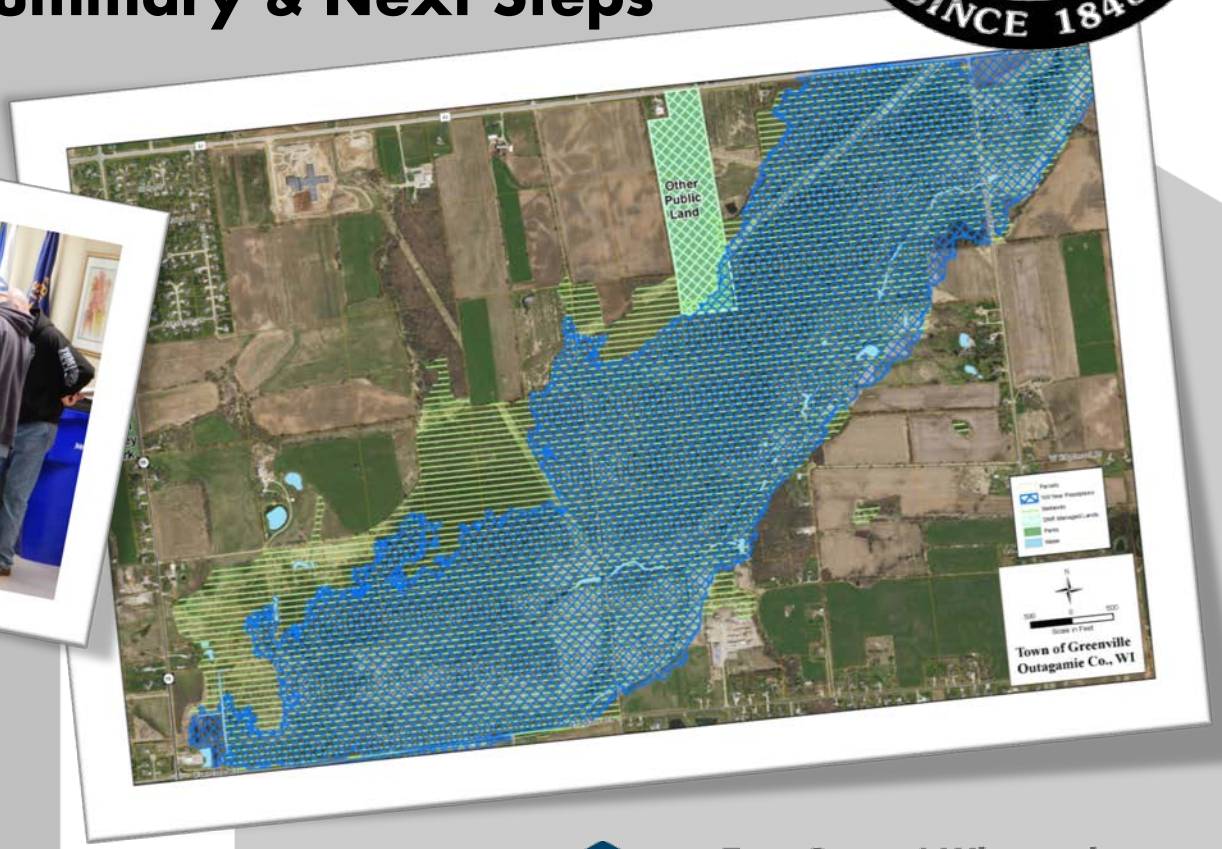
Everglade Swamp Neighborhood Plan

Public Visioning Summary & Next Steps



Eric Fowle, AICP
Executive Director

Todd Verboomen,
Assoc. Env. Planner

East Central Wisconsin Regional Planning Commission
ECWRPC

WORKSHOP BASICS

EVERGLADE SWAMP NEIGHBORHOOD VISIONING WORKSHOP

An intensive public input event

5:00-7:30 P.M.

Monday, March 30th, 2015

Greenville Town Hall

W6860 Parkview Dr.

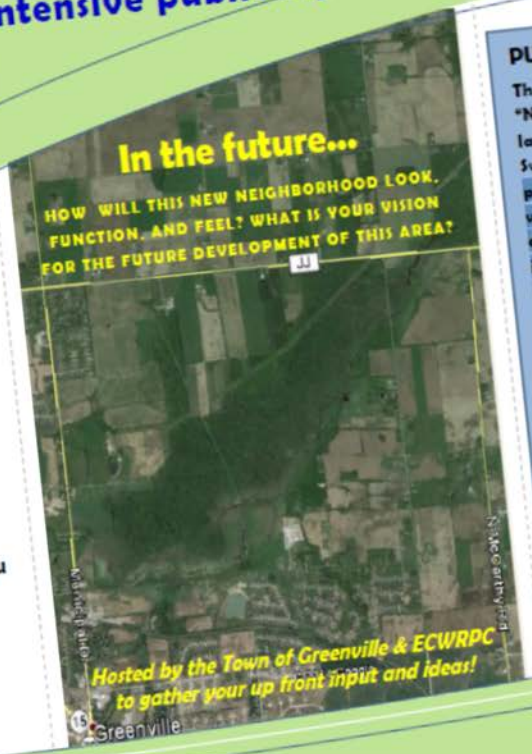
REGISTRATION & QUESTIONS?

There is no need to pre-register!

Just show up! If you have questions, you may contact Chris Pagels at

(920) 757-57276, Ext. #6, or

cpagels@townofgreenville.com



PURPOSE OF WORKSHOP

The main purpose is to create a new "Neighborhood Development Concept Plan" for lands between CTH JJ and the Everglade Swamp, east of STH 76. The conceptual physical development plan will take a watershed-based approach so that development and conservation activities can be identified and managed in concert to minimize negative impacts to the Bear Creek/Everglade Swamp corridor. Particularly those impacts that might result from urban and rural stormwater generation as land use change occurs. The Concept Plan will be used as an advisory guide for the eventual detailed design and development of several hundred acres of land surrounding the new North Greenville Elementary School. While no immediate plans exist for development, it is identified as a new neighborhood growth area within the Town's Comprehensive Plan.

The workshop will be held in an 'open house' format, with no formal presentations.
Come for 15 minutes, or stay for 2 hours!

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Calumet • Fond du Lac • Menominee • Outagamie
Shawano • Waupaca • Waushara • Winnebago

WHO WAS THERE?

WORKSHOP BASICS

STATION #1 – WHO ARE WE?

What words/ideas would you use to describe Greenville's IDENTITY?

Past (Historic)	Current (Culture)	Future (Vision)

