

# Everglade Swamp Neighborhood Visioning Workshop Summary



East Central Wisconsin  
Regional Planning Commission  
**ECWRPC**

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

# **Everglade Swamp Neighborhood Visioning Workshop Summary**

## **Town of Greenville**

**February 2016**

Prepared by the  
East Central Wisconsin Regional Planning Commission

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## **ABSTRACT**

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Summary, Town of Greenville

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SUBJECT: Neighborhood visioning and storm water control.

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This report documents the input and data derived from a public visioning session held 3/30/2015 at the Greenville Town Hall. The interactive exercises focused on the future vision for development of lands between CTH JJ and the Everglade Swamp, east of STH 76.

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## **EXECUTIVE SUMMARY**

## EXECUTIVE SUMMARY

Over the past few years, a group of Town of Greenville residents have expressed concerns of the overall health and water levels of the Everglade Swamp. They have expressed concerns that plans for development in the areas north of the Everglade Swamp will increase roads and impervious surfaces that will increase storm water runoff to the swamp that is already overwhelmed. In response, the Town of Greenville and East Central Wisconsin Regional Planning Commission facilitated an Everglade Swamp Neighborhood Plan Visioning Session to collect resident concerns, development preferences (north of the Everglade Swamp), and community character and/or identity preferences.

The overall goal of this exercise is to develop a conceptual neighborhood development plan for lands north of the Everglade Swamp, south of CTH JJ and east of STH 76 that address new development that complements the Town's character and controls storm water impacts to the Everglade Swamp.

A total of 24 persons from the Town attended the public visioning session. A considerable amount of 'data' was collected for further consideration by Town officials as they move forward. The full report contains detailed displays of this data and a brief description and analysis of the results for each exercise. The data is not scientifically accurate in nature – nor was it meant to be – but is of sufficient quantity to lend some validity to the consensus points discussed in each exercise.

This document should be viewed as a 'manual' or 'guide' and should be further studied and consulted as the Everglade Swamp Neighborhood planning process unfolds. A cautionary point is made that dismissing ideas too early in this process could lead to lost opportunities and each idea needs to be carefully evaluated or re-evaluated as needed.



## INTRODUCTION

## **INTRODUCTION**

### **BACKGROUND**

The Town of Greenville requested the assistance of the East Central Wisconsin Regional Planning Commission to engage Town and Everglade Swamp neighborhood residents in a visioning session to help create a conceptual neighborhood development plan that takes a watershed approach so that future development and conservation activities can be identified and managed in concert to minimize negative impacts to the Bear Creek/Everglade Swamp corridor.

Historically, the Town of Greenville is an agricultural community. The Town has had considerable residential pressure due to transportation improvements (STH 15) and the Town's proximity to the Fox Cities.

The Town has been proactive in protecting their rural character through planning. In 2004, the Town approved a Green Print Plan, a Land Stewardship Committee was formed in 2011 to address the Town's comprehensive plan recommendations to protecting the natural and agricultural resources, and the Town dedicated lands to an Agricultural Enterprise Area (AEA) in 2014.

### **VISIONING SESSION GOALS**

The overall goal of the visioning session was to seek resident and user input and feedback in order to develop a vision for future residential development within areas north of the Everglade Swamp south of CTH JJ and east of STH 76 (See Map 1). The information gathered was used to generate insights to what development trends are preferred. The conceptual physical development plan will be utilized as a guide to develop more detailed transportation, storm water management, and development planning.

The visioning session was developed using experiences that East Central staff has had in other communities whereby a very visual and creative set of questions and exercises are able to draw out thoughts, ideas, and concerns from the general public. East Central developed a promotional flyer (Figure 1) to inform the Town residents of the opportunity to provide their input.

Figure 1: Event Promotional Flyer

# EVERGLADE SWAMP NEIGHBORHOOD VISIONING WORKSHOP

**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](mailto:cpagels@townofgreenville.com)

**In the future...**  
HOW WILL THIS NEW NEIGHBORHOOD LOOK,  
FUNCTION, AND FEEL? WHAT IS YOUR VISION  
FOR THE FUTURE DEVELOPMENT OF THIS AREA?

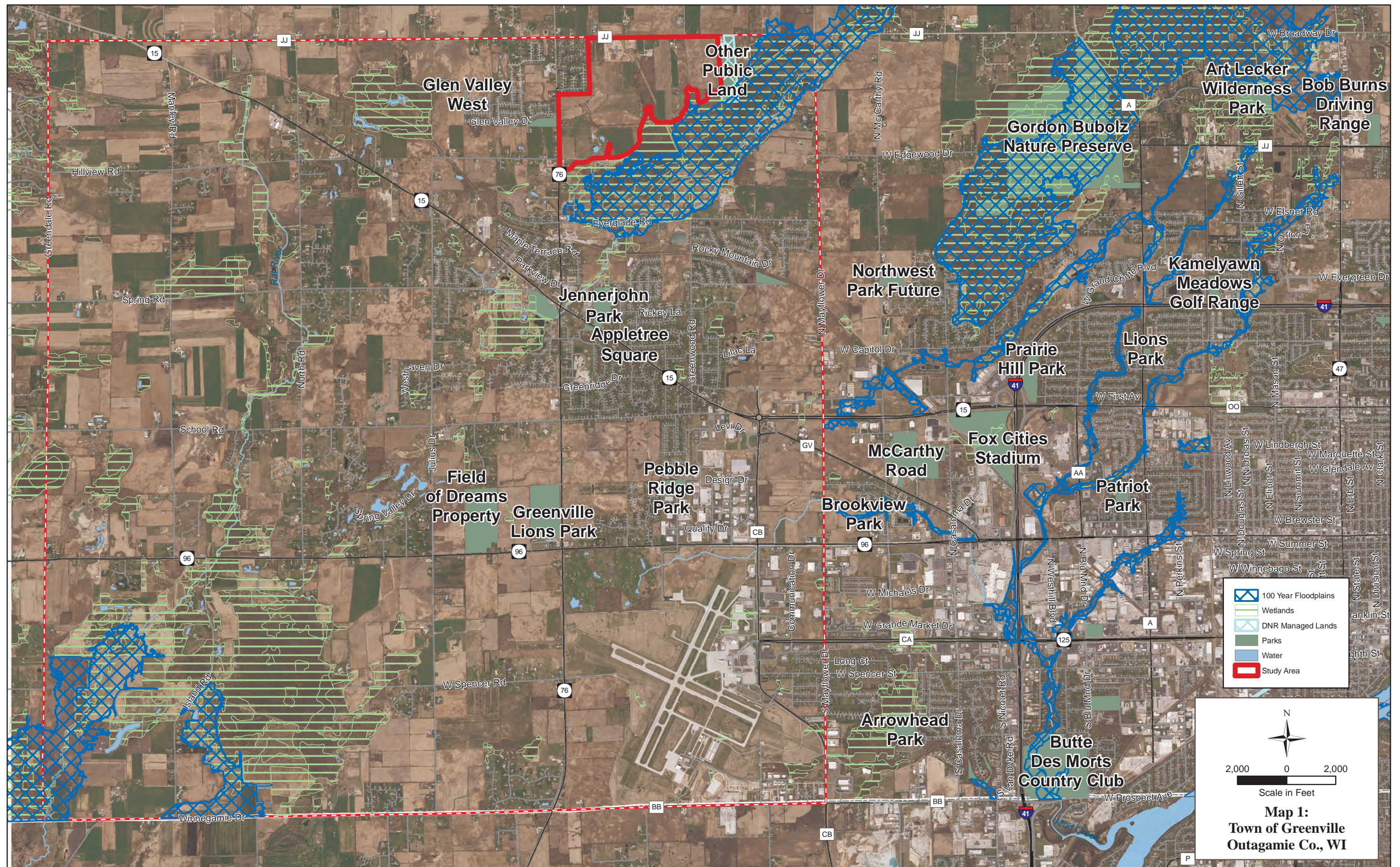
**PURPOSE OF WORKSHOP**  
The main purpose is to create a new  
"Neighborhood Development Concept Plan" for  
lands between CTH JJ and the Everglade  
Swamp, east of STH 76. The conceptual  
physical development plan will take a  
watershed-based approach so that  
development and conservation activities 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.

**Hosted by the Town of Greenville & ECWRPC  
to gather your up front input and ideas!**

**TOWN OF GREENVILLE**  
SINCE 1848

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

**ECWRPC**  
East Central Wisconsin  
Regional Planning Commission  
Calumet • Fond du Lac • Menominee • Outagamie  
Shawano • Waupaca • Waushara • Winnebago



## **VISIONING SESSION AND EXERCISE DESCRIPTIONS**

The Everglade Swamp Neighborhood Development Plan (herein after Study Area) Visioning Session was held on March 30, 2015. Participants were asked to provide input at five stations. Each station was staffed and had materials and maps to engage in conversation and encourage participation.

Prior to the start of the visioning session staff discussed engagement protocols. Each station was staffed with a facilitator to encourage participants to be creative and open to any possibility (no restraints of things like policy and/or funding). Participants were greeted upon entering and were asked to sign in and asked to identify where they live by adhering a sticker on a provided map. Copies of the sign-in sheets are located in Appendix A.

Short instruction sheets (Appendix B) were also distributed to guide participants through the five stations which are briefly described below:

**STATION # 1: WHO ARE WE?** – A worksheet was provided to participants to list Greenville's and/or the neighborhood's site identity (past, current, and future).

**STATION #2: MOVING AROUND** – This station asked participants to draw on a map to identify specific locations or broader regions, sub-regions, access points, street and traffic patterns, etc. to illustrate how residents and users of the Study Area are connected to other parts of the Town.

**STATION #3: PLACES AND SPACES** – This map based exercise allowed participants to identify places and features that contribute to the overall feel of 'place'. These features or places could be further integrated into the planning process to protect them from development or for inspiring on creating new spaces.

