



## **INCORPORATION REVIEW COMMITTEE MEETING AGENDA**

**DATE:** Monday, January 7, 2019

**TIME:** 5:00 PM

**LOCATION:** Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

### **Agenda**

#### **1. CALL TO ORDER**

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

#### **3. NEW BUSINESS:**

- a. Overview of Incorporation Process & Schedule.
- b. Review of Incorporation Packet Materials:
  - i. Section 1 – Compactness & Homogeneity
  - ii. Section 2 – Territory Beyond the Core
  - iii. Section 3 – Tax Revenue
- c. Schedule of Future Meetings & Topics
  - i. January 21, 2019 – Section 4 – Level of Services
  - ii. February 4, 2019 – Section 5 – Impact on Remainder of Town; Section 6 – Impact on Metro Community
  - iii. February 18, 2019 – Final Draft Review

#### **4. ADJOURNMENT**

Wendy Helgeson, Town Clerk

Dated/Posted: January 2, 2019

## GREENVILLE INCORPORATION

### Incorporation Committee Meeting Schedule

			2018										2019							
Committee			Lead	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25
<b>Incorporation Oversight Committee</b>																				
		Kick-off Meeting	Anderson																	
Section #1	Review	Compactness & Homogeneity - 66.0207 (1)(a)	Anderson																	
Section #2	Review	Territory Beyond the Core - 66.0207 (1)(b)	Anderson																	
Section #3	Review	Tax Revenue - 66.0207 (2)(a)	Anderson																	
Section #4	Review	Level of Services - 66.0207 (2)(b)	Anderson																	
Section #5	Review	Impact on the Remainder of the Town- 66.0207 (2)(c)	Anderson																	
Section #6	Review	Impact on the Metropolitan Community- 66.0207 (2)(d)	Anderson																	
		Final Review	Anderson																	
<b>Incorporation Internal Preparation Committee</b>																				
		Kick-off Meeting	Gregozeski																	
Section #1	Draft	Compactness & Homogeneity - 66.0207 (1)(a)	Brown																	
Section #2	Draft	Territory Beyond the Core - 66.0207 (1)(b)	Brown																	
Section #3	Draft	Tax Revenue - 66.0207 (2)(a)	Gregozeski																	
Section #4	Draft	Level of Services - 66.0207 (2)(b)	Gregozeski																	
Section #5	Draft	Impact on the Remainder of the Town- 66.0207 (2)(c)	Gregozeski																	
Section #6	Draft	Impact on the Metropolitan Community- 66.0207 (2)(d)	Brown																	
		Final Review	Forrest																	
<b>Submission</b>																				
		Submission to DOA	Gregozeski																	

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## 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 and the Village of 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 and the Village of 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.

#### 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 north of State Highway 15](#). 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 on 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 that the Town of Greenville population has continued to grow since the 2010 Census, with an estimated population of 11,652 residents in 2017. And while rates of growth have slowed significantly 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 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 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



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% 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

#### Age & Sex 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 %.

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### 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 that the nature and distribution of population was an indicator of compactness, noting that higher population densities tended to be indicative of urban rather than rural characteristics.

The proposed village area's estimated population is 12,450. 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
<b>Pop. Density</b>	<b>424.5 (sq. mi.)</b>	<b>254.7 (sq. mi.)</b>	<b>316 (sq. mi.)</b>	<b>346 (sq. mi.)</b>

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.

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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 the 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, Shepherd of the Hills, Immanuel Lutheran, Faith Community and Christ 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 part of the 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.

**{add emphasis on importance of airport}**

Greenville created its first Tax Incremental District (TID) in January 2017. 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 that are 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

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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.

