



APPENDIX

Community Engagement Summary

STAKEHOLDER ENGAGEMENT

EVENTS

Date	Type of Engagment
3/23/2020	Stakeholder Interviews
3/24/2020	Stakeholder Interviews
4/1/2020	Project Website went live w/SocialPinPoint Map and Survey
4/1/2020	Notified public of Project Website, SocialPinPoint Map and Survey via Blog
4/1/2020	Notified public of Project Website, SocialPinPoint Map and Survey via Facebook
4/1/2020	Notified public of Project Website, SocialPinPoint Map and Survey via Twitter
4/1/2020	Notified public of Project Website, SocialPinPoint Map and Survey via Town website on Homepage and Zoning Ord/Sub-Area Plan project page
4/1/2020	Notified public of Project Website, SocialPinPoint Map and Survey via Stakeholder email
4/1/2020	Notified public of Project Website, SocialPinPoint Map and Survey via Stakeholder paper newsletter mailed out last week in March
4/6/2020	Notified public of Project Website, SocialPinPoint Map and Survey via e-newsletter
4/6/2020	Notified staff of Project Website, SocialPinPoint Map and Survey via email
4/8/2020	Follow up email to Stakeholders
4/8/2020	Notified businesses of Project Website, SocialPinPoint Map and Survey via Fox West Chamber e-newsletter
4/14/2020	Follow up notification of Project Website, SocialPinPoint Map and Survey via blog
4/14/2020	Follow up notification of Project Website, SocialPinPoint Map and Survey via facebook
4/17/2020	Follow up notification of Project Website, SocialPinPoint Map and Survey via facebook
4/17/2020	Follow up notification of Project Website, SocialPinPoint Map and Survey via blog
4/17/2020	Follow up notification of Project Website, SocialPinPoint Map and Survey via twitter
4/20/2020	Follow up notification of Project Website, SocialPinPoint Map and Survey via e-newsletter
5/5/2020	Follow up email to Stakeholders
5/5/2020	Follow up notification of Project Website, SocialPinPoint Map and Survey via facebook
5/5/2020	Follow up notification of Project Website, SocialPinPoint Map and Survey via twitter
6/15/2020	Public Workshop
Week of 6/15/2020	Mailed Post Card to Greenville property owners about Virtual Open House
6/16/2020	Blog post about Virtual Open House
6/16/2020	Facebook post about Virtual Open House
6/16/2020	Twitter post about Virtual Open House
6/22/2020	E-Newsletter about Virtual Open House
6/22/2020	Blog post about Virtual Open House
6/22/2020	Facebook post about Virtual Open House
6/22/2020	Twitter post about Virtual Open House
6/29/2020	E-Newsletter about Virtual Open House
6/29/2020	Facebook post about Virtual Open House
6/29/2020	Twitter post about Virtual Open House
6/30/2020	Facebook post about Virtual Open House
6/30/2020	Twitter post about Virtual Open House
7/3/2020	Facebook post about Virtual Open House
7/3/2020	Twitter post about Virtual Open House
6/29/2020-7/3/2020	Virtual Open House

6/30/2020	2 Virtual Open House Live Sessions - 19 attended live virtual sessions.
6/29/2020-7/3/2020	Update on the project via paper newsletter
7/20/2020	Public Workshop
8/17/2020	Public Workshop
8/31/2020	Public Meeting
September	Facebook/Twitter/Electronic Newsletter/Blog posts to seek public comment on the plan
October	Update on the project via paper newsletter
10/26/2020	Public Hearing and approval of the plan

STAKEHOLDERS

Stakeholder	Project Area	Stakeholder Group	Contact Name	Phase 1 Engagement Strategy	Meeting Date	Meeting Time
Tour and Zoning Staff Meeting		Town		Kickoff - Extended Staff Mtg	3/23/2020	8:00 a.m.
Brokers/developers/investors		Developers		Kickoff - Roundtable 1	3/23/2020	11:00 a.m.
WEDC		Economic Development	Jon Bartz	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Fox West Chamber of Commerce		Economic Development	Scott	Kickoff - Regional Mtg & Online Survey	3/23/2020	1:15 p.m.
Fox Cities Chamber of Commerce		Economic Development	Jayme Sellen	Kickoff - Regional Mtg & Online Survey	3/23/2020	1:15 p.m.
Fox Cities Regional Partnership		Economic Development	Jayme Sellen	Kickoff - Regional Mtg & Online Survey	3/23/2020	1:15 p.m.
Hortonville Area School District		Education	Todd Tim	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Fox Valley Technical College		Education	Dave Wuestenberg	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Small Business Development Center at UW-Oshkosh		Education	Tom McDermott	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Fox West Regional Sewerage Commission		Regional	Jim Kirk	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
East Central Wisconsin RPC		Regional	Tom Baron	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Outagamie County - Land Development		Regional	Kara Homan	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Outagamie County - Highway		Regional	Dean Steingraber	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Outagamie County - Airport		Regional	Abe Weber	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
ADRC (Outagamie)		Regional		Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
WisDOT		Regional	David Nielsen	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
WisDOT		Regional	Matt Halada	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
WiDNR		Regional	Amy Minser	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
WiDNR		Regional	Robert Rosenberger	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
DATCP		Regional	Katy Smith	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Fox Cities Convention and Visitors Bureau		Regional	Pam Seidl	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.

Northeast Wisconsin International Business Development ProgramNEWREP		Regional	Mary Kohrell	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Fox Valley Workforce Development Board		Regional	Bobbi Miller	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Northeast Wisconsin Educational Resource Alliance		Regional	Linda Bartlett	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
New North		Regional	Connie Loden	Kickoff - Regional Mtg	3/23/2020	1:15 p.m.
Greenville Lions		Community Group	Ryan Pashke	Kickoff - Community Mtg	3/23/2020	3:00 p.m.
Greenville Lioness		Community Group	Bonnie Peters	Kickoff - Community Mtg	3/23/2020	3:00 p.m.
Greenville YMCA		Community Group	Brian Rammer	Kickoff - Community Mtg	3/23/2020	3:00 p.m.
Greenville Youth Sports		Community Group	Darin Triplett	Kickoff - Community Mtg	3/23/2020	3:00 p.m.
Fox Cities United Soccer Club		Community Group	Jan Breitbach	Kickoff - Community Mtg	3/23/2020	3:00 p.m.
Farmers Market		Community Group	Leanne Meidam Wincentzen	Kickoff - Community Mtg	3/23/2020	3:00 p.m.
Sustain Greenville		Community Group	John Conrad	Kickoff - Community Mtg	3/23/2020	3:00 p.m.
Civic Club		Community Group	Gerry Skalla	Kickoff - Community Mtg	3/23/2020	3:00 p.m.
Town Board		Town		Kickoff - Joint Meeting	3/23/2020	4:30 p.m.
Planning Commission		Town		Kickoff - Joint Meeting	3/23/2020	4:30 p.m.
Land Stewardship Group - ad hoc		Town		Kickoff - attend meeting	3/23/2020	5:00 p.m.
Town Staff		Town		Kickoff - Extended Staff Mtg	3/24/2020	8:00 a.m.
Key businesses in project area	Urban Core (excluding Heritage) & Gateway	Business		Kickoff - Gateway Mtg/ Individual	3/24/2020	10:00 a.m.
Large landowners in project area	Urban Core (excluding Heritage) & Gateway	Public		Kickoff - Gateway Mtg/ Individual	3/24/2020	10:00 a.m.
Key businesses in project area	Heritage & Urban Core within Heritage	Business		Kickoff - Heritage Mtg/ Individual	3/24/2020	1:00 p.m.
Large landowners in project area	Heritage	Public		Kickoff - Heritage Mtg/ Individual	3/24/2020	1:00 p.m.

