

Participants at the Town of Greenville Comprehensive Plan Inaugural Meeting were asked to answer the following five questions. All individual responses are summarized below. The responses provide a guide to what residents of the Town of Greenville value about their community as well as an indication of what issues the Town may be facing.

1. What do you value most about the Town of Greenville? If possible, please map any areas that you find valuable.
 - It is a safe place to live. Free from crime and very clean.
 - The chance to develop my property. The property owner should have a say in the use of their land.
 - The people in the Town and their sense of volunteerism
 - Farmland - what's left!
 - Yellowstone Trail
 - Family/Town history
 - More rural than Grand Chute
 - Expect growth to be located along main highways.
 - I value the open space and the rural environment.
 - Low density
 - I do not wish to see it lose it's character
 - It used to be a nice quiet community to live in. Slow paced.
 - Small Town, friendly people, rural atmosphere.
 - Healthy industrial base and growing business base
 - Schools
 - The elementary and middle school
 - Easy access to Highway system
 - Country living close to City amenities
 - Parks
 - Rural Atmosphere
 - This is my home. I value this highly. I value that independence and individuality is mixed with a feeling of community. I may not be friends with my fellow town members but we are always friendly with a wave and a smile. I love the wild areas and open farmland. I love the small town feel. I love that we can hunt and snowmobile.
 - I like being close to highways.
 - I like being separate but close to Appleton.
 - I enjoy the rural feeling of Greenville while still having the luxury of a lot of retail close by.
 - Parks
 - Wooded areas

- Wetlands
- Farms
- Easy access (good roads) to Fox Cities
- I value the rural character and peaceful surroundings coupled with proximity to commercial businesses and the regional airport.
- Close to services
- Outside of Appleton/developed area
- Good transportation
- Small Town feel
- Mix of working farms with pockets of residential areas
- Large lots
- Clean – not many run down homes
- The home Town with the mom and pop businesses
- A Town where neighbors help neighbors
- Green space and parks
- Natural areas
- Green space
- Open areas
- Agricultural land
- Controlled growth
- Don't allow random development
- The ability to still have the country look and still have the ability have some town atmosphere.
- People
- Small size
- Open areas
- Green spaces
- Farmland
- Small size (population)
- Close to Appleton
- Location
- Farmland
- Agricultural setting
- Rural area – close proximity to services but away from commerce
- Open space
- Sense of community
- It's rural character, farmland, park land, and open space
- Location – close to work yet a country feel

- Size – big enough school system to offer opportunity but not so big that problems related to size become unmanageable
 - Hilly and with quite a bit of woods and open space
 - Small enough to participate and contribute
 - Growth potential is an exciting chance to be creative
 - Natural areas
 - My own corners of it
 - Progressive and committed government
 - Green space
2. What features or characteristics define Greenville and make it a unique community? If possible, please indicate these features on the attached map.
- Parks and industry
 - Population mix, industry and jobs
 - Greenville has excellent schools and is close to Appleton for jobs and shopping.
 - Yellowstone Trail
 - Amount of hip-roof barns on Julius Drive area (southern end)
 - Measured growth of residential housing
 - Farmland, open space
 - We are conveniently located to a “metro” area yet it doesn’t feel like it.
 - It used to be a close knit community where you knew your neighbors.
 - Urban/rural location
 - Small and not spread out
 - Larger lots surrounding areas in Grand Chute/Appleton.
 - Highway 15 cut right through the heart of the Town
 - Airport
 - I like the farming community, airport, and industrial park.
 - Farms, fields, and livestock
 - Wild land, woods and wetlands with wild plants and wild life
 - Rural qualities
 - Small town feeling
 - Parks and trees
 - Small town atmosphere
 - Slow pace
 - Wetland and farm mixes with residential areas
 - Easy road access

- Small businesses
- Agricultural character
- Parks and green spaces
- The intersection of Highway 15 and Highway 76
- Lion's Park
- Community involvement – GYs Club, donated time for events
- It doesn't have all the big malls and big box stores that seem to be popping up all over the place.
- You can still see an operating family farms minutes from your home.
- Combination of urban and rural areas
- Rural atmosphere
- Large lots and rural farm mix
- The Town has parks, YMCA, airport and many businesses
- Small town close to the Valley and all the benefits it has
- Large lots
- Mixed group of people
- Interactive community
- Parks
- Walking trails
- Small size with all the conveniences
- Location
- Small Town Americana
- Large tracts of farm fields, wood lands, open areas separating current developments.
- Large lots in current developments
- Parks
- Natural areas woods/wetlands
- Trail System
- Variety of housing (sanitary – rural)
- Parks
- Wetlands
- Hills
- Airport
- Industrial Park
- School/YMCA corridor/parks/trails
- Natural Areas, especially wetlands and woodlands
- Lots of park space

