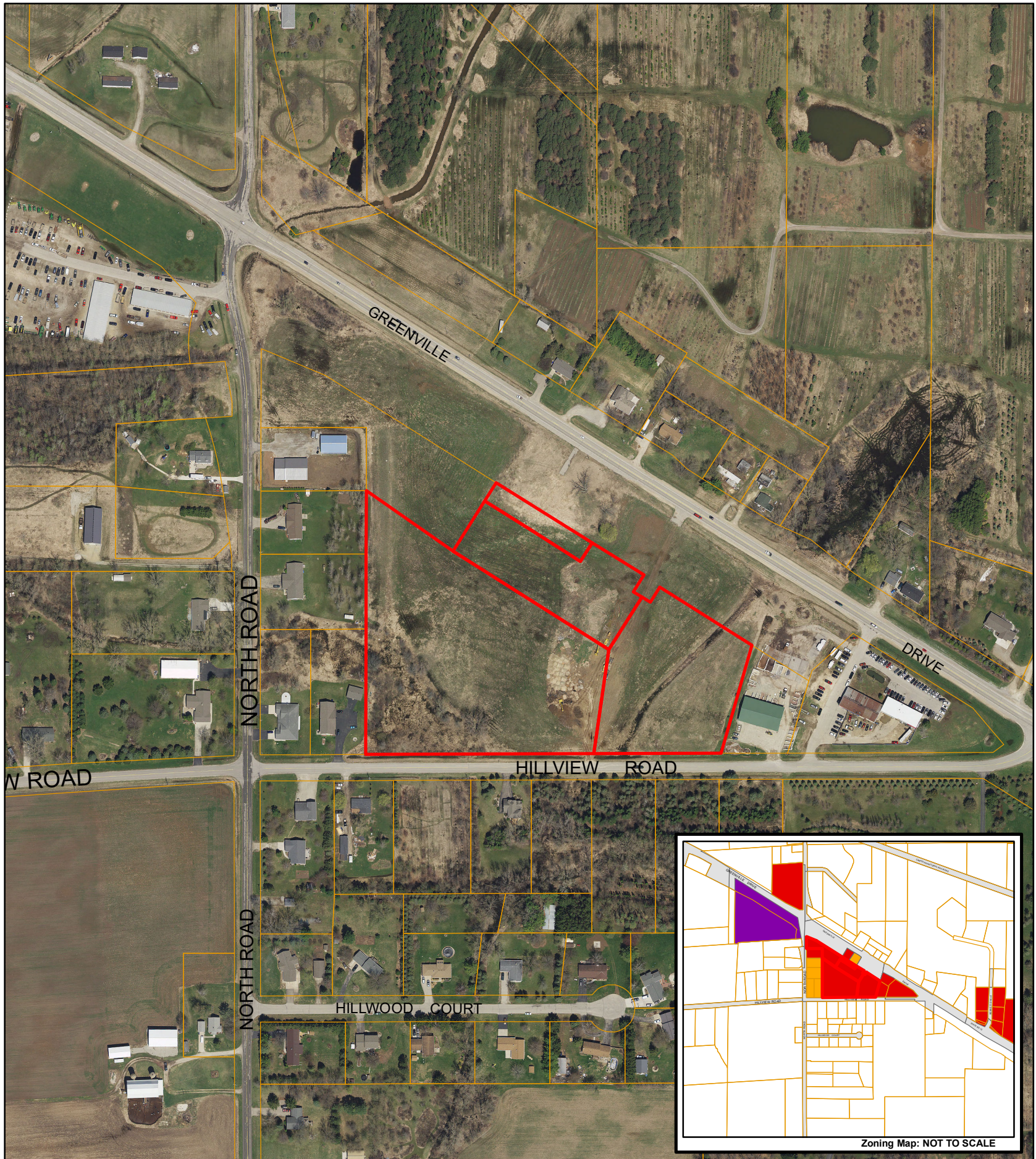
If the Commission is in agreement, the following motions may be made:

1. Rezoning *"Motion to recommend approval of Resolution 11-19 to the Town Board."*
2. CSM *"Motion to recommend approval of Resolution 12-19 to the Town Board."*

###

Attachments:

1. Aerial
2. Resolution 11-19
3. Resolution 12-19



Town of Greenville 2019_Greenville Auto CSM & Rezoning






 Project Location




0 150 300 600 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

Zoning

-  GENERAL AGRICULTURE
-  SINGLE FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  GENERAL COMMERCIAL DISTRICT

-  PLANNED COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL DISTRICT
-  BUSINESS PARK
-  INDUSTRIAL
-  AIRPORT DISTRICT
-  Parcel Boundary

This map provides data containing geographic information about the Town of Greenville. The data was obtained from multiple sources and agencies. The Town of Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and assumes no responsibility for the accuracy of this map or its use or misuse. The map is intended for use as a general reference only.

Resolution #11-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A REZONING FROM TWO FAMILY RESIDENTIAL TO GENERAL COMMERCIAL LOCATED AT PARCEL 110014211 LOT 1 OF CSM 5337

WHEREAS, a rezoning request has been applied for to Parcel 110014211 Lot 1 of CSM 5337 as shown on Exhibit A from Two Family Residential to General Commercial; and

WHEREAS, the Planning Commission has found the request to be consistent with the Town of Greenville's Comprehensive Plan and recommended approval to the Town Board; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby finds that the request is consistent with the Town of Greenville's Comprehensive Plan and therefore approves the rezoning request.

This resolution was adopted by the Town of Greenville Town Board on the 25th day of February, 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Town Chairman

ATTEST:

Wendy Helgeson, Clerk

Motion to Approve Resolution No. #11-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

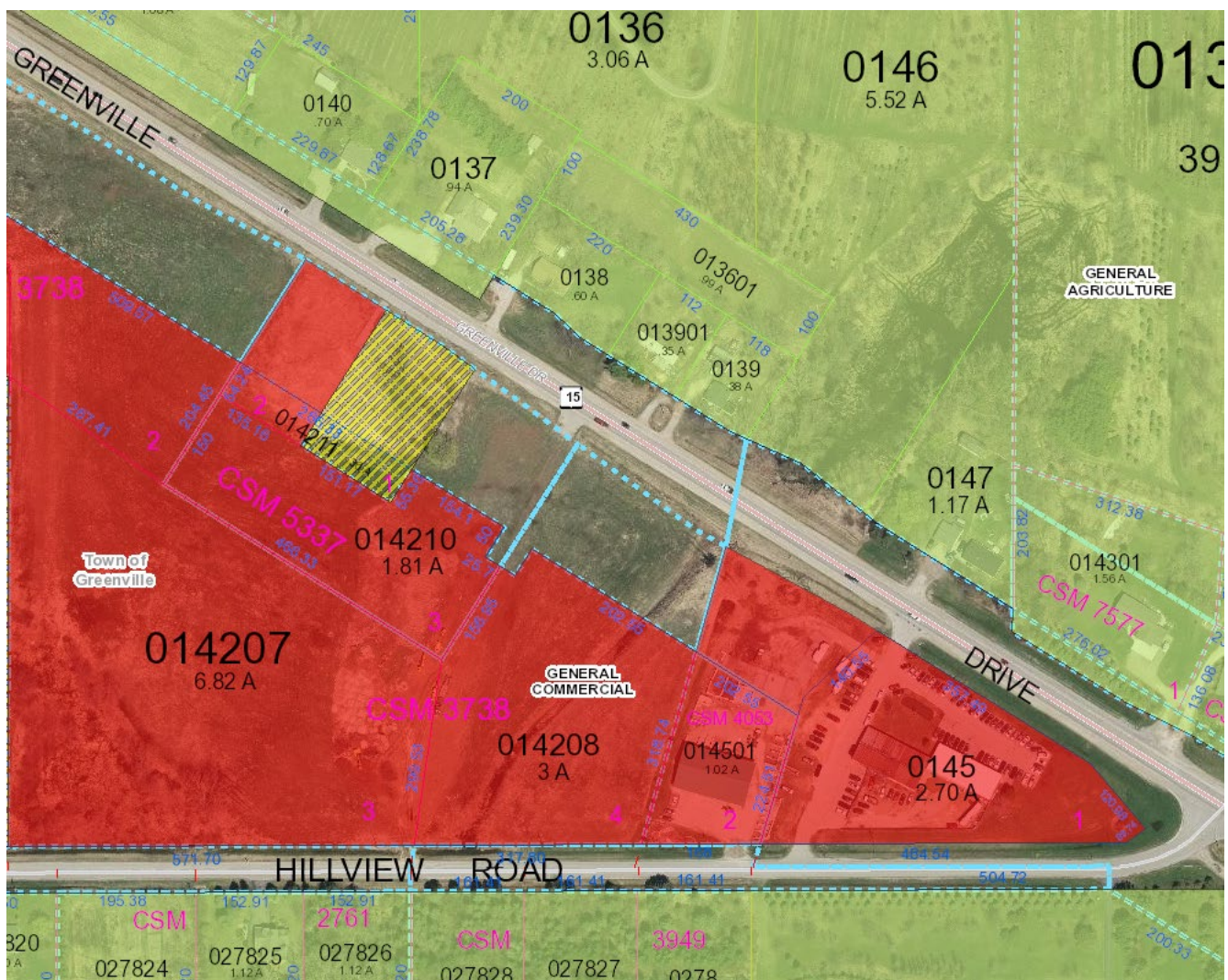
Posted:

Exhibit A

Part of Lot 1, of CSM 5337, located in part of the Southwest 1/4 off the Southwest 1/4 located in Section 04, T21N, R16E, Town of Greenville, Outagamie County, containing 8,330 Square Feet (0.1912 acres) of land more or less described as follows:

Commencing at the Southwest corner of said Section 4; thence, along the South line of said Southwest 1/4 of the Southwest 1/4, N00°07'24"E, 1113.84 feet; thence S57°57'50"E, 875.67 feet to the point of beginning; thence along the South right of way line of STH 15, S57°57'50"E, 151.16 feet; thence, along the West line of Lot 3 of CSM 5337, S32°14'47"W, 55.41 feet; thence, along the North line of Lot, N57°44'02"W, 151.20 feet; thence, along the East line of Lot 2 of said CSM 5337, N32°17'33"E 54.80 feet to the point of beginning.

The above description is intended to be Lot 1 of Certified Survey 5337 less right of way acquired by Wisconsin Department of Transportation.



Resolution #12-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A CERTIFIED SURVEY MAP LOCATED AT PARCELS 110014207, 110014208, 110014210 and 110014211

WHEREAS, a CSM request has been applied for a land division located parcels 110014207, 110014208, 110014210, 110014211 as shown on Exhibit A; and

WHEREAS, the approval shall be conditioned on the following:

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

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

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

This resolution was adopted by the Town of Greenville Town Board on the 11th day of February 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By:

Jack Anderson, Town Chairman

ATTEST:

Wendy Helgeson, Clerk

Motion to Approve Resolution No. #12-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:

Certified Survey Map No. _____

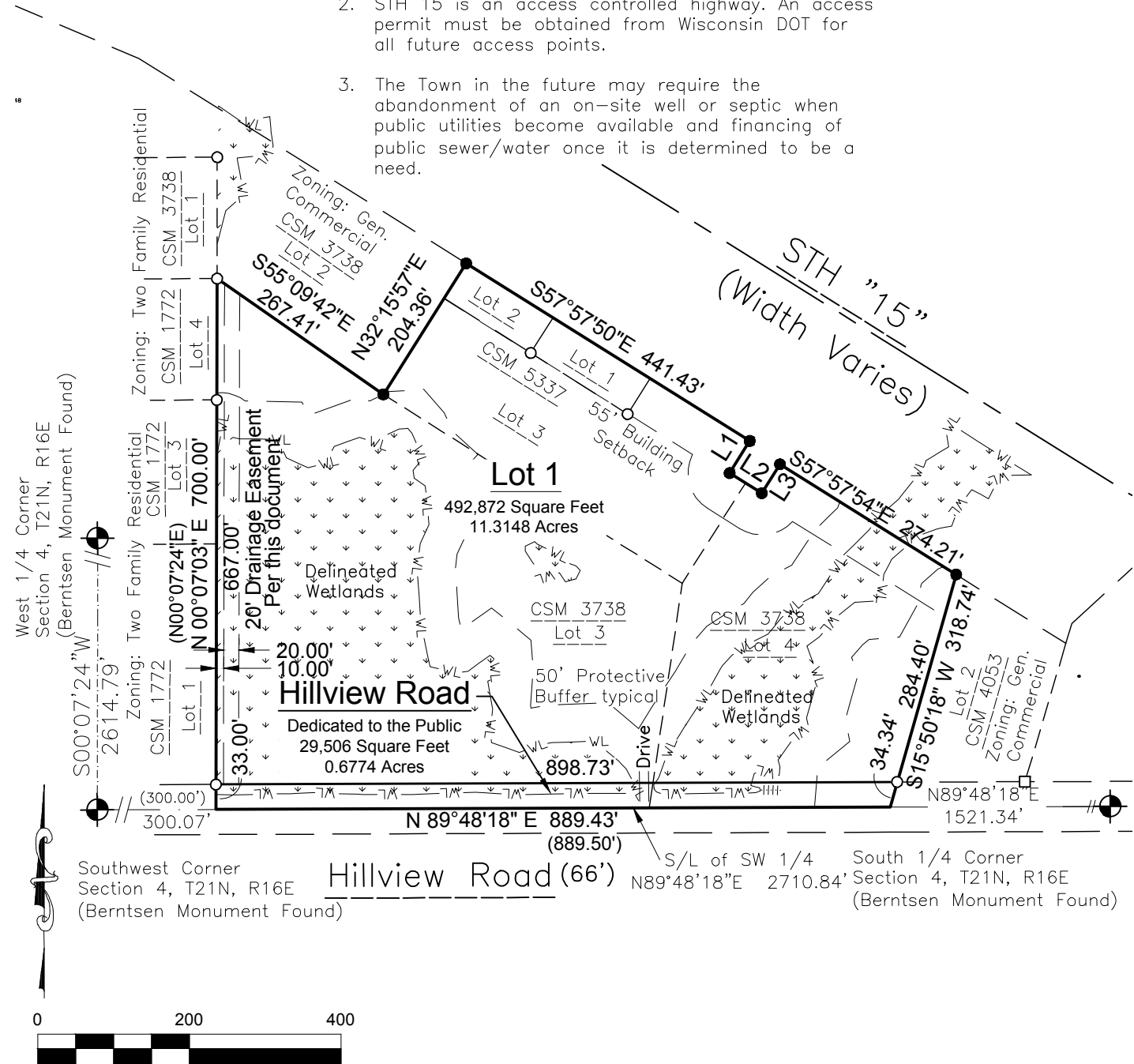
Part of Lots 1, 2 and 3 of CSM 5337; all of Lot 3 and 4 of CSM 3738,
all being located in part of the Southwest 1/4 of the Southwest 1/4 of
Section 4 , Township 21 North, Range 16 East,
Town of Greenville, Outagamie County, Wisconsin.

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1 1/4" Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- ⊕ Government Corner

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°02'06" W	50.00'
L2	S 57°57'54" E	50.00'
L3	N 32°02'06" E	45.00'

- Notes:
1. Wetland Delineation shown per report prepared dated July 31 2018, prepared by Travis Stuck, Assured Delineator.
 2. STH 15 is an access controlled highway. An access permit must be obtained from Wisconsin DOT for all future access points.
 3. The Town in the future may require the abandonment of an on-site well or septic when public utilities become available and financing of public sewer/water once it is determined to be a need.



Bearings are referenced to the
S/L of the Southwest 1/4 , Section 4, T21N-R16E
assumed to bear N89°48'18"E, base on the
Outagamie County Coordinate System.



**Davel Engineering &
Environmental, Inc.**

Civil Engineers and
Land Surveyors
1811 Racine Street
Menasha, Wisconsin

Ph. 920-991-1866, Fax 920-830-9595

James R. Sehloff Professional Land Surveyor No. S-2692 Date

Survey for:
John Korth, Greenville Auto & RV
N2121 Greenville Drive
Hortonville, WI Zip 54944

Drafted by: jim
Sheet : 1 of 4

Certified Survey Map No. _____

Part of Lots 1, 2 and 3 of CSM 5337; all of Lot 3 and 4 of CSM 3738, all being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 4 , Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Greenville and Outagamie County, and under the direction of John S. & Susan M. Korth, the property owners of said land, I have surveyed, combined and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lots 1, 2 and 3 of CSM 5337; all of Lot 3 and 4 of CSM 3738, all being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 4 , Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin, containing 522,377 Square Feet (11.9921 Acres) of land described as follows:

Commencing at the Southwest corner of Section 4; thence, along the South line of the Southwest 1/4 of said Section 4, N89°48'18"E, 300.07 feet to the point of beginning; thence, along the East line of CSM 1772, N00°07'03"E, 700.00 feet to South line of Lot 2 CSM 3738; thence, along said South line, S55°09'42"E, 267.41 feet; thence, along the East line of said Lot 2, N32°15'57"E, 204.36 feet to the South right of way line of STH 15; thence, along said South right of way line, S57°57'50"E, 441.43 feet; thence, continuing along said South right of way line, S32°02'06"W, 50.00 feet; thence, continuing along said South right of way line, S57°57'54"E, 50.00 feet; thence, continuing along said South right of way line, N32°02'06"E, 45.00 feet; thence, continuing along said South right of way line, S57°57'54"E, 274.21 feet; thence, along the West line of Lot 2 CSM 4053, S15°50'18"W, 318.74 feet to the said South line of Southwest 1/4; thence, along the said South line, S89°48'18"W, 889.43 feet to the point of beginning, subject to all easements, and restrictions of record.

Given under my hand this _____ day of _____, _____.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Right to Farm Statement:

The lots created on this map are adjacent to properties that, as of the date of this document , are being used for agricultural purposes. Some individuals believe that the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide third parties with notice that agricultural activities may exist on the adjacent properties.

Drain Tile Statement:

Any agricultural drain tile which is disturbed, cut or broken as part of the development of the CSM or excavation for construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair and/or replacement of the drain tile must be borne by the party damaging the drain tile.

Department of Development & Land Services Approval Certificate

Resolved, that this certified survey map in the Town of Greenville, Outagamie County, John S. & Susan M. Korth, the property owners, is hereby approved by Outagamie County.

Department Representative

Date

Certified Survey Map No. _____

Part of Lots 1, 2 and 3 of CSM 5337; all of Lot 3 and 4 of CSM 3738, all being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 4 , Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin.

Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, combined, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Department of Development & Land Services
Town of Greenville

Dated this _____ day of _____, 20_____

John S. Korth, Owner

Susan M. Korth, Owner

State of Wisconsin)
)SS
_____ County)

Personally came before me on the _____ day of _____, 20_____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Town of Greenville and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Town Treasurer

Date

County Treasurer

Date

James R. Sehloff Professional Land Surveyor No. S-2692 Date

Certified Survey Map No. _____

Part of Lots 1, 2 and 3 of CSM 5337; all of Lot 3 and 4 of CSM 3738, all being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 4 , Township 21 North, Range 16 East, Town of Greenville, Outagamie County, Wisconsin.

Town of Greenville Approval Certificate

Resolved, that this certified survey map in the Town of Greenville, Outagamie County, John S. & Susan M. Korth, the property owner, is hereby approved by the Town of Greenville.

Chairman

Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Greenville.

Clerk

Date _____

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

Property owners of record:

John S. & Susan M. Korth

Recording Information:

Doc. 1689737

Doc. 1689737

Doc. 2126978

Doc. 2086895

Parcel Number(s):

110014207 (CSM3738 Lot 3)

110014208 (CSM3738 Lot 4)

110014211 (CSM5337 Lot 1 & 2)

110014210 (CSM5337 Lot 3)

James R. Sehloff Professional Land Surveyor No. S-2692 Date

MEETING: Planning Commission/Town Board
DATE: 2/25/2019

AGENDA ITEM #: TB - 7b
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Chairperson, Commission Members and Town Board Supervisors
From: Michael J. D. Brown, Community & Economic Development Director
Date: February 18, 2019
RE: Manley Rd CSM

ACTION TYPE: This item is for possible Planning Commission Approval/Denial on the Certified Survey Map.

BACKGROUND & SUMMARY: Certified Survey Map is subdividing 5 acres from the original 34.07 acre parcel. There is one legal non-conforming shed on the Northeast corner of the property fronting Manley Rd. The remaining acreage on Lot 2 is currently being farmed and parcel 110021401 in which Lot 2 surrounds is owned by Wisconsin Electric and Power Company and being used for utilities and cellular tower. There are lands being dedicated for Right-of -Way, requiring Town Board approval.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Agriculture	Residential
South	Agriculture	Residential/Agriculture
East	Agriculture	Residential/Agriculture
West	Agriculture	Agriculture

STAFF RECOMMENDATION: Staff recommends approval.

If the Town Board is in agreement, the following motion can be made:

"Motion to approve Resolution 24-19"

###

Attachments:

1. Aerial Map
2. Resolution 24-19

Resolution #24-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A CERTIFIED SURVEY MAP (CSM) LOCATED ON MANLEY RD., PARCEL 110021400

WHEREAS, a CSM request has been applied for located on Manley Rd., Parcel 110021400 as shown on Exhibit A; and

WHEREAS, the Planning Commission has recommended approval to the Town Board; and

WHEREAS, the approval shall be conditioned on the following

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

WHEREAS, the CSM shall expire and become null and void within 6 months of approval if not recorded;

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

This resolution was adopted by the Town of Greenville Town Board on the 25th day of February, 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Town Chair

ATTEST:

Wendy Helgeson, Clerk

Motion to Approve Resolution No. #24-19 made by:

Votes:

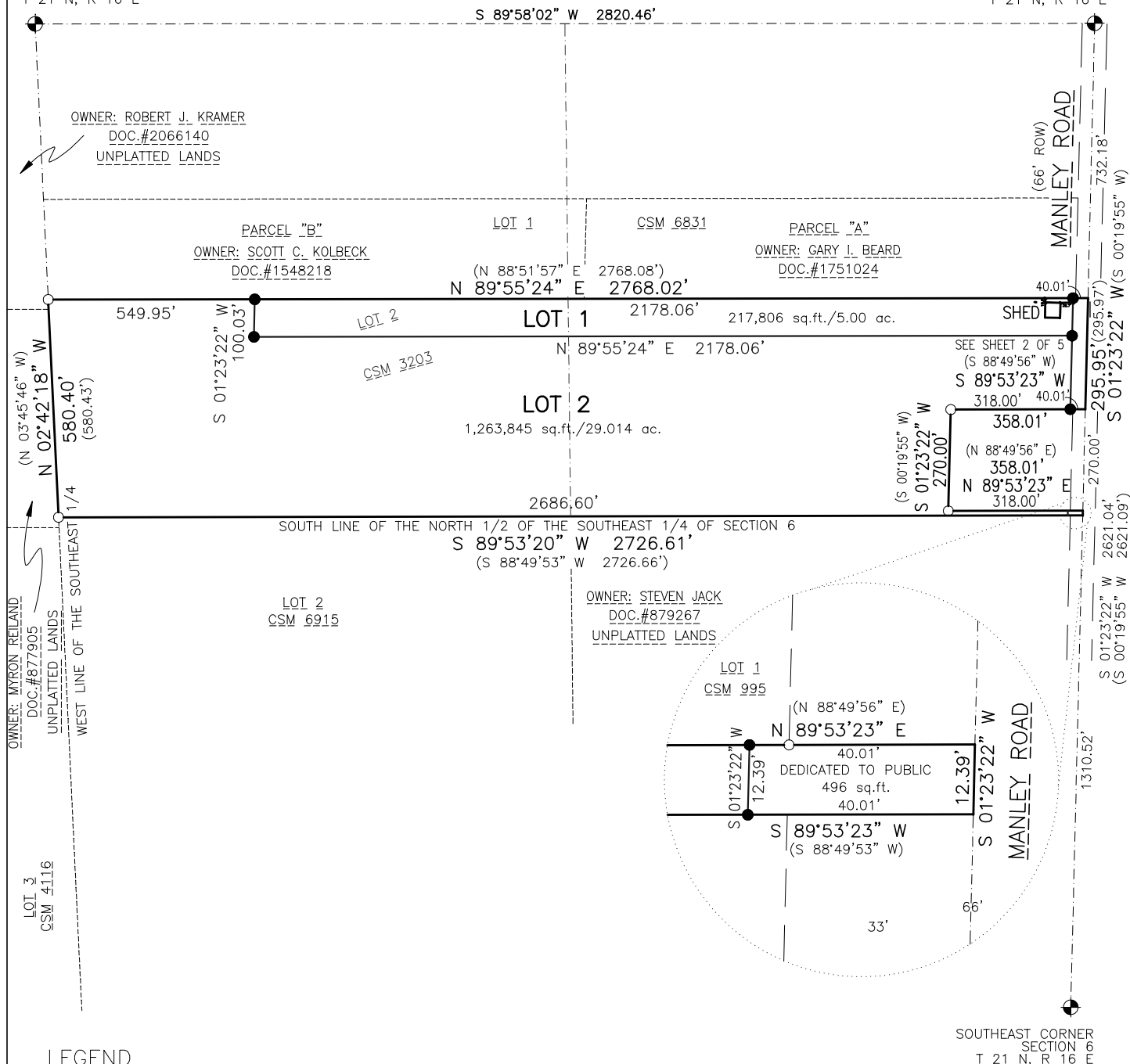
Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:

CERTIFIED SURVEY MAP NO. _____

CENTER CORNER
SECTION 6
T 21 N. R 16 E

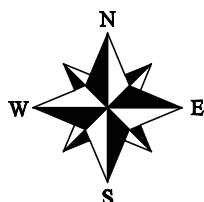
EAST 1/4 CORNER
SECTION 6
T 21 N. R 16 E



SECTION CORNER
 3/4" x 24" STEEL REBAR SET
 WEIGHING 1.502 LBS./LIN. FT.
 3/4" REBAR FOUND
 1" IRON PIPE FOUND
 () RECORDED AS



920,422,2829



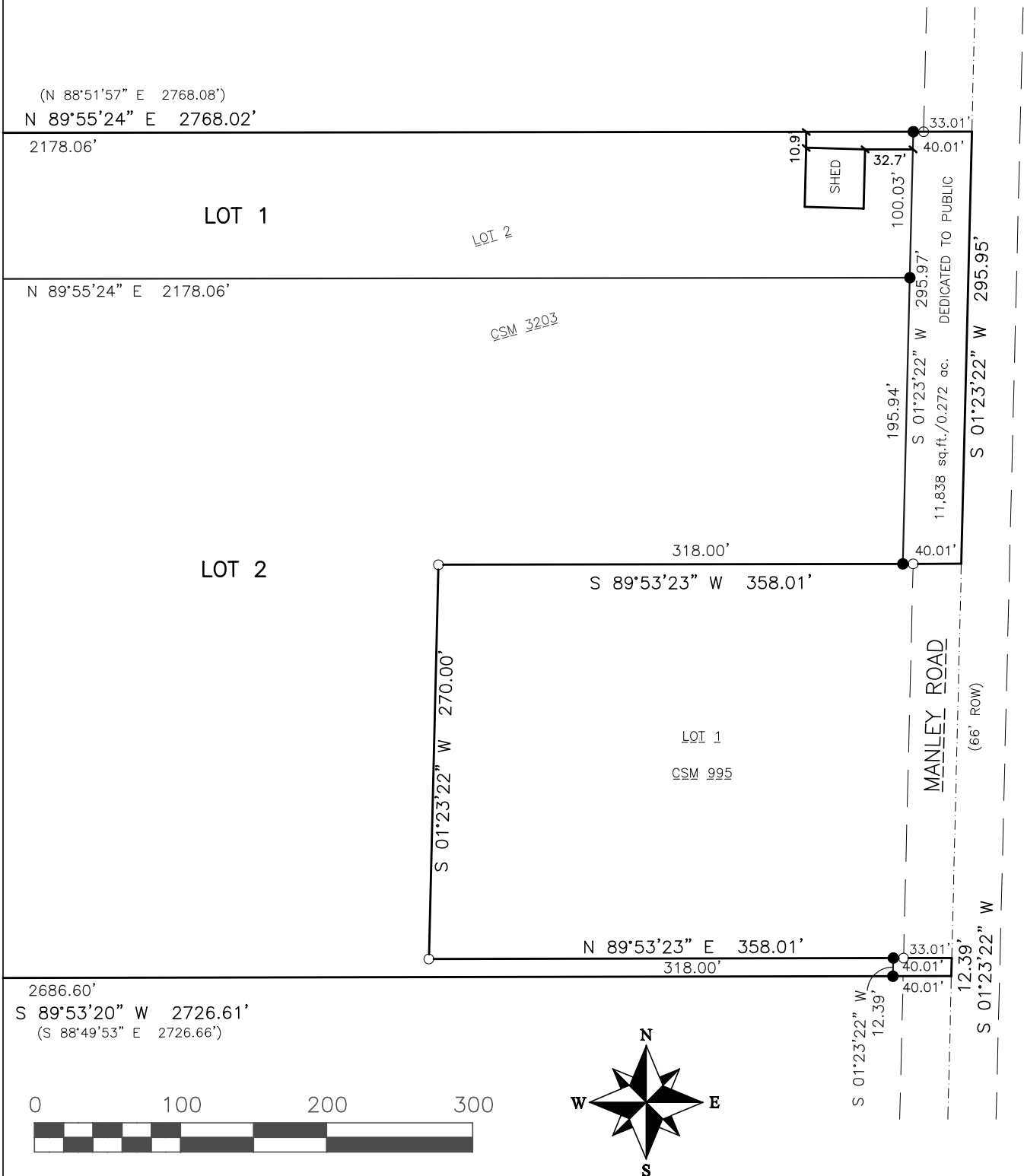
NORTH IS REFERENCED TO THE EAST LINE OF THE
SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH,
RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY,
WISCONSIN WHICH BEARS S 01°23'22" W PER THE
OUTAGAMIE COUNTY COORDINATE SYSTEM.

NOTES ARE FOUND ON SHEET 4 OF 6.

Exhibit A

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE,
OUTAGAMIE COUNTY, WISCONSIN.