**{ADD PICTURES AND LOCATION MAP OF COMMERCIAL/INDUSTRIAL ECONOMIC ACTIVITIES}**

#### Existing Land Use

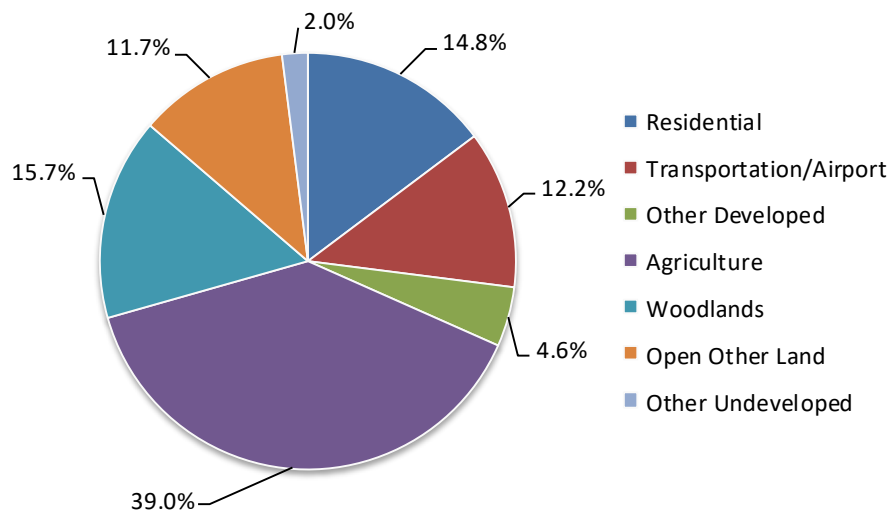
The Town of Greenville encompasses approximately 22,880 acres. About a third or 31.6% of the land within the Town is developed. The most prevalent developed uses comprising about 80 percent of the Town include single-family residential (3,005.7 acres, 41.5%), airport (1,418.8 acres, 19.6%) and transportation (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 1-7 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 that 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 1-8 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 1-9 Farmland Soils Classifications for farmland soil classes). Map 1-10 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 1-11 Topography.

Three named waterways are located in Greenville, along with a series of unnamed streams, ditches, and drainage-ways that support them (see Map 1-12 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 1-13 Watersheds).

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Approximately 14.4% of Greenville's total acreage is classified as wetlands (see **Map 1-14 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 1-15 Existing and Future Parks and Trails**). There are also 5.2 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.

**{ADD MORE PARTICIPATION INFORMATION FOR REC PROGRAMS}**

Notable parks include:

**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, 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.



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**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.

**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 11<sup>th</sup> Memorial. Existing facilities include September 11<sup>th</sup> 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 the Greenville accounted for over \$985 million in sales volume (46% of total) and 4,158 employees (53% of total).

{MAYBE ADD EXHIBIT FOR COMPLETE BUSINESS LIST}

**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
<b>TOTAL – TOP 30 EMPLOYERS</b>				<b>985,917</b>	<b>4,158</b>

Source: ESRI Business Analyst, Infogroup, 2017.

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(d) School District Information

Greenville lies within the boundaries of two school districts (see **Map 1-16 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-8<sup>TH</sup>) which include Immanuel Lutheran and St. Mary of the Immaculate Conception Paris.

**Table 1-8: School District and Estimated Enrollment**

(e) Existing Ordinances and Governing

Municipal Code

**{ADD INFORMATION ON "VILLAGE POWERS"}**

Greenville's Municipal Code, adopted under the authority of towns with Village powers, address a myriad of items that are 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

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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  
Chapter 344 Stormwater Utility  
Chapter 352 Water Conservation  
Chapter DL Disposition List

### 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 X**. See **Map 1-17 Zoning**.

Recognizing that 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

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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 that resulting commercial traffic shall not be channeled through residential areas, and that 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 that the Outagamie County Regional Airport 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 north of Highway 15; 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

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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 a couple 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 developed a 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.

{ELABORATE ON REVIEW PROCESS; INTERNAL, PC, ZONING CODE....}

#### 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.

{ADD NARRATIVE ON HOW WE EXCEED WHAT A TYPICAL TOWN PROVIDES FOR COMMISSION/COMMITTEES}

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 2<sup>nd</sup> and 4<sup>th</sup> 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 2<sup>nd</sup> Monday of each month.

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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 2<sup>nd</sup> 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 4<sup>th</sup> 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 Station.

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.

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 1-18 Urbanized Subdivision, Neighborhoods 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.

**{ADDRESS AN IN-FILL POLICY, TIER i,ii,iii}**

As development has occurred, Greenville has put growth restrictions in place through ordinances in order to encourage development to occur within its Sanitary District and utilize existing public utilities

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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 control the growth and development of its western frontier.

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 units<sup>1</sup> 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 on 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 population<sup>2</sup> 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. {IS THERE AN EMPHASIS ON MORE COMMERCIAL/INDUSTRIAL AND HOW DO WE AFFECT THAT; TID #1? OTHER ECON DEV TOOLS? FVRP, FOX CITIES CHAMBER, ECWRPC}

{AGRICULTURAL ROLE IN LAND USE AND FUTURE LAND USE IN THE VILLAGE}

The tables and maps on the following pages provide a summary of land use trends.

Zoning Case Table 1-9

Land Divisions/Subdivision Table 1-10

Platted Lots Available Table 1-11

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

<sup>2</sup> Includes a 10% difference between the population estimate in 2040 – the population in 2010.