LANDOWNERS BUSINESS

Name	PIN	TIER/Future Land Use	Landowner/ Business	District	Contact Name	MAIL_ADD1	CITY_ST_ZI
Air Wisconsin Airlines	Airport	Tier 1/ Industrial/ Employment/ Airport	Business	Urban Core			
Asten Johnson		Tier 1/ Industrial/ Employment/ Airport	Business	Urban Core	Sarah Spaulding - Human Resources 2437		
Gulfstream Aerospace	Airport	Tier 1/ Industrial/ Employment/ Airport	Business	Urban Core	Ryan Mielke - Facility Engineer		
Jansport Inc	110089201	Tier 1/ Industrial/ Employment/ Airport	Business	Urban Core	Randy Sahotsky- Facilities Manager		
M J Electric		Tier 1/ Industrial/ Employment/ Airport	Business	Urban Core			
Miller Electric		Tier 1/ Industrial/ Employment/ Airport	Business	Urban Core	Dave Lease - Plant Manager		
Oshkosh Corporation		Tier 1/ Industrial/ Employment/ Airport	Business	Urban Core	Ryan Meyers		
Plexus Corp		Tier 1/ Industrial/ Employment/ Airport	Business	Urban Core	Sara Egan - HR Manager		
School Specialty	110087200	Tier 1/ Industrial/ Employment/ Airport	Business	Urban Core	Bryce Frank - Director of Grounds and Maintenance		
Valley Bakers		Tier 1/ Industrial/ Employment/ Airport	Business	Urban Core	Jeremy Smith - Controller		
All World Ford	110019701	Tier II & III	Business	Urban Core/ Gateway	Stu Winarski		
AZURE ENTERPRISES LLC	110035300	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	AZURE ENTERPRISES LLC	N1786 HYACINTH LA	GREENVILLE, WI 54942
BERGMANN, STEPHEN L	110062100	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	BERGMANN, STEPHEN L	W7692 COUNTY RD JJ	HORTONVILLE, WI 54944

BOSIN, GORDON L	110040507	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	BOSIN, GORDON L	W5030 WASHINGTON LAKE DR	SHAWANO, WI 54166
CHARLES SR/ DONNA REIMER RV LV	110039200	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	CHARLES SR/DONNA REIMER RV LV	N1782 MAPLE TERRACE RD	GREENVILLE, WI 54942
GREENVILLE COOP GAS CO	110038600	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	GREENVILLE COOP GAS CO	PO BOX 168	GREENVILLE, WI 54942
GREENVILLE GROUP LLC	110239500	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	GREENVILLE GROUP LLC	1555 S PARK AV	NEENAH, WI 54956
IMMEL (LE), DONNA M	110038500	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	IMMEL (LE), DONNA M	N1798 MUNICIPAL DR	GREENVILLE, WI 54942
IMMEL, RANDALL R	110037903	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	IMMEL, RANDALL R	N1876 DONNA DR	GREENVILLE, WI 54942
LN REAL ESTATE LLC	110030700	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	LN REAL ESTATE LLC	PO BOX 460069	HOUSTON, TX 77056
OBERMEIER, BARRY	110040700	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	OBERMEIER, BARRY	W9489 AFFELDT RD	NEW LONDON, WI 54961
Patricia Heeg	110063001	Tier 1/ Suburban	Landowner	Heritage	Patricia Heeg	N1502 Julius Dr	Greenville WI 54942
PEPPER, THOMAS A	110062300	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	PEPPER, THOMAS A	W7111 SPRING RD	GREENVILLE, WI 54942
Warren Hanson	110062800	Tier 1/ Suburban	Landowner	Heritage	Warren Hanson	E11374 Hanson Rd	Clintonville WI 54929
WHEELER REV TRST, GENE	110061600	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	WHEELER REV TRST, GENE	N1426 MIDWAY RD	HORTONVILLE, WI 54944
WHEELER, GENE	110061900	Tier 1/ Industrial/ Employment/ Airport	Landowner	Heritage	WHEELER, GENE	N1426 MIDWAY RD	HORTONVILLE, WI 54944
Azco	110086204	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Patrick Choudoir		
BENNETT, BRUCE S (Katherine)	110013304	Tier 2/Limited Service Residential	Landowner	Urban Core	BENNETT, BRUCE S (Katherine)	N2115 BENNETT CI	Greenville WI 54942

Breyer Property	110083600, 83500	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Michael Breyer		
BURNS & MCDONNELL INC A KANSAS CORP	110086204	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	BURNS & MCDONNELL INC A KANSAS CORP	9400 Ward PkwY	Kansas City MO 64114
CALUMET VILLAGE PARTNERS LLC	110087200	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	CALUMET VILLAGE PARTNERS LLC	3305 N BALLARD RD UNIT C	Appleton WI 54911
Cheryl Zaug	110081900	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Cheryl Zaug	10700 SUNNY CT	SISTER BAY, WI 54234-9165
Coenen Trust	110086300	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Steve Frassetto - Attorney		
Ermers Property	110088300 & 110088400	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Scott Ermers		
Ermers Property	110088300 & 110088400	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Tom Ermers		
Ermers Property	110088300 & 110088400	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Gary Ermers		
GLLB PROPERTIES LLC	110027400	Tier 2/Limited Service Residential	Landowner	Urban Core	GLLB PROPERTIES LLC	W7618 MISTY SPRING CT	Greenville WI 54942
IMMEL LAND INVESTMENTS LLC	110027500	Tier II & III	Landowner	Urban Core	IMMEL LAND INVESTMENTS LLC	PO BOX 135	GREENVILLE, WI 54942
JACK, PATRICIA	110016800	Tier II & III	Landowner	Urban Core	JACK, PATRICIA	N2415 MANLEY RD	HORTONVILLE, WI 54944
Jennerjohn Trust	110094100, 94102	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Lauri Vanden Boogaard		
Julius Trust	110082300	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	John Julius		
KAUR, RAVINDER	110019900	Tier II & III	Landowner	Urban Core	KAUR, RAVINDER	N1786 HYACINTH LA	GREENVILLE, WI 54942
KIPPENHAN REVOCABLE TRUST	110027700	Tier 2/Limited Service Residential	Landowner	Urban Core	KIPPENHAN REVOCABLE TRUST	W7557 HILLVIEW RD	Hortonville WI 54944
KORTH, JOHN S	110014211	Tier II & III	Landowner	Urban Core	KORTH, JOHN S	W6732 SUNNYVALE LA	GREENVILLE, WI 54942

Lin Family LLC	110080600, 700	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Lin Family LLC	2845 CREEKWOOD CI	GREEN BAY, WI 54311-4617
ORT, MICHAEL (Tanner, et al)	110015400, 110015600, 110026800	Tier 2/Limited Service Residential	Landowner	Urban Core	ORT, MICHAEL (Tanner, et al)	E9618 PINETREE LANE	New London WI 54961
Paul Schroth	110088600, 088500, 088800, 089006	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Paul Schroth	W6750 FAIRLANE DR	GREENVILLE, WI 54942
REILAND, RANDY	110017700	Tier 3/ Agricultural	Landowner	Urban Core	REILAND, RANDY	N2248 MANLEY RD	Hortonville WI 54944
Schroeder Trust	110086702	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	Richard & Patricia Schroeder	N4959 COUNTY RD Q	WAUPACA, WI 54981
Schroth Trust	110088600, 088500, 088800, 089006	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core	CLARENCE R SCHROTH FAM TRUST	N993 MAYFLOWER RD	APPLETON, WI 54913
STEINACKER FARMS INC	110094801	Tier 3/ Agricultural	Landowner	Urban Core	STEINACKER FARMS INC	W8144 SCHOOL RD	Hortonville WI 54944
VANDERKINTER, LOREN	110018900	Tier II & III	Landowner	Urban Core	VANDERKINTER, LOREN	5777 RIDGEVIEW RD	DEPERE, WI 54115
CHRISTUS LUTHERAN CHURCH OF AP	110027502	Tier 2/Limited Service Residential	Landowner	Urban Core	CHRISTUS LUTHERAN CHURCH OF AP	N1915 JULIUS DR	Greenville WI 54942
KEY DEVELOPMENT GROUP LLC	110124200	Tier 1/Mobile Home	Landowner	Urban Core	ATTN:COMMERCIAL TAX SERV #1873	PO BOX 170872	Milwaukee WI 53217
PAPER VALLEY CORP	110091900, 110092600, 110092700	Tier 1/Open Space	Landowner	Urban Core	PAPER VALLEY CORP	PO BOX 415	Appleton WI 54912
David Buss Trust	110085604	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core/ Gateway	David Buss	W6166 GREENVILLE DR	GREENVILLE, WI 54942
Greenville Properties LLC		Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core/ Gateway	Greenville Properties LLC	N216 STATE RD 55	KAUKAUNA, WI 54130
NW Moonshadow & CB	110045400	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core/ Gateway	Kip Golden - Representative w/CR Structures		
NW STH 15 & CB	110047600	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core/ Gateway	Michael J. Lokensgard - Attorney Rep		
Schlimm Trust	TIF/15/CB	Tier 1/ Industrial/ Employment/ Airport	Landowner	Urban Core/ Gateway	David Schlimm		
Mobile Home Park	110124200	Tier 1/ Industrial/ Employment/ Airport	Landowner	Gateway	Melissa Pollom		

