



INCORPORATION REVIEW COMMITTEE MEETING AGENDA

DATE: Monday, February 18, 2019

TIME: 5:00 PM

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

Agenda

1. CALL TO ORDER

2. NEW BUSINESS:

- a. Approval of Minutes from February 4, 2019 Incorporation Review Committee meeting.
- b. Review of Incorporation Packet Materials:
 - i. Final Draft Review – Possible Action Recommending Submission to the State of Wisconsin Department of Administration

3. ADJOURNMENT

Wendy Helgeson, Town Clerk
Dated/Posted: February 14, 2019



INCORPORATION REVIEW COMMITTEE MEETING MINUTES

DATE: Monday, February 4, 2019

TIME: 5:00 PM

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

Agenda

1. **CALL TO ORDER** - Meeting was called to order by Chairperson Anderson at 4:58 p.m.
2. **ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA** – Kevin Sturn, Dean Culbertson, Jack Anderson, Mike Woods were present. Peter Gervais, Andy Peters and Mark Strobel were excused. Town Administrator Joel Gregozeski attended. No members of the public were in attendance.
3. **NEW BUSINESS:**
 - a. *Motion by Anderson/Culbertson to approve the meeting minutes from January 7, 2019. Motion passed unanimously by voice vote.*
 - b. The Committee reviewed draft narratives for the following Incorporation application sections:
 - i. Section 4 – Level of Services
 - ii. Section 5 – Impact on Remainder of Town
 - iii. Section 6 – Impact on Metropolitan Community
 - c. Gregozeski provided an overview of future meetings & topics
 - i. February 18, 2019 – Final Draft Review
4. **ADJOURNMENT** – *Motion by Anderson/Woods to adjourn at 5:47 p.m. Motion passed unanimously by voice vote.*

*Respectfully Submitted,
Joel Gregozeski, Recording Secretary*



Submittal in Support of the Incorporation of the **Village of Greenville, WI**

Case Number Case No:
18-CV-409



Petitioners:

Kevin Sturn, Representative
Pete Gervais, Alternative Petitioner

Prepared by:

Town of Greenville

With Support from:

William L. Forrest, AICP
Forrest & Associates, LLC

Submittal Date:

February 26, 2019

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Executive Summary

This document contains the information and analysis as prepared by the petitions to enable the Incorporation Review Board to determine if the submitted petition meets the statutory standards as described in Section 66.0207, Wis. Stats. to incorporate the Town of Greenville into a metropolitan village.

The petitioner's designated representative is Kevin Sturn, N1354 Westgreen Drive, Greenville, WI 54942 and the alternate petitioner is Pete Gervais, N1414 Meadow Park Drive, Greenville, WI 54942. The petition was filed with the Circuit Court of Outagamie County on April 24, 2018 as Case No. 18-CV-409. A hearing was conducted on August 29, 2018 and October 18, 2018 pursuant to Wis. Stats. 66.0203. The petition was found to be in compliance with Wis. Stats. 66.0205. Accordingly, the petition has been referred to the Wisconsin Department of Administration for determination as provided for in Wis. Stats. 66.0207.

The petitioners wish to incorporate the entire thirty-six (36) square mile Town of Greenville into the Village of Greenville. The Town of Greenville has an estimated population of 11,785 residents according to the Wisconsin Department of Administration and is the second most populous town in the State of Wisconsin. The total population of the proposed area is 10,309 as determined by the 2010 U.S. Census data. The proposed village area is depicted in **Map 1-1**.

The area proposed for incorporation currently functions as a village with public water and sewer, police and fire services along with an extensive park system, bike and pedestrian trail networks and all other services common to a village. The area has its own strong social, civic and community identity, separate from the surrounding communities.

The petitioners feel that this proposed village meets all of the standards under Wis. Stats. 66.0207. This application includes supporting material for meeting all of the following standards:

1. Characteristics of Territory
2. Territory Beyond the Core
3. Tax Revenue
4. Level of Services
5. Impact on the Remainder of the Town
6. Impact on the Metropolitan Community

The Towns of Grand Chute and Ellington and the Village of Hortonville have been accepted by the court as intervenors in the incorporation petition. The Town of Grand Chute is contiguous to the proposed area for incorporation on its eastern boundary. The Town of Ellington is contiguous to the proposed area of incorporation on a portion of its northern boundary. The Village of Hortonville is contiguous only along the most northwest boundary point to the area proposed for incorporation.

It should be noted that the Town of Greenville and Town of Grand Chute have an intergovernmental agreement to preserve and protect the boundaries between the Town of Grand Chute and Greenville should it become a village. The Town of Greenville is currently working with the Town of Ellington on a proposed boundary agreement.

Draft

Introduction

The information contained in this report is being provided to the Wisconsin Department of Administration (WDOA) and the Incorporation Review Board (IRB) in support of the incorporation of the Village of Greenville as a "metropolitan" village.

The information provided in this report is organized according to the statutory requirements that the WDOA and the IRB will use to review the Petition and the information requested by WDOA, as described in the publication entitled "Informational Needs for Municipal Incorporations," August 2008.

Reasons for Seeking Incorporation

The residents of the Town of Greenville have submitted the Incorporation Petition for numerous reasons. The key reasons are highlighted below, but the driving force behind the incorporation petition is preserving the community's identity and protecting its future as an independent governmental entity.

1. **Preserve Greenville's Identity and Character.** The area proposed for incorporation is an existing community of 11,785 residents. Greenville residents exhibit a strong sense of community and want to preserve its civic identity and character, comparatively low tax rate, high level and diversity of services, and tax base. This includes the preservation of the Town's substantial agricultural enterprise area.
2. **Incorporation will create permanent boundaries.** This will provide a direct benefit to planning future infrastructure and development. Incorporation will reduce the inefficiencies that arise in the provision of services due to annexations by adjacent cities. It will also eliminate the continuing loss of land and tax base from these annexations.
3. **Make Independent Planning and Zoning Decisions.** Incorporation would provide full local control of zoning and land division for all property in the newly formed village. A substantial amount of the land area proposed for incorporation is currently under county shore-land zoning, which restricts the Town's ability to provide flexibility in development that cities and villages can provide. Incorporation will also eliminate the extra costs and time delays of multi-jurisdiction reviews; many zoning permits, land divisions, and building permits.
4. **Protection of Tax Base.** Incorporation will protect the tax base by ensuring that annexations do not occur, which will allow the new village to retain its low tax rate and continue to provide services at the current level. There are risks to borrowing when the tax base can be eroded by annexations.

5. **Finance Projects More Efficiently and Effectively.** Financing large capital and infrastructure items has become increasingly difficult for all municipalities. While the Town has done well in spite of adversity thus far, there is a severe disadvantage to Town's in the state of Wisconsin when it comes to administering the financing of large capital projects. Currently, towns are not allowed to initially issue debt for a period longer than ten (10) years. This means that larger infrastructure and facility borrowing must be financed initially and refinanced to match the longevity of the project. This can lead to many thousands of dollars in unnecessary loan and interest fees. Villages have the ability to initially issue debt and use the full suite of finance instruments significantly thereby reducing interest and debt issuance costs.

One of the most important reasons for incorporation is to protect and enhance the Town's identity, preserve its agricultural enterprise area and further improve its ability to be an economic engine for the Fox Valley. The Town has had great success in promoting and supporting development but has been held back by the limitations inherent to Town Government. These limitations include multiple reviews by other governmental entities that increase development costs in terms of time and money spent with no increased benefits to the Town or the developer. Incorporation will also ensure that any major investments the Town makes in infrastructure, land acquisition for public and private use, and all other such investments will be protected.

Impact of Annexations

The Town of Greenville has been fortunate to not have lost any lands due to annexations. However, the threat of annexation is imminent from the Village of Hortonville. This is evident by their attempt to annex lands through the Town of Ellington in 2018 to establish a contiguous boundary with the Town to annex lands for a new automobile dealership. The value of this development was estimated at \$5-7 million. The potential loss of value would decrease our ability to maintain our comparatively low tax rate, while continuing to serve its citizens with a diverse level of services. Annexations like this would also create a very fragmented boundary with numerous town islands for both the Town of Greenville and Town of Ellington; which increases the cost of providing services to taxpayers. Additionally, the threat of annexation from neighboring municipalities will make long range, effective planning and zoning difficult and uncertain.

Public Participation in the Incorporation Process

The Town of Greenville Board of Supervisors established the Town of Greenville Incorporation Oversight Committee to review the positive and negative attributes of incorporation, and to provide a direction on the Incorporation Submittal.

The Town Board of Supervisors created the seven member committee in November of 2018. The Town Chairman, four (4) Town Supervisors and the two petitioners, Kevin Sturn and Pete Gervais were appointed to the Committee. The Resolution establishing the Incorporation Oversight Committee can be found under **Exhibit #-#**.

The Committee scheduled five (5) public meetings between December 2018 and February 2019. All meetings were properly noticed, open to the public, and held at the Greenville Town Hall. The meeting dates are listed below:

- December 17, 2018
- January 7, 2019
- January 21, 2019
- February 4, 2019
- February 18, 2019

Strong Community Support for Incorporation

It was clear during various Incorporation Oversight Committee meetings and the public information disseminated via the Town's social media sites like Facebook and Twitter the residents are in strong support of incorporation.

Draft

Section 1(a): Characteristics of Territory. (Homogeneity and Compactness)

§66.0207(1)(a) Wis. Stats.

"Characteristics of territory. The entire territory of the proposed village or city shall be reasonably homogeneous and compact, taking into consideration natural boundaries, natural drainage basin, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping and social customs."

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 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 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.

In addition, the Appleton International Airport is included within the boundaries and is located in the southeast corner of Greenville. This has a significant economic impact to the area for employment and commerce which is discussed later.

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 (formally US 45) north of State Highway 15 (formally US 45). 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
% 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

Table 1-2.1: Population by Incorporated Municipality in Outagamie County

Minor Civil Division	DOA 2014	DOA 2018	ECWRPC 2020	ECWRPC 2025	ECWRPC 2030	ECWRPC 2035	ECWRPC 2040
C. Appleton (pt.)	60,783	61,567	62,829	63,735	64,183	63,476	61,815
C. Kaukauna	15,765	16,049	16,873	17,660	18,369	18,784	18,937
C. New London (pt.)	1,618	1,713	1,702	1,755	1,798	1,810	1,796
C. Seymour	3,429	3,443	3,632	3,767	3,882	3,933	3,927
V. Bear Creek	450	443	452	445	435	416	390
V. Black Creek	1,320	1,309	1,375	1,405	1,425	1,421	1,395
V. Combined Locks	3,447	3,525	3,681	3,846	3,993	4,076	4,101
V. Harrison (pt.)	-	-	-	-	-	-	-
V. Hortonville	2,703	2,744	2,861	2,965	3,053	3,091	3,085
V. Howard (pt.)	-	-	-	-	-	-	-
V. Kimberly	6,620	6,686	6,848	6,952	7,006	6,934	6,759
V. Little Chute	10,539	11,120	11,176	11,603	11,970	12,139	12,136
V. Nichols	268	271	268	264	256	244	228
V. Shiocton	928	928	960	975	983	974	950
V. Wrightstown (pt)	152	199	186	215	246	273	298
T. Greenville	10,857	11,785	12,673	14,223	15,791	17,168	18,337
Outagamie County* (DOA Projections)	180,022	184,541	191,635	200,630	208,730	213,500	215,290

Source: East Central Wisconsin Regional Planning Commission 2018.

Table 1-2.2: Population by Municipality in Metropolitan Area

Municipality	1970 Census	1980 Census	1990 Census	2000 Census	2010 Census
C Appleton	3,401	5,484	9,075	10,974	11,088
C Menasha	-	-	73	688	2,209
V Harrison	3,260	3,541	3,195	5,756	10,839
V Sherwood	350	372	837	1,550	2,713
Calumet Total	7,011	9,397	13,180	18,968	26,849
C Appleton	52,976	53,424	56,177	58,301	60,045
C Kaukauna	11,308	11,310	11,982	12,983	15,462
T Buchanan	1,987	1,742	2,484	5,827	6,755
T Center	1,853	2,570	2,716	3,163	3,402
T Freedom	2,926	3,746	4,114	5,241	5,842
T Grand Chute	7,089	9,529	14,490	18,392	20,919
T Greenville	2,675	3,310	3,806	6,844	10,309
T Kaukauna	961	998	939	1,116	1,238
T Vandenbroek	1,653	1,538	1,291	1,351	1,474
V Combined Locks	2,771	2,573	2,190	2,422	3,328
V Kimberly	6,131	5,881	5,406	6,146	6,468
V Little Chute	5,522	7,907	9,207	10,476	10,449
Outagamie Total	97,852	104,528	114,802	132,262	145,691
C Appleton	-	5	443	812	1,490
C Menasha	14,836	14,728	14,638	15,643	15,144
C Neenah	22,902	22,432	23,219	24,507	25,501
T Clayton	1,771	2,353	2,264	2,974	3,951
T Menasha	8,682	12,307	13,975	15,858	18,498

T Neenah	2,942	2,864	2,691	2,657	3,237
T Vinland	1,472	1,632	1,688	1,849	1,765
Winnebago	52,605	56,321	58,918	64,300	69,586
Fox Cities Total	157,468	170,246	186,900	215,530	242,126

Source: Demographic Services Center, Wisconsin Department of Administration, 2013

Age & Biological Gender 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 %.

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
Pop. Density	424.5 (sq. mi.)	254.7 (sq. mi.)	316 (sq. mi.)	346 (sq. mi.)

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.

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

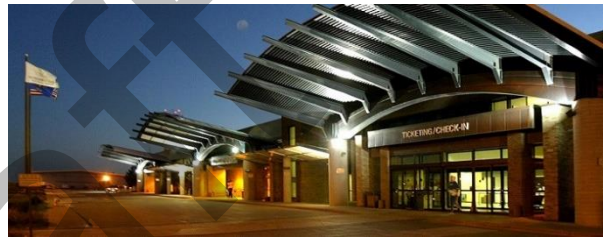
Greenville has a number of places of worship. Two places of worship had significant expansions recently to accommodate the residential growth in Greenville. They include St. Mary's, Shepherd of the Hills, Immanuel Lutheran, Faith Community and Christus Lutheran Community Church.



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.

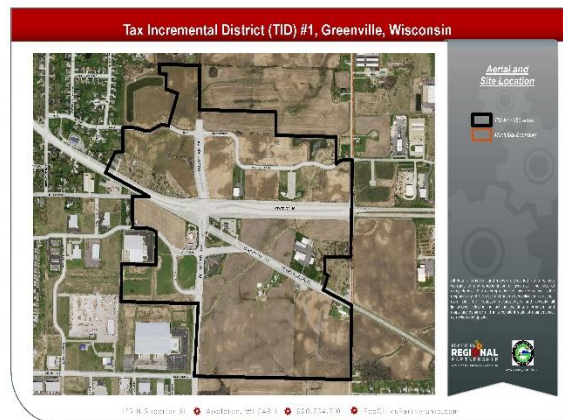
The Appleton International Airport (ATW), located within Greenville's borders, has a significant economic impact on Greenville and the surrounding communities. It houses major businesses such as Gulfstream, Air Wisconsin, FedEx, Fox Valley Technical College and New View Technologies. It operates four airlines including American Airlines, Delta, Allegiant and United Airlines. Based on a 2015 report by the Wisconsin Department of Transportation Bureau of Aeronautics ATW has a \$676 million economic impact on the community and region. In 2018, Bloomberg released a study that indicated ATW was the 4th fastest growing airport in the nation.



In addition to traditional economic development drivers, agriculture is also an important factor in the local economy. Greenville has set policies and ordinances in place to preserve prime farmland for not only heritage purposes but also for economic development reasons. Greenville understands that a balanced portfolio of land uses create the strongest and most diverse economy. With the preservation of farmland through a tiered development system in its comprehensive plan to the creation of the Agricultural Enterprise Area and establishment of its Greenbelt, Greenville looks to preserve and encourage agriculture as an economic driver moving into the future. By incorporating, it can continue to protect these areas from other land development interests.



Greenville created its first Tax Incremental District (TID) in January 2017. TID #1 encompasses approximately 250 acres of prime land. See **Map 1-7 Map Tax Incremental District**. Commercial/Industrial Economic Activities 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 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. **See Map 1-8 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.

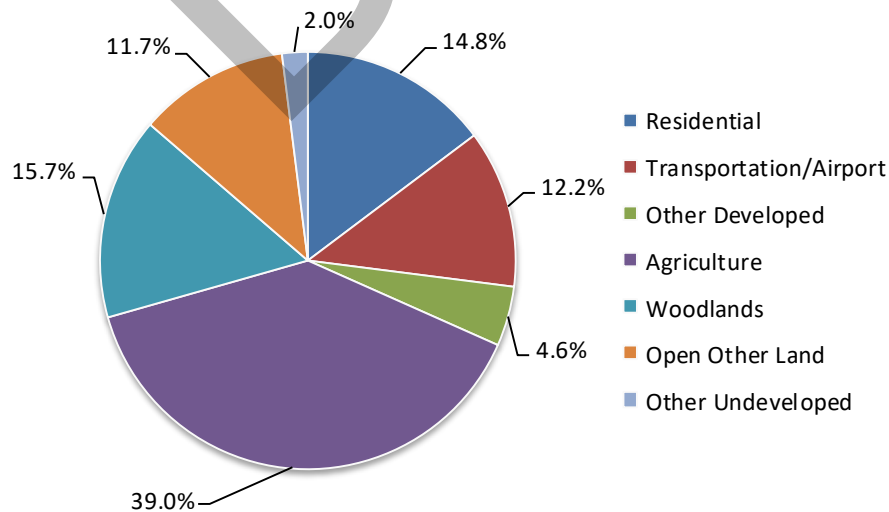
See Map 1-9 Existing Land Use.

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 1-10 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 1-11 Farmland Soils Classifications** for farmland soil classes).



Map 1-12 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 1-13 Topography**.



Three named waterways are located in Greenville, along with a series of unnamed streams, ditches, and drainage-ways that support them (see **Map 1-14 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 1-15 Watersheds**).

Approximately 14.4% of Greenville's total acreage is classified as wetlands (see **Map 1-16 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 1-17 Existing and Future Parks and Trails**). There are also 8 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.

The Parks and Recreation Department offers tennis lessons taught by a qualified instructor. It also holds free community movie nights at Lion's Park in partnership with the Greenville Lioness Club. In addition [Greenville Youth Sports](#) is a private organization that provides baseball, softball and t-ball programming at Community Park. The [Fox West YMCA](#) is a non-profit organization that provides many recreational opportunities to both members and non-members. [Fox Cities United Soccer Club](#) is a private organization that provides soccer programming at the Greenville Sports Complex.

In addition, annual events held in Greenville include:

Farmer's Market once a week during the growing season which is organized by Sustain Greenville.

Catfish Extravaganza is a two day event held by the Lions Club holds that include activities such as the famous catfish races, concessions, train rides, inflatable amusements, live music and fireworks.

Greenville 5K Race is held every summer by the Fox West YMCA utilizing the Greenville trail and park system.

Fall Fair is a fall craft fair which is held by the Greenville Lioness Club the first Sunday of October.



Friday Night at the Park is put on by the Greenville Civic Club in October. They transform the Community Park Pavilion into a haunted house. The haunted pavilion is open for five evenings at the end of October. Other activities include a hay ride, pumpkin decorating, bon fire, DJ and refreshments.

Summer Send Off is typically held in the end of August and is organized by the Greenville Civic Club and the Greenville Fire and EMS. A parade is held followed by a concert at Lions Park.

Notable parks include the following which can also be viewed through [interactive maps](http://www.townofgreenville.com/departments/parks_recreation_forestry/trails_and_maps.php) on the Town's website (http://www.townofgreenville.com/departments/parks_recreation_forestry/trails_and_maps.php).

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. See Exhibit #-# of the Sports Complex Master Plan.



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



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
TOTAL – TOP 30 EMPLOYERS				985,917	4,158

Source: ESRI Business Analyst, Infogroup, 2017.

(d) School District Information

Greenville lies within the boundaries of two school districts (see **Map 1-18 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-8TH) which include Immanuel Lutheran and St. Mary of the Immaculate Conception Paris.



Table 1-8: School District and Estimated Enrollment

Greenville Elementary		Hortonville Elementary		North Greenville Elementary	
4K	n/a	4K	66	4K	19
5k	109	5K	70	5K	90
1	123	1	84	1	79
2	138	2	100	2	88
3	108	3	98	3	77
4	125	4	96	4	78
Total	609	Total	520	Total	440

Greenville Middle School		Hortonville Middle School		Hortonville High School	
5	176	5	123	9	304
6	161	6	132	10	315
7	164	7	129	11	264
8	132	8	84	12	269
Total	633	Total	468	Total	1152

(e) Existing Ordinances and Governing

Municipal Code

Greenville's Municipal Code, adopted under the authority of towns with Village powers (Village Powers were adopted on April 12, 1989 at the annual Town meeting), 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
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

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 #-#**. See **Map 1-19 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 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 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.

The Community and Economic Development Director and Community Development Specialist meet with applicants interested in development projects to go over the application review and approval process. It pre-fills out the application based on the

requests and development approval needs and then sends the application to the applicant to finalize. Once submitted, based on a pre-defined schedule, staff reviews the application and provides comments to the applicant within three weeks; staff meets weekly to discuss the application and plans. The applicant then revises the application based on the comments and submits for the next available Planning Commission meeting. Staff then reviews the application again and provides comments to the applicant and also prepares a report for the Planning Commission and Town Board's review and approval. Greenville is in the process of implementing a permitting program in order to create even greater efficiencies in the development review and approval process.

Table 1-9: Zoning and Subdivision Case

	2018	2017	2016	2015	2014
Special Exception	11	3	5	3	6
Rezoning	10	1	3	2	1
Variance	4	0	0	5	0
Subdivision/Plat	5	1	4	1	1
Certified Survey Map	16	6	6	3	5

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.

Greenville goes above and beyond the minimum when it comes to opportunities for the public to become involved with its community. Greenville provides for the required boards by statute but also has developed a number of other committees and groups to ensure its policies and plans are implemented.

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 2nd and 4th 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 2nd Monday of each month.

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 2nd 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 4th 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 and meets on an as needed basis.

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. It meets monthly on the 2nd Monday's of the month and less during the growing season as many of the members are farmers in the community.

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 1-20 Urbanized Subdivision 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.

As development has occurred, Greenville has created policies and put growth restrictions in place through ordinances in order to encourage development to occur within its Sanitary District and utilize existing public utilities 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. Based on **Table 1-10 and 1-13**, Greenville has approximately 380 platted lots available to build on with an average of approximately 75 permits issued per year. Based on this information there will be lots available for construction for the next 5 years.

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 units¹ 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.

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 population² 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.

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

² Includes a 10% difference between the population estimate in 2040 – the population in 2010.

Greenville's Tax Increment Finance District will play a significant role in bolstering economic growth and employment. Greenville has had a number of inquiries to develop in the District. Once development starts to occur, this will lead to a snowball effect with additional interest and development. Greenville offers a number of other economic development tools and information on its [Economic Development Website](http://www.townofgreenville.com/departments/community_development/tax_incremental_district.php) (http://www.townofgreenville.com/departments/community_development/tax_incremental_district.php) which include access to other county, regional and state programs and organizations.

In addition to strengthening traditional commercial and industrial development agribusiness offers significant opportunities for Greenville. By incorporating, farmland can be preserved and utilized to reinforce agribusiness and strengthen Greenville's economy through a balanced portfolio of businesses uses.

Table 1-10: Platted Lots Available

Subdivision Name and Phase/Unit	# Lots Approved	# Building Permits Issued	# of Lots Remaining	In Sanitary District (Yes/No)
Fox Highlands	79	7	72	Yes
Savannah Heights Phase 3 - Prelim Plat	59	0	59	yes
Jennerjohn Field of Dreams	56	0	56	yes
Savannah Heights Phase 1	48	10	38	Yes
Sunset Hill Estates Condos - PUD	42	10	32	Yes
Fox Highlands Lot 27 Condos	32	0	32	Yes
Crestview South	24	0	24	Yes
Waterlefe Estates 2nd Addition	33	12	21	Yes
Savannah Heights Phase 2 - Prelim Plat	11	0	11	yes
Beacon Hills	119	112	7	Yes
Greenville Crossing	7	2	5	Yes
Hawks Landing	12	8	4	Yes
Towering Pines West	19	16	3	Yes
Brook Farms	102	99	3	Yes
Greenwood Meadows	20	17	3	Yes
Amber Fields	138	136	2	Yes
Green Ridge Terrace	100	98	2	Yes
Moonlight Meadows	36	34	2	Yes
Woods Hill	2	0	2	Yes
Towering Pines II	27	26	1	Yes
Amber Woods	18	17	1	Yes
Spring Lake Condos	44	43	1	Yes
Crestview (Breezewood Properties)	36	35	1	Yes
Ponds at Maple Springs	31	30	1	Yes
Total	1095	712	383	

The tables on the following pages provide a summary of land use trends. See **Map 1-21 Lands for Sale or Lands Ready to Develop** and **Map 1-22 Future Land Use** for further trends.

Table 1-11: 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

Table 1-12: 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 1-13: 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 1-23 Functional Classifications illustrates the functionally classified roadways in Greenville while **Map 1-24 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 1-14**.

Table 1-14: Traffic Counts

Location	2010 AADT	2016 AADT	% Change 2010-2016
STH 96			
East of STH 76	8400	10400	23.8%
West of Manley Road	6100	6100	0.0%
STH 76			
North of Spencer Rd	7100	9500	33.8%
South of STH 15	6000	8700	45.0%
North of STH 15	7500	8000	6.7%
STH 15			
West of STH 76	13600	12800	-5.9%
East of STH 76	15200	16000	5.3%
East of GV	15200	16600	9.2%
CTH CB			
North of STH 96	7400	8400	13.5%
South of STH 96	7200	9700	34.7%
North of CTH BB	7000	9100	30.0%
CTH GV			
South of STH 15	12400	14600	17.7%
CTH BB			
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.³ 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 but will provide significant incentive to develop the lands between these points. Greenville receives inquiries about developing land within this area but without needed infrastructure there are only development conversations, no action.

