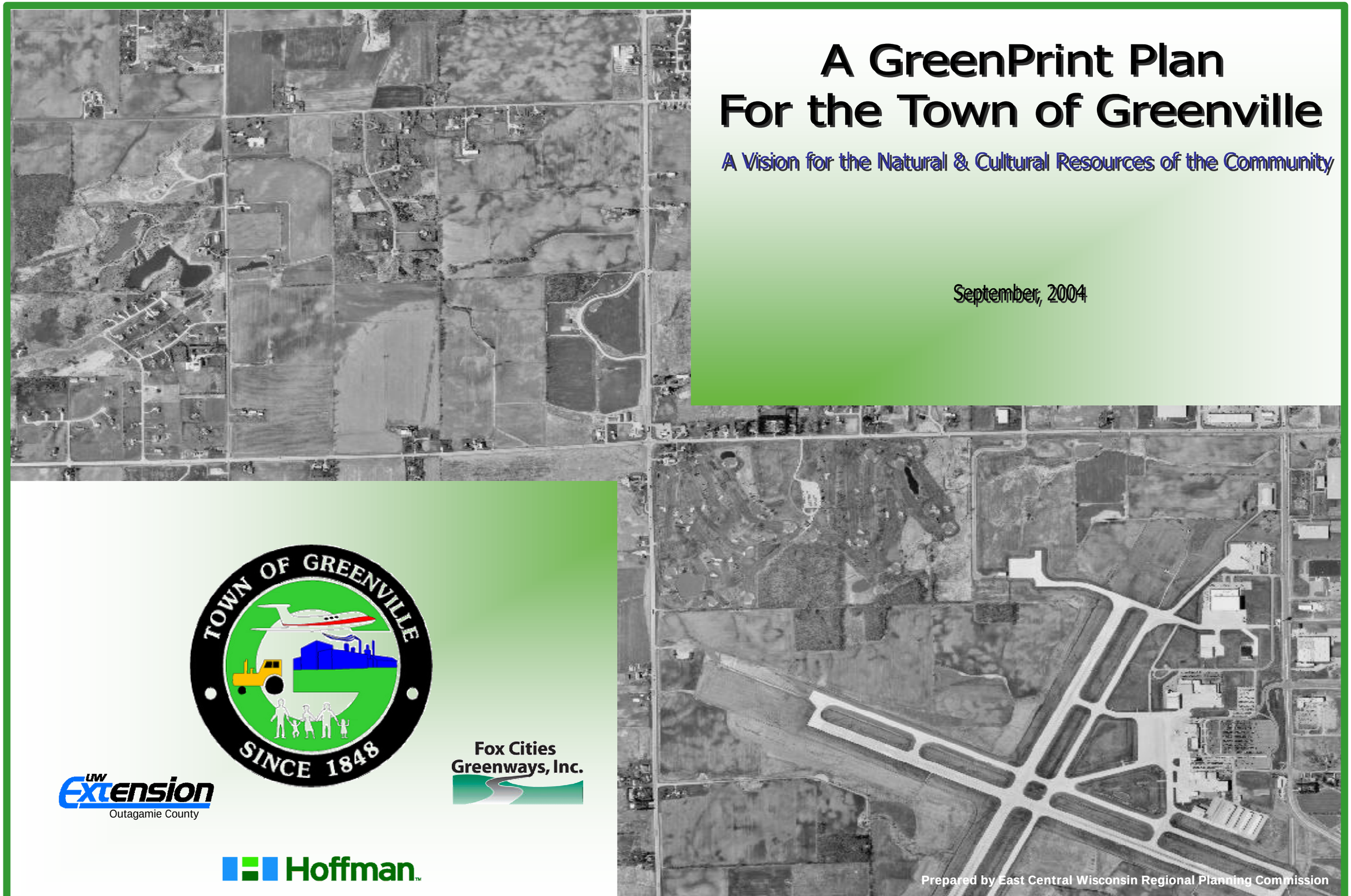
A GreenPrint Plan For the Town of Greenville

A Vision for the Natural & Cultural Resources of the Community

September, 2004



TOWN OF GREENVILLE SINCE 1848

UW Extension Outagamie County

Fox Cities Greenways, Inc.

Hoffman

Prepared by East Central Wisconsin Regional Planning Commission

TOWN OF GREENVILLE - OUTAGAMIE COUNTY - WISCONSIN

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September, 2004

A special thanks to Prof. David Muench (Community Development Educator, Outagamie County UW-Extension), Linda Stoll (President of Fox Cities Greenways), and Dave Tebo (Administrator, Town of Greenville) for their involvement in the planning and implementation of this project. Additional thanks are given to John Julius and the Town of Greenville Grange for their hospitality in hosting many of the GreenPrint Team meetings. Lastly, the Town would like to thank Hoffman for their overall community support as well as their financial contribution to this project.

PROJECT SPONSORS & SUPPORTERS

Town of Greenville

The Town of Greenville is a rapidly growing community located west of the City of Appleton in southwestern Outagamie County, with a population of 7,527 (WDOA, 2003) and growing. There are three main highways running through the Town - Highway 15, Highway 96 and Highway 76. Greenville contains both rural lands, farming and more urbanized subdivisions - some of which are served by Town sewer and water. The Outagamie County Regional Airport is located within the town's boundaries In 1993, according to UW-Madison Agricultural Technology Studies research, Greenville's open space consisted of 80.6 percent farmland (the Town's farmland has the highest yielding soils for corn in the county), 13.1 percent wetland, and 2.2 percent forest. More information about the Town can be found at www.townofgreenville.com.

Hoffman

Hoffman is an architectural, planning, and construction firm with primary locations in Wisconsin and Illinois. Hoffman built its first structure in 1892, and; now in its fourth generation of family ownership, their focus has changed from in-house trades people to in-house experts to plan, design and manage every step of development using Total Project Management (TPM) techniques. Hoffman has embraced and promoted the concepts of Sustainable Design, or Green Architecture, which balances human needs with the natural environment. This approach to design considers the environmental impact of a product or process through its entire life cycle, from creation through construction to recycling, re-use, or safe return to the environment. Sustainable design combines these elements in a comprehensive, holistic approach, and when done successfully, the buildings use fewer resources, cost less to operate and maintain, are healthier and promote creativity. Hoffman is a recognized leader in the area of environmentally friendly design. Their efforts have been rewarded with a number of environmental awards. In June 2000, the Hoffman Corporate Headquarters received the Day-lighting Champion Award from the Wisconsin Focus on Energy. It also received the Friends of the Environment Award from the Wisconsin Manufacturers and Commerce. And, in January 2001, Hoffman Corporate Headquarters, located in the Town of Greenville, became the first commercial building in Wisconsin to receive the Energy Star® Label from the U.S. Environmental Protection Agency and Department of Energy for excellence in energy performance. More information on Hoffman can be found at www.hoffman.net.

Mission Statement - We make positive impact on people's lives and their environment by providing creative ideas and responsible solutions.

Fox Cities Greenways, Inc.

Fox Cities Greenways, Inc. is a non-profit, volunteer organization funded through memberships and other donations. Its mission is to foster the development of a regional network of trails and greenways that will preserve the natural beauty of the environment and provide safe recreation and transportation opportunities for people throughout the Fox Cities region. The approximate 200 member group was formed in 1995 due to the Fox Cities' rapid growth rates and the ensuing threats to scenery, plant communities, and wildlife habitats. Every day more opportunities to enjoy nature in the Fox Cities are lost as a result of development. A quarterly newsletter, GREENways Ink, is published and sent to members as well as being found online at the group's website: www.focol.org/greenways/.

Outagamie County UW-Extension

Charged by the UW System Board of Regents with responsibility for statewide access to University resources. UW-Extension translates this responsibility into a commitment by bringing the teachings and research of the university to the people of Wisconsin through its county and campus faculty, in this case, the Outagamie County Extension Community Development Educator. High priority state and county-level programs focus on water quality, land use and growth management, families and youth at risk, profitable and sustainable agriculture, and community economic development. More information can be found at www.co.outagamie.wi.us/uwex/.

East Central Wisconsin Regional Planning Commission

East Central is a tax-exempt, multi-jurisdictional advisory agency established by the State of Wisconsin in 1972 under the authority of Wisconsin State Statutes 66.495. East Central's region is comprised of ten counties (Calumet, Fond du Lac, Green Lake, Marquette, Menominee, Shawano, Waupaca, Waushara, and Winnebago) and 243 individual Towns, Villages, and Cities with a total population of 622,920 persons (WDOA, 2002). East Central is a publicly funded agency, which has the statutory duty to prepare and adopt a comprehensive plan for the physical development of the region. The Commission also provides technical assistance to participating governments with issues of either sole, or multi-jurisdictional, concern. Fostering intergovernmental cooperation is also a major aspect of the Commission's work. www.eastcentralrpc.org.

ABSTRACT

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PROJECT BACKGROUND & INTRODUCTION

Since the adoption of the Town of Greenville's May, 1999 Comprehensive Land Use Plan, numerous discussions and meetings have occurred regarding various regulatory methods to implement the plan's vision. The Town has, in recent years, modified existing ordinances to better reflect the goals of the plan such as allowing for 'conservation subdivisions' and developing guidelines for managing the amounts and locations of urban and rural subdivisions. Public meetings have continued to raise issues regarding the amounts of open space and types of natural resource features that should be protected in rural conservation subdivisions as well as the rest of the Town. Many of the issues the Town is dealing with are related to fairly simple questions such as: "where should we let development occur?"; "how much development should there be?" or, "how much open space should we protect to conserve the remaining rural character and ecosystem functions?" Unfortunately, these are not easy questions to answer, and much faith had been put into those Plan Commission and Board members to develop policies which suit the often complex and competing interests of the community's residents and developers.

After extensive participation at local meetings, East Central staff and Town officials had come to the conclusion that it would be worthwhile to revisit certain aspects of Town's existing Comprehensive Plan in order to develop a clearer, more comprehensive vision for the Town, particularly with respect to areas that should be preserved for environmental, agricultural, or open space and recreation purposes. Previous public meetings had established that a majority of the community agrees with the general goals of the existing plan which calls for protecting the resources and remaining rural character of the community. However, these broad statements did not offer sufficient detail or direction for the development of programs and regulations which will conserve the natural and cultural resources of the town while continuing to allow for development and growth.

The 'greenprint' and related 'green infrastructure' concepts (see Appendix A for more details) are essentially methods of identifying and mapping those features which have environmental importance (or function) in the community. The project addresses both urban and rural natural and cultural resources, as well as those features that represent a 'green asset' to the community. The GreenPrint Plan is intended to document the Town's current 'vision' for the future of natural and cultural resources within the community and, as adopted, serves in an **advisory** capacity to the Town's Plan Commission and Board. The GreenPrint Plan is meant to be a visual representation of the community's value towards its natural and cultural resource base; and, as defined in the sidebar, 'greenprinting' is in fact a strategy for growth, not for stopping development. The GreenPrint Plan was prepared in hopes of furthering discussions by the Town on appropriate land use and conservation policies, programs, and regulations to manage growth.