Schroeder	110119300	Tier 1/ Industrial/ Employment/ Airport	Landowner	Gateway	Michael & Carol Schroeder	W6854 COUNTY RD BB	APPLETON, WI 54914
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DEVELOPERS

Developer Organization	Developer Type	Areas of Expertise	Contact Name
Keller	Architects	Com/Ind	Sam Winterfeldt
J. Ross & Associates	Brokers	Com/Ind	Kim Johnson
NAI Pfefferle	Brokers	Com/Ind	Patrick Connor
NAI Pfefferle	Brokers	Com/Ind	Greg Landwehr
Remax	Brokers	Com/Ind	Jim Fletcher
Rollie Winters & Associates	Brokers	Com/Ind	Chris Winters
Utschig	Builder	Commercial/Industrial	T.J. Utschig
Dave Winkel	Developer	Residential	Dave Winkel
Dercks DeWitt	Developer	Residential	Tom Dercks & Scott DeWitt
Forward Development Group	Developer	Residential	Dennis Steinkraus
Ogden Development	Developer	Industrial	Max Ogden
Ryan Companies	Developer	Industrial	Ryan Marks
Van's Realty & Construction	Developer	Residential	Jason Haen
Davel Engineering	Engineer	Res/Com/Ind	John Davel
JSD Professional Services	Engineer	Residential	Paul Phillips
Martenson & Eisele	Engineer	Residential	Chris Cleary
Omni Associates	Engineer	Res/Com/Ind	Bob Givens
Robert Mach	Engineer	Com/Ind	Robert Mach
McMahon Associates	Engineer/Architect	Res/Com/Ind	Nick Vande Hey
Esler Commercial	Brokers	Com/Ind	Jim Esler
Realtors Association			Jennifer Sunstrom
Romenesko Developments	Developer	Residential	Phil Romenesko
Boldt	Contractor		Tom Boldt
Miron	Contractor		Tim Kippenhan
Cypress Homes	Builder	Residential	Michael Blank/Cassie Dodd
Keystone Homes of the Fox Valley	Builder	Residential	Scott Nieuwenhuis
Schmidt Brothers Custom Homes INC	Builder	Residential	Ed Schmidt/Lisa Schmidt
Virtue Homes LLC	Builder	Residential	Gerald Helf

TO VIEW THE PROJECT MAP AND EXPLORE ALL COMMENTS, PLEASE VISIT:
[HTTPS://HKGI.MYSOCIALPINPOINT.COM/GREENVILLE/MAP](https://hkgi.mysocialpinpoint.com/greenville/map)

Total Visits

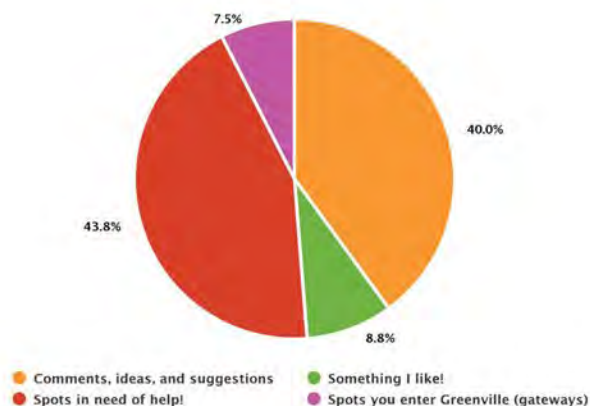
Unique Users

Avg Time (min)

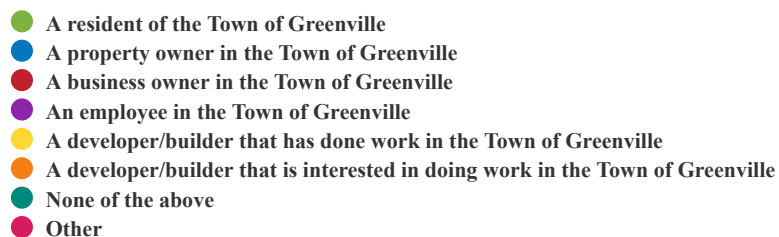
Unique Stakeholders

Comments

Survey Responses

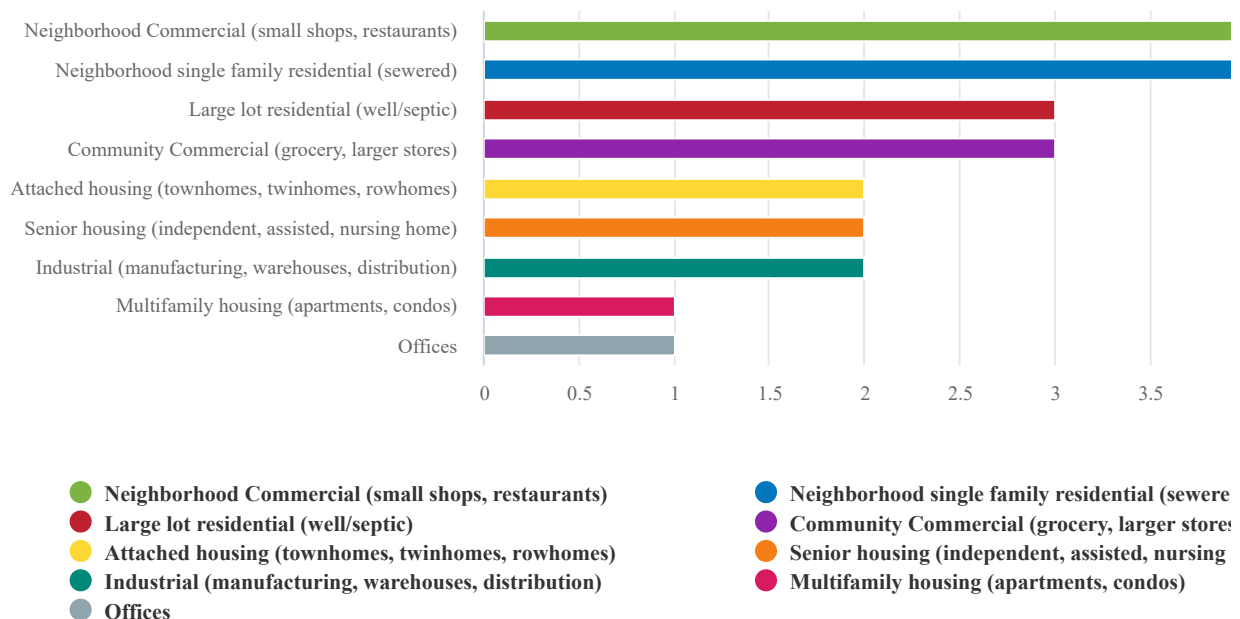


33 answers



Q2. What are the most important types of development to promote in Greenville? Drag and drop the uses in the order of priority.

27 answers



Q3. What do you think are examples of other places that have done development well? What makes them great places?

24 answers

Word Cloud Response List

Responses

Berlin, Winneconne, Manitowoc, Plymouth. They have town centers that allow residents to congregate for meals/socials and allow for events/activities. They have managed major highways through town and/or have major highways with easy on/off along with visibility to the town to draw people off the highway.

Cedarburg and Grafton areas come to mind keep the apartments and duplexes out keep local shops and local stores keep big boxes out they are close enough in appleton / grand chute. Keep lots large and keep moving forward on trails and more recreation opportunities. city of neenah . good mixed use development at affordable costs

Clayton/Town of Menasha, Town of Neenah. Big businesses move out there. Retail, hotels and restaurants are there...all tastefully done. Not crowded/city feeling. They also have police force. Maybe it's boredom due to Covid, but it certainly seems like there is a lot more petty crime in this area, and home break ins and other thefts.

Connectivity make them great. The ability to get from point A to B to C without crossing unmarked pedestrian intersections.

DePere was beautiful gateways and a wonderful "historic" downtown on both sides of the river.

Downtown Neenah has done well but they are supported by the City and Community Leaders. Appleton Industrial Parks. SE Appleton Office Building along Highway 41.