Greenville is currently developing a Bicycle and Pedestrian Plan to assist with implementation of facilities throughout the community. **Map 1-17 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. With increased development rail could be play a significant role in reducing transportation costs and overall efficiencies for local businesses and be a benefit to new developments.

Although Valley Transit offers fixed routes service in many of the Fox Valley communities, no fixed transit service is currently offered to Greenville. A connector service is provided however. Furthermore, The Town of Greenville has representation on the Valley Transit Steering Committee and is looking to work with Valley Transit to offer fixed route services in the future. See **Map 1-25 Valley Transit**. Valley transit offers the following services to the fox valley metropolitan community:

Fixed Route Bus Service: Consists of 19 fixed bus routes with service from 5:45 a.m. to 10:30 p.m. on weekdays and 7:45 a.m. to 10:30 p.m. on Saturdays. Many routes operate every 30 minutes during peak periods and every 60 minutes during off-peak periods.

Valley Transit II ADA Paratransit Service: paratransit service is for people with disabilities who are unable to use the fixed-route bus system and is provided under

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

the guidelines of the Americans with Disabilities Act (ADA). The service is available to ADA certified customers within the Valley Transit service area.

Valley Transit II Senior Transportation Service: Seniors who are age 60 or over and who live in the Fox Cities portion of Outagamie or Calumet County are able to use Valley Transit II from 9:00 a.m. to 5:00 p.m. Monday through Friday.

The Connector: This service is designed to provide safe, convenient, and affordable access to public transportation for FoxCities residents who work second or third shift schedules or who need to travel throughout the community beyond our bus service area.

Trolley: This is a partnership with [Appleton Downtown, Inc.](#) to provide a special summertime trolley that operates throughout downtown Appleton from June through September.

As part of the Transportation Improvement Program Plan (**Exhibit X-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

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. A copy of the Town's current Comprehensive Plan can be found under **Exhibit X-X**.

Comprehensive Outdoor Recreation Plan (CORP)

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. See **Exhibit X-X**.

Greenprint Plan

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. See **Exhibit X-X**.

Capital Improvement Plan (CIP)

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. See **Exhibit X-X**.

Strategic Plan

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. See **Exhibit X-X**.

Stormwater Management Plan

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 1-26 Sanitary District #2 Service Area** and **Map 1-27 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. See **Map 1-28 Sanitary District #1 Service Area and Sewer Service 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.

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 1-29 Growth Area in Intergovernmental Boundary 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 1-15** of contaminated/brownfield sites. See **Map 1-30 WiDNR Landfills and Contaminated and Cleaned Up Sites**.

Table 1-15: 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

(k) Irregular Boundaries

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

Draft

Section 1(b): Territory Beyond the Core

§66.0207(1)(b) Wis. Stats.

"The territory beyond the most densely populated one-half square mile specified in s. 66.0205 (1) or the most densely populated square mile specified in s. 66.0205 (2) shall have an average of more than 30 housing units per quarter section or an assessed value, as defined in s. 66.0217 (1)(a) for real estate tax purposes, more than 25% of which is attributable to existing or potential mercantile, manufacturing or public utility uses. The territory beyond the most densely populated square mile as specified in s. 66.0205 (3) or (4) shall have the potential for residential or other urban land use development on a substantial scale within the next 3 years. The board may waive these requirements to the extent that water, terrain or geography prevents the development."

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.

See **Map #1-21 Lands for Sale or Lands Ready to Develop** and **Map #1-22 Future Land Use**.

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

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 units⁴ 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

⁴ Includes a 10% difference between the number of housing units in 2040 – the number of housing units in 2010.

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.

Based on **Table 1-10** and **Table 2-3**, Greenville has approximately 380 platted lots available to build on with an average of approximately 75 permits issued per year. Based on this information there will be lots available for construction for the next 5 years.

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 population⁵ 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.

⁵ Includes a 10% difference between the population estimate in 2040 – the population in 2010.

Section 2(a): Tax Revenue

§66.0207 (2)(a), Wis. Stats.

The present and potential sources of tax revenue appear sufficient to defray the anticipated cost of governmental services at a local tax rate which compares favorably with the tax rate in a similar area for the same level of services.

Section 2a: Tax Revenue

(a) Proposed Village Budget

Figure 3-1: Proposed Village Budget

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

The 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.

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

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

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. The Town of Greenville's current bond rating information can be found under **Exhibit #-#**.

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 **Table 3-2**, 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

(b) 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 **Table 3-3** 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.

(c) Financial Reports

A copy of the three most recent Comprehensive Annual Financial Reports are 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
Total Equalized Value	\$1,108,564,100	\$1,146,625,700	\$1,208,131,600	\$1,307,620,200	\$1,323,094,600

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%
Total Equalized Value	3.4%	5.4%	8.2%	1.2%

(d) 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. An intergovernmental agreement to provide services will continue after incorporation. See **Map 3-1 Sanitary District #1 Sanitary System** and **Map 3-2 Sanitary District #1 Water System**.

(e) 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. The petitioners anticipate that these agreements will continue with the proposed village.

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. See **Map 1-28 Sanitary District #1 & Sewer Service Area**.

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.

(f) 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 town facilities.

(g) Intervenor's in Opposition

This information is to be provided by the intervenors.

Section 2(b): Level of Services

§66.0207 (2)(b), Wis. Stats.

The level of governmental services desired or needed by the residents of the territory compared to the level of services offered by the proposed village or city and the level available from a contiguous municipality which files a certified copy of a resolution as provided in s. 66.0203 (6).

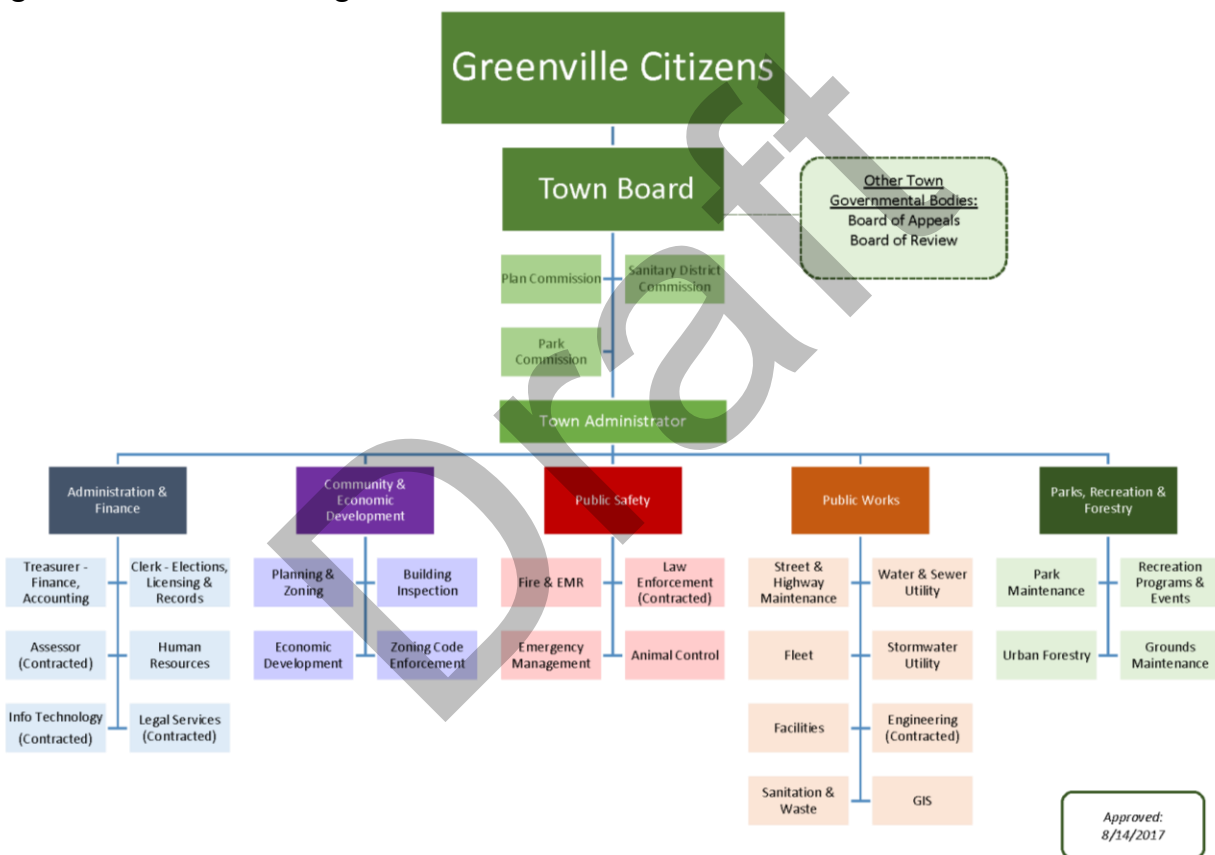
Section 2b: Description of Services

(a) Descriptions of Services

The Town of Greenville provides a wide array of services to residents above and beyond what a town usually provides. These services include road maintenance, police, fire and first responder services, solid waste collection, parks and recreation, land use planning, mass transit, and public water and sanitary sewer.

The following depicts the Town of Greenville's functional services:

Figure 4-1: Functional Organizational Chart



Administration

The Town of Greenville is professionally managed by a full-time Town Administrator who oversees the department heads and runs the day-to-day operations of the Town, Sanitary District #1 (Water & Sewer Utility) and Sanitary District #2 (Stormwater Utility). The Town Administrator coordinates all human resource related functions.

Treasurer / Financial Services

The Treasurer's office is staffed by an appointed full-time Treasurer, a full-time Deputy Treasurer / Accounting Clerk I and a part-time Utility Billing Clerk. The Treasurer's office is responsible for performing accounts payable, accounts receivable, payroll, bookkeeping and other financial responsibilities as required by Section 60.34, Wisconsin Statutes.

The Department conducts all purchasing and procurement for a combined \$18 million budget, payroll for approximately 90+ full and part-time employees, utility billing for over 3,700 customers, debt issuance and management of Town and Sanitary District investments.

Additionally, the department is responsible for establishing and maintaining an internal control structure designed to ensure the assets of the Town are protected from loss, theft or misuse. Furthermore, the department ensures adequate accounting data is compiled to allow for the preparation of financial statements in conformity with Generally Accepted Accounting Principles.

Assessor

The Town of Greenville appoints a contracted Assessor. Currently Accurate Appraisal, LLC is the appointed contract Assessor for the Town of Greenville. It is the intent of the petitioners that Accurate Appraisal, LLC would continue to provide assessing services to the village. A copy of the services agreement with Accurate Appraisal, LLC is attached as **Exhibit ##**.

Information Technology

The Town of Greenville contracts with Office Technology Group to manage and service the computer and network server systems. The Administration department oversees the telecommunication, wireless phone systems and other technology related services (i.e. Town website & social media).

Clerk / Administrative Services

The Clerk's office is staffed by an appointed full-time Clerk and a part-time Deputy Clerk / Administrative Assistant. The Town Clerk plans, directs, manages, and performs the activities and operations for the office of Town Clerk as required by Section 60.33, Wisconsin State Statutes. The Clerk's office also coordinates contracted legal services.

Community & Economic Development

The Town of Greenville provides full service planning and zoning administration, along with building inspection services through the Town's Community & Economic Development Department. The department manages a combined budget of approximately \$400,000. The department is staffed with a full-time Community and Economic Development Director, a full-time Community Development Specialist, a full-time Chief Building Inspector and a full-time Assistant Building Inspector.

The Department conducts the following services:

- Comprehensive Planning, including sustainability, bicycle and pedestrian, parks and open space and other land use planning.
- Subdivision review, zoning administration and enforcement, special exception permits, sign permits, variances and site plan review.
- Permitting and inspection services for all construction activities. Enforcement of building, housing, plumbing, HVAC and electrical codes.
- Economic development activities including business recruitment/retention, development promotion and regional participation in economic development efforts.
- Land information services, including GIS (Geographic Information System) and land information records.
- Non-metallic mining administration.
- Tax Increment Financing District development.

In April 1989, the Town Meeting authorized the Town Board under s. 60.10 (2) (c), to adopt and exercise powers relating to villages and conferred on village boards under Chapter 61, except those powers which conflict with statutes relating to towns and town boards (**Exhibit #-#**). The Town of Greenville adopted its own zoning code. The Town remains under jurisdiction of Outagamie County zoning in shore-land areas. A copy of the Town's zoning code can be found under **Exhibit #-#**.

The Town has a seven (7) member Planning Commission that meets the fourth Monday of every month to review rezoning requests, future land use map amendments, plats, certified survey maps, planned unit development districts, and special exception use permits. In addition, the Town has a five (5) member Zoning Board of Appeals that meets as necessary to review zoning appeals and variances.

The Town has also established several ad-hoc committees, such as a Land Stewardship Committee that assists the Town in reviewing sustainable agricultural practices and a Bicycle and Pedestrian Committee aiding in the development of the Town's first Bicycle & Pedestrian Plan.

The Town Building Inspectors conduct all residential building, plumbing, HVAC, and electrical inspections, as well as industrial/commercial building, plumbing, and HVAC inspections.

The proposed incorporation will not affect land use planning, zoning, or building inspection services.

In 2017, the Town of Greenville implemented its first Tax Incremental Finance District (TID #1). TID #1 encompasses over 250 acres in size. It is estimated to general Its creation is intended to spur economic development within the planned growth 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 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 uses are expected which plan to generate approximately 93 million dollars in equalized property valuation. The TID #1 project plan can be found under **Exhibit #-#**.

Parks & Forestry

The Town of Greenville Parks Recreation & Forestry Department manages a combined annual operating budget of approximately \$475,000 and boasts a number of special amenities for use by town residents and visitors. Staff include one (1) full-time Parks & Forestry Director, two (2) full-time laborers, and numerous part-time and seasonal positions (ranging from laborers/mowers to recreation program leaders).



The Park System includes 12 park properties encompassing over 220 acres of land area along with and 8 miles of multi-use trails. The Department is also responsible for managing the Town's urban forestry program that boasts more than 3,600 street trees.

The Town has earned the Tree City USA Award consecutively since 2001. Additionally it has earned Tree City USA Growth Award designation five times during this period of time.

Our parks system has numerous enclosed and open pavilions available for rent, making them popular for graduations, birthday parties, anniversaries, corporate picnics and wedding receptions.

The location of all of the parks and trails can be found on **Map 1-17**. The Town's six (6) largest parks are listed below:

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 (**Exhibit #-#**) 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.



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 routinely 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 three total pavilions, one open shelter, two outdoor pavilions with kitchens, and an 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. A second phase of development began in 2018 and includes an additional playground, pavilion, skateboard park, and sport courts for tennis, basketball and volleyball.



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, lighted sledding hill, lighted ice skating rink, off street parking, playground, Heritage Fountain and recreational trail access.



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, skate park, outdoor pavilion with kitchen, on and off street parking, and recreational trail access.



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.



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.



The Town has several other smaller neighborhood and pocket parks scattered throughout Greenville. These include the following:

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



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.



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.



Memorial Square is a small park area located in front of the Fire Station dedicated to honoring all veterans and Fire/EMS volunteers. It is also the site for Greenville's September 11th Memorial. Existing facilities include September 11th Memorial, Veterans Memorial, memorial brick walkway, reflecting pool and formal landscaping.



Recreation

The Town of Greenville directly provides recreation programming and activities through direct services or through third-party organizations like the YMCA, Greenville Youth Sports and Fox Cities United Soccer Club.

Tennis Lessons - Lessons are held twice a week for six weeks at Jennerjohn Park and are taught by qualified instructors, based on the United States Professional Tennis Registry standard of teaching. Each lesson focuses on at least one stroke going over correct grip and progressions of the stroke. Participants are required to bring their own racquet.



Community Movie Night - The Greenville Parks, Recreation and Forestry Department in partnership with the Greenville Lioness Club show an outdoor movie at Lions Park on several nights throughout the summer. The movies are free and concessions are available in the pavilion. In the event of rain or high winds, movies are moved into the pavilion.



Ice Skating – The Greenville Parks, Recreation and Forestry Department prepares and maintains two outdoor ice skating rinks during the winter; one each at Jennerjohn and Community parks. The rinks are open to the public and free to skate.



Sledding – The Greenville Parks, Recreation and Forestry Department prepares and maintains a lighted sledding hill at Jennerjohn Park during the winter.



Cross Country Skiing – The Greenville Parks, Recreation and Forestry Department maintains approximately 2 miles of cross country ski trails in the winter months.



Bicycle and Pedestrian Facilities - The Town also has an extensive off-road bike and pedestrian trail network. This 8 mile network of trail facilities provides opportunities for recreation, exercise, and transportation. Many commuters of all ages use the facilities to get to and from work or school. The Park and Recreation Department maintains several of the trails throughout the year, including snow removal in the winter.



In addition, annual events held in Greenville include:

Farmer's Market once a week during the growing season which is organized by Sustain Greenville.

Catfish Extravaganza is a two day event held by the Lions Club holds that include activities such as the famous catfish races, concessions, train rides, inflatable amusements, live music and fireworks.

Greenville 5K Race is held every summer by the Fox West YMCA utilizing the Greenville trail and park system.

Fall Fair is a fall craft fair which is held by the Greenville Lioness Club the first Sunday of October.

Friday Night at the Park is put on by the Greenville Civic Club in October. They transform the Community Park Pavilion into a haunted house. The haunted pavilion is open for five evenings at the end of October. Other activities include a hay ride, pumpkin decorating, bon fire, DJ and refreshments.

Summer Send Off is typically held in the end of August and is organized by the Greenville Civic Club and the Greenville Fire and EMS. A parade is held followed by a concert at Lions Park.



The following private not-for-profit organizations provide additional recreational opportunities to youth and adults in the Greenville community.

Greenville Youth Sports is a private organization that provides baseball, softball and t-ball programming at Community Park. For more information please visit their website: <http://greenvillyouthsports.com/> Greenville Youth Sports provides t-ball, baseball and softball programs for over 400 youth annually.

Fox West YMCA is a non-profit organization located in the Town of Greenville that provides many recreational opportunities to both members and non-members in the Greenville community. The Fox West YMCA opened on October 28, 2002 at W6931 School Road, Greenville. This 15,000 square-foot facility includes a Lifestyle Center, fitness testing lab, locker rooms, program area, preschool area, dance room, Kids Corner and a multipurpose space. In 2009 this facility expanded to include a pool with 4 lap lanes and instructional area, a new second floor Lifestyle Center and expanded multipurpose and Kids Corner spaces. In 2016 the Fox West YMCA add a gymnasium, expanded Wellness Center, new dance studio and updated Member Services area. The facility is under-going an expansion plan to provide full-time daycare facilities at their center. The Fox West YMCA For more information on their programs please visit their website: <https://www.ymcafoxcities.org/locations/fox-west-ymca>.

Fox Cities United Soccer Club is a private organization that provides soccer programming at the Greenville Sports Complex for youth soccer players ages 4-19 of all skill levels. For more information, please visit their website: <http://foxcitiesunited.com/> Fox Cities United Soccer Club.

Public Safety – Fire Department & First Responders

The Town of Greenville is served by a combination Fire Department consisting of two (2) full-time firefighter/first responders, up to fifty (50) volunteer (paid-per-call) firefighters, and up to fifteen (15) volunteer (paid-per-call) first responders. The Department operates out of a single station. The Town is planning to construct a new 22,000 square foot Fire and Safety Building in early 2019; Town Electors approved the construction and bonding in 2018 for \$6.5 million.



The Fire Department maintains a budget of approximately \$541,000 per year, and provides the following services for Town residents and business owners for the entire 36 square miles of territory:

- Vehicle extrication
- High and low angle rescue
- Water and cold water rescue
- Fire suppression
- Local and state fire and life safety code inspections and education
- Fire investigation
- Life safety and public education
- First responder level EMS with defibrillator assistance

The Town of Greenville's Fire Department has a fire rating (ISO) of 5 in the urban areas of the township, while rural areas have a rating (ISO) of 9. A rating of 5 is better than average statewide. The primary difference between the urban and rural areas is the higher response time and the availability of a public water supply.

To aid and supplement the Town of Greenville and surrounding communities in the event of a structure fire or other fire, the Fire Department holds Automatic Aid Agreements with the Village of Fox Crossing, Hortonville/Hortonia Fire District, Appleton Airport Fire and the Towns of Ellington and Clayton. See **Map 2-1 MABAS and Automatic Aid Coverage** for more details.

In addition, the Town of Greenville Fire Department has joined with the rest of the fire departments in Outagamie County in MABAS (Mutual Aid Box Alarm System) as division 127. MABAS is a predesigned mutual aid system where the location of the alarm pulled determines which department will respond.

The Fire Department maintains a full inventory of fire apparatus that includes the following:

ENGINE 5321

2010 Pierce Velocity

Seats 6, Waterous-1250 gpm pump, and 750 gal. water tank. Thermal imaging camera, extrication equipment, ventilation fan, master stream device, foam system, and scene lighting.



PUMPER/TANKER 5361

2004 Pierce Enforcer

Seats 6, Waterous-1250 gpm pump, and 2500 gal. water tank. Thermal imaging camera, 3000 gal. porta-tank, ventilation fan, master stream device, foam system, and scene lighting.



PUMPER/TANKER 5362

1997 Pierce/Freightliner

Seats 2, Waterous-1750 gpm pump and 3000 gal. water tank. 3000 gal. porta-tank, portable generator, ventilation fan, and scene lighting.



HEAVY RESCUE 5371

2005 Pierce/Freightliner

Seats 10, breathing air cascade system, Nightscan light tower, command center, winch, extrication equipment. Ice rescue equipment, wildland FF suits, rescue rope, EMS supplies, gas detectors, power tools, spill clean up supplies.



UTILITY COMMAND 5381

2014 Ford F-150 XLT

Seats 5, EMS equipment, long board, hand tools, spill clean-up supplies.



UTILITY/BRUSH TRUCK/LIGHT RESCUE 5382

2017 Ford F-550 XLT

Seats 5, 250 gal. tank with pump and Class A foam. Scene lighting, extrication & EMS equipment, and wildland firefighting equipment.



RESCUE TRAILER and UTV 5383

Features a John Deere Gator UTV with tracks, 60 gal. tank, pump, and Stokes basket.



OUTAGAMIE COUNTY DISASTER TRAILER

Features a generator, portable lighting, EMS/Triage supplies, and Incident Command supplies. Long boards, chemical resistant boots, sand bags, coveralls, sump pumps and hose. Outagamie County Emergency Management coordinates the use of this disaster relief trailer.



Emergency Medical Services

The Town of Greenville Fire Department conducts its Emergency Medical Services (EMS) operations thru the use of the volunteer firefighters and first responders. The two full-time firefighters and up to fifteen (15) paid-per-call first responders, are Wisconsin state certified EMS First Responders.

Each First Responder carries a medical bag with oxygen and first aid supplies. The First Responders provide medical treatment and care to persons injured in traffic accidents, home or business accidents, and citizens with medical problems such as heart attacks. The Fire Department regularly reviews the ambulance service provided by Gold Cross and works to provide continued quality emergency care.

Law Enforcement and Police Services

The Outagamie County Sheriff's Department is responsible for providing law enforcement and police protection services to the Town of Greenville. These services are provided through facilities located in Appleton. To ensure the level of service needs are met for the community, the Town has contracted with Outagamie County for additional directed law enforcement services for an additional forty hours per week. A copy of the Agreement for Law Enforcement services between Outagamie County and the Town of Greenville is shown in **Exhibit #-#**. Contracted services provided by Outagamie County to the Town of Greenville has been ongoing for several years.

Many incorporated communities' contract for services with their local county sheriff's departments. Such arrangements can be found in, but are not limited to the Villages of Suamico, Howard, Allouez, Bellevue, Combined Locks.

The agreement between the Village of Greenville and Outagamie County will remain. The level of service will be reviewed periodically to ensure adequate services are provided to the community.

Animal Control services are provided by a part-time humane officer. Kenneling occurs at the Fox Valley Human Association located in the Town of Greenville.

Public Works

The Public Works Department is responsible for maintaining the Town roads and right-of-way. This includes asphalt patching, minor street repairs, crack sealing, street sweeping, snow plowing, sign maintenance, noxious weed control, and right-of-way mowing. Additional duties include, monthly brush pickup, weed control, graffiti removal, drainage maintenance, and working with other divisions to effectively and efficiently make use of available resources.



The Public Works Department consist of an annual operating budget of over \$1.7 million and employs twelve (12) full-time employees and several seasonal employees. The department is responsible for maintaining approximately 148 miles of functionally classified roads.

The Department hosts and maintains a full service fleet of vehicles, which include but is not limited to:

- Dump Truck/Snow Patrol (3)
- Pickup Truck (15)
- Loader (2)
- Backhoe Loader (2)
- Brush Chipper (1)
- Grader (1)
- Asphalt Roller (1)
- Skidsteer (1)
- Utility Tractor/Toolcats (4)
- Mowing Tractor (1)
- Jetter (1)

All equipment is housed in the Department's shared maintenance facilities with the Parks and Forestry Department. The Department's main shop consists of an ###,### square foot all-weather maintenance facility and an additional ###,### square foot cold storage garage. The Department stores road salt in its #,### square foot salt shed.



Water & Sewer Services

Greenville Sanitary District #1 provides water and sewer related services to a significant portion of the Town. The Greenville Town Board serves as the Sanitary District #1 Board of Commissioners. Sanitary District #1 is staffed with one (1) full-time Superintended, one (1) full-time lead operator and two (2) full-time laborer/operators. Service personnel are "on call" 24 hours a day, 7 days a week, and 365 days a year.

