

Village of Greenville Sub-Area Plan

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Introduction and Background

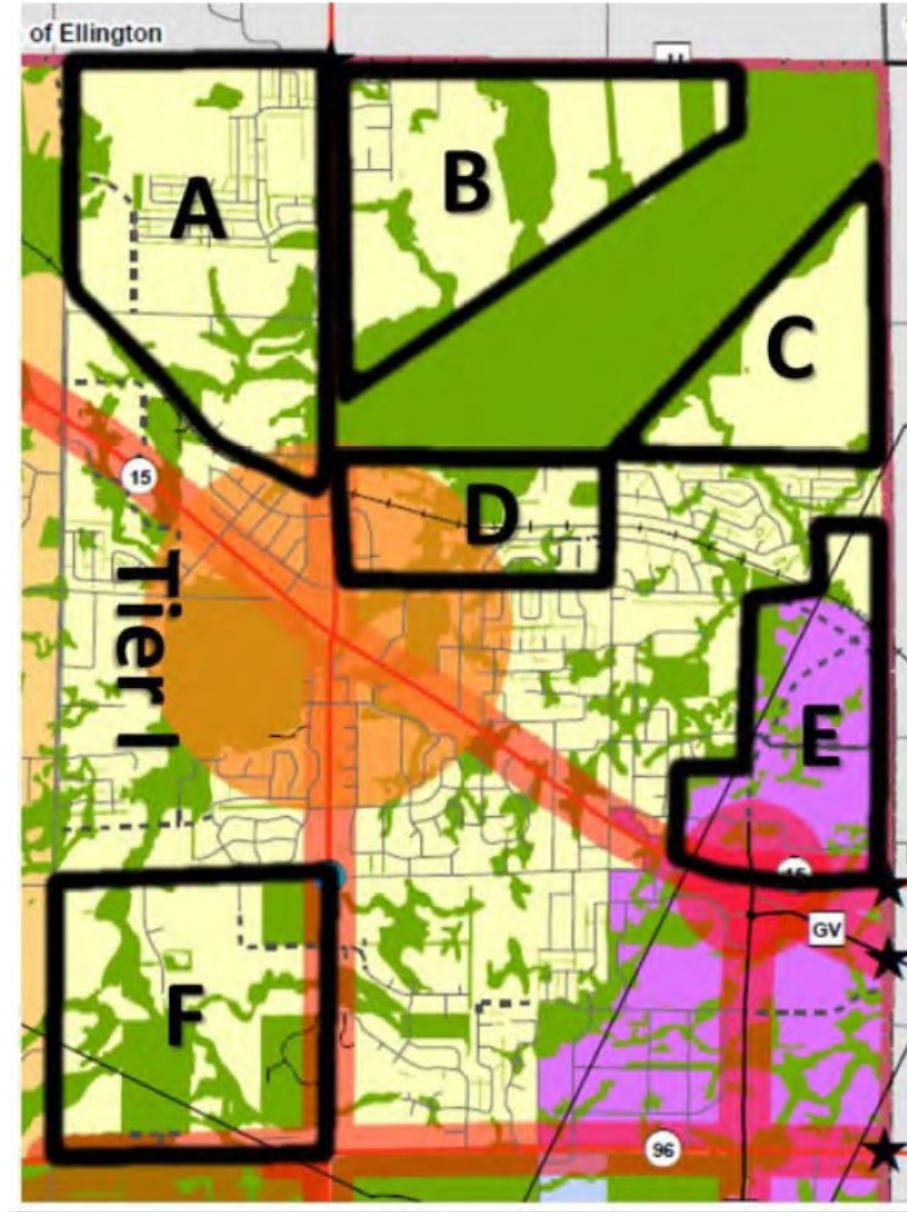
- ▶ In 2019 Greenville adopted its [2040 Comprehensive Plan](#) which guides future growth and development.
- ▶ Greenville has been successful in implementation of the plan as it has accomplished 87% of its action items/projects scheduled within the first two years.
- ▶ The action items/projects completed have built the foundation for future development opportunities and have provided the Planning Commission and Village Board with the tools to make more informed decisions related to development and growth.

Sub-Area Plan: Action Item 4c-2

- ▶ On December 20, 2021, the Planning Commission made the decision to develop sub-area plans for specific neighborhoods/areas as they felt these areas had the most development pressure and could develop sooner than other areas.
- ▶ These plans will assist property owners, developers, staff and appointed and elected officials with proactively planning for development of these areas instead of being reactive when a development is proposed.
- ▶ Framing Concept 4c: Vibrant Neighborhoods will be used as a guide along with other components of the comprehensive plan to help guide development of the sub-area plans.

Sub-Area Plan E

- ▶ NW Corner of Mayflower and STH 15.
- ▶ Focused on general land uses and layouts, transportation network and neighborhood design characteristics



Sub-Area Plan E

- ▶ NW Corner of Mayflower and STH 15.
- ▶ Map Link <https://greenville-wi.maps.arcgis.com/apps/webappviewer/index.html?id=9535e03562034290bdd89a66589fed62>



Future Land Use Industrial/Employment

Table 2-2 of the 2040 Comprehensive Plan

EMPLOYMENT RELATED LAND USES			
Land Use:	Core Uses:	Location Characteristics:	Visual Characteristics:
<p>Industrial / Employment District is an area characterized by a wide diversity of jobs including: manufacturing, warehousing and distribution, office, service, and limited destination oriented/specialized retail. These districts carry a wide range of impacts including noise, odors, and heavier traffic.</p>	<ul style="list-style-type: none"> • Industrial. • Services. • Commercial. • Institutional. • Limited moderate density, compact residential development. 	<ul style="list-style-type: none"> • Limited to Tier I. • Within Sanitary District. • High volume traffic areas. • Along highways and major corridors. • Near airport. • Connecting bike and pedestrian facilities. • Higher density residential should generally be located on the fringe of the district to provide buffers between other residential land uses and non-residential land uses. 	<ul style="list-style-type: none"> • High to Low density land use. • Variety of building heights. • Multiple tenant buildings. • Medium to large building setbacks. • Park/trail/recreation areas should be considered for employees. • Outdoor uses/storage should be properly screened and oriented on site to minimize visual impacts to residential land uses and visibility from public roads.

Next Steps

- ▶ Public to provide any additional feedback by **March 18, 2021** three ways:
 - ▶ Mail - Attn: Michael Brown, Village of Greenville, PO Box 60 Greenville, WI 54942
 - ▶ Email - mbrown@greenvillewi.gov
 - ▶ Online Survey - <https://arcg.is/1aL55P>
 - ▶ Online Survey Results - <https://greenville-wi.maps.arcgis.com/apps/webappviewer/index.html?id=0aada2336c3a4923a844c32e0ee88c8f>
- ▶ Staff will review the input/feedback with the Planning Commission (March/April).
- ▶ Staff will develop concepts based on feedback, the comprehensive plan and current planning/development practices and standards (April/May/June).
- ▶ Staff will review the concepts with the Planning Commission (June/July).
- ▶ Staff will seek input from the public on the concepts (July/August).
- ▶ Staff will review final concepts with the Planning Commission (August/September).
- ▶ A public hearing will be held with adoption at that time or shortly thereafter (September/October).
- ▶ Stay tuned in by keeping an eye on the project website at http://cms3.revize.com/revize/greenvillewi/departmentsub_area_plan_project.php