Elkhart Lake Key West, Florida

Greenfield, WI; Park Fairfax, VA; Oak Park, IL. What makes them great is not the condos - its that they have retained their original identity, and not allowed themselves to be overdeveloped. If you look at Pentagon City, VA near Park Fairfax, it has completely morphed into a replicated mini-Washington, D.C. over the last 20 years, with high-rises, and an overdeveloped commercial district, with drugs and crime from Washington D.C. In Greenfield, the commercial district was limited to small neighborhood shops in the historic district, similar with Oak Park, IL, which is a 12 block enclave surrounded by ugly urban sprawl. People live in places like Greenville for generations because it is a nice, quiet place to live with low taxes. Recent housing development has shrunk lot sizes, increasing density, decreasing property values, and results in an overflow of traffic in what used to be a nice, quiet, safe community.

Having a mixture of businesses and cultural spaces would be key. Having a way for it to be a destination.

Hilton Head, SC. It is a development where small commercial and businesses are mixed in with the residential areas all within a wooded surroundings. This has been done so successfully that when driving down a major roadway within the development it is difficult for one to identify where the local businesses are located without the provided identifying signage along the roadway.

I can't think of an example of a specific place, but communities that create a sense of place and are vibrant. I realize there isn't a one size fits all and Greenville has to find create its own identity. There has to be a balance of uses and development to be sustainable, just like a balanced financial portfolio.

I can't think of a place that has done development well, but I can think of where development was NOT done well. I moved here 5-6 yrs ago from Northern IL, where they sold farms and jam-packed as many houses as they could with no thought on the traffic impact. After 20 yrs of this, the roads are congested and people are rudely living their lives in an over-populated area. PLEASE do not do this to Greenville. What we fell in love with in Greenville is the fact that people are so friendly and considerate (which I contribute to a more relaxed way of life); we enjoy the country atmosphere while having access to the great "little city" of Appleton so nearby.

I feel every community has its positives and negatives when it comes to development. The important thing is to learn from others and do better for Greenville.

If we knew places that did it well... we would just copy them and this question wouldn't be on here. I ask: What other places is Greenville observing and modeling after?

Many communities have focused on re-development. What seems to work well is a coordinated plan that includes: housing, business, recreation, etc. People want to live, shop and play where it is convenient.

Mequon, WI Cedarburg, WI Thiensville, WI Steady growth, clean, modern yet have a quaint feel. These places promote small businesses.

Also limit multi-low income housing.

Mt Pleasant, SC. Maple Grove, MN

Neenah has done a good job of preserving their downtown while adding new businesses. Only drawback is lack of parking.

Neighbors with walking/biking paths to get around without having to interfere with traffic.

Not familiar with any.

Not sure. I will need to look into this more.

Sports complex / outdoor recreational activities, both give more of a community feel and they bring people together

The north side of the City of Appleton (around Thrivent) was master planned for development which led to a very nice finished community.

Q4. Greenville's Heritage Overlay Area consists of the property around the intersection of Highways 15 and 76. It is considered the "Town Center" of Greenville. What should this area look like in the future?

28 answers

Word Cloud

Response List

Responses

Americana-shops, businesses. This is a high traffic area. Give the business owners a chance at success and have it be tastefully done, with in and out access.

A police department. Small businesses. I don't think Greenville needs any big stores as nearby Grand Chute and Appleton serve that purpose plentiful. Greenville should cater to its "quaintness" and not become another overcrowded development trying to duplicate what Appleton already has.

Areas with cute downtown areas. It can be new but make it inviting. Make it something people want to come and walk down the street and go from business to business. Have some shops to draw people not from Greenville in.

Build on the base of the park and ball fields and develop with small shops and restaurants. Walking access.

Historic! - Walking path connecting buildings. - Benches to sit at, flower beds - Lower level business with upper level condos. - Small local businesses only, no big realtors

It could use a grocery store, along with an area of small retail shops on Hwy. 15.

It is difficult for me to envision a functional Town Center with such major highways and large volumes of traffic. It is already a major challenge to make left turns, to enter from side roads, residents to leave/enter driveways, pedestrians to cross, and town events to be held. I think a significant, enforced speed reduction is necessary or a significant re-design of "turn-out" lanes or "frontage" lanes that are not for through-traffic travel, but for residents and pedestrians. Other than that, the center needs attractions to events (e.g. enhance Community Park as a draw), work to save the zoo as an attraction, small shops, restaurants, and a plaza for events (e.g. Houdini Plaza in Appleton as an example).

It should be pedestrian and bike friendly.

It should be preserved as much as possible to continue to look like it always has.

It should maintain the character of the town, more outdoor seating at restaurants.

It would be looked at as the "hub" of the community. There is already that feel with the parks, municipal services and some businesses.

There is need for more businesses with a variety of offerings. The Town already has done a great job with the trail systems to allow people to access the area by walking/biking. The one concern is safety especially along 76 and 15, That needs to be addressed if area is developed further.

It would be nice to see this area kept with a small town feel. Not overcrowded or over commercial, a nice small town mix local businesses single family homes

I would like to hear your ideas.

Mixed use and commercial.

Mixed use development with masonry front buildings. neighborhood commercial development that offers a variety of reasons to come to or be in Greenville.

more consistency in architecture. West of 76 is more commercial and newer buildings/strip malls. Older homes in varying conditions on east side. Maybe the Town Center starts on the west side of 76, leave east side residential.

More local shops for goods and food. Town center for events and entertainment and farmer's market.

more shops and more open public places need more places people can walk to etc.

More small shops would be excellent there. It would also be awesome if we had our own library in that area.

New or refurbished building. Sidewalks. Restaurants and other retail.

On highway 76. I would like to see more restaurants ... not strip malls, limited drive thrus. On highway 15, I would like to see a smaller footprint grocery store like Trader Joes (long term maybe two, on opposite ends).

residential

Right now it is a haphazard mix of uses. It needs to be cleaned up and have more order to its chaos. I see a lot of potential for redevelopment in this area. It could be the focal point of the community with the right plans and policies in place.

small retail, office, general business

The history should be preserved and try to mix in some small business that will attract area residents and visitors to Greenville. Do not put a future town hall on the lot next to the new fire station. Our heritage area should become more than a string of town/village government buildings down our major Heritage roadway.

The "look" of it should reflect Greenville's history and roots.

This area should not change much. It should remain rural. No sidewalks. No street trees. No curbs. The newer lot sizes have gotten quite small over the years, which results in an increased density and an overabundance of traffic and noise pollution. There are families living here since 1965, when grandparents built their dream homes. If it is developed, it would lose its essential character - the "corner" is where local people go to the diner, the feed mill and the co-op. A new flower shop on 76 would be fine. I hope that the Heritage District is not developed further with any commercial businesses in the residential sections. I would prefer a "rails to trails" conversion, rather than condos, high rises, or large scale businesses. There is a gigantic grocery store at Woodmans, a small one in Hortonville, a bulk grocery on 15, and a Pick N Save next to the Fleet Farm. Another one of the same type is not needed in Greenville. If you require a grocery store and increased traffic, a Trader Joes or Whole Foods would be preferable, on the other side of town away from the Heritage district. A larger Farmers Market is preferable to large commercial entities.

Walking path connecting the town with this as it's center.

Q5. Greenville's Urban Core Overlay Area consists of the main corridors in Town (15, 76, 96, CB, Greenville Drive, and College Avenue). What should these corridors look like in the future?

27 answers

Word Cloud

Response List

Responses

76 needs to become more low speed and more of a secondary thru road make people want to use cb. 96 needs to be widened like 15.

A balanced mix of uses and development that is visually significant. I'm not sure what the visual should be, but something that people can identify is Greenville and is consistent throughout the corridors whether it be in the form of architecture, signage, landscaping/streetscaping to name a few.

add left turn lanes to move traffic safely. As the corridor is developed, traffic needs to be first consideration, including bike and pedestrian crossings.

Any landscaping should clearly send the message of "GREENville"

As much green space as possible.

As traffic volume continues to increase consider safer turn in and turnout lane options.

Bicycle trails alongside all of the would be beneficial and be safer for walkers and bicyclists.

east of 76 should be mainly business, industrial, commercial, office, small shops, and restaurant bars. Traffic, Airport overlay, existing development would make much a poor choice for residential.

Greenville should have some unique commercial establishments to have something special for residents to visit. Say for instance a Trader Joe's grocery store or equivalent (mid to high end). We have approximately 12,000 residents with no grocery store. Also, if one wants to have an informal business meeting or meeting of friends get together, currently there is little or no place in Greenville to suggest to meet. We should have a coffee house of some sort or equivalent to meet and enjoy?