The GreenPrint Plan was developed over a nine month period and was approved by the GreenPrint Team on June 16th, 2004. It was subsequently submitted to the Town's Plan Commission and Parks Commission for review and recommendation to the Town Board of Supervisors on July 26th, 2004. The Town Board acted on a resolution on August 9th, 2004 which adopted the GreenPrint Plan as an advisory planning document. Plan approval information is contained in Appendix B.

Green ● print ● ing (gren print ing) *n*. a smart growth strategy that emphasizes land conservation to ensure quality of life, clean air and water, recreation, and economic health. *v*. to employ a greenprinting strategy for growth.

(Trust for Public Land, Local GreenPrinting for Growth, 2002.)

Smart ● Growth (smärt grOth) *n*. The planning, design, development and revitalization of communities to promote a sense of place, the preservation of natural and cultural resources, and the equitable distribution of the costs and benefits of development. Smart Growth enhances ecological integrity over the short and long term and improves quality of life by expanding the range of transportation, employment, and housing choices in the region in a fiscally responsible manner.

(American Planning Association, Policy Guide on Smart Growth, Dec., 2001.)

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THE GREENPRINTING PROCESS

The Greenville GreenPrint Plan is a hybrid type of plan which incorporates elements of both the 'greenprint' and 'green infrastructure' concepts contained in Appendix A. The GreenPrint planning process occurred between October, 2003 and June, 2004 and was developed by East Central Planning with the assistance of town staff, Outagamie County UW-Extension, and Fox Cities Greenways, Inc. Three major components of the project were identified as follows: 1) GreenPrint Team formation; 2) mapping & prioritization workshops, and; 3) public informational meetings. This major component, and their sub-components (workshops) are described in the next few pages.

GreenPrint Team Formation

This process was initiated by working with town staff to identify eighteen (18) key residents and elected/appointed officials within the community who have either shown a past interest in the planning, management, or protection of natural and cultural resources and/or have some type of intimate knowledge of the Town's landscape. The GreenPrint Team members are listed on the inside front cover of this document and their distribution (in terms of private residences) are shown on Figure 1.

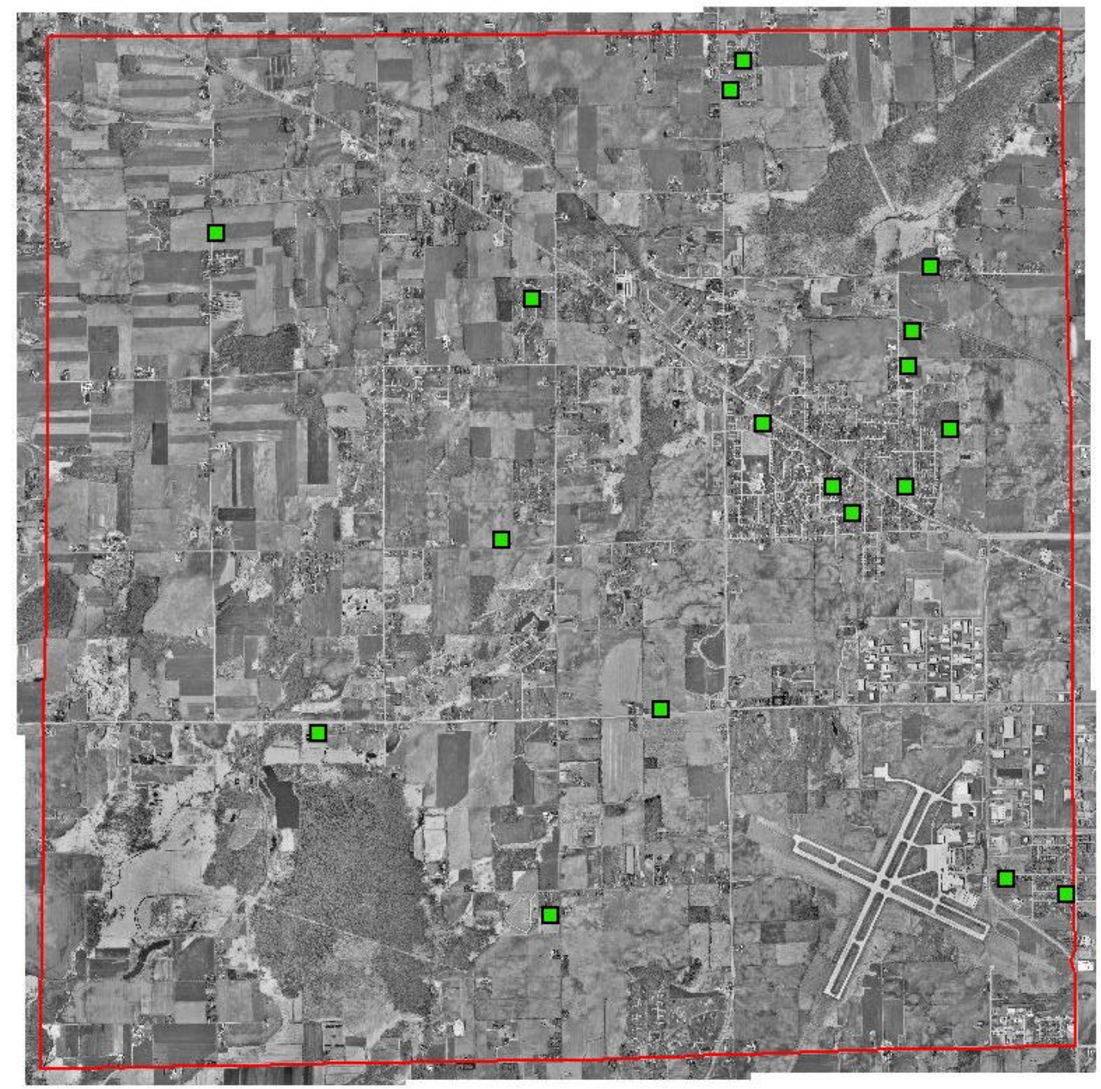
Overall, the GreenPrint Team represented a diverse cross-section of the community in terms of knowledge, experience, values and geographic residence. The participants came from locations within the town that were fully developed (urban), partially developed (urbanizing), and agricultural (rural) in nature. This distribution helped to ensure that the results of the project incorporated diverse viewpoints and opinions.

Eleven of the participants were residents of the town with no direct connection to the activities of local government and therefore probably best represented the true feelings of the town residents as a whole. The remaining seven members were elected or appointed officials and persons representing current positions on the Town Board, Plan Commission, Parks Committee, and Urban Forestry Board. It is hoped that by including these key officials, a better understanding of the plan process and content would result so that future discussions on land use/preservation related issues could be put in context with the GreenPrint Plan. Youth participation was also encouraged and was accomplished through the participation of a Hortonville High School student who lives within the Town.

Mapping & Prioritization Workshops

Once the GreenPrint Team was formed, the process consisted of a closely guided set of six public workshops that were typically held on weekday evenings between October, 2003 and June, 2004. These meetings were posted as public meetings and time was reserved at each meeting for additional input from non-GreenPrint Team members (although there was very limited attendance beyond the Team members). The basic structure and accomplishments of each workshop are further described in the following pages.

Figure 1 - GreenPrint Team Member Residence Locations



= GreenPrint Team Member Residence Location

Workshop #1 – October 6, 2003

This meeting served as an introduction to the GreenPrint planning process and background information was presented to the Team in the form of a PowerPoint Presentation. Each participant was also asked to give a brief introduction of themselves and their background.

The 18 person GreenPrint Team was then randomly divided into three groups of six persons each (Table 1). Each group was given a 36"x36" black and white ortho-photo mosaic of the Town of Greenville (year 2000 aerial photography) and a standard set of colored pens. Each group was also given a single sheet of paper which outlined a standard color-coded resource categorization scheme (see Appendix C – GreenPrinting Guidelines). Each group was then given 20 minutes to highlight features on the air photo which they personally felt to be of high importance in terms of future protection from development. This exercise relied on each person's individual knowledge (memory) of the town and its landscape and little coaching was necessary by the team leaders. Each group developed its own dynamic and many discussions ensued amongst group members regarding particular features, or groups of features, within the town as well as the values or opportunities which they represent. The results of this 'cognitive mapping' exercise are illustrated in Figures 2 through 6.

Table 1 – Town-wide Cognitive Mapping Exercise Group Assignments

Group 1 (Map 1)	Group 2 (Map 2)	Group 3 (Map 3)
Steve Nagy	Dave Cyr	Matt Fayfer
Ken Zilisch	Larry Laehn	Mike Woods
John Julius	Sue Behm	Kevin Stern
Jim Ecker	Stan Buman	Erno Szilagy
Shirley Schuette	Paul DeBruin	Tom Becher
Lew Judge	Greg Roblee	Carl Unrath

The cognitive mapping exercise provided a framework for further discussions on the importance of various resources within the Town. As the Figures 2 through 4 illustrate, each of the three groups took a slightly different perspective on the resources which they identified. Group 1 emphasized many of the vegetative (woodland) and water features; Group 2 highlighted wetland areas as well as many corridors that offer 'opportunities' for trail creation and mine restoration; Group 3 focused on agricultural lands and general open space areas. Figure 5 illustrates a composite of the three separate groups so that all features can be seen on one map. Figure 6 is the same as Figure 5, except that all features are shown in one color which helps to emphasize the natural corridor systems which are formed by many of the individual resources.