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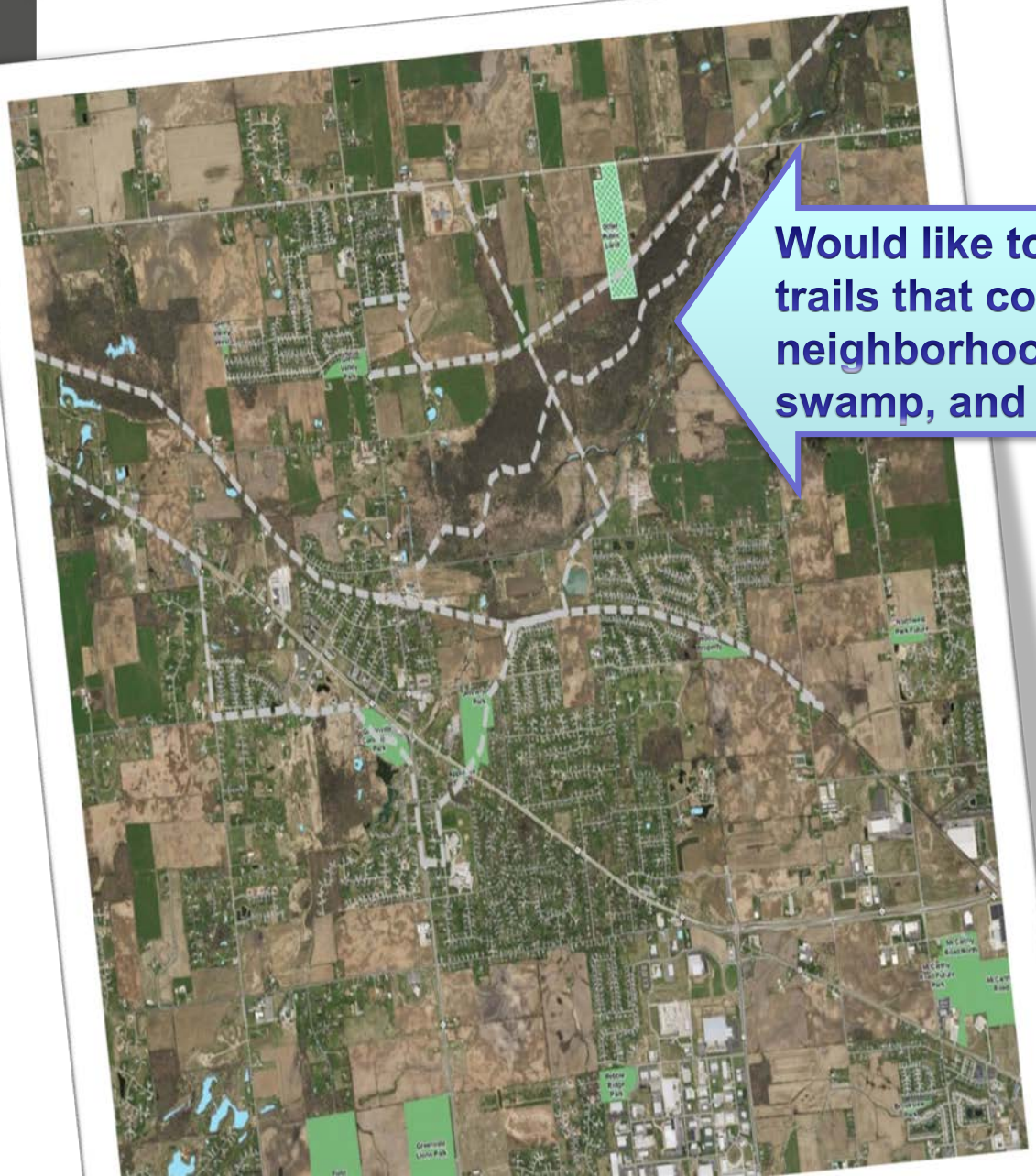
TOWN OF GREENVILLE
SINCE 1848

Overall, 59 separate responses generated. Top responses types can be summarized as follows:

- **Past (Historical):** Small farming community;
- **Current (Culture):** rapid growth is leading to high water levels in the swamp; and
- **Future (Vision):** Controlled growth and planning to preserve rural character and stormwater.

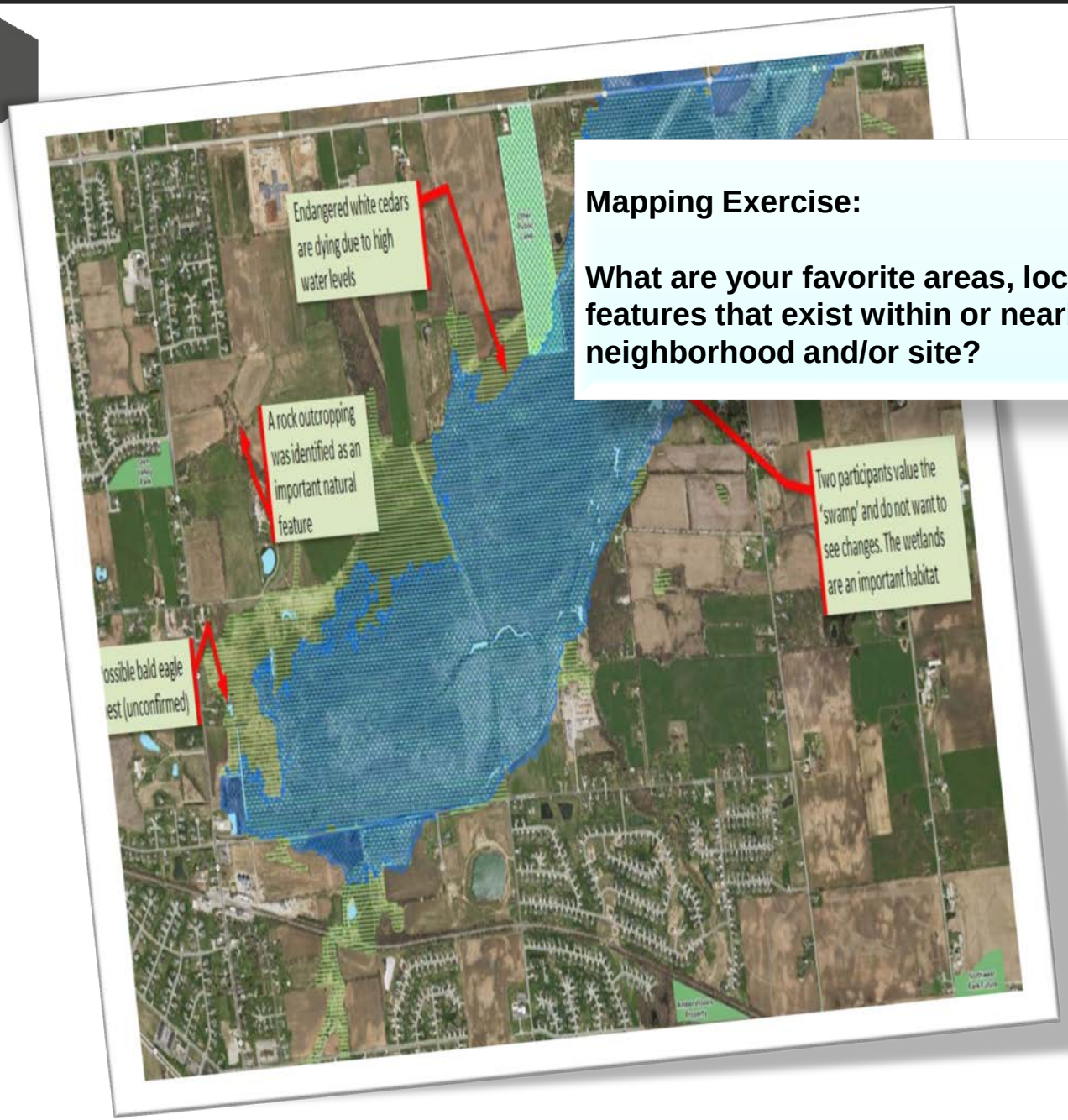
STATION #2 – MOVING AROUND



Would like to see recreational trails that connect the neighborhood *to* the school, swamp, and public land.