Grocery Store Larger Commercial and restaurants

I currently live off of College Avenue and the "Welcome to Greenville" sign is tired and faded. It reflects poorly on what is a vibrant and engaged community. The corridor and gateway areas should reflect the civic pride we hold for Greenville.

I like the way they are now -- not too developed and too crowded. My husband wants a bowling alley along CTH CB (LOL) or even 76.

Inviting with adequate signage. Safety is key to make sure vehicle and pedestrian and bike traffic can coexist. This is important to businesses and community members. It also includes added businesses/industry to add employers, but more importantly opportunities for community members to get what they need. Recreational opportunities/expansion is also important.

I think they look good today. Maybe continue to extend and connect trails.

larger business

Maybe each provides a theme that attracts and welcomes people--and arts corridor of sculptures, lamp post scarecrows, planters; another is athletics which has access to park, a "fitness square," easy access & information on school competitions; another is a relaxation lane that emphasizes walking, trails, hanging planters, outdoor cafes/winery courtyards. Currently I feel the traffic and design of these corridors effectively divide the community from interaction & gathering, and invite traffic to "move quickly through and onto your destination."

Mixed use, commercial and light industrial.

Not sure

Not sure.

Park Fairfax used to give away bulbs to residents in spring to plant on the property. I think you could do some nice landscaping along the medians. Some of it is already fairly developed.

Pedestrian and bike friendly.

Residential with business south of 96

The Highway 15 area should be worked on the most. Attract new businesses and home offices. Use TIF dollars.

Thriving business and well maintained roads

Unless you're going to reduce the speed limits, they should primarily be businesses.

Well planned frontage roadways offering access to business on both sides of the frontage road. Also like to see extensions to recreational trails access making mobility options available.

What elements are you planning to focus on? Landscape, buildings, ??? What ideas are already being considered?

Q6. Greenville's Gateway Areas consist of the main entrances into town. They are the first thing to welcome people into the community.

What should these areas look like in the future?

24 answers

Word Cloud

Response List

Responses

A balanced mix of uses and development that is visually significant. I'm not sure what the visual should be, but something that people can identify is Greenville and is consistent throughout the corridors whether it be in the form of architecture, signage, landscaping/streetscaping to name a few. There should be consistency as you enter the community but should consider the scale based on higher priority entrances to secondary entrances and the context of the surrounding and planned land uses.

Attractive buildings and abundant green space.

Beautiful iron archway , flower beds , proper lighting Gateways must be accessible via car, bike and foot.

Big sign welcoming people to Greenville. Maybe lots of pretty flowers too.

Commercial business parks that broadcast the entrance points of Greenville. People need to know just by looking at the buildings they are entering Greenville.

Decent looking plants and maintained trees

Have some thing bigger/grandeur to welcome to town

I can't think of any example of a great main entrance to any town other than some fancy elaborate sign.

I currently live off of College Avenue and the "Welcome to Greenville" sign is tired and faded. It reflects poorly on what is a vibrant and engaged community. The corridor and gateway areas should reflect the civic pride we hold for Greenville.

Inviting. Again, safety is key along with well-maintained roadways. Having a consistent look is also important. Many communities have put requirements in place to ensure that there is a certain look and feel with development.

I prefer a small, quaint wooden sign as an entrance into town, vs. something ugly and ostentatious, like the new Community First Credit Union building in Fox Crossing.

More prominent signs with nice landscaping--flowers around the base of the signs would be my preference.

Not monstrous statues like Neenah! Native plantings in roundabouts, signage to identify the town and direct visitors to airport, park, town hall. Similar to what we have now but larger. Don't rely on the standard green highway signs.

Not sure.

Same as above.

Showcase projects that enhance our way of life such as solar, wind, prairie/wetland restorations, trails, etc.

signs that are kept clean and clear of brush, debris

This is a challenge for me. I think these entries need to give the character of the town--is the green belt a key emphasis? Then have that as an entry theme on the closest gateway road. Is there key heritage to emphasize, maybe that is the design to the closest gateway near those features. Are there key accomplishments (sports, famous residents, key historical events)? Maybe that is designed into another of the gateways.

Tree-lined streets

Use unique signage that informs visitors of Greenville and its history.

Welcoming, residential. Slow the speed limit so people know they're in a town.

Welcoming sign. Well groomed green space with trees, bushes, flowers.

Well kept signage.

What elements are you planning to focus on? Landscape, buildings, ??? What ideas are already being considered?

Q7. What is your best idea for the future development of Greenville?

31 answers

Word Cloud

Response List

Responses

Adding another tunnel under 76 closer to Lion's Park. You risk your life crossing that road with children to get to the park. If the rumored tunnel isn't going happen, at least put a push button with flashing lights to have traffic slow to a stop in order to cross safely.

Bike lanes that allow residents to bike to and from the center of town safely.

Bike / walking paths connecting all neighborhoods. Make Greenville a place where outdoor physical activity is revered. Currently biking and walking on many town roads is dangerous as people are unwilling to share the road.

Connecting Towering Pines, Savannah Heights, and Field of Dreams neighborhood developments to Lions park / West side of 76 via a tunnel or robust pedestrian crosswalk.

Continued population of the business park, multi-family development near business park, continued expansion of recreational trails, turn Everglade wetlands into a nature preserve with a vast trail system, commercial development in the corridor regions.

Continue to incorporate parks and green spaces. Expand bike paths to provide access to new commercial spaces. Continue to control housing development, both in numbers and density.

Continue to preserve the heritage while building for the future. The town has done an excellent job of balancing expansion while holding to it's values of preserving our resources.

Emphasis on safety especially on roadways and continuation of providing opportunities to walk/bike throughout the community.

Focus on areas that have the greatest potential for development/redevelopment. For those areas that may not have the potential now, determine what it will take to focus on those areas. I think the Heritage area has a lot of potential to develop/redevelop by creating a central location of localized commerce, entertainment and sense of place/community.

Grocery store and a high school

I believe the creation the TIF district was a huge accomplishment for the Town of Greenville. As a real estate broker, I know from experience TID incentives are mandatory to attract the development opportunities the Town will want. I suggest continued support of the TID and possibly even expanding it.

Keep a rural feel - especially in the face of urban sprawl and losing farmland.

Keep it in the sanitary district and don't enlarge the sanitary district. Do whatever you can to promote farming in Greenville. Remember, farmland pays it way. New homes cost all of us money. If you think about it, why not limit new construction. When the current area is full, then construction stops. Don't be swayed by developers. They are here to make their money and then leave. They don't love and respect the land and the environment. They love money, money, money. By putting a stop to new construction, Greenville will become the most desirable place to live in the Fox Valley because of the open space/farm land that exists.

Keep it quaint and unique with an agricultural flavor.

Keep single. dwellings and multi dwelling units separate. Don't devalue single. family homes with apartments and duplexes. Large grocery (Festival) retail shopping area- small shops, restaraunts, coffee shops. Keep Industrial an Industrial area. Include a beach and swimming area like Plamann Park or Kimberly's swimming beach with the splash pad

LOW TAXES. KEEP RURAL IDENTITY. LARGE LOT SIZES. LIBRARY before Sportspark. Bike lanes and reduced speeds along many roads. Perhaps a pollinator program where residents grow milkweed and other natives along street lines. Organic gardening methods. Small mom and pop shops are preferable to large commercial entities. Senior housing would be nice.

Maintain the nature areas.... stop ripping down all the nature and find uses to enhance it; like a park area.

Many people moved to Greenville because they want to live in a small town ... a more rural area. While they may appreciate the proximity to the Appleton area and all that it offers, they do not want Greenville to become more urban. I would like to see Greenville keep its small town character as much as possible.

More of the same but add trails, keep apartments and duplex rows out and add local shops and keep industrial out of heritage area. Zoo property will need major attention soon.

Preserve green space. Preserve and celebrate the heritage. Fix the roads. Don't put sidewalks and walking paths on the same narrow roads that are more than 100 years old.....making them suddenly so wide the walks are in people's front yards and you're killing trees to boot. Use some common sense. Don't hide behind a DOT grant that gives you \$200k and makes you spend \$800k to use it. When simply spending \$500k would make things so much better. That's \$300k you can use elsewhere vs being dazzled by the "free" money. Greenwood road has been here for more than 100 years old. Preserve it, don't commercialize it. All the people crying for sidewalks don't LIVE on the road, they use it. Who will pay for it? Those that LIVE on the road.

Preserve the farms left in Greenville.