Figure 2 – Cognitive Mapping Exercise Results (Group 1)

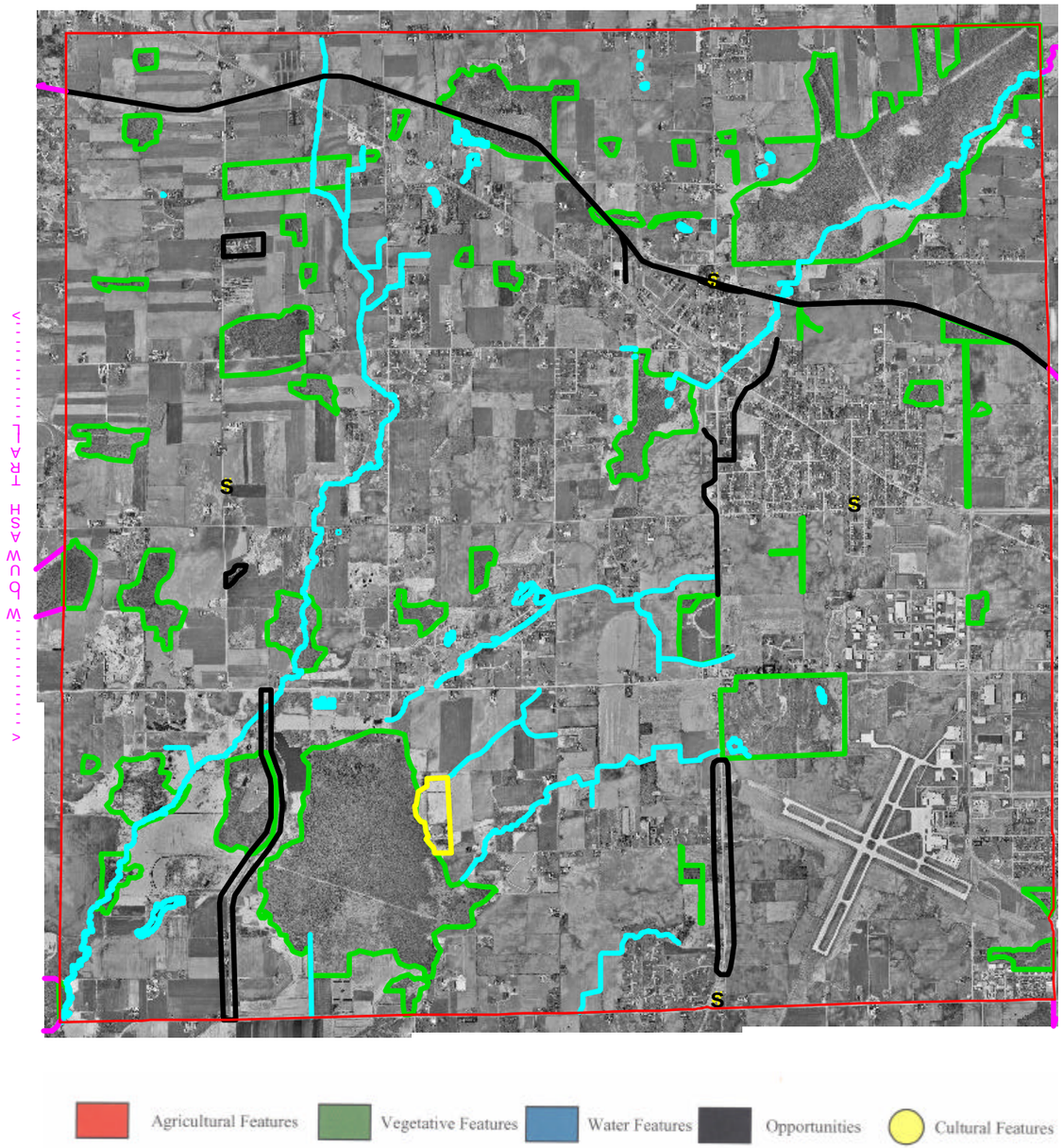


Figure 3 – Cognitive Mapping Exercise Results (Group 2)

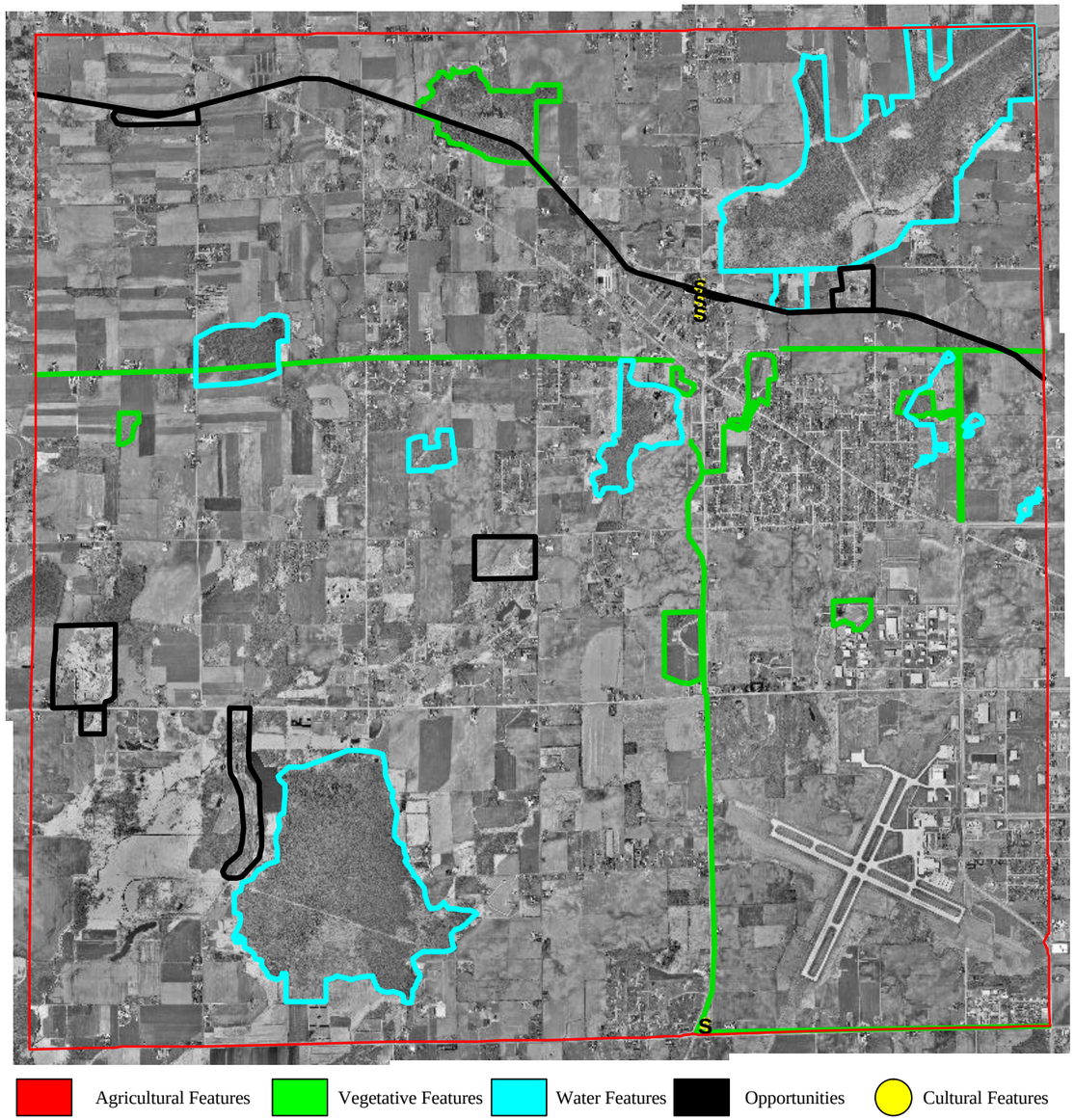


Figure 4 – Cognitive Mapping Exercise Results (Group 3)

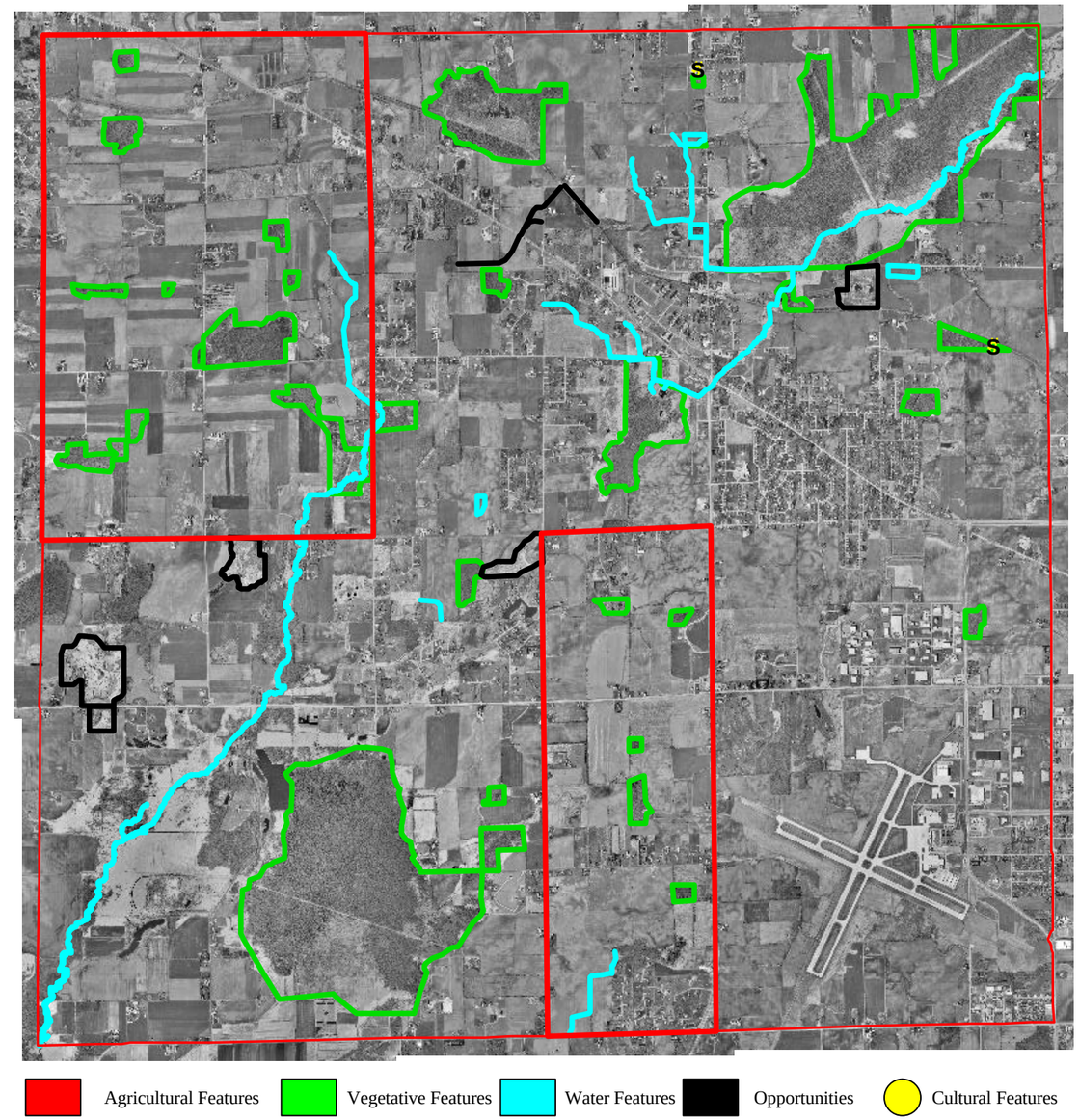


Figure 5 – Cognitive Mapping Exercise Results (3-Color Composite)

