



"Town of Greenville"

AGENDA MEMORANDUM

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

ACTION TYPE: This item is for Acceptance.

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

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

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

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

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

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

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

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

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

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

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Attachments:

1. Implementation Matrix

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

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

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

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

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Administrative	68	8a-3: Conduct and maintain a system for routine inventories of infrastructure conditions using available tools, including but not limited to: <ul style="list-style-type: none">• Road pavement conditions (PASER)• Road sign/reflectivity conditions;• Road culverts	Ongoing	\$0.00	\$0.00	\$0.00	PW/ECWPRC	PW/ECWPRC	Ongoing	In Progress	Conduct routine inspections and inventories.	\$0.00		
Administrative	69	8a-4: Implement the Comprehensive Outdoor Recreation Plan.	Ongoing	\$0.00	\$0.00	\$0.00	TB/Park Comm/PR	TB/Park Comm/PR	Ongoing	In Progress	Implementing CORP.	\$0.00		
Plan	70	8a-5: Update the 2008 Community Management Capacity Study to serve as a guide for staffing levels needed to maintain services during the planning period.	Not Started	\$0.00	\$0.00	\$0.00	Admin	Admin	2-5 years	Not Started		\$0.00		
Administrative	71	8a-6: Continue to monitor and evaluate the need for, and feasibility of, having its own police department or using other methods for providing such services.	Not Started	\$0.00	\$0.00	\$0.00	Board	Admin	2-5 years	Not Started		\$0.00		
Administrative	72	8a-7: Consider alternatives and potential costs for the future expansion of the Greenville Municipal Building.	In Progress	\$0.00	\$0.00	\$0.00	Board	Admin	2-5 years	In Progress	2020 Sub Area Plan recommends building a new Municipal Center north of the new Fire Station on STH 76.	\$0.00		
Administrative	73	8a-8: Develop an "Annual Report Card" for community infrastructure to better inform residents and elected officials on the condition and costs for infrastructure.	In Progress	\$0.00	\$0.00	\$0.00	PW	PW	1-2 years	In Progress	Currently using PASER to rate roads and planning track trails as well. Additional work to be performed to develop a report card.	\$0.00		
Administrative	74	8b-1: Monitor new development amounts and location to better ensure development phasing fits within the context of the comprehensive plan.	Ongoing	\$0.00	\$0.00	\$0.00	CD/PW	CD/PW	Ongoing	Not Started		\$0.00		
Administrative	75	8b-2: Research examples of, and develop a new concurrency ordinance that applies to Greenville. Examples of such ordinances can be found here: <ul style="list-style-type: none">• https://bit.ly/2WCgH6N• https://bit.ly/2Q5b4vg	Not Started	\$0.00	\$0.00	\$0.00	CD/PW	CD/PW	2-5 years	Not Started		\$0.00		
Administrative	76	8c-1: Implement the current Comprehensive Outdoor Recreation Plan.	Ongoing	\$0.00	\$0.00	\$0.00	Parks Comm/PR	PR	Ongoing	In Progress	Implementing CORP.	\$0.00		
Plan	77	8c-2: Prepare for and update the current (2015-2019) Comprehensive Outdoor Recreation Plan for the 2020-2025 time horizon. East Central RPC may be able to assist with this action item.	Completed	\$0.00	\$0.00	\$0.00	Parks Comm/PR	PR	1 year	Completed	Completed plan update by Resolution 12-20.	\$0.00		
Administrative	78	8c-3: Examine opportunities for the creation of additional "neighborhood" parks which provide close recreational access for areas of current and new residential development. Where possible, these should be linked through on or off-street trail connections to other recreation	Ongoing	\$0.00	\$0.00	\$0.00	Parks Comm/PR	PR	Ongoing	In Progress	Implementing CORP.	\$0.00		

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

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

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

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Administrative	110	11a-1: To maintain internal consistency, any amendment to the plan should be accompanied with an overall review of all nine elements and their associated goals, framing concepts, policies, strategies and action items.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	In Progress	This will be done for amendments.	\$0.00		
Administrative	111	11a-2: Share proposed plan amendments with neighboring and overlapping jurisdictions to seek comment on issues relating to consistency with existing plans.	Ongoing	\$0.00	\$0.00	\$0.00	CD	CD	Ongoing	Completed	Shared Plan Amendment #1.	\$0.00		
Administrative	112	11b-1: Once per year evaluate progress on plan implementation activities and review major growth targets and changes in market conditions.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	In Progress	Staff will provide quarterly reviews of status and annual review at the end of each year.	\$0.00		
Administrative	113	11b-2: Every 5 years, review and update as necessary major growth targets and strategies and begin identifying plan elements that may need updating and/or enhancing.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	Not Started		\$0.00		
Administrative	114	11b-3: Every 10 years, conduct a comprehensive update of the Comprehensive Plan and background elements as necessary.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	Not Started		\$0.00		
Administrative	115	11b-4: Consider amendments to the plan not more than twice per year. Such amendment requests may come from a resident or property owner of the community or internally through the Planning Commission based on the particular issue at hand.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	Completed	Approved Plan Amendment #1 & #2.	\$0.00		
Administrative	116	11b-5: Develop a guidance document to use internally which contains criteria and direction for considering amendments to the Comprehensive Plan.	Completed	\$0.00	\$0.00	\$0.00	PC/CD	CD	1-2 years	Completed	Town shall consider the following: 1. Framing Concept 11b Plan Evaluation & Updates and the supporting policies, strategies and action items of the 2040 Comprehensive Plan will be used when evaluating amendments and updates. 2. There should be minimal amendments throughout the year as Action Item 11b-4 indicates. At a minimum the plan should be evaluated for an amendment by Greenville after the annual report has been presented in order to update the plan based on accomplishments or additions to action items. 3. Amendments may be necessary due to a development proposal or other changes in the social/economic market. These amendments should be minimal and should not be taken lightly. When changes are identified, it should be evaluated whether the amendments can be made during the annual amendment initiated by Greenville.	\$0.00		

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Administrative	117	11b-6: Hold periodic meetings (i.e. once per quarter) to proactively discuss issues and initiatives that will keep Greenville ahead of day to day issues (i.e., meetings with no 'regular' items of business that could focus on topics such as sustainability, affordable housing, autonomous vehicles, etc.).	Ongoing	\$0.00	\$0.00	\$0.00	PC/CD	CD	Ongoing	In Progress	Neighborhood meetings will be initiated in 2020 as part of a Strategic Plan Directive.	\$0.00		
Administrative	118	11b-7: Amend the zoning and subdivision ordinances and other development related ordinances and zoning map to reflect the goals, framing concepts, policies, strategies and action items identified in this plan.	Ongoing	\$0.00	\$0.00	\$0.00	Board/PC/CD	CD	Ongoing	Completed	Updated Chapter 270 Subdivision Control Ordinance. Updated Chapter 320 Zoning Ordinance.	\$0.00		
				\$88,000.00	\$88,000.00	\$0.00						\$88,000.00	\$88,000.00	\$0.00
					100.00%	0.00%							100.00%	0.00%