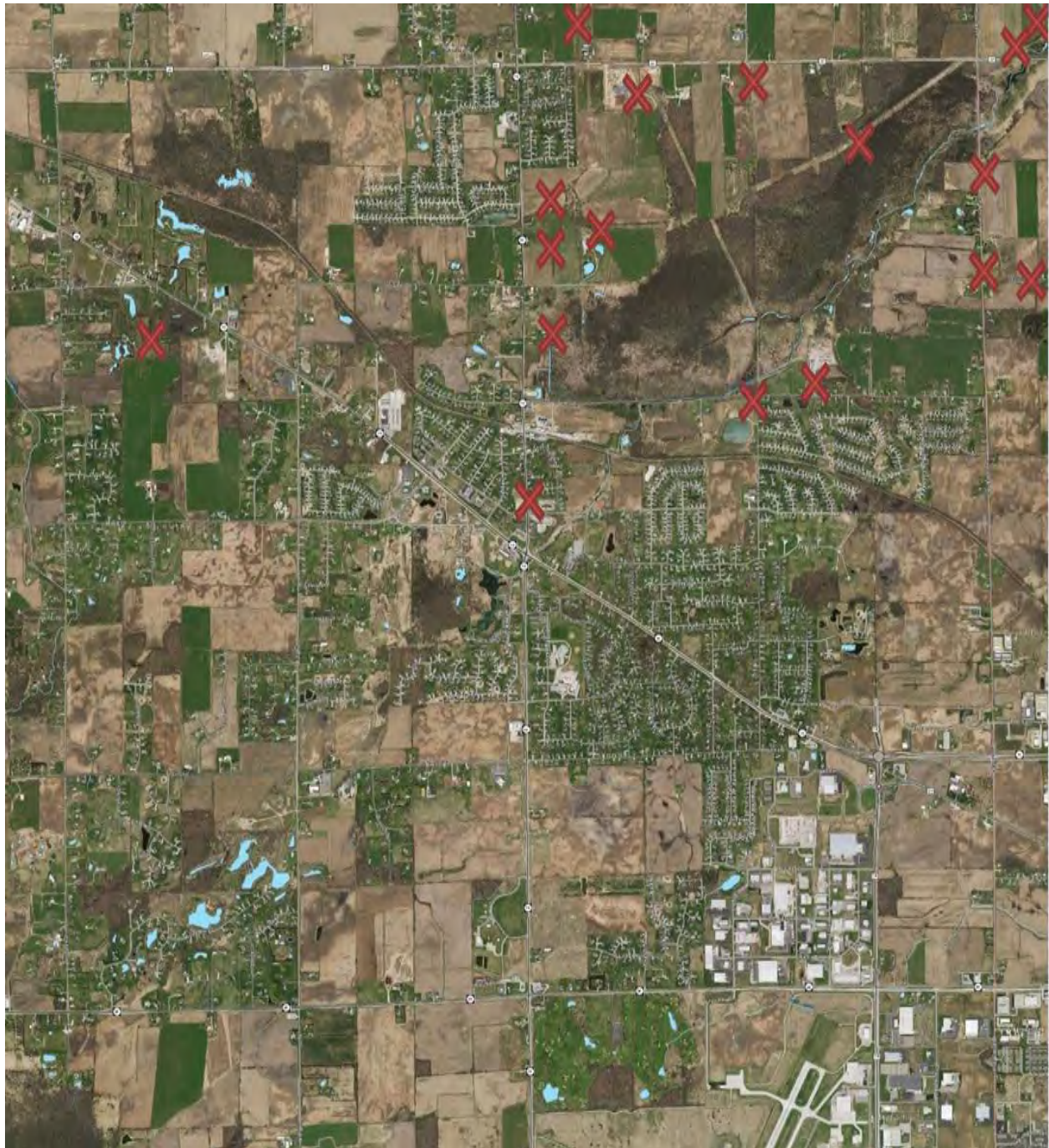
**STATION #4: BUILDING BLOCKS** – Participants were asked to draw street patterns and development densities that might be acceptable in the lands north of the Study Area on 11X17 maps.

**STATION #5: WHAT'S THE USE? / BIG IDEAS** – Participants were asked to complete worksheets outlining their preferences of development styles, densities, park designs, and storm water management practices. Participants were encouraged to add their 'big ideas' as part of this exercise.

In addition to capturing formal data that was collected through the process, facilitators were asked to listen and engage participants in order to better capture conversations, thoughts and ideas that may not have been fully documented. These 'listener notes' are included in each station analysis.

A total of 24 persons from the Town attended the visioning session. A considerable amount of 'data' was collected for further consideration by Town officials as they move forward. The data is not scientifically accurate in nature – nor was it meant to be – but is of sufficient quantity to lend some validity to the consensus points discussed in each exercise.

**Map 2: Participant Location Map**





## **VISIONING SESSION SUMMARY RESULTS**

## VISIONING SESSION SUMMARY RESULTS

Data collected at the visioning session is summarized and displayed in several manners in order to best identify common themes or ideas. The data takes on four distinct forms as follows:

- tabular (lists and prioritized lists);
- geographic (map-based);
- anecdotal (written comments/notes); and
- supplemental (accompanying sketches, photos – which are included in the exercise - or 'listener notes').

The data is arranged by five individual stations. Where applicable, the detailed (non-summarized) data is included in each station analysis below. Aggregating each station's notes will ultimately lead to elements for consideration to the conceptual development plan for the area north of the Everglade Swamp.

### STATION #1: WHO ARE WE?

The first exercise was established to explore perceptions about the identity of Town of Greenville and the Everglade Swamp Neighborhood.

Participants were provided a single page form (Figure 2) with the main question being "What words/ideas would you use to describe the Town of Greenville's (and/or the neighborhood's/site's) IDENTITY, whether it be associated with the past history, current times, or as you'd like to see it in the future?"



**Figure 2: Example Participant Form**

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

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



### Analysis and Observations

This station allowed participants to offer insights to the overall positive or negative aspects of the Town's past, current, and future land use and development patterns. Keeping these responses in mind will be critical when developing a master plan for acceptable development in the area north of the Everglade Swamp. A total 59 responses were recorded (See Appendix C for full listing) of the 59 responses three common themes are listed below:

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

In summary, participants value the Town's rural character. A sense of community is important along with preserving agriculture resources and a rural feel. Attendees felt that rapid growth has led to high water levels in the swamp and see a need for controlled growth. Keeping this in mind future residential developments should be designed to maintain a rural feel, such as not installing curb and gutter, development designs that encourage connectivity through biking and walking vs. vehicle transportation to maintain a personable community, and the use of green infrastructure (GI) to effectively manage stormwater maintaining natural features such as wooded or vegetated stream corridors. To achieve these goals the Town should consider high density standards within the Study Area. High density developments such as multi-family town houses or condos can be clustered to a few locations leaving a greater amount of open space, recreational trails, and GI to be utilized.

## **STATION #2: MOVING AROUND**

This exercise provided participants a map and asked "What areas/locations of the broader landscape should be 'connected' to the Everglade Swamp Neighborhood site as it develops?"

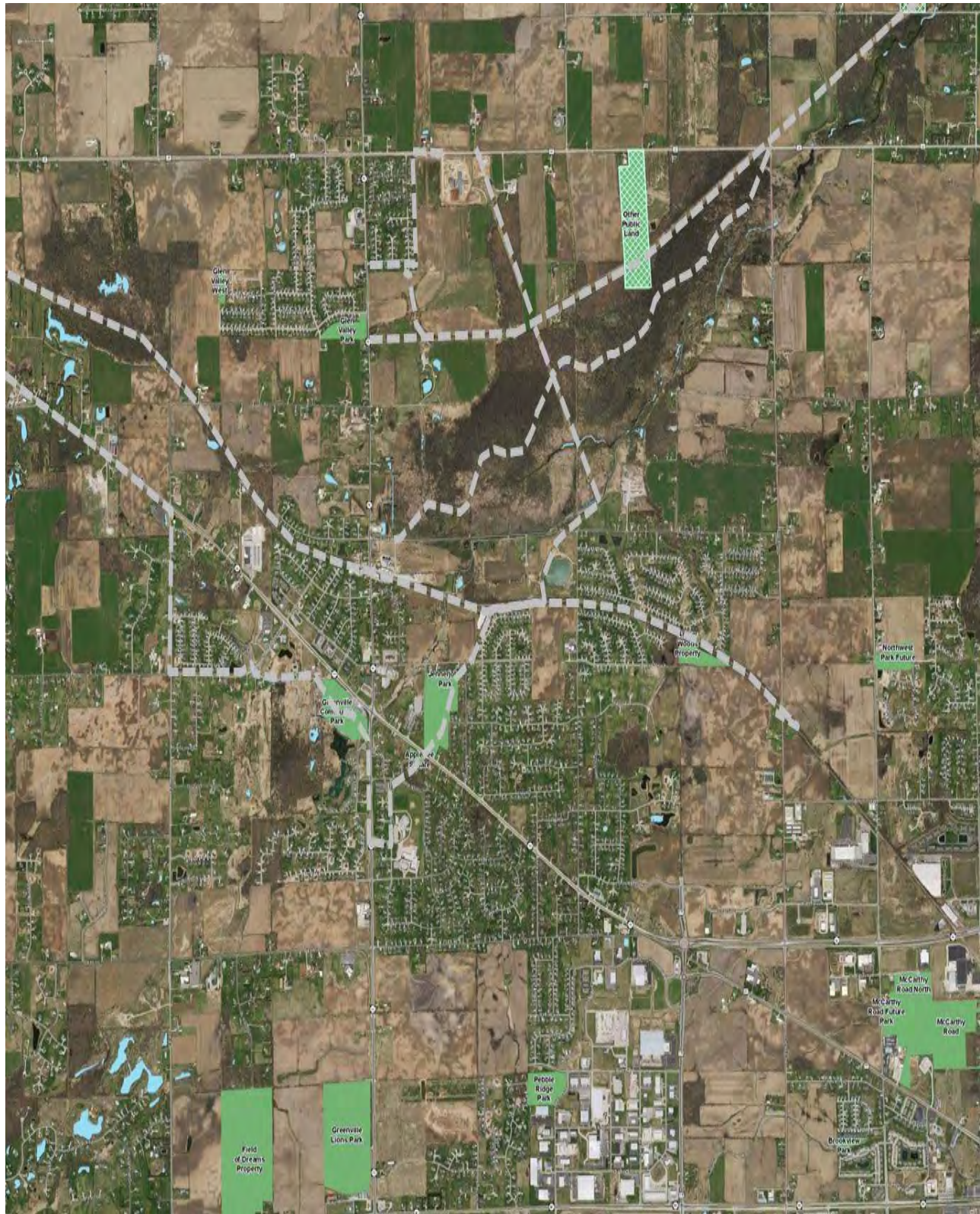
The purpose of this exercise was to explore how residents and users of the Everglade Swamp neighborhood are connected to other areas of the Town. These insights will help with future transportation, recreation, and economic development planning.