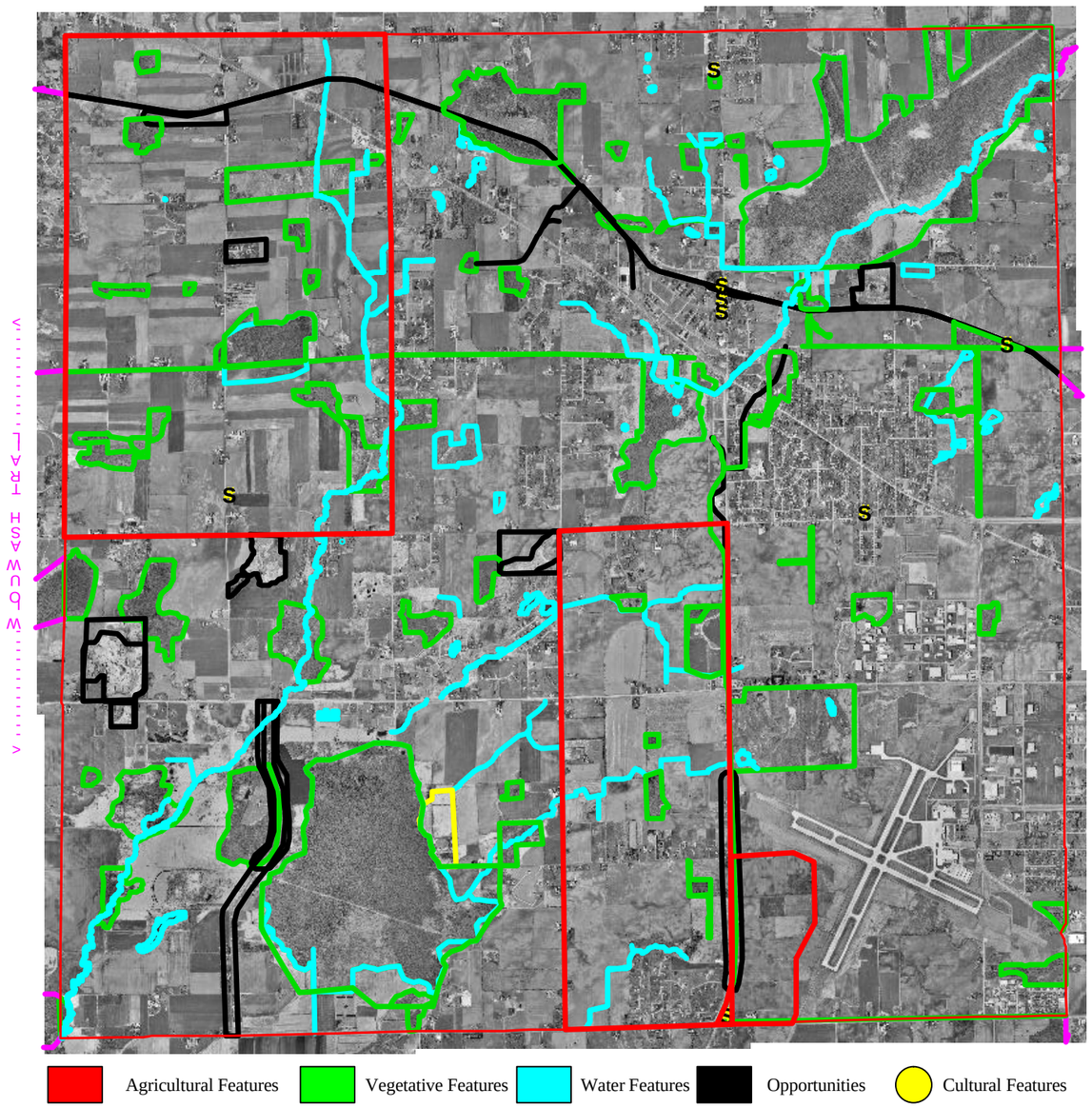
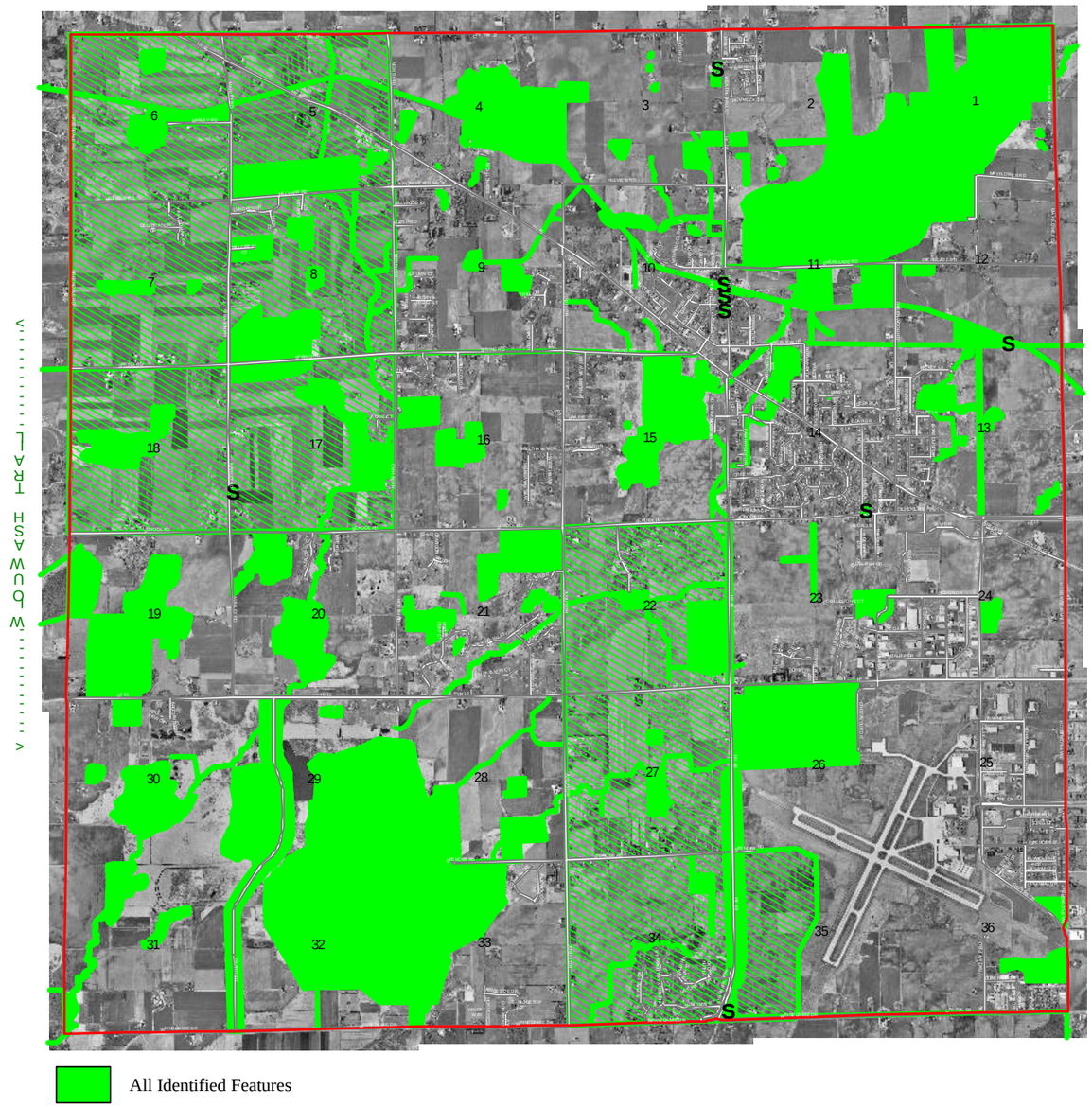


Figure 6 – Cognitive Mapping Exercise Results (1-Color Composite)



Workshop #1 (continued)

As illustrated in Figure 7, the Town of Greenville is comprised of 36 one-mile square 'sections' of land based on the Public Land Survey System (PLSS). After the completion of the town-wide exercise, each of the 18 GreenPrint Team members was asked to partner with another team member and each team was assigned two sections of land within the Town. The Team members were given two copies each of a year 2000, 1"=400' air photo (approx. 24"x24") for each section along with a copy of the GreenPrint Guidelines document (Appendix C) and a set of colored pens. An example of the detailed air photo for a single section is contained in Figure 8.

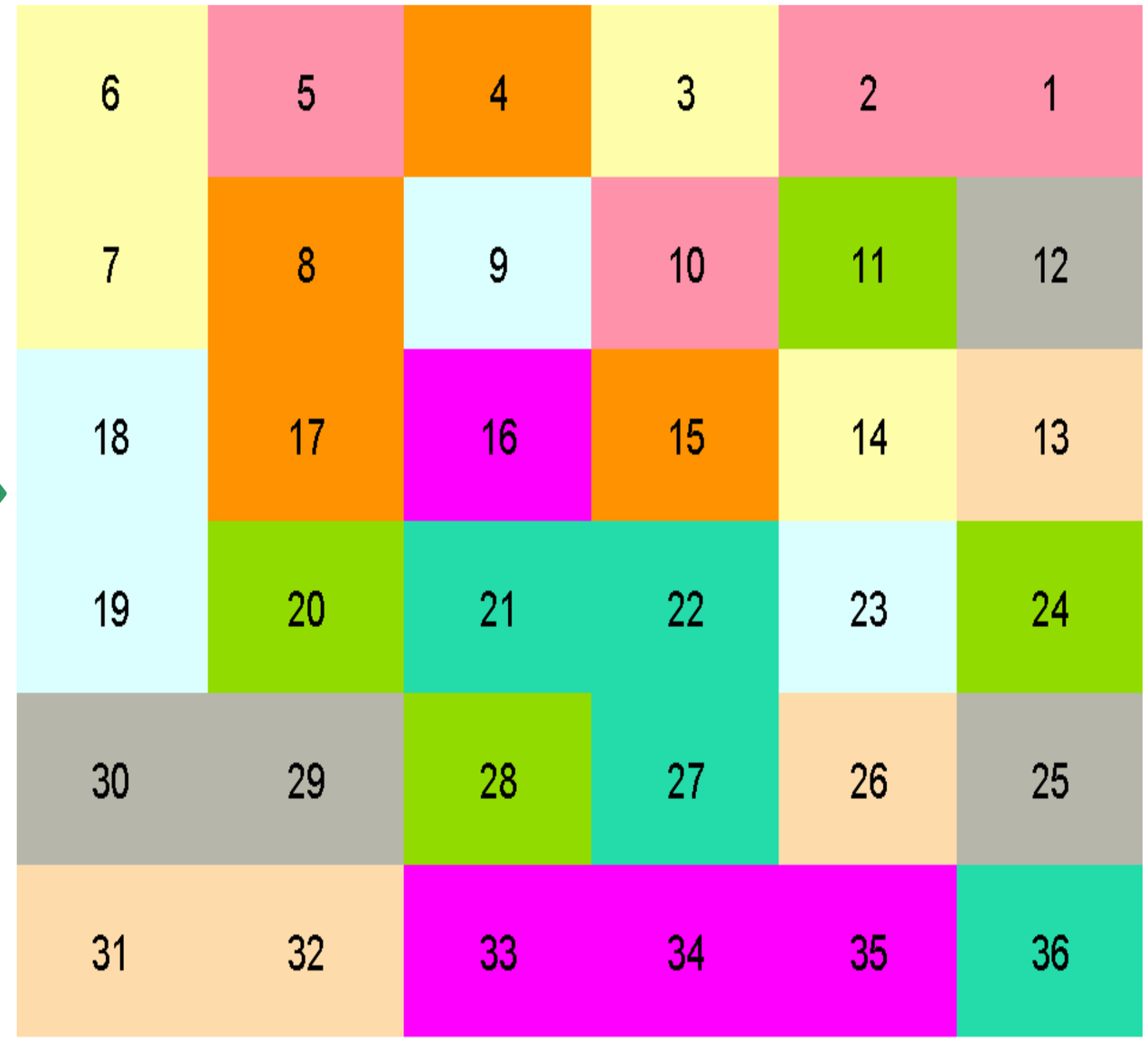
Figure 7 – Town of Greenville Public Land Survey Sections

Figure 8 – Section-Level Air Photo (not to scale)

The sections were assigned in such a manner that each participant had a variety of landscapes to inventory, ranging from very urban to extremely rural. Also, where possible, certain sections were assigned to team members that had a more intimate knowledge of the area. Over the course of the next two months, the nine teams drove and/or walked each section of land to identify features that they felt to be important. Figure 9 illustrates the final section assignments and locations.