LEGEND

- SECTION CORNER
- 3/4" x 24" STEEL REBAR SET
WEIGHING 1.502 LBS./LIN. FT.
 - 3/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - () RECORDED AS

920,422,2829

JANUARY 7, 2019

SHEET 2 OF 6

18-321

Exhibit A

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE:

I, CRAIG LOCY, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AT THE DIRECTION OF MYRON REILAND, ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 RECORDED IN THE OFFICE OF THE OUTAGAMIE COUNTY REGISTER OF DEEDS IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 3203 AS DOCUMENT NUMBER 1277199 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 01 DEGREE 23 MINUTES 22 SECONDS WEST, 732.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, SOUTH 01 DEGREE 23 MINUTES 22 SECONDS WEST, 295.95 FEET; THENCE ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP 995 RECORDED IN THE OFFICE OF THE OUTAGAMIE COUNTY REGISTER OF DEEDS IN VOLUME 5 OF CERTIFIED SURVEY MAPS ON PAGE 995 AS DOCUMENT NUMBER 1007077, SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST (PREVIOUSLY RECODED AS SOUTH 88 DEGREES 49 MINUTES 56 SECONDS WEST), 358.01 FEET; THENCE ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 995, SOUTH 01 DEGREE 23 MINUTES 22 SECONDS WEST (PREVIOUSLY RECORDED AS SOUTH 00 DEGREES 19 MINUTES 55 SECONDS WEST), 270.00 FEET; THENCE ALONG THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 995, NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST (PREVIOUSLY RECORDED AS NORTH 88 DEGREES 49 MINUTES 55 SECONDS EAST), 358.01 FEET; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 01 DEGREE 23 MINUTES 22 SECONDS WEST, 12.39 FEET (PREVIOUSLY RECORDED AS SOUTH 00 DEGREES 19 MINUTES 55 SECONDS WEST, 12.42 FEET); THENCE ALONG THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP 3203 RECORDED IN THE OFFICE OF THE OUTAGAMIE COUNTY REGISTER OF DEEDS IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 3203 AS DOCUMENT NUMBER 1277199 ALSO BEING THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 89 DEGREES 53 MINUTES 20 SECONDS WEST, 2726.61 FEET (PREVIOUSLY RECORDED AS SOUTH 88 DEGREES 49 MINUTES 53 SECONDS WEST, 2726.66 FEET); THENCE ALONG THE WEST LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP 3203 ALSO BEING THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, NORTH 02 DEGREES 42 MINUTES 18 SECONDS WEST, 580.40 FEET (PREVIOUSLY RECORDED AS NORTH 03 DEGREES 45 MINUTES 46 SECONDS WEST, 580.43 FEET); THENCE ALONG THE NORTH LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP 3203, NORTH 89 DEGREES 55 MINUTES 24 SECONDS EAST, 2768.02 FEET (PREVIOUSLY RECORDED AS NORTH 88 DEGREES 51 MINUTES 57 SECONDS EAST, 2768.08 FEET) TO THE POINT OF BEGINNING, CONTAINING 1,493,985 SQUARE FEET [34.297 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I FURTHER CERTIFY THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION OF THE LAND AND THAT I HAVE FULLY COMPLIED WITH 236.34 OF WISCONSIN STATE STATUTES AND THE OUTAGAMIE COUNTY AND TOWN OF GREENVILLE SUBDIVISION AND PLATTING REGISTRATIONS IN SURVEYING AND MAPPING OF THE SAME.

DATED THE 7th DAY OF JANUARY, 2019.

CRAIG LOCY #2940
CRL SURVEYING, LLC.
N1674 MEDINA DRIVE
GREENVILLE, WI 54942



920.422.2829

Exhibit A

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

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

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

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

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

- NOTES:
- 1. THIS CSM IS ALL OF TAX PARCEL NUMBER'S: 11-0-0214-00.
 - 2. THE PROPERTY OWNER'S OF RECORD ARE: MYRON P. & LOLA MAE REILAND.
 - 3. THIS CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS: VOLUME 301, PAGE 431.
 - 4. ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE TOWN OF GREENVILLE AND THE OUTAGAMIE COUNTY ZONING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.



920.422.2829

Exhibit A

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN OF GREENVILLE BOARD OF SUPERVISORS ON THIS THE _____ DAY OF _____, 2019.

TOWN CHAIRPERSON DATE

TOWN CLERK DATE

TOWN TREASURERS CERTIFICATE:

I, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF GREENVILLE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS THE _____ DAY OF _____, 2019, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

TOWN TREASURER DATE

OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT CERTIFICATE:

APPROVED BY OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT ON THIS THE _____ DAY OF _____, 2019.

OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT

OUTAGAMIE COUNTY TREASURERS CERTIFICATE:

I, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF OUTAGAMIE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS THE _____ DAY OF _____, 2019, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

COUNTY TREASURER DATE



920.422.2829

Exhibit A

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 3203 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP.

MYRON P. REILAND
(OR EXECUTOR)

LOLA MAE REILAND
(OR EXECUTOR)

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019 THE ABOVE NAMED PERSONS KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



920,422,2829

MEETING: Town Board
DATE: February 25, 2019

AGENDA ITEM #: TB - 7c
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Chairperson and Commission and Board Members
From: Michael J. D. Brown, Community & Economic Development Director
Date: February 18, 2019
RE: **Site Plan and Special Exception for Shed and Trailer Sales on parcel 110029204 & 110029205**

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

BACKGROUND & SUMMARY: Travis Spaulding, owner of parcels 110029204 & 11002905 is renting a portion of his land to his brother, dba Trailer Express LLC, for sales of pre-fabricated sheds and trailers as well as operating a contractor's yard. The property is zoned Industrial and General Agriculture.

This is a currently functioning business and needs to have the special exception use for the sales of the sheds and trailers for the Industrial Zoned portion of the property. The contractor's yard use is permitted within the Industrial Zoning District portion of the property; however, it requires a special exception for the Agricultural District of the property. A site plan is also required.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Industrial	Residential/Contractors Yard
South	Agriculture	Agriculture
East	Agriculture	Agriculture
West	Agriculture	Residential

ITEMS FOR DISCUSSION:

1. Special Exception: A Special Exception for sales of sheds and trailers and a contractor's yard has been requested:
 - a. Section 320-209A(1-10) Standards for granting a special exception. Special Exceptions may be granted by the Planning Commission, and approved by the Town Board, when all of the following conditions prevail:
 - i. The establishment, maintenance, or operation of the special exception will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of the community.

- ii. The special exception will not be injurious to the uses of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
- iii. The proposed use will not create a look of clutter, garishness, glare or creates an obnoxious noise level, or would generate any other incompatibility with surrounding neighborhood.
- iv. The impact of the use is furthering the purposes of this chapter or the purposes of the zoning district in which the use is proposed or the adopted Comprehensive Plan of the Town.
- v. The establishment of the special exception will not impede the normal and orderly development and improvement of the surrounding property.
- vi. Adequate facilities, access roads, drainage and/or necessary services will be provided.
- vii. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- viii. If the special exception involves a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need and provide a public benefit.
- ix. Lot area, lot width and setbacks meet or exceed minimum requirements and are adequate for the proposed use. When there is an existing nonconforming structure, this provision may be waived by the Town Board.
- x. Generally, a buffer shall exist as determined by the Planning Commission between the structure or land use to be occupied by the special exception and any adjoining property line.

2. Site Plan:

- a. On September 24, 2018 the Planning Commission informed the applicant when he submits for an official site plan and special exception application, it would allow him to maintain the current gravel parking areas as Section 320-39 of the Zoning Ordinance, states that *"All off-street parking areas, except a single parking space accessory to a single-family dwelling, shall be surfaced with a dustless all-weather material capable of carrying a wheel load of 40,000 pounds (normally, a two-inch blacktop on a four-inch base). Compacted stone or gravel may be used only with the approval of the Planning Commission."*
- b. Staff has found the site plan to be in general conformance with other code requirements.

STAFF RECOMMENDATION: Staff recommends the Commission approve the site plan and special exception.

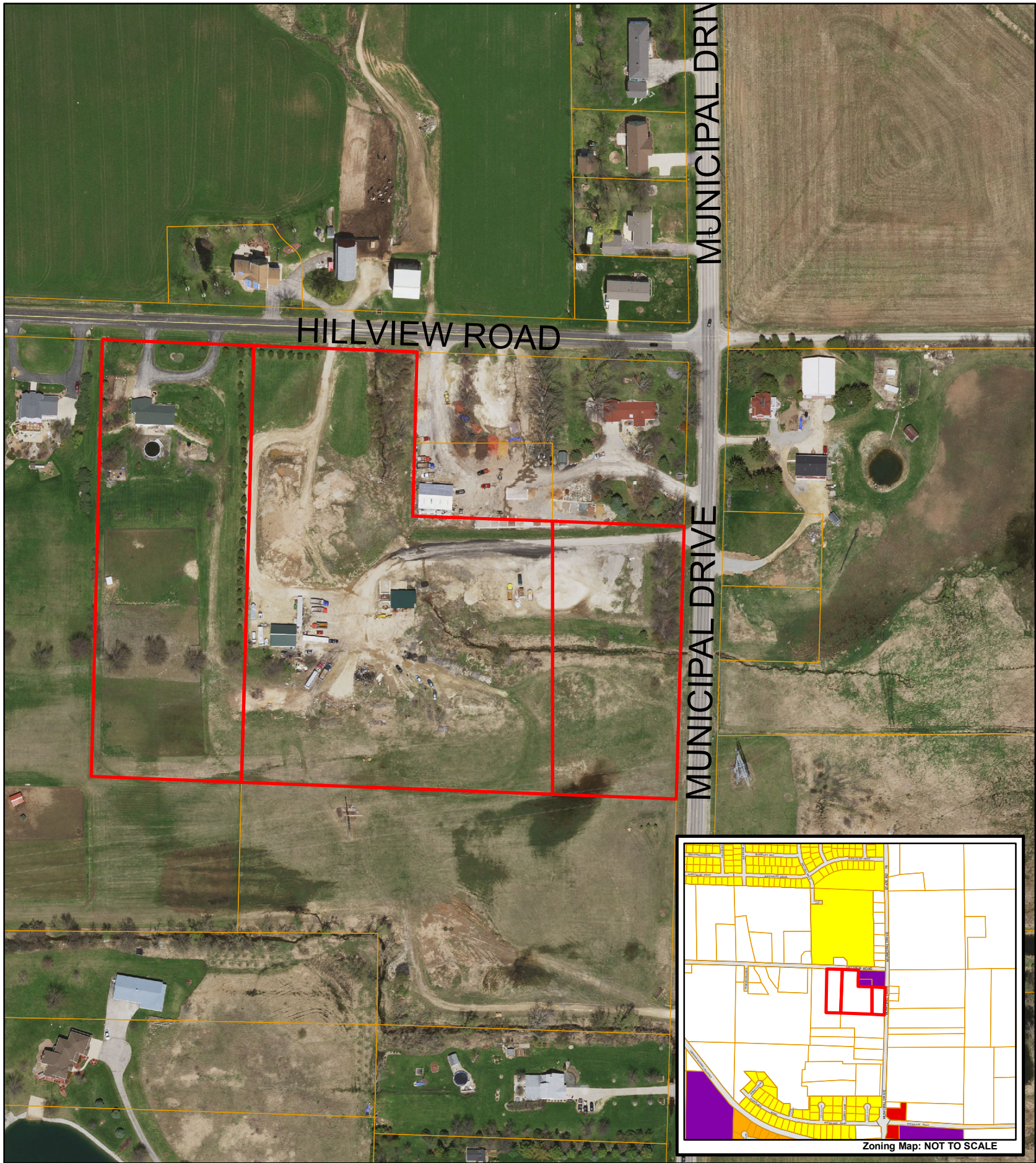
If the Town Board is in agreement, the following motion may be made:

1. Special Exception and Site Plan "Motion to approve Resolution 25-19"

###

Attachments:

- 1. Aerial
- 2. Resolution 25-19



Town of Greenville 2018_31_Spaulding






 Project Location



0 100 200 400
Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

Zoning

-  GENERAL AGRICULTURE
-  SINGLE FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  GENERAL COMMERCIAL DISTRICT

-  PLANNED COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL DISTRICT
-  BUSINESS PARK
-  INDUSTRIAL
-  AIRPORT DISTRICT
-  Parcel Boundary

This map provides data containing geographic information about the Town of Greenville. The data was obtained from multiple sources and agencies. The Town of Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and assumes no responsibility for the accuracy of this map or its use or misuse. The map is intended for use as a general reference only.

Resolution #25-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A SPECIAL EXCEPTION & SITE PLAN FOR TRAILER EXPRESS LLC FOR TRAILER AND SHED SALES CONTRACTOR'S YARD, LOCATED ON HWY 76 AT PARCELS 110029204 & 110029205

WHEREAS, a pre-fabricated shed and trailer sales and service lot for the industrial zoned portion of the property and a contractor's yard for the agricultural portion of the property has been applied for as a special exception for Trailer Express LLC located on Hwy 76 on parcels 110029204 & 110029205 as shown on the attached Exhibit A; and

WHEREAS, the Planning Commission has found that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and have recommended approval to the Town Board; and

WHEREAS, the approval and continued use of the special exception shall be conditioned on the following

1. Temporary Signage will be taken down and replaced with permanent signage meeting zoning requirements within 120 days of special exception approval; and
2. Current gravel parking and driveways may be maintained but not expand further than area shown on Exhibit A;
3. Contractors Yard on parcel 110029205, must meet Town ordinance requirements;

WHEREAS, per Section 320-209B(2) of the Zoning Ordinance, the special exception shall expire if the use is discontinued for a period of eight months. If a building permit is required, and has not been obtained within 12 months of the issuance of the special exception permit, the applicant must request in writing and the Planning Commission may approve an extension if it finds there is no significant change to warrant a new special exception permit application. If the special exception does not require a building permit and has not started within 12 months of issuance of the special exception permit the permit is considered null and void and an application for a special exception permit shall be required. If the conditions set forth above are not met within the specified timeframes the special exception permit shall expire and be null and void. The special exception shall run with the land and is transferable with the sale of the property; and

WHEREAS, this resolution shall act as the special exception permit and be enforceable by the Town;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby finds that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and approves the special exception permit.

This resolution was adopted by the Town of Greenville Town Board on the 25th day of February, 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Town Chair

ATTEST:

Wendy Helgeson, Clerk

Motion to Approve Resolution No. #25-19 made by:

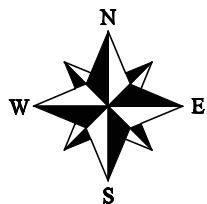
Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:

SITE PLAN

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.



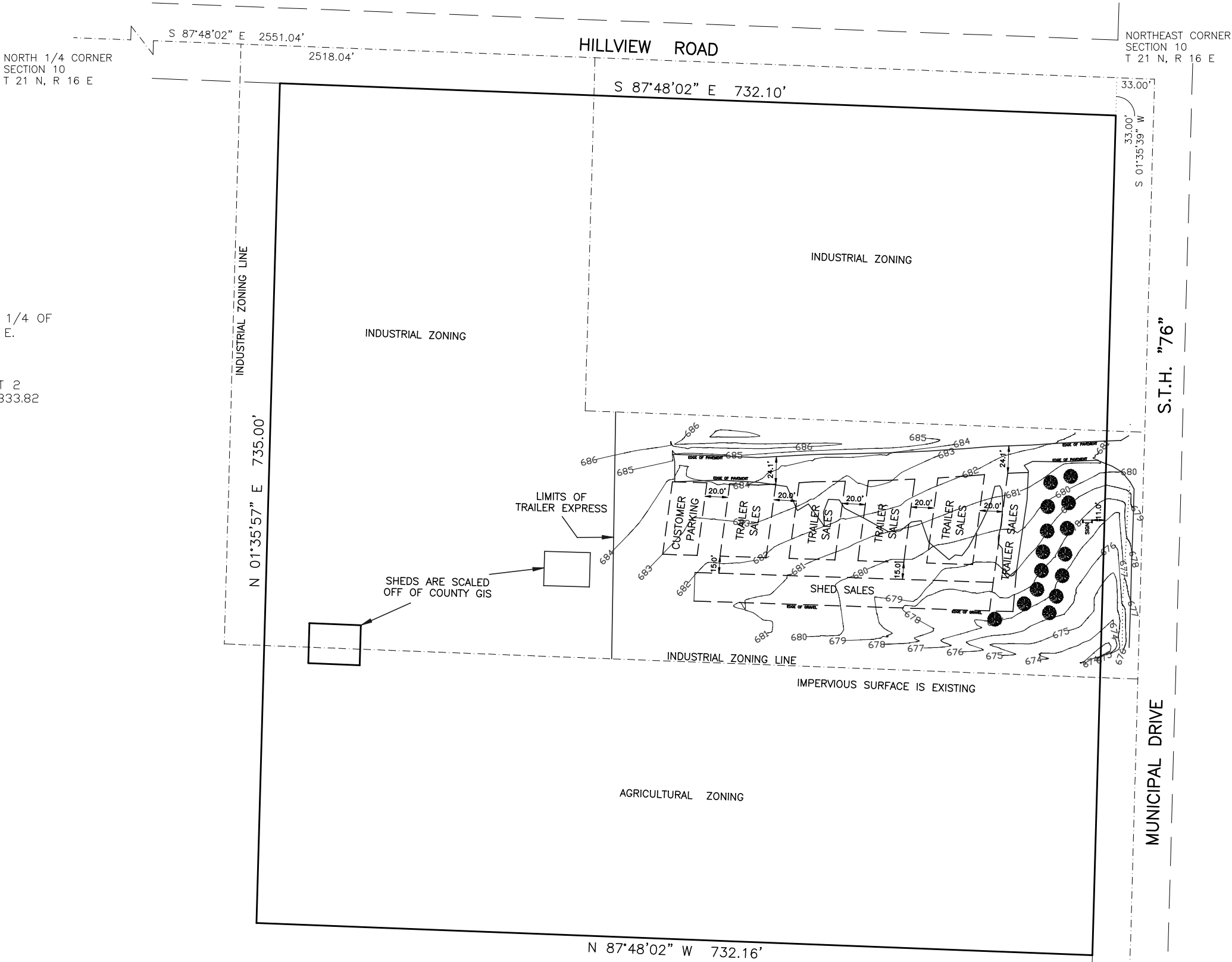
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, T 21 N, R 16 E ASSUMED TO BEAR S 87°48'02" E.

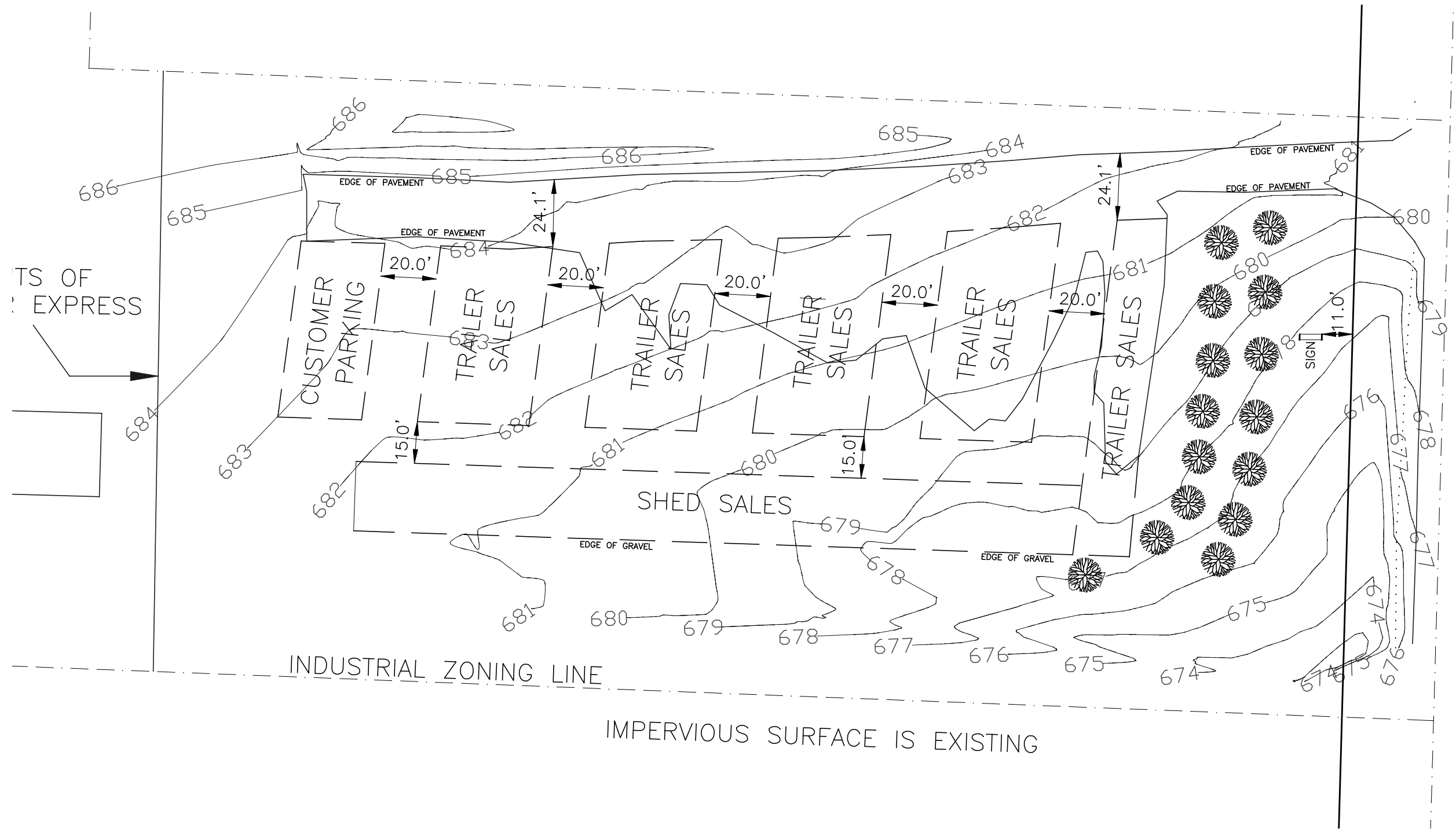
BENCHMARKS
TBM-1 = TOP OF REBAR AT NORTHWEST PROPERTY CORNER OF LOT 2
ELEVATION = 833.82

PREPARED FOR:
JARED SPAULDING
N2077 MUNICIPAL DRIVE
GREENVILLE, WI 54942

LEGEND

- 807 — EXISTING CONTOUR WITH ELEVATION
- 807 — PROPOSED CONTOUR WITH ELEVATION
- 919.08 PROPOSED GROUND AT FOUNDATION ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED EROSION CONTROL





MEETING: Town Board
DATE: February 25, 2019

AGENDA ITEM #: TB - 7d
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Chairperson and Commission and Board Members
From: Michael J. D. Brown, Community & Economic Development Director
Date: February 18, 2019
RE: Greenville Fire Station Site Plan and Special Exception

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

BACKGROUND & SUMMARY: The Town of Greenville is proposing to construct a new Fire Station located at the northwest corner of Hwy 76/Municipal Drive and Parkview Drive parcels 110035301 & 110035302; a referendum was passed in 2018 for the new station. A Certified Survey Map (CSM) was approved on January 28, 2019 to combine the two lots. A Site Plan and a Special Exception for a Fire Station and Planned Unit Development (PUD) to allow for flexibility within the zoning regulations is provide for review and consideration. The property is zoned General Commercial and falls within the Heritage District and is currently vacant.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Commercial	vacant
South	Commercial	Commercial
East	Commercial/Residential	Commercial/Residential
West	Residential	Residential

ITEMS FOR DISCUSSION:

1. Special Exception: A Special Exception for a Fire Station and Planned Unit Development (PUD) for relief from the zoning code requirements:
 - a. Zoning Code Section seeking relief include:
 - i. 320-188D: The roof would be permitted to have a pitch less than 8:12.
 - ii. 320-62 Landscaping: A landscape plan has been proposed and meets the requirements; however, there are too many plantings that would cause overcrowding of material and site vision issues. Therefore, modifications to the plan may be required and relief provided for through the PUD. The Town Board has also reviewed options to update the code section.
 - b. Section 320-209A(1-10) Standards for granting a special exception. Special Exceptions may be granted by the Planning Commission, and approved by the Town Board, when all of the following conditions prevail:

- i. The establishment, maintenance, or operation of the special exception will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of the community.
- ii. The special exception will not be injurious to the uses of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
- iii. The proposed use will not create a look of clutter, garishness, glare or creates an obnoxious noise level, or would generate any other incompatibility with surrounding neighborhood.
- iv. The impact of the use is furthering the purposes of this chapter or the purposes of the zoning district in which the use is proposed or the adopted Comprehensive Plan of the Town.
- v. The establishment of the special exception will not impede the normal and orderly development and improvement of the surrounding property.
- vi. Adequate facilities, access roads, drainage and/or necessary services will be provided.
- vii. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- viii. If the special exception involves a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need and provide a public benefit.
- ix. Lot area, lot width and setbacks meet or exceed minimum requirements and are adequate for the proposed use. When there is an existing nonconforming structure, this provision may be waived by the Town Board.
- x. Generally, a buffer shall exist as determined by the Planning Commission between the structure or land use to be occupied by the special exception and any adjoining property line.

2. Site Plan: The following items require attention:

- a. A ground sign is shown and is not permitted and should be removed unless a variance is applied for.

STAFF RECOMMENDATION: Staff recommends the Commission approve the Site Plan and Special Exception requests.

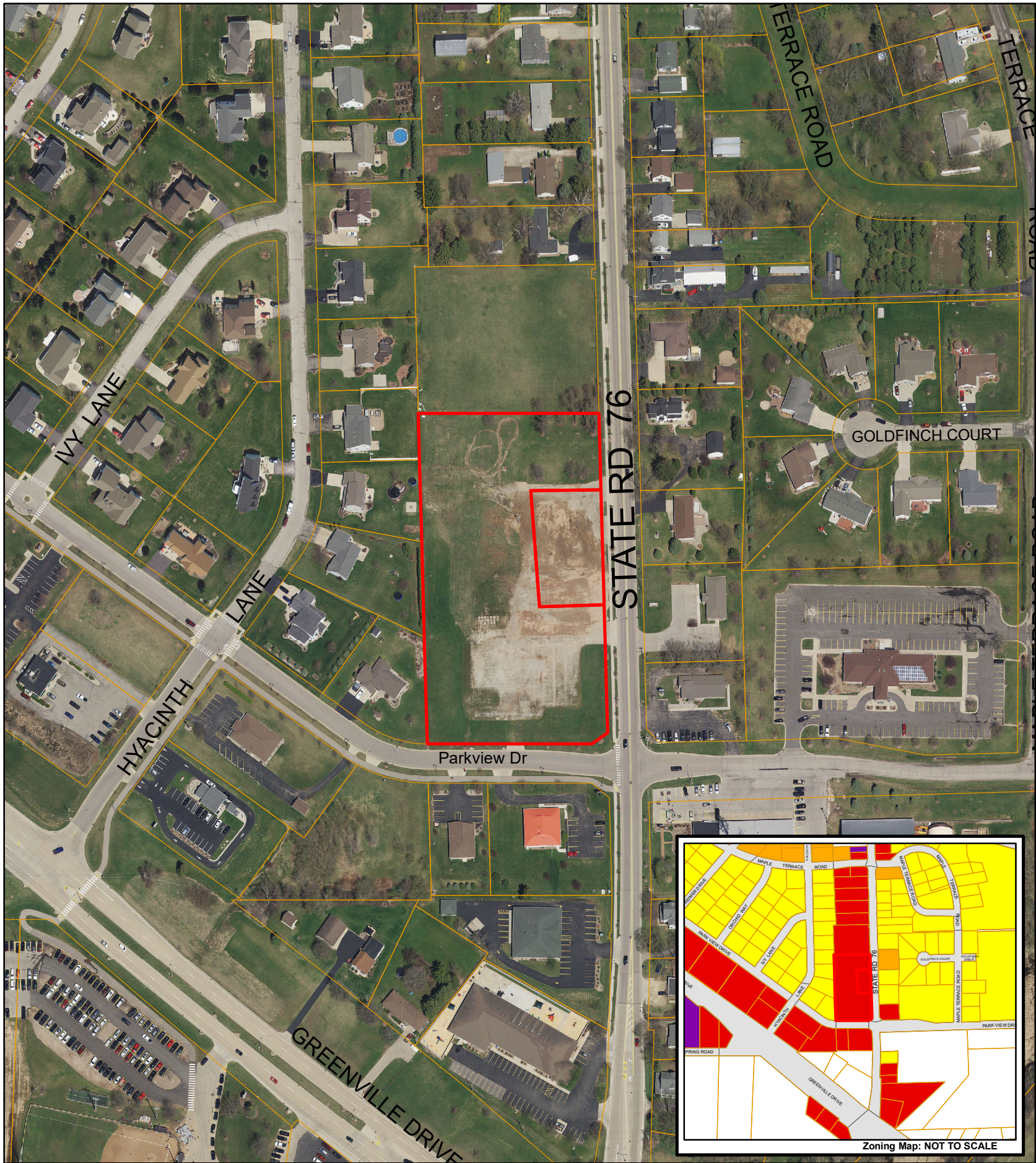
If the Commission is in agreement, the following motion may be made:

1. ***“Motion to approve Resolution 16-19 Site Plan.”***
2. ***“Motion to recommend to the Town Board approval of Resolution 17-19 Special Exception.”***

###

Attachments:

1. Aerial
2. Resolution 17-19



Town of Greenville

2018_CSM_SP_SUP Fire Station






 Project Location



0 100 200 400 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

Zoning

-  GENERAL AGRICULTURE
-  SINGLE FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  GENERAL COMMERCIAL DISTRICT

-  PLANNED COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL DISTRICT
-  BUSINESS PARK
-  INDUSTRIAL
-  AIRPORT DISTRICT
-  Parcel Boundary

This map provides data containing geographic information about the Town of Greenville. The data was obtained from multiple sources and agencies. The Town of Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and assumes no responsibility for the accuracy of this map or its use or misuse. The map is intended for use as a general reference only.

Resolution #17-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A SPECIAL EXCEPTION FOR FIRE STATION AND PLANNED UNIT DEVELOPMENT LOCATED AT PARCELS 110035301 & 110035302

WHEREAS, a Fire Station and Planned Unit Development (PUD) has been applied for as a special exception for the Greenville Fire Station located at parcels 110035301 & 110035302 as shown on the attached Exhibit A; and

WHEREAS, the Planning Commission has found that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and have recommended approval to the Town Board; and

WHEREAS, the approval and continued use of the special exception shall be conditioned on the following and granted relief from the zoning code through the PUD

1. A landscape plan has been attached and meets code but the Town Board has the authority to reduce landscaping as it sees fit in the future in order to meet life and safety concerns; and
2. The 8:12 roof pitch requirement has been waived as this is a life safety facility and the design of the site does not lend itself to be able to meet this requirement; and

WHEREAS, per Section 320-209B(2) of the Zoning Ordinance, the special exception shall expire if the use is discontinued for a period of eight months. If a building permit is required, and has not been obtained within 12 months of the issuance of the special exception permit, the applicant must request in writing and the Planning Commission may approve an extension if it finds there is no significant change to warrant a new special exception permit application. If the special exception does not require a building permit and has not started within 12 months of issuance of the special exception permit the permit is considered null and void and an application for a special exception permit shall be required. If the conditions set forth above are not met within the specified timeframes the special exception permit shall expire and be null and void. The special exception shall run with the land and is transferable with the sale of the property; and

WHEREAS, this resolution shall act as the special exception permit and be enforceable by the Town;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby finds that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and approves the special exception permit.