### **Analysis and Observations**

As stated above, participants value the rural nature of the Town and do not want to see vast changes in transportation. However, there was considerable interest related to recreational trails. Participants were interested in walking/biking trails that connected the neighborhood to the new school along CTH JJ and trails that connect the neighborhood to the swamp and the public land to the east. Figure 3 illustrates where Station 2 participants sketched potential recreational trails that would increase connectivity throughout the Town.



**Figure 3: Potential Recreational Trails**



### STATION #3: PLACES AND SPACES

This group mapping exercise allowed participants to identify “What are your favorite areas, locations, or features that exist within or nearby the neighborhood and/or site?”

#### Analysis and Observations

Participants had a hard time staying focused on the ‘places and spaces’ goal of this exercise. This mapping exercise became more of a ‘solutions’ exercise as participants wanted to provide their concerns and their potential solutions related to high water levels in the Everglade Swamp.



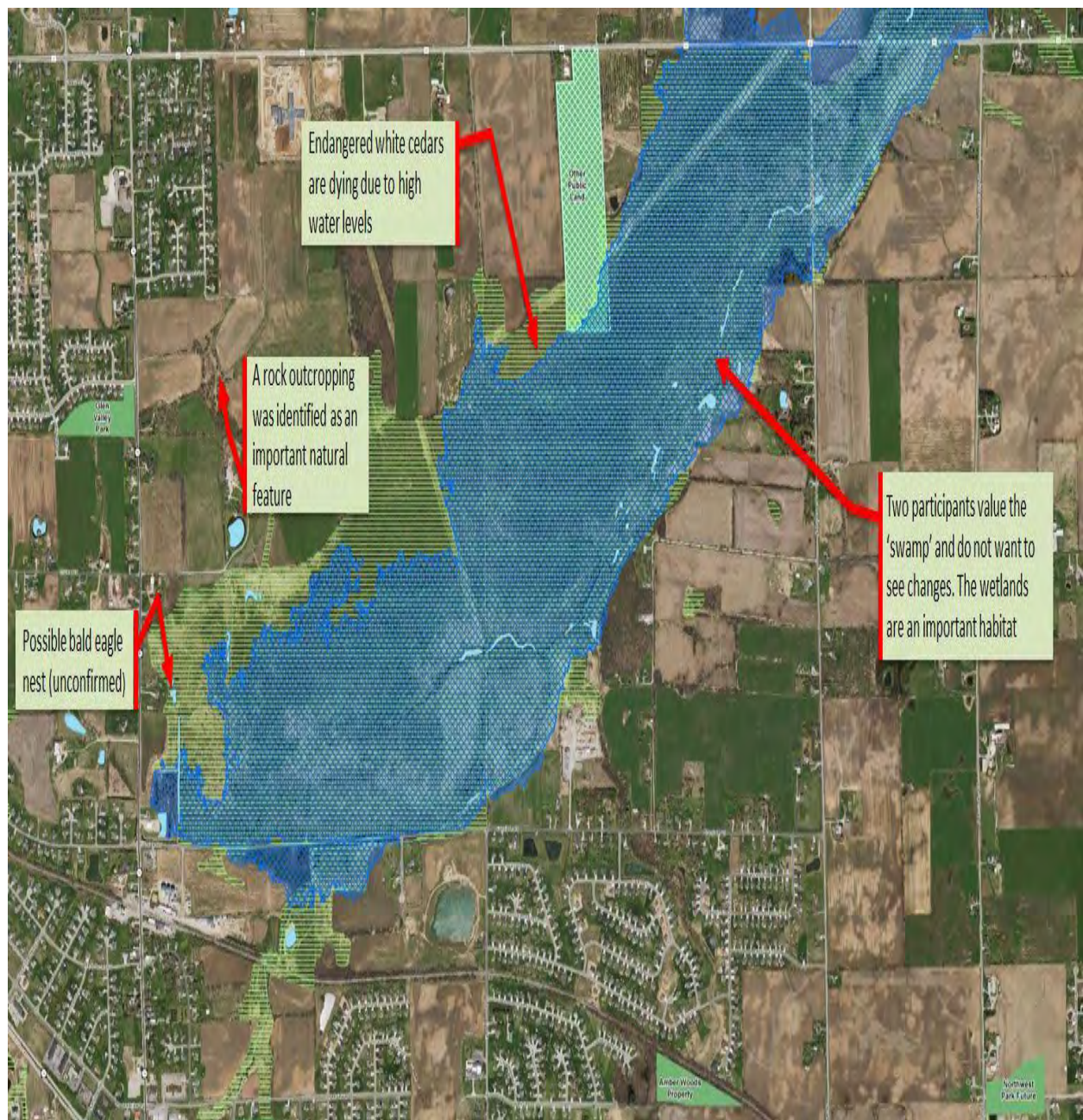
Three general areas identified as special places:

1. Everglade Swamp – two participants welcomed the current water levels and value the swamp. They value the habitat, nature, and scenic beauty of the swamp. They felt that varying water levels is a natural process and dealing with seasonal high water is just part of living next to a swamp or wetland.
2. A rock outcropping was identified as a unique feature east of STH 76. Note: this feature is also identified in the 2004 *A Green Print Plan for the Town of Greenville* as a generalized unique geologic feature.
3. An area adjacent to the public lands area was identified as having endangered white cedar trees. The participant was concerned that the trees were dying due to high water levels. Note: the WDNR does not list the white cedar as endangered or threatened.<sup>1</sup>
4. One participant believes there to be a bald eagle nest located on the southwest end of the Everglade Swamp. This has not been confirmed.

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<sup>1</sup> Wisconsin Endangered and Threatened Species Laws & List; <http://dnr.wi.gov/files/PDF/pubs/er/ER001.pdf>.

**Figure 4: Identified Special Features**



As mentioned above participants at this station overwhelmingly wanted to offer reasons why water levels were high or offer potential solutions to high water levels within the Everglade Swamp. All but two participants voiced their concerns for the need to either lower or control water levels within the Everglade Swamp. The facilitator at Station 3 recorded the following notes:

1. One participant suggested that too much storm water is flowing into the southwest portion of the swamp due to runoff of the subdivision located adjacent to Glen Valley Park.

2. Too much dead vegetation in the swamp.
3. The channel on the northeast end of the swamp from CTH JJ to CTH OO is clogged with vegetation.
4. Several participants suggested that stormwater runoff from subdivisions to the south should not be directed to the Everglade Swamp.
5. Loss of property, loss of trees (timber sales), loss of hunting (deer) land due to high water levels were common concerns.
6. Property values are going to drop because of tree loss being replaced by cattails within the Everglade Swamp.
7. A small number of participants felt that the higher water levels are due to property owners filling wetland areas during lower water periods.

The following solutions were offered by the participants at Station 3:

1. Dead vegetation within swamp needs to be cleared out or dredged.
2. The Town should put a moratorium on all development until the drainage is corrected.
3. Open ditches should be maintained and future development should not utilize curb and gutter or mini storm sewers.



*December 2015, Everglade Road Ditch Maintenance*



December 2015, N Mayflower Drive Bridge Crossing

In conflict to the lowering or controlling water level solutions offered there was a conflicting solution offered (listed below).

1. “Keep as is, we like the water”

Participant engagement at Station 3 highlights the complexities planning for future development in the area north of the Everglade Swamp. Careful planning will be needed to develop the neighborhood with a combination of open spaces, protected natural resources (corridors), and the use of green infrastructure to control storm water.

#### **STATION #4: BUILDING BLOCKS**

Participants were to identify “What should the primary/secondary street patterns look like within the newly developed Everglade Swamp Neighborhood?”

##### **Analysis and Observations**

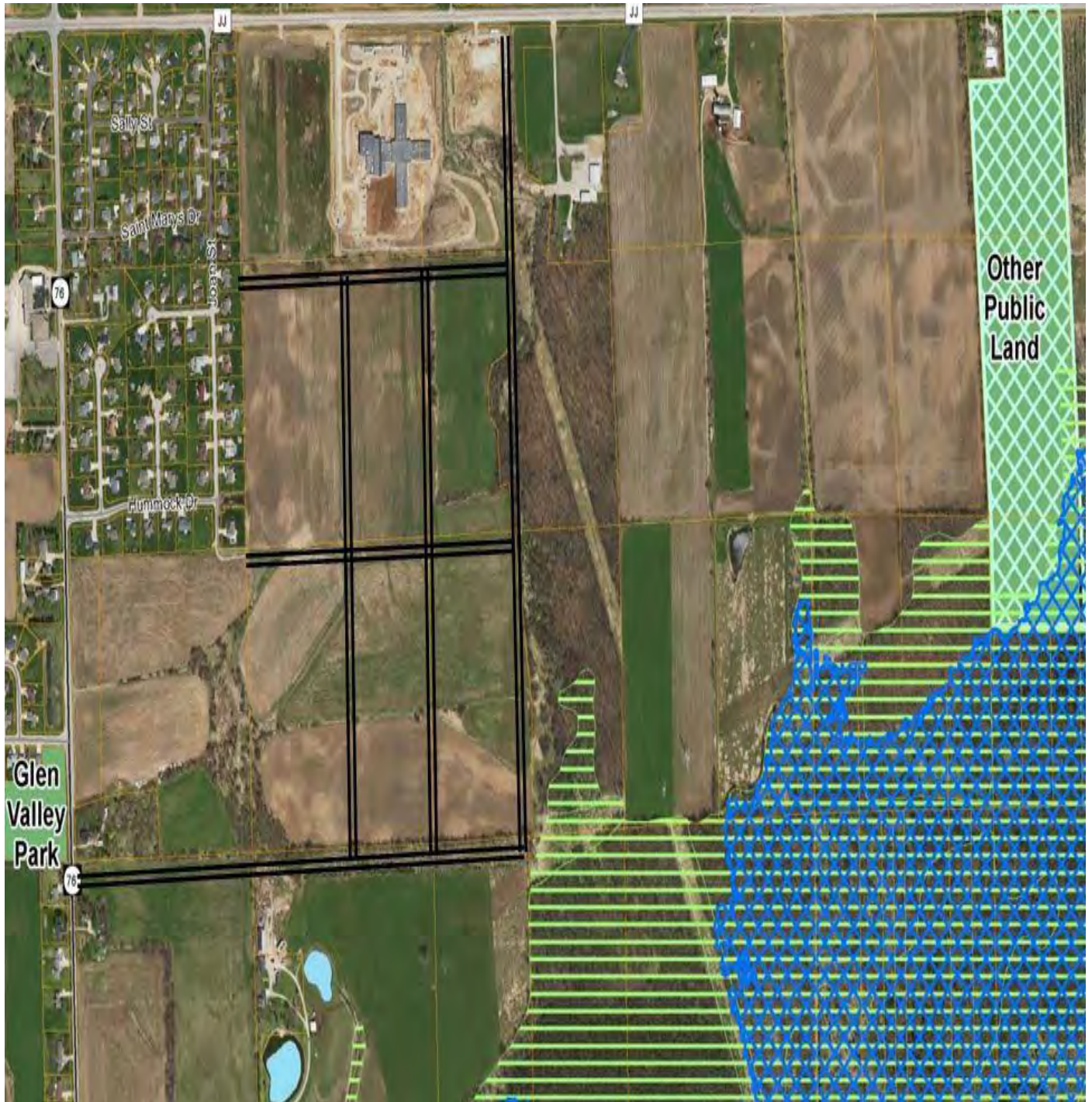
Only three participants provided sketches of how street patterns should be developed. Station 4’s facilitator noted that a majority of the participants discussed how they would like to see development maintain a rural feel and not have a ‘city’ feel.