Figure 9 – Town of Greenville Section Level Air Photo Inventory Assignments

Section No.	Development Status	Team Members
1 2	Rural Developing	Sue Behm
5 10	Rural Urban	Larry Leader
3 6	Developing Rural	Matt Fayfer
7 14	Rural Urban	Jim Ecker
4 8	Developing Rural	Louis Judge
15 17	Urban Rural	Greg Roblee
9 18	Developing Rural	Carl Unrath
19 23	Rural Urban	Kevin Sturn
11 20	Developing Rural	Steve Nagy
24 28	Urban Rural	John Julius
12 25	Developing Urban	Paul DeBruin
29 30	Rural Rural	Shirley Schuette
13 26	Developing Urban	Dave Cyr
31 32	Rural Rural	Tom Becher
16 33	Developing Rural	Stan Buman
34 35	Developing Urban	Mike Woods
21 22	Developing Developing	Erno Szilagy
27 36	Developing Urban	Ken Zilisch



Workshop #2 - December 1, 2003

East Central staff displayed and discussed the results of the previous meeting's town-wide cognitive mapping exercises shown in Figures 2 through 6. The GreenPrint Team members also displayed their individual section-level inventory photos on tables at this meeting, and time was given to allow participants to review each other's inventory photos. Discussions occurred regarding the experiences of each member during their inventory process. Suggestions for improvements included the use of disposable or digital cameras to document features and having persons drive their section areas to familiarize themselves prior to doing the actual inventory, as the air photos can be cumbersome in the vehicle. Many Team members commented on the unique perspective gained from taking the time to look at the landscape in a closer manner than they typically do when just 'driving by'.

Workshop #3 – January 28, 2004

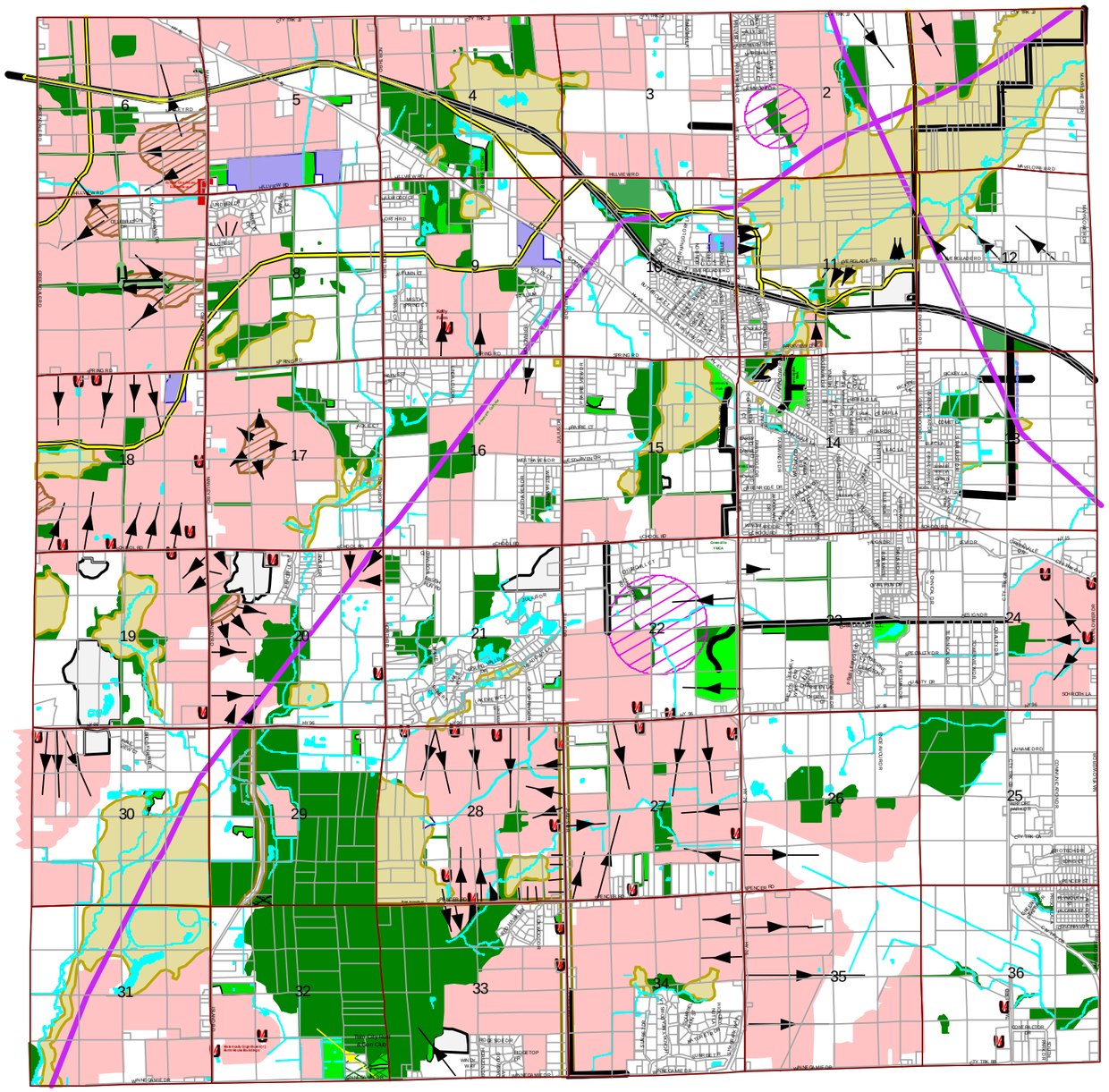
East Central staff prepared and displayed section-level air photos which illustrated the 'digital interpretation' of the features that were identified by the Team members on the original field work photos. This information was put into a Geographic Information System (smart mapping program) and the field work air photos were hung side by side with the digitized GIS data around the meeting room. Team members had the opportunity to review the interpretation of their photos for accuracy. The Team members were also allowed to conduct a 'peer review' of the other participants' inventory photos and were each given 'sticky notes' to write comments upon. During their review, the GreenPrint Team members were asked to respond to three basic questions: 1) Should features be added to the photo?; 2) Are the boundaries for identified features correct?, and; 3) Are any of the identified features subject to ongoing development projects which would essentially remove them from the map? Figure 10 illustrates the final results of the inventory portion of the project.

Workshop #4 – March 24, 2004

Prior to the meeting, East Central staff met with Town representatives to review and evaluate components of the final inventory maps pertaining to existing public lands (parks, trails, stormwater ponds, etc.) as well as the location of planned facilities. Identified agricultural lands were also edited, and due to current development projects, lands were removed from the map that are currently in the subdivision platting process. All of the inventoried features were then modified as noted during the previous meeting (Figure 10).

Draft maps of the entire town inventory were distributed to the GreenPrint Team and discussed in general. It was noted there appeared to be a sense of 'realism' by the Team members during their inventory, as significant amounts of vacant land appeared to be reserved for continued urban and rural development.

Figure 10 – GreenPrint Team Section-Level Inventory Results



East Central staff then began to conduct a detailed review of each of the more than 40 resource elements that were identified by the GreenPrint Team. Through a simple process using the GIS system in a 'heads-up' manner, staff showed each identified resource, discussed its function(s) and then showed additional, similar resource types in order to get a group consensus on whether just some of these resources, or all of them, should be included on the final GreenPrint map. This process served also as a 'gap analysis' and ensured that some resources were accounted for that didn't get identified through the initial inventory process. Once agreed upon, staff asked the Team to come to consensus on the overall 'level of importance' (or value) associated with the resource using a 'high', 'medium', 'low' prioritization scheme.

Workshop #5 – April 28, 2004

Staff distributed revised maps and tables to the GreenPrint Team based on the previous meeting. These maps and tables depicted the individual resource types along with their relative 'importance' using various shades of green (i.e. light green = less importance, dark green = high importance). A second map was distributed which removed the hatching patterns used to distinguish individual resources (only the three shades of green were visible) so that the Team could get a better sense of the overall corridor patterns and priorities of the various resource groups. Several suggestions were made on ways to make the maps more legible.

East Central staff then used the remaining meeting time to review approximately eight additional layers of resource data that were not identified by any Team members during the previous inventory/review process. Such features are generally not visible on the landscape but may serve important functions related to development or preservation such as 'groundwater recharge areas', 'atrazine prohibition areas', or 'areas of high groundwater based on soil type'. Based on the Team's input, these features were prioritized in a similar manner; however, it was decided that these elements are somewhat 'secondary' in terms of overall importance and they should be portrayed on a separate map to be used for reference purposes only. At the close of the meeting, Team members were requested to closely review the final GreenPrint Map and table that were distributed. Final editing and corrections would be discussed at the next meeting.

Workshop #6 – June 16, 2004

Prior to this meeting, the GreenPrint Team members had received draft copies of the GreenPrint Map as well as the text of the GreenPrint Plan document. It was their task to review these materials prior to the meeting and offer comments, corrections, and suggestions so that the concepts, process, and details of the project were clearly articulated and reflected the GreenPrint Team's input.

Participants at this meeting provided detailed editing suggestions for the document as well as several additional recommendations for inclusion in the plan. A handful of additional corrections and additions were also made to the final GreenPrint maps. The GreenPrint Team then gave their consensus approval to forward edited document to the Town's Plan Commission, Parks Commission, and Town Board.