- Open space (less homes in subdivisions outside of sewer and water)
3. What are the most important issues facing the community? Why? If possible, please illustrate these areas on the attached map.
- The growth is going to continue and will result in more children and schools. We have a large problem with people not understanding roads are not sidewalks.
 - Must use common sense on roads
 - Controlled growth and people involvement
 - Too much growth
 - Why do we need to grow?
 - Business growth to improve tax base
 - To plan for the future. Avoid haphazard growth. In fact minimizing growth as much as possible.
 - Our most important issue right now is putting a new road near our property that will devalue the property. The road will benefit a few people that will line their pockets and leave. Leave us to sit and live with the buildings up to our property.
 - Urban Growth, growth can be good if properly planning. If not properly planning it can create many conflicts.
 - Need for law enforcement
 - Continued growth protecting aquifer
 - Retail development
 - Having its own High School
 - Future housing development
 - Loss of green space
 - No defined downtown area
 - Industrial growth
 - Golf course in the township (business and green space)
 - Subdivision expansion (to do them correctly, stormwater management)
 - Law enforcement
 - Growth of town size through subdivisions
 - Outgrowing resources
 - Need to dredge the swamp
 - Need for high quality growth
 - Keeping up with the demands of a fast growing community
 - Making the Town friendly and desirable to all ages
 - Need for more schools K-12!

- Separating from the Hortonville School District
- Growth outpacing infrastructure
- Pending rapid growth – planning the process to preserve the local/rural fabric while providing value growth for existing residents
- Urban encroachment
- Growing quickly without thought to future consequences
- Lack of a grocery store
- Town is divided by too many highways for safety
- Farmers need to get fair value for their land (Why would my 40 be worth less than someone 3 miles away?)
- Easy access to shopping, the airport
- To keep growing and not lose the hometown feel
- Development/urban sprawl
- Development with lots too large – spreads out development faster
- Over development – subdivision in rural areas
- Getting rid of run off water from retention ponds
- Land use – allowing farmers to sell
- Rapid growth
- Small housing lots
- Developing a school complex (needed)
- Growth too fast and too large
- Safety
- Low crime levels
- Good schools
- Slowing development so that it is done correctly. Once a subdivision, road, shopping center is completed, it will be very difficult to correct adverse effects.
- Growth – loss of farmland
- How to manage/contain growth
- How to maintain/improve quality of life
- How to make quality of life affordable
- How to balance/enhance human and environmental habitat
- Lots too large
- Many large sterile lawns
- Lack of intimate neighborhoods in outlying areas
- Lack of innovative, clustered subdivisions with common open space
- Growing too fast for the resources that we have

4. As you look forward over the next 10 years what are your hopes and concerns for the Town of Greenville?
- Need a grocery store and more industry
 - Things keep growing and respect land owner's rights
 - The people are going to want more services but still want lower taxes.
 - No growth – please keep our farmland
 - Build up instead of out
 - Grocery store
 - Measured residential home growth on larger lots
 - Business growth (business park) to reduce tax base
 - Predict that more people are moving out of Appleton will increase housing demand
 - In a nutshell – that we don't end up looking like Darbois
 - Stop urban growth, keep Greenville “green”
 - Hopes – For the Town to keep its rural atmosphere
 - Concerns – with growth can the Town retain its low taxes when more citizens will require more services?
 - That future growth remains orderly. That lot sizes stay larger. We make attempts to keep the rural areas looking rural.
 - That the future of Greenville encompasses green areas into all aspects of growth development.
 - Looking to give the town a true defining identity not a commuter community only.
 - Hope for correct subdivision expansion
 - Concern for stormwater management
 - Maintain tax burden
 - I want my parents and myself to grow old in the community and my children to grow up in this community. I want this to stay a warm and friendly community.
 - Need to fix the swamp – re-dredge before all of the trees are dead
 - High School
 - Grocery store
 - More parks/recreation land/recreational trails (need access from all areas to parks via some kind of trail/sidewalk)
 - YMCA Swimming Pool
 - Hopes – retain small town feeling, more markets/stores (small in size), preserve wooded areas and wetlands
 - Concerns – control residential and industrial growth