**Table 1-12:** 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

**Map 1-19 Lands for Sale or Lands Ready to Develop**

**Map 1-20 Future Land Use**

**Table 1-13:** 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 1-14:** 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 1-21 Functional Classifications illustrates the functionally classified roadways in Greenville while Map 1-22 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 1-15.

Table 1-15: Traffic Counts

<b>Location</b>	<b>2010 AADT</b>	<b>2016 AADT</b>	<b>% Change 2010- 2016</b>
<b>STH 96</b>			
East of STH 76	8400	10400	23.8%
West of Manley Road	6100	6100	0.0%
<b>STH 76</b>			
North of Spencer Rd	7100	9500	33.8%
South of STH 15	6000	8700	45.0%
North of STH 15	7500	8000	6.7%
<b>STH 15</b>			
West of STH 76	13600	12800	-5.9%
East of STH 76	15200	16000	5.3%
East of GV	15200	16600	9.2%
<b>CTH CB</b>			
North of STH 96	7400	8400	13.5%
South of STH 96	7200	9700	34.7%
North of CTH BB	7000	9100	30.0%
<b>CTH GV</b>			
South of STH 15	12400	14600	17.7%
<b>CTH BB</b>			
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 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.<sup>3</sup> 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.

Greenville is currently developing a Bicycle and Pedestrian Plan to assist with implementation of facilities throughout the community. **Map 1-23 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.

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

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Although Valley Transit offers fixed routes service to many of the Fox Valley communities, no transit service is currently offered to Greenville; however, its comprehensive plan discusses it and looks to work with Valley Transit to offer service in the future. See Map 1-24 Valley Transit Map Data. [DETAIL THE LEVEL OF SERVICES OF VALLEY TRANSIT]

As part of the Transportation Improvement Program Plan (Exhibit X) 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 area planning area and will continue to coordinate with East Central WI Regional Planning Commission to program their planned and future transportation needs.

(h) Local, County and Regional Plans

**Comprehensive Plan** Exhibit X:

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.

**Comprehensive Outdoor Recreation Plan (CORP)** Exhibit X:

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.

**Greenprint Plan** Exhibit X:

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.

**Capital Improvement Plan (CIP)** Exhibit X:

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.

**Strategic Plan** Exhibit X:

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.

**Stormwater Management Plan** Exhibit X:

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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 is in the process of updating the plan based on the anticipated update to State requirements. See Map 1-25 Sanitary District #2 Service Area and Map 1-26 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. 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. See Map 1-27 Sanitary District#1 Sanitary System, Map 1-28 Sanitary District#1 Service Area and Map 1-29 Sanitary District#1 Water System and Map 1-30 Sewer Service Area.

**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 1-31 Growth Area in Intergovernmental 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 1-16 of contaminated/brownfield sites.

**Table 1-16:** 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

#### Map 1-32 WiDNR Landfills and Contaminated and Cleaned Up Sites

##### (k) Irregular Boundaries

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

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## 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 that 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.

**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

### Map # Future Land Use

### Map # Lands for Sale or Lands Ready to Develop

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 units<sup>1</sup> 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.

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 350 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.

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

{LOT AVAILABILITY 3 YEAR GROWTH PATTERN}

{GREEN BELT?}

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 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 population<sup>2</sup> 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.

<sup>2</sup> Includes a 10% difference between the population estimate in 2040 – the population in 2010.