Public Participation and Outreach

Throughout this planning effort, many opportunities were given to solicit public input. The project was initially discussed at several Town Board meetings prior to its initiation, and volunteers were sought at some of these meetings. Each of the GreenPrint Team meetings were considered to be 'public' and were posted per the requirements of the town. Most meetings were held at the Greenville Grange Hall (Figure 11) rather than the Town Hall so as to make them more open and informal in nature. Other special efforts were made to inform and educate the residents of the community during this process through various methods (Appendix D):

- Several Post-Crescent newspaper articles were published prior to, and during, the GreenPrint Plan development process in order to better inform residents.
- Articles were developed and published in the Town's quarterly newsletter which is mailed to all residents
- A brief informational presentation was made at the Town's Annual Meeting, held on April 13th, 2004.
- A final informational meeting was held in conjunction with a joint Plan Commission/Parks Commission meeting held on July 26th, 2004.

These meetings were held to inform the public of the planning process and the plan's content only. They were not intended to be an additional forum for obtaining information or for 'adding' or 'deleting' features from the GreenPrint Map developed by the GreenPrint Team. The Team felt that every opportunity existed previously for individuals to attend the workshop meetings to offer input.

Figure 11 - Greenville Grange Hall

A GreenPrint Plan for Greenville

Simply put, the GreenPrint Plan encompasses and establishes preservation priorities for all the undeveloped lands within the community and illustrates the highest-rated agricultural, ecological, open space, and cultural resources. The final GreenPrint Plan is shown in Maps 1 through 18 (in two section areas) while Map 19 is a fold-out map depicting the results for the entire town. Map 20 contains a town-wide, fold-out map of the same features except the hatching patterns are removed so that it is difficult to discern any one particular resource. By doing this, the Map 20 better illustrates corridor pattern of the natural systems throughout the Town. Map 21 contains supplemental resource information which the GreenPrint Team thought was important to know when making development decisions but could not be placed on the first map due to legibility concerns. The information on Maps 19 and 21 are also shown in tabular form on Tables 2 and 3 respectively.

The final plan maps illustrate over 45 separate resource types that are divided into three basic categories (shades of green) indicating the level of importance. Agricultural lands and open space were all listed as being of 'high importance'; however they were shaded yellow for clarity purposes. The GreenPrint shows the location of existing facilities as well as those greenspace corridors that should be the focus of environmental management and restoration as well as open space protection and reclamation. Waterways, which are often the center of the greenspace corridors, are named where appropriate. The reader will notice that many of the ecological resources, such as woodlands, wetlands and stream corridors provide necessary core and lineal wildlife habitats, and that the interconnection of these remaining features will further benefit wildlife. To illustrate this point, a 150-foot buffer was applied to these features. This is a somewhat arbitrary number, yet this distance does 'fill in the gaps' amongst a majority of these nearby resource types. Lands adjacent to existing habitat could be improved or restored prior to or during the development process so as to create additional corridor space while linking existing habitats. The GreenPrint Team noted that the exact buffer width or length is somewhat dependent on site conditions and could vary, particularly as to how it is differentiated between urban and rural development patterns.

The GreenPrint Plan provides the Planning Commission and Town Board, as well as other groups and organizations, with an established set of priorities for resource preservation on individual parcels. The GreenPrint Plan thus provides an overall open space plan that establishes continuity and connectivity between the various resources intended for preservation. Most important of all, the GreenPrint Plan provides a tool for all residents to understand what land use decisions (and impacts) may be expected in the vicinity of their homes. Open space priorities and development potentials are communicated in a graphical manner to help provide an understanding of what may be expected. It should be noted that all of the identified resources were considered to be important, but for planning purposes, the priority indication will allow for more flexibility in terms of using the plan for development decisions in the future.

The GreenPrint Plan not only offers a broader context for an individual or group of resources, but it also provides information that should be used by local officials, developers, and landowners on a daily basis when specific proposals are made. The GreenPrint Plan is not intended to stop development. Rather, it is intended to guide development in the way the community thinks makes the most sense.

The GreenPrint Plan is meant to be used in two basic ways: 1) as a unique, more accurate, form of public input to use in the Town's consideration of its overall strategy for growth – particularly related to comprehensive planning and land use regulation, and; 2) as an information source that contains a nearly complete inventory of the Town's natural and cultural resources. Appendix E contains supplemental information and more details on some of the mapped resources

Future GreenPrint Plan Uses

The uses for the GreenPrint Plan are almost unlimited if one takes the time to think about the information contained within its pages and maps. A few of these uses are listed below for consideration while more specific recommendations made by the GreenPrint Team themselves are contained in the next section. The GreenPrint Plan can be used:

1. As a basis for the modification of existing zoning and subdivision regulations that implement the Town's land use plan.

2. A guide for the future location and acquisition of public parklands and trail facilities (i.e. urban and rural 'greenways');

3. As a basis for the siting and development of Urban Forestry Board projects.

4. As a basis for the siting and development of snowmobile routes within the Town.

5. As information to be incorporated and assessed in the EPA Phase II Stormwater Planning requirements.

6. As a basis for the Town's statutorily required 'smart growth' plan (which must be prepared prior to 2010). The GreenPrint Plan results could serve as a foundational element of the plan, and would foster the development of 'resource based planning approach'.

7. A basis for the development of a new 'purchase of development rights' (PDR) or 'transfer of development rights' (TDR) program for agricultural and/or open space preservation.

8. As a tool for organizations, such as Northeast Wisconsin Land Trust, to use in identifying lands to protect, and landowners to work with, that fit with their mission statements.

9. As an educational tool that complements current efforts such as the "Non-Point Education for Municipal Officials" project being implemented by the Fox Wolf Watershed Alliance.

Table 2 – GreenPrint Plan Map Data Summary (SEE MAPS 19 OR 20)

ITEM #	INITIALLY IDENTIFIED BY GREENPRINT TEAM?	FEATURE TYPE	DATA TYPE	Low Importance	Medium Importance	High Importance	Data Source
1	YES	OPPORTUNITY	Abandoned / Closed Landfills				WDNR
2	YES	SCENIC	Moderate Slopes - 6%-12%				NRCS
3	NO	WILDLIFE	150' Foot Wildlife Buffer (all wetlands, woodlands, water features)				GREENPRINT TEAM
4	YES	GEOLOGIC	Active Non-metallic Mining Sites				ECWRPC NR-135 PGM.
5	YES	RECREATION	Private Recreation Lands (YMCA, Zoo, Homestead Meadows, Chaska)				GREENPRINT TEAM
6	YES	RECREATION	Snowmobile Trails				GREEN KNIGHTS SNOWMOBILE CLUB
7	YES	RECREATION	Other GreenPrint Team Identified Parks				GREENPRINT TEAM
8	YES	RECREATION	GreenPrint Team Identified Trails				GREENPRINT TEAM
9	YES	SCENIC	Viewsheds				GREENPRINT TEAM
10	YES	WILDLIFE	Restored / Created Habitats				GREENPRINT TEAM
11	YES	WILDLIFE	Known Areas of Native Vegetation				GREENPRINT TEAM
12	YES	CULTURAL/HISTORIC	Existing Barns / Outbuildings				ECWRPC LAND USE
13	YES	CULTURAL/HISTORIC	WSHS Historic Sites				WSHS-AHI Inventory
14	YES	CULTURAL/HISTORIC	Archeological Site Designation				WSHS
15	YES	CULTURAL/HISTORIC	Cemeteries				GREENPRINT TEAM
16	YES	CULTURAL/HISTORIC	Churches				GREENPRINT TEAM
17	YES	CULTURAL/HISTORIC	Public/Private Schools				GREENPRINT TEAM
18	YES	CULTURAL/HISTORIC	GreenPrint Team Identified Historic Resources				GREENPRINT TEAM
19	YES	CULTURAL/HISTORIC	Yellowstone Trail Route				YELLOWSTONE TRAIL ORG.
21	YES	GEOLOGIC	Unique Geologic Features				GREENPRINT TEAM
21	YES	OPPORTUNITY	Powerline Corridors				GREENPRINT TEAM
22	YES	RECREATION	Existing Parks				T. GREENVILLE
23	YES	RECREATION	Planned Parks				T. GREENVILLE
24	YES	RECREATION	Planned Trails				T. GREENVILLE
25	YES	RECREATION	Existing Trails				T. GREENVILLE
25	YES	SCENIC	Drumlins				COUNTY TOPOGRAPHY

Continued on next page

Table 2 – GreenPrint Plan Map Data Summary (SEE MAPS 19 OR 20), continued

ITEM #	INITIALLY IDENTIFIED BY GREENPRINT TEAM?	FEATURE TYPE	DATA TYPE	Low Importance	Medium Importance	High Importance	Data Source
27	YES	SCENIC	GreenPrint Team Identified Scenic Roads				GREENPRINT TEAM
28	YES	SCENIC	Moderate Slopes - Slopes 12% +				NRCS SOILS DATA
29	YES	SCENIC	Agricultural Lands				GREENPRINT TEAM
30	YES	WATER	Lakes / Impoundments				ECWRPC LAND USE
31	YES	WATER	Natural Ponds				ECWRPC LAND USE
32	YES	WATER	Man-made Ponds				ECWRPC LAND USE
33	YES	WATER	Streams (navigable & non-navigable)				ECWRPC LAND USE
34	YES	WATER	Agricultural Drain Tile				GREENPRINT TEAM
35	YES	WATER	WDNR Wetlands				WDNR
36	YES	WATER	Existing 'Regional' Stormwater Ponds				T. GREENVILLE
37	NO	WATER	Planned 'Regional' Stormwater Ponds				T. GREENVILLE
38	NO	WATER	County Shoreland Zoning (75' buffer)				ECWRPC
39	YES	WILDLIFE	WDNR Owned Lands				WDNR / ECWRPC
40	YES	WILDLIFE	Natural Woodlands				GREEPRINT TEAM / ECWRPC LAND USE
41	YES	WILDLIFE	Planted Woodlands (silvaculture, etc.)				GREENPRINT TEAM / ECWRPC LAND USE
42	NO	WILDLIFE	WDNR Champion Trees Database				WDNR
TOTAL FEATURES PER CATEGORY:				**3**	**7**	**22**	

Table 3 – GreenPrint Plan Map Supplemental Data Summary (SEE MAP 21)