This resolution was adopted by the Town of Greenville Town Board on the 25th day of February, 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Town Chair

ATTEST:

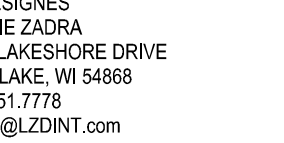
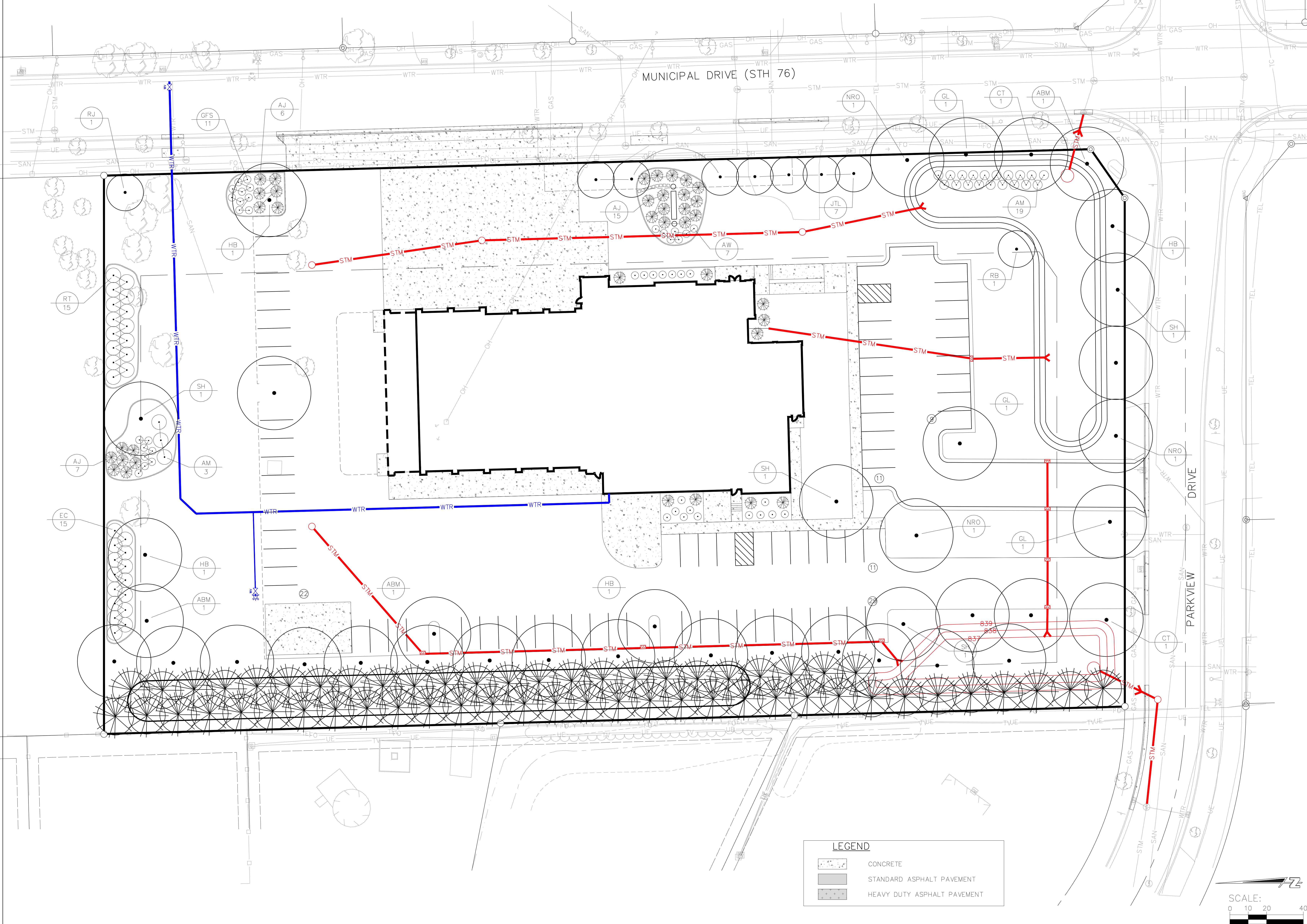
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #17-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:



C 110

MEETING: Town Board
DATE: February 25, 2019

AGENDA ITEM #: TB - 7e
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors
From: Michael J. D. Brown, Community & Economic Development Director
Date: February 18, 2019
RE: Towering Pines West Bike Trail

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

BACKGROUND & SUMMARY: Per the approved development agreement between the developer of the Towering Pines West subdivision Dercks/DeWitt LLC and the Town, the developer is required to install a 10' regional trail on Outlots 1 & 2. In the fall of 2018 prior to the expiration of the letter of credit for the project the developer requested the Town waive the requirement to install the trail. One of the issues was part of the trail traversed a steep slope and felt it would be difficult to meet ADA accessibility requirements. The Town informed the developer it would require the trail to be installed and the letter of credit was extended to summer of 2019. The Town asked the developer to submit a plan to address the ADA issues.

The developer has prepared an engineered design to meet ADA requirements for this section of the trail that includes switchbacks, landings and retaining walls (attached). After review of the proposal staff has determined that it will be very costly to construct the trail based on the proposed design, well over \$100,000. Staff recommends waiving the construction requirement of this portion of the trail for the developer; the developer would still be required to construct the remainder of the trail as shown on the approved engineering plans (attached).

STAFF RECOMMENDATION: Staff recommends the Board waive the construction of the trail in Towering Pines West Outlot 1 that traverses the steep slope as identified on the attached exhibit. If the Board is in agreement, the following motion may be made: ***"Motion to waive construction of the portion of trail on the steep slope of Outlot 1 of Towering Pines West Subdivision."***

###

Attachments:

1. Proposed Bike Trail Engineering Plan of Steep Slope
2. Original Approved Engineering Bike Trail Plan with proposed waiver of trail construction

Resolution #26-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE WAIVING CONSTRUCTION OF A PORTION OF BIKE TRAIL ON OUTLOT 1 OF TOWNER PINES WEST

WHEREAS, a bike trail is required to be constructed on Outlot 1 of Towering Pines West Subdivision per a developers agreement; and

WHEREAS, the Town Board has found that construction of a portion of that bike trail on the steep slope between running between Lots 7 & 8 from Glenview Drive to the stormwater facility would be cost prohibitive to construct due to the steep slopes and ADA requirements as shown on Exhibit A & B; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby waives the construction requirement of the bike trail as identified herein and as shown on Exhibit A & B.

This resolution was adopted by the Town of Greenville Town Board on the 25th day of February, 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Town Chair

ATTEST:

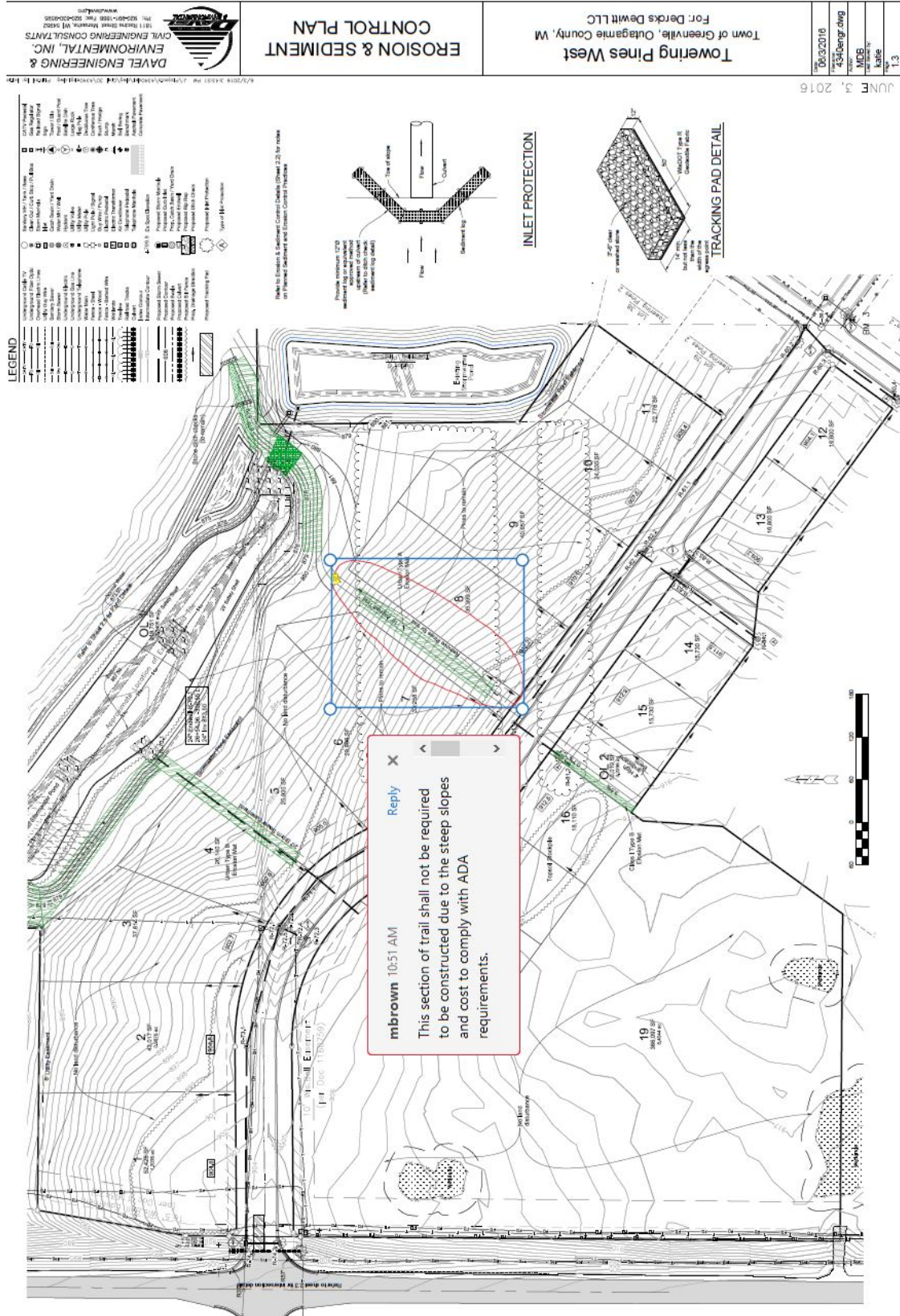
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #26-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:





1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

Towering Pines West
Town of Greenville,
Outagamie County, WI
For: Dercks Dewitt LLC

ALL WORLD FORD SPECIAL EXCEPTION FOR A PLANNED UNIT DEVELOPMENT (PUD)

PARCEL # 110019701

STP PROPERTIES, LLC, AND ITS TENNANT, ALL WORLD FORD, INC., ARE SEEKING RELIEF FROM THE LANDSCAPING REQUIREMENTS REQUIRED BY THE TOWN OF GREENVILLE FOR THE GATE WAY DISTRICT. UNDER THE PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES, SPECIFICALLY SECTION 320-209A (1-10), THERE ARE PROVISIONS FOR THE TOWN OF GREENVILLE PLANNING COMMISSION AND THE TOWN OF GREENVILLE TOWN BOARD TO ALLOW A SPECIAL EXCEPTION TO MODIFY THE LANDSCAPING REQUIREMENTS FOR THIS PARCEL.

THE PRIMARY REASON FOR SEEKING RELIEF FOR THIS PARCEL IS THE NATURE OF THE BUSINESS THAT IS OCCUPYING IT. AS THE TENNANT (SPECIFICALLY ALL WORLD FORD, INC.) IS A RETAIL FORD FRANCHISED AUTOMOTIVE DEALER, THE NEW AND USED PRODUCTS THAT THEY SELL ARE DISPLAYED OUTSIDE FOR THE RETAIL BUYER TO VIEW. THE HARDSHIP INVOLVED IS THAT THE LANDSCAPING PLAN PROPOSED BY THE TOWN OF GREENVILLE WOULD SUBSTANTIALLY HIDE OR HINDER THE VISIBILITY OF THE PRODUCTS THAT ALL WORLD FORD OFFERS TO SELL TO THE CONSUMER. THE VISIBILITY OF THE VEHICLE INVENTORY IS THE LIFE BLOOD OF RETAIL AUTOMOTIVE SALES. THE PLANTING OF TREES WOULD PREVENT THE LINE OF SIGHT BY THE CONSUMER TO VIEW THE INVENTORY.

AFTER THE NOVEMBER 26, 2018, PLANNING COMMITTEE MEETING NOTING THE CHANGES THAT THE PLANNING COMMITTEE WOULD LIKE TO SEE, AND AFTER CONSULTING WITH THE TOWN BOARD CHAIRMAN, THE TOWN ADMINISTRATOR, AND THE LANDSCAPING ENGINEER, WE FEEL THAT WE CAN PROVIDE A COMPROMISED LANDSCAPING PLAN THAT ADDRESSES ALL OF THOSE CONCERNS.

THE NEW LANDSCAPING PLAN SUBSTITUTES LOW-HEIGHT PLANTS AND SHRUBS ALONG THE HIGHWAY 15 CORRIDOR INSTEAD OF TALL TREES. THIS ALLOWS THE SIGHTLINES TO THE VEHICLE INVENTORY TO BE UNOBSTRUCTED AND STILL COMPLIES WITH THE LANDSCAPING REQUIREMENTS. SECONDLY, THE PLANTINGS REQUESTED TO HIDE THE FENCED DUMPSTER AREA ARE POSITIONED AS REQUESTED AND THE TREES ALONG THE COMMERCIAL AND RESIDENTIAL PROPERTIES ON THE NORTH SIDE ARE ELIMINATED DUE TO MATURE TREES AND PLANTS THAT ALREADY EXIST ON THE PARCEL AND ALONG THE PROPERTY LINE. THIRDLY, THERE WILL BE 12 TREES PLANTED ON THE SOUTHERN EXPOSURE THAT WILL BORDER THE PROPOSED HIGHWAY 15 BYPASS AREA (BUSINESS HIGHWAY 15) INSTEAD OF WAITING OR DEFERRING THEIR PLANTING FOR 5 YEARS OR UNTIL THE HIGHWAY PROJECT IS COMPLETED. THIS SHOULD ADDRESS THE NEED TO OFF-SET THE HEAT LOAD PER A COMMITTEE MEMBER'S REQUEST.

FOR REFERENCE, PLEASE FIND ATTACHED AND IN ORDER, THE ORIGINAL LANDSCAPING PLAN, THE NOVEMBER 2018 PROPOSED LANDSCAPING PLAN DENOTING THE D.O.T. LEASED LANDS, THE FEBRUARY

2019 COMPROMISE LANDSCAPING PLAN, AND THE PROPOSED D.O.T. HIGHWAY 15 BYPASS PROJECT
OVERLAY.

THANK YOU FOR WORKING WITH US TO PROVIDE GREENVILLE AND ITS INHABITANTS A GREAT PROJECT
TO BENEFIT THE COMMUNITY!

STU WINARSKI

PRESIDENT/OWNER

STP PROPERTIES, LLC

ALL WORLD FORD, INC.

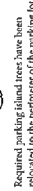
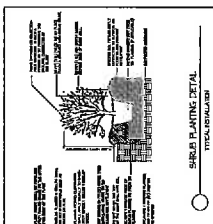


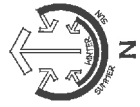
Diagram illustrating a typical residential building layout with dimensions:

- Overall dimensions: 10' 0" x 10' 0"
- Rooms and dimensions:
 - Living Room: 10' 0" x 10' 0"
 - Dining Room: 10' 0" x 10' 0"
 - Kitchen: 10' 0" x 10' 0"
 - Bedroom: 10' 0" x 10' 0"
 - Bathroom: 10' 0" x 10' 0"
 - Hallway: 10' 0" x 10' 0"
 - Entry: 10' 0" x 10' 0"
 - Garage: 10' 0" x 10' 0"
 - Front Porch: 10' 0" x 10' 0"
 - Back Porch: 10' 0" x 10' 0"



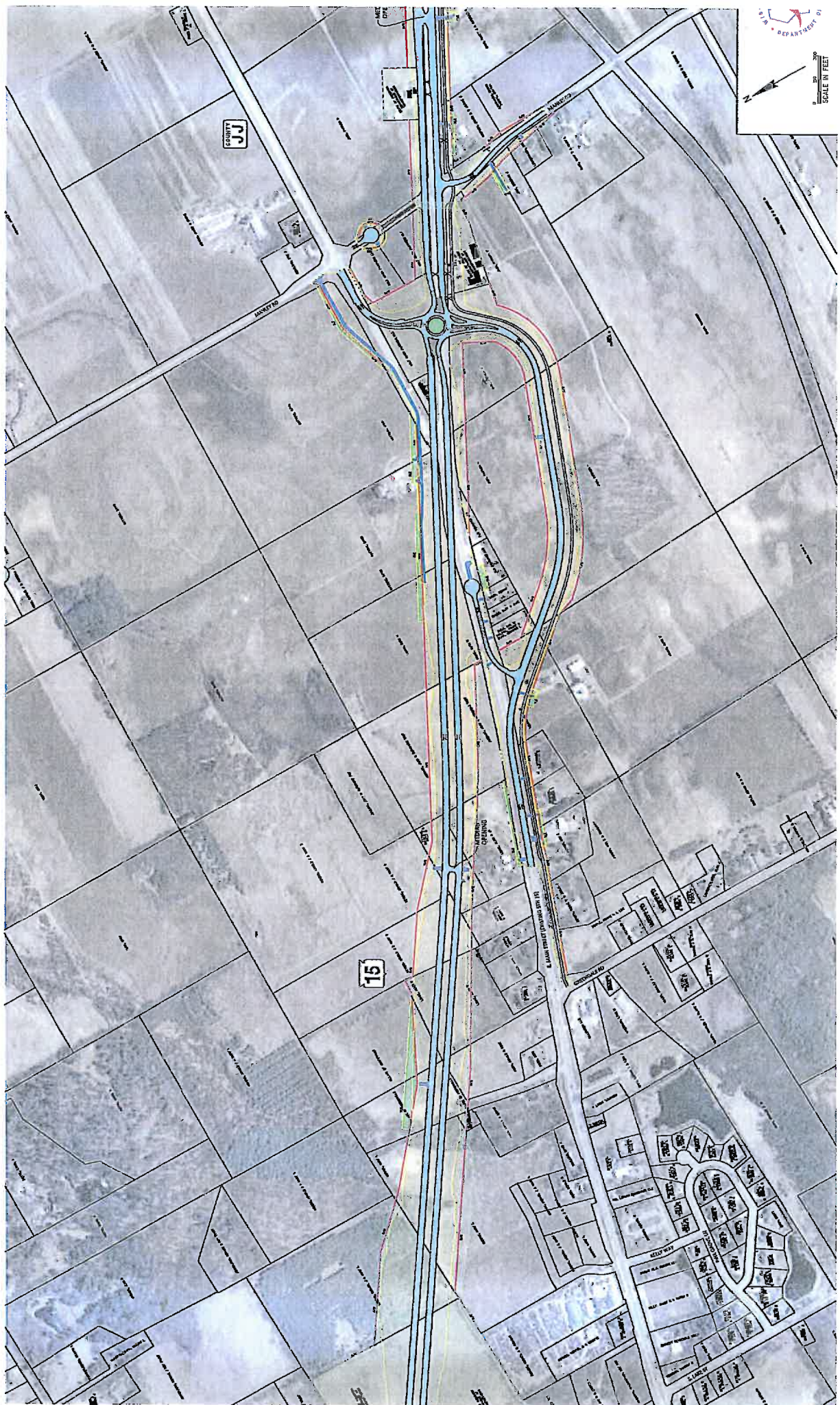
LANDSCAPE NOTES:

- ALL TURF AREAS TO BE FINE GRADED, ROLL SEED AND HYDROMULCHED BY AN AGRICULTURAL CONTRACTOR.
- PLANTING BEDS TO BE BUILT WITH 6" OF TOPSOIL AND BLACK PLASTIC.
- ALL EXISTING GRAVE COVERS OR SIMILAR TYPE.
- PLANTING BEDS TO HAVE NED FLAME RESISTANT BURNER INSTALLED AND MULCHED WITH 3" OF PINE NEEDLES.
- ALL PEPPERBERRY BURN STONE AT 3' OF BED.
- TREES NOT PLANTED IN A LANDSCAPE BEDD WILL BE MULCHED WITH A 3" DIRT RING AT THE BASE OF THE TREE.
- ALL PLANT MATERIAL WILL BE OF THE HIGHEST QUALITY AND WILL ADHERE TO THE STANDARDS FOR NURSERY STOCK SET BY THE AMERICAN HORTICULTURAL



date	time	date	time
1 = 40	6:20	6-24-10	6:20
drawn by	MM	checked by	RM
ALL WORLD FORD		residen	
BAYLAND BUILDINGS TOWN OF GREENVILLE CATAWHA COUNTY, W		drawing #	







PLANNING COMMISSION MEETING MINUTES

DATE: Monday November 26, 2018
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. **CALL TO ORDER**

The meeting was called to order at 5:31 p.m.

2. **ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA**

PRESENT: Jack Anderson, Mark Strobel, Greg Kippenhan, Jim Ecker, Leanne Meidam-Wincentsen, Jim Cotter, Ken Zilisch

Motion by Jim Ecker, second by Leanne Meidam-Wincentsen to approve the agenda. Motion carried 7-0.

3. **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.

Motion by Jack Anderson, second by Jim Cotter to close the public comment forum. Motion carried 7-0.

4. **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.)

- Approve Comprehensive Plan Meeting Minutes from October 22, 2018
- Approve Regular Planning Commission Meeting Minutes from October 22, 2018.
- Subdivision/CSM Status Report

Motion by Greg Kippenhan, second by Mark Strobel to approve the consent agenda. Motion carried 6-0 (Abstain/Ken Zilisch).

5. **ITEMS REMOVED FROM CONSENT AGENDA(as necessary)**

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- Public Hearing and Consider/Discuss/Act on Resolution 75-18 CSM for Spring Rd, parcels 110028800 & 110028900 and W7366 Violet Ct. parcel 110028713

The Public Hearing was called to order at 5:34 p.m. Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to close the Public Hearing. Motion carried 5-0 at 5:35 p.m. Motion by Greg Kippenhan, second by Leanne to approve Resolution 75-18. Motion carried 7-0.

- b. Public Hearing and Consider/Discuss/Act on Resolution 74-18 CSM for N650 Island Rd, parcel 110102100

The Public Hearing was called to order at 5:35 p.m. Motion by Jack Anderson, second by Jim Cotter to close the Public Hearing at 5:36 p.m. Motion carried 7-0. Motion by Jim Ecker, second by Mark Strobel to approve Resolution 74-18 with the comment “dedicated” added on the survey certificate. Motion carried 7-0.

- c. Public Hearing and Consider/Discuss/Act on Resolution 68-18 Special Exception for a Planned Unit Development (PUD) for All World Ford, parcel 110019701

The Public Hearing was called to order at 5:38 p.m. Debbie Jack, 2415 Manly Road; asked if landscaping would help with the noise from the business. Motion by Jack Anderson, second by Mark Strobel to close the Public Hearing at 5:40 p.m. Motion carried 7-0.

The applicant is requesting that the Town grant relief from the required plantings. Discussion was held regarding the type, location and deferment of plantings. Director Brown indicated that the landscaping should be context sensitive to the particular land use and that making adjustments is appropriate in this particular case. The Planning Commission provided direction to the applicant to bring back a revised plan which include the following concepts:

- Move the landscaping along the northern property line adjacent to the business and residential properties and add landscaping around the western perimeter of the parking lot.
- Modify the plantings around the perimeter of the parking lot to allow for different sizes, plant material and location/groupings in order to provide better visibility of the parking lot and vehicles for sale.
- Defer plantings along the southern perimeter of the parking lot until the Highway 15 bypass is constructed.

Motion by Mark Strobel, second by Leanne Meidam-Wincentsen to table until they can review a revised landscape plan. Motion carried 7-0.

- d. Public Hearing and Consider/Discuss/Act on Savannah Heights 3, parcels 110083500, 110083600 & 110083804

The Public Hearing was called to order at 6:00 p.m. Motion by Jack Anderson, second by Leanne Meidam-Wincentsen to close the Public Hearing at 6:01 p.m. Motion carried 7-0.

- i. Resolution 69-18 Rezoning

Motion by Jim Ecker, second by Jim Cotter to approve Resolution 69-18. Motion carried 7-0.

- ii. Resolution 70-18 CSM

Motion by Greg Kippenhan, second by Leanne to approve Resolution 70-18. Motion carried 7-0.

- iii. Resolution 71-18 Preliminary Plat
Motion by Jack Anderson, second by Jim Ecker to approve Resolution 71-18. Motion carried 7-0.

Discussion was held regarding the number of developments/subdivisions approved each year. Jack Anderson and Mark Strobel referenced the comprehensive plan and asked Director Brown for additional information on what the comprehensive plan recommends.

8. OPEN CASES

- a. 2018_16_Variance_Spring Rd
- b. 2018_34_Spring Rd Conservation Subdivision
- c. 2018_35_Mayflower Rd Conservation Subdivision

9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

- a. Next Meeting Date: December 17, 2018 5:30pm
- b. Comprehensive Plan meeting on December 17, 2018 at 4:30pm
- c. Chairman Anderson received notification from WI DOT that safety engineers have approved a project for the intersection at Hwy. 76 and School Road.

10. ADJOURNMENT

Motion by Jim Cotter, second by Mark Strobel to adjourn. Motion carried 7-0. Meeting adjourned at 6:19 p.m.

Wendy Helgeson, Town Clerk
Approved:

MEETING: Town Board
DATE: February 25, 2019

AGENDA ITEM #: TB - 9a
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors
From: Joel Gregozeski, Town Administrator
Date: February 21, 2019
RE: **Submittal in Support of the Incorporation of the Village of Greenville**

ACTION TYPE: This item is for possible Town Board approval/denial.

BACKGROUND & SUMMARY: The attached submittal in support of the Incorporation of the Village of Greenville has been prepared. The submittal was reviewed by the Incorporation Oversight Committee on February 18, 2019. The draft document has been sent to our consultant Bill Forrest. Mr. Forrest is reviewing the document for minor edits and corrections. Staff recommends the Town submit the document to the Department of Administration on or before March 1, 2019.

The draft document, maps and corresponding exhibits have been made available to the public. The draft documents can be found via our website and at the following links below:

[Draft Submittal in Support of the Incorporation of the Village of Greenville, WI](#)

Maps

[Map 1-01 | Proposed Village](#)
[Map 1-02 | Aerial & Proposed Village](#)
[Map 1-03 | Metropolitan Community](#)
[Map 1-04 | Population Density Distribution](#)
[Map 1-05 | Population County by Census Tract Block](#)
[Map 1-06 | Urbanized Area](#)
[Map 1-07 | Tax Incremental Finance District](#)
[Map 1-08 | Commercial Industrial Economic Activities](#)
[Map 1-09 | Existing Land Use 2017](#)
[Map 1-10 | Housing County by Census Tract Block](#)
[Map 1-11 | Farmland Soil Classification](#)
[Map 1-12 | Agricultural Enterprise Area](#)
[Map 1-13 | Topography](#)
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[Map 1-16 | Wetlands](#)

[Map 1-17 | Existing and Future Parks & Trails](#)
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[Map 1-22 | Future Land Use](#)
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[Map 1-28 | Sanitary District #1 & Sewer Service Area](#)
[Map 1-29 | Growth Areas in Intergovernmental Boundary Agreements](#)
[Map 1-30 | WIDNR Landfills and Contaminated & Cleaned Up Sites](#)
[Map 2-01 | MABAS & Auto Aid Coverage](#)
[Map 2-02 | Fox West Sewer Service Area](#)
[Map 3-01 | Sanitary District #1 Sanitary System](#)
[Map 3-02 | Sanitary District #1 Water System](#)
[Map 3-03 | Growth Areas in Intergovernmental Services Agreements](#)

Exhibits

[Exhibit 1-1 | Resolution Establishing Incorporation Oversight Committee](#)
[Exhibit 1-2 | Sports Complex Master Plan](#)
[Exhibit 1-3 | Chapter 320 Zoning Code](#)
[Exhibit 1-4 | 2019 Fox Cities Transportation Improvement Plan](#)
[Exhibit 1-5 | Town of Greenville Comprehensive Plan 2030](#)
[Exhibit 1-6 | Town of Greenville Five Year Comprehensive Outdoor Recreation Plan](#)
[Exhibit 1-7 | Town of Greenville Green Print Plan](#)
[Exhibit 1-8 | 2019-2023 Five Year Capital Improvement Plan](#)
[Exhibit 1-9 | Town of Greenville Five Year Strategic Plan](#)
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[Exhibit 3-2 | 2018 Moody's Credit Report – Town of Greenville](#)
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[Exhibit 4-5 | 2017 Annual Public Service Commission Report Sanitary District #1](#)
[Exhibit 4-6 | Refuse Collection Contract with Harters of the Fox Valley](#)
[Exhibit 4-7 | Town Facilities – Statement of Values](#)

STAFF RECOMMENDATION: Staff recommends the Town Board approve the submittal in support of the Incorporation of the Village of Greenville, WI. If the Board is in agreement, the following motion may be made: **“Motion to approve the Submittal in Support of the Incorporation of the Village of Greenville, WI and submit the proper fee to the Incorporation Review Board.”**

POLICY/PLAN REFERENCE(S):

- Chapter 66, Wisconsin State Statutes.

FISCAL IMPACT:

Is there a fiscal impact? Yes, (\$25,000).

Is it currently budgeted or planned? Yes, FY2019

Amount budgeted: 100-5130-210 Legal Services

JDG

###

Attachments:

- Submittal in Support of the Incorporation of the Village of Greenville, WI
- Maps and Exhibits can be downloaded via the following link:
(http://www.townofgreenville.com/news_detail_T6_R60.php#Submittal)
- Municipal Incorporation Process Flow Chart



Submittal in Support of the Incorporation of the **Village of Greenville, WI**

Case Number Case No:
18-CV-409



Petitioners:

Kevin Sturn, Representative
Pete Gervais, Alternative Petitioner

Prepared by:

Town of Greenville

With Support from:

William L. Forrest, AICP
Forrest & Associates, LLC

Submittal Date:

February 26, 2019

Table of Contents

Executive Summary	5
Introduction	7
Reasons for Seeking Incorporation	7
Impact of Annexations	8
Public Participation in the Incorporation Process	8
Strong Community Support for Incorporation	9
Section 1(a): Characteristics of Territory	10
Section 1a: Characteristics of Territory	11
(a) Regional Context	11
(b) Cohesion and Unity	11
(c) Community Businesses	32
(d) School District Information	34
(e) Existing Ordinances and Governing	35
(f) Land Use Trends	41
(g) Transportation System	45
(h) Local, County and Regional Plans	47
(i) Other Reports and Feasibility Studies	49
(j) Existing or Closed Solid Waste Landfills	49
(k) Irregular Boundaries	52
Section 1(b): Territory Beyond the Core	53
Section 1b: Territory Beyond the Core	54
(a) Population Estimate	54
(b) For “Isolated” Petitioners	54
(c) Land Suitable for Development	55
Section 2(a): Tax Revenue	57
Section 2a: Tax Revenue	58
(a) Proposed Village Budget	58
(b) Estimated Equalized Value of Proposed Community	61
(c) Financial Reports	63
(d) Special Purpose Districts	64
(e) Agreements	65
(f) Estimate of New Capital Needs	65

(g) Intervenor in Opposition	65
Section 2(b): Level of Services.....	66
Section 2b: Description of Services	67
(a) Descriptions of Services	67
(b) Level of Services Available	85
(c) Description of Buildings & Equipment.....	85
(d) Current Services.....	85
Section 2(c): Impact on the Remainder of the Town	86
Section 2c: Impact on the Remainder of the Town.....	87
(a) General Impact.....	87
(b) Impact on Existing Special Purpose Districts and Urban Service Boundaries ..	88
(c) Estimate of Residual Equalized Value, Budget and Tax Levy	88
Section 2(d): Impact on the Metropolitan Community	89
Section 2d: Impact on the Metropolitan Community	90
(a) Policy, Regulatory and Service Issues.....	90
(b) Consistency of Policy, Regulatory and Service Issues.....	90

Maps:

- Map 1-01 | Proposed Village
- Map 1-02 | Aerial & Proposed Village
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- Map 1-14 | Navigable Streams
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Executive Summary

This document contains the information and analysis as prepared by the petitions to enable the Incorporation Review Board to determine if the submitted petition meets the statutory standards as described in Section 66.0207, Wis. Stats. to incorporate the Town of Greenville into a metropolitan village.