The water utility oversees a \$1.35 million budget. The utility's system includes five (5) wells and treatment plants, three (3) elevated water towers, over 82 miles of water mains, 834 fire hydrants, and 3,700 water meters serving customers in the Town of Greenville, Town of Ellington and the Town of Grand Chute. A copy of the most recent PSC annual report can be found in **Exhibit #-#**.

All potable water supplied by this system meets all Environmental Protection Agency (EPA) regulations for safe drinking water. Annual reports are prepared and distributed to all customers reporting the test results for the drinking water.

The sewer utility oversees a \$1.6 million budget and maintains over 72 miles of sewer mains, approximately 3 miles of interceptor main, and approximately 4 miles of pressurized mains serving the Town of Greenville. The utility maintains one (1) collection system with three (3) lift stations, but does not treat its sewage. The sewage flows to the Fox West (formerly known as Grand Chute-Menasha West) Sewerage Plant for treatment. The Fox West plant is governed by a regional commission of which the Town of Greenville has representation on. See **Map 2-2 Grand Chute-Menasha West Sewer Service Area**.

Sanitation & Waste

The Town of Greenville currently contracts with Harter's Fox Valley Disposal as the solid waste collector and hauler for the Town. Garbage is collected curbside on a weekly basis with recycling collected on an every other week basis. The Town provides an automated collection system, which has provided for a more efficient collection service. A copy of the Solid Waste Collection contract with Harter's Fox Valley Disposal has been provided in **Exhibit #-#**.



The Town is under contract with the Outagamie County Recycling & Solid Waste for landfill and recycling services. Presently, Outagamie County partners with Winnebago County and Brown County to provide for a tri-county coalition (known as the Brown-Outagamie-Winnebago (BOW) coalition) for solid waste disposal. The BOW coalition recently closed a refuse landfill located in Winnebago County near Oshkosh and opened a new landfill in Outagamie County. All refuse from the partnering communities in the three counties now go to this new landfill. The coalition is already working on

plans for the anticipated closure of the Outagamie landfill and the opening of a future landfill in Brown County.

In 2009, the BOW coalition opened a state-of-the-art recycling facility, which can process up to 80,000 tons of material a year. All Town recyclables are hauled to the recycling facility for processing. Each year the Town receives a portion of the proceeds of the commodity sales from the recycling facility.

The Town of Greenville currently has a drop-off site for waste oil located at the Town Municipal Complex. The waste oil is collected and recycled, which allows Town residents to dispose of unwanted oil in an environmentally friendly manner. The Town of Greenville also participates in Outagamie County's annual Clean Sweep events, oftentimes providing and staffing drop off locations for hazardous waste items at no cost to residents.



To provide for easy removal of large branches and limbs from residential properties, the Town conducts curbside brush chipping several times a year. In addition, the Town conducts rounds through the neighborhoods after large wind storms to remove fallen branches. Should residents desire to remove branches or limbs themselves, the Town hosts a brush drop-off site near the Municipal Complex that is open Monday through Saturday during the spring, summer and fall.



Library

There are no formal library services located in the Town of Greenville. However, like other communities in the county that do not operate their own libraries, is taxed by Outagamie County to support public library services through the Outagamie Waupaca Library System. As a member of the Outagamie Waupaca Library System, residents in Greenville can use nearby public library facilities through Outagamie and Waupaca Counties. These intersystem agreements provide a mechanism for reimbursing area libraries for serving Outagamie County residents, including the Town of Greenville residents.

The Town of Greenville is host to series of "Little Free Libraries". One such "Little Free Library" is located in the Town Hall and is available to residents during normal business hours.

In this era of increase technology and access to information via the internet, the library as a building is becoming underutilized as more people are able to download books, research, and newspapers through internet searches. The demand for libraries and library services is not as prevalent as it once was.

Municipal Court

The Town currently utilizes the Outagamie County Clerk of Courts to provide municipal court services for citations related to Town ordinance violations. The Town plans to continue using the County Clerk of Courts to adjudicate municipal citations and ordinance violations.

(b) Level of Services Available

To be submitted by the interveners.

The petitioners have not officially heard how the interveners will provide services to the residents and businesses of the Village. The petitioners will respond once details are submitted.

(c) Description of Buildings & Equipment

Refer to the above subsection (a) of this section, for a description of buildings and equipment utilized by the Town. A listing of building and the value of each can be found in **Exhibit #-#**. In addition, please refer to the Town of Greenville's Capital Improvement Schedule found in **Exhibit #-#**.

(d) Current Services

Refer to subsection (a) of this section, for a description of all the current services provided by the Town of Greenville.

Section 2(c): Impact on the Remainder of the Town

§66.0207 (2)(c), Wis. Stats.

The impact, financial and otherwise, upon the remainder of the town from which the territory is to be incorporated.

Section 2c: Impact on the Remainder of the Town

(a) General Impact

The proposed incorporation includes all lands of the current Town of Greenville. As a result, no impacts will occur.

Fiscal Impact

The proposed incorporation includes all lands of the current Town of Greenville. As a result, no impacts will occur.

Service Impacts

The proposed incorporation includes all lands of the current Town of Greenville. As a result, no impacts will occur. The current level of services will be maintained after incorporation.

Political Impacts

It is uncertain if establishing a new Greenville will have any noticeable political impact on the surrounding municipalities. It is expected the surrounding municipalities will experience a little to no changes. Relationships with the surrounding municipalities will be eased by the fact there will be no change-over in staff as the proposed village will maintain its current administrative staff.

Environmental and Land Use Impacts

The new Village of Greenville will have the ability to control its zoning (without county approval authority), and will also have extraterritorial jurisdiction over surrounding unincorporated areas. The new village will border the towns of Ellington, Center, Hortonia, Dale, Clayton, Grand Chute and villages of Hortonville and Fox Crossing. Incorporation is not expected to impact any of these local governments. In fact, it is expected that the new Village of Greenville will continue to work closely together on land use and environmental issues with its neighboring municipalities.

Development pressures in and around the proposed village will continue regardless of governmental status. The proposed village has and will continue to experience increased urbanized development due to it being part of the Fox Cities region. However, incorporation will ensure the planning and land use is based on sound, reasonable judgement and not based on the threat of annexation and the potential loss of tax base.

It is not expected there will be any adverse environmental impacts by incorporating the entire portion of the Town. Rather, incorporation will allow the Town to more proactively preserve and protect our agricultural enterprise areas and our natural resources.

(b) Impact on Existing Special Purpose Districts and Urban Service Boundaries

No special purpose districts or urban service boundaries exist that would be impacted by the proposed incorporation of Greenville.

(c) Estimate of Residual Equalized Value, Budget and Tax Levy

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. See **Table 3-4: 5-Year History of Equalized Values** for more details on the Town's equalized value.

Section 2(a), Tax Revenue of this submittal includes a comprehensive budget for the Village of Greenville. The proposed village will maintain the current tax levy and mill rate as described. The current level of services will be maintained after incorporation.

Section 2(d): Impact on the Metropolitan Community

§66.0207 (2)(d), Wis. Stats.

The effect upon the future rendering of governmental services both inside the territory proposed for incorporation and elsewhere within the metropolitan community. There shall be an express finding that the proposed incorporation will not substantially hinder the solution of governmental problems affecting the metropolitan community.

Section 2d: Impact on the Metropolitan Community

(a) Policy, Regulatory and Service Issues

One of the goals of incorporation is to create permanent boundaries and retain the existing tax base. Removing the threat of annexations and the loss of tax base will also remove the divide between the proposed village and the neighboring municipalities when it comes to intergovernmental issues. As an equal partner in the metropolitan community, the proposed Village of Greenville is committed to having a positive impact on the provision of services, protection of environmental resources, the expansion of economic and social facilities, and on solutions to intergovernmental problems.

As the entire Town is proposed to be incorporated, its existing codes, regulations, policies and services will be maintained. It will however, accept additional responsibilities of shoreland zoning from the County which will create efficiencies in review and permitting of development projects. It will also gain additional authority for extraterritorial oversight which will allow for even greater efficiencies when planning and developing adjacent properties for both private and public infrastructure.

Greenville currently has a boundary agreement with the Town of Grand Chute and is committed to entering agreements with all of its adjacent neighbors to ensure all communities can maintain their borders and tax base and regulatory control. Greenville would also maintain its current relationships and affiliations with local and regional organizations and partners as it believes cooperation is important to grow not only as a community but as a region.

(b) Consistency of Policy, Regulatory and Service Issues

The proposed Village of Greenville will have consistency with the surrounding communities through the implementation of existing plans, policies, and ordinances. As described throughout this application, the incorporation of the entire Town will further improve what has been achieved so far on regional/metropolitan issues.

This application demonstrates the metropolitan community will be positively impacted by the incorporation of Greenville, and the proposed village will maintain the services the current Town now provides to its residents. As the Town already provides all necessary services (fire and emergency medical services, directed law enforcement, public works, parks, recreation and forestry, community development, etc.) there shouldn't be an increase in cost to provide those services. The petitioners also feel the successes of the current collaborative efforts between the Town and the surrounding municipalities will be advanced by this incorporation as it will allow the proposed village to contribute as an equal to the economic development efforts of the region. Incorporation will have a positive effect on the metropolitan community.

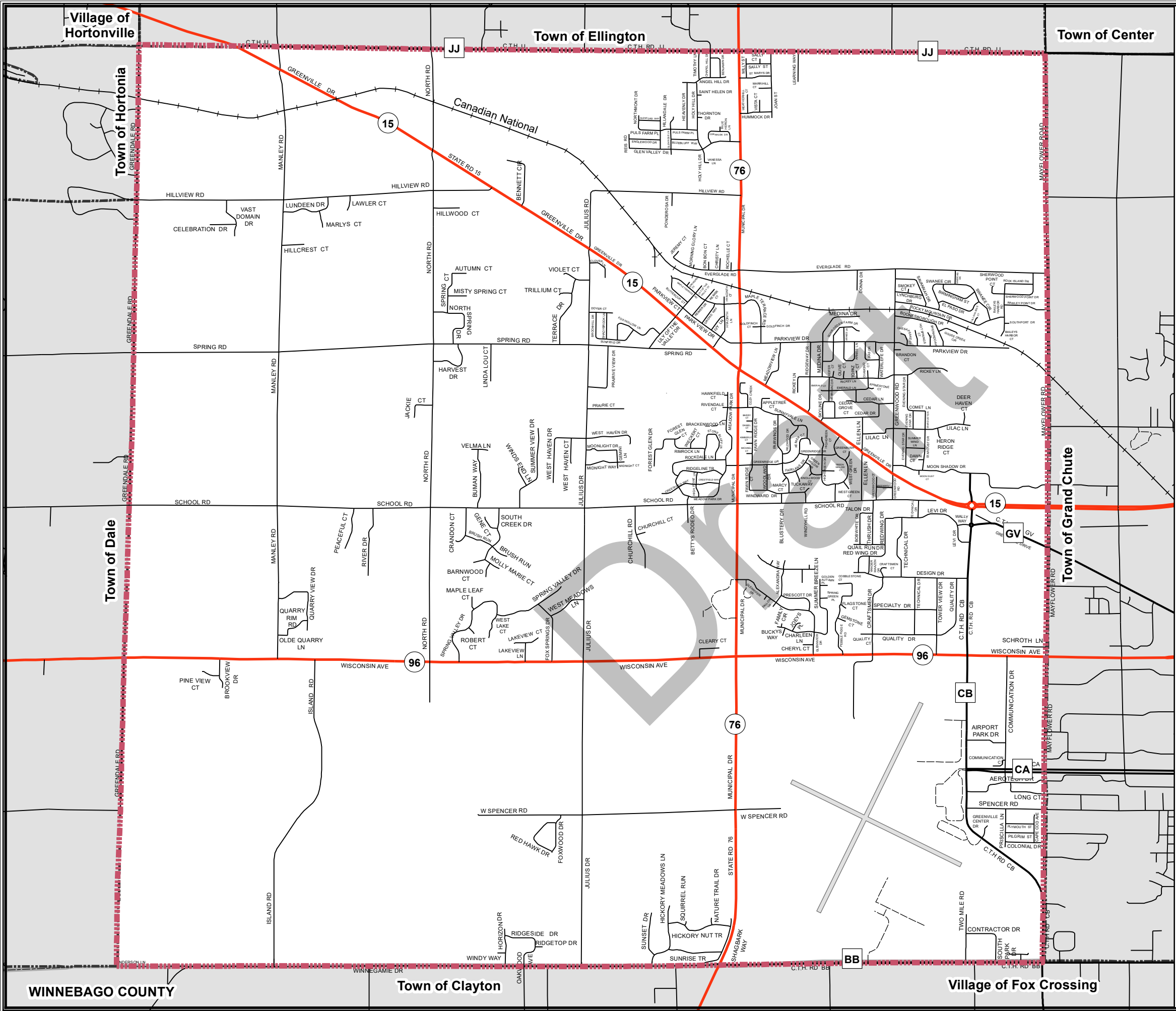
Residents and property owners in the proposed Village of Greenville have a strong commitment to the continued autonomous governance of their land and desire to see the area grow in a planned manner. The proposed village will have the ability to strengthen its land use decisions by utilizing all of the tools available to an incorporated village. An incorporated village will allow the surrounding municipalities the ability to plan efficiently for the metropolitan area and create a strong partner that will help provide solutions to regional problems. The metropolitan community will benefit from the incorporation of the Village of Greenville.

Draft

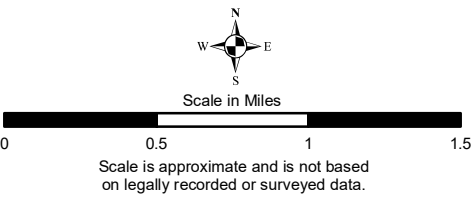
Appendix: Maps

Draft

Map 1-1 Proposed Village of Greenville



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

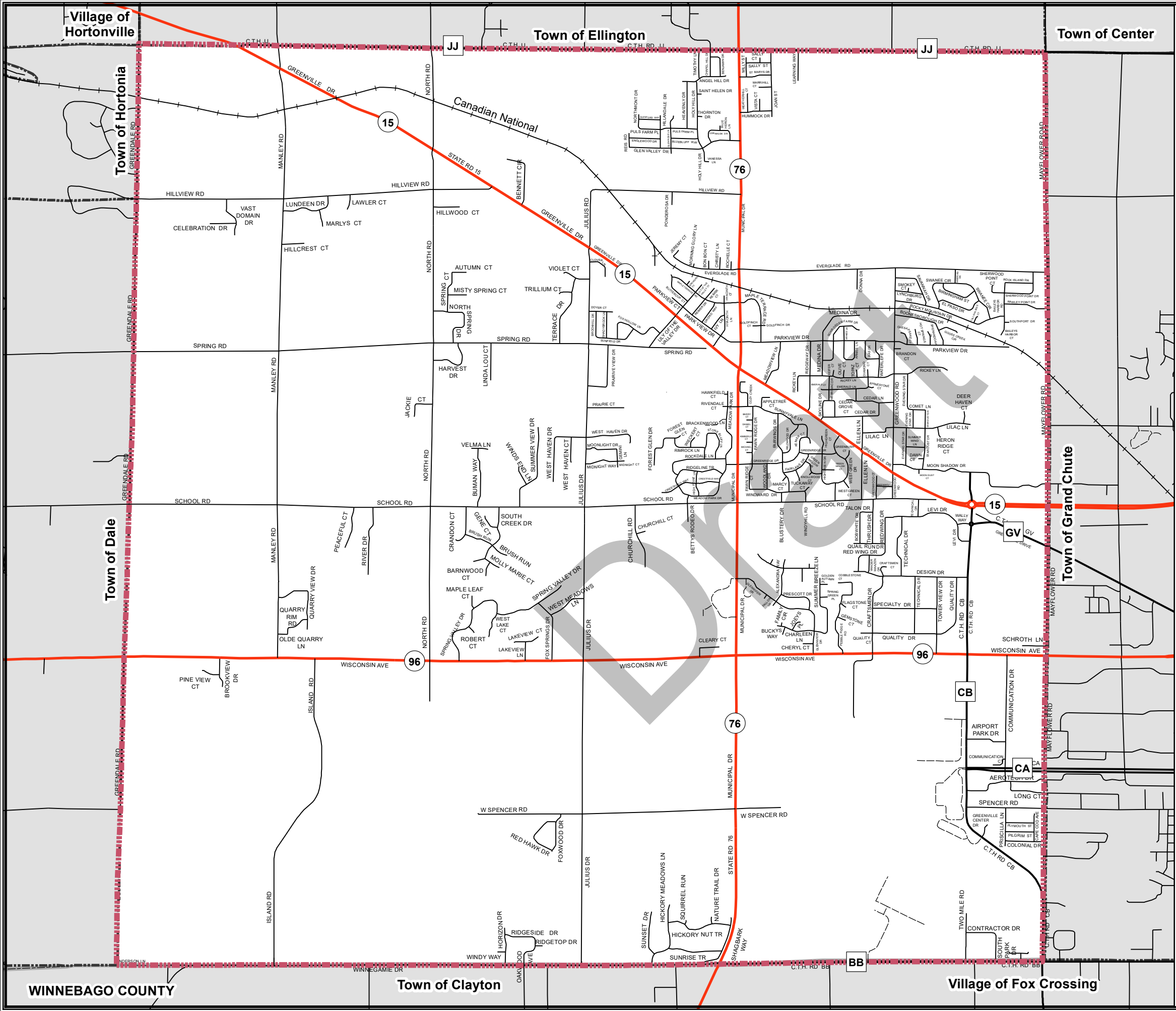


Source: Transportation & Boundaries - Outagamie County, 2018

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Map 1-2
Aerial & Proposed Village



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



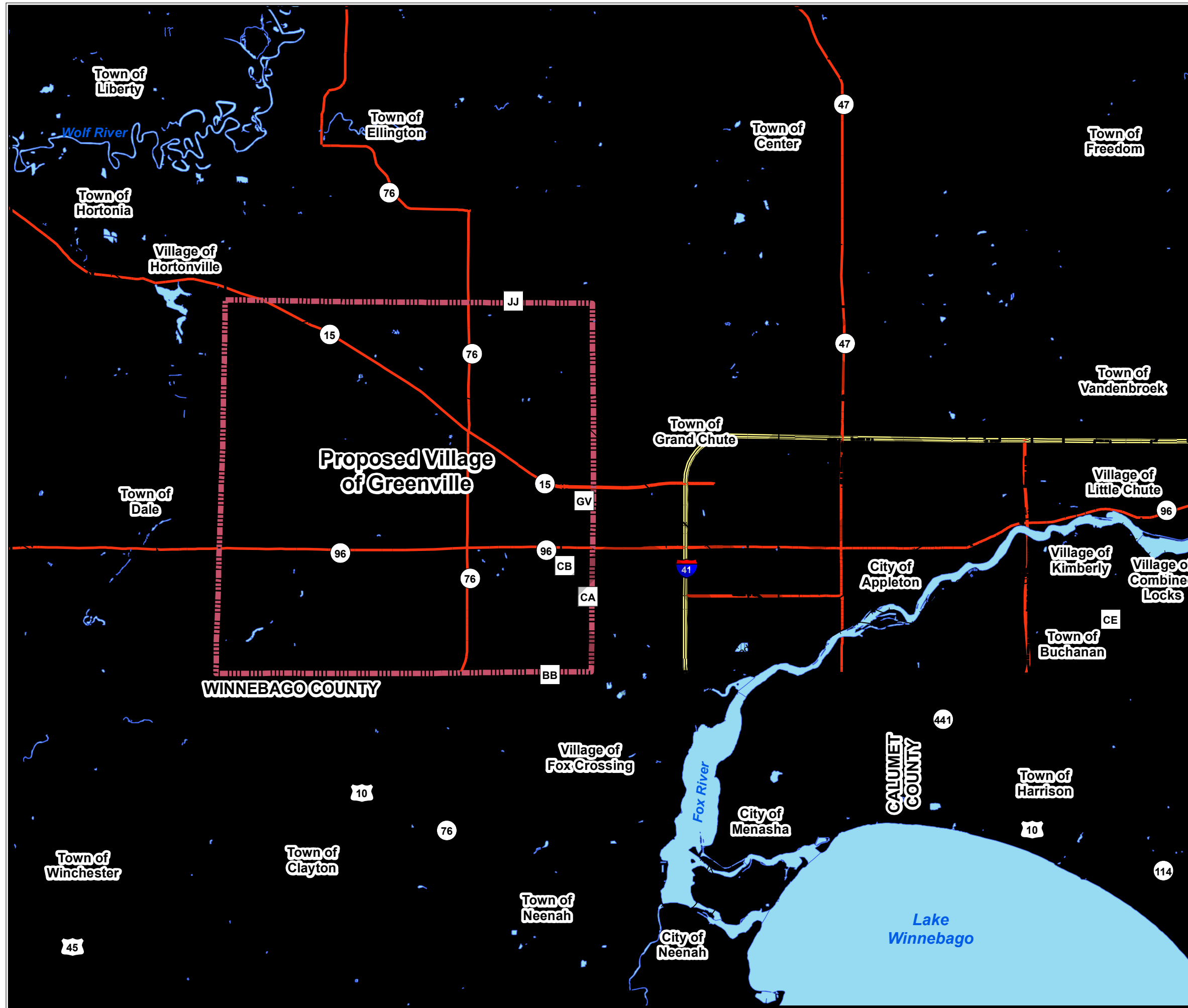
Scale in Miles
0 0.5 1 1.5
Scale is approximate and is not based on legally recorded or surveyed data.

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

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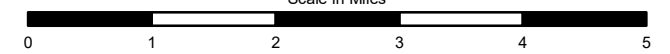
Map 1-3 Metropolitan Community



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



Scale in Miles



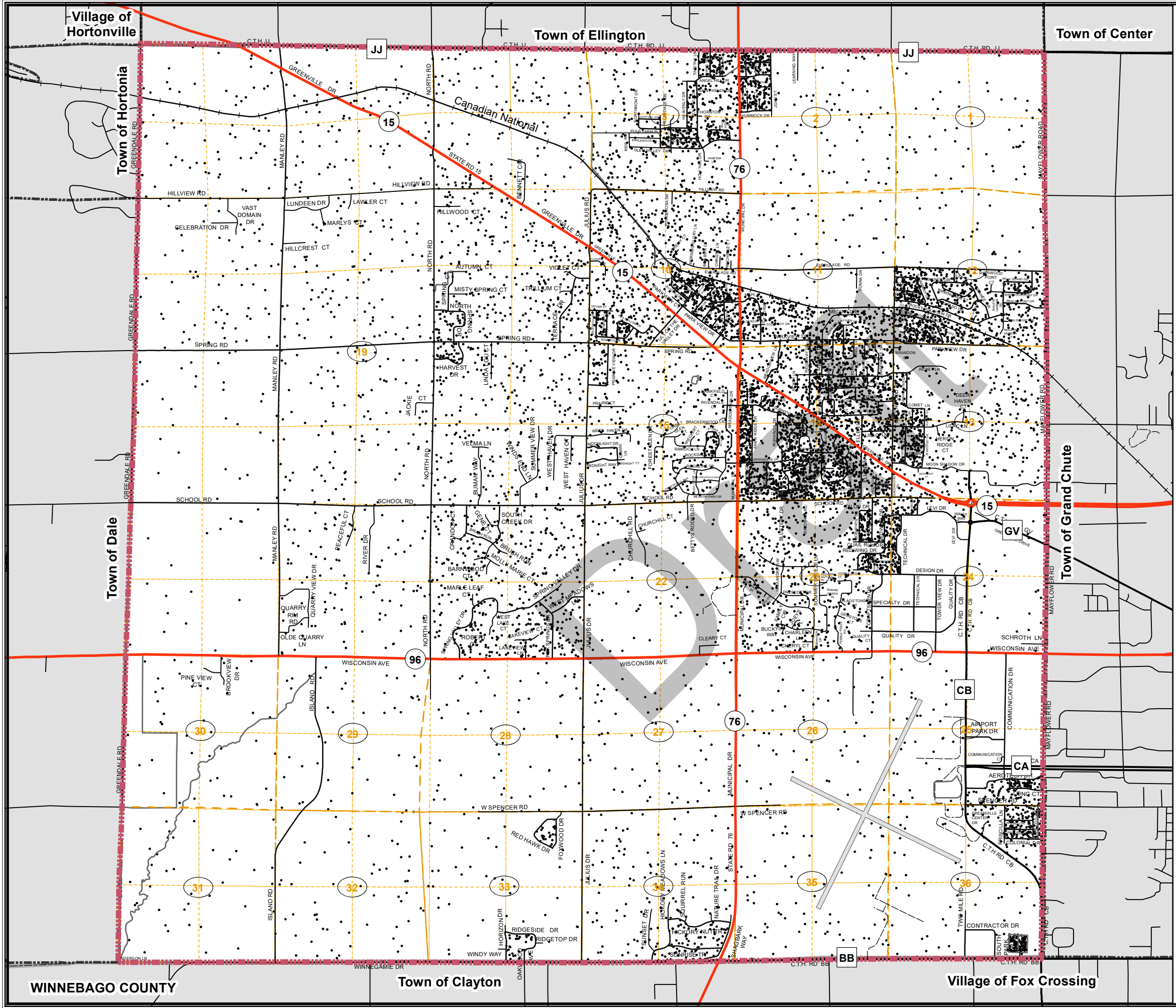
Scale is approximate and is not based on legally recorded or surveyed data.