Previously I said the current highways divide the community; I think this is a key issue to resolve. The speed of traffic and lack of enforcement contributes (there are communities that successfully gain adherence to speeds). I don't see a logical layout to the town currently that lends itself to congregating and holding community events/activities. I think green space and agriculture must be preserved and

cultivated. I think there needs to be a downtown target defined and then focused planning and action to achieve. We also need to understand the growth plans of boundary neighbors so there is synergy along with uniqueness for each.

some nice monuments

Special and unique businesses that are unique. We only need to look to other communities across the state and country as examples that make an area fun for residents and special to visit.

Sports complex / outdoor recreational Facility

Stop trying to pile apartments and condos into Subdivisions. It creates too much extra traffic and degrades the family neighborhood feel.

Sure the townhomes and apartments look nice now but give it 10-15 yrs and a few ownership changes. The northwest and north east corners of Appleton (just south of Northland Ave) are prime examples of how rental units can negatively impact otherwise nice neighborhoods. Don't do it to Greenville.

There is a lot of open land on the northeast portion of the town that offers great opportunity for the future, whether it be a new industrial park area or housing, but I think that area will next. The area on the west end by Hortonville will all depend on the State redoing Highway 15

Use as much TIF money as possible to compete with other communities.

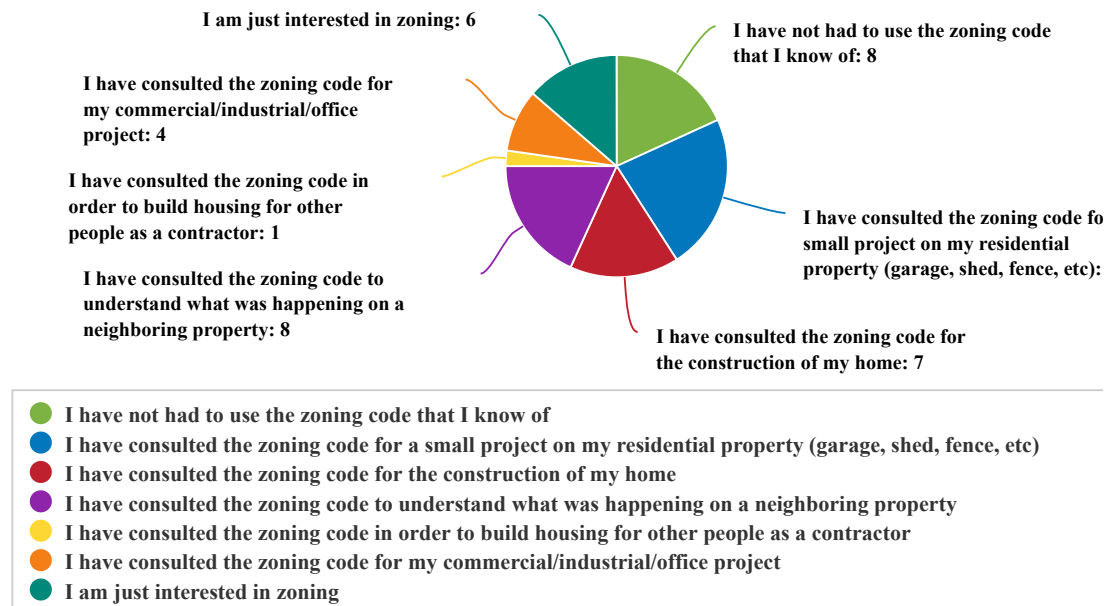
We could use a little grocery store.

Well kept facilities with a strong residential presence backed by a good business presence.

When 15 gets rebuilt on the west side of town this is going to drive development to the west. 20 years ago there was no 15 and look what has happened now. CB was not there 40 years ago, has been expanded and rebuilt several times, needs to be extended to JJ!

Q8. How have you interacted with zoning code? (select all that apply)

30 answers



Q9. Do you have any other comments related to zoning or the planning process?

18 answers

Word Cloud

Response List

Responses

Appreciate what the Town is doing to be proactive and meet the needs of the community.

Chickens should be allowed to be kept in the town of Greenville. Town roads should also be opened as Atv/Utv routes.

consider traffic patterns and safety for residents when adding housing. Lots of subdivisions are being build adding significant traffic with no adjustment to roads or sidewalks. ... Consider the loss of nature space when building so many homes. Take time to plan large lots to preserve what once what farm and forrest in Greenville. Much of the natural habitat is gone and the close piled houses are getting too close to the swamp area and wildlife habitat is being taken away. The Greenville I grew up in was full of nature, farms fields and forrest. Now it is one house on top of another in yards too small for kids to play. One park for every one to walk to but not enough sidewalk to get there and increasing traffic with no safety for people out walking/biking and enjoying the nature we have.

Definitely will need more business to help support this transition. Nice to see Greenville looking to the future

Do what is needed to protect our Greenbelt from development so Greenville will remain special among regional communities with open spaces and farmland to enjoy and provide for future generations of area residents.

Greenville has some unique geological features--wetlands, watersheds, karst (incorrect spelling??). These need to be preserved and not be overrun or destroyed by zoning and/or development--once gone, they and all the wildlife/plant life associated with them can never be regained. Thanks for the opportunity for input. John Conrad.

I am concerned that a small group of individuals will change the identity and character of Greenville into a North Appleton or have another hidden agenda, like when the karst was illegally drained. I would like to know what Environmental Impact Studies have been done with this development plan.

Industry and offices play an important part in rounding out a community, but I have not considered how they should be incorporated in Greenville.

In the past, we seemed to have gotten beaten down by developers. Why can't we say "no" to them? Why can't we say "no" to those who own land and now want to develop? The town can have so much more control if we only had some sort of PDR program or a farmland trust. You could then say "no" to development of any piece of property. Remember, people like it in Greenville because of the rural areas that still exist. I think Greenville needs to be open to changes in zoning to accomodate projects that fit.

It often feels like zoning decisions are made without informing the public. The bare minimum of notification is followed. When residents find out about new development, it is already too late to protest or voice concerns because the zoning has changed. Zoning decisions are THE most important decisions our board makes. They need to be discussed in the town newsletter, easier to find on the website (featured on home page?) and with press releases to Post Crescent

Keep up the great work Greenville. It's nice to see a community being proactive with its future.

Make your due process simpler for your residents, those that pay the bills. Don't have complex titles and funky names for the projects. Say "Hey, Julius road residents, we are discussing the future of your road on this day at this time" Log the project names in your minutes with whatever vernacular or sequence works for the town government. The residents are your customers.

Michael Brown is very knowledgeable of the zoning code and was able to successfully help secure two projects I was involved with by assisting with the rezoning of the property to meet the buyer's requirement.

No

The future of our town is in your hands, a large task that I am glad to say you are doing a great job at

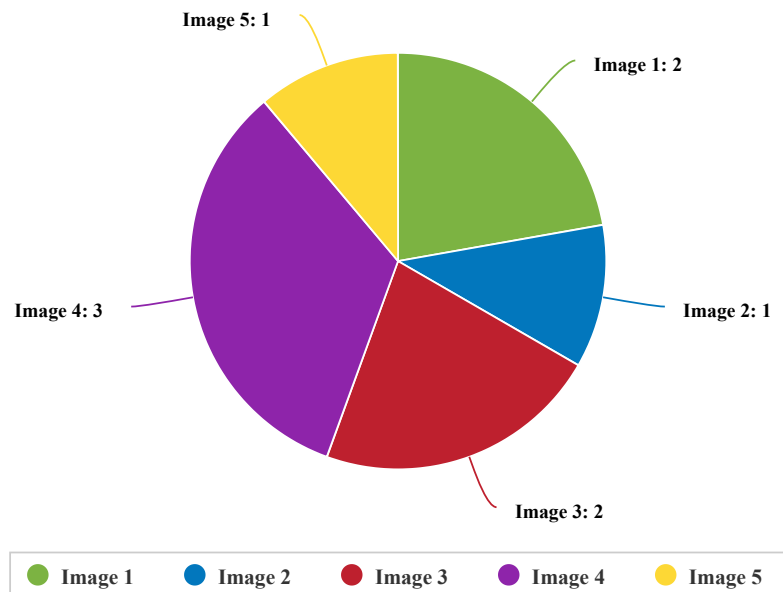
the way it is now some of the planning commission do not understand it. May need to be simplified, or clarified as it goes thru the process of being changed.

To reiterate, do not overcrowd with housing or business.

