

Village of Greenville Sub-Area Plan

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Introduction and Background

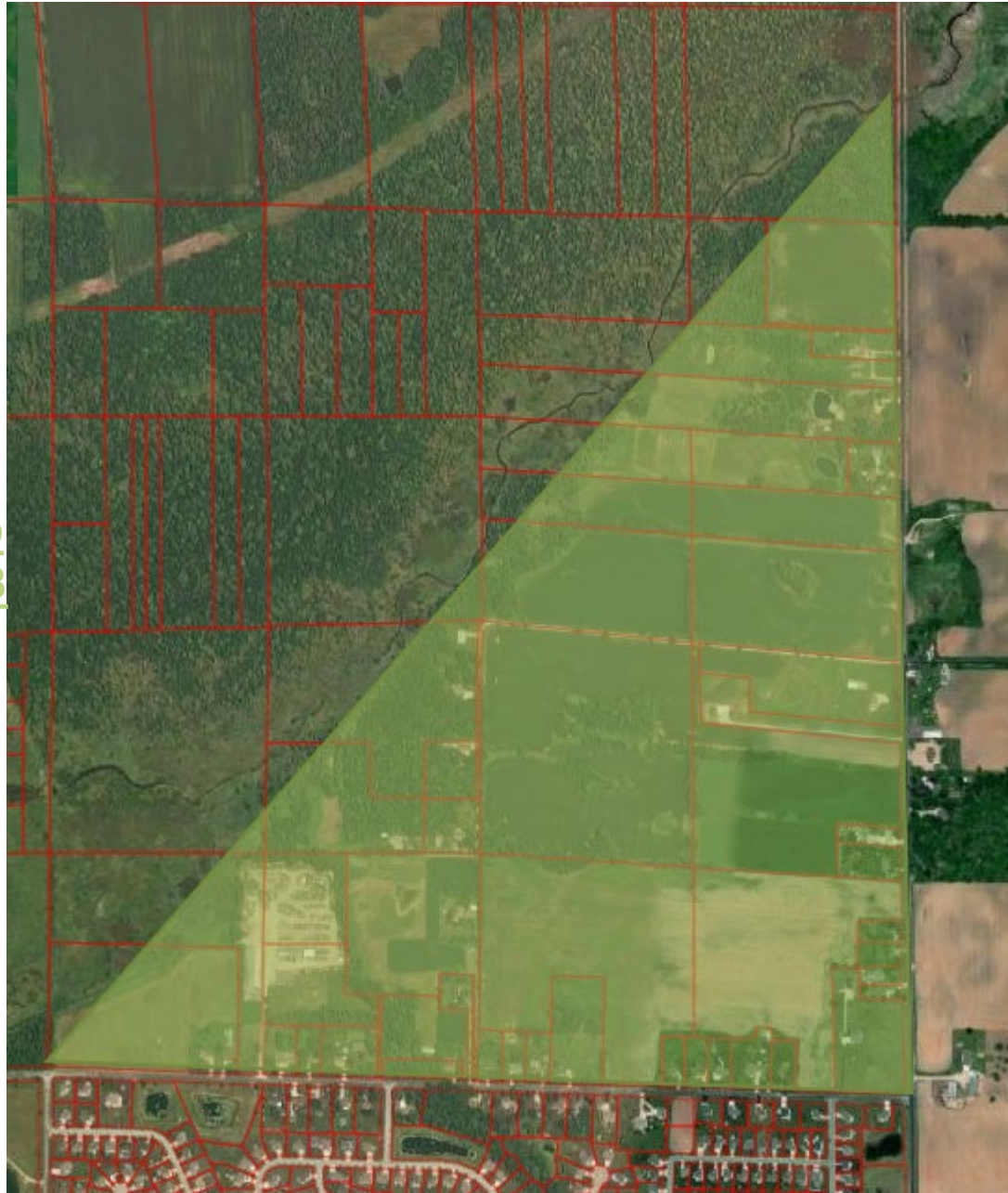
- ▶ In 2019 Greenville adopted its [2040 Comprehensive Plan](#) which guides future growth and development.
- ▶ Greenville has been successful in implementation of the plan as it has accomplished 87% of its action items/projects scheduled within the first two years.
- ▶ The action items/projects completed 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 C

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



Future Land Use Suburban Residential

Table 2-2 of the 2040 Comprehensive Plan

HOUSING RELATED LAND USES (see also Urban Core, Heritage and Gateway Overlay Districts)			
District / Intent:	Core Uses:	Location Characteristics:	Visual Characteristics:
<p>Suburban Residential District - Characterized by residential uses on larger lot sizes (lower development densities) with municipal services having a lower level of amenities, but moderate street connectivity.</p>	<ul style="list-style-type: none"> • Single family housing • Very limited two-family, townhome & condo uses. • Parks. • Institutional. • Connector trails. • Very limited neighborhood commercial. 	<ul style="list-style-type: none"> • This District is located only within Development Tier I. • Lands within Sanitary District are priority. • Medium to low volume traffic areas. • Developments are in larger tracts of land. • Commercial uses should be located on arterial or collector roads. 	<ul style="list-style-type: none"> • Low density land use. • Gridded street pattern with few cul-de-sacs. • Mostly single and two-story building heights. • Standard housing setbacks. • Larger garages. • Significant open/green space within private lots. • On street parking is not common. • On or Off-Street bicycle and pedestrian facilities. • Commercial uses should be local-serving and not destinations which generate traffic. • Building footprints approximately 1,000-2,000 sq. ft. Building design should be residential in character.

Neighborhood Design Principles

Design Principles from Framing Concept 4c: Vibrant Neighborhoods from the 2040 Comprehensive Plan

COMMON NEIGHBORHOOD DESIGN PRINCIPLES

- **WALKABLE SCALE & DESIGN** - Approximately ¼-mile radius (or a 10-minute walking distance from end to end); accommodates multiple modes, including bikes and pedestrians.
- **COMMUNITY INSTITUTIONS** Anchored by key institutions (schools, churches, etc.) - may include services that support day-to-day needs (corner stores and other local serving commercial)
- **PARKS / OPEN SPACE** Provides access to parks and recreational facilities that promote healthy, active living.
- **IDENTITY / CHARACTER** Memorable character and interesting architectural and landscape design.
- **PUBLIC SPACES** Design of public realm encourages human contact and social activities (public gathering spaces, front porches, sidewalks, etc.)
- **NEIGHBORHOOD COHESION** Activities and organizations that engage and connect residents and promote a safe, welcoming environment.
- **STREETSCAPES** – Street widths, amenities, tree plantings
- **EDGE TRANSITIONS** - Interactions adjacent to existing development
- **MOBILITY / CONNECTIVITY** – Street systems (more grid, less cul-de-sac) and pedestrian & bicycle facilities (trails, sidewalks)
- **USES AND DENSITIES** – Single or mixed uses, densities and scales (type, style of structures, scale)
- **ENVIRONMENT** - Protection of natural functions
- **INFRASTRUCTURE** - Infrastructure minimization (such as reduced street widths)

Next Steps

- ▶ Public to provide any additional feedback by **March 4, 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/1mPm1P1>
 - ▶ 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