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

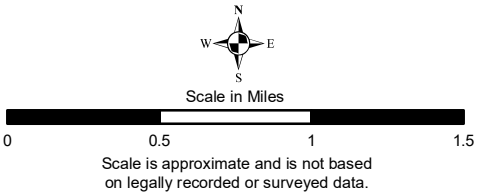
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Map 1-4 Population Density Distribution



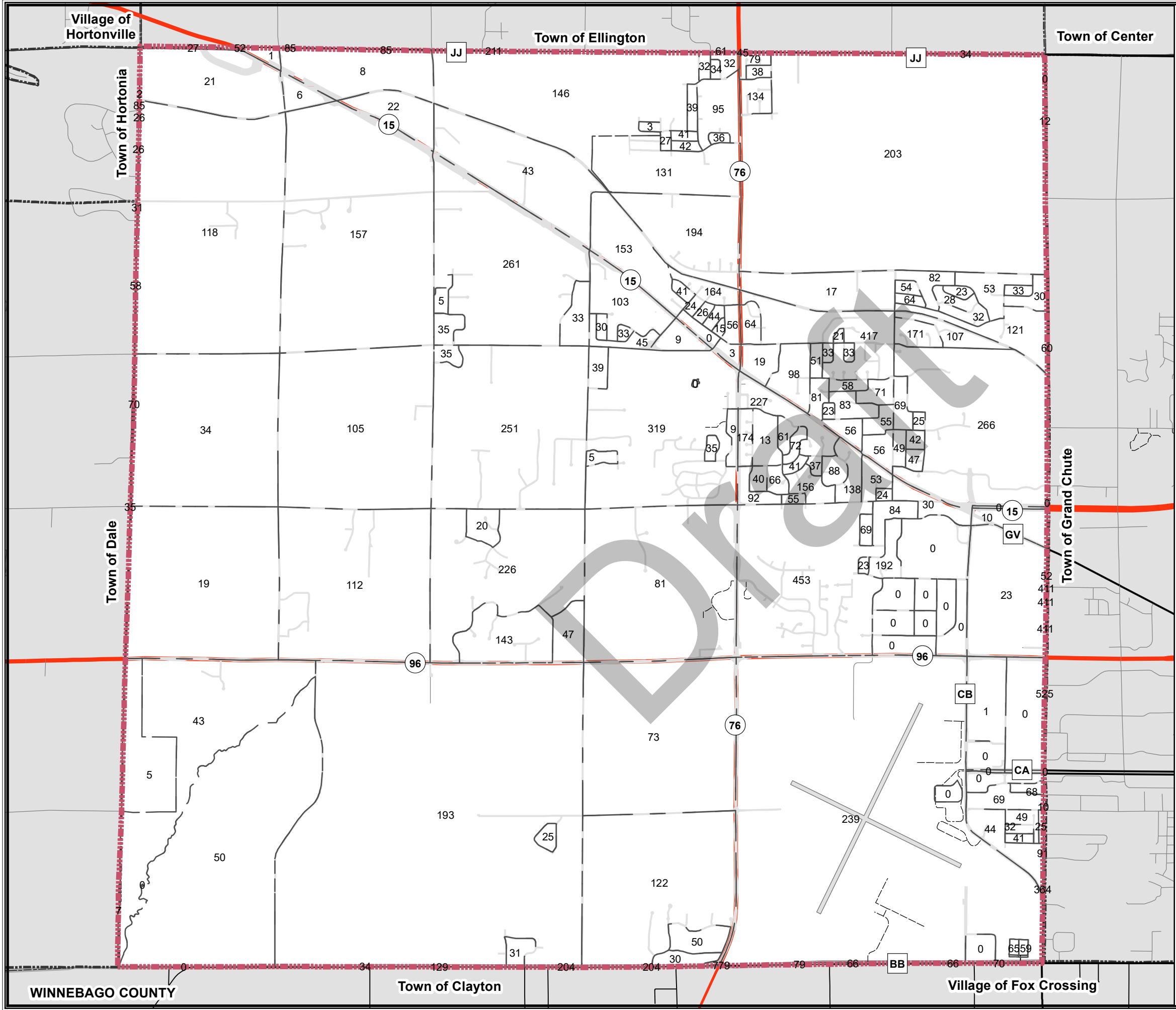
- Population Density**
- 1 Dot = 1
 - POP10
 - Railroad
 - Local Road
 - Private Road
 - County Highway
 - State Highway
 - US Highway
 - Section Boundary
 - Quarter Section Boundary
 - Proposed Village Boundary
 - Municipality



Source: Transportation & Boundaries - Outagamie County, 2018; Population Density - U.S. Census Bureau, 2010

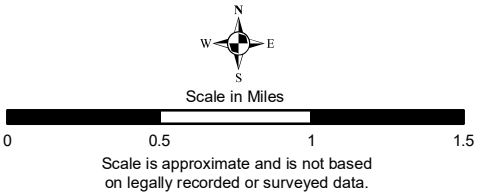
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Map 1-5
Population Count by
Census Tract Block

- # Population Count per Tract Block
- Road Right of Way
- Proposed Village Boundary
- Municipality

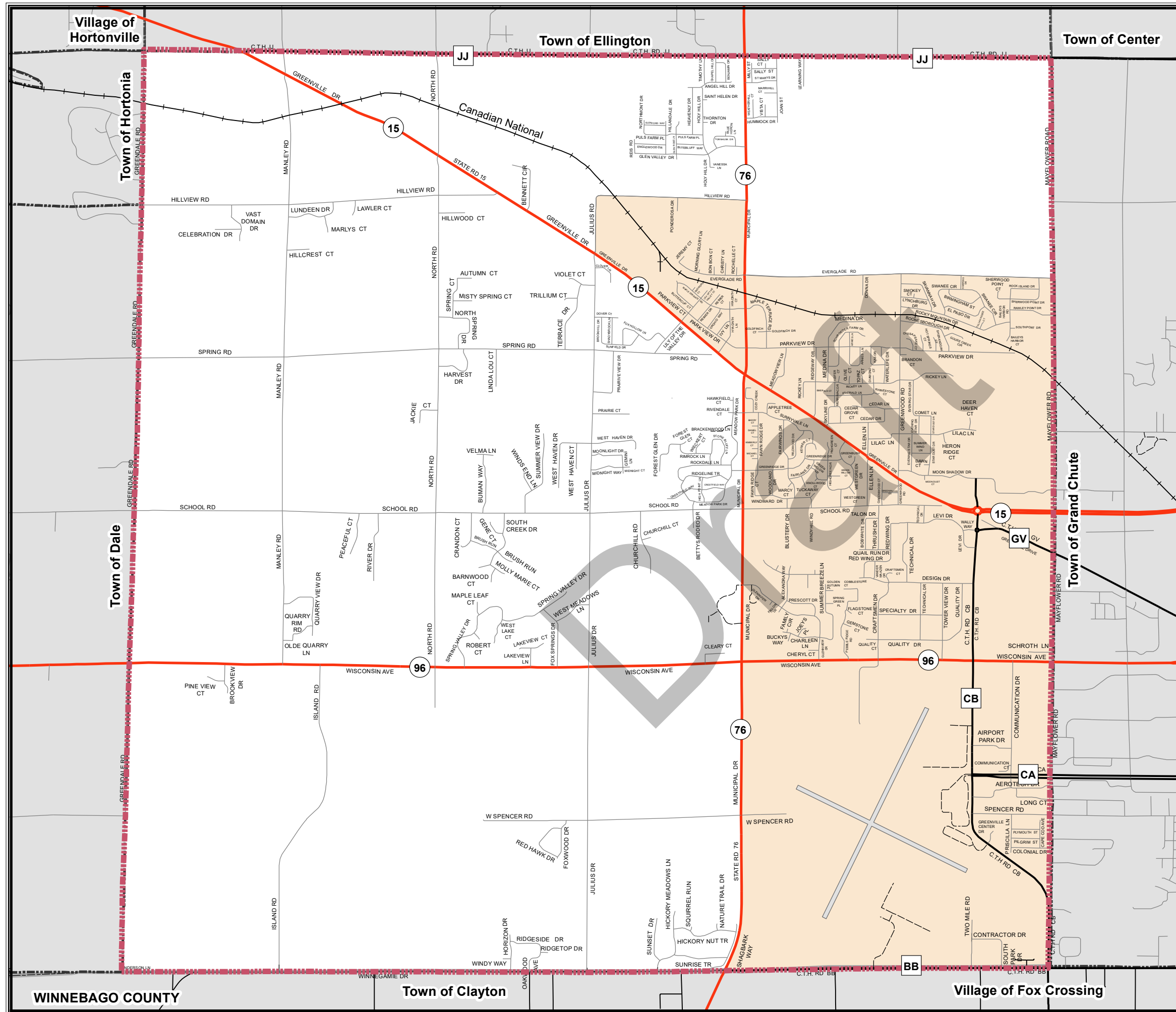


Source: Transportation & Boundaries - Outagamie County, 2018;
Census Tract Blocks - Wisconsin Demographics Services
Center of U.S. Bureau of Census data - 2010

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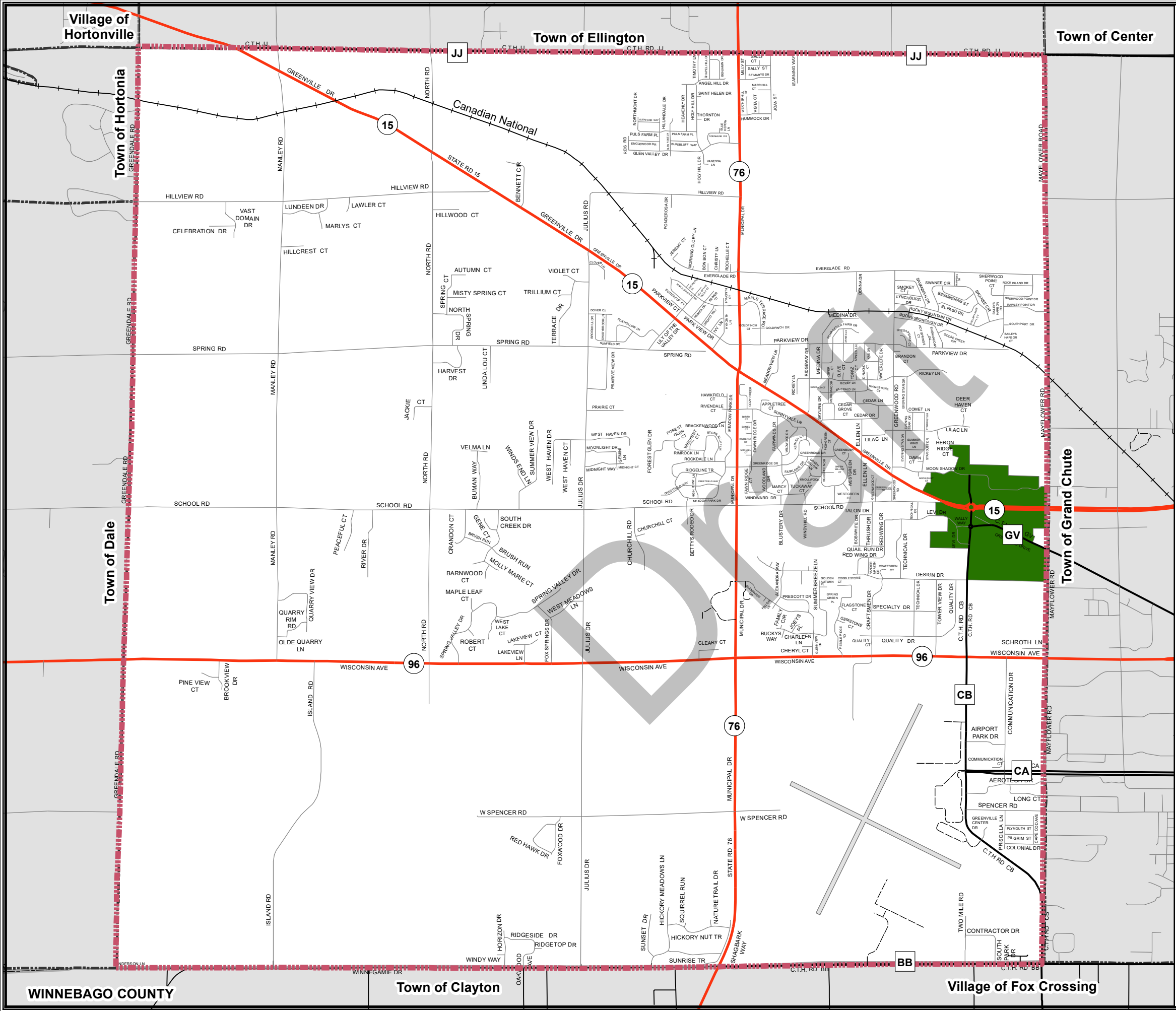
Map 1-6 Urbanized Area



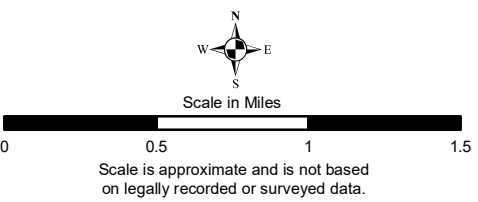
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Map 1-7
Tax Incremental District



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

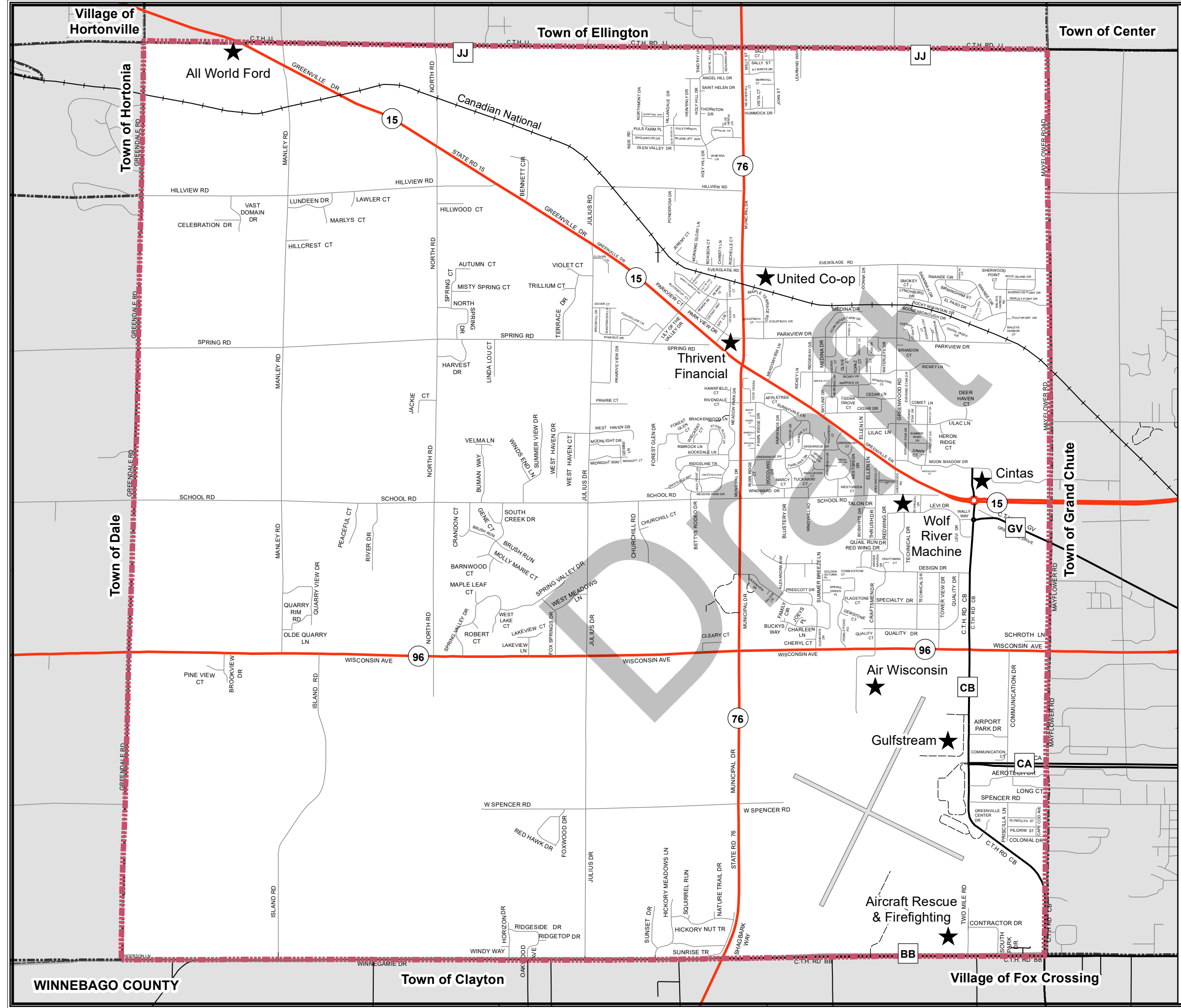


Source: Transportation & Boundaries - Outagamie County, 2018;
Fox Cities Urbanized Area - ECWRPC, 2008

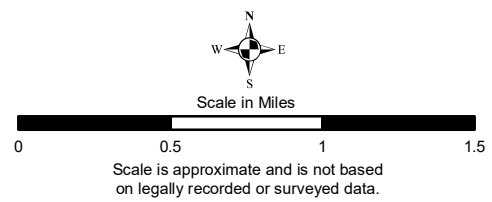
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Map 1-8
Commercial/Industrial
Economic Activities



- ★ Construction Project
- +— Railroad
- Local Road
- - - Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality

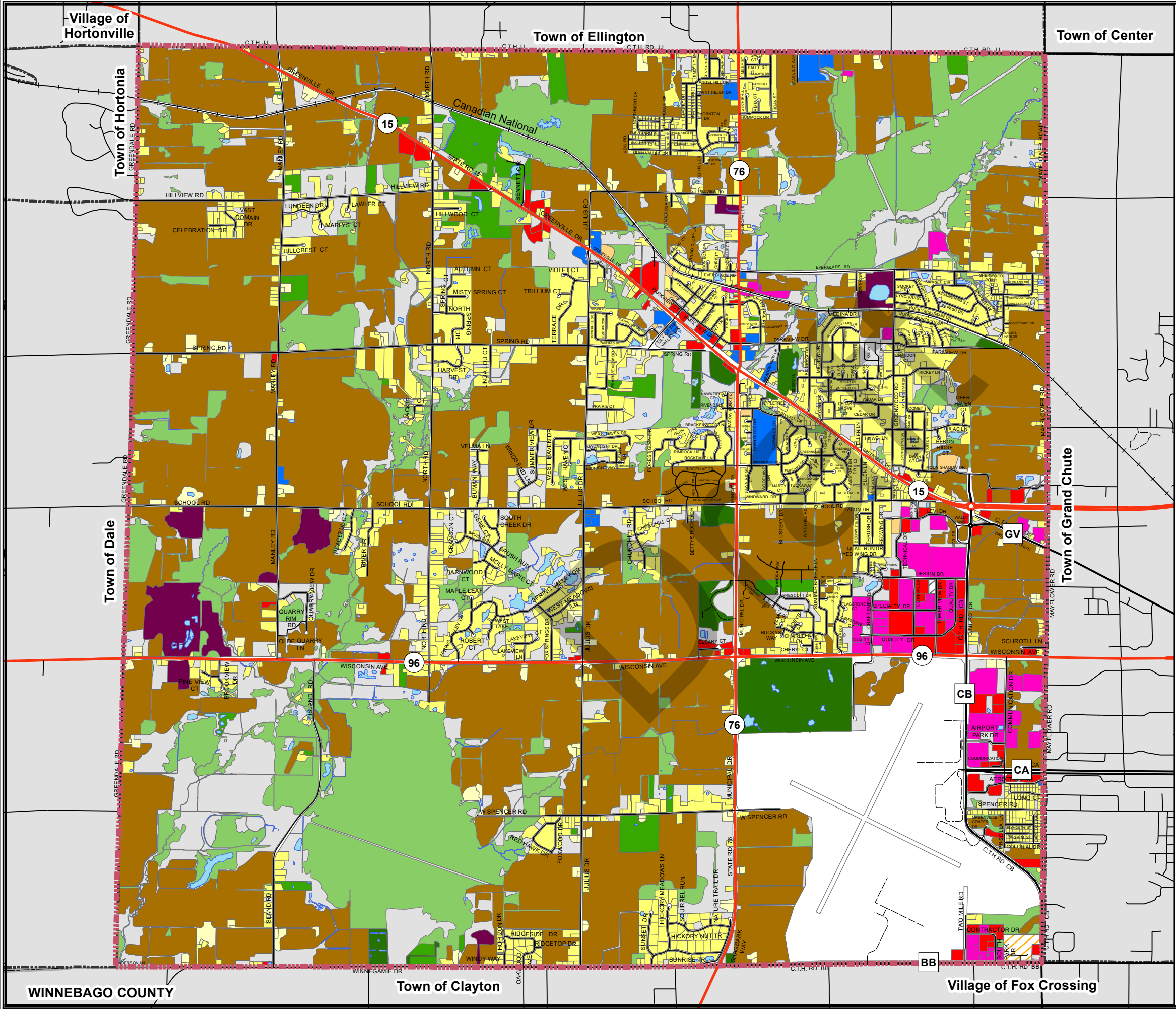


Source: Transportation & Boundaries - Outagamie County, 2018;
Fox Cities Urbanized Area - ECWRPC, 2008

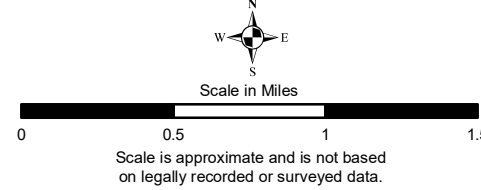
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Map 1-9
Existing Land Use (2017)



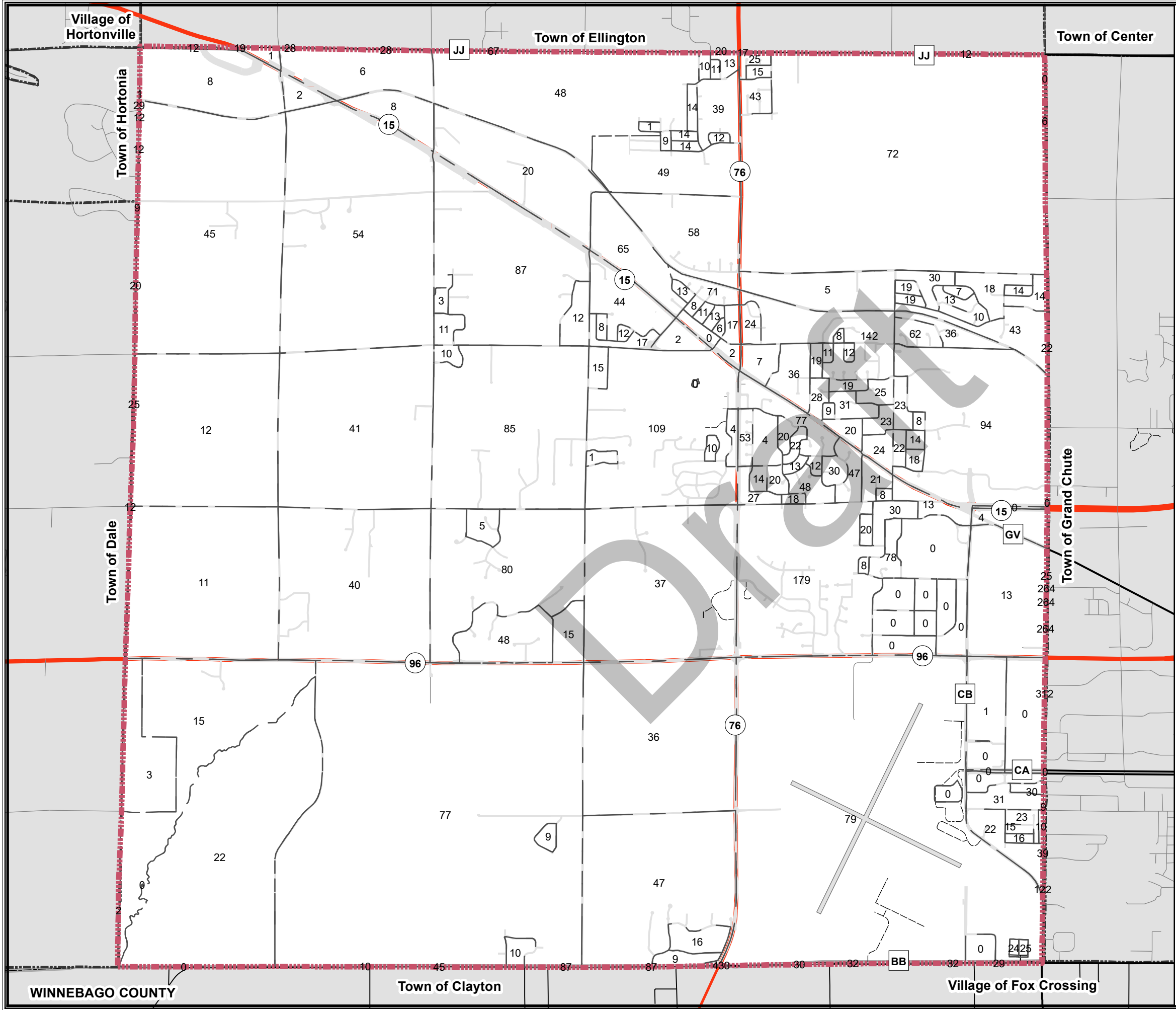
- Land Use**
- Single Family Residential
 - Farmsteads
 - Multi-Family
 - Mobile Home Parks
 - Commercial
 - Industrial
 - Quarries
 - Institutional Facilities
 - Transportation
 - Utilities/Communications
 - Nonirrigated Cropland
 - Water Features
 - Recreational Facilities
 - Planted Woodlands
 - General Woodlands
 - Open Other Land
- Infrastructure**
- Railroad
 - Local Road
 - Private Road
 - County Highway
 - State Highway
 - US Highway
- Boundaries**
- Proposed Village Boundary
 - Municipality