NOT INTERESTED IN INCREASED TRAFFIC

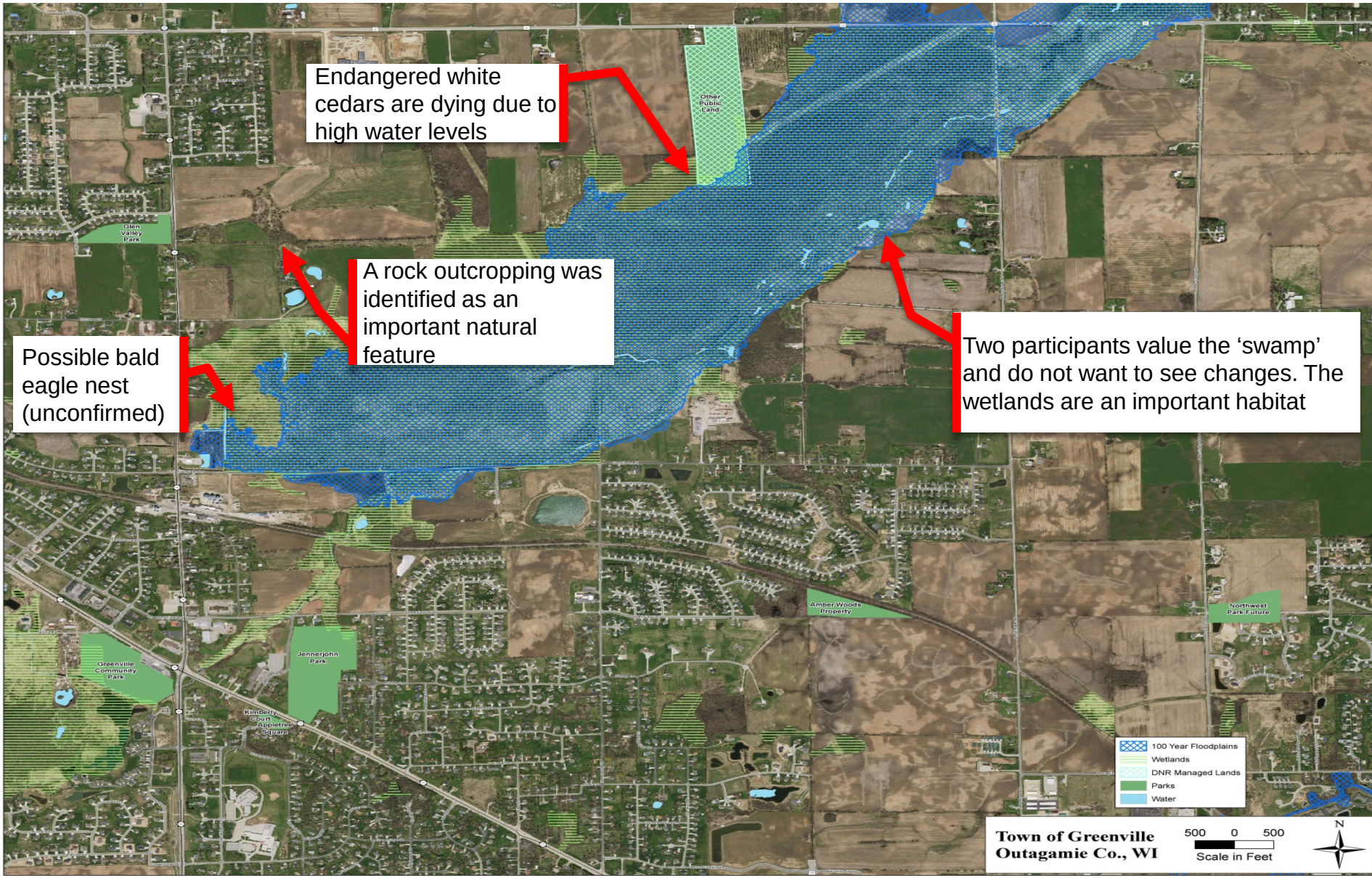
STATION #3 – PLACES & SPACES



Mapping Exercise:

What are your favorite areas, locations, or features that exist within or nearby the neighborhood and/or site?

STATION #3 – PLACES & SPACES

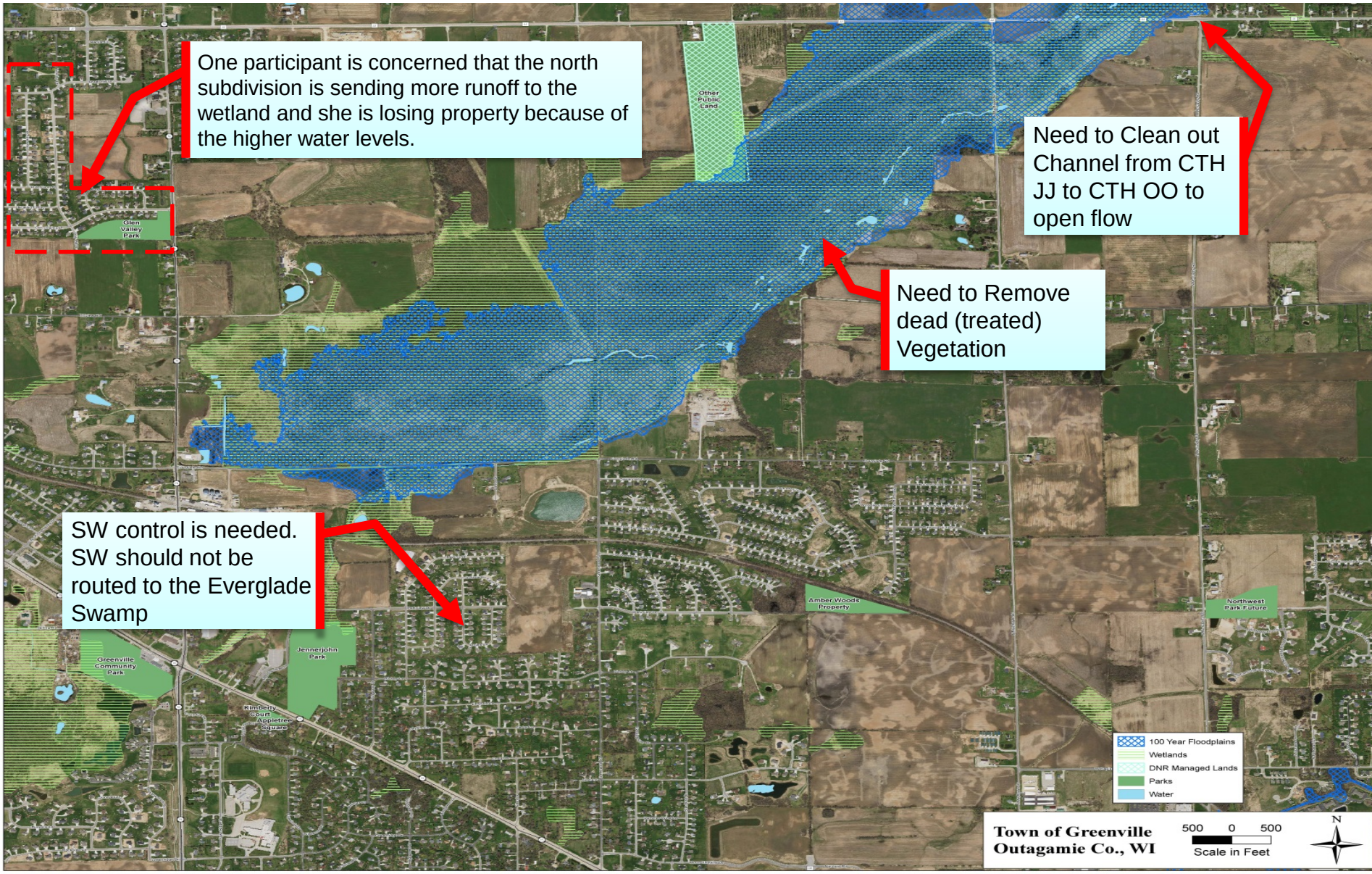


Participants wanted to offer perceived solutions

Common Solutions:

- Dredge dead vegetation.
- Town should put a moratorium on all development until the drainage is corrected.
- Open ditches should be maintained and future development should not have curb and gutter or mini storm sewers.
- ‘Keep as is, we like the water’

