



MEETING SUMMARY

Town of Greenville Comprehensive Plan Steering Committee Meeting #10 INTERGOVERNMENTAL COOPERATION MEETING 5:30 PM—August 19, 2008 Meeting Summary (For Review)

Members Present: Andy Peters, Steve Nagy, Leanne Meidam Wincentsen, John Lemon, Dave Jannusch, Zach Juadis, Randy Leiker, Steve Kolar, Dave Tebo, Jim Ecker, Barb Schroeder

Alternate Members Present: John Julius

Others/Staff Present: Kara Homan (East Central RPC), Tom Becher (Town Board), Mike Woods (Town Board), John Jaeckle (Town of Hortonville), John Baum (Town of Center), Barb Knaack (Town of Menasha), Doug Wunderlich (Town of Dale), Norman Julius (Town of Greenville Citizen), Jeremy Freund (Outagamie County Land Conservation), Marty Lenss (Outagamie County Regional Airport), Mike Hendrick (Outagamie County Planning), Dave Johnson (Outagamie County Planning), J Everett Mitchell (Village of Hortonville), Orville Nelson (Town of Ellington), Ken Washburn (Geneva Consulting), Nick Hofacker (Town of Center), Jim Resick (Outagamie County UW-Extension), Melvin Schultz (Town of Menasha Resident)

The meeting began at 6:06 p.m. at the Greenville Town Hall. Mr. Leiker welcomed all in attendance, and asked them to introduce themselves and their affiliations (Item I).

Ms. Homan began by briefly explaining the planning process (Item II), including the purpose of the Steering Committee, the time frame, and public participation opportunities. She indicated that the Steering Committee is nearing the end of the process, and wanted to put forth the plans goals, strategies and recommendations (the Plan Framework) for review by neighboring communities and overlapping jurisdictions. She then went on to explain the future land use map, including how three tiers were designed to delineate between development intensity. These tiers were based mostly on sewer service boundaries.

Ms. Homan stated that the meeting was designed to allow attendees to provide the Steering Committee with their comments on the Plan Framework in regards to: factual content additional information needed/omissions; and opportunities for collaboration, communication and coordination (Item III). Ms. Homan stated that the forum is structured loosely, comments would be made in no particular order, and that Committee members could ask questions of attendees. Ms. Homan asked a volunteer from the Steering Committee to write specific comments down on display pad. Mr. Ecker agreed.¹

Mr. Hofacker, from the Town of Center, asked how this plan will respond to an economic downturn. Ms. Homan explained that the plan promotes the development of neighborhoods in a

¹ Specific Comments from Intergovernmental Attendees are highlighted in Table 1 on Page 4 of this Meeting Summary; they are also addressed in more detail in general text of the summary.

timely manner. If the market slows down, development should be contained to pre-existing subdivisions.

Mr. Wunderlich, from the Town of Dale, asked how the plan will control growth, especially in regards to controlling subdivision expansion if other subdivisions are not built out. Ms. Homan explained that the three development tiers allocate the vast majority of growth to the eastern portion of the Town, where sewer service is available. In addition, the plan outlines how many neighborhoods should be developed at any given time, thus encouraging the concentration of development in certain areas. She also pointed out that limited development is allowed in the western portions of the Town, and would be limited to Conservation Subdivisions. Mr. Wunderlich asked where conservation subdivisions have worked. Mr. Leiker explained that Port Washington has demonstrated their effectiveness.

Mr. Lenss, from the Outagamie County Regional Airport, asked how the Airport Master Plan has been incorporated into the plan. Ms. Homan stated that the plan incorporates the airport overlay zone, and that planned future expansions had been gathered from DOT. She noted that she had contacted the airport in the past to request a plan, but had never received one. Mr. Lenss stated that he would be able to provide one. Mr. Lenss also asked whether the plan recognized the airport for its economic development and transportation benefits. Ms. Homan stated that, to her knowledge, the plan did not explicitly make the connection, but it was definitely something for the committee to consider.

Mr. J. Julius stated that in the old comprehensive plan, some said the airport was not a benefit. He recognized that it is a benefit to many, but not necessarily those who live around the airport. Mr. Leiker stated that we need to give as much weight to the airport as to agriculture. It was asked whether there would be a trolley from the airport to the mall and/or downtown. Mr. Lenss stated that there has to be a direct subsidy to get transit to the airport.