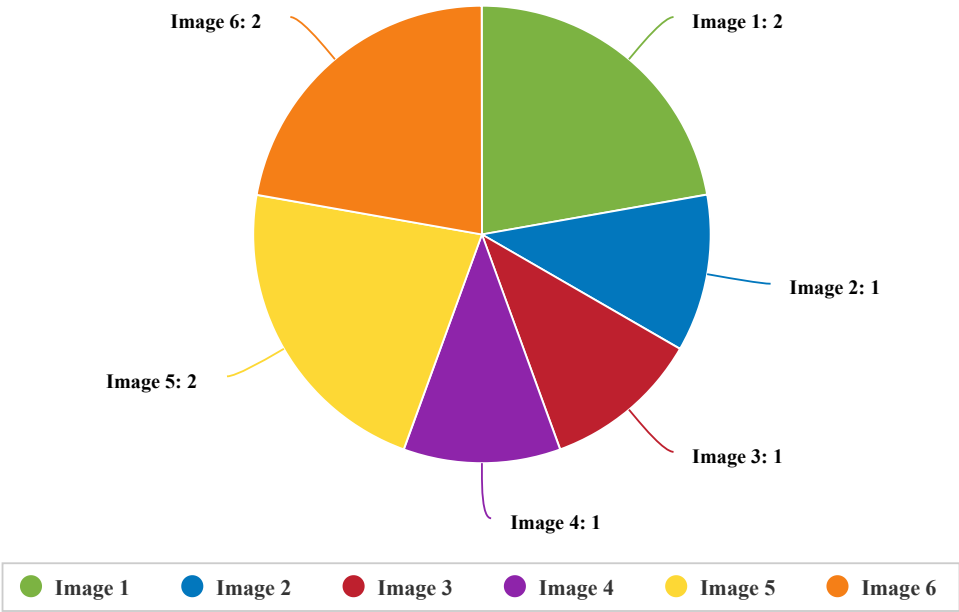
TO VIEW THE PROJECT MAP AND EXPLORE ALL COMMENTS, PLEASE VISIT:
[HTTPS://HKGI.MYSOCIALPINPOINT.COM/GREENVILLE-WI/MAP](https://hkgi.mysocialpinpoint.com/greenville-wi/map)



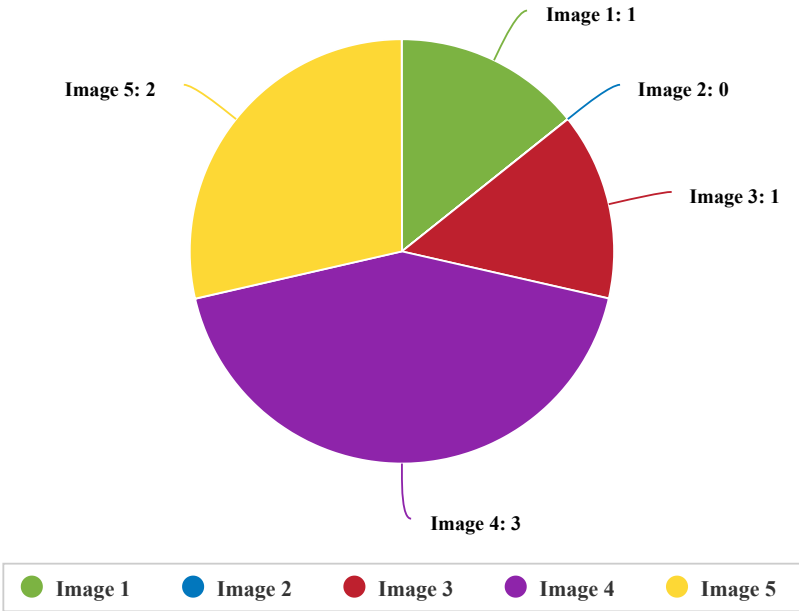
HERITAGE DISTRICT CHARACTER SURVEY



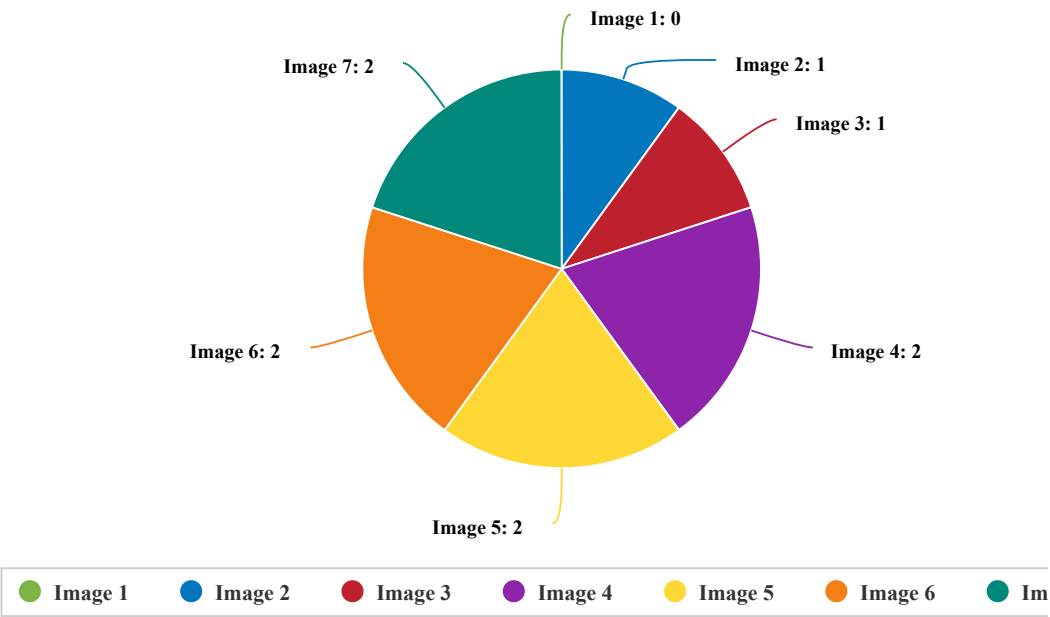
Q2. Which of the above images best represent the mixed-use character you would like to see in the Heritage District? Select all that apply.
3 answers



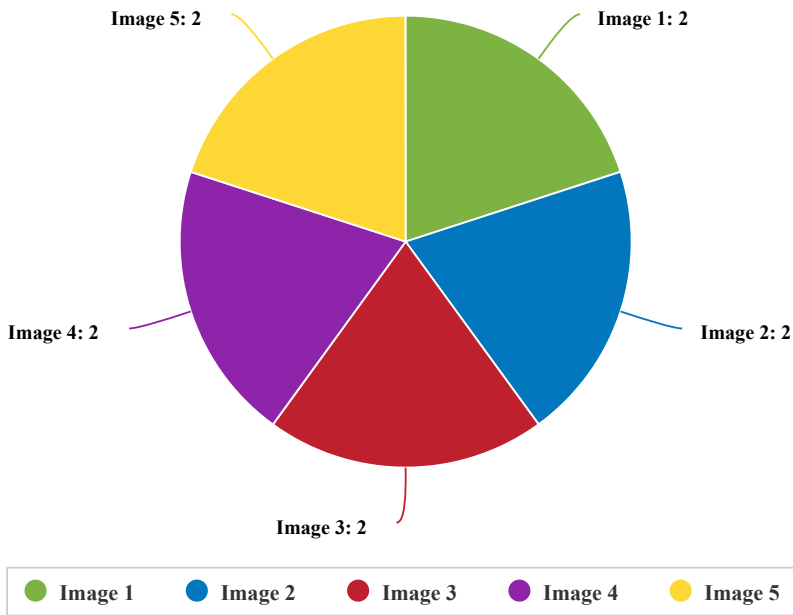
Q3. Which of the above images best represent the retail/commercial character you would like to see in the Heritage District? Select all that apply.
3 answers



Q4. Which of the above images best represent the residential character you would like to see in the Heritage District? Select all that apply.
3 answers



Q5. Which of the above images best represent the gateway characteristics you would like to see in the Heritage District? Select all that apply.
3 answers