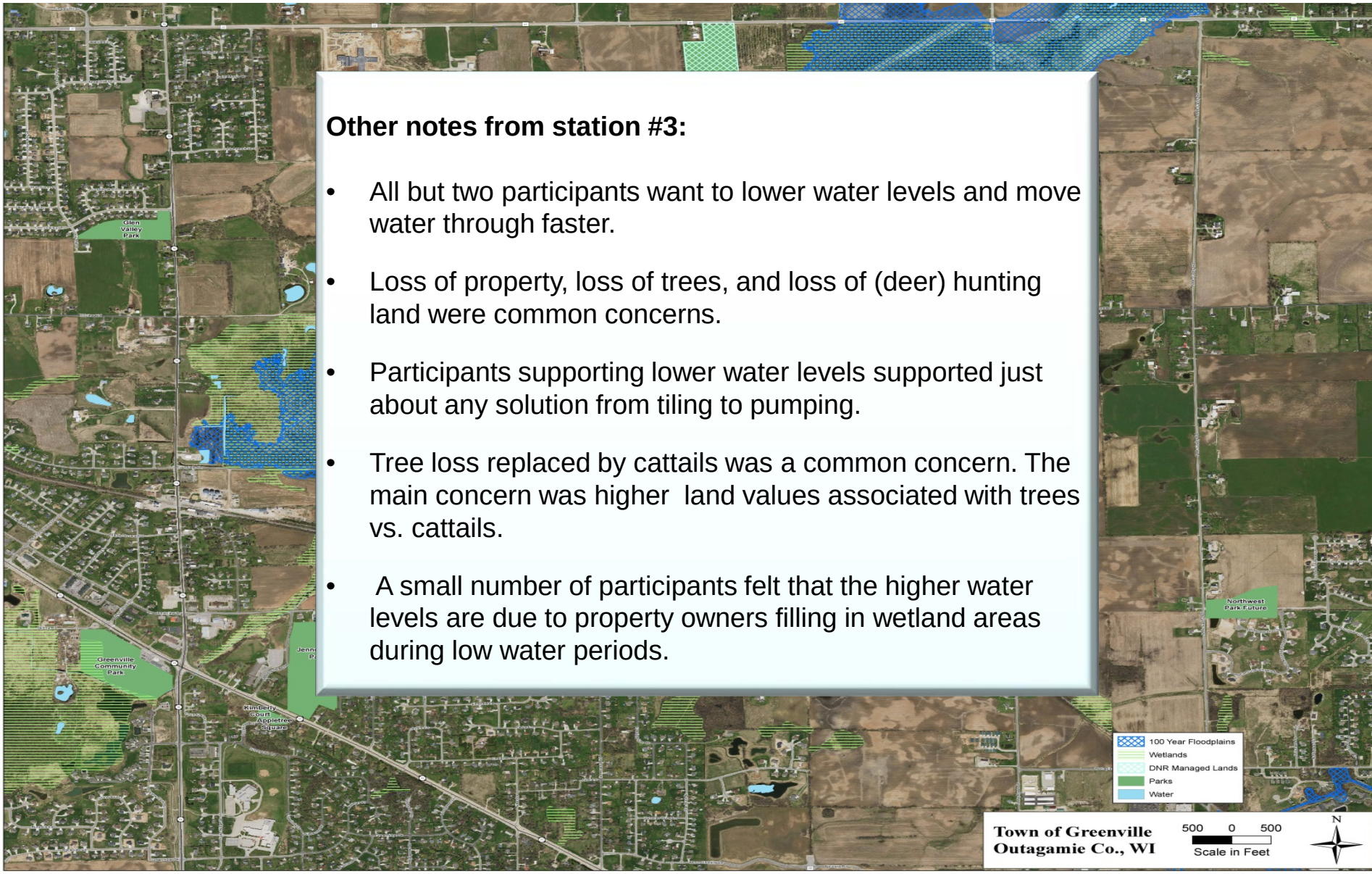
STATION #3 – PLACES & SPACES



STATION #3 – PLACES & SPACES

Other notes from station #3:

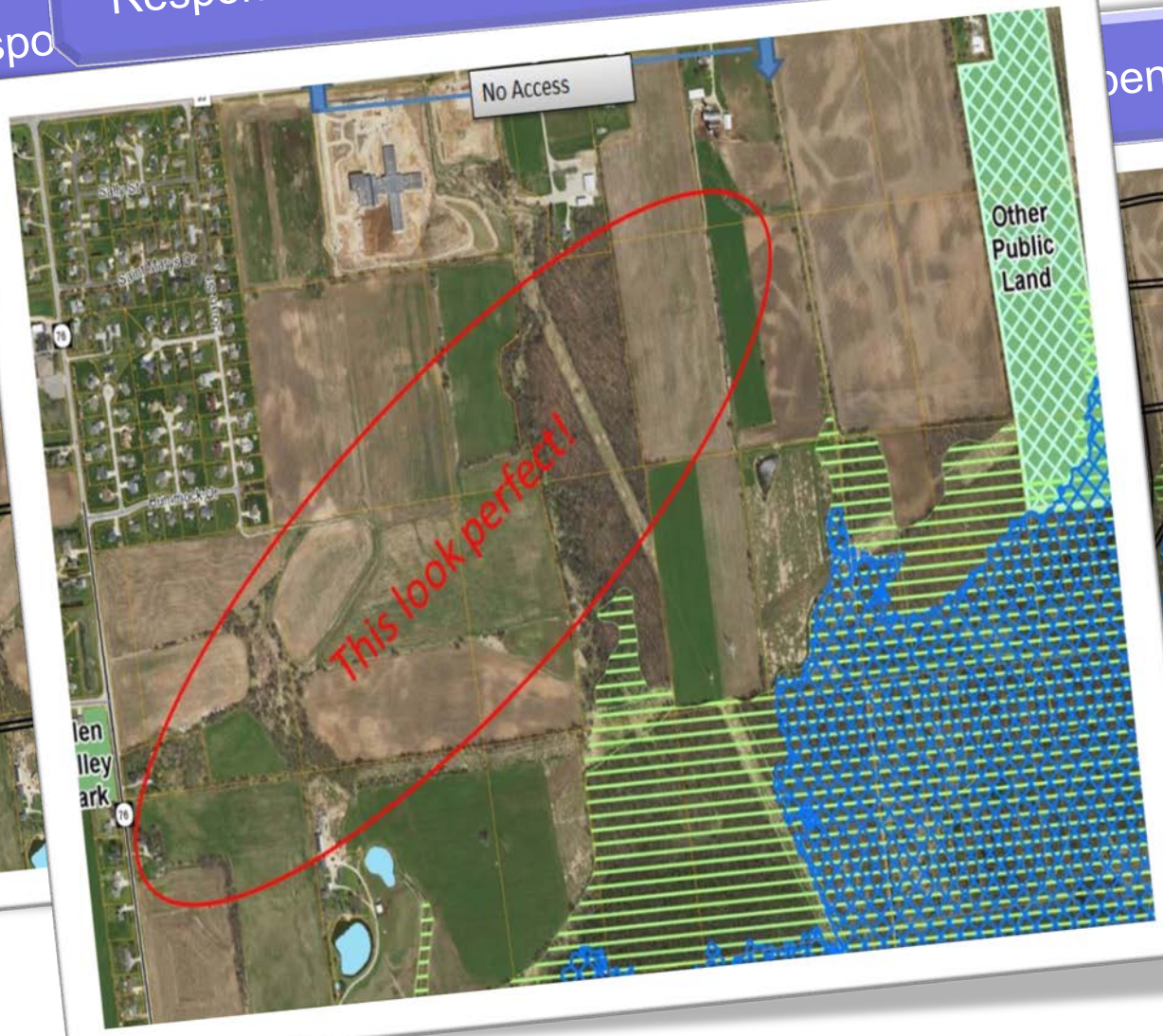
- All but two participants want to lower water levels and move water through faster.
- Loss of property, loss of trees, and loss of (deer) hunting land were common concerns.
- Participants supporting lower water levels supported just about any solution from tiling to pumping.
- Tree loss replaced by cattails was a common concern. The main concern was higher land values associated with trees vs. cattails.
- A small number of participants felt that the higher water levels are due to property owners filling in wetland areas during low water periods.



Respo

Response #3 (no new development)

pen space)



STATION #5 – WHAT'S THE USE? / BIG IDEAS!

Participants were to identify what kind of land use or activities should be considered.

STATION #5 – WHAT'S THE USE? / BIG IDEAS!

KEY POINTS

Preferred Housing Option: Participants preferred single family housing:

- **1 to 2 story single family houses;**
- **Attached or detached garages; and**
- **Lot sizes comparable to surrounding developments.**

Note: there was some support for 2 to 3 story multi-family town houses as well.

KEY POINTS

Preferred Retail/Commercial Option: Free standing convenience retail was most popular with participants. Single story strip commercial developments was also supported.

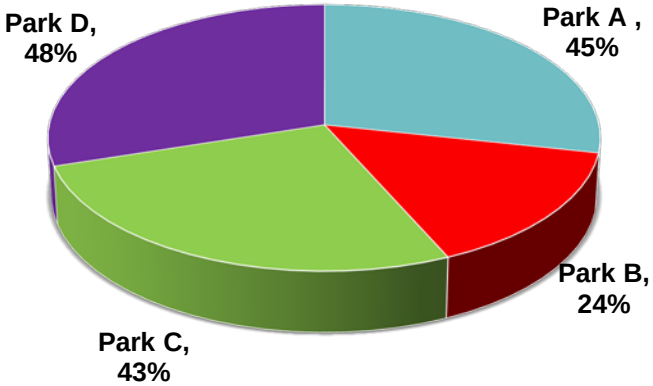
Note: These developments are supported town-wide. These preferred developments are likely restricted to the CTH JJ and STH 76 corridors.