The petitioner's designated representative is Kevin Sturn, N1354 Westgreen Drive, Greenville, WI 54942 and the alternate petitioner is Pete Gervais, N1414 Meadow Park Drive, Greenville, WI 54942. The petition was filed with the Circuit Court of Outagamie County on April 24, 2018 as Case No. 18-CV-409. A hearing was conducted on August 29, 2018 and October 18, 2018 pursuant to Wis. Stats. 66.0203. The petition was found to be in compliance with Wis. Stats. 66.0205. Accordingly, the petition has been referred to the Wisconsin Department of Administration for determination as provided for in Wis. Stats. 66.0207.

The petitioners wish to incorporate the entire thirty-six (36) square mile Town of Greenville into the Village of Greenville. The Town of Greenville has an estimated population of 11,785 residents according to the Wisconsin Department of Administration and is the second most populous town in the State of Wisconsin. The total population of the proposed area is 10,309 as determined by the 2010 U.S. Census data. The proposed village area is depicted in **Map 1-1**.

The area proposed for incorporation currently functions as a village with public water and sewer, police and fire services along with an extensive park system, bike and pedestrian trail networks and all other services common to a village. The area has its own strong social, civic and community identity, separate from the surrounding communities.

The petitioners feel this proposed village meets all of the standards under Wis. Stats. 66.0207. This application includes supporting material for meeting all of the following standards:

1. Characteristics of Territory
2. Territory Beyond the Core
3. Tax Revenue
4. Level of Services
5. Impact on the Remainder of the Town
6. Impact on the Metropolitan Community

The Towns of Grand Chute and Ellington and the Village of Hortonville have been accepted by the court as intervenors in the incorporation petition. The Town of Grand Chute is contiguous to the proposed area for incorporation on its eastern boundary. The Town of Ellington is contiguous to the proposed area of incorporation on its northern boundary. The Village of Hortonville is contiguous only along the most northwest boundary point to the area proposed for incorporation.

It should be noted the Town of Greenville and Town of Grand Chute have an intergovernmental agreement to preserve and protect the boundaries between the Town of Grand Chute and Greenville should it become a village. The Town of Greenville is currently working with the Town of Ellington on a proposed boundary agreement.

Draft

Introduction

The information contained in this report is being provided to the Wisconsin Department of Administration (WDOA) and the Incorporation Review Board (IRB) in support of the incorporation of the Village of Greenville as a "metropolitan" village.

The information provided in this report is organized according to the statutory requirements the WDOA and the IRB will use to review the Petition and the information requested by WDOA, as described in the publication entitled "Informational Needs for Municipal Incorporations," August 2008.

Reasons for Seeking Incorporation

The residents of the Town of Greenville have submitted the Incorporation Petition for numerous reasons. The key reasons are highlighted below, but the driving force behind the incorporation petition is preserving the community's identity and protecting its future as an independent governmental entity.

1. **Preserve Greenville's Identity and Character.** The area proposed for incorporation is an existing community of 11,785 residents. Greenville residents exhibit a strong sense of community and want to preserve its civic identity and character, comparatively low tax rate, high level and diversity of services, and tax base. This includes the preservation of the Town's substantial agricultural enterprise area which provides for a substantial base of economic activity.
2. **Incorporation will create permanent boundaries.** This will provide a direct benefit to planning future infrastructure and development. Incorporation will reduce the inefficiencies that arise in the provision of services due to annexations by adjacent cities. It will also eliminate the continuing loss of land and tax base from these annexations.
3. **Make Independent Planning and Zoning Decisions.** Incorporation would provide full local control of zoning and land division for all property in the newly formed village. A substantial amount of the land area proposed for incorporation is currently under county shore-land zoning, which restricts the Town's ability to provide flexibility in development that cities and villages can provide. Incorporation will also eliminate the extra costs and time delays of multi-jurisdiction reviews; many zoning permits, land divisions, and building permits.
4. **Protection of Tax Base.** Incorporation will protect the tax base by ensuring annexations do not occur, which will allow the new village to retain its low tax rate and continue to provide services at the current level. There are risks to borrowing when the tax base can be eroded by annexations.

5. **Finance Projects More Efficiently and Effectively.** Financing large capital and infrastructure items has become increasingly difficult for all municipalities. While the Town has done well in spite of adversity thus far, there is a severe disadvantage to Town's in the state of Wisconsin when it comes to administering the financing of large capital projects. Currently, towns are not allowed to initially issue debt for a period longer than ten (10) years. This means that larger infrastructure and facility borrowing must be financed initially and refinanced to match the longevity of the project. This can lead to many thousands of dollars in unnecessary loan and interest fees. Villages have the ability to initially issue debt and use the full suite of finance instruments significantly thereby reducing interest and debt issuance costs.

One of the most important reasons for incorporation is to protect and enhance the Town's identity, preserve its agricultural enterprise area and further improve its ability to be an economic engine for the Fox Valley. The Town has had great success in promoting and supporting development but has been held back by the limitations inherent to Town Government. These limitations include multiple reviews by other governmental entities that increase development costs in terms of time and money spent with no increased benefits to the Town or the developer. Incorporation will also ensure any major investments the Town makes in infrastructure, land acquisition for public and private use, and all other such investments will be protected.

Impact of Annexations

The Town of Greenville has been fortunate to not have lost any lands due to annexations. However, the threat of annexation is imminent from the Village of Hortonville. This is evident by their attempt to annex lands through the Town of Ellington in 2018 to establish a contiguous boundary with the Town to annex lands for a new automobile dealership. The value of this development was estimated at \$5-7 million. The potential loss of value would decrease our ability to maintain our comparatively low tax rate, while continuing to serve its citizens with a diverse level of services. Annexations like this would also create a very fragmented boundary with numerous town islands for both the Town of Greenville and Town of Ellington; which increases the cost of providing services to taxpayers. Additionally, the threat of annexation from neighboring municipalities will make long range, effective planning and zoning difficult and uncertain.

Public Participation in the Incorporation Process

The Town of Greenville Board of Supervisors established the Town of Greenville Incorporation Oversight Committee to review the positive and negative attributes of incorporation, and to provide a direction on the Incorporation Submittal.

The Town Board of Supervisors created the seven member committee in November of 2018. The Town Chairman, four (4) Town Supervisors and the two petitioners, Kevin Sturn and Pete Gervais were appointed to the Committee. The Resolution establishing the Incorporation Oversight Committee can be found under **Exhibit 1-1**.

The Committee scheduled five (5) public meetings between December 2018 and February 2019. All meetings were properly noticed, open to the public, and held at the Greenville Town Hall. The meeting dates are listed below:

- December 17, 2018
- January 7, 2019
- January 21, 2019
- February 4, 2019
- February 18, 2019

Strong Community Support for Incorporation

It was clear during various Incorporation Oversight Committee meetings and the public information disseminated via the Town's social media sites like Facebook and Twitter the residents are in strong support of incorporation.

Draft

Section 1(a): Characteristics of Territory. (Homogeneity and Compactness)

§66.0207(1)(a) Wis. Stats.

"Characteristics of territory. The entire territory of the proposed village or city shall be reasonably homogeneous and compact, taking into consideration natural boundaries, natural drainage basin, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping and social customs."

Section 1a: Characteristics of Territory

The territory proposed for incorporation complies with the standards as set forth in Wis. Stats. §66.0207 by being both homogeneous and compact. The proposed village is homogeneous and compact in terms of natural resource attributes, the built environment, and related socio-economic activities that occur within the territory. The following sections provide information to support this finding.

(a) Regional Context

The Town of Greenville is located in the south western portion of Outagamie County, Wisconsin and is a member of and within the boundaries of East Central Wisconsin Regional Planning Commission (ECWRPC). The Town is bounded by Winnebago County, the Village of Fox Crossing and Town of Clayton to the south, the Towns of Dale and Hortonville to the west, the Towns of Center and Ellington to the north and the Town of Grand Chute to the east. The Town of Greenville is 36 square miles and had a 2010 US Census population of 10,309.

The proposed Village of Greenville follows the current boundaries of the Town of Greenville, this makes the proposed Village compact and homogeneous, see **Map 1-1 Proposed Village** and **Map 1-2 Aerial and Proposed Village**. See Map 1-3 Metropolitan Community for a regional context of the metropolitan community.

(b) Cohesion and Unity

Description of the area proposed for Incorporation

The area proposed for incorporation is located in the south western portion of Outagamie County, Wisconsin and is a member of and within the boundaries of East Central Wisconsin Regional Planning Commission (ECWRPC). The Town is bounded by Winnebago County, the Village of Fox Crossing and Town of Clayton to the south, the Towns of Dale and Hortonville to the west, the Towns of Center and Ellington to the north and the Town of Grand Chute to the east. The Village of Greenville will be 36 square miles and an estimated population of 12,450 in 2020.

In addition, Appleton International Airport is included within the boundaries and is located in the southeast corner of Greenville. This has a significant economic impact to the area for employment and commerce which is discussed later.

History

Greenville was first settled in 1848 by the Culbertson family. Greenville started as a farming community with commerce developing around what is known as Greenville Station along State Highway 76 (formally US 45) north of State Highway 15 (formally US 45). Over time development occurred on the east side of the community with residential subdivisions as well as business and industrial parks being established. The farming community is still strong within Greenville and it has focused on preservation of

the western third of the community while allowing balanced development and growth on the eastern side of town.

Demographics

The following provides a summary of the social and economic characteristics of the Town of Greenville and proposed Village of Greenville. The Census data provides evidence of the social and economic homogeneity of the proposed village.

Population

The Town of Greenville has experienced a rapid rate of population growth over the past 40-50 years. Between 1970 and 2017, the population of the Town of Greenville grew by 8,977 persons, or 336% (**Table 1-1**). The largest increases in population occurred between 1990 and 2010, when just over 6,500 people moved into the Town. The Wisconsin Department of Administration (DOA) population estimates indicate the Town of Greenville population has continued to grow since the 2010 Census, with an estimated population of 11,785 residents in 2018. While rates of growth have slowed since the 2008 recession, the Town of Greenville remains one of the fastest growing communities within the Fox Cities metropolitan area. The town's historic rates of growth far outpaced Outagamie County and the State of Wisconsin as a whole.

Table 1-1: Town of Greenville Historic Population Change, 1970-2017

Jurisdiction	1970	1980	1990	2000	2010	2015 (Est.)	2017 (Est.)
Town of Greenville	2,675	3,310	3,806	6,844	10,309	11,303	11,652
% Change from Prev. Period	n/a	23.7%	15.0%	79.8%	50.6%	9.6%	3.1%
Outagamie County	119,398	128,730	140,510	161,091	176,695	181,310	182,921
% Change from Prev. Period	n/a	7.8%	9.2%	14.6%	9.7%	2.6%	0.9%
Wisconsin	4,417,821	4,705,642	4,891,769	5,363,715	5,686,986	5,753,324	5,783,278
% Change from Prev. Period	n/a	6.5%	4.0%	9.6%	6.0%	1.2%	0.5%

Source: U.S. Census, 1950-2010 & WDOA, 2015 & 2017.

Population Forecasts

Table 1-2 depicts the DOA population estimates and population projections for the Town of Greenville, Outagamie County and the State. The WDOA's circa 2013 population projections forecast Greenville will continue to have a steady rate of growth through 2040. Between 2017 and 2040 an increase of 4,738 persons (40.7%) is projected based on WDOA projections. The rates of growth are nearly double or triple those expected within the County and State.

Table 1-2: Current and Projected Population

Jurisdiction	2017 (Est.)	2020	2025	2030	2035	2040
Town of Greenville	11,652	12,450	13,650	14,800	15,710	16,390
% Change from Prev. Period	3.1%	6.8%	9.6%	8.4%	6.1%	4.3%
Outagamie County	182,921	191,635	200,630	208,730	213,500	215,290
% Change from Prev. Period	0.9%	4.8%	4.7%	4.0%	2.3%	0.8%
Wisconsin	5,783,278	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635
% Change from Previous Period	0.5%	3.8%	3.3%	2.8%	1.6%	0.2%

Sources: Wisconsin Department of Administration 2015, 2017 and 2013 Projections

Table 1-2.1: Population by Incorporated Municipality in Outagamie County

Minor Civil Division	DOA 2014	DOA 2018	ECWRPC 2020	ECWRPC 2025	ECWRPC 2030	ECWRPC 2035	ECWRPC 2040
C. Appleton (pt.)	60,783	61,567	62,829	63,735	64,183	63,476	61,815
C. Kaukauna	15,765	16,049	16,873	17,660	18,369	18,784	18,937
C. New London (pt.)	1,618	1,713	1,702	1,755	1,798	1,810	1,796
C. Seymour	3,429	3,443	3,632	3,767	3,882	3,933	3,927
V. Bear Creek	450	443	452	445	435	416	390
V. Black Creek	1,320	1,309	1,375	1,405	1,425	1,421	1,395
V. Combined Locks	3,447	3,525	3,681	3,846	3,993	4,076	4,101
V. Harrison (pt.)	-	-	-	-	-	-	-
V. Hortonville	2,703	2,744	2,861	2,965	3,053	3,091	3,085
V. Howard (pt.)	-	-	-	-	-	-	-
V. Kimberly	6,620	6,686	6,848	6,952	7,006	6,934	6,759
V. Little Chute	10,539	11,120	11,176	11,603	11,970	12,139	12,136
V. Nichols	268	271	268	264	256	244	228
V. Shiocton	928	928	960	975	983	974	950
V. Wrightstown (pt)	152	199	186	215	246	273	298
T. Greenville	10,857	11,785	12,673	14,223	15,791	17,168	18,337
Outagamie County* (DOA Projections)	180,022	184,541	191,635	200,630	208,730	213,500	215,290

Source: East Central Wisconsin Regional Planning Commission 2018.

Table 1-2.2: Population by Municipality in Metropolitan Area

Municipality	1970 Census	1980 Census	1990 Census	2000 Census	2010 Census
C Appleton	3,401	5,484	9,075	10,974	11,088
C Menasha	-	-	73	688	2,209
V Harrison	3,260	3,541	3,195	5,756	10,839
V Sherwood	350	372	837	1,550	2,713
Calumet Total	7,011	9,397	13,180	18,968	26,849
C Appleton	52,976	53,424	56,177	58,301	60,045
C Kaukauna	11,308	11,310	11,982	12,983	15,462
T Buchanan	1,987	1,742	2,484	5,827	6,755
T Center	1,853	2,570	2,716	3,163	3,402
T Freedom	2,926	3,746	4,114	5,241	5,842
T Grand Chute	7,089	9,529	14,490	18,392	20,919
T Greenville	2,675	3,310	3,806	6,844	10,309
T Kaukauna	961	998	939	1,116	1,238
T Vandenbroek	1,653	1,538	1,291	1,351	1,474
V Combined Locks	2,771	2,573	2,190	2,422	3,328
V Kimberly	6,131	5,881	5,406	6,146	6,468
V Little Chute	5,522	7,907	9,207	10,476	10,449
Outagamie Total	97,852	104,528	114,802	132,262	145,691
C Appleton	-	5	443	812	1,490
C Menasha	14,836	14,728	14,638	15,643	15,144
C Neenah	22,902	22,432	23,219	24,507	25,501
T Clayton	1,771	2,353	2,264	2,974	3,951
T Menasha	8,682	12,307	13,975	15,858	18,498

T Neenah	2,942	2,864	2,691	2,657	3,237
T Vinland	1,472	1,632	1,688	1,849	1,765
Winnebago	52,605	56,321	58,918	64,300	69,586
Fox Cities Total	157,468	170,246	186,900	215,530	242,126

Source: Demographic Services Center, Wisconsin Department of Administration, 2013

Age & Biological Gender Structure

In 2010, the median age of Town residents was 36.7. This is slightly younger than the median age of both Outagamie County and the State of Wisconsin. Reflecting state and national trends, the life expectancy of females is longer than that of males and this is reflected in the higher median age for females in all jurisdictions. The Town's population has aged slightly since 2000 when the median age was 33.8 years. *Source: U.S. Census 2010, DP-1*

Race & Ethnicity

In 2010, Whites comprised 95.9% of the Town population as compared to 98.2% in 2000. The population in the Town is more diverse since 2000 with notable increases in nearly all race categories. Between 2000 and 2010, the Town experienced a slight increase in the share and number of minority persons of non-white race during this time period. *Source: U.S. Census 2000 and 2010.*

Households

Household size in the Town decreased slightly from 2.97 persons per household in 2000 to 2.83 persons per household in 2010. At the same time, a decrease in the average household size also occurred at the state and county levels. In Outagamie County the average household size fell from 2.61 persons in 2000 to 2.49 persons in 2010. The state saw a slightly smaller decrease, falling from 2.5 persons in 2000 to 2.43 persons in 2010.

The Town's average household size has remained somewhat higher than the county and the State of Wisconsin in both time periods. This correlates to the strong presence of family households within the Town which shows that 43.7% had children under 18. *Source: U.S. Census 2000 & 2010, DP-1*

Education

The Town had a slightly higher percentage (96.8%) of residents age 25 or older who graduated from high school or higher in 2014-15 than the county and the State. The Town's rates are currently about 3.3 percentage points above the county and 5.4 points above the state.

In 2010, the Town had higher percentage of residents age 25 or older who received a bachelor's degree than the County and State. Approximately 35.1% of Town residents

hold a bachelor degree or higher compared to 27.8% of county residents and 28.4% of state residents. Source: U.S. Census 2000, 2012-16 ACS 5 Year Estimates, DPO2

Income Levels

In both 1999 and 2016 the Town's median household income (\$61,381 and \$89,431) was significantly higher than both Outagamie County's (\$49,613 and \$59,806) and the State of Wisconsin (\$43,791 and \$52,738). The median household income for all jurisdictions increased between 1999 and 2012-2016, however; the Town's median household income made larger gains, about 46% increase, while Outagamie County and Wisconsin experienced increases of about 20%.

Those with annual household incomes of \$100,000 or more increased as a proportion of the total population. In 1999, about 13% of the Town's households (had incomes of \$100,000 or more. In 2016, that number increased significantly to 40% of households.

The per capita income in the Town in 2016 was \$34,530, an increase of 56% from 1999 (\$22,164). The Town had higher per capita incomes than both the county and the state during both time periods.

Table 1-3: Town of Greenville Household Income Characteristics, 1999 and 2012-2016 ACS 5-Year Estimates

Income Range	Income in 1999		Income in 2016			
	Number	Percent	Number	MOE	Percent	MOE
Total Households	2,294	100%	3,991	+/-153	100%	(X)
Less than \$10,000	55	2.4%	8	+/-13	0.2%	+/-0.3
\$10,000 to \$14,999	46	2%	92	+/-80	2.3%	+/-2.0
\$15,000 to \$24,999	111	4.8%	225	+/-146	5.6%	+/-3.7
\$25,000 to \$34,999	116	5.1%	218	+/-103	5.5%	+/-2.6
\$35,000 to \$49,999	353	15.4%	262	+/-96	6.6%	+/-2.4
\$50,000 to \$74,999	874	38.1%	698	+/-161	17.5%	+/-4.0
\$75,000 to \$99,999	426	18.6%	878	+/-190	22.0%	+/-4.7
\$100,000 to \$149,999	248	10.8%	1146	+/-174	28.7%	+/-4.1
\$150,000 to \$199,999	23	1.0%	269	+/-107	6.7%	+/-2.7
\$200,000 or more	42	1.8%	195	+/-63	4.9%	+/-1.6

Median household income	\$61,381	(X)	\$89,431	+/-7,431	(X)	(X)
Mean earnings	\$64,382	(X)	\$97,270	+/-6,965	(X)	(X)
Per Capita income	\$22,164	(X)	\$34,530	+/-2,364	(X)	(X)

Source: U.S. Census, 2000, 2012-2016 ACS 5 Yr. Estimates

Employment

According to the 2012-2016 ACS 5-Year Estimates, 72.6 percent of the Town of Greenville population over 16 years of age was in the civilian labor force. This was higher than Outagamie County's participation rate of 70.8% and the State of Wisconsin's participation rate of 66.9 %.

Population Distribution

The proposed village area also meets the standard for compactness based upon its population distribution. The most concentrated area of population can be found in the residential zones of the proposed village. The population density distribution is shown in **Map 1-4 Population Density Distribution** and population can be seen by census tract in **Map 1-5 Population Count by Census Tract Block**.

Density and Compactness

The Wisconsin Supreme Court's opinion in Pleasant Prairie v. Department of Local Affairs and Development, 108 Wis. 2d 465 (Ct. App. 1982), affirmed, 113 Wis. 2d 327 (1983) stated the nature and distribution of population was an indicator of compactness, noting higher population densities tended to be indicative of urban rather than rural characteristics.

The proposed village area's estimated population is 12,450 according to US Census Data estimates. The proposed village area is approximately 36 sq. miles. This gives the proposed village area a population density of approximately 346 persons per sq. mile.

Table 1-4, compares the proposed incorporation area of Greenville with previously approved incorporations. These comparisons demonstrate Greenville is on par and slightly above the majority of the comparisons. See **Map 1-6 Urbanized Area** for the most urban and dense areas in town.

Table 1-4: Population Density Comparison of Previous Incorporation Petitions

	Bloomfield	Bristol	Summit	Greenville
Land Area	12	10	25	36
Population	5,095	2,547	11,385	12,450
Pop. Density	424.5 (sq. mi.)	254.7 (sq. mi.)	316 (sq. mi.)	346 (sq. mi.)

Source: US Census Data

Cohesion, Unity and Community Identity

Greenville has developed from a farming community to a bedroom community and now is starting to see more development into a true urban community with a mix of land uses through planned development patterns. The east side of Greenville has seen a number of business/industrial park development over the last couple decades as well as a number of new residential subdivisions over the same time; commercial/retail land uses have continued to be a strong part of Greenville's development pattern as well. This growth has taken place along major corridors such as State Highway 15, 76 and 96 as well as County Highways CA and CB.

Greenville has used its Tiered Growth tool through its comprehensive plan to manage its growth from east to west by allowing for development and preservation of agricultural land where and when appropriate. Agricultural heritage in Greenville is important as evident of the creation of its Land Stewardship Committee. Greenville is in the process of updating its comprehensive plan and plans to improve upon its Tiered Growth tool to provide even greater growth management tools and techniques in order to preserve its past, maintain current development trends and plan for future development opportunities. With proposed expansion/widening of State Highway 15 and improvements to State Highway 76, even greater planned development opportunities await Greenville. Appleton International Airport acts as a substantial economic development engine for the aeronautical industry in Greenville.

In addition to the growth of private development, there are a number of public parks, trails and schools within the community to tie the developing areas together. There are also a number of community events that bring the community together and ensure its heritage stays intact.

Organized Community Events, Volunteerism and Recreational Opportunities

There are a number of community events which include:

- Community Movie Night during the summer months which is a partnership between Greenville and the Greenville Lioness Club.
- Farmer's Market held during the summer months once a week by Sustain Greenville.
- Catfish Extravaganza is a two day event organized by the Greenville Lions Club.
- Greenville 5K Race organized by the Fox West YMCA.
- Fall Fair which is a craft fair held by the Greenville Lioness Club.
- Fright Night at the Park organized by the Greenville Civic Club.
- Summer Send Off put on by the Greenville Civic Club and the Greenville Fire and EMS.



There are also a number of recreational programs and opportunities in Greenville which include:

- Tennis Lessons offered by the Town of Greenville.
- Greenville Youth Sports is a private organization that provides baseball, softball and t-ball programming at Community Park.
- The Fox West YMCA.
- Fox Cities United Soccer Club is a private organization that provides soccer programming at the Greenville Sports Complex.



Places of Worship

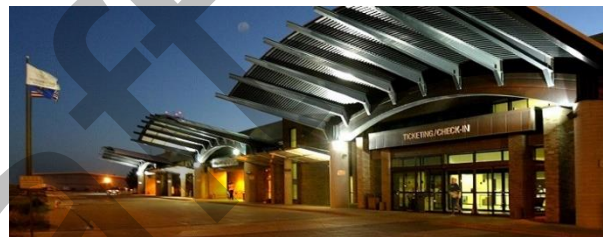
Greenville has a number of places of worship. Two places of worship had significant expansions recently to accommodate the residential growth in Greenville. They include St. Mary's of the Immaculate Conception, Shepherd of the Hills, Immanuel Lutheran, Faith Community and Christus Lutheran Community Church.



Economic Center

Greenville's commercial and employment hub is on the east side of the community along the State Highway 15, 76 and 96 corridors and County Highway CA and CB. The Appleton International Airport is within Greenville's municipal boundary and provides a large employment base within the community. The business/industrial parks also provide a large employment base with expansions and new development being proposed on a consistent basis. Commercial/retail users can be found within these corridors with more uses found along State Highway 15.

The Appleton International Airport (ATW), located within Greenville's borders, has a significant economic impact on Greenville and the surrounding communities. It houses major businesses such as Gulfstream, Air Wisconsin, FedEx, Fox Valley Technical College and New View Technologies. It operates four airlines including American Airlines, Delta, Allegiant and United Airlines. Based on a 2015 report by the Wisconsin Department of Transportation Bureau of Aeronautics ATW has a \$676 million economic impact on the community and region. In 2018, Bloomberg released a study that indicated ATW was the 4th fastest growing airport in the nation.



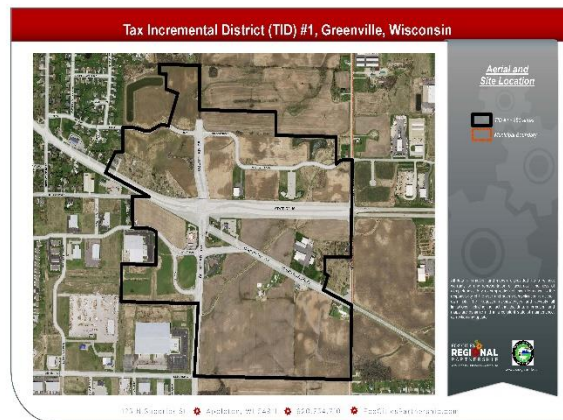
In addition to traditional economic development drivers, agriculture is also an important factor in the local economy. Greenville has set policies and ordinances in place to preserve prime farmland for not only heritage purposes but also for economic development reasons. Greenville understands a balanced portfolio of land uses create the strongest and most diverse economy. With the preservation of farmland through a tiered development system in its comprehensive plan to the creation of the Agricultural Enterprise Area and establishment of its Greenbelt, Greenville looks to preserve and encourage agriculture as an economic driver moving into the future. By incorporating, it can continue to protect these areas from other land development interests.



Greenville created its first Tax Incremental District (TID) in January 2017. TID #1 encompasses approximately 250 acres of prime land. See **Map 1-7 Map Tax Incremental District Commercial/Industrial Economic Activities.**



Its creation is intended to spur economic development within the area by providing for improvements to existing infrastructure and construction of new which will provide incentive to business to develop that would otherwise have to pay for such improvements on their own. In addition, cash grants are available to businesses for locating in the TID to offset the cost of development. Significant projects planned to be undertaken include construction of the extension of Design Drive including water, sanitary and stormwater improvements; improvements to Hwy 15; regional stormwater facilities; refurbishments to the Airport Area Water Tower and a new municipal well. A mix of industrial, business and commercial uses are expected which plan to generate approximately 93 million dollars in equalized property valuation.



During 2018 Greenville saw a significant increase in commercial and industrial development activity. Those developments included expansion of Gulfstream, Air Wisconsin and an Aircraft Rescue and Firefighting (ARFF) facility at the airport. Commercial developments included a new car dealership, new gas station and convenience store and new hardware store as well as a new office building. A new industrial machine shop was also constructed. Among these major projects, along with smaller commercial additions and new starts, the anticipated valuation will be an additional \$52.8 million. **See Map 1-8 Commercial/Industrial Economic Activities**



Existing Land Use

The Town of Greenville encompasses approximately 22,880 acres. About a third or 31.6% of the land within the Town is developed. The most prevalent developed uses comprising about 80 percent of the Town include single-family residential (3,005.7 acres, 41.5%), airport (1,418.8 acres, 19.6%) and transportation (1,383.2 acres, 19.1%). Other residential uses (farmsteads, multifamily and mobile home parks; 372.4 acres, 5.2%), commercial (276.0 acres, 3.8%), industrial (318.8 acres, 4.4%), recreational facilities (346.6 acres, 4.8%), institutional facilities (109.2 acres, 1.5%), and utilities/communications (8.6 acres, 0.1%) make up the remaining developed land uses.

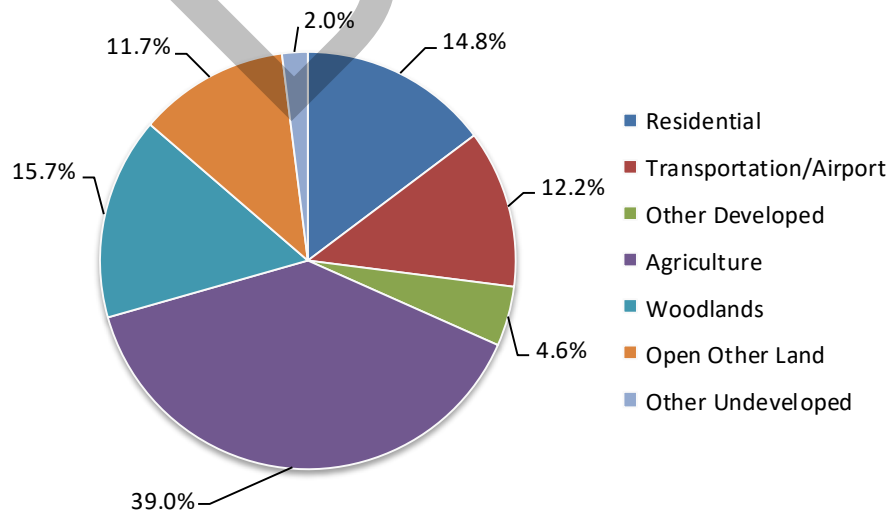
See Map 1-9 Existing Land Use.

Table 1-5. Existing Land Use, 2015

Land Use	Town of Greenville		
	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	3,005.7	41.5%	13.1%
Farmsteads	316.7	4.4%	1.4%
Multi-Family Residential	27.5	0.4%	0.1%
Mobile Home Parks	28.2	0.4%	0.1%
Commercial	276.0	3.8%	1.2%
Industrial	318.8	4.4%	1.4%
Recreational Facilities	346.6	4.8%	1.5%
Institutional Facilities	109.2	1.5%	0.5%
Utilities/Communications	8.6	0.1%	0.0%
Airport	1,418.8	19.6%	6.2%
Transportation	1,383.2	19.1%	6.0%
Total Developed	7,239.2	100.0%	31.6%
Non-irrigated Cropland	8,915.5		39.0%
Planted Woodlands	320.4		1.4%
General Woodlands	3,269.4		14.3%
Quarries	236.0		1.0%
Open Other Land	2,679.7		11.7%
Water Features	220.2		1.0%
Total Acres	22,880.3		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2018

Figure 1-1: Existing Land Use, 2015



Source: East Central Wisconsin Regional Planning Commission, 2018

Housing

According to the Wisconsin Department of Administration (WDOA), 722 new residential units were issued building permits in the Town of Greenville between 2010 and 2017 (**Table 1-6**). The largest period of growth occurred in 2014, when a net 82 single-family homes, 1 duplex, 1 mobile home and 74 multi-family apartments were added. A further analysis of the data from 2010 through 2017 shows 612 permits were taken out for single-family residential, 10 permits for two-family (20 units), and 4 permits for mobile homes. Overall 86 multi-family units were built. Since WDOA tracks both additions and removals, on average, an additional 88 residential units were added per year over the seven year period. See **Map 1-10 Housing Unit Count by Census Tract Block**.