Figure 5 provides the three sketches provided. The challenges of future planning will be to meet the Town’s growing population while maintaining the Town’s rural character.

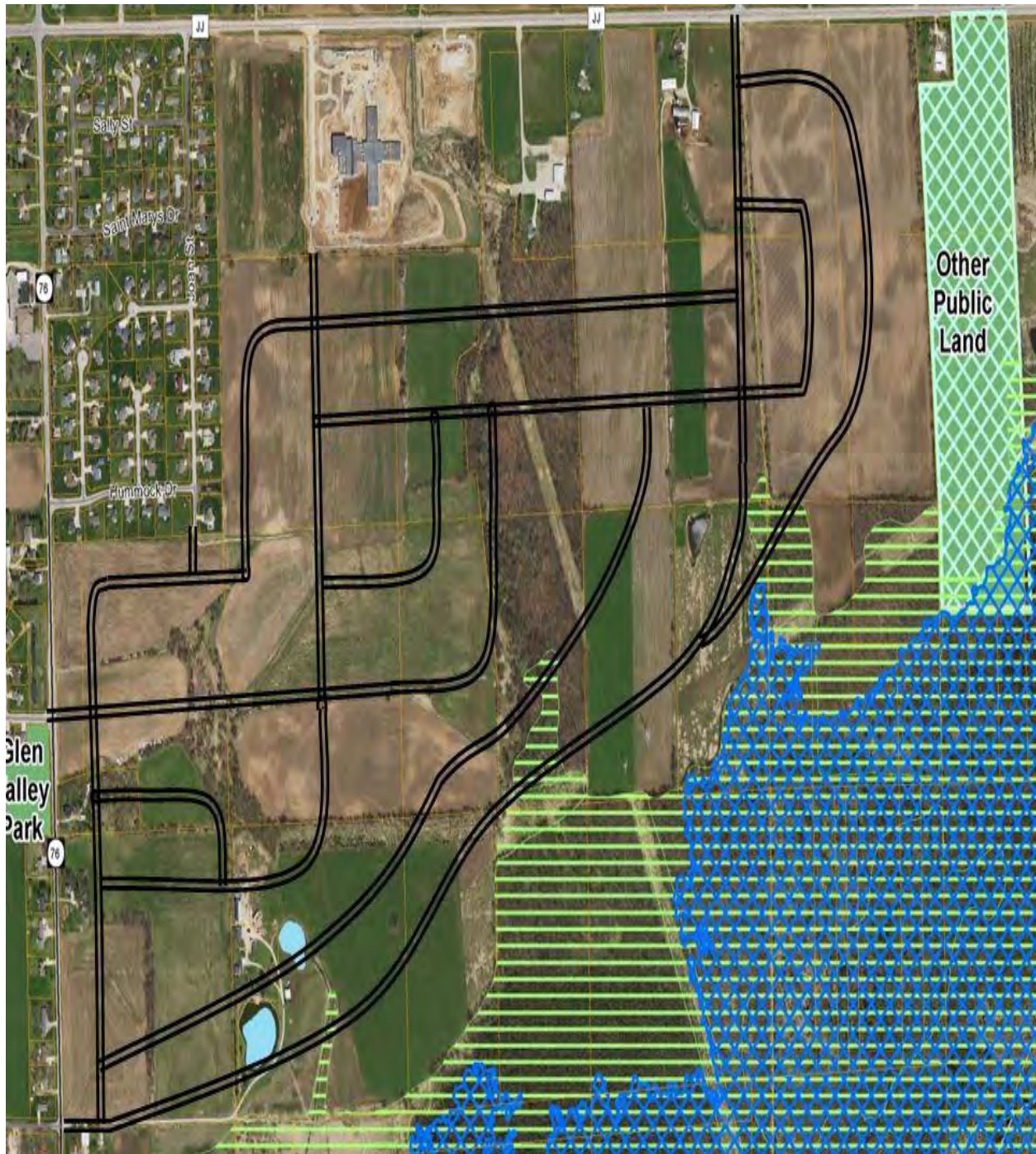
**Figure 5a: Street Patterns**

**Response 1: Traditional north/south, east/west grid.**



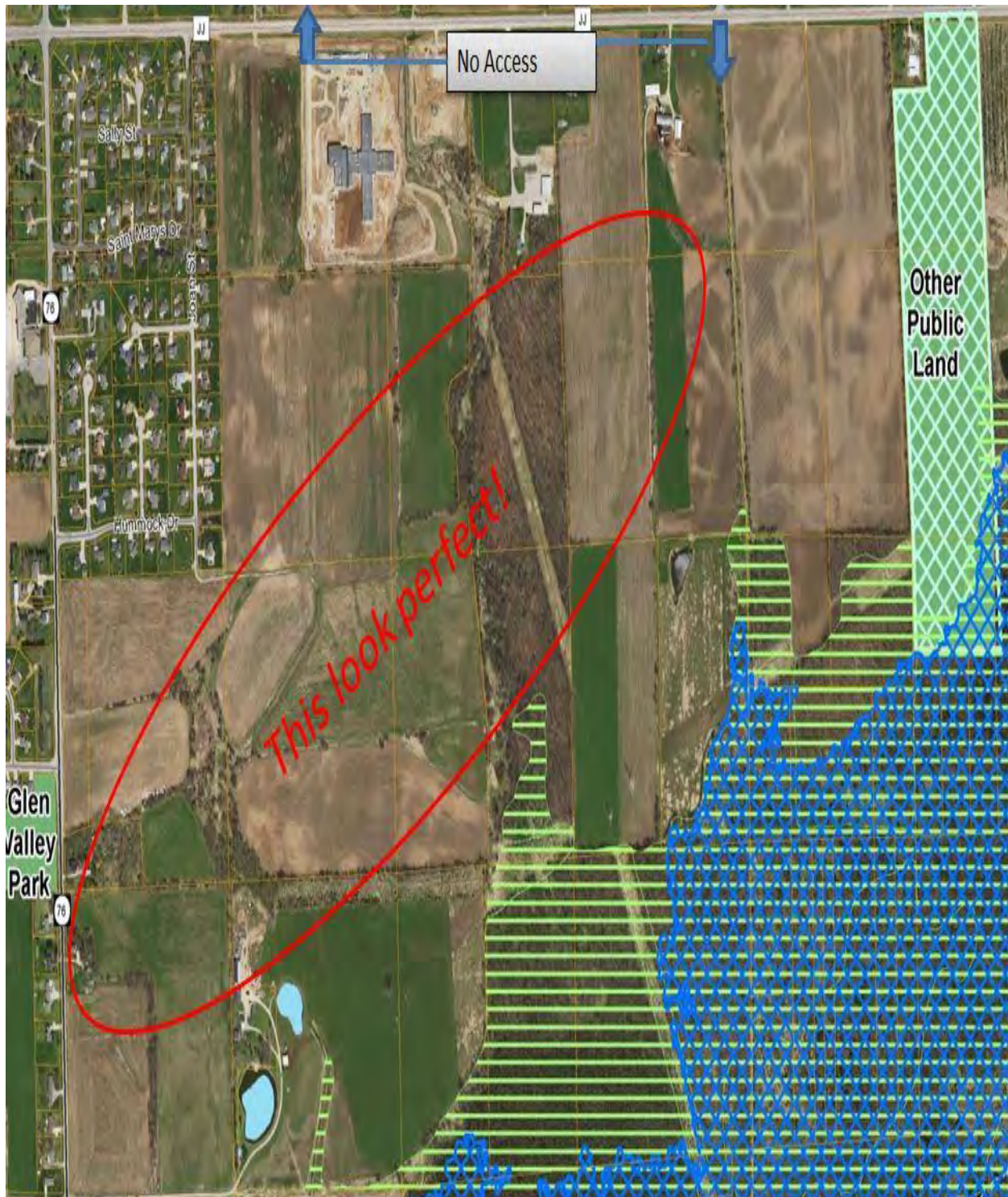
**Figure 5b: Street Patterns**

**Response 2: Mix of curved roads and open space.**



**Figure 5c: Street Patterns**

**Response 3: No new development, no access to CTH JJ.**



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

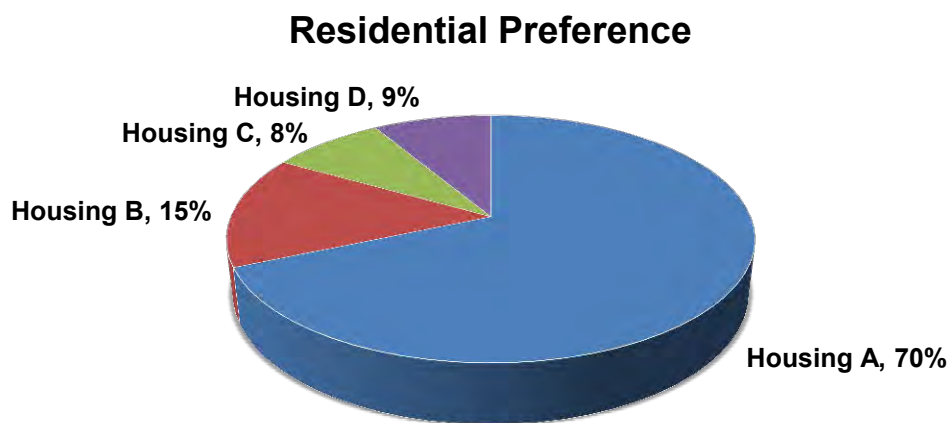
Workshop participants were asked “What types of land uses or activities should be considered for the Everglade Swamp Neighborhood site and/or surrounding lands? Participants were asked to complete a Design Preference Survey with residential, retail/commercial, employment, park, and stormwater management designs. Each survey had four design types to rate.