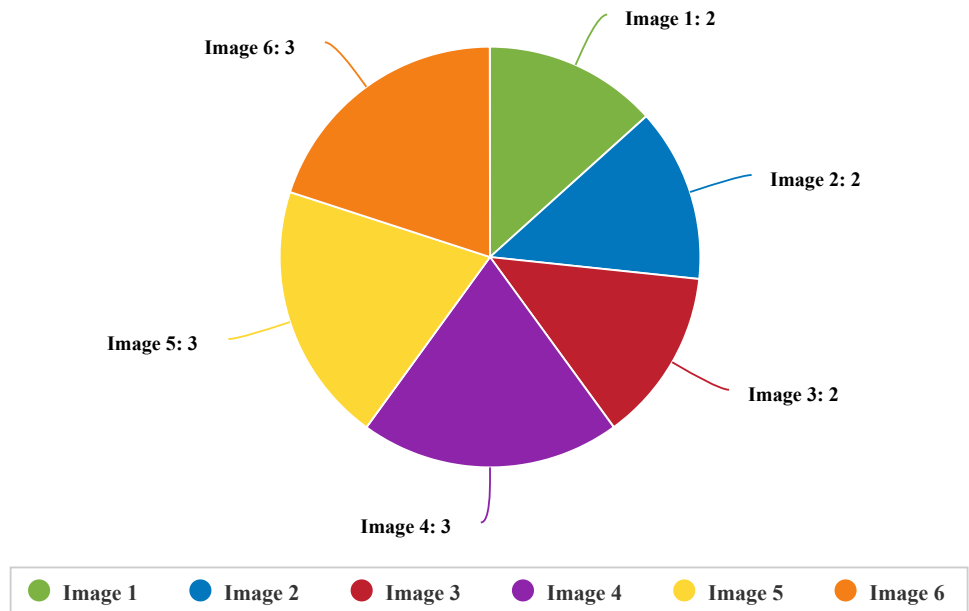
Q6. Do you have any other thoughts to share?
1 answers

[Word Cloud](#) [Response List](#)

EAST INDUSTRIAL DISTRICT CHARACTER SURVEY

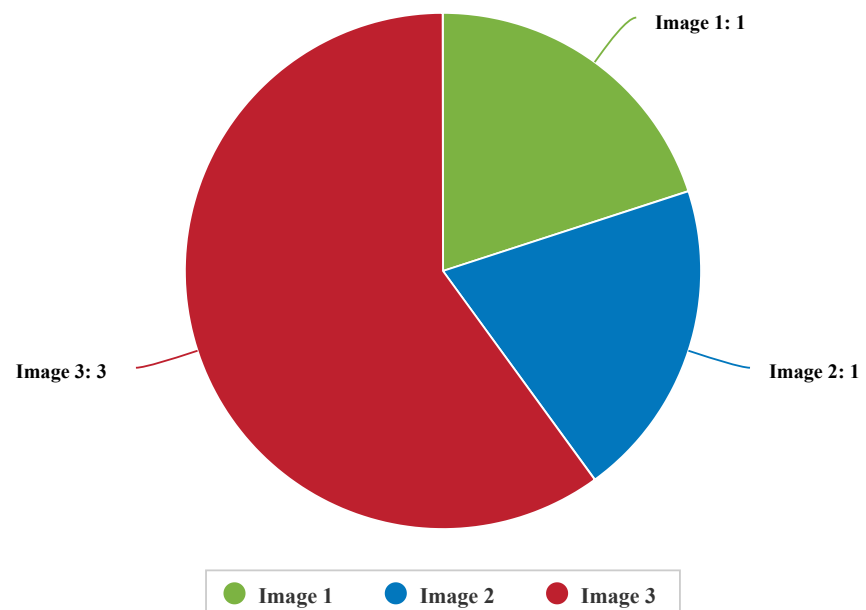
Q1. Which of the above images best represent the business park character you would like to see in the East Industrial Area? Select all that apply.

3 answers

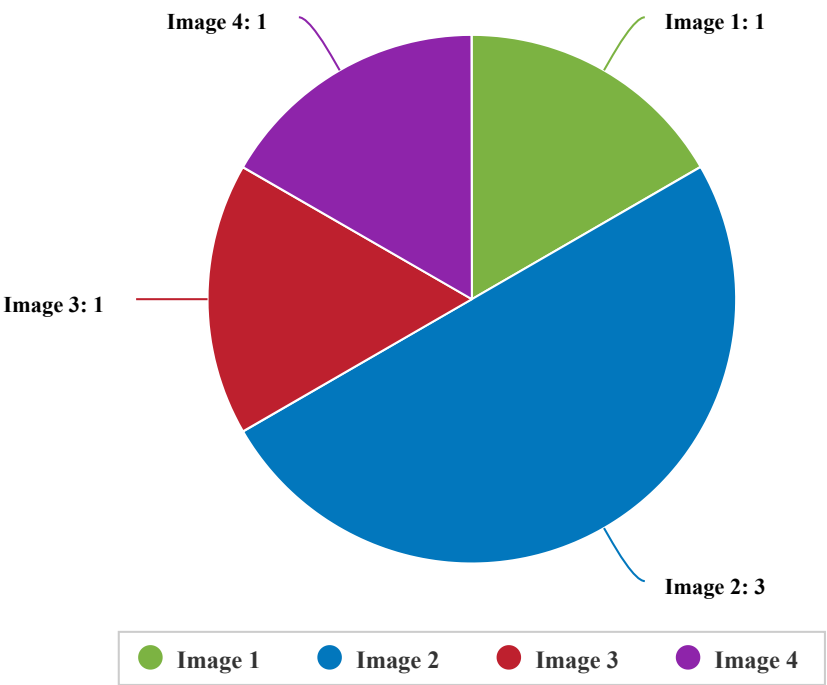


Q2. Which of the above images best represent the character for supporting services that you would like to see in the East Industrial Area? Select all that apply.

3 answers



Q3. Which of the above images best represents the amenities and streetscape character you would like to see in the East Industrial Area?
Select all that apply.
3 answers



SPORTS + SPLASH AND LIONS PARK SURVEY

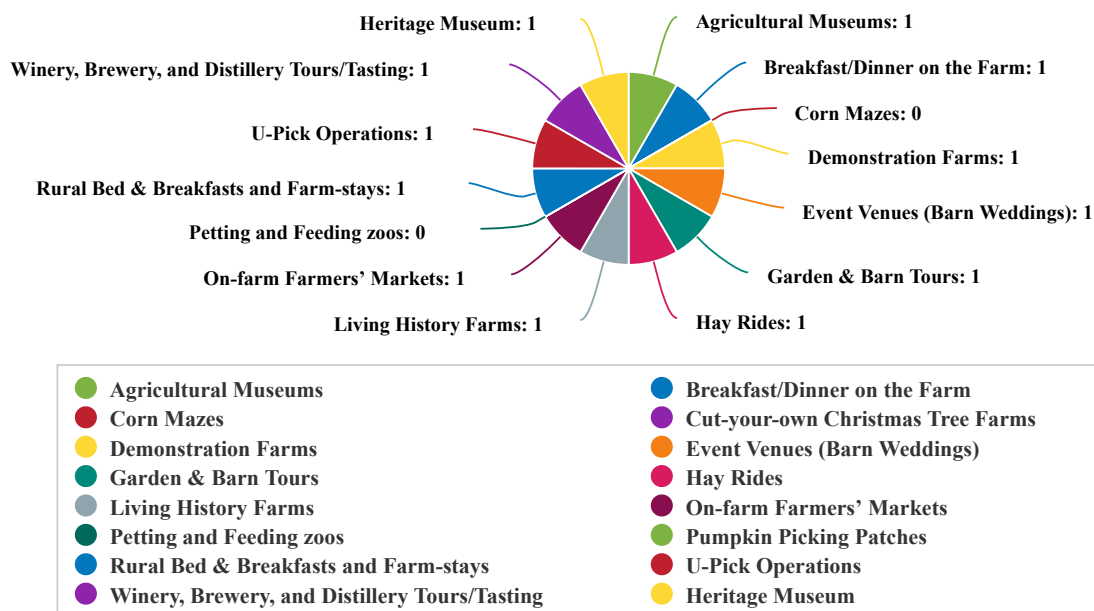
Q1. What ideas do you have to help Greenville celebrate its Agricultural Heritage?

1 answers

This seems like it would be a good area to develop some kind of museum or other historical use, just not sure where it would go.

Q2. Which Ideas for Agricultural Tourism do you like the best?

1 answers



Q3. How do you think the Town of Greenville should pursue implementing any of the ideas above?

1 answers

Work with the existing farmers to come up with a plan. Seems like there are a lot of opportunities to preserve the farming heritage while continuing to farm the land.



APPENDIX

Community Engagement Summary