Table 1-6: Annual Residential Building Permits, 2010 to 2017

Year	Additions				Deletions				Net (Additions - Removals)			
	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Home	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Home	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Home
2010	86	2	0	0	0	0	0	0	86	2	0	0
2011	65	2	0	0	1	0	0	0	64	2	0	0
2012	84	2	0	1	2	0	0	0	82	2	0	1
2013	83	2	0	0	6	0	0	2	77	2	0	-2
2014	82	2	74	1	0	0	0	0	82	2	74	1
2015	83	0	12	2	3	0	0	0	80	0	12	2
2016	66	2	0	0	2	0	0	0	64	2	0	0
2017	63	8	0	0	2	0	0	0	61	8	0	0

Source: WDOA, 2018

Agriculture

Approximately 39 percent of the total land in the Town is in agriculture. Approximately 71% percent of land within the Town has soil that is considered prime, with the majority classified as "Class 2". These prime soils are located throughout the Town, and are located in most non-wetland/swampy areas (see **Map 1-11 Farmland Soils Classifications** for farmland soil classes).



Map 1-12 Agriculture Enterprise Area shows Greenville's State designated Agricultural Enterprise Area (AEA)

Natural Resources

Portions of Greenville are still forested, primarily in the southwest and northwest where substantial protected DNR mapped wetlands are prevalent, as well as along stream corridors. Woodlands cover a total of 15.7 percent of the Town's total area. The Town's topography lends to a number of natural resources as is evident in **Map 1-13 Topography**.



Three named waterways are located in Greenville, along with a series of unnamed streams, ditches, and drainage-ways that support them (see **Map 1-14 Navigable Streams**). These streams, as listed by the Wisconsin DNR include the Rat River, Bear Creek and Mud Creek.

Greenville is located within three watersheds: the Fox River/Appleton Watershed, the Wolf River/New London and Bear Creek Watershed, and the Arrowhead River and Daggets Creek Watershed. These three watersheds flow into two drainage basins (the Fox River and Wolf River Basins), which both contribute to the greater Lake Michigan Drainage Basin (see **Map 1-15 Watersheds**).

Approximately 14.4% of Greenville's total acreage is classified as wetlands (see **Map 1-16 Wetlands**). The majority of this acreage lies in low-lying areas in the southwest and northeast portion of the Town, where the wetlands have historically been forested. In recent years, maintenance and improvement projects have been conducted in the Bear Creek corridor to better address previous improperly controlled stormwater runoff.

Parks and Recreation

The Greenville Parks, Recreation and Forestry Department currently maintains 12 parks and properties totaling 220 acres (see **Map 1-17 Existing and Future Parks and Trails**). There are also 8 miles of paved multi-use recreational trails. Greenville's Urban Forestry program has been designated as a Tree City USA, which is managed by an urban forestry board with over 3,600 public trees. Greenville has a Comprehensive Outdoor Recreation Plan and is in the process of developing a Bicycle and Pedestrian Plan. Greenville recently approved a master plan for its Greenville Sports Complex which will include soccer and baseball fields, an indoor soccer practice facility, an extensive trail network, a swimming pond, splash pad, playgrounds, shelters, restrooms and concessions.

The Parks and Recreation Department offers tennis lessons taught by a qualified instructor. It also holds free community movie nights at Lion's Park in partnership with the Greenville Lioness Club. In addition [Greenville Youth Sports](#) is a private organization that provides baseball, softball and t-ball programming at Community Park. The [Fox West YMCA](#) is a non-profit organization that provides many recreational opportunities to both members and non-members. [Fox Cities United Soccer Club](#) is a private organization that provides soccer programming at the Greenville Sports Complex.

In addition, annual events held in Greenville include:

Farmer's Market once a week during the growing season which is organized by Sustain Greenville.

Catfish Extravaganza is a two day event held by the Lions Club that include activities such as the famous catfish races, concessions, train rides, inflatable amusements, live music and fireworks.

Greenville 5K Race is held every summer by the Fox West YMCA utilizing the Greenville trail and park system.

Fall Fair is a fall craft fair which is held by the Greenville Lioness Club the first Sunday of October.



Fright Night at the Park is put on by the Greenville Civic Club in October. They transform the Community Park Pavilion into a haunted house. The haunted pavilion is open for five evenings at the end of October. Other activities include a hay ride, pumpkin decorating, bon fire, DJ and refreshments.

Summer Send Off is typically held in the end of August and is organized by the Greenville Civic Club and the Greenville Fire and EMS. A parade is held followed by a concert at Lions Park and bicycle giveaway to over 200 area youth.



Notable parks include the following which can also be viewed through [interactive maps](http://www.townofgreenville.com/departments/parks_recreation_forestry/trails_and_maps.php) on the Town's website (http://www.townofgreenville.com/departments/parks_recreation_forestry/trails_and_maps.php).

Appletree Square Park is a 2 acre park located across Hwy 15 from Jennerjohn Park. The recreational trail runs through the park and a tunnel runs under the highway to Jennerjohn Park. Existing facilities include a park bench, informational sign, recreational trail and Crabapple Arboretum.



Community Park is a 20 acre park located at the intersection of Hwy 15 and Hwy 76. It is a fully developed park that is used primarily by Greenville Youth Sports to operate their youth baseball and softball programs. Existing facilities include baseball/softball fields, tennis court, basketball courts, playground, restrooms, outdoor pavilion with kitchen, on and off street parking, seasonal ice rink and recreational trail access.



Elder Brook Park is an 8.5 acre park located on the north side of the town. Trees have been planted and the grass is cut to allow use. There is potential to expand in the future to the south with additional land acquisition. Existing facilities include a retention pond, walking trail, on street parking and open play space.



Glen Valley Park is a 2.5 acre park located on the west end of the Glen Valley Subdivision. It can be accessed from the west end of Englewood Dr. The park is seeded in turf grass and some trees have been planted. There is opportunity to expand the park with future development to the west. Existing facilities include a playground, open play space and on street parking.



Greenville Sports Complex is a 77 acre minimally developed property. Approximately 13 acres have been seeded into open play areas and are currently being used by Fox Cities United Soccer for their youth soccer program. Greenville recently approved a master plan for its Greenville Sports Complex which will include soccer and baseball fields, an indoor soccer practice facility, an extensive trail network, a swimming pond, splash pad, playgrounds, shelters, restrooms and concessions. See **Exhibit 1-2** of the Sports Complex Master Plan.



Jennerjohn Park is a 25 acre park in the center of the developed part of the Town. Existing facilities include a pavilion with kitchen, restrooms, grills, picnic tables, casual play baseball field, tennis courts, sledding hill, ice skating rink, off street parking, playground, Heritage Fountain and recreational trail access.



Kimberly Ct. Park is a 1 acre park located just west of the Greenville Elementary and Middle schools on Hwy 76. The recreational trail runs through the park and a tunnel under Hwy 76. This park has yet to be officially named. Existing facilities include a Conifer Arboretum and informational sign.



Lions Park is a 57 acre park located on the southern edge of the developed portion of town. It is a partially developed community sized park that is occasionally used for large regional events. The Greenville Lions Club has funded most of the development and uses the park for their annual Catfish Races fundraising event. Existing facilities include one open shelter, two outdoor pavilions with kitchens, indoor pavilion with kitchen, restrooms, playground, open play areas, nature/walking trails, amphitheater (10,000 seating capacity), off street parking, and recreational trail access and archery range. A second phase of development has begun which includes sports courts for basketball, tennis and volleyball, an additional pavilion, restrooms, skate park and play structure.



Memorial Square is a small park area located in front of the Fire Station that is dedicated to honoring all veterans and Fire/EMS volunteers. It is also the site for Greenville's September 11th Memorial. Existing facilities include September 11th Memorial, Veterans Memorial, memorial brick walkway and formal landscaping.



Pebbleridge Park is a 13 acre park located between the industrial park and residential development. This park contains a small wooded area, prairie restoration and a retention pond. Existing facilities include walking/nature trails, picnic areas, playground, open play space and on street parking. Future plans include a picnic shelter with restrooms.



(c) Community Businesses

A total of 411 businesses with employees existed within the Town of Greenville in 2018 based on ESRI's Business Analyst report (data sourced from Infogroup with ESRI methodologies applied for custom geography). These businesses totaled 7,877 employees and over \$2.1 billion in annual sales volume. The top thirty employers (see **Table 1-7**) within Greenville accounted for over \$985 million in sales volume (46% of total) and 4,158 employees (53% of total).



Table 1-7: Top 30 Employers

	Company Name	Location / Street	NAICS Code	Annual Sales Volume (\$1,000's)	# of Employees
1	GULFSTREAM AEROSPACE CORP	DISCOVERY DR	48819004	59,822	500
2	CONVERGYS CORP	AEROTECH DR	54151209	45,728	450
3	SCHOOL SPECIALTY INC	DESIGN DR	45321003	0	400
4	JAN SPORT	COUNTY ROAD CB	42385050	283,388	375
5	PLEXUS CORP	COUNTY ROAD CB	33441203	22,248	300
6	ASTEN JOHNSON	W COLLEGE AVE	31599034	15,141	185
7	YMCA	SCHOOL RD	62411006	5,984	175
8	SAX ARTS & CRAFTS INC	DESIGN DR	45112011	22,147	160
9	AIR WISCONSIN AIRLINES CORP	CHALLENGER DR	48111102	63,763	150
10	VALLEY BAKERS CO-OP ASSN	QUALITY DR	42512050	205,805	130
11	M J ELECTRIC LLC	GREENVILLE DR	23821007	15,453	100
12	INDUSTRIAL VENTILATION INC	SPECIALTY DR	23821038	13,908	90
13	GREENVILLE ELEMENTARY	GREENRIDGE DR	61111007	0	86
14	CINTAS FACILITY SVC FOX VALLEY	DESIGN DR	56149903	5,592	85
15	NORTHEAST ASPHALT INC	DESIGN DR	23731001	35,341	80
16	ABSOLUTE PLUMBING OF WI LLC	ELLEN LN	23822025	5,104	74
17	GREENVILLE ELEMENTARY SCHOOL	FAWN RIDGE DR	61111007	0	71
18	COM-TEC SECURITY LLC	DESIGN DR	33429005	0	67
19	FOX RIVER PAPER CO	COUNTY RD CB	32212103	31,964	66
20	BADGER PLUG CO	TECHNICAL DR	33299910	9,745	65
21	GREENVILLE MIDDLE SCHOOL	FAWN RIDGE DR	61111007	0	65
22	GULFSTREAM AEROSPACE CORP	ATLANTIS DR	33451103	820	64
23	F C DADSON INC	CRAFTSMEN DR	33721201	8,973	60
24	MILLER ELECTRIC MFG CO	COMMUNICATION DR	42383000	56,569	60
25	ZEBRA TECHNOLOGIES CORP	LEVI DR	51821001	13,334	60
26	FOX CITIES COMPOSITE SQUADRON	PATHFINDER WAY	81331908	0	60
27	MIDWEST HARNESS & CABLE CORP	QUALITY DR	33592902	24,296	60
28	SONOCO PRODUCTS CO	QUALITY DR	32221907	9,836	60
29	CONTRACT CONVERTING LLC	QUALITY CT	32213003	30,956	60
30	CORCORAN GLASS & PAINT INC	CRAFTSMEN DR	23832003	9,272	60
TOTAL – TOP 30 EMPLOYERS				985,917	4,158

Source: ESRI Business Analyst, Infogroup, 2017.

(d) School District Information

Greenville lies within the boundaries of two school districts (see **Map 1-18 School Districts**): Hortonville Area School District and the School District of New London; only two properties fall in the School District of New London.

Greenville has three Hortonville public schools within its boundaries which include Greenville Elementary School, North Greenville Elementary School and Greenville Middle School. There are two private schools (K-8TH) which include Immanuel Lutheran and St. Mary of the Immaculate Conception Parish.



Table 1-8: School District and Estimated Enrollment

Greenville Elementary		Hortonville Elementary		North Greenville Elementary	
4K	n/a	4K	66	4K	19
5k	109	5K	70	5K	90
1	123	1	84	1	79
2	138	2	100	2	88
3	108	3	98	3	77
4	125	4	96	4	78
Total	609	Total	520	Total	440

Greenville Middle School		Hortonville Middle School		Hortonville High School	
5	176	5	123	9	304
6	161	6	132	10	315
7	164	7	129	11	264
8	132	8	84	12	269
Total	633	Total	468	Total	1152

(e) Existing Ordinances and Governing

Municipal Code

Greenville's Municipal Code, adopted under the authority of towns with village powers (village powers were adopted on April 12, 1989 at the annual Town meeting), address a myriad of items often associated with Village and City governance, including zoning and land division ordinances. The following is a complete list of Town ordinances (all ordinances are available on at the following website

<https://www.ecode360.com/GR3161>.

Chapter 1 General Provisions
Chapter 9 Citations
Chapter 18 Finance and Taxation
Chapter 23 Fire Department
Chapter 37 Officers and Employees
Chapter 70 Alarm Systems
Chapter 76 Animals
Chapter 85 Building Construction
Chapter 99 Citizen Participation
Chapter 101 Commercial and Charitable Solicitations
Chapter 106 Drainage
Chapter 112 Emergency Response Costs
Chapter 117 Erosion and Sediment Control
Chapter 135 Fertilizer
Chapter 141 Firearms and Other Dangerous Weapons
Chapter 148 Fire Prevention
Chapter 150 Fireworks
Chapter 159 Heating Devices, Outdoor
Chapter 165 Impact Fees
Chapter 169 Intoxicating Liquor and Fermented Malt Beverages
Chapter 183 Mailboxes
Chapter 193 Nuisances
Chapter 204 Official Map
Chapter 211 Parks and Recreation Areas
Chapter 215 Peace and Good Order
Chapter 233 Sales
Chapter 247 Solid Waster
Chapter 255 Stormwater Management
Chapter 261 Street Address Signs
Chapter 265 Streets and Sidewalks
Chapter 270 Subdivision Control
Chapter 282 Urban Forestry
Chapter 290 Vehicles and Traffic
Chapter 296 Vehicles, Disabled or Unlicensed
Chapter 307 Weeds and Managed Natural Landscapes
Chapter 314 Wind Energy Systems
Chapter 320 Zoning
Chapter 340 Sewer and Water Use

Zoning

Greenville has a number of codes that regulate and guide development within the community. These codes work together in unison to manage growth and ensure the public welfare, health and safety are protected. In addition to Greenville's codes, Outagamie County enforces Shoreland Zoning and Airport Zoning within Greenville. Greenville would assume responsibility for Shoreland Zoning upon incorporation while the County would continue to manage Airport Zoning.

Greenville's Zoning Ordinance has established zoning districts which regulate uses, lot dimensions, parking, signs, landscaping, communication towers, resource extraction, site plans, permits and variances and appeals. The Zoning Ordinance can be found at the following link <https://www.ecode360.com/27320625> while the full copy is provided as **Exhibit 1-3**. See **Map 1-19 Zoning**.

Recognizing different areas of the Town serve unique functions, the Town is divided into a number of base zoning districts. Even though some of the districts may share similar characteristics, they possess one or more unique qualities that set them apart from the other districts. As Greenville is updating its comprehensive plan, it has identified the need to update its zoning ordinance upon adoption of its new plan.

1. **AED Exclusive Agricultural District:** The intent of this district is to maintain highly productive agricultural lands in agricultural production by effectively limiting encroachment of nonagricultural development; by minimizing land use conflicts between agricultural and nonagricultural uses; and by minimizing public service and facility costs associated with nonagricultural development. This district is further intended to comply with standards contained in Ch. 91, Wis. Stats., to permit eligible landowners to receive tax credits under § 71.09, Wis. Stats., in connection with their agricultural operations.
2. **AGD General Agricultural District:** The intent of this district is to maintain open land areas predominantly devoted to farming and agricultural related uses. It is anticipated that while certain areas within this district will eventually be used for nonagricultural uses, the intensity of development will remain significantly limited due to a lack of urban facilities and services. It is intended that any residential development be limited to individual home sites on lots of record or created by certified survey map.
3. **R-1 Single-Family Residential District:** This district is intended to provide for single-family detached residential development. The density of development is based on the availability of public facilities and the extent of coordination and planning as indicated by whether the development is part of an approved and recorded subdivision plat.

4. **R-2 Residential Two-Family District:** This district is intended to provide for medium-density residential development with emphasis on two-family residential uses. This district is primarily intended to apply to areas presently served by a public sewer system.
5. **R-3 Multifamily Residential District:** This district is intended to provide for medium- to high-density residential area with emphasis on multifamily or apartment development. This district requires access to public sewer.
6. **NC Neighborhood Commercial District:** This district is intended to apply to small scale neighborhood oriented commercial retail and service establishments either freestanding or in a small cluster with hours of operation from 6:00 a.m. until 9:00 p.m.
7. **GC General Commercial District:** This district is intended to apply to commercial establishments. It is the intent of this district to encourage grouping of such commercial establishments.
8. **CP Planned Commercial District:** This district is intended to apply to large-scale commercial developments with either single or multiple buildings on a single lot or parcel designed and managed as a single entity. This district should be located such that there is direct access to major arterial streets and highways.
9. **BP Business Park District:** This district is intended for a mix of office, commercial and light industrial uses in a business park setting that is developed under a unified plan. It is further the intent of this district resulting commercial traffic shall not be channeled through residential areas, and reasonable restrictions will be implemented to protect neighboring residential properties.
10. **IND Industrial Park District:** This district is intended primarily for manufacturing and closely related uses. It is intended to preserve such lands for the functions of industrial activity, wholesaling, warehousing and distribution. To allow maximum latitude for operations, performance standards are applied at district boundaries. It is further the intent of this district that it be so located in relation to major thoroughfares that resulting traffic generated by industrial activity will not be channeled through residential area.
11. **Airport District:** The purpose of this district is to recognize the Appleton International Airport (ATW) is a unique land use and must adhere to the recommendations of the airport master plan. The Airport District includes all uses within county land owned for airport purposes.
12. **Gateway District:** It is the intent of this district to establish a series of gateway corridors with special architectural and landscaping requirements to enhance the visual and aesthetic character along the following corridors: Highway 15; CTH CB; Highway 76 from Highway 15 to Highway 96.

13. **Heritage Overlay District:** This overlay district is intended to apply to parcels abutting STH 76 lying between Highway 15 at the south and Everglade Road at the north. This area encompasses a mix of residential and small-scale commercial uses in the oldest developed portion of the Town, including several buildings of historic interest. It is the intent of this district to maintain the character and streetscape of this unique area.
14. **MH Mobile/Manufactured Home Park District:** The purpose of this district is to comply with Chapter SPS 326, Wis. Adm. Code

Subdivision and other Development Ordinances

Greenville's Subdivision Control Ordinance (<https://www.ecode360.com/27319773>) provides for division of land through Certified Survey Maps and Subdivision Plats. It assists with controlling growth and development in order to be consistent with Greenville's comprehensive plan. Greenville is currently in the process of updating its Subdivision Ordinance and Town Specifications in conjunction with the update of its comprehensive plan.

In addition to the Subdivision Ordinance, Greenville enforces stormwater, erosion control and drainage ordinances in order to ensure the safety of the community. Current stormwater projects have been using more naturalized/native techniques to address not only quantity, but quality of stormwater management. A number of existing stormwater facilities have been or will be converted to native vegetation and there are rain garden projects under construction.

Building Code

Greenville has adopted the Wisconsin State Building Code, Wisconsin Administrative Code Chapters SPS 320 to 325, and Wisconsin Commercial Building Code Chapters SPS 361 to 366 to ensure the public health and safety are protected.

<https://www.ecode360.com/27318856>

Development Review Process

Greenville has a formal Development Review Process and Team in order to coordinate review and approval of all development related activities within the community to ensure all codes are met from plan review through to construction and inspections. The Community & Economic Development Director oversees and coordinates the process and team to ensure one point of contact throughout the development approval process. The team consists of the Town Administrator, Community & Economic Development Director, Community Development Specialist, Chief Building Inspector, Public Works Director, Engineering Technician, Water & Sewer Superintendent, Stormwater Superintendent, Parks, Recreation and Forestry Director, Deputy Fire Chief and Fire Captain. This streamline process and team ensures timely review and approval of projects.

The Community and Economic Development Director and Community Development Specialist meet with applicants interested in development projects to go over the application review and approval process. It pre-fills out the application based on the

requests and development approval needs and then sends the application to the applicant to finalize. Once submitted, based on a pre-defined schedule, staff reviews the application and provides comments to the applicant within three weeks; staff meets weekly to discuss the application and plans. The applicant then revises the application based on the comments and submits for the next available Planning Commission meeting. Staff then reviews the application again and provides comments to the applicant and also prepares a report for the Planning Commission and Town Board's review and approval. Greenville is in the process of implementing a permitting program in order to create even greater efficiencies in the development review and approval process.

Table 1-9: Zoning and Subdivision Case

	2018	2017	2016	2015	2014
Special Exception	11	3	5	3	6
Rezoning	10	1	3	2	1
Variance	4	0	0	5	0
Subdivision/Plat	5	1	4	1	1
Certified Survey Map	16	6	6	3	5

Boards, Commissions and Committees

Greenville recognized the need to create various commission and committees to address both permanent and short term issues to assist the Town Board in decision making and policy development. These commissions and committees address land use, zoning, comprehensive planning, economic development, land division, parks and recreation, trails, tax increment financing, stormwater, land preservation and community facilities. The following is a listing of the various boards, commissions, and committees. Upon incorporation these same boards will be re-created to address the same issues in the Village.

Greenville goes above and beyond the minimum when it comes to opportunities for the public to become involved with its community. Greenville provides for the required boards by statute but also has developed a number of other committees and groups to ensure its policies and plans are implemented.

Town Board of Supervisors: The Town Board consist of five members who are elected every two years. Two supervisors are elected on even years the remaining two supervisors and chairperson are elected on odd years. Supervisors are at-large, which means they serve all community members. The Town Board of Supervisors meets twice monthly on the second and fourth Mondays.

Sanitary District #1: Sanitary District #1 consists of the five Town Board Supervisors and oversees the water and sanitary sewer utilities. The Sanitary District #1 board meets monthly on the second Monday of each month.

Sanitary District #2: Sanitary District #2 consists of the five Town Board Supervisors and oversees the stormwater utilities. The Sanitary District #2 board meets monthly on the second Monday of each month.

Planning Commission: The Planning Commission consists of five citizen members, appointed by the Town Board, and two Town Board members. The Planning Commission hears rezoning requests, special use permit requests, reviews preliminary and final plats and does site plan reviews for new commercial and industrial buildings. They then make a recommendation to the Town Board as to approval or denial. The Planning Commission board meets monthly on the fourth Monday of each month.

Board of Appeals: The Board of Appeals is an appointed citizen committee of five members and meets as needed. The Board hears appeals and variances.

Park Commission: The Park Commission is a seven member citizen appointed committee that works on park planning, budget recommendations to the Town Board, setting policies and regulations and receiving citizen input. The Park Commission board meets monthly on the last Tuesday of each month.

Urban Forestry Committee: This group works on "Keeping the Green in Greenville". They work on doing plantings throughout the Township. This group has earned a number of grants to help in their efforts. There are no set number of members and new members are always welcome. In 2001, the group met the qualifications to make Greenville a "Tree City".

Facility Committee: The Facility Committee has been working with Five Bugles Design to provide planning and design services for a new Greenville Fire and Safety Building and meets on an as needed basis. The Committee has also worked on planning for other future public facility needs.

Land Stewardship Committee: The Committee consists of six to nine volunteer members which provide leadership toward wise and productive utilization and conservation of Greenville's natural and agricultural resources. It meets monthly on the second Monday of the month and less during the growing season as many of the members are farmers in the community.

Fire Commission: The Commission consists of five appointed members with the authority prescribed under 62.13(2) to (5) and (7) to (12), Wis Stats.

Board of Review: The Board of Review consists of the Town Board Supervisors and two appointed community members who review grievances related to property assessments.

(f) Land Use Trends

Greenville has experienced significant residential growth during the 1990s and 2000s as evidence of its rapid population growth. **Map 1-20 Urbanized Subdivision and Business Parks** illustrates the location of subdivisions within the community with the majority of populations and commerce located on the east side of town. While residential development slowed during the recession of 2008, Greenville continued to issue building permits. In the last few years a number of new residential developments have been approved and are under construction. Additionally within the last couple years a significant increase in commercial and industrial development projects have been proposed and approved with great interest in Greenville's Tax Increment Finance District.

As development has occurred, Greenville has created policies and put growth restrictions in place through ordinances in order to encourage development to occur within its Sanitary District and utilize existing public utilities and infrastructure as well as creation of neighborhoods and development tiers within its comprehensive plan. Due to the current development pattern and the Town's desire to preserve farmland and open space on its western part of town, it is even more important for Greenville to be able to incorporate the entire Town in order to manage and control the growth and development of its western frontier. Based on **Table 1-10 and 1-13**, Greenville has approximately 380 platted lots available to build on with an average of approximately 75 permits issued per year. Based on this information there will be lots available for construction for the next 5 years.

The following information is even more telling about the future needs of the community. In 2010, Greenville had a total of 3,631 households. Using household projections from the Wisconsin Department of Administration (WDOA), and adding a 10 percent factor, it is estimated that by 2040 there will be approximately 6,598 housing units¹ or about 2,967 additional housing units in the Town. Maintaining the current split between single family, two-family and multi-family units, and subtracting the number of single family, two-family and multi-family units built between 2010 and 2017, there will need to be an additional 2,116 single-family units, 102 duplexes and 44 multi-family units. Based densities of recent development the Town will need 1,916 acres of land for single family and two-family use, and 7 acres for multi-family development or a total of 1,923 acres for residential development.

Future commercial and industrial land use needs are based on the ratio between commercial and industrial acreage and population. The WDOA estimates that in 2015, the population of the Town of Greenville was 11,303 people. Therefore the ratio of acres of commercial land use to population in 2015 was 0.02 acres per person, while the ratio of acres of industrial land use to population was also 0.03 acres per person. Multiplying the ratio of commercial and industrial acres per person by the 2040 population² and adding a 15 percent infrastructure factor and 20 percent market factor, it is determined that an additional 188 acres of commercial and an additional 217 acres of industrial acreage will be needed by 2040.

¹ Includes a 10% difference between the number of housing units in 2040 – the number of housing units in 2010.

² Includes a 10% difference between the population estimate in 2040 – the population in 2010.

Greenville's Tax Increment Finance District will play a significant role in bolstering economic growth and employment. Greenville has had a number of inquiries to develop in the District. Once development starts to occur, this will lead to a snowball effect with additional interest and development. Greenville offers a number of other economic development tools and information on its [Economic Development Website](http://www.townofgreenville.com/departments/community_development/tax_incremental_district.php) (http://www.townofgreenville.com/departments/community_development/tax_incremental_district.php) which include access to other county, regional and state programs and organizations.

In addition to strengthening traditional commercial and industrial development agribusiness offers significant opportunities for Greenville. By incorporating, farmland can be preserved and utilized to reinforce agribusiness and strengthen Greenville's economy through a balanced portfolio of businesses uses.

Table 1-10: Platted Lots Available

Subdivision Name and Phase/Unit	# Lots Approved	# Building Permits Issued	# of Lots Remaining	In Sanitary District (Yes/No)
Fox Highlands	79	7	72	Yes
Savannah Heights Phase 3 - Prelim Plat	59	0	59	Yes
Jennerjohn Field of Dreams	56	0	56	Yes
Savannah Heights Phase 1	48	10	38	Yes
Sunset Hill Estates Condos - PUD	42	10	32	Yes
Fox Highlands Lot 27 Condos	32	0	32	Yes
Crestview South	24	0	24	Yes
Waterlefe Estates 2nd Addition	33	12	21	Yes
Savannah Heights Phase 2 - Prelim Plat	11	0	11	Yes
Beacon Hills	119	112	7	Yes
Greenville Crossing	7	2	5	Yes
Hawks Landing	12	8	4	Yes
Towering Pines West	19	16	3	Yes
Brook Farms	102	99	3	Yes
Greenwood Meadows	20	17	3	Yes
Amber Fields	138	136	2	Yes
Green Ridge Terrace	100	98	2	Yes
Moonlight Meadows	36	34	2	Yes
Woods Hill	2	0	2	Yes
Towering Pines II	27	26	1	Yes
Amber Woods	18	17	1	Yes
Spring Lake Condos	44	43	1	Yes
Crestview (Breezewood Properties)	36	35	1	Yes
Ponds at Maple Springs	31	30	1	Yes
Total	1095	712	383	

The tables on the following pages provide a summary of land use trends. See **Map 1-21 Lands for Sale or Lands Ready to Develop** and **Map 1-22 Future Land Use** for further trends.