## Section 3a: Tax Revenue

Figure 3-1: Proposed Village Budget

Village of Greenville <b>SUMMARY BUDGET</b> 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	
<b>GENERAL FUND REVENUE</b>							
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%	
<b>TOTAL - Revenues</b>	<b>\$ 3,315,452</b>	<b>\$ 3,466,704</b>	<b>\$ 3,553,796</b>	<b>\$ 3,867,806</b>	<b>\$ 401,102</b>	<b>11.57%</b>	
<b>GENERAL FUND EXPENDITURES</b>							
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	
<b>TOTAL - Expenditures</b>	<b>\$ 3,048,312</b>	<b>\$ 3,466,704</b>	<b>\$ 3,013,108</b>	<b>\$ 3,867,806</b>	<b>\$ 401,102</b>	<b>11.57%</b>	
<b>GENERAL FUND TAX LEVY</b>	<b>\$ 2,035,076</b>	<b>\$ 2,211,567</b>	<b>\$ 2,211,567</b>	<b>\$ 2,187,674</b>	<b>\$ (23,893)</b>	<b>-1.08%</b>	
<b>DEBT SERVICE FUND REVENUE</b>							
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	\$ -	\$ -		
<b>TOTAL - Debt Service Revenues</b>	<b>\$ 762,920</b>	<b>\$ 838,435</b>	<b>\$ 838,438</b>	<b>\$ 747,619</b>	<b>\$ (90,816)</b>	<b>-10.83%</b>	
<b>DEBT SERVICE FUND EXPENDITURES</b>							
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		
<b>TOTAL - Debt Service Expenditures</b>	<b>\$ 710,252</b>	<b>\$ 838,435</b>	<b>\$ 838,435</b>	<b>\$ 747,619</b>	<b>\$ (90,816)</b>	<b>-10.83%</b>	
<b>DEBT SERVICE FUND TAX LEVY</b>	<b>\$ 423,787</b>	<b>\$ 650,095</b>	<b>\$ 650,095</b>	<b>\$ 699,169</b>	<b>\$ 49,074</b>	<b>7.55%</b>	
<b>CAPITAL PROJECT FUND REVENUE</b>							
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		
<b>TOTAL - Capital Project Revenues</b>	<b>\$ 1,771,900</b>	<b>\$ 2,127,426</b>	<b>\$ 2,001,600</b>	<b>\$ 10,385,849</b>	<b>\$ 8,258,423</b>	<b>388.19%</b>	
<b>CAPITAL PROJECT FUND EXPENDITURES</b>							
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		
<b>TOTAL - Capital Project Expenditures</b>	<b>\$ 725,984</b>	<b>\$ 2,127,426</b>	<b>\$ 1,057,786</b>	<b>\$ 10,385,849</b>	<b>\$ 8,258,423</b>	<b>388.19%</b>	
<b>CAPITAL PROJECT FUND TAX LEVY</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>	
<b>TOTAL PROPERTY TAX LEVY</b>	<b>\$ 2,458,863</b>	<b>\$ 2,861,662</b>	<b>\$ 2,861,662</b>	<b>\$ 2,886,843</b>	<b>\$ 25,181</b>	<b>0.88%</b>	

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

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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 serve 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 can be found in **Exhibit ##**.

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**

<b>Fund Balances</b>	<b>Year End 2017 Balance</b>	<b>Est. Year End 2018 Balance</b>
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
<b>GENERAL FUND TOTAL</b>	<b>\$1,384,115</b>	<b>\$1,924,802</b>
Debt Service Fund	\$82,085	\$134,753
<b>DEBT SERVICE TOTAL</b>	<b>\$82,085</b>	<b>\$134,753</b>
Capital Projects Fund	\$0	\$994,161
<b>CAPITAL PROJECTS TOTAL</b>	<b>\$0</b>	<b>\$994,161</b>

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.

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### 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 Figure 3-4, 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

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### Section 3b: 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 following figure 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 that the proposed village compares favorably in regards to equalized assessed value to current cities and villages throughout the State of Wisconsin. This shows that the proposed village would have more than enough tax base to support the level of services that the village would expect to provide.



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### Section 3c: Financial Reports

A copy of the five most recent Comprehensive Annual Financial Reports is being submitted to the DOA as Exhibit ##. 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
<b>Total Equalized Value</b>	<b>\$1,108,564,100</b>	<b>\$1,146,625,700</b>	<b>\$1,208,131,600</b>	<b>\$1,307,620,200</b>	<b>\$1,323,094,600</b>

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 that 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%
<b>Total Equalized Value</b>	<b>3.4%</b>	<b>5.4%</b>	<b>8.2%</b>	<b>1.2%</b>

### Section 3d: 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 serve 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. ELABORATE AND DETAIL THE PROCESS.

### Section 3e: 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 that the town will provide to neighboring municipalities.

{DETAIL OR LIST ITEMS} The petitioners anticipate that these agreements will continue with the proposed village. {TREATMENT OF SEWERAGE} {MAP OF INTERGOVERNMENTAL AGREEMENTS}

#### 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. {ELLINGTON & GRAND CHUTE}

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#### 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.

### **Section 3f: Estimate of New Capital Needs**

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

### **Section 3g: Intervenor in Opposition**

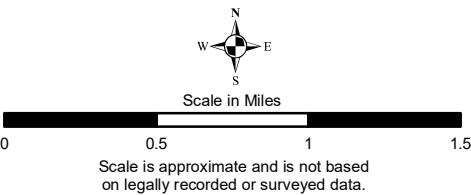
This information is to be provided by the intervenors.

Draft

Map 1-1  
Proposed Village of Greenville

**DRAFT**

- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality



Source: Transportation & Boundaries - Outagamie County, 2018

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.

