



# Rezoning Project

Greenville, WI

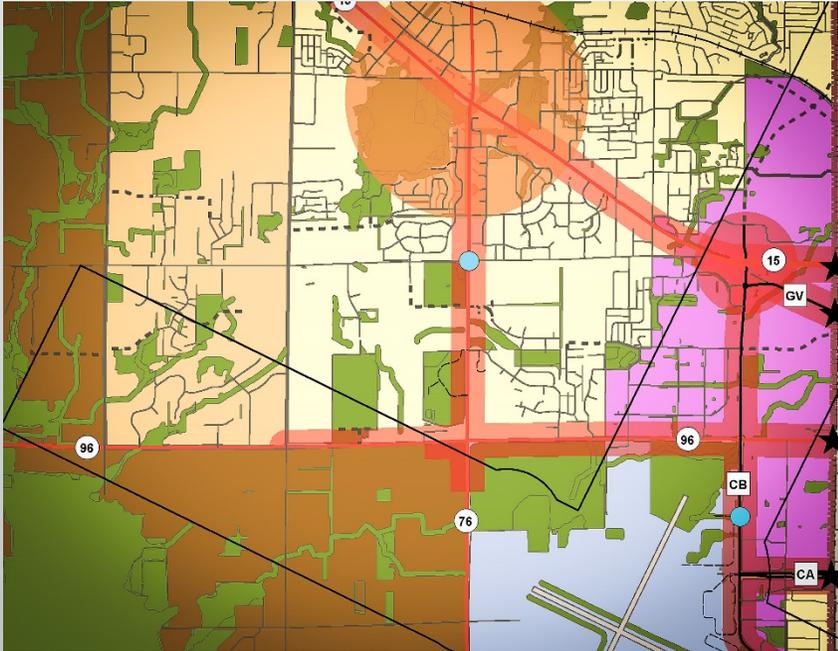
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Community and Economic  
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# Questions

- Staff will take general questions after the presentation is done. If you have specific questions about your property please contact Michael J. D. Brown, Community and Economic Development Director directly at 920-757-5151 ext. 2000 or [mbrown@greenvillewi.gov](mailto:mbrown@greenvillewi.gov).
- If you do have a questions please utilize the Question Option in the GoToWebinar application and staff will try to answer them before the meeting is over. You should be able to see the questions people have ask and may not need to ask if someone else has.
- Based on the general questions asked staff will prepare a Q&A to be posted on the project website.

# What is Zoning?



- The word '*zoning*' comes from the practice of designating mapped zones which regulate the design, use, form and compatibility of development.

- Zoning is a legislative tool used to develop land. Through community planning and development, zoning legislation helps local governments preserve property values and prevent the misuse of land, thus making communities as functional and safe as possible.



# Why and Who to Rezone?

- In 2019-2020 Greenville completely rewrote its Zoning Ordinance to be consistent with its 2040 Comprehensive Plan it adopted in 2019. The project website can be found at [http://www.townofgreenville.com/zoning\\_ordinance\\_update.php](http://www.townofgreenville.com/zoning_ordinance_update.php). A variety of public involvement tools were used to educate and engage the public during the update (i.e. public information meeting, public meetings, public hearing, project website, newsletter articles).
- Between the new Zoning Ordinance and 2040 Comprehensive Plan there are conflicting land uses and zoning on a number of properties in Greenville.
- If you received a notification about rezoning your property it may be because of one of the following reasons:
  - The existing land use is in conflict with the current zoning based on the new Zoning Ordinance. The term used to describe this is legal non-conforming which means you can continue to use your property as you have been but if you would like to make any improvements to the land, structures or uses it must be rezoned to an appropriate zoning district. Many times lenders also require land use and zoning to align – ***Applies to the majority of properties.***
  - The future land use is in conflict with the current zoning based on the 2040 Comprehensive Plan. You can continue to use your property as is, but the preference is to see your property zoned for future development opportunities based on the plan.