Participants were asked to rate each design type on a scale from zero (no support for this type) to 4 (supporting this type). A total of 10 surveys were completed and (see Appendix D, Table D-1) percentages were calculated using a total of 40 for each design type. Averages scores were also calculated to highlight the participants support for each design type. The averages are on a scale of 0-4 where an average score of 4 highlights participant support and an average score of zero show no support for a design type (See Figures 7, 9, 11, 13, and 15). It is important to note that a number of the participants completed the design preference survey together (as couples) and explains why only 10 surveys were collected.

### Preferred Housing Option

Participants overwhelmingly supported one to two story single family housing with lot sizes comparable to neighboring subdivisions. The second most supported housing option was attached single-family housing including duplexes and town houses. These types of developments can be built on unconventional lot configurations and can promote open space. Large scale multi-family housing units are generally not supported within the Everglade Swamp neighborhood. This pattern is consistent with Station 1's identity preference to keep the Town rural in nature.

**Figure 6: Participant Residential Preferences**



### Specific Survey Comments:

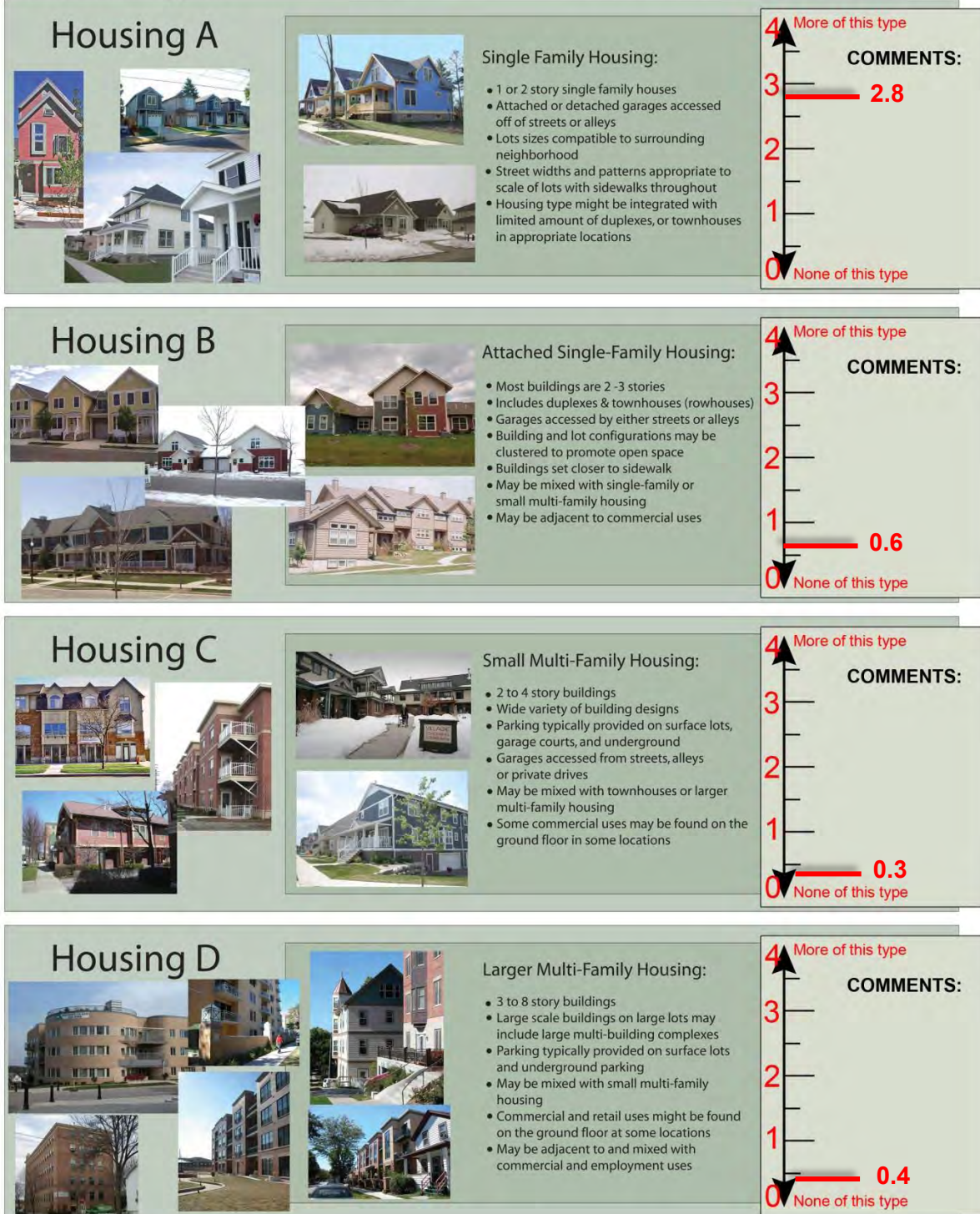
- 1) Housing Type C: Don't Think Greenville needs anymore.

**Figure 7: Residential Preferences**

**DESIGN PREFERENCE SURVEY:**  
Residential Types

Table # \_\_\_\_\_

Please indicate your preference for each building type by placing an 'X' on a ranking from 0 - 4. Also, feel free to add explanations/comments in the space provided.

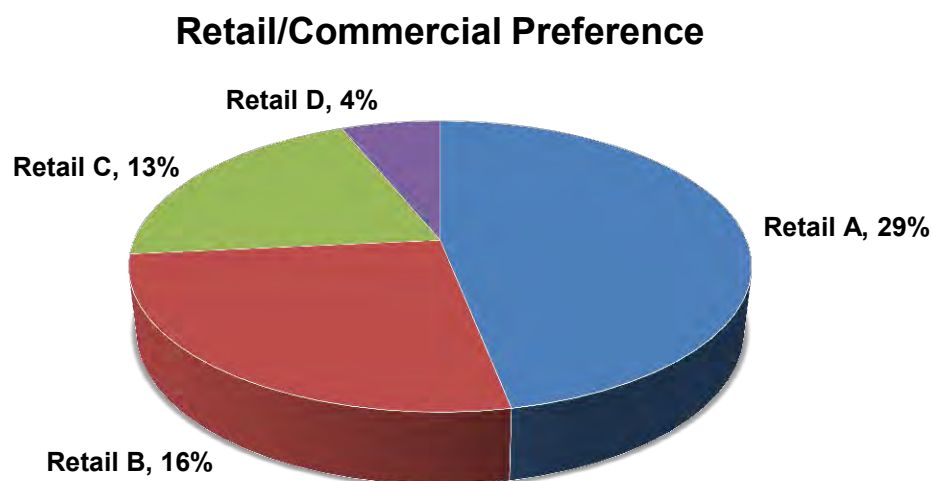


Source: City of Madison Planning Division

## Preferred Retail/Commercial Option

Worksheet results showed that participants support free standing convenience retail and single story strip commercial development. Large scale 'big box' retail development is not supported within the Town. It should be noted that support for this kind of development is preferred town-wide. These preferred development styles are generally limited to the CTH JJ and STH 76 corridors within the areas north of Everglade Swamp.

**Figure 8: Participant Retail/Commercial Preferences**



### Specific Survey Comments:





- 1) Retail Type A: Possible with new school.
- 2) Retail Type D: Don't need or want any.

**Figure 9: Retail/Commercial Preference**

**DESIGN PREFERENCE SURVEY:**

Retail / Commercial Types Table # \_\_\_\_\_

Please indicate your preference for each building type by placing an 'X' on a ranking from 0 - 4. Also, feel free to add explanations/comments in the space provided.