Source: Transportation & Boundaries - Outagamie County, 2018; Land Use - ECWRPC, 2017

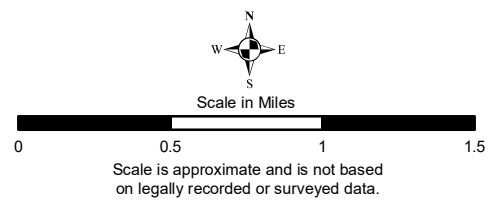
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Map 1-10 Housing Unit Count by Census Tract Block

- # Housing Count per Tract Block
- Road Right of Way
- Proposed Village Boundary
- Municipality



Source: Transportation & Boundaries - Outagamie County, 2018;
Census Tract Blocks - Wisconsin Demographics Services
Center of U.S. Bureau of Census data - 2010

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Map 1-11
Farmland Soils Classification

Soil Classification

- Prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance
- Not prime farmland
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality



Scale in Miles

0 0.5 1 1.5

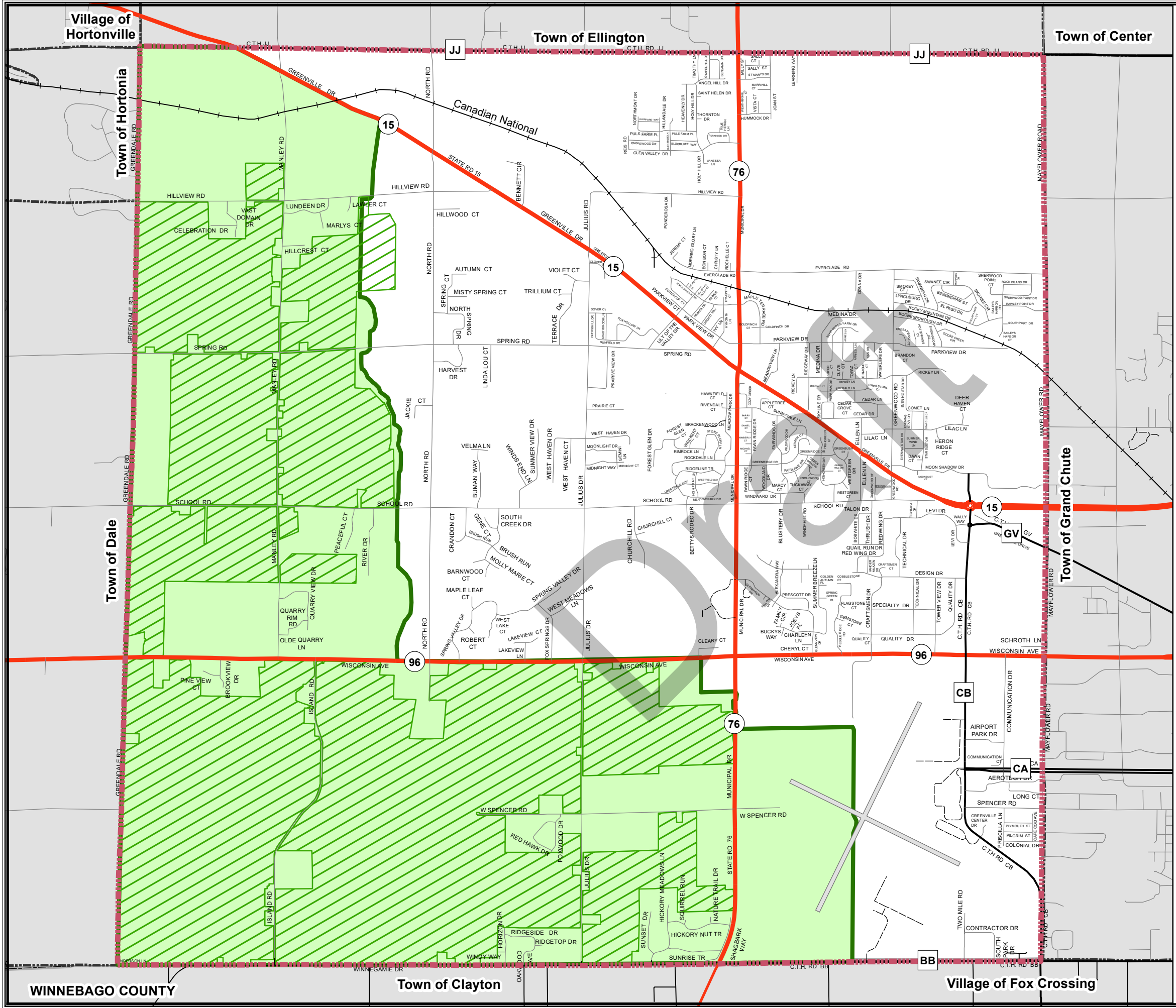
Scale is approximate and is not based on legally recorded or surveyed data.

Source: Transportation & Boundaries - Outagamie County, 2018;
Soils - ECWRPC, 2017

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Map 1-12
Agricultural Enterprise Area



- Agricultural Enterprise Area
- Greenbelt
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality

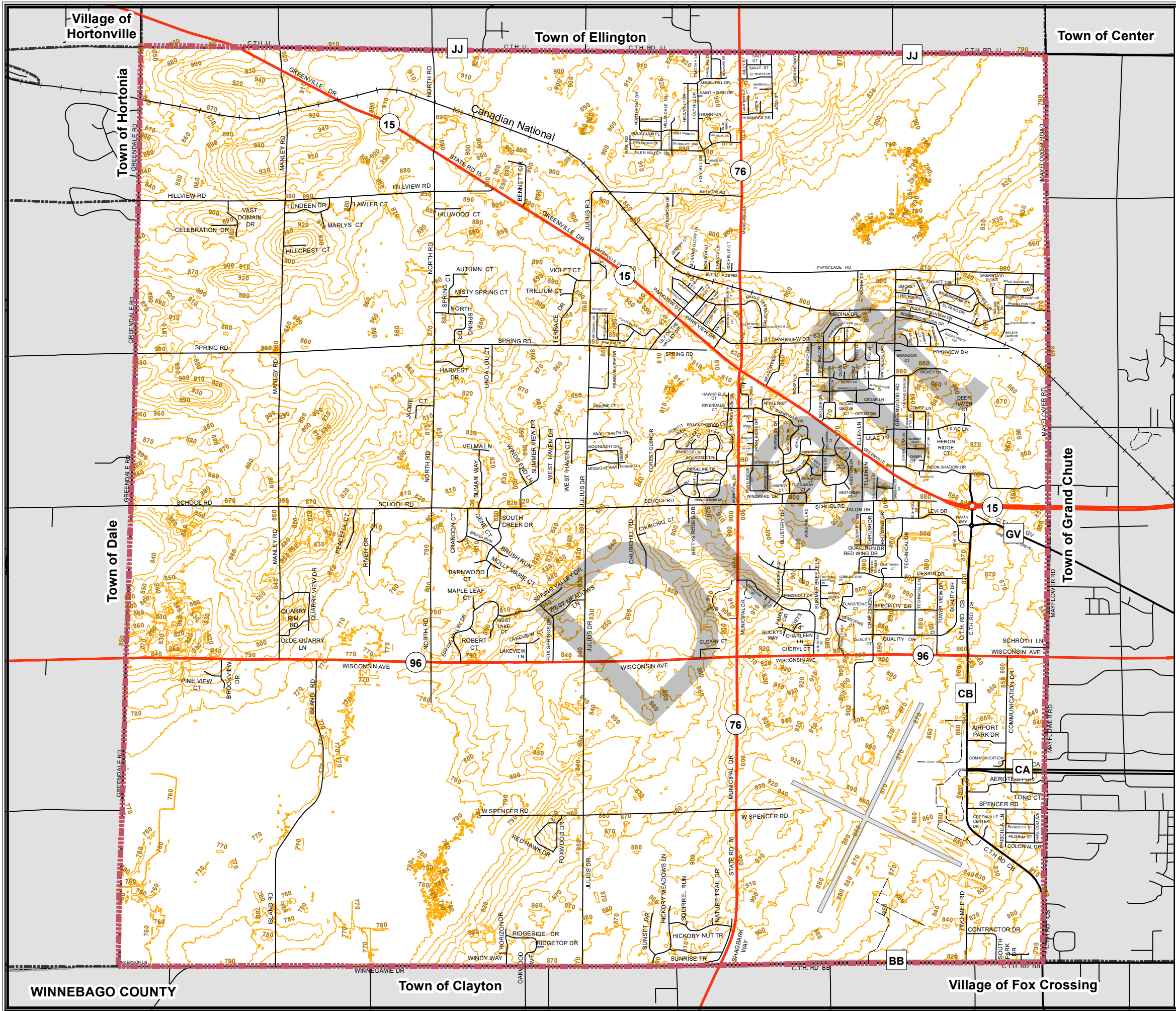


Scale in Miles
0 0.5 1 1.5
Scale is approximate and is not based on legally recorded or surveyed data.

Source: Transportation & Boundaries - Outagamie County, 2018; AEA & Greenbelt - Town of Greenville, 2017

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Map 1-13
Topography

- Contours (10 ft interval)
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality



Scale in Miles
0 0.5 1 1.5

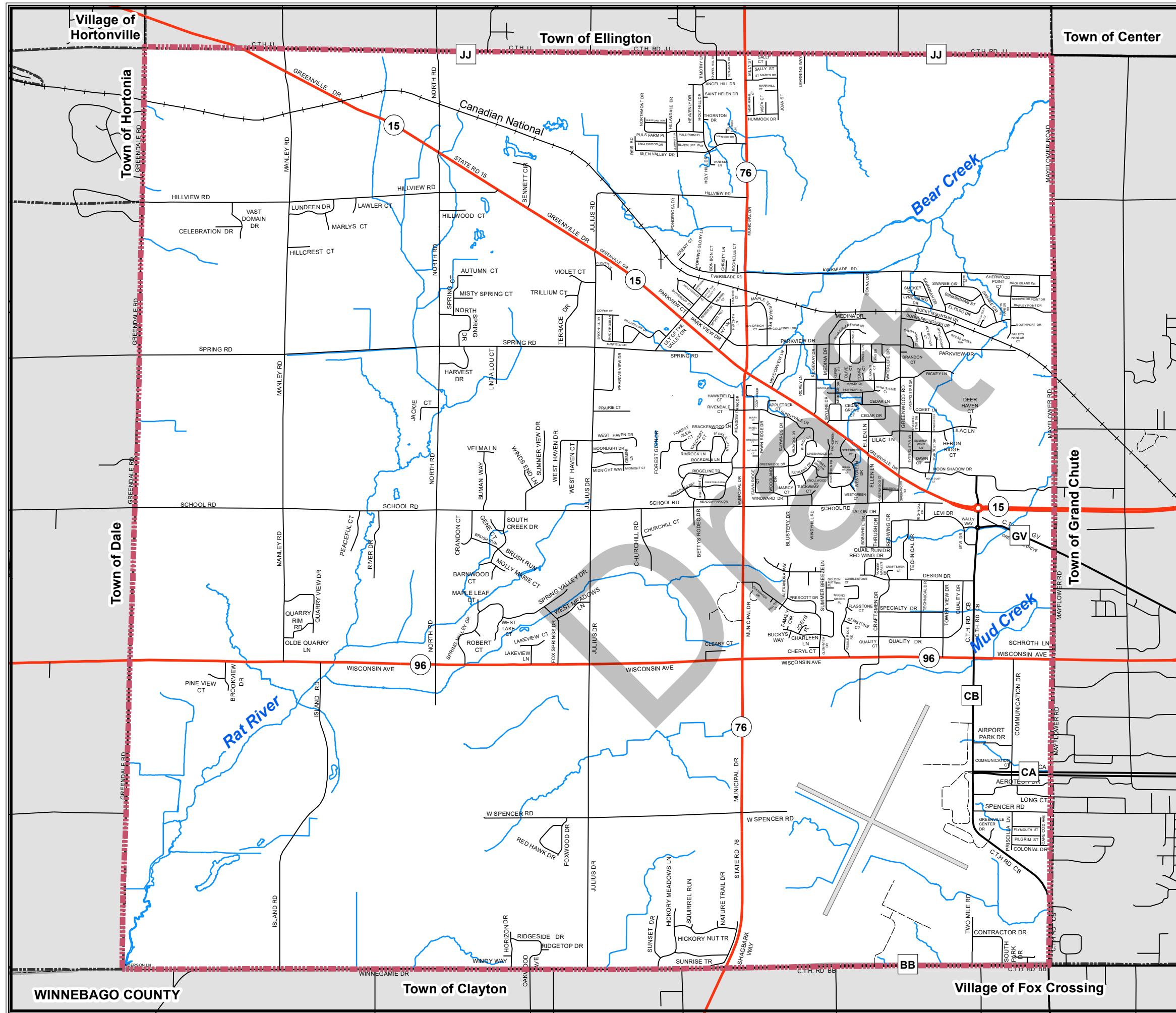
Scale is approximate and is not based on legally recorded or surveyed data.

Source: Transportation & Boundaries - Outagamie County, 2018; Contours - Outagamie County, 2008

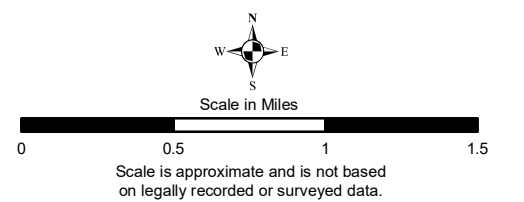
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Map 1-14 Navigable Streams



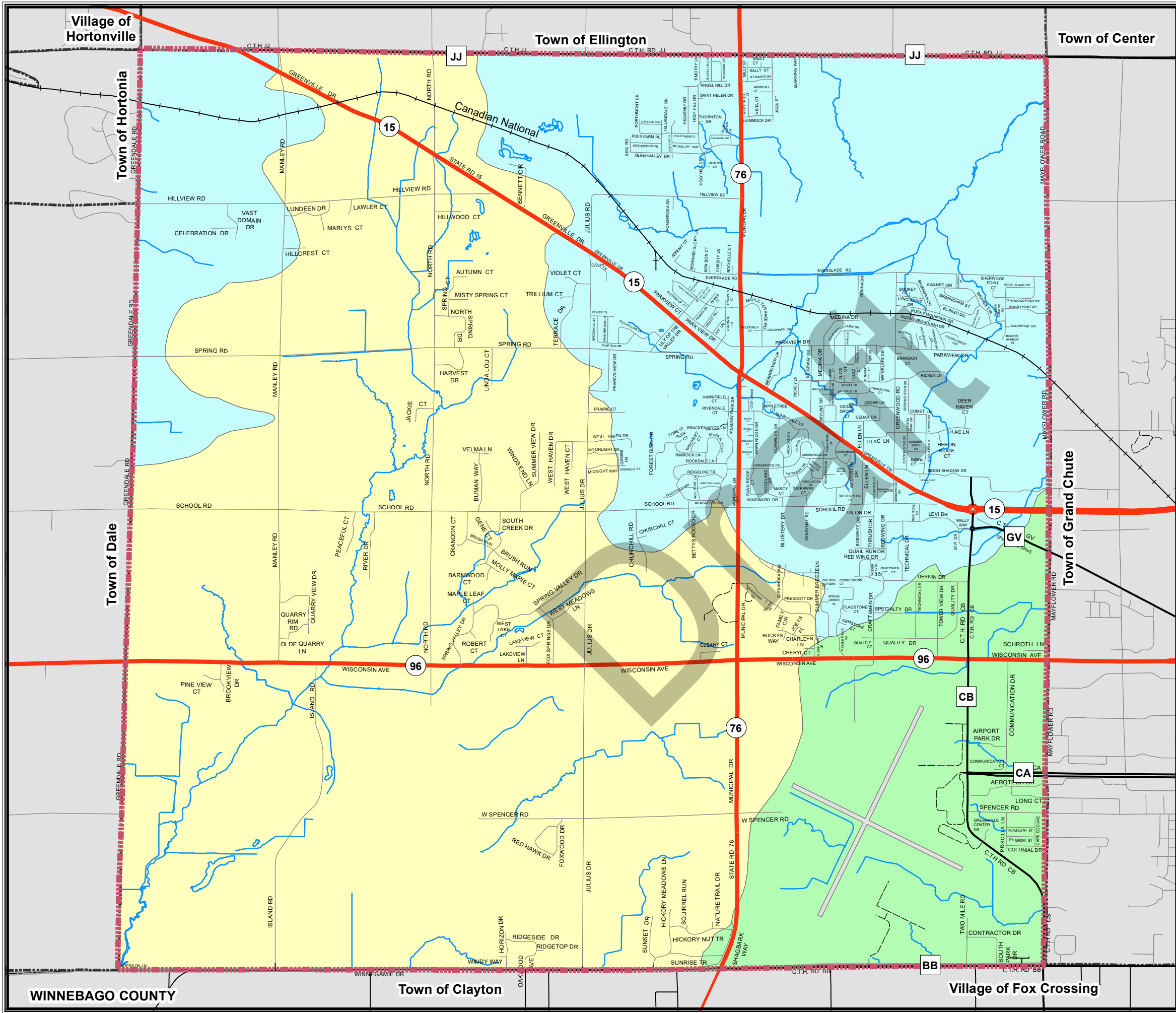
- Navigable Streams
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality



Source: Transportation & Boundaries - Outagamie County, 2018; Hydrology & Wetlands - WiDNR, 2008

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Map 1-15
Watersheds

- Watershed**
- Arrowhead River and Daggets Creek
 - Fox River - Appleton
 - Wolf River - New London and Bear Creek
- Navigable Streams
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality

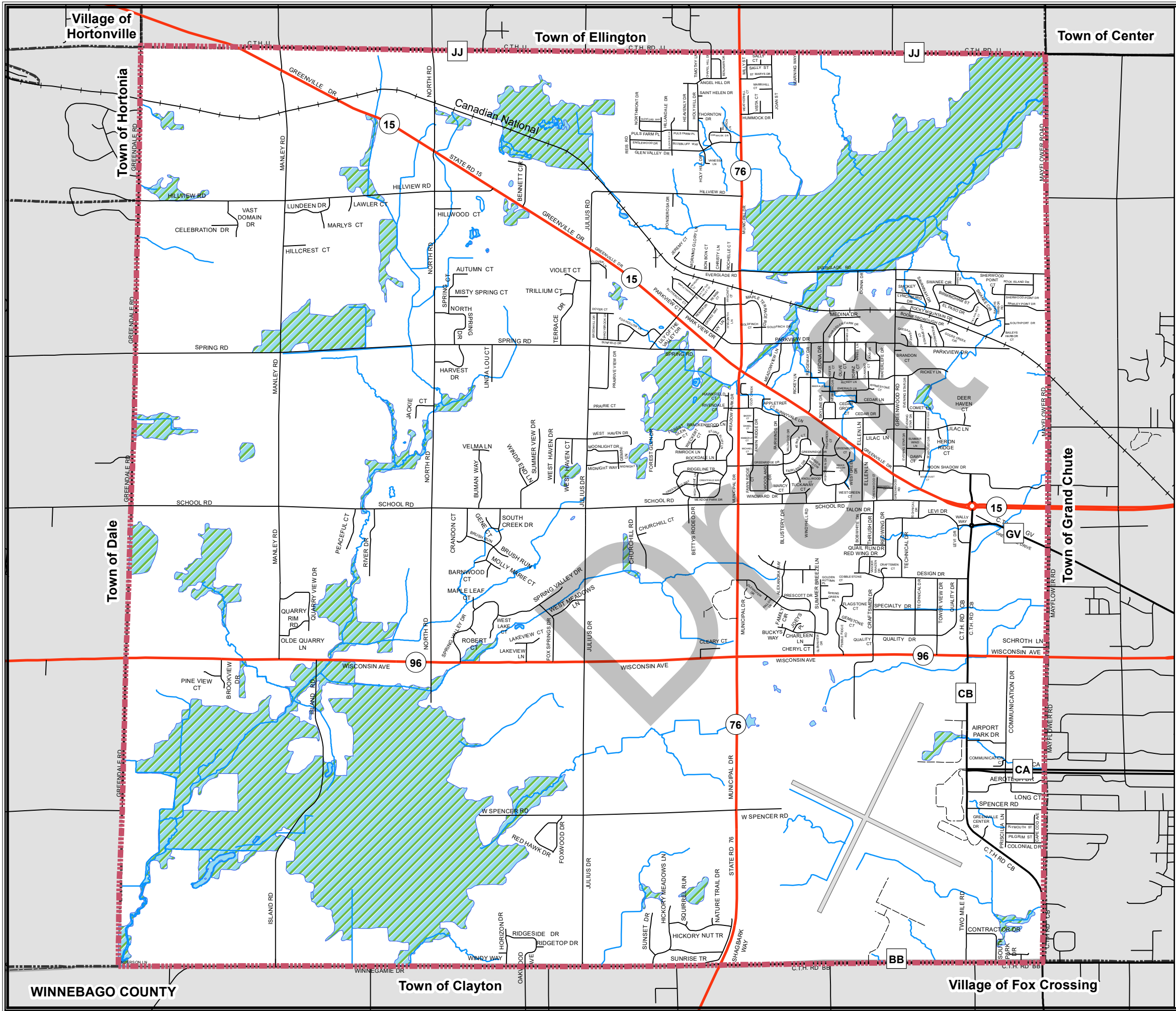


Scale in Miles

Source: Transportation & Boundaries - Outagamie County, 2018; Watersheds - Wisconsin DNR, 2017

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Map 1-16
Wetlands

- Navigable Streams
- Lakes
- Wetlands
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality

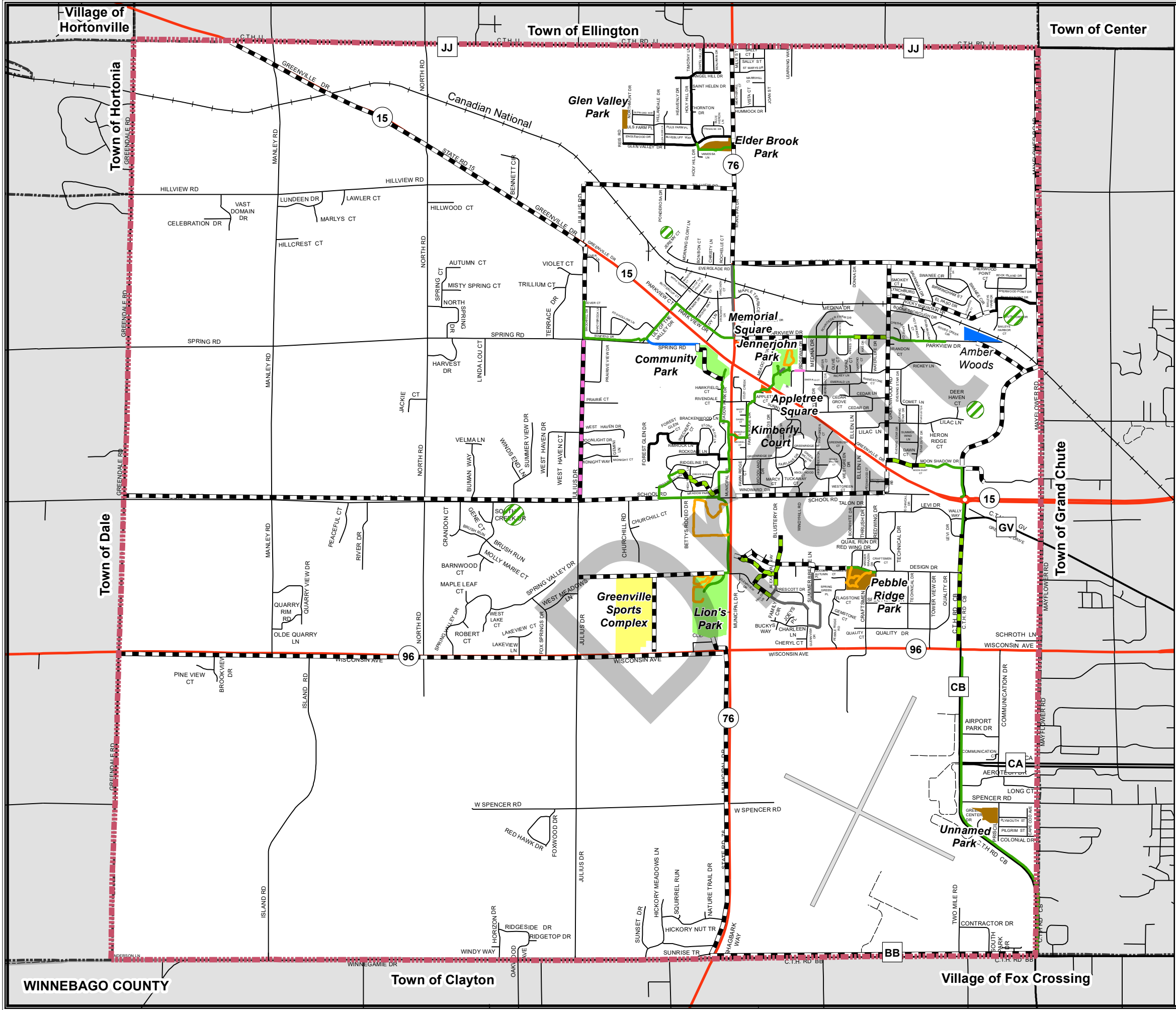


Scale in Miles
0 0.5 1 1.5

Source: Transportation & Boundaries - Outagamie County, 2018; Hydrology & Wetlands - WiDNR, 2008

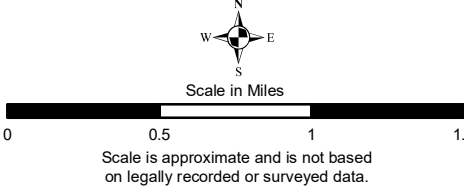
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Map 1-17 Existing and Future Parks & Trails