- I hope we add residential areas and control growth of commercial areas that contribute to crowds and congestion.
- Farmland preservation
- Confining development to urban areas/high density
- That it will not become a suburb of Appleton and remain its own entity.
- The farmers who want to continue farming will be encouraged and aided in doing so.
- I want the Town to grow in a planned way. Don't want a strip mall placed next to homes but I also do not want businesses lining Highway 15 from Appleton to New London.
- To develop a community that attracts businesses and good paying steady jobs and keep the friendly neighborhood feel
- Keeping plenty of open space and green space as development expands
- Expanding park system with population
- Preserving natural features
- Hope to preserve farmland and woods – concerned that it will be wall to wall houses
- Future grocery store
- Higher traffic and more crime
- That it remains a rural community
- Enforce speeding laws
- Traffic control
- Police enforcement
- A school complex
- Population stays low
- Family oriented
- Community connectedness
- Growth from the sanitary district. Any growth outside of the sanitary district starts from it and grows out.
- Place higher value on land outside the sanitary district
- Contain growth towards airport
- How we can grow while improving the environment and natural resources.
- Concerned that the growth pressures and economic interests will override the above
- We should become a model “green” community
- We should have the best in innovative clustered neighborhoods

- We should encourage condominiums with dedicated common spaces
 - We should encourage small zero energy footprint homes
 - I would like to see the town keep growing in a way that we don't change the good things that many have moved out here for "open space"
5. What aspects/features of recent growth in Greenville do you feel have enhanced living here and which have detracted from the community?
- We have people moving here on small lots but want to be able to control the people who have large tracts of land.
 - Parks and land bought for parks
 - No grocery store
 - The fact that we have spread out development.
 - Enhanced – Highway 15 has helped with traffic
 - Detracted – too much development (caused by money hungry developers). Developers are running our township.
 - Need improved planning of major highways (Highway 15 should be relocated north)
 - I appreciate the attempt, so far, to contain growth. Growth does not pay for itself. People bring infrastructure demands which raise taxes (roads, schools, administration overhead). The Town has made attempts, including conservation subdivision ordinances, to limit density. However, outside economic interests (realtors/builders/developers) are constantly applying pressure against this control.
 - Greenville should restrict it's growth to the sanitary district, this would help control urban sprawl unless conservation subdivisions are required. Uncontrolled growth would detract from everyone's quality of life.
 - Higher end housing development
 - The redevelopment of Highway 15
 - Retail along Highway 15
 - The Lion's Park
 - Fast and excessive growth in subdivisions. I feel it is too fast and has outgrown some of our resources.
 - We are losing the small town feel.
 - Growth has ruined our wetlands we need to fix them.
 - Enhanced - green space/recreation areas, nice homes/large lots, YMCA

- The wonderful Lion's Park.
- The realization that we need to preserve farmland and nature areas.
- I do not find the subdivisions with the high end homes and strict covenants to be appealing.
- Enhanced – long range plans are made to connect present developed subdivisions to the adjoining land
- Detracted – attempt at conservation subdivisions is not working – a weedy mess
- Enhanced – curb and gutter in subdivisions, Highway 15 reconstruction, street tree program, recreational trails
- Detracted – large lot subdivisions, development of wooded areas
- The subdivisions west of North Road have detracted from the community
- Subdivisions, lot sizes, walking trails, YMCA, parks, restaurants, doctors
- Enhanced – YMCA, Parks
- Detracted – cutting down trees, too small lots
- Enhanced – YMCA
- Detracted – removal of trees along roadways, small lot sizes
- Trails
- Enhanced – Lion's Park, fountain and trail system, YMCA, development in sanitary district
- Detracted – Too many subdivisions – too quickly, should slow down the timeline for plat approval process, traffic
- Enhanced – some continued development
- Detracted – Hodge podge development
- Enhanced – planning since 2000, conservation subdivision, improvements in sanitary district, trail
- Detracted – school voted down, lighting (too much), traffic, airport noise
- Enhanced – new parks, recreation trails, YMCA, Highway 15 rebuild, Urban Forestry – street trees
- Detracted – subdivisions with large lots, loss of farm buildings
- Service that the Town provides