# The Process

- The Planning Commission and Board approved initiation of the project on November 23, 2020.
- A project website was created to keep the public informed and can be found at [http://www.townofgreenville.com/rezoning\\_project.php](http://www.townofgreenville.com/rezoning_project.php); a variety of public involvement tools will be also be utilized (i.e. project website, electronic and paper news letter articles, public informational meetings, public meetings and public hearing).
- Staff prepared a draft map for review by the Zoning Committee which is comprised of the Planning Commission, Village Board and Town Board.
- The Zoning Committee reviewed the map in January and February 2021 and provided additional direction/modifications to staff.
- Public informational meetings will be held with effected property owners.
- Staff will accept feedback and relay it back to the Zoning Committee for further discussion and staff will make modifications as directed by the Committee.
- A public hearing will be scheduled, published and notification sent out to all effected property owners and those property owners within 500 feet of a property proposed to be rezoned.
- The Planning Commission will hold the public hearing and make a recommendation to the Village and Town Boards.
- The Village Board and Town Board will vote on the rezoning. As Greenville is in the middle of incorporation, if the Town still exists the rezoning will also have go to the Outagamie County Zoning Committee and County Board for final approval.

This process is expected to be completed by the fall of 2021.

# The Map - The Ordinance - The Plan

- The following link will take you to the Rezoning Map where you can review existing zoning and the proposed zoning. <https://greenville-wi.maps.arcgis.com/apps/webappviewer/index.html?id=f16e07697b04497c90cacf69c3e98>.
- The following link will take you to the Zoning Ordinance where you can review the regulations for your property based on the proposed rezoning <https://www.ecode360.com/27320625>.
- The following link will take you to the 2040 Comprehensive Plan <http://cms3.revize.com/revize/greenvillewi/Comprehensive%20Plan%202040.pdf>.
- The following link will take you to the 2040 Future Land Use Map <https://greenville-wi.maps.arcgis.com/apps/webappviewer/index.html?id=a93e86d264e445149358306fd8453b03>.

# What does this mean for my property?

- My property's principal use will be legal per the Zoning Ordinance and will allow me to add onto my principle use and structures and add additional accessory uses and structures as permitted by the Zoning Ordinance.
- When the Zoning Ordinance was adopted, the majority of modifications made allow for more flexibility in developing and building on my property.

# Questions asked by the public so far...

- Will rezoning affect my property taxes?
  - *No, tax assessment is based on the land use.*
- Can I still have farm animals like chickens, goats, horses etc.?
  - *Yes, if you have farm animals you may keep them.*
  - *If you are zoned General Agriculture and are being rezoned to Rural Residential you are allowed to add farm animals if you meet the requirements of [Chapter 76 Article I Section 76-4 Restrictions on Farm Animals](#). The Board just directed staff to modify these regulations to allow farm animals in the Rural Residential District; however, if you are in a platted subdivision you will still be required to obtain a Special Exception approval first which has always been a requirement.*
- Why aren't residential land uses allowed in Agricultural Zoning anymore?
  - *Greenville wanted to preserve farmland and to control where and how fast residential subdivision growth happens. By requiring residential land uses to be zoned residential, Greenville can better manage residential subdivision growth by not allowing subdivisions to be built in agriculturally zoned property.*
- Is rezoning due to Incorporation into a Village?
  - *No, rezoning would have taken place regardless of Incorporation.*
- Is there a cost to me as a property owner?
  - *No, Greenville will be paying for the public hearing notice and required mailed notification letters.*

# Feedback

- If you have questions or concerns please direct them to Michael J. D. Brown, Community and Economic Development Director at 920-757-5151 ext. 2000 or [mbrown@greenvillewi.gov](mailto:mbrown@greenvillewi.gov). Staff will provide your comments/concerns to the Zoning Committee.
- If you would be so kind as to provide your feedback within a month after the Public Informational Meeting it would be appreciated.
- You are also invited to attend the Zoning Committee meetings and public hearing when they are scheduled. Keep an eye on the project website for details [http://www.townofgreenville.com/rezoning\\_project.php](http://www.townofgreenville.com/rezoning_project.php).
- This presentation will be uploaded to the project website.
- QUESTIONS???