- Trail Type**
- Sidewalk 5'
 - Sidewalk 6'
 - Off Road Paved 10'
 - Off Road Unpaved 8'
 - On Street Route
 - Designated Trail
 - Proposed Trail
 - Bike Lane
 - Designated Bike Lane
- Park Type**
- Community Park
 - Neighborhood Park
 - Mini-Park
 - Open Space
 - Other
 - Proposed Park Development
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality

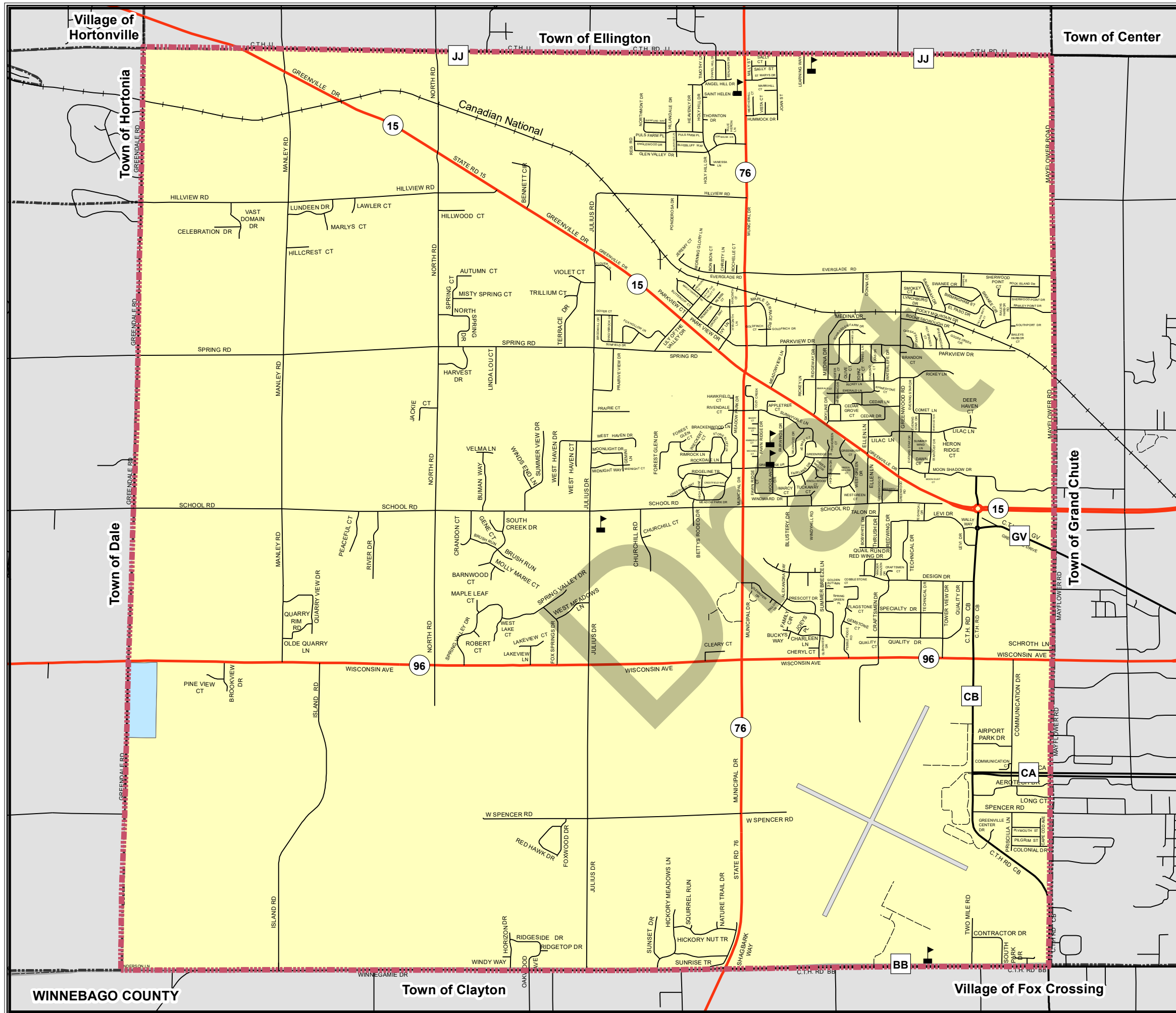


Source: Transportation & Boundaries - Outagamie County, 2018; Parks & Trails - Town of Greenville, 2018

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Map 1-18 School Districts



- School
- Hortonville School District
- New London School District
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality



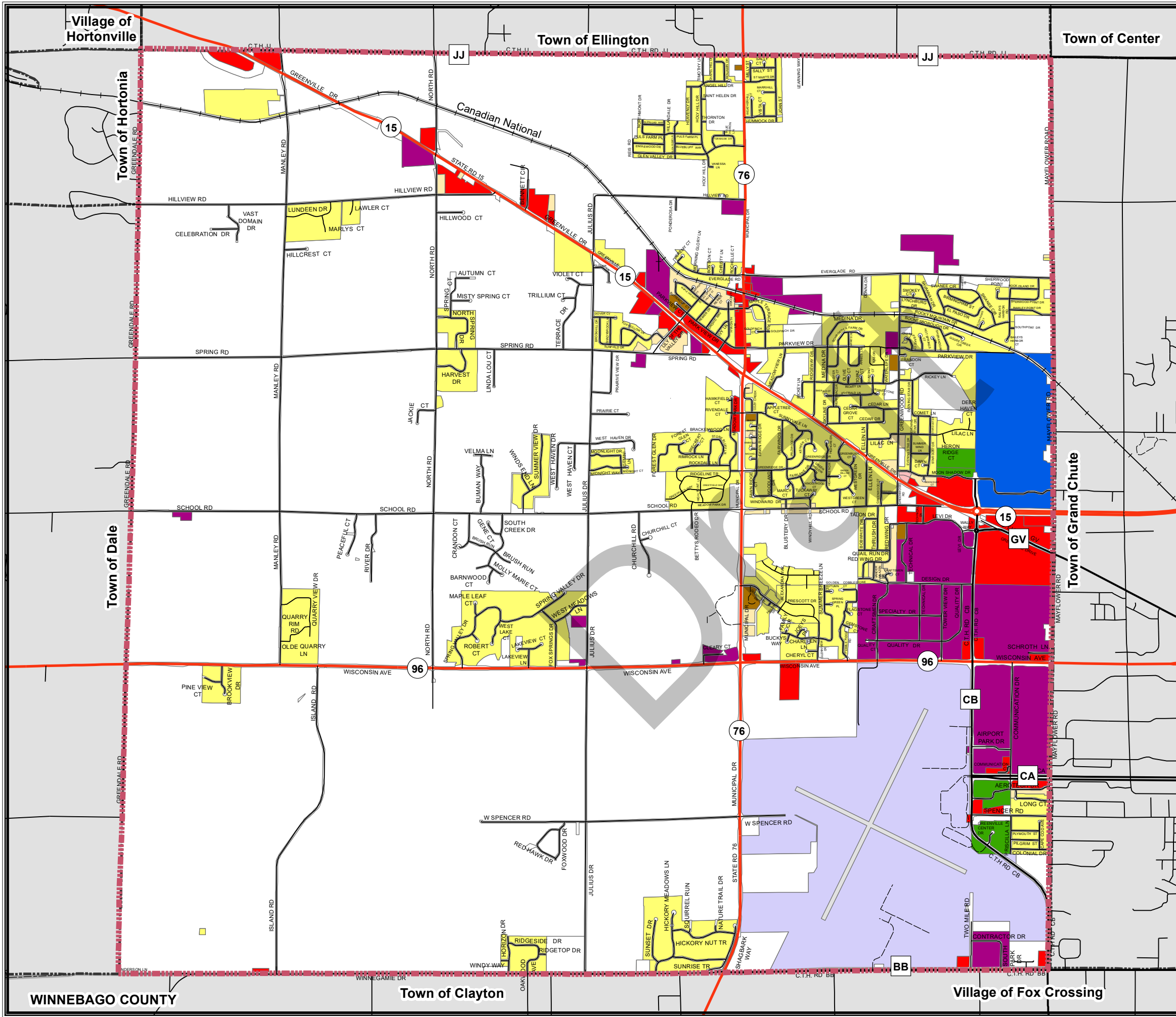
Scale in Miles
0 0.5 1 1.5

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


Source: Transportation & Boundaries - Outagamie County, 2018; Schools & Districts - Outagamie County, 2008

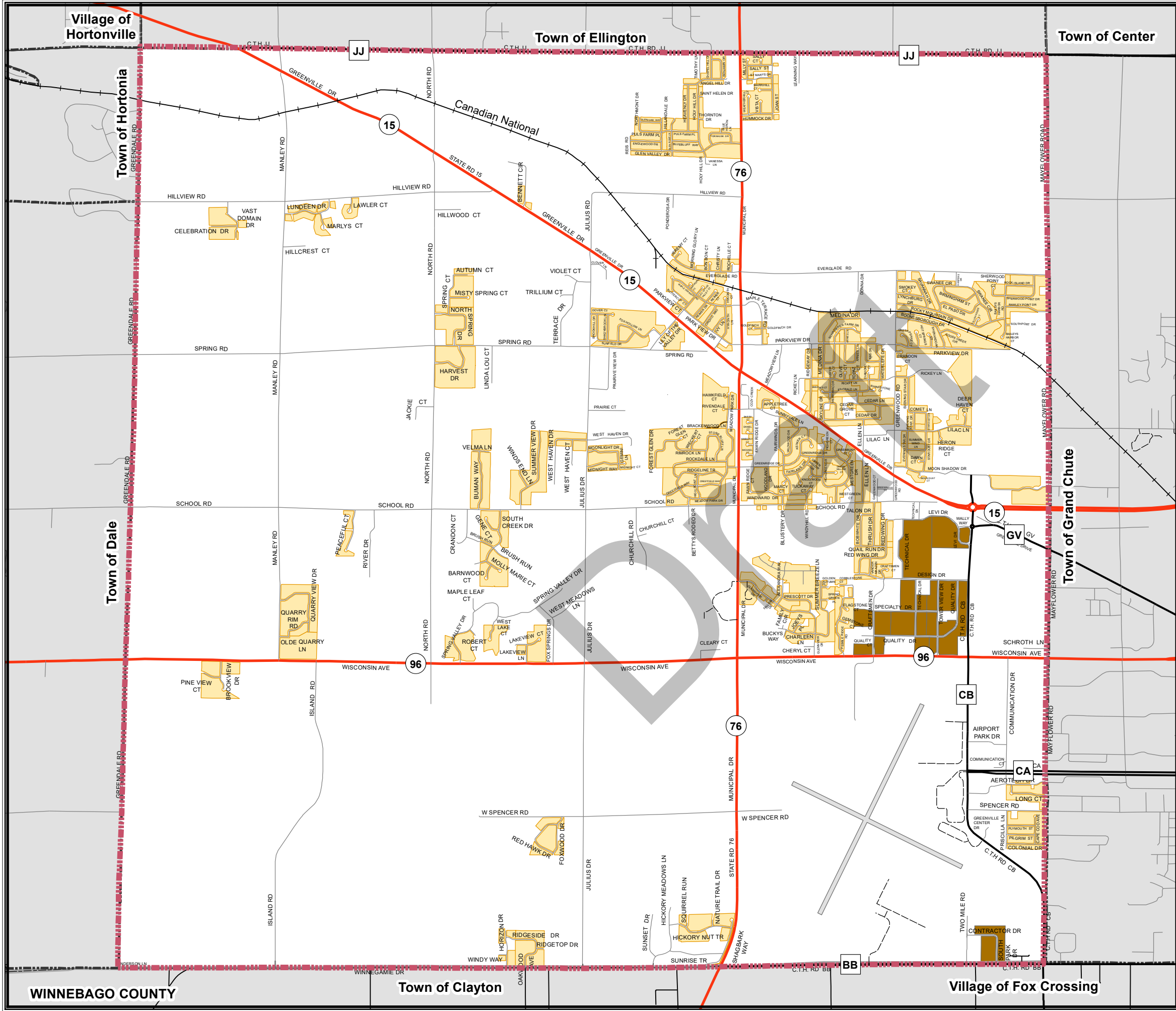
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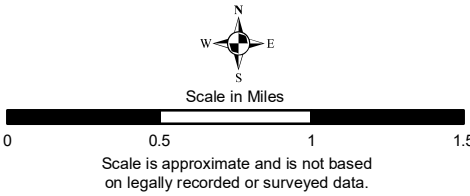
- Zoning**
- GENERAL AGRICULTURE
 - SINGLE FAMILY RESIDENTIAL
 - TWO FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL
 - GENERAL COMMERCIAL DISTRICT
 - PLANNED COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL DISTRICT
 - BUSINESS PARK
 - INDUSTRIAL
 - AIRPORT DISTRICT
- Road Legend:**
- Railroad
 - Local Road
 - Private Road
 - County Highway
 - State Highway
 - US Highway
- Boundary Legend:**
- Proposed Village Boundary
 - Municipality


 Scale in Miles
 0 0.5 1 1.5
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 Source: Transportation, Boundaries, & Zoning - Outagamie County, 2018
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Map 1-20 Urbanized Subdivisions & Business Parks

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

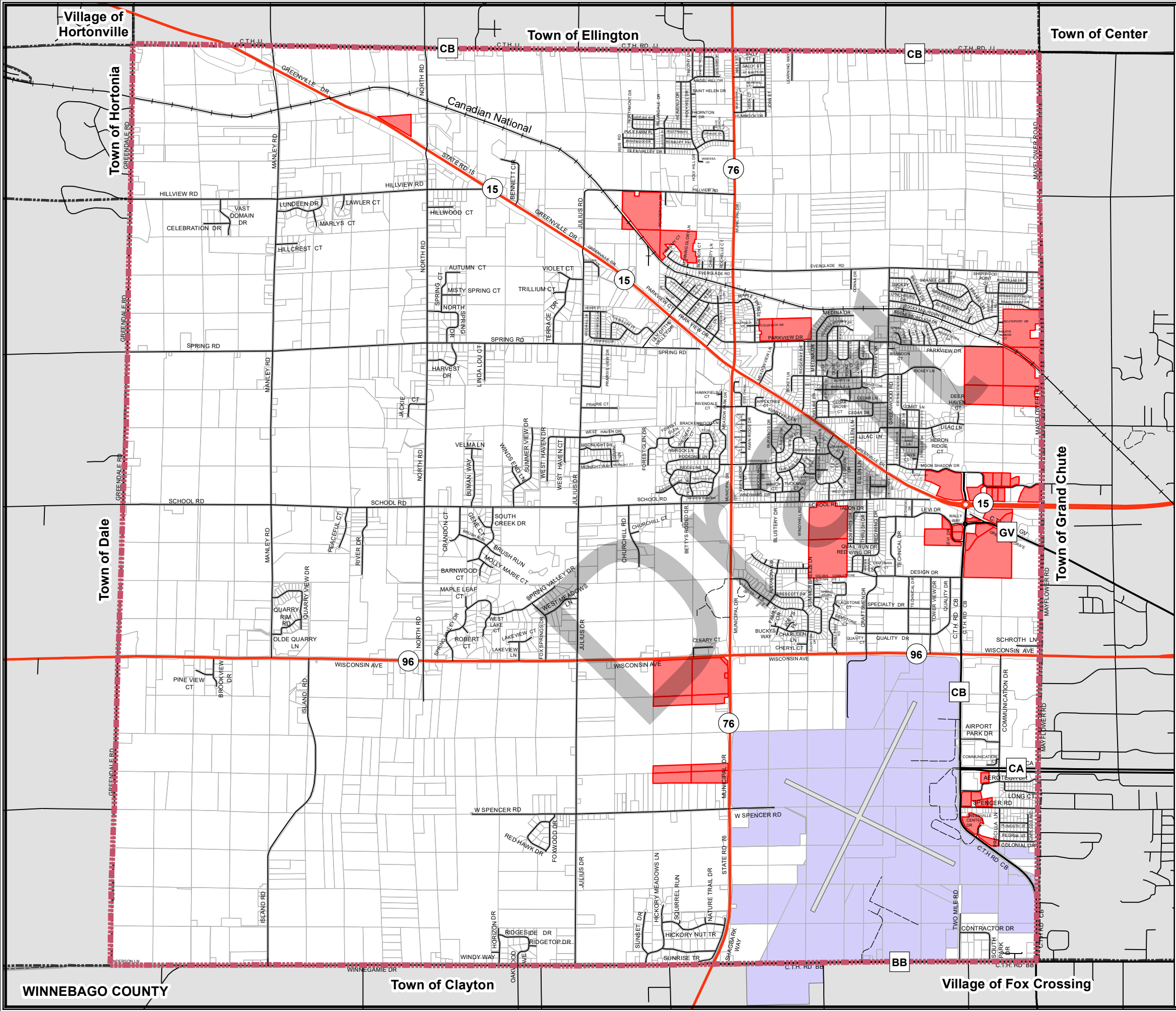


Source: Transportation & Boundaries - Outagamie County, 2018;
Subdivisions & Business Parks - Town of Greenville, 2018

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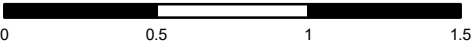
Map 1-21
Lands for Sale or
Lands Ready to Develop



- Lands for Sale or Ready to Develop
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Airport Property
- Proposed Village Boundary
- Municipality



Scale in Miles

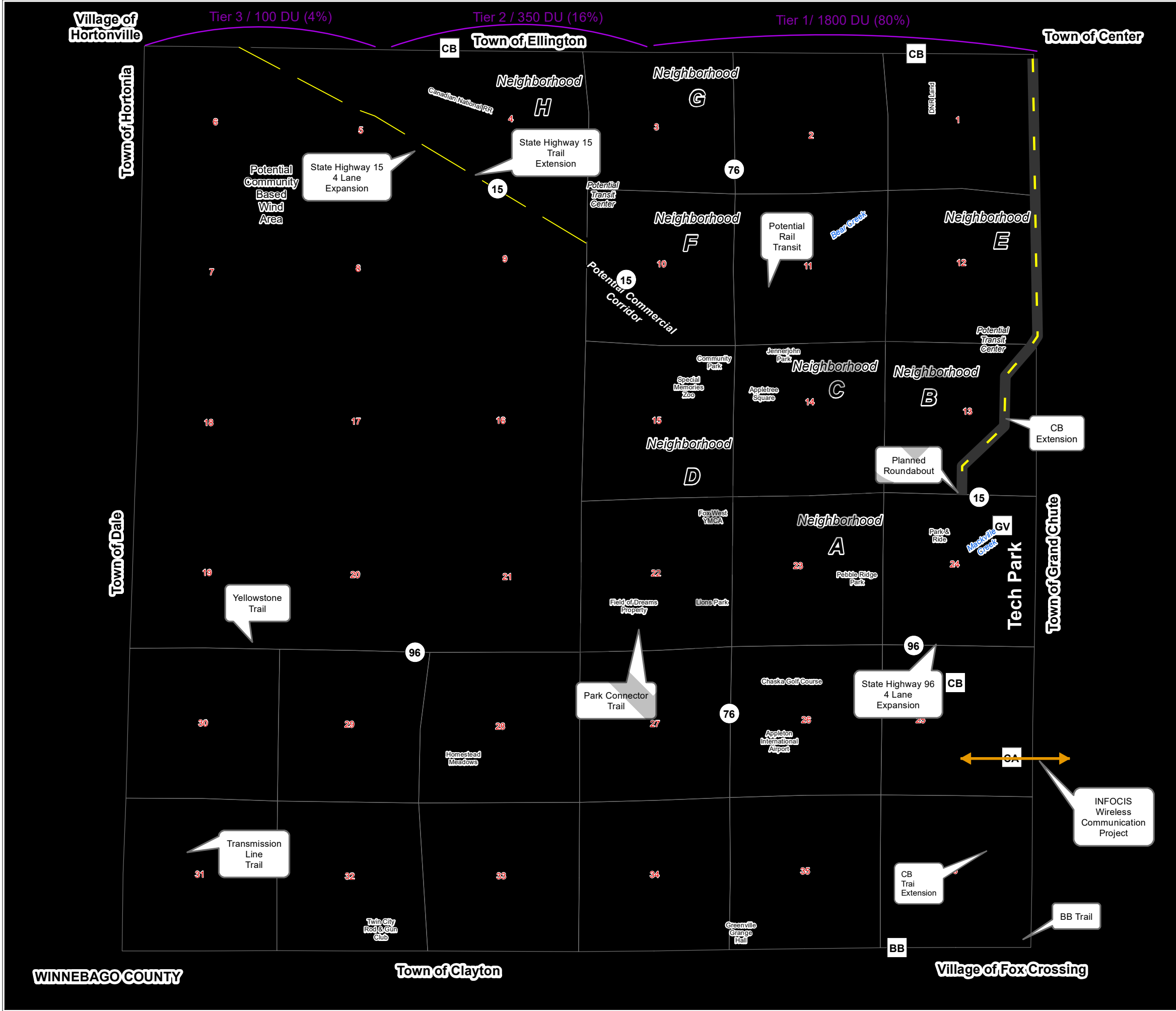


Scale is approximate and is not based
on legally recorded or surveyed data.

Source: Transportation, Boundaries & Parcels - Outagamie
County, 2018; Lands for Sale - Town of Greenville, 2018

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Map 1-22 Future Land Use

- Town Hall
- Cemeteries
- Schools
- Churches
- Post Office
- Potential Water Tower
- Existing Water Tower
- Wells
- Potential Rail Transit/Corridor
- Road Expansions
- Development Distribution Line
- Existing Residential Blocks
- Potential Future Commercial
- Recreation Facilities
- Mixed Use Neighborhoods
- Targeted Conservation Subdivisions
- Outagamie Co. Regional Airport
- Existing Mining Sites
- Transmission Line Trail
- Unique Geologic Features

Scale in Miles

0 0.5 1 1.5

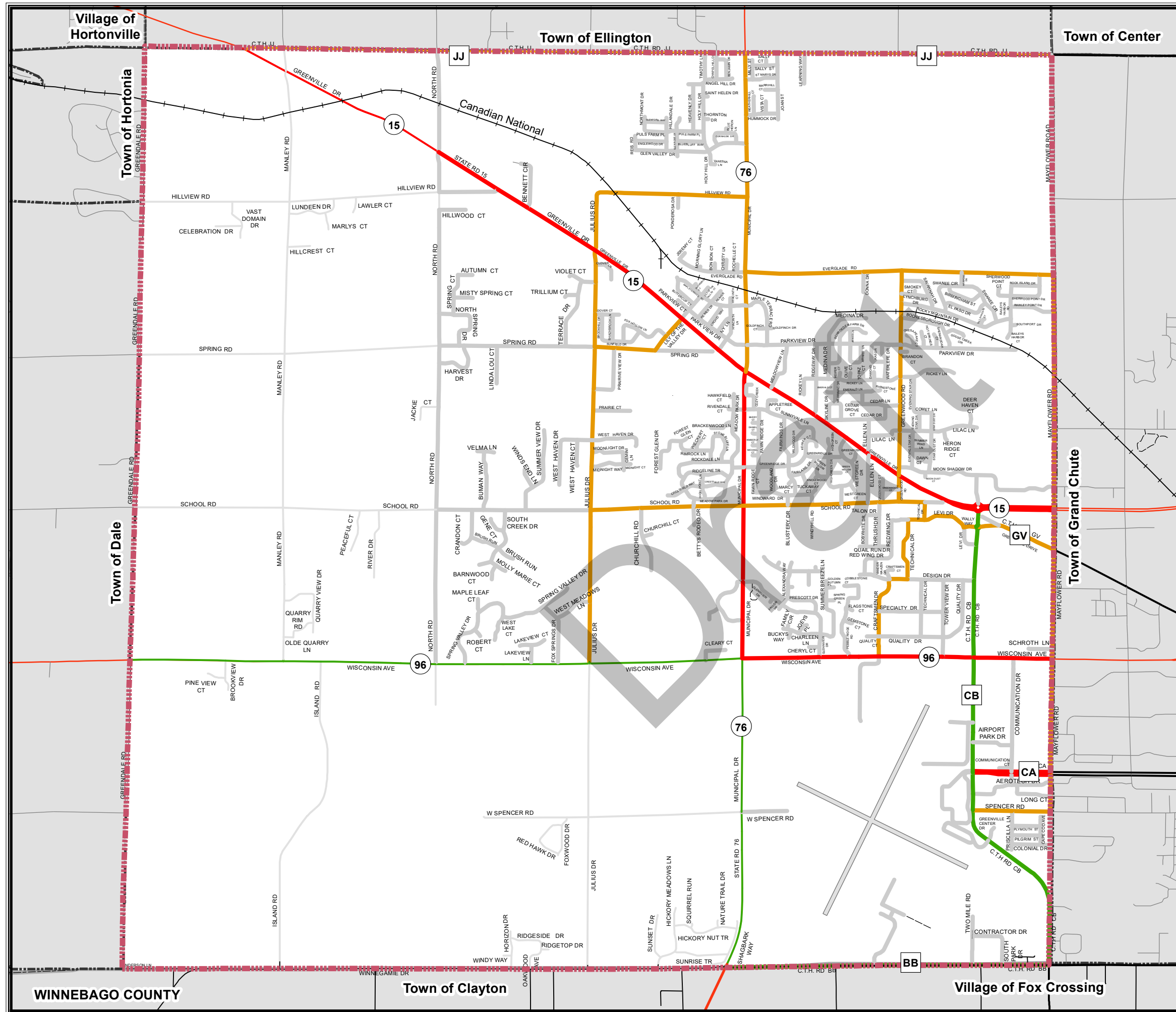
Scale is approximate and is not based on legally recorded or surveyed data.