<p><b>Retail A</b></p> 	<p><b>Free Standing Convenience Retail:</b></p> <ul style="list-style-type: none"> <li>•Corporate and franchise architecture</li> <li>•One-acre lots unrelated to surroundings</li> <li>•Parking often on all sides of building</li> <li>•Buildings often include a "Drive-thru"</li> <li>•Often next to strip commercial retail</li> <li>•Usually located on heavily traveled streets</li> <li>•Auto-oriented development pattern with emphasis on convenience</li> <li>•Some landscaping around perimeter, in parking lots and next to building</li> </ul>	<p>4 More of this type</p> <p>COMMENTS:</p> <p>3</p> <p>2</p> <p>1 <b>1.2</b></p> <p>0 None of this type</p>
<p><b>Retail B</b></p> 	<p><b>Single Story Strip Commercial:</b></p> <ul style="list-style-type: none"> <li>•One story strip commercial development of adjoining stores</li> <li>•Parking placed between building and street</li> <li>•Usually located on heavily traveled streets</li> <li>•Often next to free standing commercial uses</li> <li>•Auto-oriented development pattern with emphasis on convenience</li> <li>•Some landscaping around perimeter of parking lots and adjacent to building</li> </ul>	<p>4 More of this type</p> <p>COMMENTS:</p> <p>3</p> <p>2</p> <p>1 <b>0.7</b></p> <p>0 None of this type</p>
<p><b>Retail C</b></p> 	<p><b>Street Oriented Commercial &amp; Mixed-Use:</b></p> <ul style="list-style-type: none"> <li>•Buildings usually 2-3 stories</li> <li>•More "urban" architecture</li> <li>•Building materials, landscaping, sidewalks, lighting and signs all contribute to a strong sense of place, and promote pedestrian activity</li> <li>•Parking typically located to the side or to the rear of development</li> <li>•Easily accessible by pedestrians, bicyclists, transit riders and automobiles</li> <li>•May include small office space and residential uses on upper floors</li> <li>•Development may include seating areas, plazas, and other community features</li> </ul>	<p>4 More of this type</p> <p>COMMENTS:</p> <p>3</p> <p>2</p> <p>1 <b>0.5</b></p> <p>0 None of this type</p>
<p><b>Retail D</b></p> 	<p><b>Large Retail Developments:</b></p> <ul style="list-style-type: none"> <li>•Large single story buildings on large lots (includes "Big Box" Retail)</li> <li>•Corporate architecture and design</li> <li>•Building oriented towards large surface parking lot for maximum visibility from street</li> <li>•Auto-oriented design</li> <li>•Serves community-wide market</li> <li>•Some landscaping around perimeter, in parking lot and adjacent to building</li> </ul>	<p>4 More of this type</p> <p>COMMENTS:</p> <p>3</p> <p>2</p> <p>1</p> <p>0 <b>0.2</b> None of this type</p>

Source: City of Madison Planning Division

## Preferred Employment Type Option

The participant results did not show a clear employment preference. Some assumptions can be made though. In general, participants support employment opportunities town-wide as long as the commercial and retail developments follow rural characteristics.

Station facilitators noted a general consensus supporting employment opportunities that do not increase traffic volume, support the agricultural community, and support the current trends (bedroom community to the Fox Cities).

**Figure10: Participant Employment Preferences**

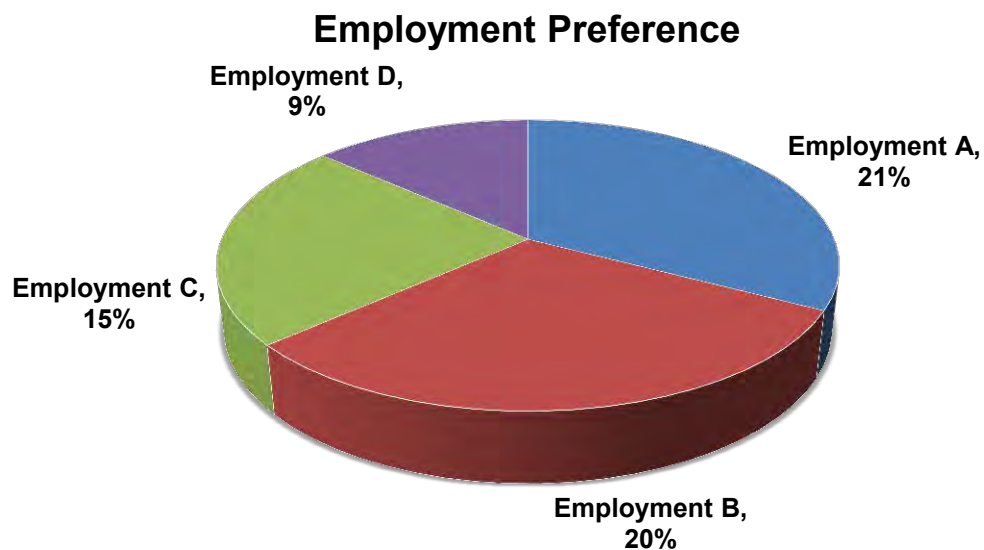




Figure 11: Employment Preference

## DESIGN PREFERENCE SURVEY:

### Employment Types

Table # \_\_\_\_\_

Please indicate your preference for each building type by placing an 'X' on a ranking from 0 - 4. Also, feel free to add explanations/comments in the space provided.

<h3>Employment A</h3> 	<h4>Small Scale Flex Space and Business Condos:</h4> <ul style="list-style-type: none"> <li>• Typically single story buildings</li> <li>• Little emphasis on architecture, urban character or building materials</li> <li>• Buildings often have few windows, oversized loading doors and surface parking lots</li> <li>• Developments made up of many individual buildings or may be grouped in clusters</li> <li>• Buildings may house a combination of warehouse, yard storage, production, contractor space, and some office uses</li> <li>• No intermixed residential development</li> </ul>	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1 <b>0.9</b></p> <p>0 None of this type</p> <p>COMMENTS:</p>
<h3>Employment B</h3> 	<h4>Medium Scale Business Offices &amp; Incubator Buildings:</h4> <ul style="list-style-type: none"> <li>• 1-3 story buildings</li> <li>• May contain a variety of office and commercial uses in one building including research, production, office, technology, and incubator businesses</li> <li>• More emphasis on architecture design</li> <li>• A mix of surface lots and on-street parking is typical</li> <li>• May be adjacent to residential or other uses.</li> </ul>	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1 <b>0.8</b></p> <p>0 None of this type</p> <p>COMMENTS:</p>
<h3>Employment C</h3> 	<h4>Larger Light Industrial Research Buildings:</h4> <ul style="list-style-type: none"> <li>• 1-3 story buildings</li> <li>• May contain a variety of uses, including research, production, office, technology, warehouse and incubator businesses</li> <li>• May have a high level of character and design</li> <li>• Pedestrian streetscape may be emphasized in building and site design</li> <li>• A mix of surface parking lots and on-street parking is typical</li> <li>• May be adjacent to residential or other commercial uses.</li> </ul>	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1 <b>0.6</b></p> <p>0 None of this type</p> <p>COMMENTS:</p>
<h3>Employment D</h3> 	<h4>Office Park:</h4> <ul style="list-style-type: none"> <li>• Large buildings are a minimum of two stories</li> <li>• Buildings contain primarily office uses, and similar facilities including medical, financial and high-tech research uses</li> <li>• May have a high level of character and design</li> <li>• Buildings are arranged in a campus like setting on larger lots</li> <li>• A mix of surface parking lots and on-street parking is typical</li> <li>• May be adjacent to residential or other commercial uses.</li> <li>• May include pedestrian amenities and public spaces such as plazas, greens and squares</li> </ul>	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1</p> <p>0 <b>0.4</b></p> <p>None of this type</p> <p>COMMENTS:</p>

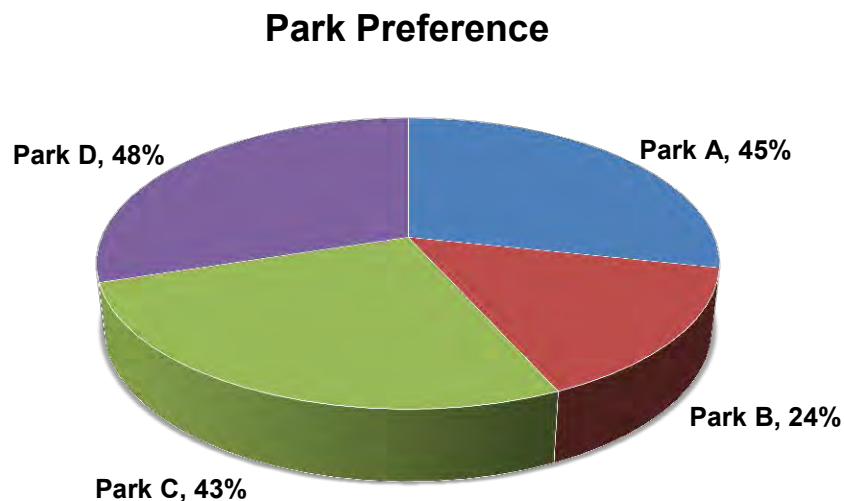
Source: City of Madison Planning Division

## Preferred Park Option

Participants valued a variety of park types. Linear parks were most favored with 48% support. This concept could fit nicely within the north Everglade Swamp neighborhood area. Developing a recreational pedestrian trail system (or linear park) that connects and enhances the woodland and wetland habitats, stormwater management features, and open space to the Study Area may help to preserve a rural community feel.

It is unlikely that a community park will be developed within the Everglade Swamp Neighborhood; however there was support for town-wide community parks. Smaller scale neighborhood parks and/or open space areas dedicated to recreational uses and gatherings were supported and if designed right could fit into the preferred rural character.

**Figure 12: Participant Park Preferences**



## Specific Survey Comments:

- 1) Park Type D: Don't think it's a good idea.

Figure 13: Park Preference

## NEED PREFERENCE SURVEY:

### Park Types

Please indicate your preference for each park type by placing an 'X' on the ranking from 0-4 on the arrow scale. Also, feel free to add explanations/comments in the space provided.

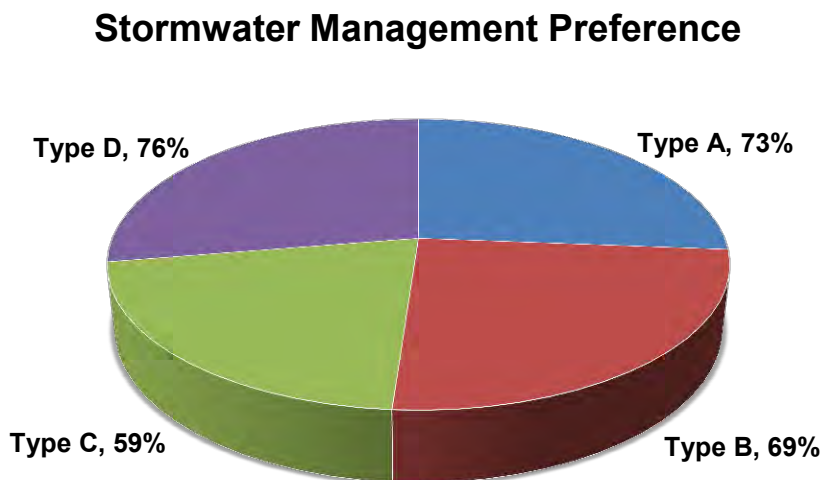
<p><b>Park A</b></p> 	<p><b>Community Park</b></p> <p>An area of land preserved on account of its natural beauty, historic interest, recreational opportunity or other reason, and under the administration of a form of local government. 25+ acres with a 2-5 mile service radius. Multi-purpose recreation areas and features. Shared maintenance agreements and partnerships may be an option.</p>	<p>4 More of this type</p> <p>3</p> <p>2 <b>1.8</b></p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p>
<p><b>Park B</b></p> 	<p><b>Sports Complex or Other Specialty Park</b></p> <p>A group of outdoor sports facilities and/or indoor facilities. Other specialty features promote tourism such agriculture/farm, camping, animals, art and sculpture, or nature-based education, etc. Acreage varies but can be anywhere from 20 to 100 acres with service area depending on type.</p>	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1 <b>1.0</b></p> <p>0 None of this type</p> <p>COMMENTS:</p>
<p><b>Park C</b></p> 	<p><b>Neighborhood Park</b></p> <p>Neighborhood parks consist of land that is specifically set aside for active and passive recreation uses, and that accommodates large gatherings, special events, and individual users. Usually 5 to 20 acres serving an approximate 1 mile radius. Serves all age groups with emphasis on youth and families.</p>	<p>4 More of this type</p> <p>3</p> <p>2 <b>1.7</b></p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p>
<p><b>Park D</b></p> 	<p><b>Linear Park</b></p> <p>A non-traditional park which transects the natural or built environment in a linear manner. Such parks can connect places and spaces, be used for stormwater management, habitat enhancement and/or provide routes for active transportation modes. Widths can vary and larger spaces with pockets of facilities can be incorporated.</p>	<p>4 More of this type</p> <p>3</p> <p>2 <b>1.9</b></p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p>