KEY POINTS

Preferred Employment: Station facilitator noted that a general consensus supported employment opportunities that do not increase traffic volume, supports the agricultural community, and supports the current trends.

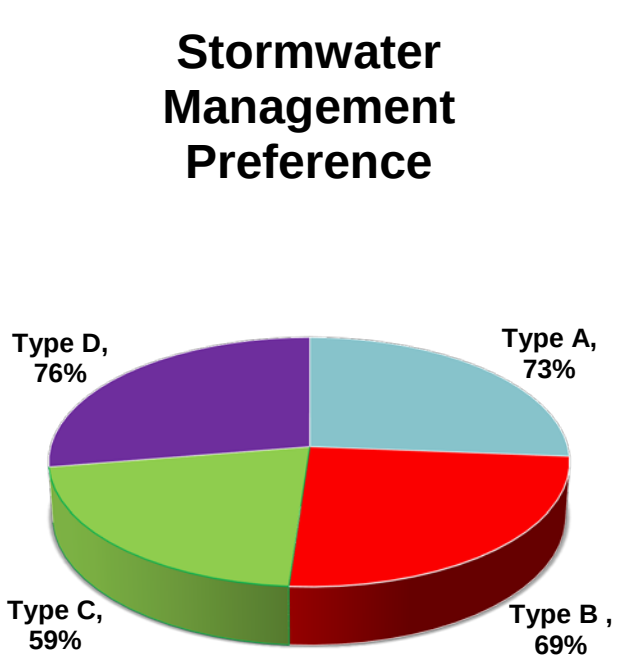
STATION #5 – WHAT'S THE USE? / BIG IDEAS!

Park Preference



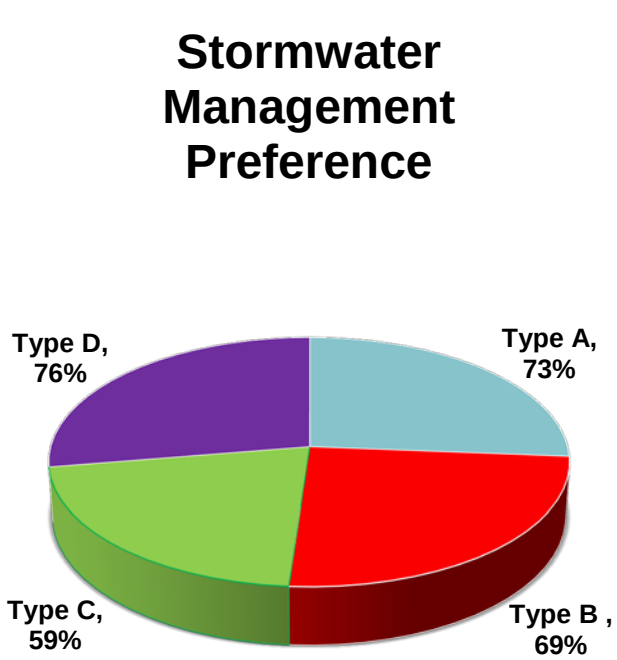
KEY POINTS

Preferred Park Types: All were supported, but the Sports Complex option was less desirable.



<u>KEY POINTS:</u> Preferred Stormwater Management Types: Natural Stormwater Management

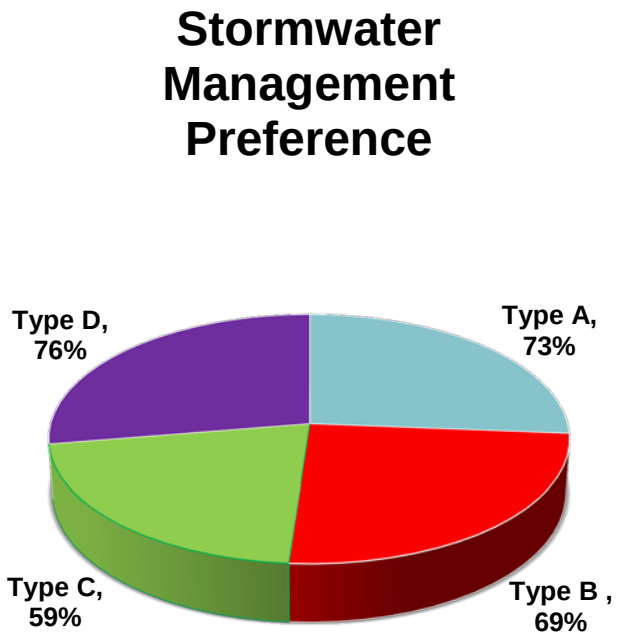
- Uses LID principles preserving natural landscape features that contain, treat, and mange stormwater.



KEY POINTS

Preferred Stormwater Management Types: Retention/Detention Ponds

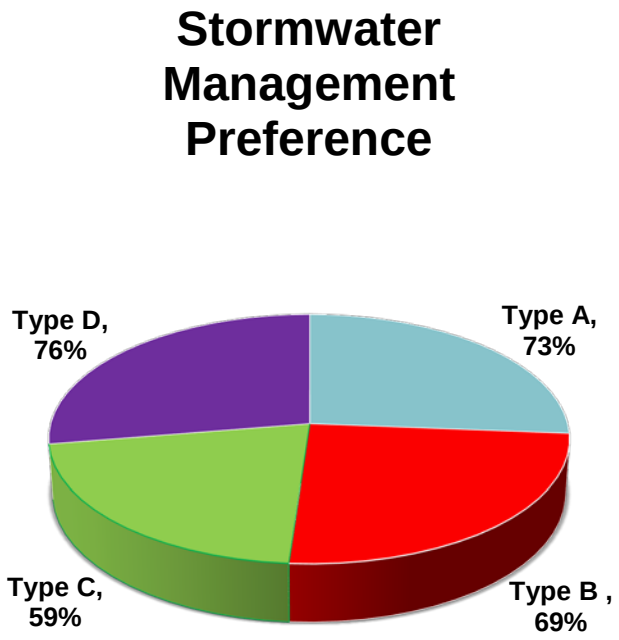
- Designed to receive and hold stormwater and release it at a slow rate.



KEY POINTS

Preferred Stormwater Management Types: Bioretention/Infiltration Facilities

- Bio-retention facilities use vegetated swales to filter stormwater removing pollutants and encouraging infiltration.



KEY POINTS

Preferred Stormwater Management Types: Rain Gardens/Rain Barrels

- Rain water collection in private yards from gutters, roofs, and paved surfaces.

Conclusions?

PARTING THOUGHTS

- **This visioning process was not intended to be scientific, but more of a “point in time” reality check for the community (as defined by attendees) and its decision-makers.**

- **Even though a very small portion of the community participated, it can be said with some level of confidence that the results of this type public engagement can generally bear resemblance to the community’s values as whole.**

- **Patterns still emerge from the results and should be considered with some degree of flexibility.**

PARTING THOUGHTS

- **Strong disconnect amongst some participants and knowledge of the Town's current plan for allowing future development in this area.**

- **"No development" responses could have intentionally been stated to further emphasize opinions regarding fear of increased stormwater.**

- **The question is, how does the Town balance this extreme with those responses that considered new development, but perhaps with more focus on managing stormwater?**

WE DO HAVE SOME THINGS TO WORK WITH IN TERMS OF ALTERNATIVES AND CONCEPTS!