Table 1-11: Land Use and Available Land for Development

Land Use	Town of Greenville		
	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	3,005.7	41.5%	13.1%
Farmsteads	316.7	4.4%	1.4%
Multi-Family Residential	27.5	0.4%	0.1%
Mobile Home Parks	28.2	0.4%	0.1%
Commercial	276.0	3.8%	1.2%
Industrial	318.8	4.4%	1.4%
Recreational Facilities	346.6	4.8%	1.5%
Institutional Facilities	109.2	1.5%	0.5%
Utilities/Communications	8.6	0.1%	0.0%
Airport	1,418.8	19.6%	6.2%
Transportation	1,383.2	19.1%	6.0%
Total Developed	7,239.2	100.0%	31.6%
Non-irrigated Cropland	8,915.5		39.0%
Planted Woodlands	320.4		1.4%
General Woodlands	3,269.4		14.3%
Quarries	236.0		1.0%
Open Other Land	2,679.7		11.7%
Water Features	220.2		1.0%
Total Acres	22,880.3		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2018

Table 1-12: Land Use Trends

Land Use	2006			2015			Percent Change 2006-2015	Acreage Change 2006-2015
	Total Acres	Percent of Developed Land	Percent of Total	Total Acres	Percent of Developed Land	Percent of Total		
Single Family Residential	2,509.2	39.8%	11.0%	3,005.7	41.5%	13.1%	19.8%	496.5
Farmsteads	313.3	5.0%	1.4%	316.7	4.4%	1.4%	1.1%	3.4
Multi-Family Residential	16.3	0.3%	0.1%	27.5	0.4%	0.1%	68.5%	11.2
Mobile Home Parks	25.0	0.4%	0.1%	28.2	0.4%	0.1%	12.7%	3.2
Commercial	252.0	4.0%	1.1%	276.0	3.8%	1.2%	9.5%	24.0
Industrial	314.6	5.0%	1.4%	318.8	4.4%	1.4%	1.3%	4.2
Recreational Facilities	292.5	4.6%	1.3%	346.6	4.8%	1.5%	18.5%	54.1
Institutional Facilities	86.2	1.4%	0.4%	109.2	1.5%	0.5%	26.7%	23.0
Utilities/Communications	7.7	0.1%	0.0%	8.6	0.1%	0.0%	11.4%	0.9
Airport	1,137.1	18.0%	5.0%	1,418.8	19.6%	6.2%	24.8%	281.7
Transportation	1,346.3	21.4%	5.9%	1,383.2	19.1%	6.0%	2.7%	36.9
Total Developed	6,300.2	100.0%	27.5%	7,239.2	100.0%	31.6%	14.9%	939.0
Non-irrigated Cropland	9,114.3		39.8%	8,915.5		39.0%	-2.2%	-198.8
Planted Woodlands	282.3		1.2%	320.4		1.4%	13.5%	38.1
General Woodlands	3,355.9		14.7%	3,269.4		14.3%	-2.6%	-86.5
Quarries	229.0		1.0%	236.0		1.0%	3.0%	7.0
Open Other Land	3,404.9		14.9%	2,679.7		11.7%	-21.3%	-725.2
Water Features	195.4		0.9%	220.2		1.0%	12.7%	24.8
Total Acres	22,882.0		100.0%	22,880.3		100.0%	-	-

Source: East Central Wisconsin Regional Planning Commission, 2006 and 2018

Table 1-13: Building Permits

Year	Additions				Deletions				Net (Additions - Removals)			
	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Home	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Home	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Home
2010	86	2	0	0	0	0	0	0	86	2	0	0
2011	65	2	0	0	1	0	0	0	64	2	0	0
2012	84	2	0	1	2	0	0	0	82	2	0	1
2013	83	2	0	0	6	0	0	2	77	2	0	-2
2014	82	2	74	1	0	0	0	0	82	2	74	1
2015	83	0	12	2	3	0	0	0	80	0	12	2
2016	66	2	0	0	2	0	0	0	64	2	0	0
2017	63	8	0	0	2	0	0	0	61	8	0	0

Source: WDOA, 2018

(g) Transportation System

Map 1-23 Functional Classifications illustrates the functionally classified roadways in Greenville while **Map 1-24 Future Roads** provides an overview of officially mapped roads. A total of 148 miles of functionally classified roads exist within the Town and can be summarized as follows:

- Urban Local: **71 miles**
- Rural Local: **30 miles**
- Urban Collector: **19 miles**
- Urban Principal Arterial: **10 miles**
- Rural Minor Arterial: **6 miles**
- Urban Minor Arterial: **6 miles**
- Rural Major Collector: **5 miles**
- Rural Principal Arterial: **1 mile**

The Wisconsin Department of Transportation (WisDOT) conducts traffic counts at key locations throughout the state on a regular rotating basis. The most recent counts in Greenville date from 2010 and 2016 and are shown in **Table 1-14**.

Table 1-14: Traffic Counts

Location	2010 AADT	2016 AADT	% Change 2010- 2016
STH 96			
East of STH 76	8400	10400	23.8%
West of Manley Road	6100	6100	0.0%
STH 76			
North of Spencer Rd	7100	9500	33.8%
South of STH 15	6000	8700	45.0%
North of STH 15	7500	8000	6.7%
STH 15			
West of STH 76	13600	12800	-5.9%
East of STH 76	15200	16000	5.3%
East of GV	15200	16600	9.2%
CTH CB			
North of STH 96	7400	8400	13.5%
South of STH 96	7200	9700	34.7%
North of CTH BB	7000	9100	30.0%
CTH GV			
South of STH 15	12400	14600	17.7%
CTH BB			
East of STH 76	4800	6700	39.6%

Source: Wisconsin Highway Traffic Volume Data, WisDOT, 2010, 2016

The Wisconsin Department of Transportation (WisDOT) has a planned expansion project for reconstruction of 11 miles of WIS 15 from WIS 76 to approximately USH 45 near New London to provide additional capacity in the form of a 4-Lane expressway facility.

Inadequate crossroad intersections will be also be improved. According to WisDOT, "Capacity must be added to serve existing and forecasted traffic volumes. Heavy congestion is expected by the year 2025 if WIS 15 is not expanded.³ At this time, the project is scheduled to occur in 2020, after being delayed for two years due to State budget issues.

Plans are currently underway to extend CTH CB from its current terminal point at STH 15, north to CTH JJ. This project is not yet scheduled by Outagamie County, but will provide significant incentive to develop the lands between these points. Greenville receives inquiries about developing land within this area, but without needed infrastructure there are only development conversations, no action.

Greenville is currently developing a Bicycle and Pedestrian Plan to assist with implementation of facilities throughout the community. **Map 1-17 Existing and Future Parks and Trails** illustrates the existing and planned routes. As part of the planning process a survey was conducted of Town residents and separate surveys of students in middle school and the parents of those students. The information will be very useful in making recommendations for improvements to the current and future bicycle and pedestrian facilities.

Freight air transportation is well served by Appleton International Airport. The airport offers air freight express services, and serves as a base for FedEx services in the Fox Cities. Total pounds of air cargo increased by over 471 thousand pounds, or 5 percent from 2016-2017.

There is currently one railroad running through the Town of Greenville. The line connects Hortonville, Greenville, and Appleton, running diagonally from the northwest corner to the east central portion of the Town. This line is operated and maintained by the Canadian National Railroad and has a 286,000 rail car limit. With increased development rail could be play a significant role in reducing transportation costs and overall efficiencies for local businesses and be a benefit to new developments.

Although Valley Transit (mass transit busing) offers fixed routes service in many of the Fox Valley communities, no fixed transit service is currently offered to Greenville. A connector service is provided however. Furthermore, The Town of Greenville has representation on the Valley Transit Steering Committee and is looking to work with Valley Transit to offer fixed route services in the future. See **Map 1-25 Valley Transit**. Valley transit offers the following services to the fox valley metropolitan community:

Fixed Route Bus Service: Consists of 19 fixed bus routes with service from 5:45 a.m. to 10:30 p.m. on weekdays and 7:45 a.m. to 10:30 p.m. on Saturdays. Many routes operate every 30 minutes during peak periods and every 60 minutes during off-peak periods.

Valley Transit II ADA Paratransit Service: paratransit service is for people with disabilities who are unable to use the fixed-route bus system and is provided under

³ <https://wisconsindot.gov/Pages/projects/by-region/ne/wis15/default.aspx>

the guidelines of the Americans with Disabilities Act (ADA). The service is available to ADA certified customers within the Valley Transit service area.

Valley Transit II Senior Transportation Service: Seniors who are age 60 or over and who live in the Fox Cities portion of Outagamie or Calumet County are able to use Valley Transit II from 9:00 a.m. to 5:00 p.m. Monday through Friday.

The Connector: This service is designed to provide safe, convenient, and affordable access to public transportation for Fox Cities residents who work second or third shift schedules or who need to travel throughout the community beyond our bus service area.

Trolley: This is a partnership with [Appleton Downtown, Inc.](#) to provide a special summertime trolley that operates throughout downtown Appleton from June through September.

As part of the Transportation Improvement Program Plan (**Exhibit 1-4**) for the Fox Cities (Appleton) urbanized area, transportation dollars (state and federal) are leveraged to facilitate road/transit projects for the Appleton (Fox Cities) Urbanized Area. The Town is part of the urbanized planning area and will continue to coordinate with East Central WI Regional Planning Commission to program their planned future transportation needs.

(h) Local, County and Regional Plans

Comprehensive Plan

Greenville's Comprehensive Plan was adopted in 2009 with an update currently underway. While the update is in transition, the current plan uses growth tiers to identify locations within the community in which to develop and approximately how much development should occur within each tier. 80 percent of development is recommended to be within Tier 1 which consists of the east side of the community and within its Sanitary District. The updated plan intends to take a deeper look into identifying land use districts and continue with the tiered development concept to manage growth. A copy of the Town's current Comprehensive Plan can be found under **Exhibit 1-5**.

Comprehensive Outdoor Recreation Plan (CORP)

Adopted in 2015, the CORP identifies park and recreation needs for the community. It is used on a regular basis to develop new parks, open space, trails and recreational opportunities through scheduling projects through Greenville's Capital Improvement Plan and budgeting process. Greenville plans to update its plan in 2019. See **Exhibit 1-6**.

Greenprint Plan

Greenprinting is a smart growth strategy that emphasize land conservation to ensure quality of life, clean air and water, recreation and economic health. The Greenprint plan was developed in 2004 in order to understand the resources the community has and how to best protect and preserve them while balancing demands of development. Greenville plans to continue to use this tool when considering future development. See **Exhibit 1-7**.

Capital Improvement Plan (CIP)

Greenville adopted its first five-year CIP in 2018 in order to properly plan and budget for capital projects. The plan was used to develop the 2019 capital project budget and will be annually updated using CIP software to track progress. See **Exhibit 1-8**.

Strategic Plan

Another new plan developed in 2018, The Strategic Plan serves as a framework for decision making over a five-year period. The plan is the result of a disciplined effort to facilitate decisions that will shape what the Town intends to accomplish. This plan incorporated an assessment of the present state of Town governance, the gathering of critical information, setting goals and finally making decisions for the future. This plan seeks to strengthen and build upon opportunities while addressing areas of concern. See **Exhibit 1-9**.

Stormwater Management Plan

In 2016 Greenville updated its Stormwater Management Plan with an Urban Nonpoint Source and Stormwater Planning Grant from the Wisconsin Department of Natural Resources. The purpose of the plan is to provide the Town with the long-term guidance necessary to comply with the Wisconsin Administrative Code NR 216 stormwater regulations and improve water quality in receiving waters. Greenville in the process of updating the plan based on the anticipated update to State requirements. See **Map 1-26 Sanitary District #2 Service Area** and **Map 1-27 Stormwater Management Plan and MS4 System**.

East Central Wisconsin Regional Comprehensive Plan 2030

The East Central Wisconsin Regional Comprehensive Plan establishes a comprehensive vision for the development of the region over the next 20 years. It also provides guidance for state, regional, county, and local decision-makers on accomplishing coordinated and balanced development that will promote the economic, social, and environmental well-being of the region. The plan addresses all nine elements specified in the State's "Smart Growth" legislation. Town staff directly contributed to this plan by attending meetings and providing input to help shape the plan.

Outagamie County Comprehensive Plan 2018 Update

In the 10 years since the last plan was adopted, the county has experienced significant changes in demographics and development patterns, warranting a full update to the plan. The new plan will be developed in a participatory format, and is intended to be a user friendly, forward looking, and strategic document. The plan will be used to guide

future land use decisions within the county, and serve as a guidepost for making future county policies and decisions related to various elements of the plan.

Fox Cities 2030 Sewer Service Area Plan

Greenville is incorporated into the Fox Cities Sewer Service Area Plan as our Sanitary Sewer Area and District fall within the planning area. See **Map 1-28 Sanitary District #1 Service Area and Sewer Service Area**. The Town participates in updates and planning for this area and will continue to work with East Central Wisconsin Regional Planning Commission to maintain the area and expand as growth demands.

Intergovernmental Agreements

Greenville currently has a boundary agreement with the Town of Grand Chute and will continue to establish boundary agreements with its neighbors. See **Map 1-29 Growth Area in Intergovernmental Boundary Agreement**.

(i) Other Reports and Feasibility Studies

There are no other relevant reports and studies.

(j) Existing or Closed Solid Waste Landfills

There is one closed landfill located on Island Road 44° 15' 29.4" -88° 35' 27.7" which was owned and operated by Greenville which is registered with the Wisconsin DNR. Below is **Table 1-15** of contaminated/brownfield sites. See **Map 1-30 WiDNR Landfills and Contaminated and Cleaned Up Sites**.

Table 1-15: WDNR Contaminated/Brownfield Sites

BRRTS No	Type	Activity Name	Address	Start Date	End Date	Status	Jurisd.
02-45-000567	ERP	K C AVIATION	W6365 DISCOVERY DR	1994-07-28	1995-01-19	CLSD	DNR
02-45-000535	ERP	FEDERAL EXPRESS / K C AVIATION	OUTAGAMIE CNTY AIRPORT	1994-05-17	1994-11-03	CLSD	DNR
02-45-000060	ERP	HANSELMAN PROPERTY (FORMER)	N1761 GREENVILLE DR	1990-11-26	1993-03-01	CLSD	DNR
02-45-000489	ERP	BOLDT CONST CO	W6402 EVERGLADE DR	1993-08-27	1994-05-10	CLSD	DNR
02-45-000545	ERP	E & L TRANSPORT SPILL	200' N OF STH 76/45	1994-04-26	1994-07-12	CLSD	DNR
02-45-000414	ERP	WOLF RIVER AG	N1868 MUNICIPAL DR STH 76	1993-02-10	1999-10-12	CLSD	DATCP
02-45-280925	ERP	GREENVILLE COOP BULK PLT	N1868 MUNICIPAL DR STH 76	2001-09-26	2010-05-14	CLSD	DNR
02-45-182869	ERP	SCHROEDER PROPERTY	W6308 WALLY WAY	1998-03-06	1999-08-02	CLSD	DNR

02-45-513035	ERP	FOX COMPANIES	N1009 CRAFTSMAN DR	2003-09-03	2007-04-20	CLSD	DNR
03-45-000084	LUST	KC AVIATION	W6365 DISCOVERY DR	1989-01-21	2006-08-05	CLSD	DNR
03-45-001929	LUST	SCHAETZEL PROPERTY	W7045 SPENCER RD	1994-09-21	1995-02-21	CLSD	DNR
03-45-000292	LUST	GREENVILLE MINI MART	N1665 GREENVILLE DR	1988-01-08	2007-05-09	CLSD	DNR
03-45-000689	LUST	OUTAGAMIE CNTY AIRPORT	201 CHALLENGER DR	1990-11-30	1999-01-26	CLSD	DNR
03-45-000895	LUST	JENNERJOHN PROPERTY - WI DOT	N899 MUNICIPAL DR	1991-07-02	1996-09-13	CLSD	DNR
03-45-001187	LUST	FEDERAL EXPRESS	101 COLUMBIA DR	1992-06-04	1993-12-09	CLSD	DNR
03-45-001436	LUST	MAXAIR	W6381 COLUMBIA DR	1993-04-06	1997-12-09	CLSD	DNR
03-45-001619	LUST	PACE CORP	N694 CTH CA	1993-10-13	1998-06-03	CLSD	DNR
03-45-001730	LUST	OUTAGAMIE COOP SERVICES (UNION 76)	W6890 WISCONSIN AVE	1993-12-28	1999-10-11	CLSD	DNR
03-45-001868	LUST	GAS FOR LESS (FORMER) - WI DOT	N1594 COZY CREEK CT	1994-05-19	1995-11-16	CLSD	DNR
03-45-116156	LUST	GREENVILLE COOP	N1868 MUNICIPAL DR STH 76	1997-02-11	2000-01-31	CLSD	DNR
03-45-000707	LUST	HERTZ RENTAL CAR	N497 CTH CB	1990-04-11	1998-12-03	CLSD	DNR
03-45-544350	LUST	MAXAIR INC	W6370 DISCOVERY DR	2005-11-07	2012-07-18	CLSD	DNR
09-45-545167	NAR	GREENVILLE COOP - RAILCAR TANK	N1868 MUNICIPAL DR STH 76	2006-03-30	2006-03-30	NAR	DNR
09-45-555148	NAR	GREENVILLE BP	W6308 WALLY WAY	2010-04-01	2010-04-01	NAR	DNR
09-45-549964	NAR	HERTZ PROPERTY (FORMER)	N497 CTH CB	2007-05-03	2007-05-03	NAR	DNR
09-45-294760	NAR	OSCAR J BOLDT CONST	EVERGLADE RD RT 6	1991-01-21	1991-01-21	NAR	DNR
09-45-296750	NAR	HOMESTEAD MEADOW FARM	W7560 SPENCER RD	1998-08-24	1998-08-24	NAR	DNR
09-45-296900	NAR	BUSS ELECTRIC	W6166 GREENVILLE DR	1999-01-11	1999-01-11	NAR	DNR
09-45-506390	NAR	FOX COMPANIES	N1009 CRAFTSMAN DR	2003-10-01	2003-10-01	NAR	DNR
09-45-557835	NAR	JOE PLANK PROPERTY	W6735 W SPENCER RD	2011-05-06	2011-10-28	NAR	DNR
09-45-561782	NAR	PULS PROPERTY (FORMER)	N2200 BLOCK MUNICIPAL	2001-03-22	2001-03-22	NAR	DNR
04-45-048886	SPILL	301 DISCOVERY AVE/FEDERAL EXPR RAMP	W6365 DISCOVERY DR	1993-08-31	1993-09-02	CLSD	DNR

04-45-049789	SPILL	301 DISCOVERY DR	W6365 DISCOVERY DR	1994-07-28	1994-08-23	CLSD	DNR
04-45-550274	SPILL	OUTAGAMIE CNTY AIRPORT SPILL	201 CHALLENGER DR	2007-10-01	2007-10-05	CLSD	DNR
04-45-115036	SPILL	CR MEYER	.6 MI W OF CTH B N OF USH 10	1996-05-31	1996-06-21	CLSD	DNR
04-45-560242	SPILL	GREENVILLE COOP SPILL	N1868 MUNICIPAL DR STH 76	2013-01-14	2013-03-21	CLSD	DATCP
04-45-045272	SPILL	N1761 HWY 45 & GREENVILLE	N1761 USH 45 & GREENVILLE	1990-11-21	1993-03-01	CLSD	DNR
04-45-046750	SPILL	HWY 76 N	STH 76 N	1992-01-29	1992-01-29	CLSD	DNR
04-45-049603	SPILL	W7361 SPRINGVALLEY DR	W7361 SPRING VALLEY DR	1994-05-27	1994-05-27	CLSD	DNR
04-45-051448	SPILL	OUTAGAMIE CNTY AIRPORT	W6328 DISCOVERY DR	1996-01-17	1996-02-21	CLSD	DNR
04-45-225305	SPILL	OUTAGAMIE CNTY AIRPORT	W6328 DISCOVERY DR	1998-07-15	1999-06-30	CLSD	DNR
04-45-224998	SPILL	PRIEST TIRE	N1860 STH 76	1997-11-22	1999-07-06	CLSD	DNR
04-45-368953	SPILL	FOX MIDWEST TRANSPORT	STH 45 S OF SCHOOL RD	2001-05-03	2001-05-03	CLSD	DNR
04-45-379395	SPILL	ROSE SPILL	N2651 GREENWOOD DR	2002-08-22	2002-08-22	CLSD	DNR
04-45-384860	SPILL	CLARK CARTAGE	CTH GV	2002-10-30	2002-11-27	CLSD	DNR
04-45-409110	SPILL	RAILROAD & HWY 76	RAILROAD & STH 76	1994-05-31	1994-05-31	CLSD	DNR
04-45-449564	SPILL	FAITH COM MED CHURCH	231 JULIUS DR/ RT 1	1987-03-26	1987-03-30	CLSD	DNR
04-45-549140	SPILL	FEDEX EXPRESS	W6322 ATLANTIS DR	2006-12-04	2007-02-01	CLSD	DNR
04-45-549387	SPILL	JENNERJOHN FARM	N962 STH 76	2006-04-13	2006-05-05	CLSD	DNR
04-45-555908	SPILL	WE ENERGIES SPILL	CTH CB	2010-05-05	2010-09-02	CLSD	DNR
04-45-556469	SPILL	FRONTIER AIRLINES SPILL	W6390 CHALLENGER DR	2010-11-18	2010-12-07	CLSD	DNR
04-45-560240	SPILL	OUTAGAMIE CNTY AIRPORT SPILL	W6390 CHALLENGER DR	2012-12-24	2013-03-21	CLSD	DNR
04-45-576275	SPILL	PLATINUM FLIGHT CENTER SPILL	W6390 CHALLENGER DR	2015-09-23	2015-10-23	CLSD	DNR
04-45-557441	SPILL	SEASONAL SERVICES SPILL	W6246 CTH BB	2011-04-15	2011-07-20	CLSD	DNR
04-45-557718	SPILL	WE ENERGIES SPILL	N1148 S CREEK DR	2011-08-31	2011-09-02	CLSD	DNR
04-45-557955	SPILL	WE ENERGIES SPILL	W SPENCER RD	2011-10-11	2011-11-23	CLSD	DNR
04-45-558622	SPILL	WASTE MANAGEMENT SPILL	W6369 LEVI DR	2011-12-20	2012-01-20	CLSD	DNR
04-45-560880	SPILL	WE ENERGIES SPILL	W7063 SUNRISE TRAIL	2013-06-30	2013-08-27	CLSD	DNR

04-45-576060	SPILL	WE ENERGIES SPILL	N1101 NORTH RD	2015-08-09	2015-09-22	CLSD	DNR
04-45-578585	SPILL	WE ENERGIES SPILL	N2468 LEARNING WAY	2016-09-16	2016-12-13	CLSD	DNR
04-45-582051	SPILL	VEOLIA ENVIRONMENTAL SERVICES SPILL	W6490 SPECIALTY DR	2018-08-16	2018-08-17	CLSD	DNR

(k) Irregular Boundaries

There will not be any irregular boundaries as Greenville intends to incorporate the entire township.

Draft

Section 1(b): Territory Beyond the Core

§66.0207(1)(b) Wis. Stats.

"The territory beyond the most densely populated one-half square mile specified in s. 66.0205 (1) or the most densely populated square mile specified in s. 66.0205 (2) shall have an average of more than 30 housing units per quarter section or an assessed value, as defined in s. 66.0217 (1)(a) for real estate tax purposes, more than 25% of which is attributable to existing or potential mercantile, manufacturing or public utility uses. The territory beyond the most densely populated square mile as specified in s. 66.0205 (3) or (4) shall have the potential for residential or other urban land use development on a substantial scale within the next 3 years. The board may waive these requirements to the extent that water, terrain or geography prevents the development."

Section 1b: Territory Beyond the Core

(a) Population Estimate

Table 2-1 depicts the DOA population estimates and population projections for the Town of Greenville, Outagamie County and the State. The WDOA's circa 2013 population projections forecast that Greenville will continue to have a steady rate of growth through 2040. Between 2017 and 2040 an increase of 4,738 persons (40.7%) is projected based on WDOA projections. The rates of growth are nearly double or triple those expected within the County and State.

Table 2-1: Current and Projected Population

Jurisdiction	2017 (Est.)	2020	2025	2030	2035	2040
Town of Greenville	11,652	12,450	13,650	14,800	15,710	16,390
% Change from Prev. Period	3.1%	6.8%	9.6%	8.4%	6.1%	4.3%
Outagamie County	182,921	191,635	200,630	208,730	213,500	215,290
% Change from Prev. Period	0.9%	4.8%	4.7%	4.0%	2.3%	0.8%
Wisconsin	5,783,278	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635
% Change from Previous Period	0.5%	3.8%	3.3%	2.8%	1.6%	0.2%

Sources: Wisconsin Department of Administration 2015, 2017 and 2013 Projections

(b) For “Isolated” Petitioners

Not Applicable.

(c) Land Suitable for Development

While the current comprehensive plan is being updated, it is anticipated many of the same concepts of growth tiers and neighborhoods will remain. These areas are planned for growth through a balanced approach by encouraging growth within the Sanitary District where services are already existing. With approximately only 31% of land developed per **Table 2-2** there are countless opportunities for balanced growth.

See **Map #1-21 Lands for Sale or Lands Ready to Develop** and **Map #1-22 Future Land Use**.

Table 2-2: Land Use Trends and Available Land

Land Use	2006			2015			Percent Change 2006-2015	Acreage Change 2006-2015
	Total Acres	Percent of Developed Land	Percent of Total	Total Acres	Percent of Developed Land	Percent of Total		
Single Family Residential	2,509.2	39.8%	11.0%	3,005.7	41.5%	13.1%	19.8%	496.5
Farmsteads	313.3	5.0%	1.4%	316.7	4.4%	1.4%	1.1%	3.4
Multi-Family Residential	16.3	0.3%	0.1%	27.5	0.4%	0.1%	68.5%	11.2
Mobile Home Parks	25.0	0.4%	0.1%	28.2	0.4%	0.1%	12.7%	3.2
Commercial	252.0	4.0%	1.1%	276.0	3.8%	1.2%	9.5%	24.0
Industrial	314.6	5.0%	1.4%	318.8	4.4%	1.4%	1.3%	4.2
Recreational Facilities	292.5	4.6%	1.3%	346.6	4.8%	1.5%	18.5%	54.1
Institutional Facilities	86.2	1.4%	0.4%	109.2	1.5%	0.5%	26.7%	23.0
Utilities/Communications	7.7	0.1%	0.0%	8.6	0.1%	0.0%	11.4%	0.9
Airport	1,137.1	18.0%	5.0%	1,418.8	19.6%	6.2%	24.8%	281.7
Transportation	1,346.3	21.4%	5.9%	1,383.2	19.1%	6.0%	2.7%	36.9
Total Developed	6,300.2	100.0%	27.5%	7,239.2	100.0%	31.6%	14.9%	939.0
Non-irrigated Cropland	9,114.3		39.8%	8,915.5		39.0%	-2.2%	-198.8
Planted Woodlands	282.3		1.2%	320.4		1.4%	13.5%	38.1
General Woodlands	3,355.9		14.7%	3,269.4		14.3%	-2.6%	-86.5
Quarries	229.0		1.0%	236.0		1.0%	3.0%	7.0
Open Other Land	3,404.9		14.9%	2,679.7		11.7%	-21.3%	-725.2
Water Features	195.4		0.9%	220.2		1.0%	12.7%	24.8
Total Acres	22,882.0		100.0%	22,880.3		100.0%	-	-

Source: East Central Wisconsin Regional Planning Commission, 2006 and 2018

In 2010, the Town of Greenville had a total of 3,631 households. Using household projections from the Wisconsin Department of Administration (WDOA), and adding a 10 percent factor, it is estimated that by 2040 there will be approximately 6,598 housing units⁴ or about 2,967 additional housing units in the Town. Maintaining the current split between single family, two-family and multi-family units, and subtracting the number of single family, two-family and multi-family units built between 2010 and 2017, there will need to be an additional 2,116 single-family units, 102 duplexes and 44 multi-family units. Based densities of recent development the Town will need 1,916 acres of land for

⁴ Includes a 10% difference between the number of housing units in 2040 – the number of housing units in 2010.

single family and two-family use, and 7 acres for multi-family development or a total of 1,923 acres for residential development.

Utilizing building permit trends (**Table 2-3**) Greenville issued an average of 74 house permits from 2010-2017. This trend is expected to continue as there are approximately 400 platted and/or planned lots (currently gaining plat approval) available. In addition, there have been three residential concept plans proposed during 2018 which would add approximately 100 more lots. This is a sign the housing market is still strong as developers continue to seek plat approvals and propose subdivisions.

Based on **Table 1-10** and **Table 2-3**, Greenville has approximately 400 platted lots available to build on with an average of approximately 75 permits issued per year. Based on this information there will be lots available for construction for over the next 5 years.

Table 2-3: Building Permits

Year	Additions				Deletions				Net (Additions - Removals)			
	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Home	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Home	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Home
2010	86	2	0	0	0	0	0	0	86	2	0	0
2011	65	2	0	0	1	0	0	0	64	2	0	0
2012	84	2	0	1	2	0	0	0	82	2	0	1
2013	83	2	0	0	6	0	0	2	77	2	0	-2
2014	82	2	74	1	0	0	0	0	82	2	74	1
2015	83	0	12	2	3	0	0	0	80	0	12	2
2016	66	2	0	0	2	0	0	0	64	2	0	0
2017	63	8	0	0	2	0	0	0	61	8	0	0

Source: WDOA, 2018

Future commercial and industrial land use needs are based on the ratio between commercial and industrial acreage and population. The WDOA estimates in 2015, the population of the Town of Greenville was 11,303 people. Therefore the ratio of acres of commercial land use to population in 2015 was 0.02 acres per person, while the ratio of acres of industrial land use to population was also 0.03 acres per person. Multiplying the ratio of commercial and industrial acres per person by the 2040 population⁵ and adding a 15 percent infrastructure factor and 20 percent market factor, it is determined that an additional 188 acres of commercial and an additional 217 acres of industrial acreage will be needed by 2040.

With land in Greenville's Tax Increment Finance District as well as land further north of this area, there is more than enough land to accommodate this projected commercial/industrial growth. Currently, there are three projects in discussion in this area as well as a number of regular inquiries for potential development. Based on this information, the market is strong for potential commercial/industrial development.

⁵ Includes a 10% difference between the population estimate in 2040 – the population in 2010.

Section 2(a): Tax Revenue

§66.0207 (2)(a), Wis. Stats.

The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate which compares favorably with the tax rate in a similar area for the same level of services.

Section 2a: Tax Revenue

(a) Proposed Village Budget

Figure 3-1: Proposed Village Budget

Village of Greenville SUMMARY BUDGET General Fund, Debt Service Fund and Capital Project Funds With Comparative Data for 2017 and 2018							
Fund, Source & Function Descriptions	2017 Actual	2018 Approved Budget	Estimated Year End 2018	Proposed Budget	Increase (Decrease) Budget 2018 to Proposed	'18-Proposed % Change	
GENERAL FUND REVENUE							
41000 Taxes	\$ 2,056,115	\$ 2,222,967	\$ 2,233,626	\$ 2,209,174	\$ (13,793)	-0.62%	
42000 Special Assessments	\$ 3,783	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	0.00%	
43000 Intergovernmental Revenues	\$ 401,680	\$ 421,604	\$ 423,622	\$ 464,681	\$ 43,077	10.22%	
44000 Licenses & Permits	\$ 122,110	\$ 109,600	\$ 151,023	\$ 187,302	\$ 77,702	70.90%	
45000 Fines, Forfeitures & Penalties	\$ 4,163	\$ 5,700	\$ 3,418	\$ 3,700	\$ (2,000)	-35.09%	
46000 Public Charges for Services	\$ 523,859	\$ 518,233	\$ 561,203	\$ 562,050	\$ 43,817	8.46%	
47000 Intergov. Charges for Services	\$ 985	\$ -	\$ 71	\$ 50	\$ 50	N/A	
48000 Miscellaneous Revenue	\$ 202,756	\$ 178,600	\$ 170,833	\$ 430,850	\$ 252,250	141.24%	
TOTAL - Revenues	\$ 3,315,452	\$ 3,466,704	\$ 3,553,796	\$ 3,867,806	\$ 401,102	11.57%	
GENERAL FUND EXPENDITURES							
51000 General Government	\$ 591,952	\$ 655,558	\$ 659,173	\$ 610,314	\$ (45,245)	-6.90%	
52000 Public Safety	\$ 508,871	\$ 563,293	\$ 488,944	\$ 647,910	\$ 84,617	15.02%	
53000 Public Works	\$ 1,459,908	\$ 1,602,941	\$ 1,312,084	\$ 1,766,400	\$ 163,458	10.20%	
54000 Health & Human Services	\$ 14,492	\$ 10,000	\$ 7,460	\$ -	\$ (10,000)	-100.00%	
55000 Parks, Recreation & Forestry	\$ 470,871	\$ 476,382	\$ 460,553	\$ 475,731	\$ (651)	-0.14%	
56000 Community Development	\$ 2,218	\$ 158,529	\$ 84,895	\$ 167,451	\$ 8,923	5.63%	
Other Financing Uses	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	N/A	
TOTAL - Expenditures	\$ 3,048,312	\$ 3,466,704	\$ 3,013,108	\$ 3,867,806	\$ 401,102	11.57%	
GENERAL FUND TAX LEVY	\$ 2,035,076	\$ 2,211,567	\$ 2,211,567	\$ 2,187,674	\$ (23,893)	-1.08%	
DEBT SERVICE FUND REVENUE							
Taxes	\$ 423,787	\$ 650,095	\$ 650,095	\$ 699,169	\$ 49,074		
Special Assessments	\$ 339,133	\$ 188,340	\$ 188,340	\$ 48,450	\$ (139,890)		
Special Assessment Interest	\$ -	\$ -	\$ 3	\$ -	\$ -		
TOTAL - Debt Service Revenues	\$ 762,920	\$ 838,435	\$ 838,438	\$ 747,619	\$ (90,816)	-10.83%	
DEBT SERVICE FUND EXPENDITURES							
Principal Payments	\$ 623,872	\$ 750,433	\$ 750,433	\$ 629,790	\$ (120,643)		
Interest & Other Charges	\$ 86,380	\$ 88,002	\$ 88,002	\$ 117,829	\$ 29,827		
TOTAL - Debt Service Expenditures	\$ 710,252	\$ 838,435	\$ 838,435	\$ 747,619	\$ (90,816)	-10.83%	
DEBT SERVICE FUND TAX LEVY	\$ 423,787	\$ 650,095	\$ 650,095	\$ 699,169	\$ 49,074	7.55%	
CAPITAL PROJECT FUND REVENUE							
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -		
Proceeds from Debt	\$ 1,554,505	\$ 2,000,000	\$ 2,001,600	\$ 7,500,000	\$ 5,500,000		
Other	\$ 217,394	\$ 127,426	\$ -	\$ 2,885,849	\$ 2,758,423		
TOTAL - Capital Project Revenues	\$ 1,771,900	\$ 2,127,426	\$ 2,001,600	\$ 10,385,849	\$ 8,258,423	388.19%	
CAPITAL PROJECT FUND EXPENDITURES							
Capital Equipment	\$ 29,742	\$ 570,500	\$ 496,541	\$ 472,682	\$ (97,818)		
Capital Improvements	\$ 696,242	\$ 1,556,926	\$ 561,245	\$ 9,913,167	\$ 8,356,241		
TOTAL - Capital Project Expenditures	\$ 725,984	\$ 2,127,426	\$ 1,057,786	\$ 10,385,849	\$ 8,258,423	388.19%	
CAPITAL PROJECT FUND TAX LEVY	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
TOTAL PROPERTY TAX LEVY	\$ 2,458,863	\$ 2,861,662	\$ 2,861,662	\$ 2,886,843	\$ 25,181	0.88%	

The proposed budget assumes all current employees will work for the village. Other assumptions include all vehicles and buildings currently owned by the town will be owned by the village.