### Preferred Stormwater Management Option

Participants supported all four stormwater management types provide in the preference survey worksheet. As mentioned above facilitators noted that participants did not want to see the use of curb and gutters and/or mini storm sewers utilized in future developments. A combination of all four types listed in Figure 14 should be utilized were appropriate to control stormwater from future development in the area north of the Everglade Swamp.

As noted above, participants indicated their concerns of high water levels within the swamp. Because of this the Town will need manage stormwater volumes as development occurs. A combination of utilizing green infrastructure, detention and retention practices and stormwater harvesting (rain barrels/rain gardens) will be needed in the final neighborhood development plans.

**Figure 14: Participant Stormwater Management Preferences**







### Specific Survey Comments:

- 1) Stormwater Management Type A: Keep water into swamp minimal, already big problems.
- 2) Stormwater Management Type D: Get this done.

**Figure 15: Stormwater Management Preference**

**NEED PREFERENCE SURVEY:**  
*Stormwater Mgt. Types*

Please indicate your preference for each SW type by placing an 'X' on the ranking from 0-4 on the arrow scale. Also, feel free to add explanations/comments in the space provided.

<p><b>Type A</b></p> 	<p><b>Retention / Detention Ponds</b></p> <p>A facility designed to receive and hold stormwater and release it at a slower rate, usually over a number of hours. The entire volume of stormwater that enters the facility is eventually released in a detention pond, while retention pond permanently retains a portion of the water on site, where it infiltrates, evaporates, or is absorbed by vegetation.</p>	<p>4 More of this type</p> <p>3 <b>2.9</b></p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p><b>COMMENTS:</b></p>
<p><b>Type B</b></p> 	<p><b>Bioretention / Infiltration Facilities</b></p> <p>A facility that uses soils and both woody and herbaceous plants to remove pollutants from stormwater runoff. Examples of bio-retention facilities may include vegetated swales, flow-through and infiltration planters, vegetated filters, and vegetated infiltration basins.</p>	<p>4 More of this type</p> <p>3 <b>2.8</b></p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p><b>COMMENTS:</b></p>
<p><b>Type C</b></p> 	<p><b>Rain Gardens / Rain Barrels</b></p> <p>Rain gardens are small depressions in private yards which collect and receive rain water from gutters, roofs and paved areas. Often planted with native prairie plants, rain gardens can infiltrate water into the soil. Rain barrels collect water in a similar way, but with the intent of being reused for watering, etc.</p>	<p>4 More of this type</p> <p>3 <b>2.4</b></p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p><b>COMMENTS:</b></p>
<p><b>Type D</b></p> 	<p><b>Natural Stormwater Management</b></p> <p>This is an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. Using Low Impact Development principles such as preserving and recreating natural landscape features which effectively contain, treat and manage stormwater.</p>	<p>4 More of this type</p> <p>3 <b>3.1</b></p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p><b>COMMENTS:</b></p>

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**PLAN FUNCTION AND USE /  
NEXT STEPS**

## **PLAN FUNCTION AND USE/NEXT STEPS**

The Study Area north of the Everglade Swamp is identified for long-term residential uses. The challenges will be to develop the area in a way that meets Town density requirements, the overall vision for road networks and design patterns of a suburban neighborhood, but also provides enough open space, pedestrian trails, and control of stormwater volumes to meet the desires of the nearby citizens.

This document should be used as a guide before and during the Study Area's development planning process. Developers should be encouraged to evaluate multiple development options ranging from conservation subdivisions to high density town house developments. A wide-range of stormwater BMPs that control or harvest rain water runoff should be evaluated for all future development within the Study Area. Public engagement throughout this planning process should be continued by the Town, consultants, and developers.

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## **APPENDICES**



## **APPENDIX A**

### WORKSHOP SIGN-IN SHEETS

## Everglade Swamp Neighborhood Plan Visioning Workshop

Town of Greenville

NAME	STREET ADDRESS	E-MAIL ADDRESS (To be used for follow up notifications)E
Andy Peters	W6671 Greenville Dr.	apeters2@new.mt.com
Shirley Rasmussen	5711 W. Broadway Dr. 54913	
Randy Immel	N1876 Donna Dr	
Dean Schiller	Town of Greenville.	
Jason Van Egera	Outagamie County Drainage Board	
Randy Leiker	N1471 Star Dust	Rleiker@netnet.net
Tom Becker	N1646 Greenwood R	
Mark Flunker	Mayflower Dr	mflunker@hotmail.com
Bob Baumgart	N2102 Municipal Dr	
Russ Abendroth	N2178 Municipal Dr	

**PLEASE PRINT CLEARLY!**

## Everglade Swamp Neighborhood Plan Visioning Workshop

Town of Greenville

NAME	STREET ADDRESS	E-MAIL ADDRESS (To be used for follow up notifications)
Martin Liegh	W8594 Hunters Road Hortonville, WI	<del>mjlcpa@gmail.com</del> Hortonville, WI 54944
Robert Prunty	N3809 State Rd 76	GREENVILLE 54942
VINCENT FORSTIER	N2206 MUNICIPAL DR	greg.baneck@outagamie.org
Greg Baneck	3365 West Brewster	gkippenhan@qcdia.com
Greg Kippenhan	W7557 Hillview RD	
DAVE THOMSON	W5804 CTR Rd. JJ	
AL & MARILEE GRALL	N2185 MAIFLOWER DR	grallgeoal@gmail.com
Susie Behm	W6428 Everglade Rd,	Susiesbg@aol.com
Sue Jorgensen	N2016 Municipal Dr.	Sunflower_54942@yahoo.com

**PLEASE PRINT CLEARLY!**

# Everglade Swamp Neighborhood Plan Visioning Workshop

Town of Greenville

NAME	STREET ADDRESS	E-MAIL ADDRESS (To be used for follow up notifications)
Jerry Plach	N 2083 Mayflower	Edplans@Aol.Com
Bruce Schroeder	W6527 Cty Rd JJ	Bruce Schroeder51@yahoo.com
Jerrell Hernke	3283 N Morrison	
Jack Anderson	N1752 Ivy Lane	
Toby PALTZER	N 4047 MEADE ST	tobyPALTZER@yahoo.com

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## **APPENDIX B**

### WORKSHOP INSTRUCTIONS

**WELCOME AND THANK YOU FOR ATTENDING THIS WORKSHOP!**

*The event is being held in an ‘open house’ format and consists of 5 separate exercises - one at each station. Staff will be on hand to guide you through the exercise and answer any questions you may have. You may spend as much or as little time at each station as you desire. Names are not associated with the ideas, and we would encourage you to “think big”, not letting constraints such as money, current landownership or politics get in the way!*

**Station #1: WHO ARE WE?** *What words/ideas would you use to describe the Town of Greenville’s (and/or the neighborhood’s/site’s) IDENTITY, whether it be associated with the past history, current times, or as you’d like to see it in the future?* To explore how residents connect with their community. This offers insights to the overall positive or negative aspects of the community and can provide numerous ideas on how to incorporate **heritage and history** with **current needs** and **future** desires as design themes and concepts are explored for the site/neighborhood.

**Station #2: MOVING AROUND** *What areas/locations of the broader landscape should be ‘connected’ to the Everglade Swamp Neighborhood site as it develops?* To explore how residents and users of the Everglade Swamp site connect (or desire to connect) with the other areas of the Town.

**Station #3: PLACES AND SPACES** *What are your favorite areas, locations, or features that exist within or nearby the neighborhood and/or site?* Explore places and features which are important to you that exist in the neighborhood as well as nearby. These features/places contribute to the overall “sense of place” for a landscape.

**Station #4: BUILDING BLOCKS** *What should the primary / secondary street patterns look like within the newly developed Everglade Swamp Neighborhood?* Explore what kinds of street patterns and block densities might be suitable for the lands north of Everglade Swamp.

**Station #5: WHAT’S THE USE? / BIG IDEAS** *What types of land uses or activities should be considered for the Everglade Swamp Neighborhood Site and/or surrounding lands?* Explore how residents and users of the neighborhood envision future development in this area. Having an idea of land use types, style and intensity associated with residential, commercial, employment, recreation and stormwater uses. We’d also like any other of your “Big Ideas”!

**THANK YOU AGAIN FOR YOUR TIME AND YOUR INPUT! WORKSHOP RESULTS WILL BE MADE AVAILABLE IN THE MONTHS TO COME.**



## TOWN OF GREENVILLE

### EVERGLADE SWAMP NEIGHBORHOOD PLAN

#### VISIONING SESSION INSTRUCTIONS



#### Station #1: WHO ARE WE?

***What words/ideas would you use to describe the Town of Greenville's (and/or the neighborhood's/site's) IDENTITY, whether it be associated with the past history, current times, or as you'd like to see it in the future?***

**Purpose of Question:** To explore how residents connect with their community. This offers insights to the overall positive or negative aspects of the community and can provide numerous ideas on how to incorporate **heritage and history** with **current needs** and **future** desires as design themes and concepts are explored for the site/neighborhood. Thoughts associated with broad community topics such as sports, education, recreation, transportation, safety, economy, social issues, and the like are bound to come to mind when you basically ask someone to describe their community/environment.