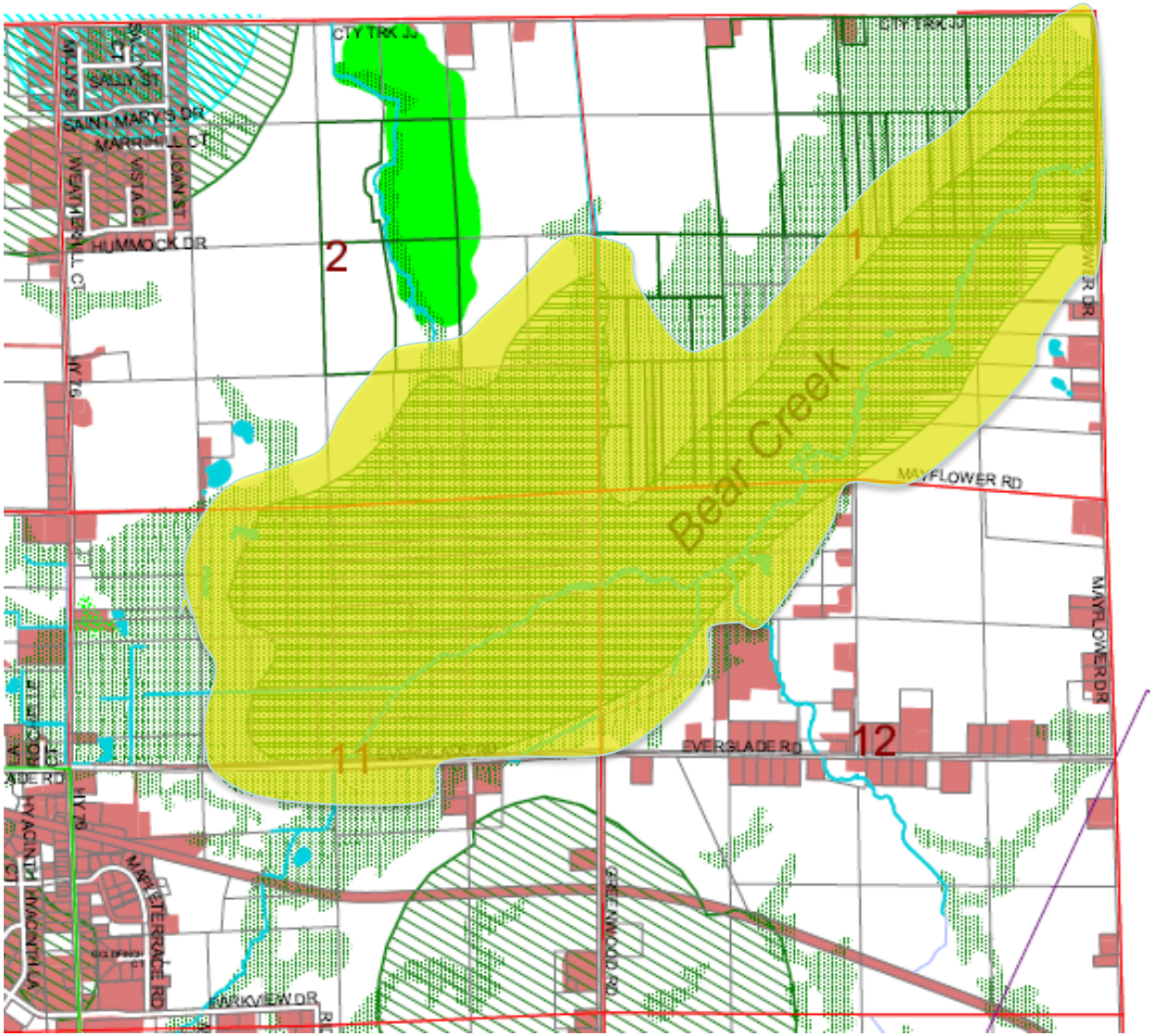
<u>If</u> moving forward……

next steps…….

9 key areas…….

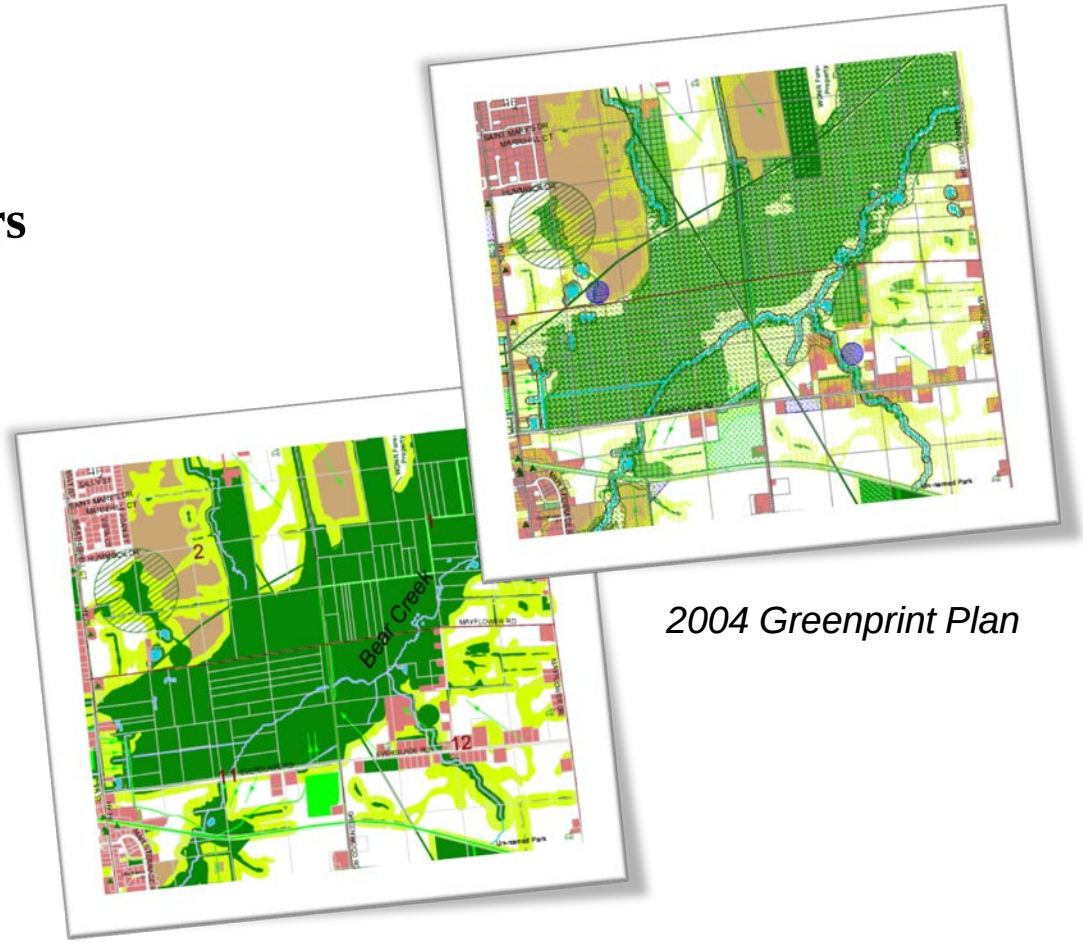
BUILDINGS
• GREEN ROOFS
• GREEN WALLS
LANDSCAPE
• BIORETENTION
• GREEN STREETS
• RAIN GARDENS
green infrastructure
HARDSCAPE
• PERVIOUS PAVEMENTS
• PERFORATED PIPE & OVERFLOW INLETS
WATER
• CONDENSATE HARVESTING
• RAIN HARVESTING
• GRAY WATER HARVESTING
• PASSIVE IRRIGATION

1. PROTECT WHAT'S IMPORTANT



2. PROTECT ANY/ALL natural features or systems that provides a function for managing stormwater.

- **Floodplains**
- **Stream corridors/buffers**
- **Drainage channels/buffers**
- **Wetlands**
- **Steep slopes**
- **Karst features**
- **Highly erodible soils**
- **High recharge soils**