Another question was asked regarding wind turbines and their relation to the airport. Mr. Lenss stated that within 10,000 feet of runway pavement, wind turbines would become a challenging issue for the airport to deal with. Mr. J. Julius stated that wind turbines can provide alternative incomes for landowners, especially those with farmland. Mr. Leiker explained that the wind turbine concept is one where the Town would own the turbine(s) as a co-op, which would benefit the community and provide potential income. Mr. Lemon asked what laws apply in this situation. Mr. Lenss explained that a decision by FAA would have to be made regarding whether to allow turbines into this airspace. Mr. Jaeckle, from the Town of Hortonia, stated that it would be a good to investigate wind resources.

Mr. Woods asked what the airport director thought about the proposed school location. Mr. Lenss indicated that this may be a challenge given the proximity to the airport. Ms. Homan stated that this location was placed on the map by considering past school board referendums and proximity to existing residential development.

Mr. Resick suggested adding a recommendation to 1.1.3: "The Town should apply sustainability tools to governmental functions." He mentioned that the book *Sustainability Tools for Local Government* is a good resource. Mr. Resick noted that sustainability is not only about the environmental, it's also about fiscal responsibility, and that communities can save money for taxpayers. Mr. Leiker stated that the Town of Greenville could ask the school district to do the

same sustainability efforts as the Town. Mr. Resick also noted that under Recommendation 2.2.2, community septic systems should be added to community wells.

Mr. Nelson, from the Town of Ellington, asked what new urbanism was. Ms. Homan explained that it is the attempt to redesign cities to be more pedestrian oriented, by looking back on the days before automobiles were the primary mode of transportation.

Mr. Hendrick, from Outagamie County Planning, stated that under Recommendation 4.4.4, he would like to add multiple uses. In addition, under Recommendation 8.4.1, he suggested adding links between neighborhoods.

Mr. Ecker asked those in attendance where their communities were at with Comprehensive Planning. Mr. Wunderlich stated that when Hwy 10 moved south, development slowed in the Town of Dale. Mr. Mitchell stated that the Village of Hortonville completed their plan in 2003, and that it has held pretty solid, with only a few amendments. He noted that they are reaching the time where the plan may need to be updated. Mr. Leiker asked whether the amendments needed to be made. Mr. Mitchell indicated that the changes arose from internal and external suggestions. Mr. Tebo informed the committee that Comprehensive Plans are conceptual—they will grow over time with their respective communities.

Mr. Nelson asked whether we planned for a significant sewer use increase, and asked why the Town of Ellington can't be served. Ms. Homan explained that the plan incorporated the Fox Cities Sewer Service Plan, but indicated that sewer planning is a separate process. Mr. Nelson also suggested that the food production of the Town be stressed.

Mr. Lemon asked those in attendance what they would change about their plans. Mr. Hendrick, from Outagamie County Planning, stated that getting as much citizen participation in the process is important. Mr. Wunderlich, from the Town of Dale, stated that their plan received buy in right away. Mr. Mitchell, from the Village of Hortonville, stated that he would bring more people into the process. He would have addressed transportation issues more, such as railroad and airport, and the fact that rising gas prices affect the cost effectiveness of the automobile.

Mr. Jaeckle brought up that millions of dollars have gone to the University of Rhode Island for research on switch grass as an alternative fuel source. Mr. Resick stated that UW-Madison has received significant funding as a great lakes research facility.

To conclude the lively discussion, Ms. Homan and Mr. Leiker thanked everyone for their attendance and comments. The meeting adjourned at 7:40 p.m. (Item VI).

Table 1. Notes from Display Pad*

Name and Organization	Notes
Jim Resick, Out. Co. UW Extension	<p>Rec. 1.1.3: Add Town should apply sustainability tools to gov't functions;</p> <p>Rec. 2.2.2: Add community septic to community wells.</p>
Mike Hendrick, Out. Co. Planning	<p>Rec. 4.4.4: Add multiple uses;</p> <p>Rec. 8.4.1: Add links between neighborhoods.</p>
Orville Nelson, Town of Ellington	<p>Did we plan for significant sewer use increase?;</p> <p>Make sure to stress food production potential of town.</p>
Nick Hofacker, Town of Center	<p>If the economy tanks, how does this change the plan?</p>
Doug Wunderlich, Town of Dale	<p>How will we control subdivision expansion if other subdivisions are not built out?;</p> <p>Will conservation subdivisions work?</p>
Marty Lenss, Out. Co. Reg. Airport	<p>We should get a copy and know about the Airport Master Plan;</p> <p>Recognize the airport as an asset and find ways to take advantage of that.</p>
& Mike Woods, Town of Greenville	<p>Proposed school location may be a challenge</p>
John Jaeckle, Town of Hortonia	<p>Wind Resources – Thinks it would be a good avenue to investigate</p>

**Comments listed in this table to done encompass all comments presented at the meeting; these are the comments as displayed during the meeting. Please see the entire meeting summary for more detailed comments.*