Source: Transportation, Boundaries & Parcels - Outagamie County, 2018; Lands for Sale - Town of Greenville, 2018

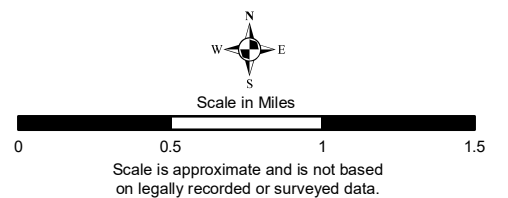
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Map 1-23 Functional Classification



- Functional Class**
- Urban Principal Arterial
 - Urban Minor Arterial
 - Urban Collector
 - Urban Local
 - Rural Principal Arterial
 - Rural Minor Arterial
 - Rural Major Collector
 - Rural Local
 - Railroad
 - Local Road
 - Private Road
 - County Highway
 - State Highway
 - US Highway
 - Proposed Village Boundary
 - Municipality

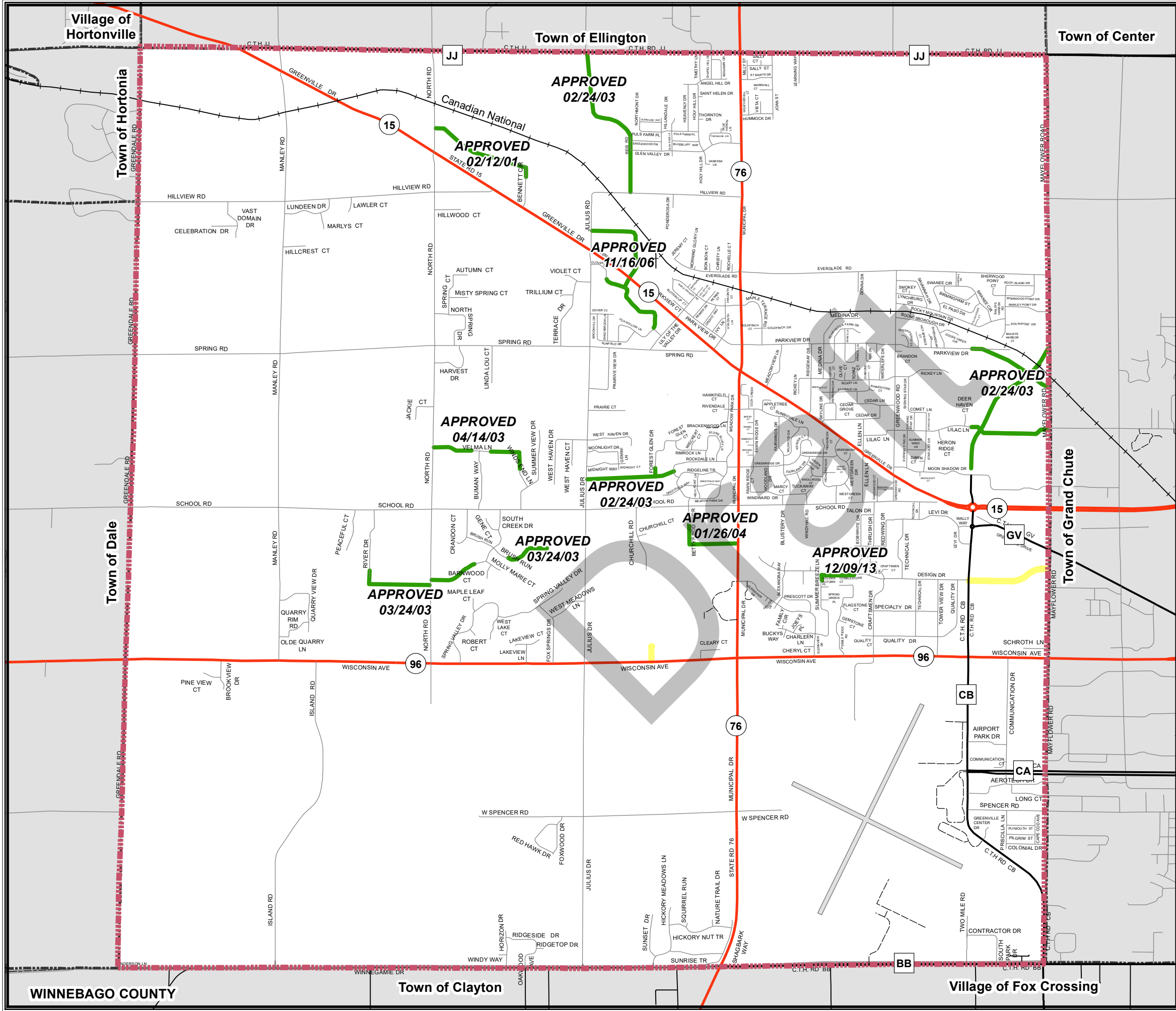


Source: Transportation & Boundaries - Outagamie County, 2018; Functional Classification - ECWRPC, 2018

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Map 1-24
Future Roads



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



Scale in Miles

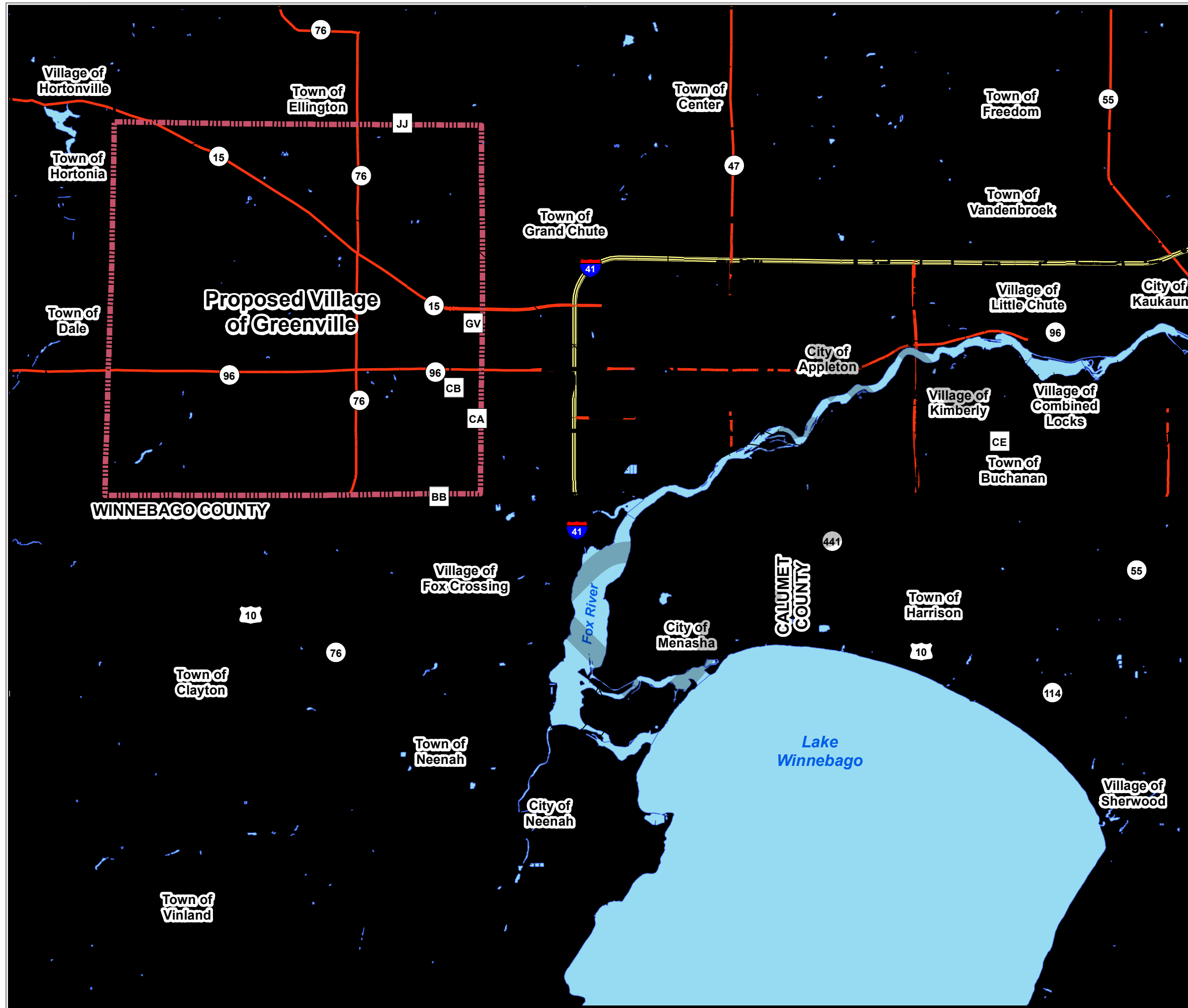
0 0.5 1 1.5

Source: Transportation & Boundaries - Outagamie County, 2018;
Officially Mapped & Proposed Roads - Town of Greenville, various dates

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Map 1-25 Valley Transit



- Valley Transit Route
- Railroad
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary



Scale in Miles



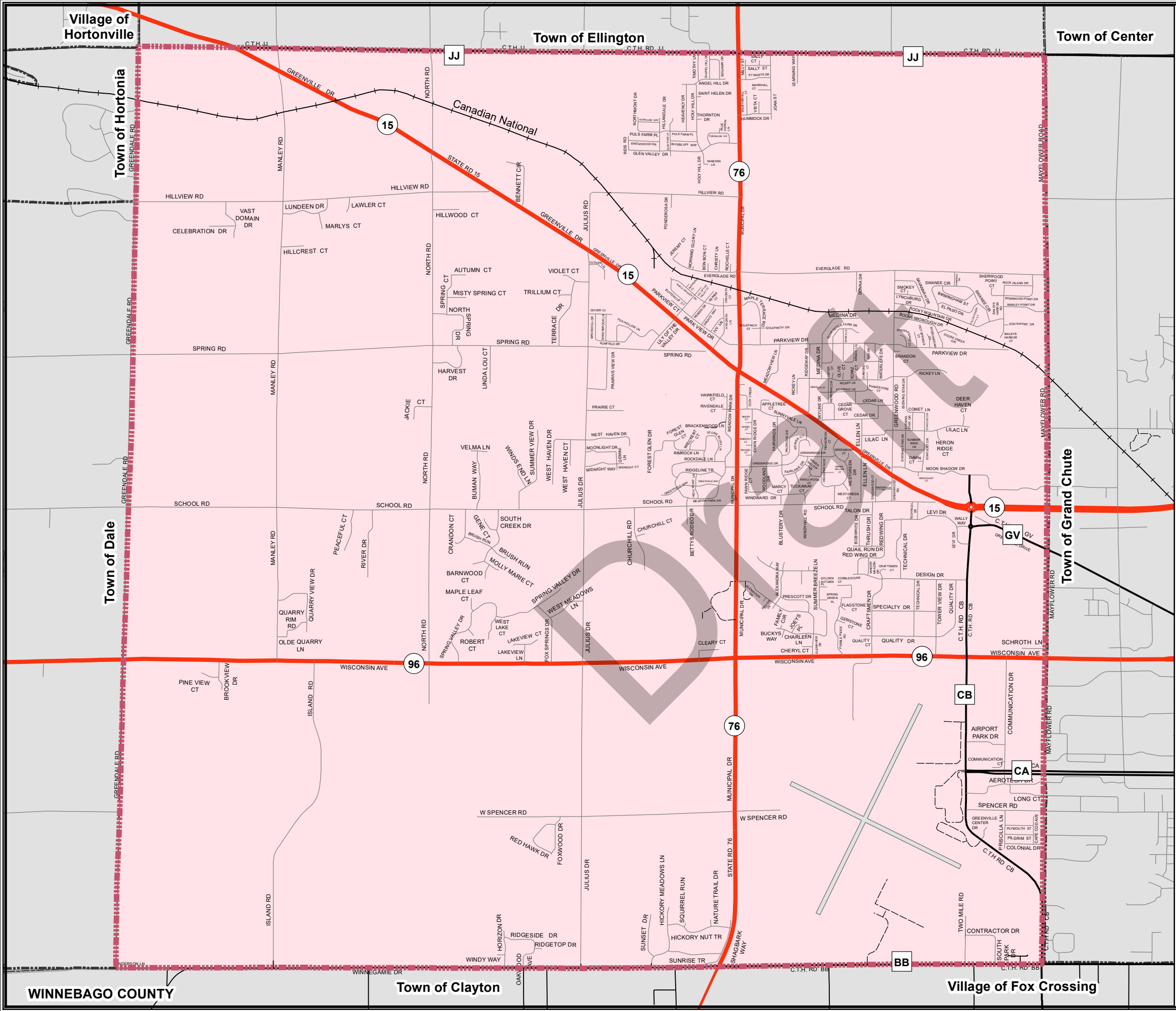
Scale is approximate and is not based on legally recorded or surveyed data.

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

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Map 1-26
Sanitary District #2 Service Area



- Sanitary District #2 Service Area
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality

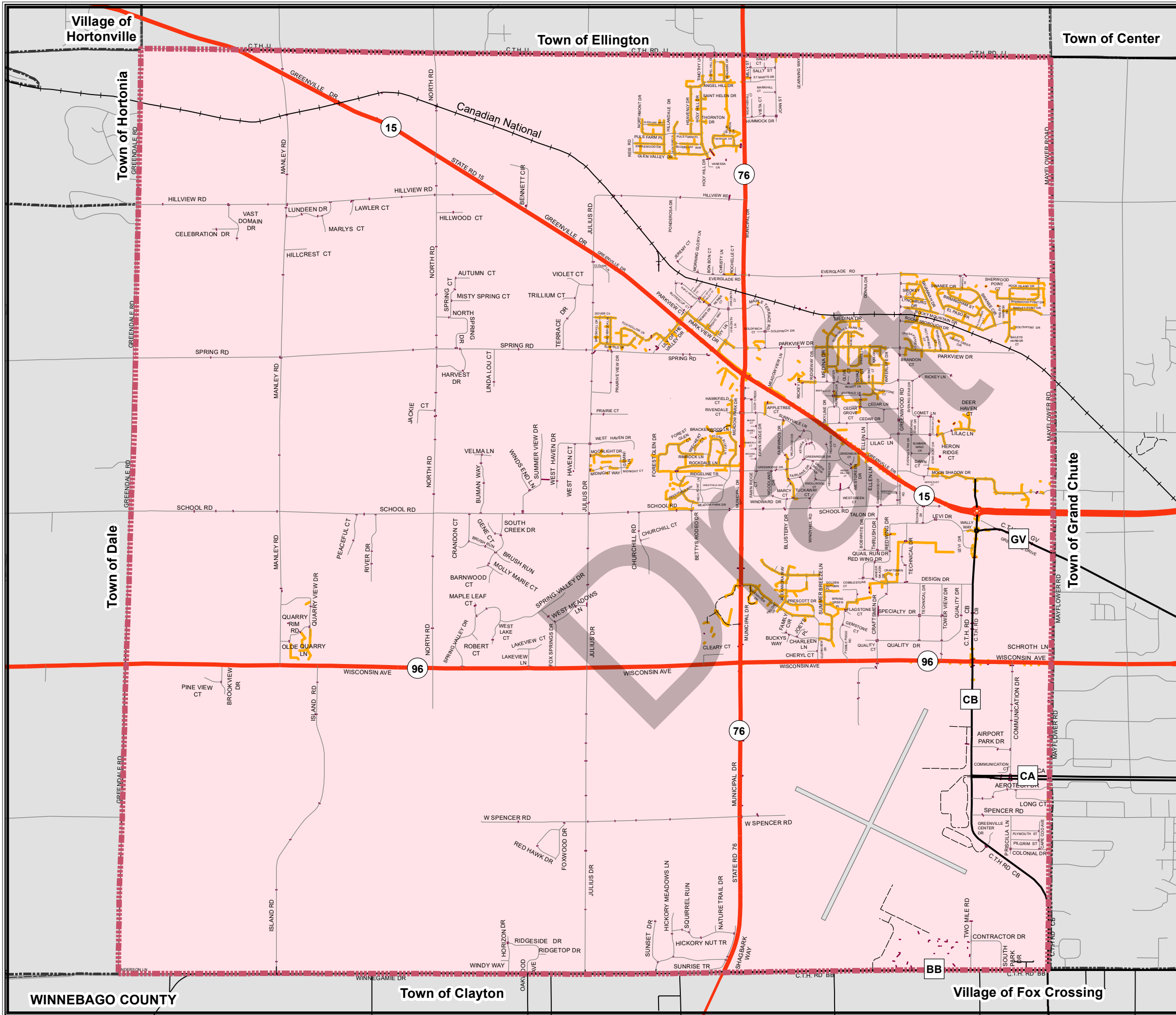


Scale in Miles
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Scale is approximate and is not based on legally recorded or surveyed data.

Source: Transportation & Boundaries - Outagamie County, 2018;
Sanitary District #2 Service Area - Town of Greenville, 2018

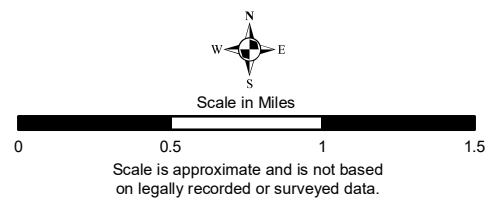
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Map 1-27 Stormwater Management Plan & MS4 System

- Culvert
- Gravity Main
- Sanitary District #2 Service Area
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality

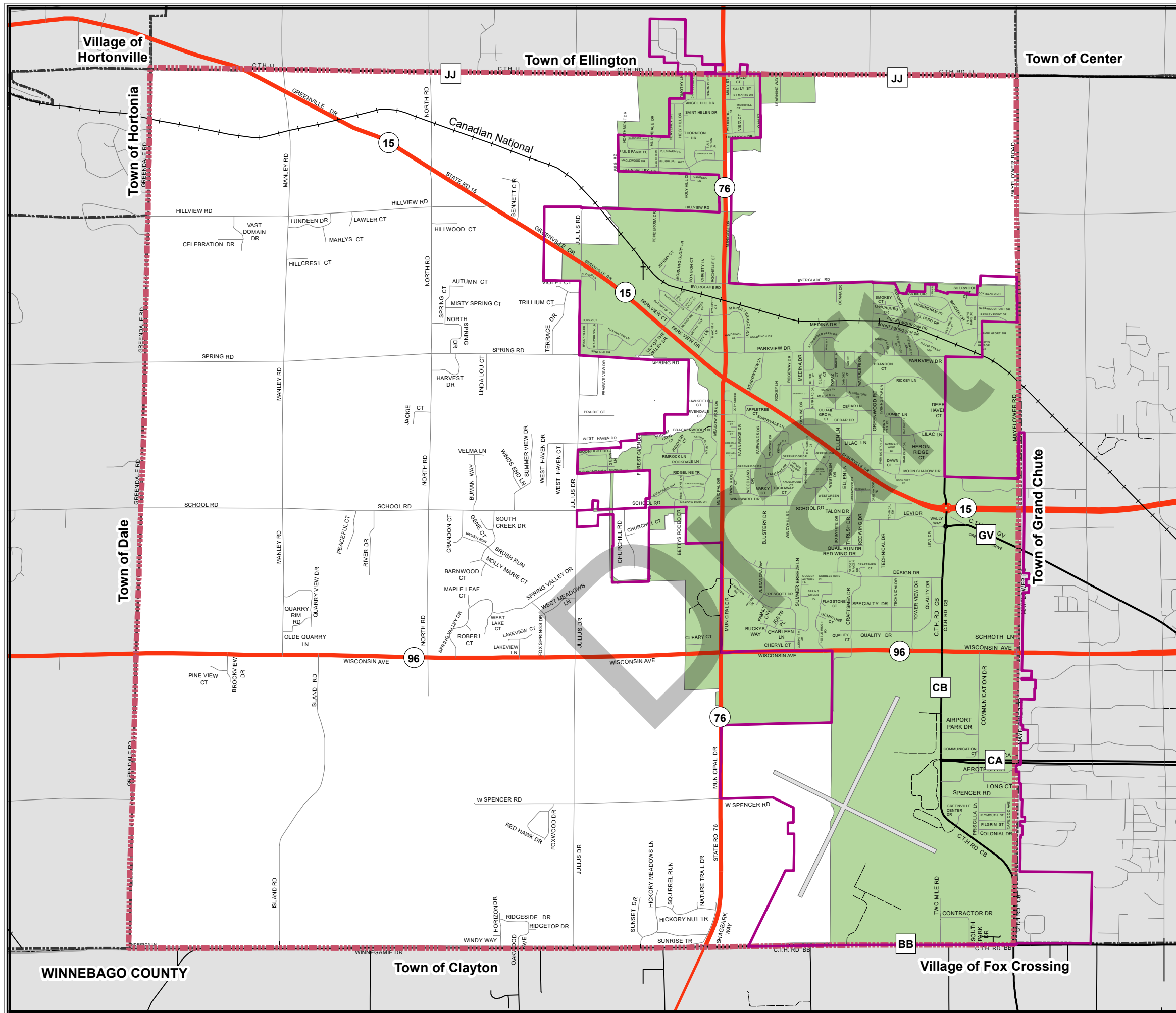


Source: Transportation & Boundaries - Outagamie County, 2018;
Sanitary District #2 Service Area - Town of Greenville, 2018

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Map 1-28 Sanitary District #1 & Sewer Service Area



- Sanitary District Boundary
- Sewer Service Area
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality



Scale in Miles
0 0.5 1 1.5

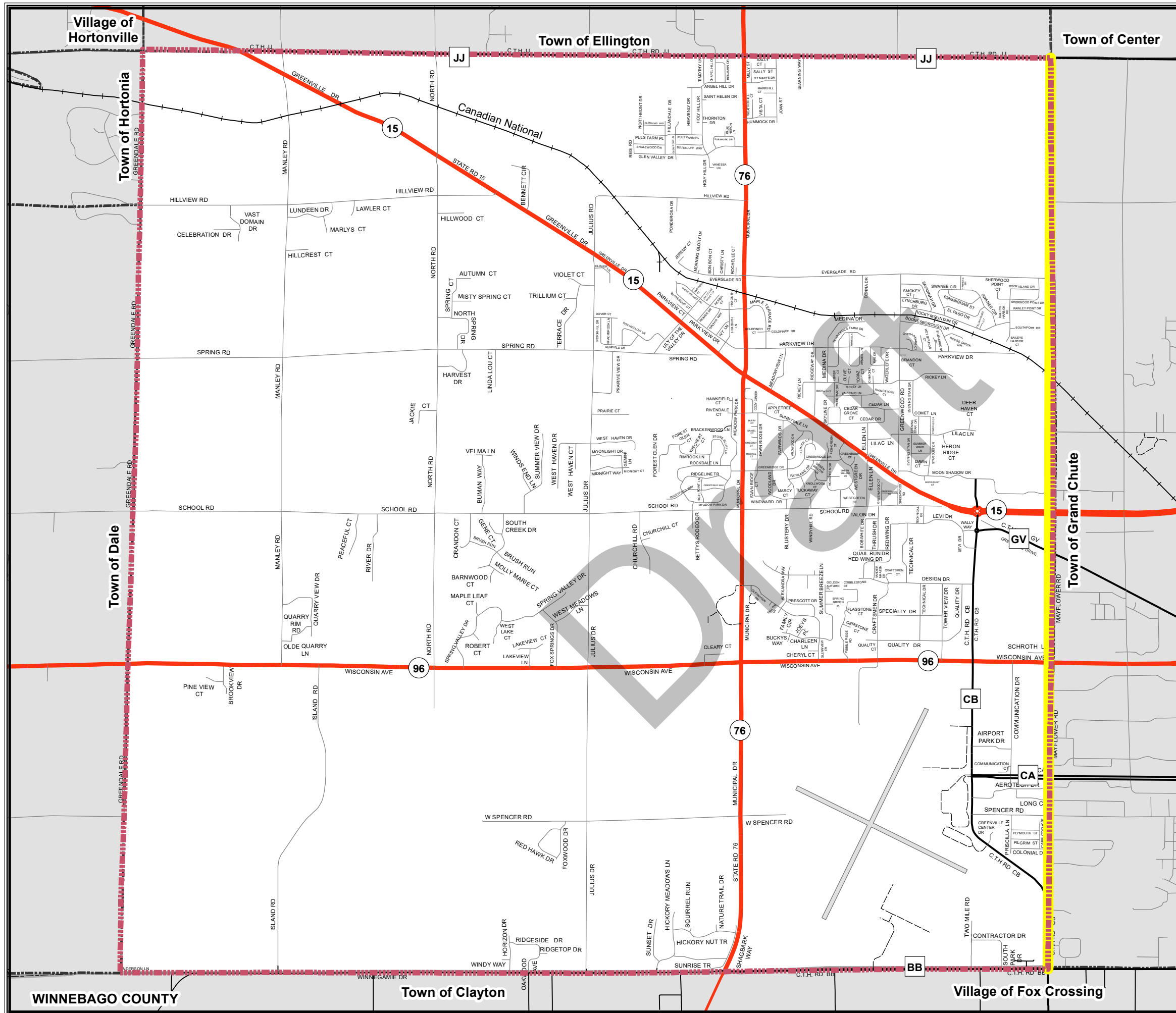
Scale is approximate and is not based
on legally recorded or surveyed data.