**Facilitator Task:** Encourage participant's written response by engaging in conversation, discussing the reasons we ask this question (see below). Even though this is a 'community-based' exercise, ask about how their thoughts are connected to the neighborhood/site. Perhaps inquire about how these ideas can be represented physically on the landscape. Ask them to comment on the current state of affairs, or recent past – how has development along the riverfront been viewed? Ask them to simply 'describe' their community! Some answers may have a 'geography' associated with them – encourage them to mark up and/or use dots on the map to locate these areas, particularly if there are any 'stories' associated with them. Take good notes on ideas/conversations or actual (positive) quotes and quips offered by participants or amongst participants. Ensure each person receives a form and a marker and a quick explanation (do small groups if need be to save your breath!).



## Station #2: MOVING AROUND

***What areas/locations of the broader landscape should be 'connected' to the Everglade Swamp Neighborhood site as it develops?***

**Purpose of Question:** To explore how residents and users of the Everglade Swamp site connect with the other areas of the Town. This will identify opportunities for further exploration as more planning is done, including transportation, economic, and/or specific development studies. This input could affect bike routes, pedestrian facilities, access points, street and traffic patterns, etc.

**Facilitator Tasks:** Encourage participants to use the large map at the table to identify specific locations or broader regions, sub-regions, neighborhoods, blocks (any scale is acceptable!) which should be better 'connected' to the site (either a specific route, or more conceptually if need be). Have them draw small or large circles and draw arrows or 'routes' that should be used to make the connection(s). Have them label features as necessary! Encourage them by asking additional questions such as:

1. *Are there areas which have economic or social connections and/or would benefit from them?*
2. *What travel mode would make the connection? Bike? Sidewalk? Street?*
3. *What relationships/connections already exist that could be improved?*
4. *Are there gaps in access now?*



### Station #3: PLACES AND SPACES

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

**Purpose of Question:** To explore places and features which are important to people which exist in the neighborhood as these things/places contribute to the overall feel of a place. The identified features could be further protected, restored, or further integrated into future planning and development projects at various scales.

**Facilitator Tasks:** Encourage participants to use the large map at the table to identify specific locations or broader regions, sub-regions, neighborhoods, blocks (any scale is acceptable!) which should be considered an 'asset'. Have them draw small or large circles, highlight street or sidewalk/path segments as needed. Have them label features as necessary! Features can/should be identified more than once – just place second, third, etc., next to the first! Encourage them by asking additional questions such as:

1. *What's your favorite place(s)?*
2. *What places are special to you?*
3. *What places do you use or frequent regularly?*
4. *What places offer a good view?*
5. *Which segments of trail do you use the most?*
6. *Are there historic artifacts that remain?*
7. *Are there special buildings or other architectural features?*
8. *What parks and open spaces / quasi-public spaces exist?*
9. *What places are 'cool', exciting or entertaining?*
10. *Where do you socialize, or where are there opportunities to do so?*
11. *What areas currently experience seasonal/recurrent flooding?*



#### **Station #4: BUILDING BLOCKS**

**What should the primary / secondary street patterns look like within the newly developed Everglade Swamp Neighborhood?**

**Purpose of Question:** To explore what kinds of street patterns and densities might be suitable for the lands north of Everglade Swamp.

**Facilitator Tasks:** Encourage participants to take an 11x17 map and a Sharpie marker and simply draw out some of the road /street locations that you'd like to see. Have them think about the following when doing so:

1. *Length and width of streets;*
2. *Street pattern – gridded? Curvilinear? Disconnected with cul-de-sacs*
3. *How can you make it connect to existing development?*
4. *Where would you put access points on CTH JJ or STH 76?*
5. *What safety issues might be present or could be alleviated?*



### Station #5: WHAT'S THE USE? / BIG IDEAS

#### What types of land uses or activities should be considered for the Everglade Swamp Neighborhood Site and/or surrounding lands?

**Purpose of Question:** To explore how residents and users of the neighborhood envision future development in this area. Having an idea of land use types, style and intensity can assist with ensuring that complementary land uses are sought for the site/neighborhood. This question, can lead to numerous opportunities which should/could be explored in more detail in future planning activities.

**Facilitator Tasks:** Encourage participants to complete a worksheet(s) outlining development styles and densities, as well as their 'big ideas'.

Provide each participant with a set of forms and ask them to 'rank' each development option on a scale of 1 to 4. Encourage participants to identify specific areas on the map for various land uses.

Have participants fill out a Big Ideas form too. Also encourage them to identify specific locations for these 'big ideas', if applicable. Money should not be considered a limitation!



## **APPENDIX C**

### WORKSHOP IDENTITY TABLES

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

Past (Historic)		Current (Culture)		Future (Vision)	
1	Good Place to Live	1	Wet Hole	1	Dry Hole
2	Open Air	2	Growth at all expenses, Don't like it.	2	Quality and Controlled growth
3	Less Water	3	Too many new homes creating issues with runoff.	3	Back to basics
4	Everyone new everyone	4	Flooded Swamp	4	Environmental Control
5	Control of swamp	5	Close to past, but starting to develop too much.	5	Recreation trails to run thru the swamp to public lands
6	Peaceful little community	6	Mostly under water, not many trees left to harvest.	6	Control the water directly thru to not go to everglade Road



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

Past (Historic)		Current (Culture)		Future (Vision)	
7	Woods easy to log and hunt without using waders.	7	Community seems to be strong.	7	I hope things do not change too much.
8	Small farms	8	Not sure if the entire Town population is aware of issues or care about them.	8	I know it will take time, but return it back somewhat the way it was.
9	Silver Doom	9	Large lots – community is not as connected (do not know everyone)	9	A good mix of farmland and recreation.
10	Coop Store	10	Greenville is the place to be right now.	10	Would like to see storm water managed.
11	Farm oriented community	11	More “city like”	11	More responsible and respect landowners downstream.



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

Past (Historic)		Current (Culture)		Future (Vision)	
12	Everyone worked together for common good of community	12	Over populated with transplants.	12	Quality growth – control of where and what develops.
13	Small close community where everyone knew each other.	13	Too residential 'city like'.	13	Keep growth at steady rate.
14	Small rural farming community.	14	Subdivisions growing too fast.	14	Keep value up and taxes down.
15	Farming Community	15	Too much traffic.	15	Retain Rural flavor.
16	Country / farm land	16	High water levels of the swamp is flooding out trees causing them to die.	16	Return to rural culture.



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

Past (Historic)		Current (Culture)		Future (Vision)	
17	Looking for hunting and timber sales	17	Excess development with more hard surfaces seem to be causing more runoff into the swamp	17	Get the water to flow out of the Greenville swamp.
18	Farm fields	18	Swamp does not flow 'out' (drain) like it used to.	18	Planning and dredging of the swamp
19	Farming	19	A lot of flooding now		Growing to be a city in itself with less farmland.
		20	Growing and more development	20	We value the high water in the swamp and see the value for habitat.





## **APPENDIX D**

# DESIGN PREFERENCE SURVEY RESULTS

**Table D-1: Everglade - Greenville Swamp Visioning Design Preference Survey**

Design Survey											Total	Percent*	Average
Survey Participant	1	2	3	4	5	6	7	8	9	10			
Residential Types													
Housing A	4	3	3	4	2	4	4	1	0	3	28	70%	2.8
Housing B	1.5	1.5	1	0	0	0	0	0	0	2	6	15%	0.6
Housing C	0.1	2.25	0	0	0	0	0	0	0	1	3.4	8%	0.3
Housing D	0	0	0	0	0	0	0	3	0	0.5	3.5	9%	0.4
Housing C Comments	Don't think Greenville needs anymore												
Retail/Commercial Types													
Retail A	3	0	2	2	1	0	0	1	0	2.5	12	29%	1.2
Retail B	3	0	1	0	0	0	0	0	0	2.5	6.5	16%	0.7
Retail C	2.5	0	1	0	0	0	0	0	0	1.5	5	13%	0.5
Retail D	0	0	0	0	0	0	0	1	0	0.5	1.5	4%	0.2
Retail A Comments	Possible with school												
Retail D Comments	Don't need or want any												
Employment Types													
Employment A	0.75	0.75	2	2	1	1	0	0	0	1	8.5	21%	0.9
Employment B	3	1	2	0	0.5	0	0	1	0	0.5	8	20%	0.8
Employment C	3	0	1	0	0	0	0	0.5	0	1.5	6	15%	0.6
Employment D	2	1	0	0	0	0	0	0	0	0.5	3.5	9%	0.4
Park Types													
Park A	1	0	0	2	2.5	2	4	4	0	2.5	18	45%	1.8
Park B	0	0	0	1	2.5	0	4	0	0	2	9.5	24%	1.0
Park C	3	3	0	3	2.5	0	0	3	0	2.5	17	43%	1.7
Park D	3	3	0	0	2.5	0	4	3	0	3.5	19	48%	1.9
Park D Comments	Don't think a good area.												
Stormwater Mgt. Types													
Type A	3	4	1	3	3	4	4	3.5	3	0.5	29	73%	2.9
Type B	0	3	2	3.5	4	4	4	3.5	0	3.5	28	69%	2.8
Type C	0	3	1	3.5	2	4	0	3.5	3	3.5	24	59%	2.4
Type D	0	4	0	4	4	4	4	4	3	3.5	31	76%	3.1
SW MGT. Type A Comments	Keep water into Swamp minimal, already big problems												
SW MGT. Type D Comments	Get this done.												

Note: A value of zero was used where participants did not assign a score on the survey.

\*Percent calculated using 40 total possible.

## EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Donna Kalata, Chair  
Michael Thomas, Vice-Chair  
Eric Fowle, Secretary-Treasurer

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(Bill Barribeau, Alt.)  
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Robert Schmeichel

#### EX-OFFICIO MEMBERS

Jill Michaelson  
Daniel Sandmeier