ITEM #	INITIALLY IDENTIFIED BY GREENPRINT TEAM?	FEATURE TYPE	DATA TYPE	Low Importance	Medium Importance	High Importance	Data Source
1	NO	GROUNDWATER	Groundwater Recharge Areas				OUTAGAMIE COUNTY
2	NO	GROUNDWATER	Areas of High Groundwater (<2 feet from surface)				NRCS SOILS DATA
3	NO	GROUNDWATER	Municipal Wellhead Protection Areas				T. GREENVILLE
4	NO	WATER	FEMA 100-Year Floodplains				FEMA / ECWRPC
5	NO	GEOLOGIC	Areas of High Bedrock (<5 feet from surface				NRCS SOILS DATA
6	NO	GEOLOGIC	Areas Suitable for Sand & Gravel Production				NRCS SOILS DATA
7	NO	WILDLIFE	WDNR Forest Tax Credit Enrolled Lands				WDNR / ECWRPC
8	NO	GROUNDWATER	Atrazine Prohibition Area				DATCP
TOTAL FEATURES PER CATEGORY:				**2**	**2**	**4**	

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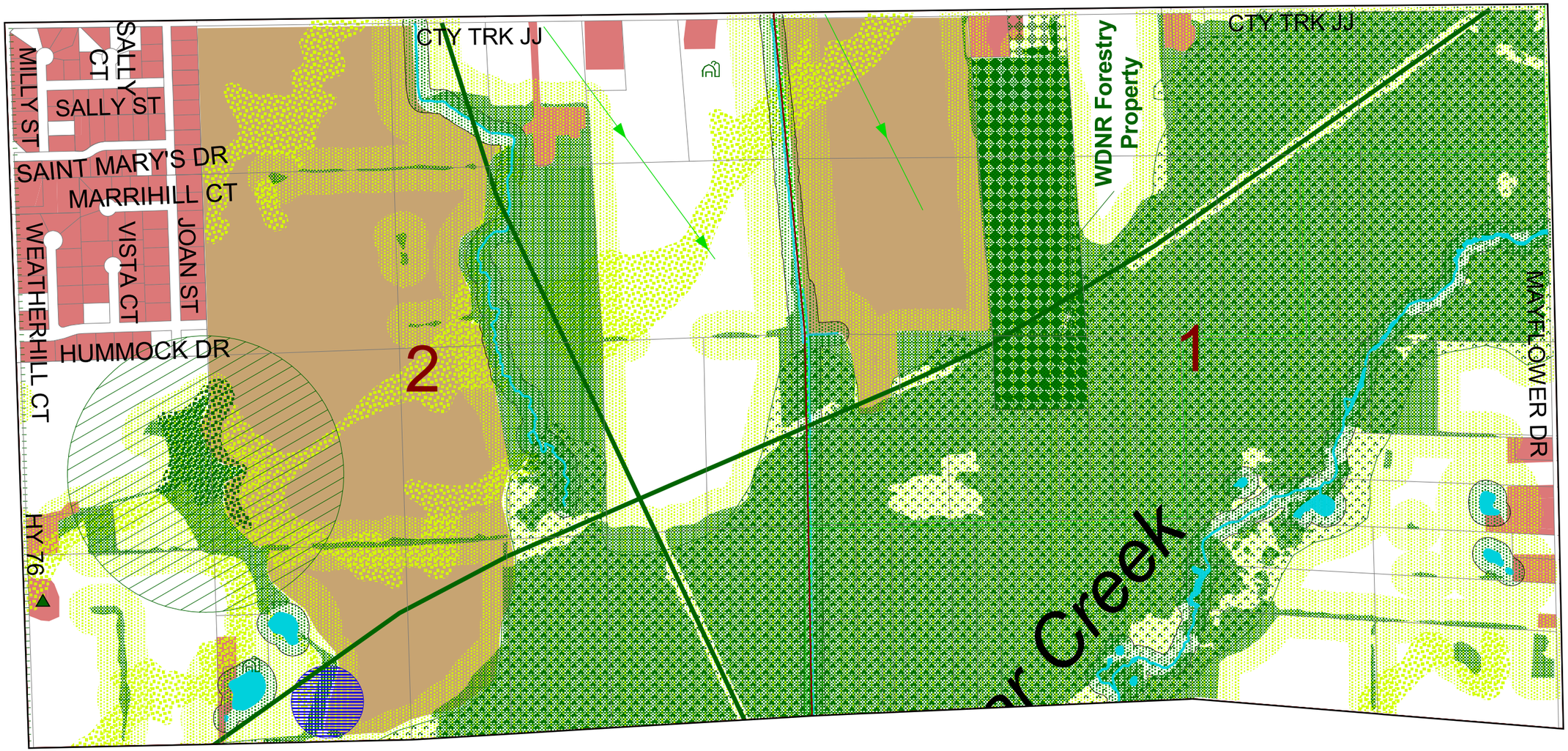
Town of Greenville GreenPrint Plan

Map 1
Sections 1 & 2



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
- Existing Churches
- Existing Cemeteries
- Important Public / Institutional Facilities
- "Champion Tree" (WDNR database)
- Yellowstone Trail Route
- Existing Trails
- T. Greenville Planned Trails
- Powerline Corridors
- Existing & Planned Parks / Recreation Areas
- Natural /Planted Woodland Areas and Hedgerows
- 75 Foot Shoreland Buffer
- GreenPrint Team Identified Scenic Roads
- Generalized Archeological Site Areas (WSHS)
- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

The above noted features were identified by the GreenPrint Team members through section level aerial photograph inventories. The features were then mapped, edited, corrected, and prioritized based on the input of the GreenPrint Team. Note that ALL features are considered to be 'important' and that the high/moderate/low ranking is relative within this general category.

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* Note: All agricultural drain tile lines were not mapped due to the unavailability of data. Although not mapped entirely, the GreenPrint Team felt that these features are of high importance.

Filename: Map1_Sec1&2.pdf

Fox Cities Greenways, Inc.

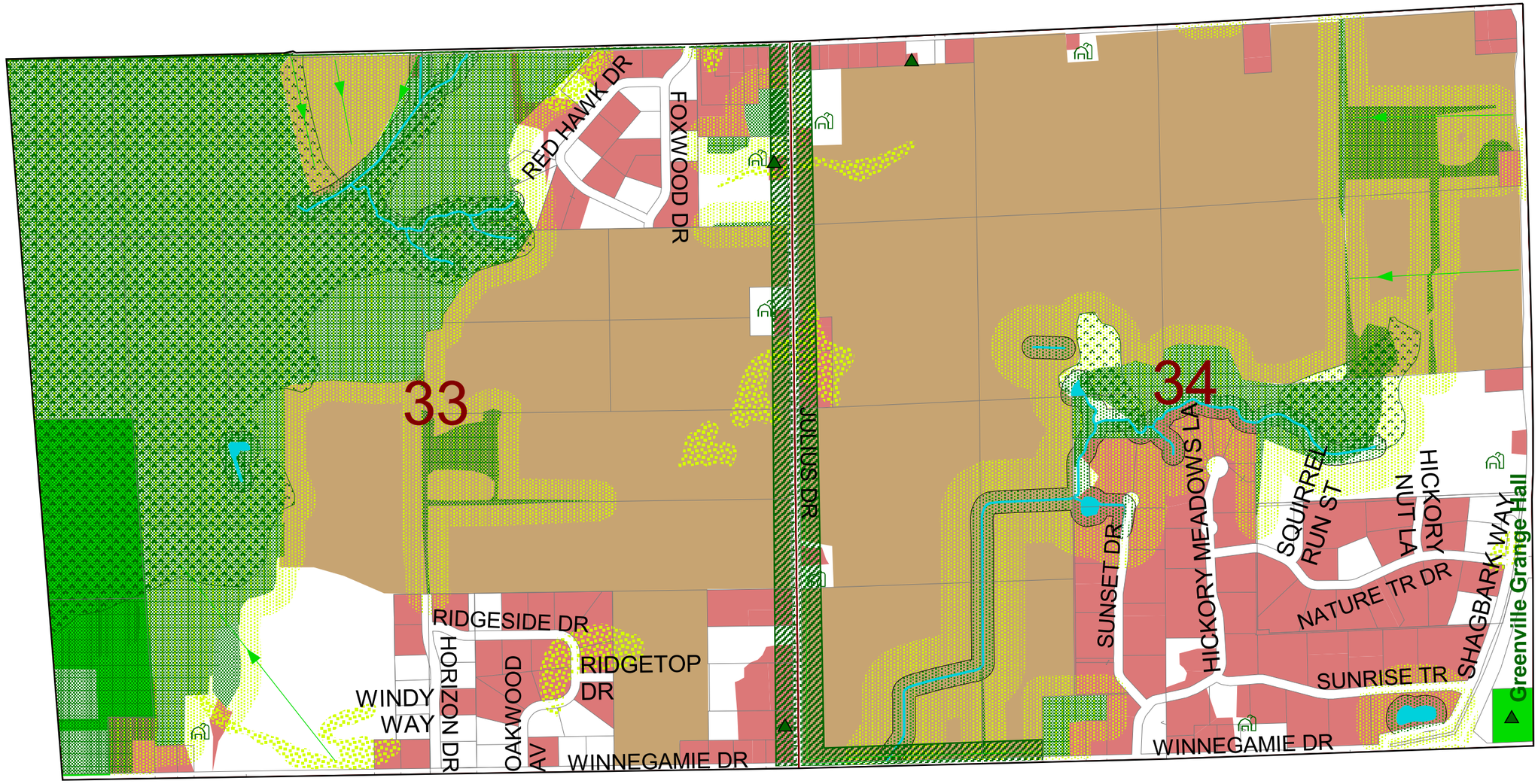
Town of Greenville Since 1848

Hoffman

UW Extension

ECWRPC

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

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- Barns & Agricultural Outbuildings
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Features of MODERATE Importance

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Features of LOW Importance

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Filename: Map17_Sec33&34.pdf

Fox Cities Greenways, Inc.