Source: Transportation & Boundaries - Outagamie County, 2018;
Sanitary District Boundary - Town of Greenville, 2017

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Map 1-29 Growth Area in Intergovernmental Boundary Agreement



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



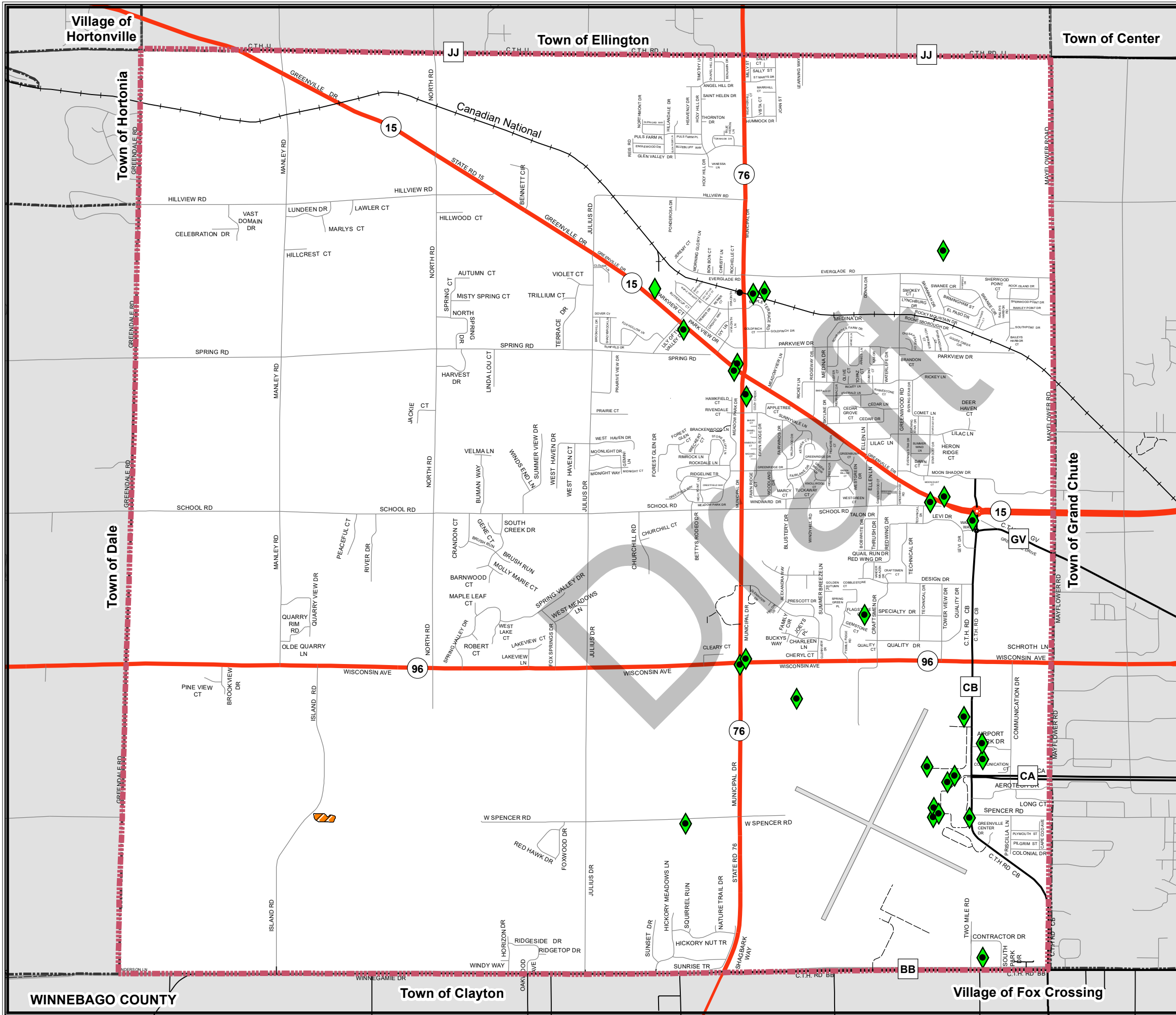
Scale in Miles
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Scale is approximate and is not based on legally recorded or surveyed data.

Source: Transportation & Boundaries - Outagamie County, 2018;
Intergovernmental Agreement Border - Town of Greenville, 2018

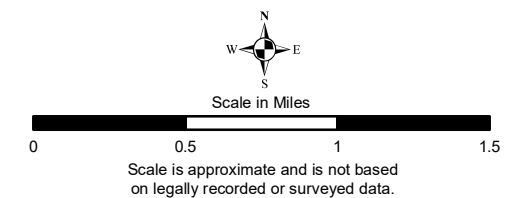
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Map 1-30 WiDNR Landfills and Contaminated & Cleaned Up Sites

- Closed Remediation Site
- ◆ Brownfield Site
- ▨ Landfills & Historic Waste Site
- +— Railroad
- Local Road
- - - Private Road
- County Highway
- State Highway
- US Highway
- ▭ Proposed Village Boundary
- ▭ Municipality

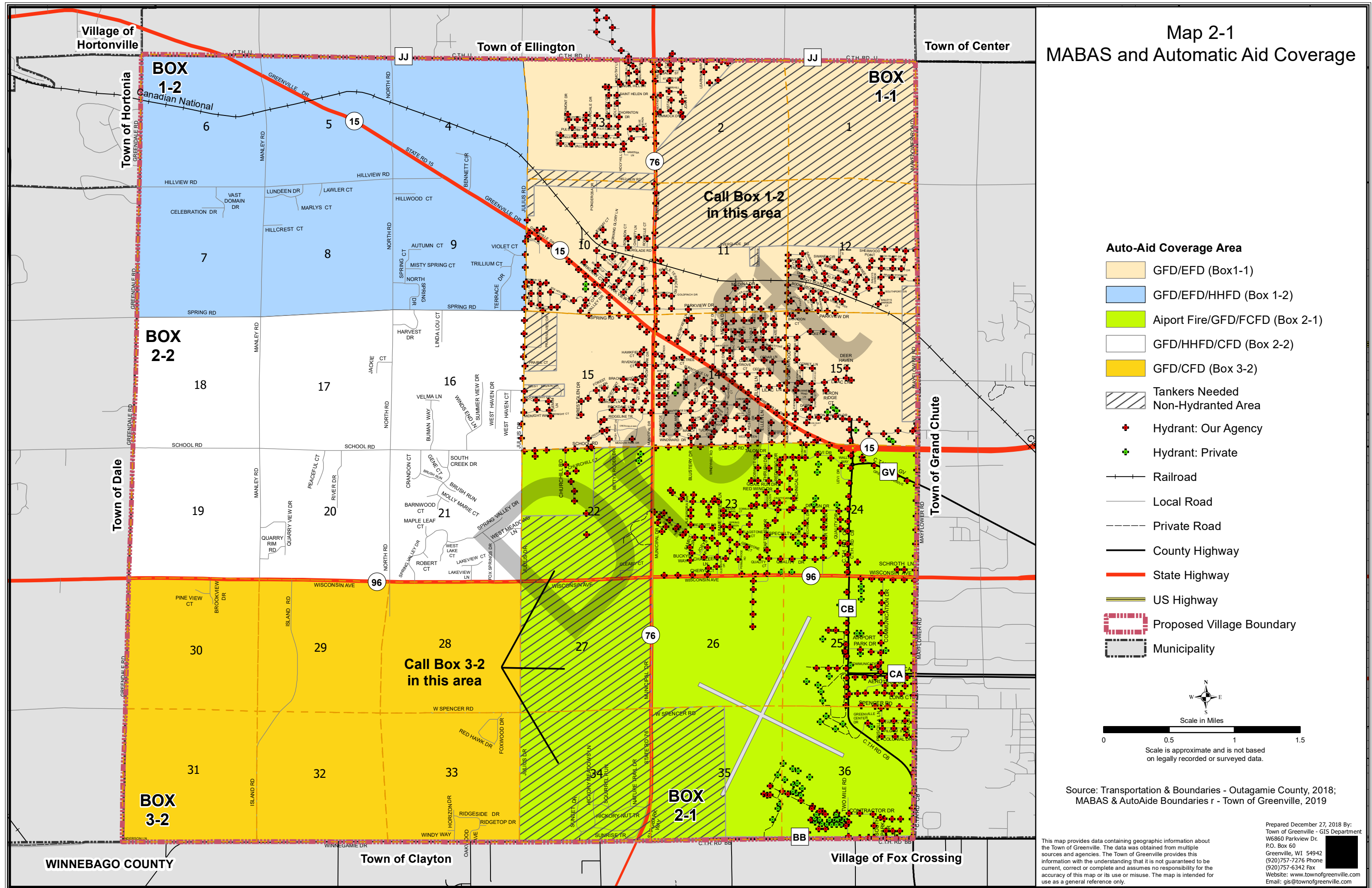


Source: Transportation & Boundaries - Outagamie County, 2018;
Brownfield, Landfill & Closed Remdiation Sites - WiDNR, 2017

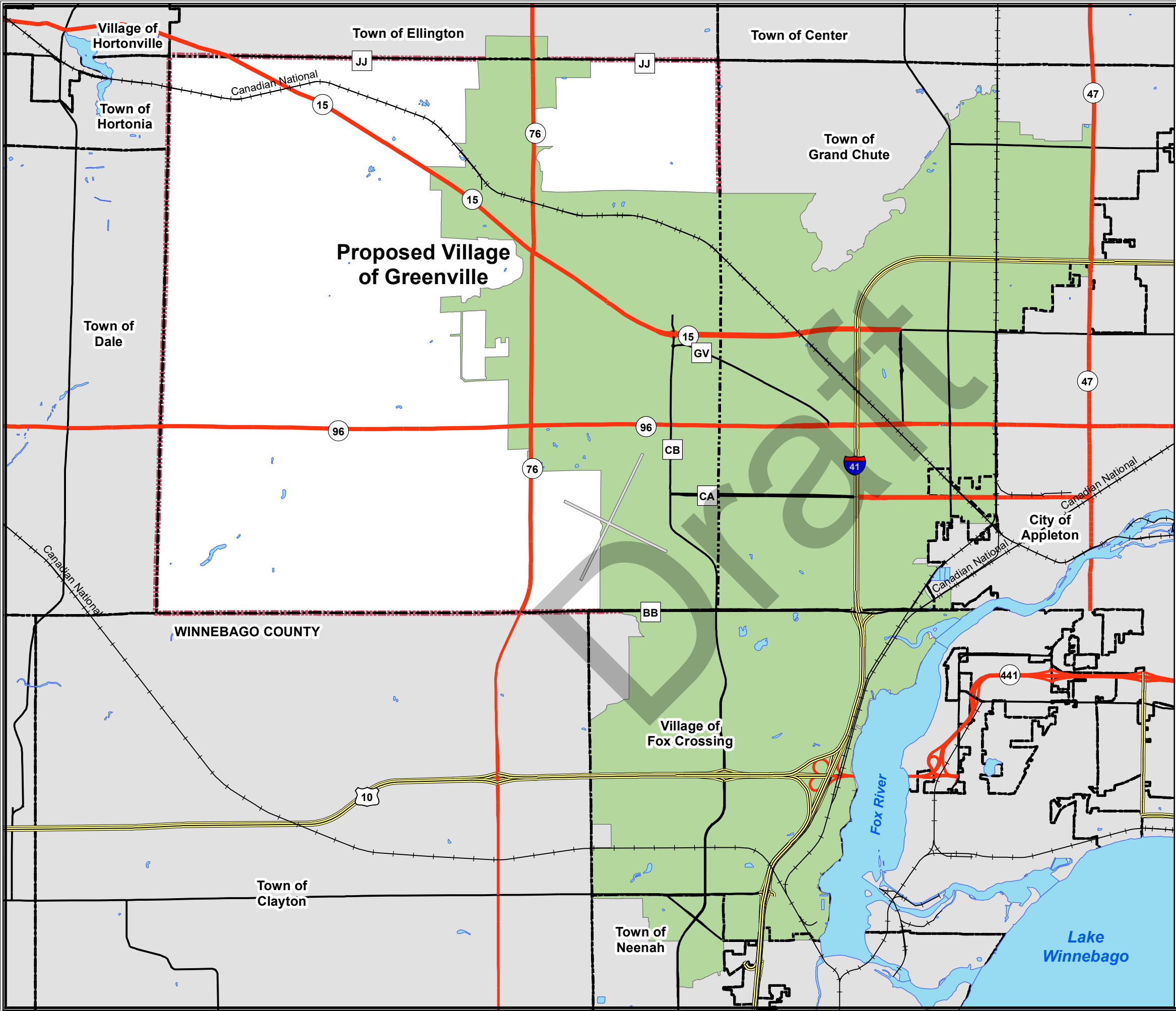
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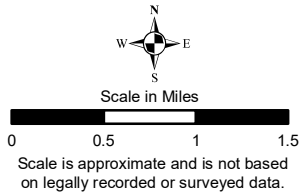
Map 2-1
MABAS and Automatic Aid Coverage



Map 2-2
Grand Chute-Menasha West
Sewer Service Area



- Grand Chute-Menasha West Sewer Service Area
- Railroad
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary

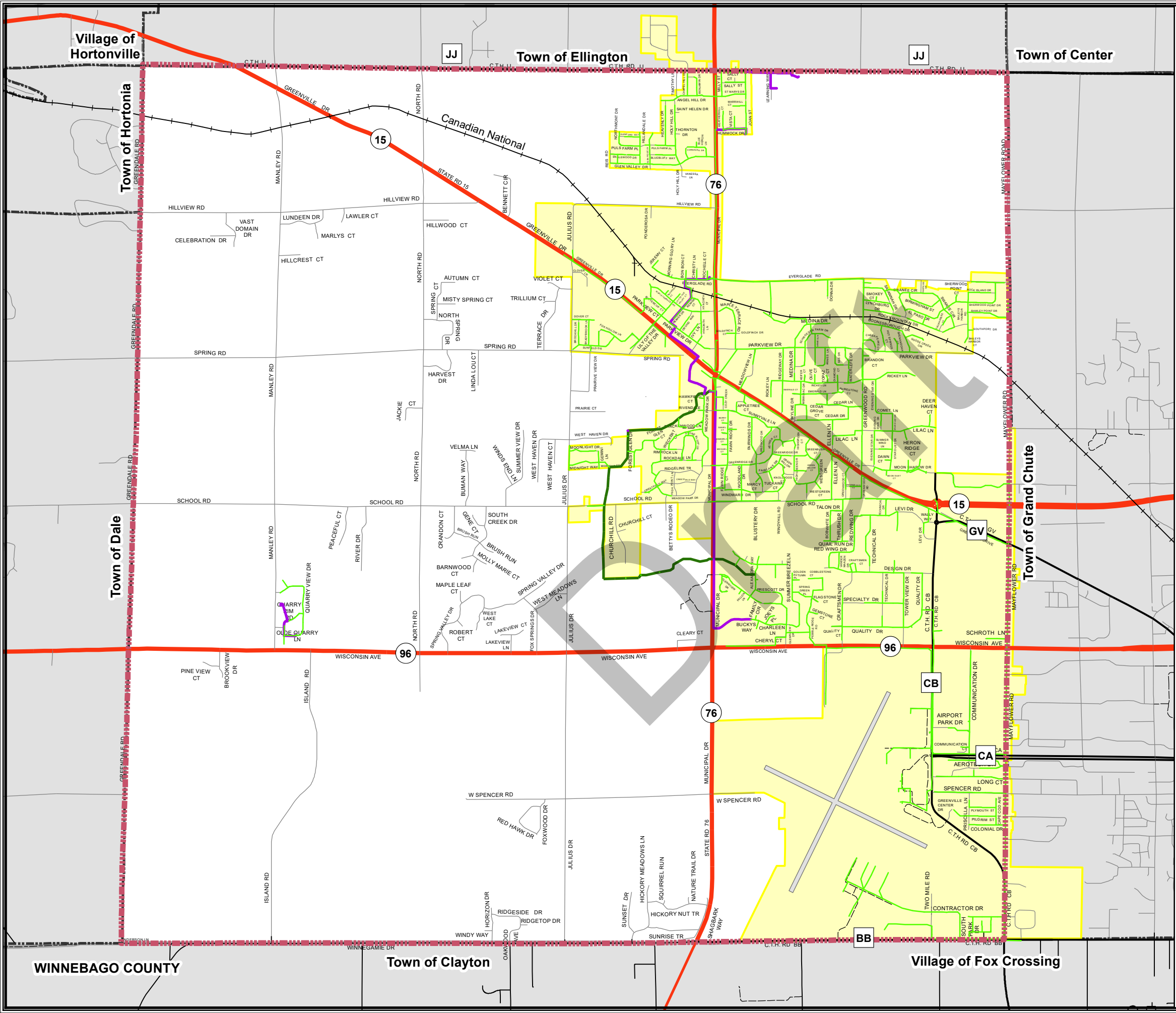


Source: Transportation & Boundaries - Outagamie County, 2018;
Sanitary District Boundary - Town of Greenville, 2017

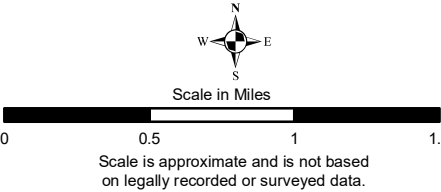
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Map 3-1
Sanitary District #1 Sanitary System



- Gravity Main
- Pressurized Main
- Interceptor
- Sanitary District Boundary
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Municipality
- Proposed Village Boundary

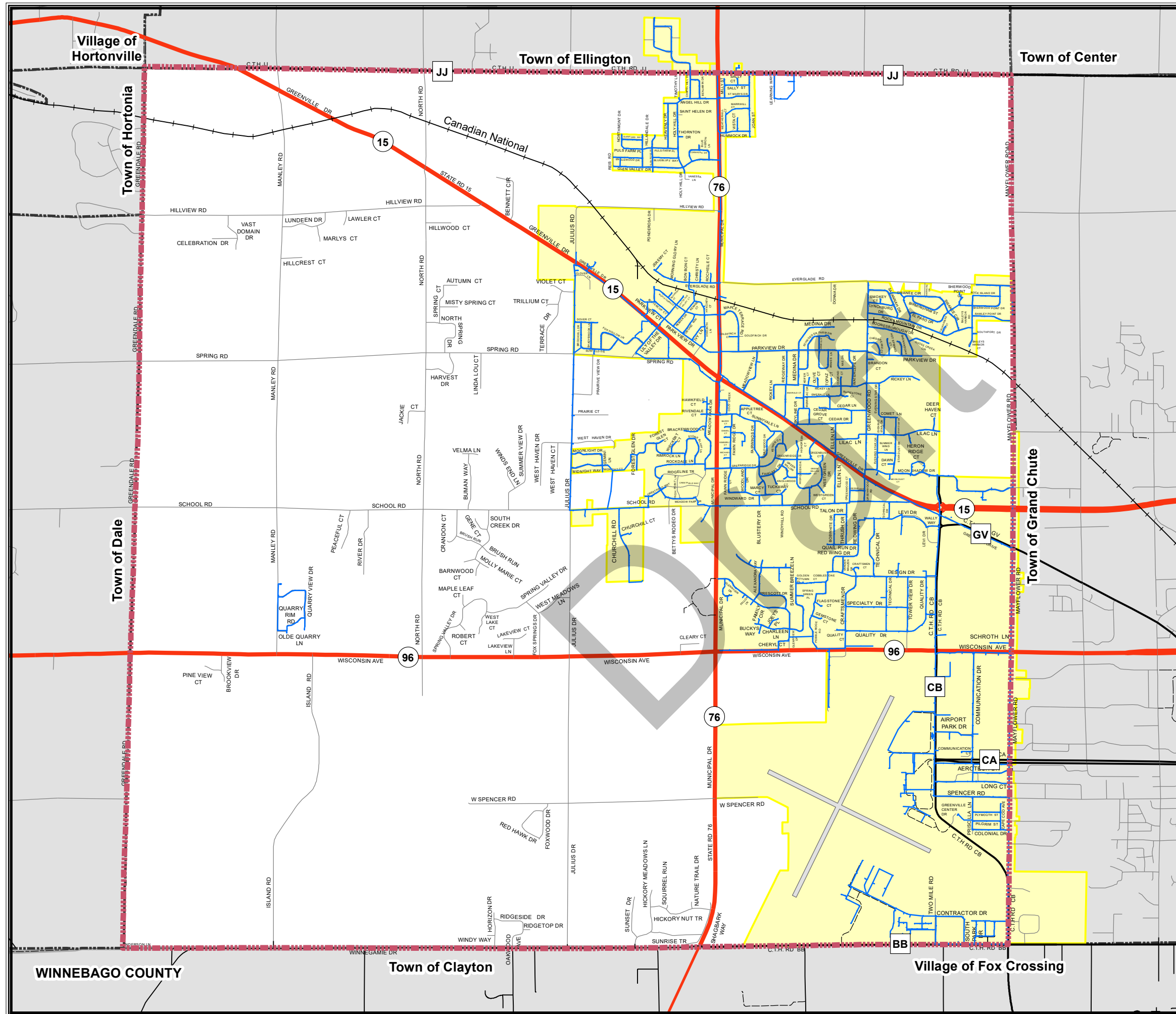


Source: Transportation & Boundaries - Outagamie County, 2018; Sanitary District Boundary, Water & Sanitary Mains - Town of Greenville, 2017

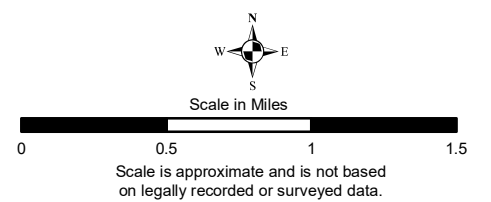
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Map 3-2 Sanitary District #1 Water System



- Water Main
- Sanitary District Boundary
- Railroad
- Local Road
- Private Road
- County Highway
- State Highway
- US Highway
- Proposed Village Boundary
- Municipality

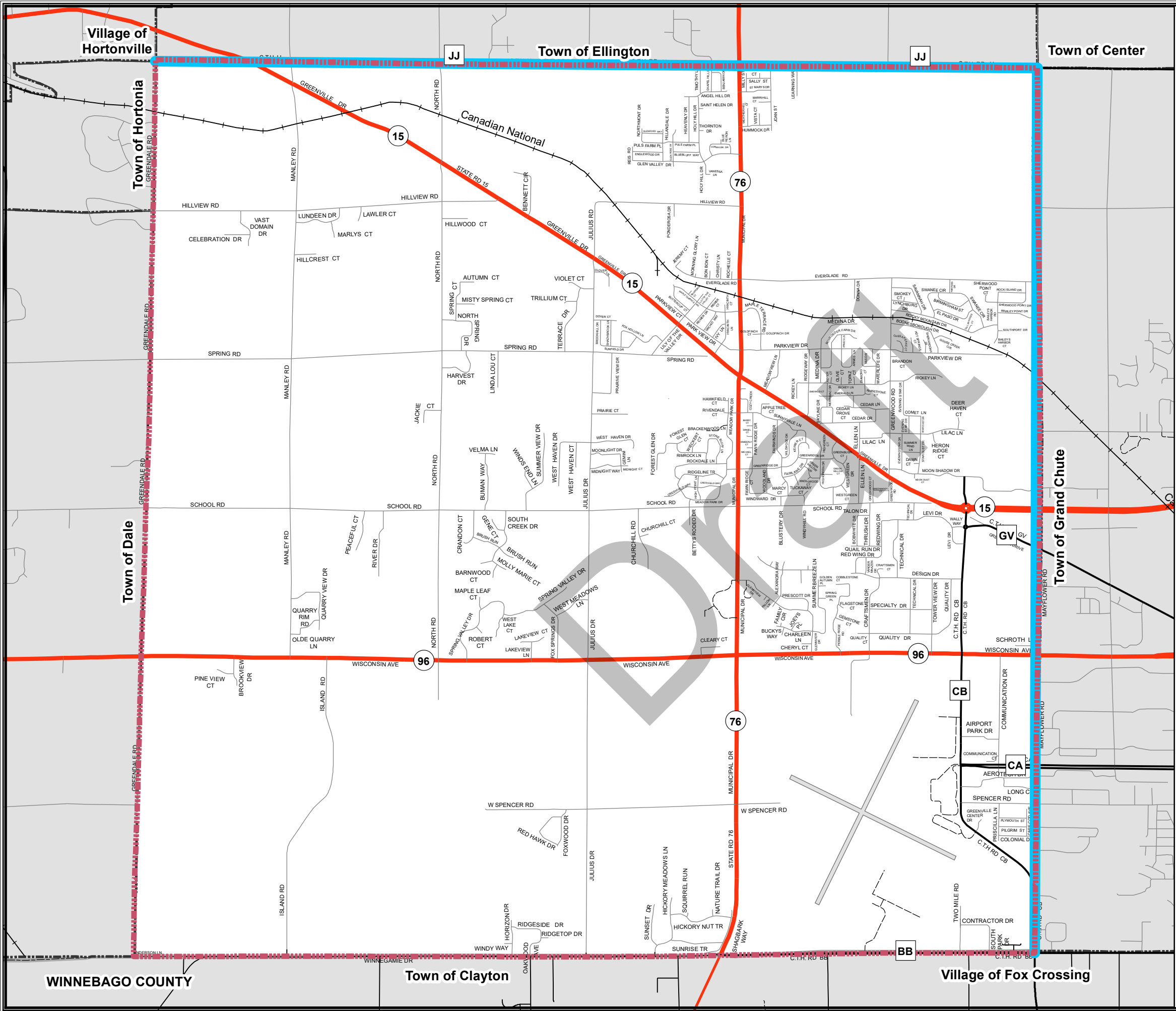


Source: Transportation & Boundaries - Outagamie County, 2018; Sanitary District Boundary, Water & Sanitary Mains - Town of Greenville, 2017

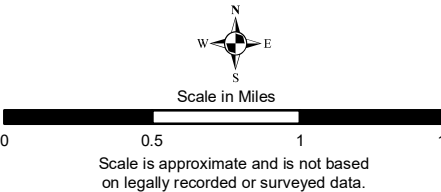
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Map 3-3
Growth Area in
Intergovernmental
Services Agreement Boundary



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



Source: Transportation & Boundaries - Outagamie County, 2018;
Intergovernmental Agreement Border - Town of Greenville, 2018

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Appendix: Exhibits

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