2004 Greenprint Plan

3. IDENTIFY & RESTORE the functionality of lost natural systems

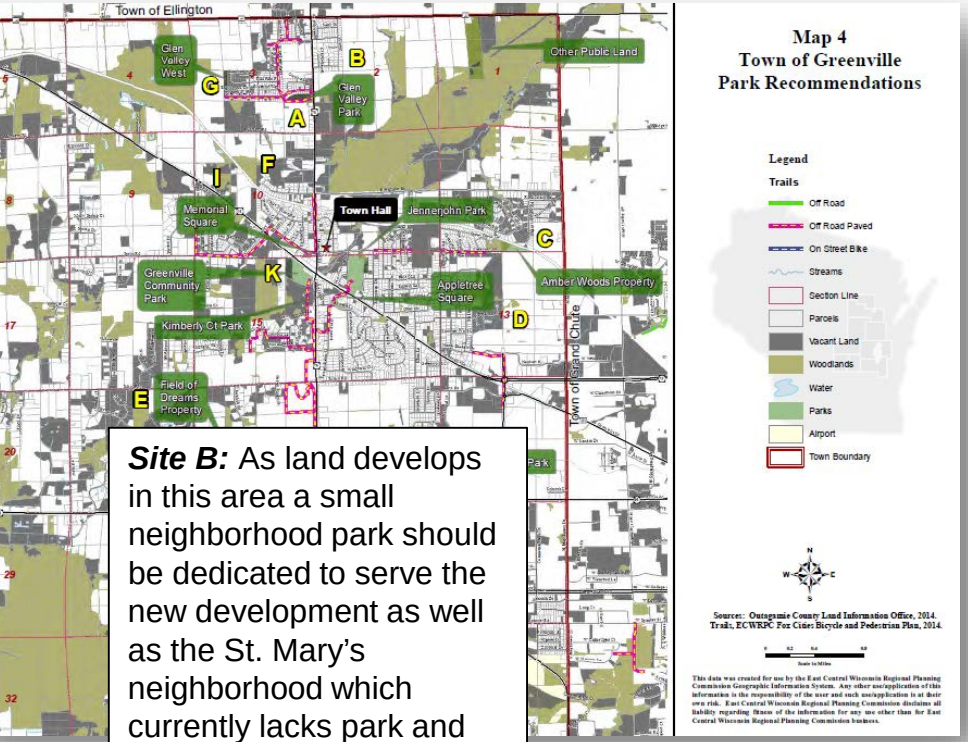
- **Hydric soils**
- **Restorable wetlands**
- **Reforestation**

Potentially Restorable Wetlands - WDNR Surface Water Data Viewer

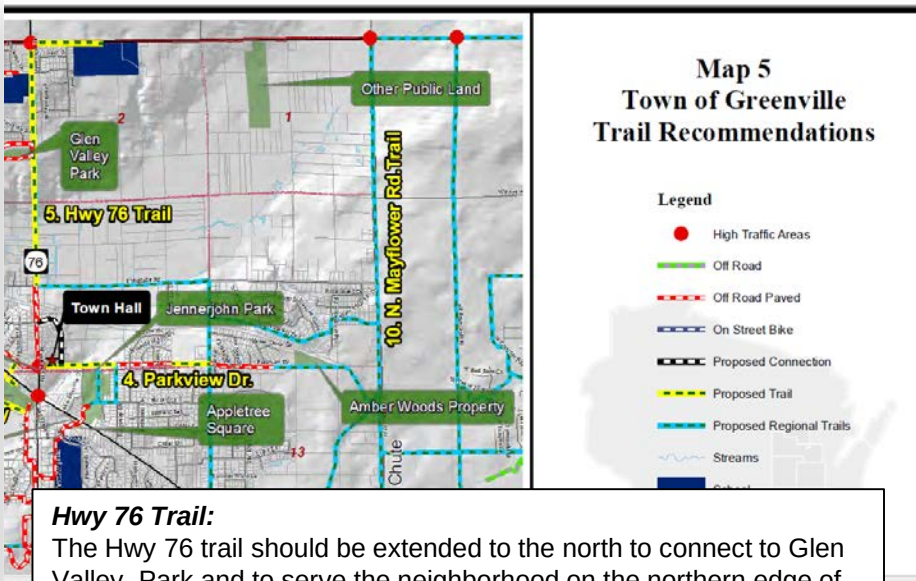
4. DEVELOP & IMPLEMENT other broad design practices:

- **Access / access control to County Highway JJ**
- **Watershed / Everglade Swamp Management Plans**
- **Integration of Complete Streets / Safe Routes to School**
- **Incorporation of Placemaking Concepts**

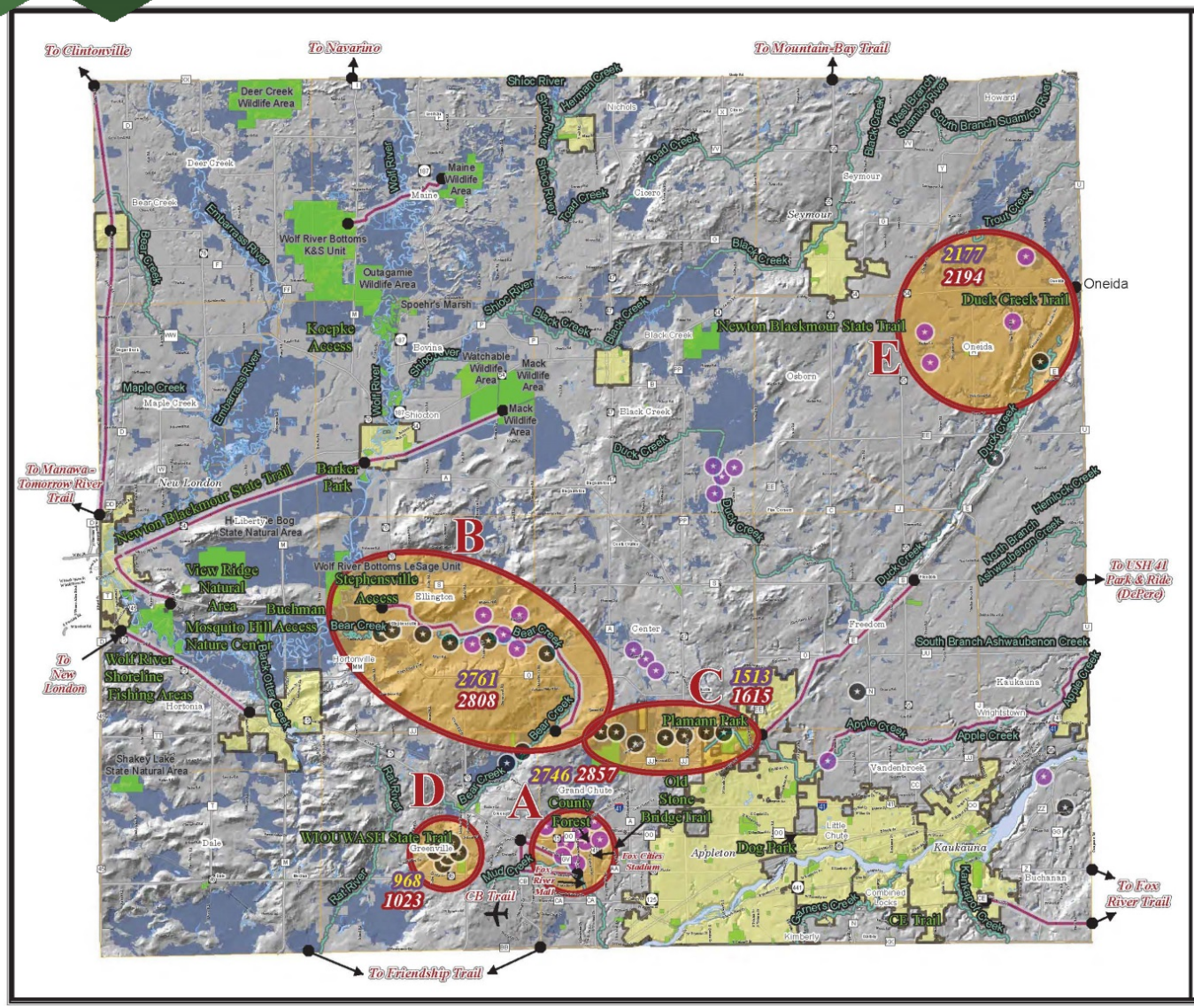
5. CONNECT important areas with greenways, parklands and trails to provide public access and to strategically control amount and location of new development.



Site B: As land develops in this area a small neighborhood park should be dedicated to serve the new development as well as the St. Mary's neighborhood which currently lacks park and recreational facilities.



Hwy 76 Trail:
The Hwy 76 trail should be extended to the north to connect to Glen Valley Park and to serve the neighborhood on the northern edge of the township. At this point in time, it makes the most sense for Greenville to wait until this portion of Hwy 76 is reconstructed to develop this trail segment. Currently a connection is needed east of Hwy 76 along CTH JJ to the new North Greenville Elementary School. This should be a priority to offer safe passage for children to get to school.