The water, sewer and stormwater utilities (Sanitary District #1 and #2) will remain intact and continue to provide services to all current customers; however, the Sanitary Districts will dissolve and become a function of the village. The water and sewer utility will provide service outside the village's borders, similar to how the Sanitary District #1 presently operates. The current Greenville Sanitary District #1 has customers in the Towns of Grand Chute and Ellington.

The Proposed Detailed Budget

The proposed detail budget for the future village would be consistent with the current adopted 2019 Town Budget, which can be found in **Exhibit 3-1**.

In the proposed budget, levy limits would apply and the future budget has been crafted to meet levy limit requirements. The financing of the future budgeted capital expenditures will utilize cash reserves, long-term borrowing and levy supported funds. All expenditures are consistent with the current 2019 Town of Greenville budget.

Fund Balance

The following figure shows the current and proposed general and debt service fund balances at the end of fiscal year 2018. The village will assume the full value of all fund balances.

Figure 3-2: Fund Balances

Fund Balances	Year End 2017 Balance	Est. Year End 2018 Balance
Fire Department Capital Equipment	\$10,736	\$10,736
Urban Forestry	\$47,295	\$49,440
Public Works Capital Equipment	\$22,315	\$22,315
Town Hall Capital Improvements	\$14,225	\$14,225
Metal Recycling	\$4,631	\$8,861
Snow Plowing Contingency	\$128,632	\$128,632
Unassigned Fund Balance	\$1,156,281	\$1,690,593
GENERAL FUND TOTAL	\$1,384,115	\$1,924,802
Debt Service Fund	\$82,085	\$134,753
DEBT SERVICE TOTAL	\$82,085	\$134,753
Capital Projects Fund	\$0	\$994,161
CAPITAL PROJECTS TOTAL	\$0	\$994,161

The fund balances include the General Fund, Debt Service Fund and Capital Projects Fund. All other funds, such as special revenue funds have been excluded. The General Fund balance are within the established guidelines for unassigned fund balance set

forth by the Government Finance Officers Association, which is 43.7% of anticipated operating expenses. This also exceeds the current Town of Greenville unassigned fund balance policy, which is to maintain a fund balance equal to 25% of the operating budget. The Town of Greenville's current bond rating (Aa3) and information can be found under **Exhibit 3-2**.

Municipal Tax Rate

Based upon the budget needs as submitted, the property tax rate for the village would be as follows

Table 3-1: Tax Rates

	Current Town	Proposed Village
Assessed Value	\$1,314,388,000	\$1,314,388,000
Property Tax Levy	\$2,886,843	\$2,886,843
Municipal Mill Rate	\$0.00219634	\$0.00219634
Tax Rate per \$1,000 of Assessed Value	\$2.20	\$2.20

As shown in **Table 3-2**, the proposed village tax rate is extremely favorable compared to other communities through the Fox Valley region.

Table 3-2: Comparable Tax Rates

Community	Status	Population	Tax Rate per \$1,000 of Assessed Value
Greenville	Village (Proposed)	11,785	\$2.20
Buchanan	Town	6,969	\$3.33
Freedom	Town	6,057	\$3.42
Harrison	Village	12,786	\$3.79
Grand Chute	Town	22,701	\$5.19
Combined Locks	Village	3,525	\$5.26
Fox Crossing	Village	19,029	\$5.46
Kimberly	Village	6,686	\$7.28
Little Chute	Village	11,120	\$7.52
Wrightstown	Village	2,925	\$8.94
New London	City	7,466	\$8.95
Appleton	City	74,734	\$9.16
Hortonville	Village	2,744	\$9.40
Kaukauna	City	16,049	\$9.47

(b) Estimated Equalized Value of Proposed Community

The total 2018 equalized value of the Town of Greenville was \$1,323,094,600. The 2018 assessed value of the proposed village is \$1,314,388,000 as determined by the Town assessor. The proposed village area contains 100 % of the total value of the existing town.

The **Table 3-3** is a comparison of equalized values of similarly sized communities in the Fox Cities area, and throughout Wisconsin, as provided by the Wisconsin Department of Revenue.

Table 3-3: Comparison of Equalized Values

Community	Status	Population	Equalized Value
Holmen	Village	10,147	\$705,228,900
Portage	City	10,211	\$634,193,100
Marinette	City	10,831	\$720,162,400
Sussex	Village	11,114	\$1,378,608,200
Little Chute	Village	11,120	\$878,465,300
Port Washington	City	11,713	\$1,054,033,800
Cedarburg	City	11,628	\$1,347,465,200
Greenville	Village (Proposed)	11,785	\$1,323,094,600
Grafton	Village	11,803	\$1,410,091,900
Baraboo	City	12,017	\$860,306,700
Harrison	Village	12,786	\$1,123,583,900
Kaukauna	City	16,049	\$1,088,410,700
Menasha	City	17,713	\$1,177,560,800
Onalaska	City	18,788	\$1,988,343,400
Fox Crossing	Village	19,029	\$1,644,837,000

This table illustrates the proposed village compares favorably in regards to equalized assessed value to current cities and villages throughout the State of Wisconsin. This shows the proposed village would have more than enough tax base to support the level of services the village would expect to provide.

(c) Financial Reports

A copy of the three most recent Comprehensive Annual Financial Reports are being submitted to the DOA as **Exhibit 3-3**. The proposed village will continue to compile CAFRs.

The following table is the five year history of equalized values for the Town of Greenville as recorded on the Wisconsin Department of Revenue website.

Table 3-4: 5-Year History of Equalized Values

Property Category	2014	2015	2016	2017	2018
Residential	\$825,958,900	\$859,122,800	\$904,905,000	\$994,724,700	\$1,023,755,800
Commercial	\$144,548,600	\$150,045,100	\$160,254,700	\$167,711,500	\$173,987,500
Manufacturing	\$79,528,200	\$81,648,000	\$83,277,500	\$85,122,000	\$85,901,400
Agricultural	\$1,571,600	\$1,612,800	\$1,615,000	\$1,621,400	\$1,671,700
Undeveloped	\$2,671,400	\$2,608,100	\$2,663,100	\$2,687,500	\$2,709,700
Ag. Forest	\$903,000	\$903,000	\$903,000	\$933,100	\$1,083,600
Forest	\$3,366,000	\$3,366,000	\$3,386,000	\$3,514,700	\$4,057,200
Other	\$8,107,500	\$7,876,200	\$7,851,500	\$7,669,700	\$7,089,700
Total Real Estate	\$1,066,655,200	\$1,107,182,000	\$1,164,855,800	\$1,263,984,600	\$1,300,256,600
Total Personal Property	\$31,754,000	\$28,201,100	\$43,275,800	\$33,807,800	\$22,838,000
Total Equalized Value	\$1,108,564,100	\$1,146,625,700	\$1,208,131,600	\$1,307,620,200	\$1,323,094,600

Between 2014 and 2018 the equalized value of the Town of Greenville has increased by approximately 19.4% from \$1,108,564,100 to \$1,323,094,600. The majority of this increase has come from the increase in equalized value of residential (23.9%), commercial (20.4%), and manufacturing (8.0%) properties. This shows the town is urbanizing substantially.

Percent Change in Equalized Value for Town of Greenville

The Town of Greenville has seen an increase in its equalized value each year. This can be attributed to its rapid urbanization and close proximity to major transportation networks including the Appleton International Airport and Interstate 41. **Table 3-5**, on the following page provides the percentage change in equalized value by use.

Table 3-5: Percent Changes of Equalized Values

Property Category	'14-'15	'15-'16	'16-'17	'17-'18
Residential	4.0%	5.3%	9.9%	2.9%
Commercial	3.8%	6.8%	4.7%	3.7%
Manufacturing	2.7%	2.0%	2.2%	0.9%
Agricultural	2.6%	0.1%	0.4%	3.1%
Undeveloped	-2.4%	2.1%	0.9%	0.8%
Ag. Forest	0.0%	0.0%	3.3%	16.1%
Forest	0.0%	0.6%	3.8%	15.4%
Other	-2.9%	-0.3%	-2.3%	-7.6%
Total Real Estate	3.8%	5.2%	8.5%	2.9%
Total Personal Property	-11.2%	53.5%	-21.9%	-32.4%
Total Equalized Value	3.4%	5.4%	8.2%	1.2%

(d) Special Purpose Districts

The Town of Greenville has two special districts that may be considered “special purpose districts.” This would be the two sanitary districts, Sanitary District #1 (Water & Sewer) and Sanitary District #2 (Stormwater).

The two districts are governed by the elected Town Board in accordance to 60.77 of Wisconsin State Statutes. The water, sewer and stormwater utilities will remain intact and continue to provide services to all current customers; however, the Sanitary Districts will dissolve and become a function of the village. The water and sewer utility will provide service outside the village's borders, similar to how the Sanitary District #1 presently operates. The current Greenville Sanitary District #1 has customers in the Towns of Grand Chute and Ellington. An intergovernmental agreement to provide services will continue after incorporation. See **Map 3-1 Sanitary District #1 Sanitary System** and **Map 3-2 Sanitary District #1 Water System**.

(e) Agreements

Intergovernmental Agreements

Currently, the Town of Greenville has multiple intergovernmental agreements that address the services to be provided for by the town or services the town will provide to neighboring municipalities. The petitioners anticipate these agreements will continue with the proposed village.

Sanitary Sewer Agreements

The proposed village would continue to provide water and sewer related services to the Towns of Grand Chute and Ellington in the same manner in which services are currently provided. See **Map 1-28 Sanitary District #1 & Sewer Service Area**.

Fire Protection Agreements

The proposed village would continue to honor all mutual aid/automatic aid agreements for fire protection services.

Police Services Agreement

Currently, the town contracts with Outagamie County Sheriff's department for forty "extra" hours of directed law enforcement in the town per week. It is anticipated that this contract will continue for the proposed village. This item will be discussed in more detail in the level of service section.

(f) Estimate of New Capital Needs

It is not anticipated any new capital needs will be needed due to the incorporation. The village will continue to operate out of the current town facilities.

(g) Intervenor's in Opposition

This information is to be provided by the intervenors.

Section 2(b): Level of Services

§66.0207 (2)(b), Wis. Stats.

The level of governmental services desired or needed by the residents of the territory compared to the level of services offered by the proposed village or city and the level available from a contiguous municipality which files a certified copy of a resolution as provided in s. 66.0203 (6).

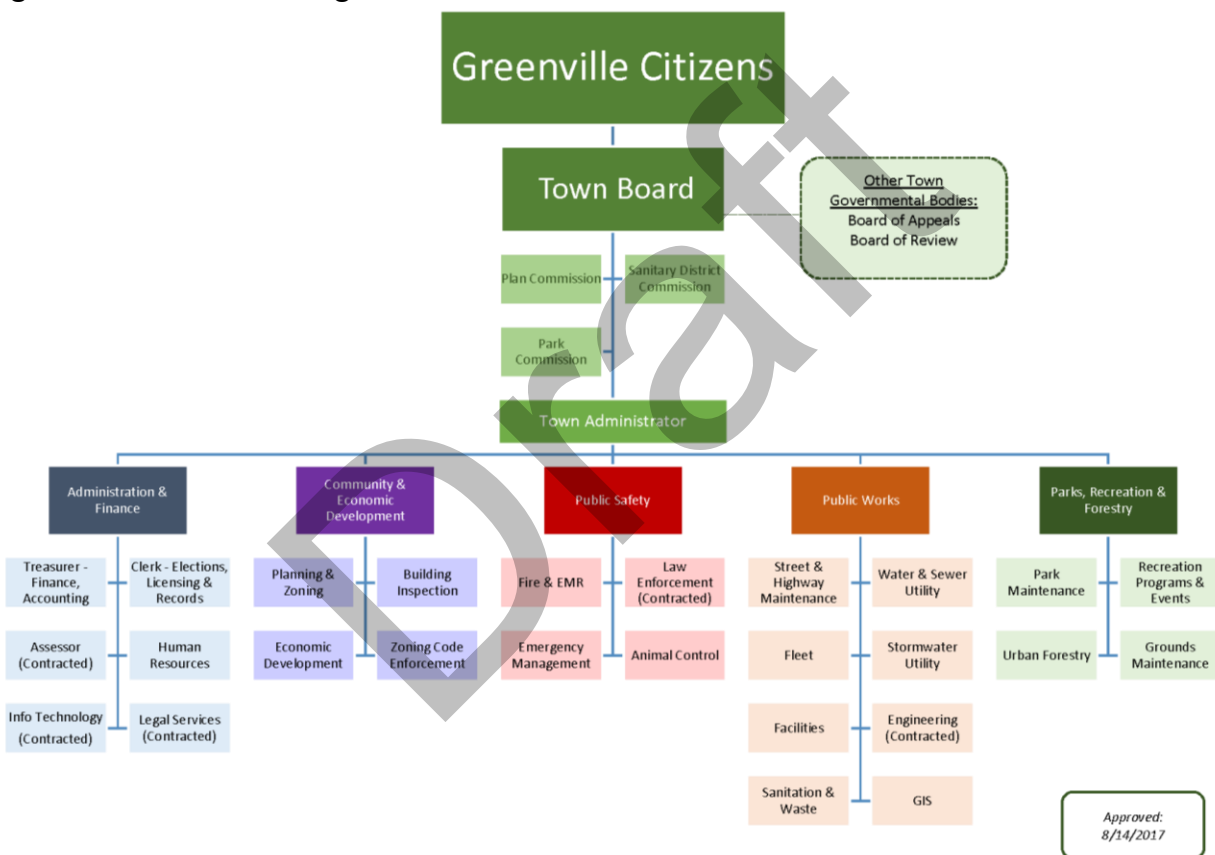
Section 2b: Description of Services

(a) Descriptions of Services

The Town of Greenville provides a wide array of services to residents above and beyond what a town usually provides. These services include road maintenance, police, fire and first responder services, solid waste collection, parks and recreation, land use planning, mass transit, and public water and sanitary sewer.

The following depicts the Town of Greenville's functional services:

Figure 4-1: Functional Organizational Chart



Administration

The Town of Greenville is professionally managed by a full-time Town Administrator who oversees the department heads and runs the day-to-day operations of the Town, Sanitary District #1 (Water & Sewer Utility) and Sanitary District #2 (Stormwater Utility). The Town Administrator coordinates all human resource related functions.

Treasurer / Financial Services

The Treasurer's office is staffed by an appointed full-time Treasurer, a full-time Deputy Treasurer / Accounting Clerk I and a part-time Utility Billing Clerk. The Treasurer's office is responsible for performing accounts payable, accounts receivable, payroll, bookkeeping and other financial responsibilities as required by Section 60.34, Wisconsin Statutes.

The Department conducts all purchasing and procurement for a combined \$18 million budget, payroll for approximately 90+ full and part-time employees, utility billing for over 3,700 customers, debt issuance and management of Town and Sanitary District investments.

Additionally, the department is responsible for establishing and maintaining an internal control structure designed to ensure the assets of the Town are protected from loss, theft or misuse. Furthermore, the department ensures adequate accounting data is compiled to allow for the preparation of financial statements in conformity with Generally Accepted Accounting Principles.

Assessor

The Town of Greenville appoints a contracted Assessor. Currently Accurate Appraisal, LLC is the appointed contract Assessor for the Town of Greenville. It is the intent of the petitioners Accurate Appraisal, LLC would continue to provide assessing services to the village. A copy of the services agreement with Accurate Appraisal, LLC is attached as **Exhibit 4-1**.

Information Technology

The Town of Greenville contracts with Office Technology Group to manage and service the computer and network server systems. The Administration department oversees the telecommunication, wireless phone systems and other technology related services (i.e. Town website & social media).

Clerk / Administrative Services

The Clerk's office is staffed by an appointed full-time Clerk and a part-time Deputy Clerk / Administrative Assistant. The Town Clerk plans, directs, manages, and performs the activities and operations for the office of Town Clerk as required by Section 60.33, Wisconsin State Statutes. The Clerk's office also coordinates contracted legal services.

Community & Economic Development

The Town of Greenville provides full service planning and zoning administration, along with building inspection services through the Town's Community & Economic Development Department. The department manages a combined budget of approximately \$400,000. The department is staffed with a full-time Community and Economic Development Director, a full-time Community Development Specialist, a full-time Chief Building Inspector and a full-time Assistant Building Inspector.

The Department conducts the following services:

- Comprehensive Planning, including sustainability, bicycle and pedestrian, parks and open space and other land use planning.
- Subdivision review, zoning administration and enforcement, special exception permits, sign permits, variances and site plan review.
- Permitting and inspection services for all construction activities. Enforcement of building, housing, plumbing, HVAC and electrical codes.
- Economic development activities including business recruitment/retention, development promotion and regional participation in economic development efforts.
- Land information services, including GIS (Geographic Information System) and land information records.
- Non-metallic mining administration.
- Tax Increment Financing District development.

In April 1989, the Town Meeting authorized the Town Board under s. 60.10 (2) (c), to adopt and exercise powers relating to villages and conferred on village boards under Chapter 61, except those powers which conflict with statutes relating to towns and town boards (**Exhibit 4-2**). The Town of Greenville adopted its own zoning code. The Town remains under jurisdiction of Outagamie County zoning in shore-land areas. A copy of the Town's zoning code can be found under **Exhibit 1-3**.

The Town has a seven (7) member Planning Commission that meets the fourth Monday of every month to review rezoning requests, future land use map amendments, plats, certified survey maps, planned unit development districts, and special exception use permits. In addition, the Town has a five (5) member Zoning Board of Appeals that meets as necessary to review zoning appeals and variances.

The Town has also established several ad-hoc committees, such as a Land Stewardship Committee that assists the Town in reviewing sustainable agricultural practices and a Bicycle and Pedestrian Committee aiding in the development of the Town's first Bicycle & Pedestrian Plan.

The Town Building Inspectors conduct all residential building, plumbing, HVAC, and electrical inspections, as well as industrial/commercial building, plumbing, and HVAC inspections.

The proposed incorporation will not affect land use planning, zoning, or building inspection services.

In 2017, the Town of Greenville implemented its first Tax Incremental Finance District (TID #1). TID #1 encompasses over 250 acres in size. Its creation is intended to spur economic development within the planned growth area by providing for improvements to existing infrastructure and construction of new which will provide incentive to business to develop that would otherwise have to pay for such improvements on their own. It is estimated to generate over \$95 million dollars in new development. In addition, cash grants are available to businesses for locating in the TID to offset the cost of development. Significant projects planned to be undertaken

include construction of the extension of Design Drive including water, sanitary and stormwater improvements; improvements to Hwy 15; regional stormwater facilities; refurbishments to the Airport Area Water Tower and a new municipal well. A mix of industrial, business and commercial uses are expected which plan to generate approximately 93 million dollars in equalized property valuation. The TID #1 project plan can be found under **Exhibit 4-3**.

Parks & Forestry

The Town of Greenville Parks Recreation & Forestry Department manages a combined annual operating budget of approximately \$475,000 and boasts a number of special amenities for use by town residents and visitors. Staff include one (1) full-time Parks & Forestry Director, two (2) full-time laborers, and numerous part-time and seasonal positions (ranging from laborers/mowers to recreation program leaders).



The Park System includes 12 park properties encompassing over 220 acres of land area along with and 8 miles of multi-use trails. The Department is also responsible for managing the Town's urban forestry program that boasts more than 3,600 street trees.

The Town has earned the Tree City USA Award consecutively since 2001. Additionally it has earned Tree City USA Growth Award designation five times during this period of time.

Our parks system has numerous enclosed and open pavilions available for rent, making them popular for graduations, birthday parties, anniversaries, corporate picnics and wedding receptions.

The location of all of the parks and trails can be found on **Map 1-17**. The Town's six (6) largest parks are listed below:

Greenville Sports Complex is a 77 acre minimally developed property. Approximately 13 acres have been seeded into open play areas and are currently being used by Fox Cities United Soccer for their youth soccer program. Greenville recently approved a master plan (**Exhibit #-#**) for its Greenville Sports Complex which will include soccer and baseball fields, an indoor soccer practice facility, an extensive trail network, a swimming pond, splash pad, playgrounds, shelters, restrooms and concessions.



Lions Park is a 57 acre park located on the southern edge of the developed portion of town. It is a partially developed community sized park routinely used for large regional events. The Greenville Lions Club has funded most of the development and uses the park for their annual Catfish Races fundraising event. Existing facilities include three total pavilions, one open shelter, two outdoor pavilions with kitchens, and an indoor pavilion with kitchen, restrooms, playground, open play areas, nature/walking trails, amphitheater (10,000 seating capacity), off street parking, and recreational trail access and archery range. A second phase of development began in 2018 and includes an additional playground, pavilion, skateboard park, and sport courts for tennis, basketball and volleyball.



Jennerjohn Park is a 25 acre park in the center of the developed part of the Town. Existing facilities include a pavilion with kitchen, restrooms, grills, picnic tables, casual play baseball field, tennis courts, lighted sledding hill, lighted ice skating rink, off street parking, playground, Heritage Fountain and recreational trail access.



Community Park is a 20 acre park located at the intersection of Hwy 15 and Hwy 76. It is a fully developed park that is used primarily by Greenville Youth Sports to operate their youth baseball and softball programs. Existing facilities include baseball/softball fields, tennis court, basketball courts, playground, restrooms, skate park, outdoor pavilion with kitchen, on and off street parking, and recreational trail access.



Pebbleridge Park is a 13 acre park located between the industrial park and residential development. This park contains a small wooded area, prairie restoration and a retention pond. Existing facilities include walking/nature trails, picnic areas, playground, open play space and on street parking. Future plans include a picnic shelter with restrooms.



Glen Valley Park is a 2.5 acre park located on the west end of the Glen Valley Subdivision. It can be accessed from the west end of Englewood Dr. The park is seeded in turf grass and some trees have been planted. There is opportunity to expand the park with future development to the west. Existing facilities include a playground, open play space and on street parking.



The Town has several other smaller neighborhood and pocket parks scattered throughout Greenville. These include the following:

Appletree Square Park is a 2 acre park located across Hwy 15 from Jennerjohn Park. The recreational trail runs through the park and a tunnel runs under the highway to Jennerjohn Park. Existing facilities include a park bench, informational sign, recreational trail and Crabapple Arboretum



Elder Brook Park is an 8.5 acre park located on the north side of the town. Trees have been planted and the grass is cut to allow use. There is potential to expand in the future to the south with additional land acquisition. Existing facilities include a retention pond, walking trail, on street parking and open play space.



Kimberly Ct. Park is a 1 acre park located just west of the Greenville Elementary and Middle schools on Hwy 76. The recreational trail runs through the park and a tunnel under Hwy 76. This park has yet to be officially named. Existing facilities include a Conifer Arboretum and informational sign.



Memorial Square is a small park area located in front of the Fire Station dedicated to honoring all veterans and Fire/EMS volunteers. It is also the site for Greenville's September 11th Memorial. Existing facilities include September 11th Memorial, Veterans Memorial, memorial brick walkway, reflecting pool and formal landscaping.



Recreation

The Town of Greenville directly provides recreation programming and activities through direct services or through third-party organizations like the YMCA, Greenville Youth Sports and Fox Cities United Soccer Club.

Tennis Lessons - Lessons are held twice a week for six weeks at Jennerjohn Park and are taught by qualified instructors, based on the United States Professional Tennis Registry standard of teaching. Each lesson focuses on at least one stroke going over correct grip and progressions of the stroke. Participants are required to bring their own racquet.



Community Movie Night - The Greenville Parks, Recreation and Forestry Department in partnership with the Greenville Lioness Club show an outdoor movie at Lions Park on several nights throughout the summer. The movies are free and concessions are available in the pavilion. In the event of rain or high winds, movies are moved into the pavilion.



Ice Skating – The Greenville Parks, Recreation and Forestry Department prepares and maintains two outdoor ice skating rinks during the winter; one each at Jennerjohn and Community parks. The rinks are open to the public and free to skate.



Sledding – The Greenville Parks, Recreation and Forestry Department prepares and maintains a lighted sledding hill at Jennerjohn Park during the winter.



Cross Country Skiing – The Greenville Parks, Recreation and Forestry Department maintains approximately 2 miles of cross country ski trails in the winter months.



Bicycle and Pedestrian Facilities - The Town also has an extensive off-road bike and pedestrian trail network. This 8 mile network of trail facilities provides opportunities for recreation, exercise, and transportation. Many commuters of all ages use the facilities to get to and from work or school. The Park and Recreation Department maintains several of the trails throughout the year, including snow removal in the winter.



In addition, annual events held in Greenville include:

Farmer's Market once a week during the growing season which is organized by Sustain Greenville.

Catfish Extravaganza is a two day event held by the Lions Club holds that include activities such as the famous catfish races, concessions, train rides, inflatable amusements, live music and fireworks.

Greenville 5K Race is held every summer by the Fox West YMCA utilizing the Greenville trail and park system.

Fall Fair is a fall craft fair which is held by the Greenville Lioness Club the first Sunday of October.

Fright Night at the Park is put on by the Greenville Civic Club in October. They transform the Community Park Pavilion into a haunted house. The haunted pavilion is open for five evenings at the end of October. Other activities include a hay ride, pumpkin decorating, bon fire, DJ and refreshments.

Summer Send Off is typically held in the end of August and is organized by the Greenville Civic Club and the Greenville Fire and EMS. A parade is held followed by a concert at Lions Park and a youth bike giveaway.



The following private not-for-profit organizations provide additional recreational opportunities to youth and adults in the Greenville community.

Greenville Youth Sports is a private organization that provides baseball, softball and t-ball programming at Community Park. For more information please visit their website: <http://greenvillyouthsports.com/> Greenville Youth Sports provides t-ball, baseball and softball programs for over 700 youth annually.

Fox West YMCA is a non-profit organization located in the Town of Greenville that provides many recreational opportunities to both members and non-members in the Greenville community. The Fox West YMCA opened on October 28, 2002 at W6931 School Road, Greenville. This 15,000 square-foot facility includes a Lifestyle Center, fitness testing lab, locker rooms, program area, preschool area, dance room, Kids Corner and a multipurpose space. In 2009 this facility expanded to include a pool with 4 lap lanes and instructional area, a new second floor Lifestyle Center and expanded multipurpose and Kids Corner spaces. In 2016 the Fox West YMCA add a gymnasium, expanded Wellness Center, new dance studio and updated Member Services area. The facility is under-going an expansion plan to provide full-time daycare facilities at their center. The Fox West YMCA For more information on their programs please visit their website: <https://www.ymcafoxcities.org/locations/fox-west-ymca>.

Fox Cities United Soccer Club is a private organization that provides soccer programming at the Greenville Sports Complex for youth soccer players ages 4-19 of all skill levels. For more information, please visit their website: <http://foxcitiesunited.com/> Fox Cities United Soccer Club.

Public Safety – Fire Department & First Responders

The Town of Greenville is served by a combination Fire Department consisting of two (2) full-time firefighter/first responders, up to fifty (50) volunteer (paid-per-call) firefighters, and up to fifteen (15) volunteer (paid-per-call) first responders. The Department operates out of a single station. The Town is planning to construct a new 22,000 square foot Fire and Safety Building in early 2019; Town Electors approved the construction and bonding in 2018 for \$6.5 million.



The Fire Department maintains a budget of approximately \$541,000 per year, and provides the following services for Town residents and business owners for the entire 36 square miles of territory:

- Vehicle extrication
- High and low angle rescue
- Water and cold water rescue
- Fire suppression
- Local and state fire and life safety code inspections and education
- Fire investigation
- Life safety and public education
- First responder level EMS with defibrillator assistance

The Town of Greenville's Fire Department has a fire rating (ISO) of 5 in the urban areas of the township, while rural areas have a rating (ISO) of 9. A rating of 5 is better than average statewide. The primary difference between the urban and rural areas is the higher response time and the availability of a public water supply.

To aid and supplement the Town of Greenville and surrounding communities in the event of a structure fire or other fire, the Fire Department holds Automatic Aid Agreements with the Village of Fox Crossing, Hortonville/Hortonia Fire District, Appleton Airport Fire and the Towns of Ellington and Clayton. See **Map 2-1 MABAS and Automatic Aid Coverage** for more details.

In addition, the Town of Greenville Fire Department has joined with the rest of the fire departments in Outagamie County in MABAS (Mutual Aid Box Alarm System) as division 127. MABAS is a predesigned mutual aid system where the location of the alarm pulled determines which department will respond.

The Fire Department maintains a full inventory of fire apparatus that includes the following:

ENGINE 5321

2010 Pierce Velocity

Seats 6, Waterous-1250 gpm pump, and 750 gal. water tank. Thermal imaging camera, extrication equipment, ventilation fan, master stream device, foam system, and scene lighting.



PUMPER/TANKER 5361

2004 Pierce Enforcer

Seats 6, Waterous-1250 gpm pump, and 2500 gal. water tank. Thermal imaging camera, 3000 gal. porta-tank, ventilation fan, master stream device, foam system, and scene lighting.



PUMPER/TANKER 5362

1997 Pierce/Freightliner

Seats 2, Waterous-1750 gpm pump and 3000 gal. water tank. 3000 gal. porta-tank, portable generator, ventilation fan, and scene lighting.