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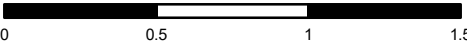




Map 1-2  
Aerial & Proposed Village

**DRAFT**

- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality



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

Source: Transportation & Boundaries - Outagamie County, 2018; Aerial - Outagamie County, 2018

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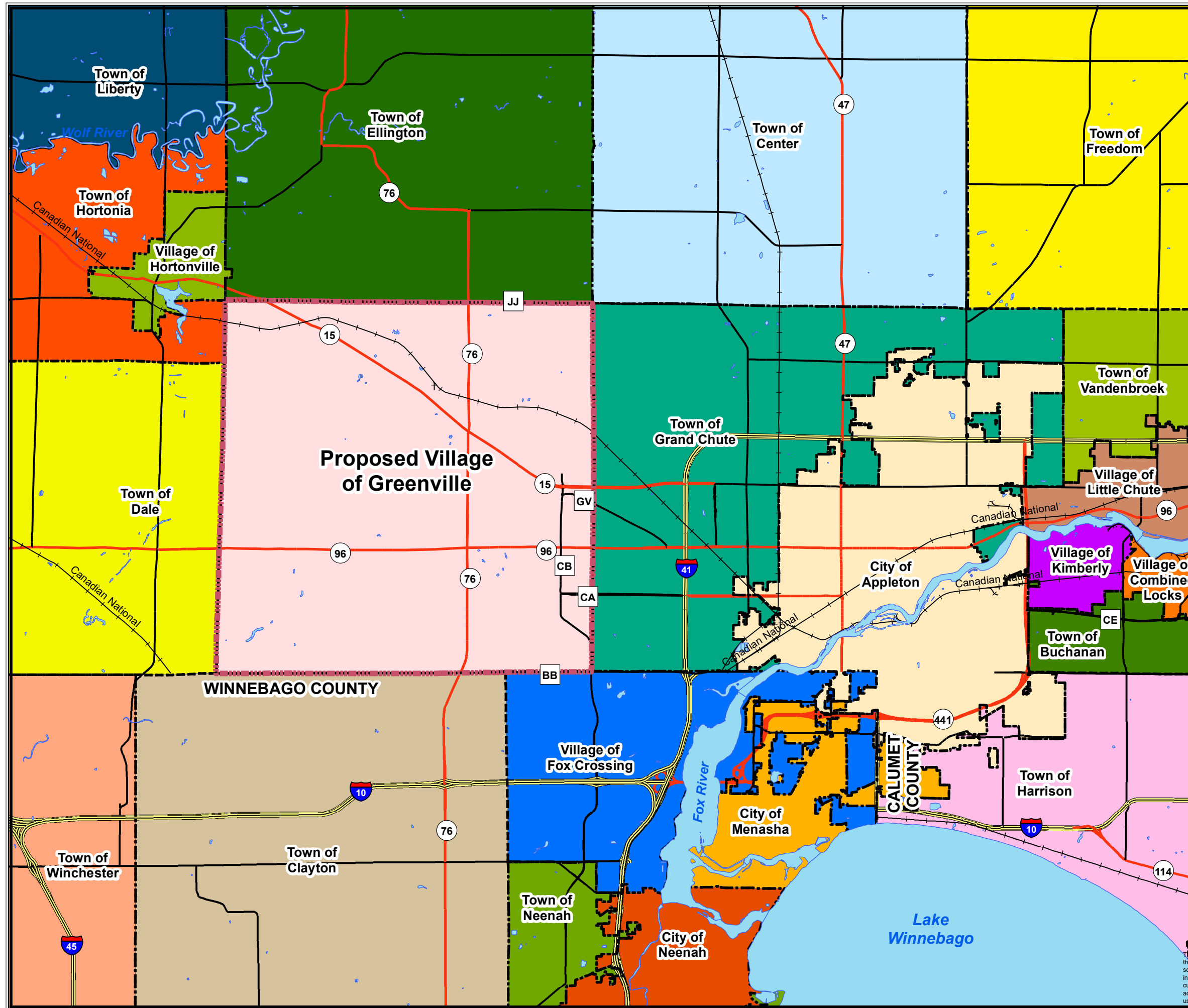
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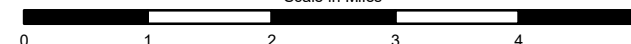


# Map 1-3 Metropolitan Community

## DRAFT



- +—+— Railroad
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary



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

Source: Transportation & Boundaries - Outagamie County, 2018; Calumet County, 2016 Winnebago County, 2017; Waupaca County, 2016

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