Map 3
Possible Locations
Outagamie County

Generalized Areas
3 Types: County, Linear, Trails

Ad Hoc Committee Results 12-17-14

Legend

- Highlight Areas
- Destinations
- Linear Park Possible Locations
- County Park Possible Locations
- Trail Connections Possible Locations
- Main Stream Corridors
- Existing Recreational Parks
- Railroad
- Urban Areas — *2014 Population*
- Wetlands — *2019 Population*

A: County Park: Near County Forest / Casaloma Drive
B: County Park: Linear Park, Trails Connections: Bear Creek Corridor
C: Linear Park: Plamann to Buboltz Nature Preserve
D: Linear Park: Greenville Karst Area / Lions Park
E: County Park :Oneida – Duck Creek Area

Sources: Outagamie County Base and Parcel information, 2014, Land Information Office. DEM data obtained from the WDNR.

N W E S

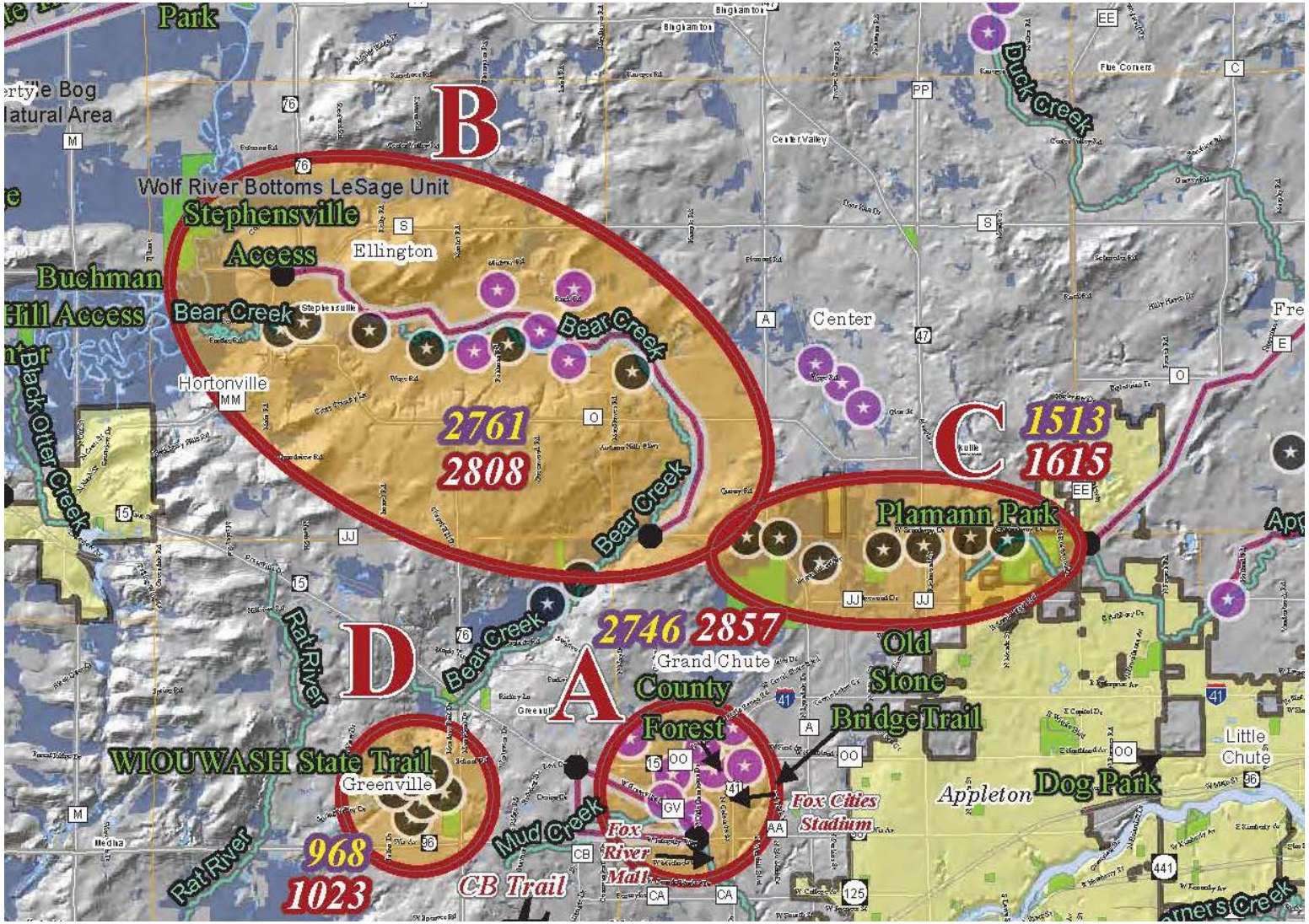
0 1 2 4
Scale in Miles

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED JULY 2015 BY:

ECWRPC

MOVING FORWARD

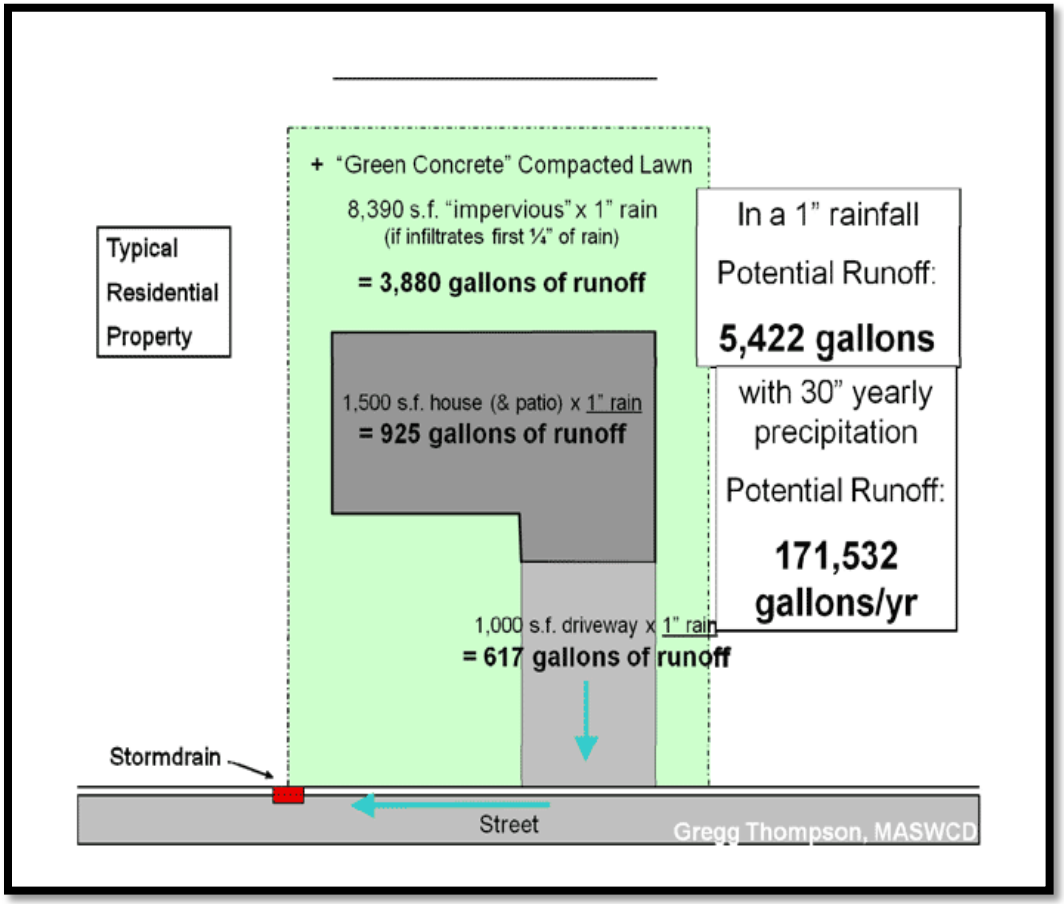


6. INTEGRATE existing land uses:

- **Residences**
- **Agriculture**
- **Elementary School**

6. **REDUCE IMPERVIOUS SURFACES by using less/narrower roadways and reduced driveway & building footprints**

7. **IMPLEMENT municipal best practices for stormwater**



9. IMPLEMENT site-level stormwater practices:

- **Rain Gardens**
- **Cisterns**
- **Green Roofs**

Philadelphia – Green Roofs

A special **thank you** to the following Town of Greenville staff that assisted in the design, promotion and facilitation of this project:

Dave Tebo and Chris Pagels

Questions?

Your Next Steps?

East Central Wisconsin Regional Planning Commission

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