HEAVY RESCUE 5371

2005 Pierce/Freightliner

Seats 10, breathing air cascade system, Nightscan light tower, command center, winch, extrication equipment. Ice rescue equipment, wildland FF suits, rescue rope, EMS supplies, gas detectors, power tools, spill cleanup supplies.



UTILITY COMMAND 5381

2014 Ford F-150 XLT

Seats 5, EMS equipment, long board, hand tools, spill clean-up supplies.



UTILITY/BRUSH TRUCK/LIGHT RESCUE 5382

2017 Ford F-550 XLT

Seats 5, 250 gal. tank with pump and Class A foam. Scene lighting, extrication & EMS equipment, and wildland firefighting equipment.



RESCUE TRAILER and UTV 5383

Features a John Deere Gator UTV with tracks, 60 gal. tank, pump, and Stokes basket.



OUTAGAMIE COUNTY DISASTER TRAILER

Features a generator, portable lighting, EMS/Triage supplies, and Incident Command supplies. Long boards, chemical resistant boots, sand bags, coveralls, sump pumps and hose. Outagamie County Emergency Management coordinates the use of this disaster relief trailer.



Emergency Medical Services

The Town of Greenville Fire Department conducts its Emergency Medical Services (EMS) operations thru the use of the volunteer firefighters and first responders. The two full-time firefighters and up to fifteen (15) paid-per-call first responders, are Wisconsin state certified EMS First Responders.

Each First Responder carries a medical bag with oxygen and first aid supplies. The First Responders provide medical treatment and care to persons injured in traffic accidents, home or business accidents, and citizens with medical problems such as heart attacks. The Fire Department regularly reviews the ambulance service provided by Gold Cross and works to provide continued quality emergency care.

Law Enforcement and Police Services

The Outagamie County Sheriff's Department is responsible for providing law enforcement and police protection services to the Town of Greenville. These services are provided through facilities located in Appleton. To ensure the level of service needs are met for the community, the Town has contracted with Outagamie County for additional directed law enforcement services for an additional forty hours per week. A copy of the Agreement for Law Enforcement services between Outagamie County and the Town of Greenville is shown in **Exhibit 4-4**. Contracted services provided by Outagamie County to the Town of Greenville has been ongoing for several years.

Many incorporated communities' contract for services with their local county sheriff's departments. Such arrangements can be found in, but are not limited to the Villages of Suamico, Howard, Allouez, Bellevue, Combined Locks.

The agreement between the Village of Greenville and Outagamie County will remain. The level of service will be reviewed periodically to ensure adequate services are provided to the community.

Animal Control services are provided by a part-time humane officer. Kenneling occurs at the Fox Valley Human Association located in the Town of Greenville.

Public Works

The Public Works Department is responsible for maintaining the Town roads and right-of-way. This includes asphalt patching, minor street repairs, crack sealing, street sweeping, snow plowing, sign maintenance, noxious weed control, and right-of-way mowing. Additional duties include, monthly brush pickup, weed control, graffiti removal, drainage maintenance, and working with other divisions to effectively and efficiently make use of available resources.



The Public Works Department consist of an annual operating budget of over \$1.7 million and employs twelve (12) full-time employees and several seasonal employees. The department is responsible for maintaining approximately 148 miles of functionally classified roads.

The Department hosts and maintains a full service fleet of vehicles, which include but is not limited to:

- Dump Truck/Snow Patrol (3)
- Pickup Truck (15)
- Loader (2)
- Backhoe Loader (2)
- Brush Chipper (1)
- Grader (1)
- Asphalt Roller (1)
- Skid steer (1)
- Utility Tractor/Tool cats (4)
- Mowing Tractor (1)
- Jetter (1)

All equipment is housed in the Department's shared maintenance facilities with the Parks and Forestry Department. The Department's main shop consists of a 14,500 square foot all-weather maintenance facility and an additional 7,500 square foot cold storage garage. The Department stores road salt in its 1,600 square foot salt shed.



Water & Sewer Services

Greenville Sanitary District #1 provides water and sewer related services to a significant portion of the Town. The Greenville Town Board serves as the Sanitary District #1 Board of Commissioners. Sanitary District #1 is staffed with one (1) full-time Superintendent, one (1) full-time lead operator and two (2) full-time laborer/operators. Service personnel are "on call" 24 hours a day, 7 days a week, and 365 days a year.

The water utility oversees a \$1.35 million budget. The utility's system includes five (5) wells and treatment plants, three (3) elevated water towers, over 82 miles of water mains, 834 fire hydrants, and 3,700 water meters serving customers in the Town of Greenville, Town of Ellington and the Town of Grand Chute. A copy of the most recent PSC annual report can be found in **Exhibit 4-5**.

All potable water supplied by this system meets all Environmental Protection Agency (EPA) regulations for safe drinking water. Annual reports are prepared and distributed to all customers reporting the test results for the drinking water.

The sewer utility oversees a \$1.6 million budget and maintains over 72 miles of sewer mains, approximately 3 miles of interceptor main, and approximately 4 miles of pressurized mains serving the Town of Greenville. The utility maintains one (1) collection system with three (3) lift stations, but does not treat its sewage. The sewage flows to the Fox West (formerly known as Grand Chute-Menasha West) Sewerage Plant for treatment. The Fox West plant is governed by a regional commission of which the Town of Greenville has representation on. See **Map 2-2 Grand Chute-Menasha West Sewer Service Area**.

Sanitation & Waste

The Town of Greenville currently contracts with Harter's Fox Valley Disposal as the solid waste collector and hauler for the Town. Garbage is collected curbside on a weekly basis with recycling collected on an every other week basis. The Town provides an automated collection system, which has provided for a more efficient collection service. A copy of the Solid Waste Collection contract with Harter's Fox Valley Disposal has been provided in **Exhibit 4-6**



The Town is under contract with the Outagamie County Recycling & Solid Waste for landfill and recycling services. Presently, Outagamie County partners with Winnebago County and Brown County to provide for a tri-county coalition (known as the Brown-Outagamie-Winnebago (BOW) coalition) for solid waste disposal. The BOW coalition recently closed a refuse landfill located in Winnebago County near Oshkosh and opened a new landfill in Outagamie County. All refuse from the partnering communities in the three counties now go to this new landfill. The coalition is already working on

plans for the anticipated closure of the Outagamie landfill and the opening of a future landfill in Brown County.

In 2009, the BOW coalition opened a state-of-the-art recycling facility, which can process up to 80,000 tons of material a year. All Town recyclables are hauled to the recycling facility for processing. Each year the Town receives a portion of the proceeds of the commodity sales from the recycling facility.

The Town of Greenville currently has a drop-off site for waste oil located at the Town Municipal Complex. The waste oil is collected and recycled, which allows Town residents to dispose of unwanted oil in an environmentally friendly manner. The Town of Greenville also participates in Outagamie County's annual Clean Sweep events, oftentimes providing and staffing drop off locations for hazardous waste items at no cost to residents.



To provide for easy removal of large branches and limbs from residential properties, the Town conducts curbside brush chipping several times a year. In addition, the Town conducts rounds through the neighborhoods after large wind storms to remove fallen branches. Should residents desire to remove branches or limbs themselves, the Town hosts a brush drop-off site near the Municipal Complex that is open Monday through Saturday during the spring, summer and fall.



Library

There are no formal library services located in the Town of Greenville. However, like other communities in the county that do not operate their own libraries, is taxed by Outagamie County to support public library services through the Outagamie Waupaca Library System. As a member of the Outagamie Waupaca Library System, residents in Greenville can use nearby public library facilities through Outagamie and Waupaca Counties. These intersystem agreements provide a mechanism for reimbursing area libraries for serving Outagamie County residents, including the Town of Greenville residents.

The Town of Greenville is host to series of "Little Free Libraries". One such "Little Free Library" is located in the Town Hall and is available to residents during normal business hours.

In this era of increase technology and access to information via the internet, the library as a building is becoming underutilized as more people are able to download books, research, and newspapers through internet searches. The demand for libraries and library services is not as prevalent as it once was.

Municipal Court

The Town currently utilizes the Outagamie County Clerk of Courts to provide municipal court services for citations related to Town ordinance violations. The Town plans to continue using the County Clerk of Courts to adjudicate municipal citations and ordinance violations.

(b) Level of Services Available

To be submitted by the interveners.

The petitioners have not officially heard how the interveners will provide services to the residents and businesses of the Village. The petitioners will respond once details are submitted.

(c) Description of Buildings & Equipment

Refer to the above subsection (a) of this section, for a description of buildings and equipment utilized by the Town. A listing of building and the value of each can be found in **Exhibit 4-7**.

(d) Current Services

Refer to subsection (a) of this section, for a description of all the current services provided by the Town of Greenville.

Section 2(c): Impact on the Remainder of the Town

§66.0207 (2)(c), Wis. Stats.

The impact, financial and otherwise, upon the remainder of the town from which the territory is to be incorporated.

Section 2c: Impact on the Remainder of the Town

(a) General Impact

The proposed incorporation includes all lands of the current Town of Greenville. As a result, no impacts will occur.

Fiscal Impact

The proposed incorporation includes all lands of the current Town of Greenville. As a result, no impacts will occur.

Service Impacts

The proposed incorporation includes all lands of the current Town of Greenville. As a result, no impacts will occur. The current level of services will be maintained after incorporation.

Political Impacts

It is uncertain if establishing a new Greenville will have any noticeable political impact on the surrounding municipalities. It is expected the surrounding municipalities will experience little to no changes. Relationships with the surrounding municipalities will be eased by the fact there will be no change-over in staff as the proposed village will maintain its current administrative staff.

Environmental and Land Use Impacts

The new Village of Greenville will have the ability to control its zoning (without county approval authority), and will also have extraterritorial jurisdiction over surrounding unincorporated areas. The new village will border the towns of Ellington, Center, Hortonia, Dale, Clayton, Grand Chute and villages of Hortonville and Fox Crossing. Incorporation is not expected to impact any of these local governments. In fact, it is expected the new Village of Greenville will continue to work closely together on land use and environmental issues with its neighboring municipalities.

Development pressures in and around the proposed village will continue regardless of governmental status. The proposed village has and will continue to experience increased urbanized development due to it being part of the Fox Cities region. However, incorporation will ensure the planning and land use is based on sound, reasonable judgement and not based on the threat of annexation and the potential loss of tax base.

It is not expected there will be any adverse environmental impacts by incorporating the entire portion of the Town. Rather, incorporation will allow the Town to more proactively preserve and protect our agricultural enterprise areas and our natural resources.

(b) Impact on Existing Special Purpose Districts and Urban Service Boundaries

No special purpose districts or urban service boundaries exist that would be impacted by the proposed incorporation of Greenville.

(c) Estimate of Residual Equalized Value, Budget and Tax Levy

The total 2018 equalized value of the Town of Greenville was \$1,323,094,600. The 2018 assessed value of the proposed village is \$1,314,388,000 as determined by the Town assessor. The proposed village area contains 100 % of the total value of the existing town. See **Table 3-4: 5-Year History of Equalized Values** for more details on the Town's equalized value.

Table 3-4: 5-Year History of Equalized Values

Property Category	2014	2015	2016	2017	2018
Residential	\$825,958,900	\$859,122,800	\$904,905,000	\$994,724,700	\$1,023,755,800
Commercial	\$144,548,600	\$150,045,100	\$160,254,700	\$167,711,500	\$173,987,500
Manufacturing	\$79,528,200	\$81,648,000	\$83,277,500	\$85,122,000	\$85,901,400
Agricultural	\$1,571,600	\$1,612,800	\$1,615,000	\$1,621,400	\$1,671,700
Undeveloped	\$2,671,400	\$2,608,100	\$2,663,100	\$2,687,500	\$2,709,700
Ag. Forest	\$903,000	\$903,000	\$903,000	\$933,100	\$1,083,600
Forest	\$3,366,000	\$3,366,000	\$3,386,000	\$3,514,700	\$4,057,200
Other	\$8,107,500	\$7,876,200	\$7,851,500	\$7,669,700	\$7,089,700
Total Real Estate	\$1,066,655,200	\$1,107,182,000	\$1,164,855,800	\$1,263,984,600	\$1,300,256,600
Total Personal Property	\$31,754,000	\$28,201,100	\$43,275,800	\$33,807,800	\$22,838,000
Total Equalized Value	\$1,108,564,100	\$1,146,625,700	\$1,208,131,600	\$1,307,620,200	\$1,323,094,600

Section 2(a), Tax Revenue of this submittal includes a comprehensive budget for the Village of Greenville. The proposed village will maintain the current tax levy and mill rate as described. The current level of services will be maintained after incorporation.

Section 2(d): Impact on the Metropolitan Community

§66.0207 (2)(d), Wis. Stats.

The effect upon the future rendering of governmental services both inside the territory proposed for incorporation and elsewhere within the metropolitan community. There shall be an express finding that the proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community.

Section 2d: Impact on the Metropolitan Community

(a) Policy, Regulatory and Service Issues

One of the goals of incorporation is to create permanent boundaries and retain the existing tax base. Removing the threat of annexations and the loss of tax base will also remove the divide between the proposed village and the neighboring municipalities when it comes to intergovernmental issues. As an equal partner in the metropolitan community, the proposed Village of Greenville is committed to having a positive impact on the provision of services, protection of environmental resources, the expansion of economic and social facilities, and on solutions to intergovernmental problems.

As the entire Town is proposed to be incorporated, its existing codes, regulations, policies and services will be maintained. It will however, accept additional responsibilities of shoreland zoning from the County which will create efficiencies in review and permitting of development projects. It will also gain additional authority for extraterritorial oversight which will allow for even greater efficiencies when planning and developing adjacent properties for both private and public infrastructure.

Greenville currently has a boundary agreement with the Town of Grand Chute and is committed to entering agreements with all of its adjacent neighbors to ensure all communities can maintain their borders and tax base and regulatory control. Greenville would also maintain its current relationships and affiliations with local and regional organizations and partners as it believes cooperation is important to grow not only as a community, but as a region.

(b) Consistency of Policy, Regulatory and Service Issues

The proposed Village of Greenville will have consistency with the surrounding communities through the implementation of existing plans, policies, and ordinances. As described throughout this application, the incorporation of the entire Town will further improve what has been achieved so far on regional/metropolitan issues.

This application demonstrates the metropolitan community will be positively impacted by the incorporation of Greenville, and the proposed village will maintain the services the current Town now provides to its residents. As the Town already provides all necessary services (fire and emergency medical services, directed law enforcement, public works, parks, recreation and forestry, community development, etc.) there shouldn't be an increase in cost to provide those services. The petitioners also feel the successes of the current collaborative efforts between the Town and the surrounding municipalities will be advanced by this incorporation as it will allow the proposed village to contribute as an equal to the economic development efforts of the region. Incorporation will have a positive effect on the metropolitan community.

Residents and property owners in the proposed Village of Greenville have a strong commitment to the continued autonomous governance of their land and desire to see the area grow in a planned manner. The proposed village will have the ability to strengthen its land use decisions by utilizing all of the tools available to an incorporated village. An incorporated village will allow the surrounding municipalities the ability to plan efficiently for the metropolitan area and create a strong partner that will help provide solutions to regional problems. The metropolitan community will benefit from the incorporation of the Village of Greenville.

Draft

Appendix: Maps

Draft

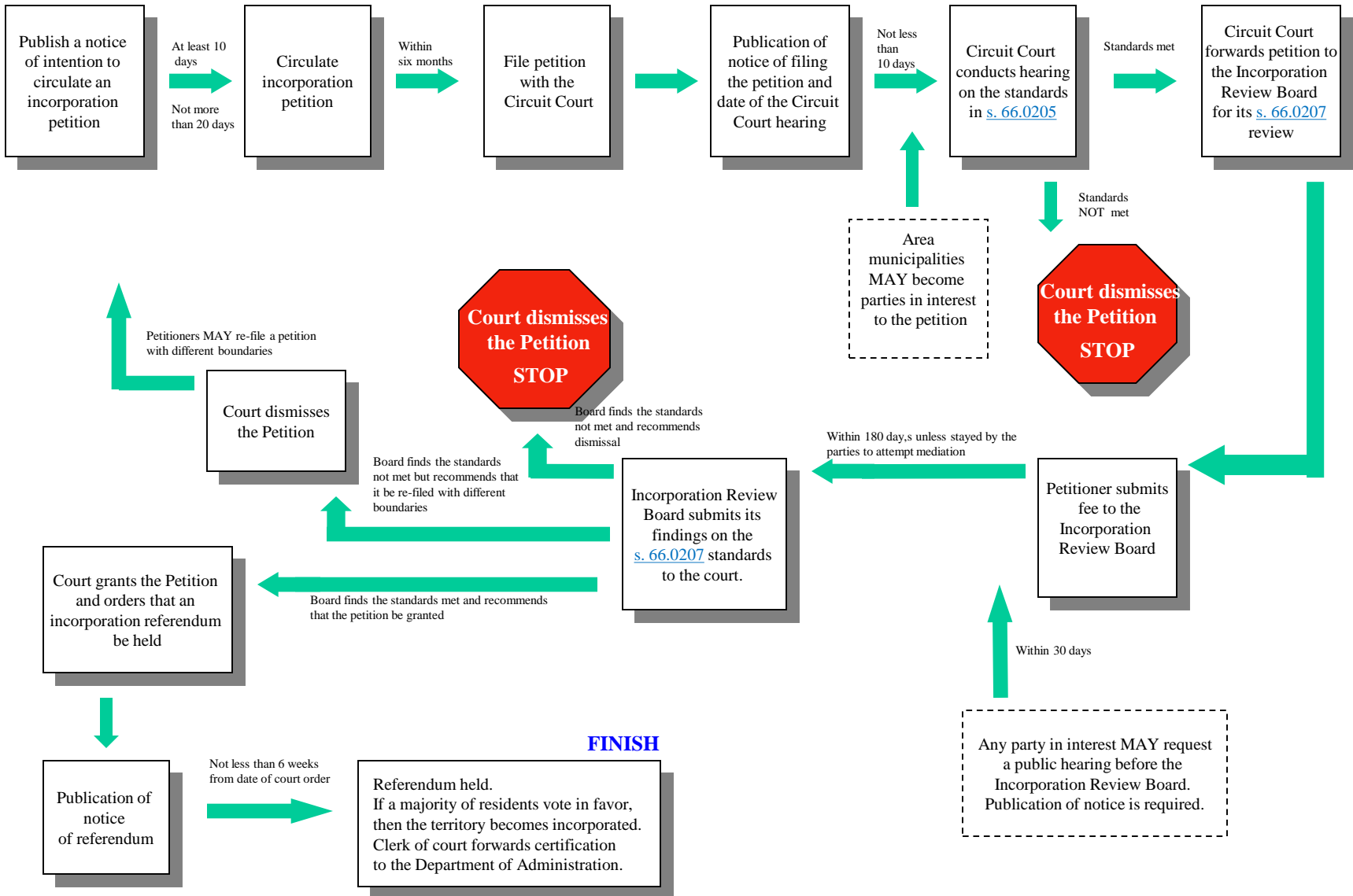
Appendix: Exhibits

Draft

Municipal Incorporation Process

See sections [66.0203](#)-[66.0213](#) of the Wisconsin Statutes

START



FINISH

MEETING: Town Board
DATE: February 25, 2019

AGENDA ITEM #: TB - 9b
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors
From: Joel Gregozeski, Town Administrator
Date: February 21, 2019
RE: **Design and Technical Specifications for new Greenville Fire & Safety Building**

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

BACKGROUND & SUMMARY: Five Bugles and Miron have completed the 99% design for the new Fire & Safety Building. The plans and specifications are very large files. Each can be downloaded at the hyperlinks below:

Plan Set:

<https://drive.google.com/open?id=1CCLhLSi4IBFwKoYjarlfUn83jhRnmsy1>

Technical Specifications:

<https://drive.google.com/open?id=11FLFY5zfvytETThvsYn6IEzwrixUj5Nf>

STAFF RECOMMENDATION: Staff recommends the Town Board approve the final design and authorize bidding for construction of the Greenville Fire & Safety Building. If the Board is in agreement, the following motion may be made: **"Motion to approve the final design and authorize the solicitation of bids for the purposes of constructing, equipping and furnishing a new Fire and Safety Building."**

POLICY/PLAN REFERENCE(S):

- Town of Greenville Purchasing Policy – Adopted August 2017

JDG

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Attachments: NONE

MEETING: Town Board
DATE: February 25, 2019

AGENDA ITEM #: TB - 9c
ACTION TYPE: Approval/Denial



"Town of Greenville"

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors
From: Joel Gregozeski, Town Administrator
Date: February 21, 2019
RE: BPL – State Trust Fund Loan Note Anticipation Note for 2019 Borrowing

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

BACKGROUND & SUMMARY: In order to have available funds (cash on hand) to support the 2019 Capital Improvement Plan, including the new Fire & Safety building the Town must secure a Note Anticipation Note (NAN) to provide cash prior to the sale of bonds as authorized by the Town Electors in August 2018. Staff secured lending information and found the State Trust Fund Loan program to have the most advantageous interest rate at 4.25%. The NAN would be reimbursed later in the year (no pre-payment penalty) when the sale of General Obligation Refunding Bonds are completed. The Town financial advisor Ehlers proposed the following preliminary schedule of events:

- Mid-Late February: Finalize the lender for NAN
- 3/25/2019: Set Sale: Ehlers to Attend Town Board meeting to present Presale of GO Refunding Bonds.
- 4/22/2019: Sale Day: Ehlers to Attend Town Board meeting to present Sale Day Results

STAFF RECOMMENDATION: Staff recommends the Town Board approve the resolutions to borrow from the Trust Fund Loans of the State of Wisconsin in the sum of six million seven hundred fifty thousand dollars for the purposes of financing a public safety building and for no other purpose. If the Board is in agreement, the following motion may be made: ***"Motion to approve the resolutions to borrow from the Trust Fund Loans of the State of Wisconsin in the sum of six million seven hundred fifty thousand dollars for the purposes of financing a public safety building and for no other purpose."***

POLICY/PLAN REFERENCE(S):

- Town of Greenville Budget & Finance Policy – Adopted August 2017

JDG

###

Attachments:

- Board of Commissioners of Public Lands – Application for State Trust Fund Loan

**STATE OF WISCONSIN
BOARD OF COMMISSIONERS OF PUBLIC LANDS
101 EAST WILSON STREET, 2ND FLOOR
POST OFFICE BOX 8943
MADISON, WISCONSIN 53708-8943**

**APPLICATION FOR STATE TRUST FUND LOAN
TOWN - 20 YEAR MAXIMUM
Chapter 24 Wisconsin Statutes**

TOWN OF GREENVILLE

Date sent: February 5, 2019

Received and filed in Madison, Wisconsin:

ID # 05605025

RAS

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

TO: BOARD OF COMMISSIONERS OF PUBLIC LANDS

We, the undersigned town board of supervisors of the Town of **Greenville**, in the County(ies) of **Outagamie**, Wisconsin, in accordance with the provisions of Chapter 24 of the Wisconsin Statutes, do hereby make application for a loan of **Six Million Seven Hundred Fifty Thousand And 00/100 Dollars (\$6,750,000.00)** from the Trust Funds of the State of Wisconsin for the purpose of **financing Public Safety Building**.

The loan is to be continued for a term of **2** years from the 15th day of March preceding the date the loan is made. The loan is to be repaid in annual installments, as provided by law, with interest at the rate of **4.25** percent per annum.

We agree to the execution and signing of such certificates of indebtedness as the Board may prepare and submit, all in accordance with Chapter 24, Wisconsin Statutes.

The application is based upon compliance on the part of the Town with the provisions and regulations of the statutes above referred to, as set forth by the following statements which we do hereby certify to be correct and true.

The meeting of the Town Board of the Town of **Greenville**, in the County(ies) of **Outagamie**, Wisconsin, which approved and authorized this application for a loan was a regularly called meeting held on the _____ day of _____, 20____.

At the aforesaid meeting a resolution was passed by a majority vote of the members of the Town Board approving and authorizing an application to the Board of Commissioners of Public Lands, State of Wisconsin, for a loan of **Six Million Seven Hundred Fifty Thousand And 00/100 Dollars (\$6,750,000.00)** from the Trust Funds of the State of Wisconsin to the Town of **Greenville** in the County(ies) of **Outagamie**, Wisconsin, for the purpose of **financing Public Safety Building**. That at the same time and place, the Town Board of the Town of **Greenville** by a majority vote of the members, adopted a resolution levying upon all the taxable property in the Town, a direct annual tax sufficient in amount to pay the annual installments of principal and interest, as they fall due, all in accordance with Article XI, Sec. 3 of the Constitution and Sec. 24.66(5), Wisconsin Statutes.

A copy of the aforesaid resolutions, certified to by the clerk, as adopted at the meeting, and as recorded in the minutes of the meeting, accompanies this application.

A statement of the equalized valuation of all the taxable property within the Town of **Greenville** certified to by the clerk, accompanies this application.

Given under our hands in the Town of **Greenville**, County(ies) of **Outagamie**, Wisconsin, this _____ day of _____, 20_____.

Chairman, Town of **Greenville** (Signature)

Clerk, Town of **Greenville** (Signature)

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Chairman and supervisors, please sign in space provided and type or print name below the signature.)

	<u>OFFICER</u>	<u>ADDRESS OF EACH OFFICER</u>
1.	_____	_____
	Chairman (Signature)	
	_____	_____
	Type or Print Name	
2.	_____	_____
	Supervisor (Signature)	
	_____	_____
	Type or Print Name	
3.	_____	_____
	Supervisor (Signature)	
	_____	_____
	Type or Print Name	
4.	_____	_____
	Supervisor (Signature)	
	_____	_____
	Type or Print Name	
5.	_____	_____
	Supervisor (Signature)	
	_____	_____
	Type or Print Name	

Town Board of Supervisors of the Town of **Greenville**, County(ies) of **Outagamie**, Wisconsin.

STATE OF WISCONSIN
County(ies) of **Outagamie**

Personally came before me this _____ day of _____, 20____, the above named persons known to me as the Town Board of Supervisors of the Town of **Greenville**, in **Outagamie** County, Wisconsin, and who are the persons who executed the foregoing application and acknowledged same.

Clerk (Signature)

Clerk (Print or Type Name)

Town of **Greenville**
County(ies) of **Outagamie**, Wisconsin

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FORM OF RECORD

The following preamble and resolutions were presented by Supervisor _____ and were read to the meeting.

By the provisions of Sec. 24.66 of the Wisconsin Statutes, all municipalities may borrow money for such purposes in the manner prescribed, and,

By the provisions of Chapter 24 of the Wisconsin Statutes, the Board of Commissioners of Public Lands of Wisconsin is authorized to make loans from the State Trust Funds to municipalities for such purposes. (Municipality as defined by Sec. 24.60(2) of the Wisconsin Statutes means a town, village, city, county, public inland lake protection and rehabilitation district, town sanitary district created under Sec. 60.71 or 60.72, metropolitan sewerage district created under Sec. 200.05 or 200.23, joint sewerage system created under Sec. 281.43(4), school district or technical college district.)

THEREFORE, BE IT RESOLVED, that the Town of **Greenville**, in the County(ies) of **Outagamie**, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of **Six Million Seven Hundred Fifty Thousand And 00/100 Dollars (\$6,750,000.00)** for the purpose of **financing Public Safety Building** and for no other purpose.

The loan is to be payable within **2** years from the 15th day of March preceding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of **4.25** percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law.

RESOLVED FURTHER, that there shall be raised and there is levied upon all taxable property, within the Town of **Greenville**, in the County(ies) of **Outagamie**, Wisconsin, a direct annual tax for the purpose of paying interest and principal on the loan as they become due.

RESOLVED FURTHER, that no money obtained by the Town of **Greenville** by such loan from the state be applied or paid out for any purpose except **financing Public Safety Building** without the consent of the Board of Commissioners of Public Lands.

RESOLVED FURTHER, that in case the Board of Commissioners of Public Lands of Wisconsin agrees to make the loan, that the chairman and clerk of the Town of **Greenville**, in the County(ies) of **Outagamie**, Wisconsin, are authorized and empowered, in the name of the Town to execute and deliver to the Commission, certificates of indebtedness, in such form as required by the Commission, for any sum of money that may be loaned to the Town pursuant to this resolution. The chairman and clerk of the Town will perform all necessary actions to fully carry out the provisions of Chapter 24 Wisconsin Statutes, and these resolutions.

RESOLVED FURTHER, that this preamble and these resolutions and the aye and no vote by which they were adopted, be recorded, and that the clerk of this Town forward this certified record, along with the application for the loan, to the Board of Commissioners of Public Lands of Wisconsin.

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Supervisor _____ moved adoption of the foregoing preamble and resolutions.

The question being upon the adoption of the foregoing preamble and resolutions, a vote was taken by ayes and noes, which resulted as follows:

1.	Chairman	_____	voted	_____
2.	Supervisor	_____	voted	_____
3.	Supervisor	_____	voted	_____
4.	Supervisor	_____	voted	_____
5.	Supervisor	_____	voted	_____

A majority of the Town Board of the Town of **Greenville**, in the County(ies) of **Outagamie**, State of Wisconsin, having voted in favor of the preamble and resolutions, they were declared adopted.

STATE OF WISCONSIN

County(ies) of **Outagamie**

I, _____, Clerk of the Town of **Greenville**, County(ies) of **Outagamie**, State of Wisconsin, do hereby certify that the foregoing is a true copy of the record of the proceedings of the Town Board of the Town of **Greenville** at a meeting held on the _____ day of _____, 20____, relating to a loan from the State Trust Funds; that I have compared the same with the original record thereof in my custody as clerk and that the same is a true copy thereof, and the whole of such original record.

I further certify that the Town Board of the Town of **Greenville**, County(ies) of **Outagamie**, is constituted by law to have _____ members, and that the original of said preamble and resolutions was adopted at the meeting of the Town Board by a vote of _____ ayes to _____ noes and that the vote was taken in the manner provided by law and that the proceedings are fully recorded in the records of the Town.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Town of **Greenville** this _____ day of _____, 20_____.

Clerk (Signature)

Clerk (Print or Type Name)

Town of **Greenville**

County(ies) of **Outagamie**

State of Wisconsin

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STATE OF WISCONSIN
 COUNTY(IES) OF **Outagamie**
 TO: THE BOARD OF COMMISSIONERS OF PUBLIC LANDS

I, _____, Clerk of the Town of **Greenville**, County(ies) of **Outagamie**, State of Wisconsin, do hereby certify that it appears by the books, files and records in my office that the valuation of all taxable property in the Town of **Greenville** is as follows:

EQUALIZED VALUATION FOR THE YEAR 20____ * \$_____

* Latest year available

I further certify that the whole existing indebtedness of the Town of **Greenville**, County(ies) of **Outagamie**, State of Wisconsin, is as follows: (list each item of indebtedness):

NAME OF CREDITOR	PRINCIPAL BALANCE (EXCLUDING INTEREST)
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL INDEBTEDNESS:	\$ _____

 Clerk (Signature)

 Clerk (Print or Type Name)

Clerk in the Town of **Greenville**

County(ies) of **Outagamie**, Wisconsin

_____, 20____
 Date

THE TOTAL INDEBTEDNESS, INCLUDING THE TRUST FUND LOAN APPLIED FOR, MAY NOT EXCEED 5% OF THE VALUATION OF THE TAXABLE PROPERTY AS EQUALIZED FOR STATE PURPOSES. (Sec. 24.63(1), Wis. Stats., 1989-90)

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