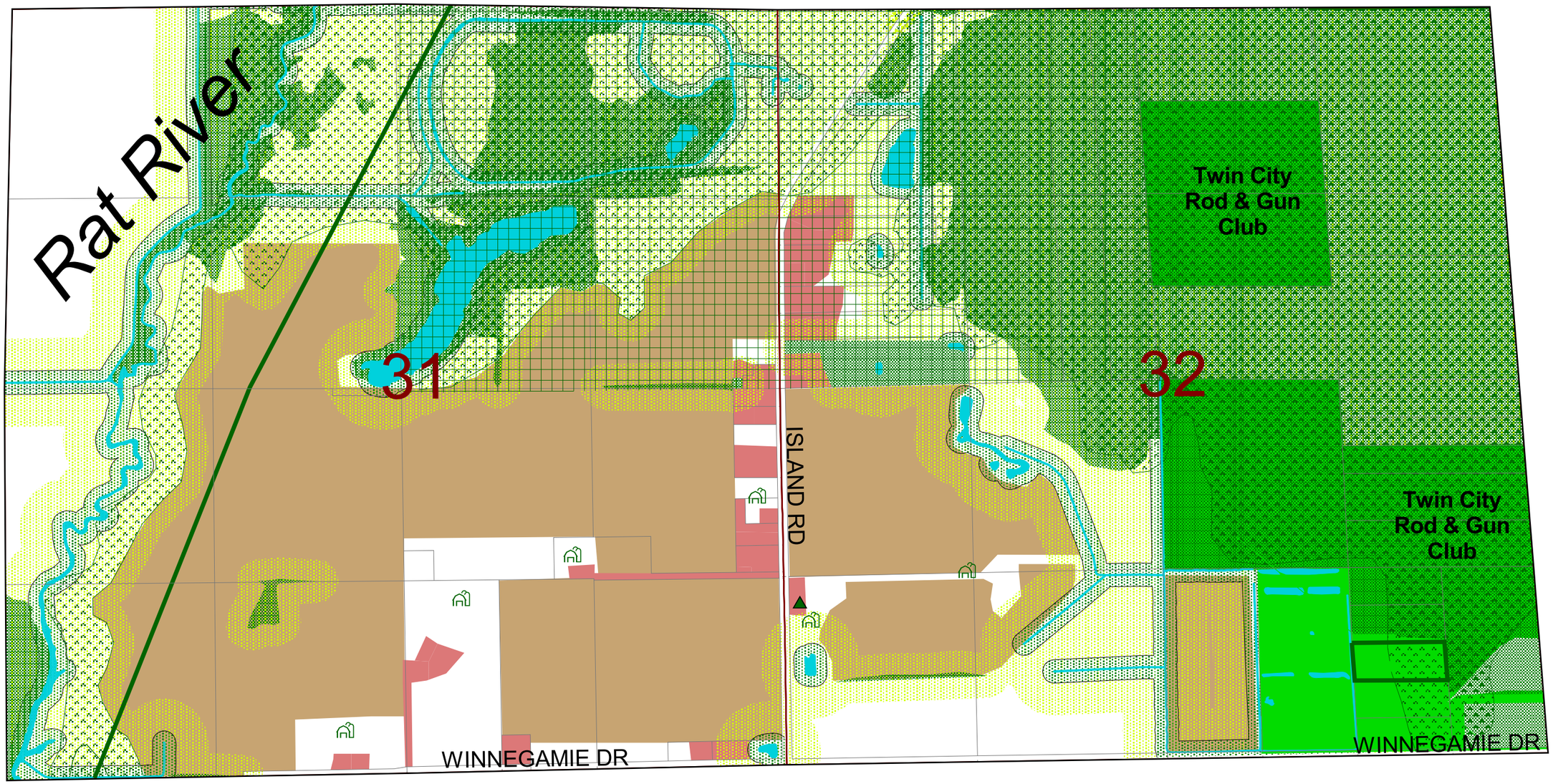
Town of Greenville Since 1848

Hoffman

UW Extension

ECWRPC

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

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- Existing Agricultural Drain Tile (Sec. 13) *
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Features of MODERATE Importance

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Filename: Map16_Sec31&32.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

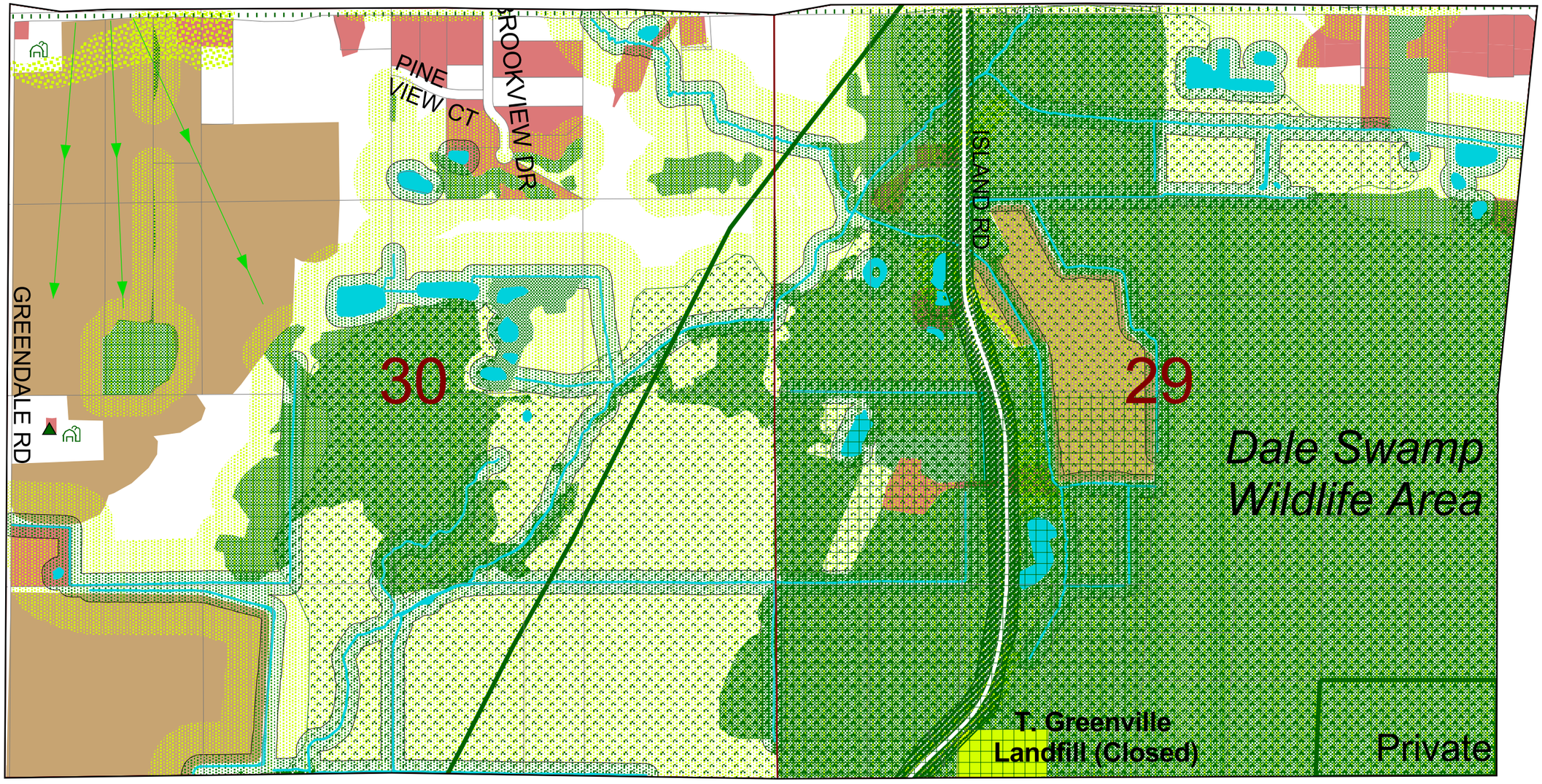
Hoffman

UW Extension

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 15
Sections 29 & 30



Base Map Information

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Filename: Map15_Sec29&30.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

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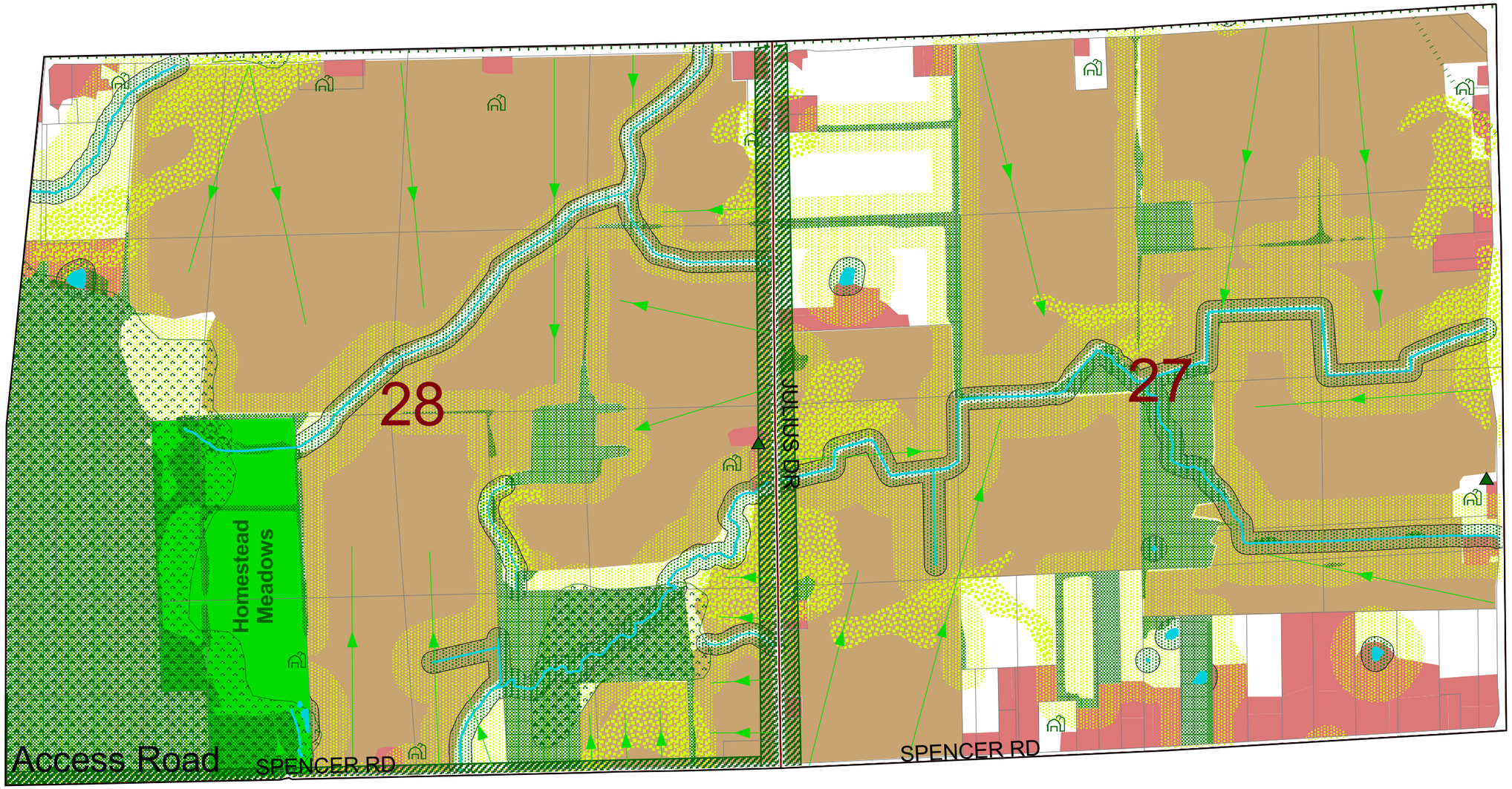
UW Extension

ECWRPC

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 14
Sections 27 & 28



Base Map Information

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Filename: Map14_Sec27&28.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

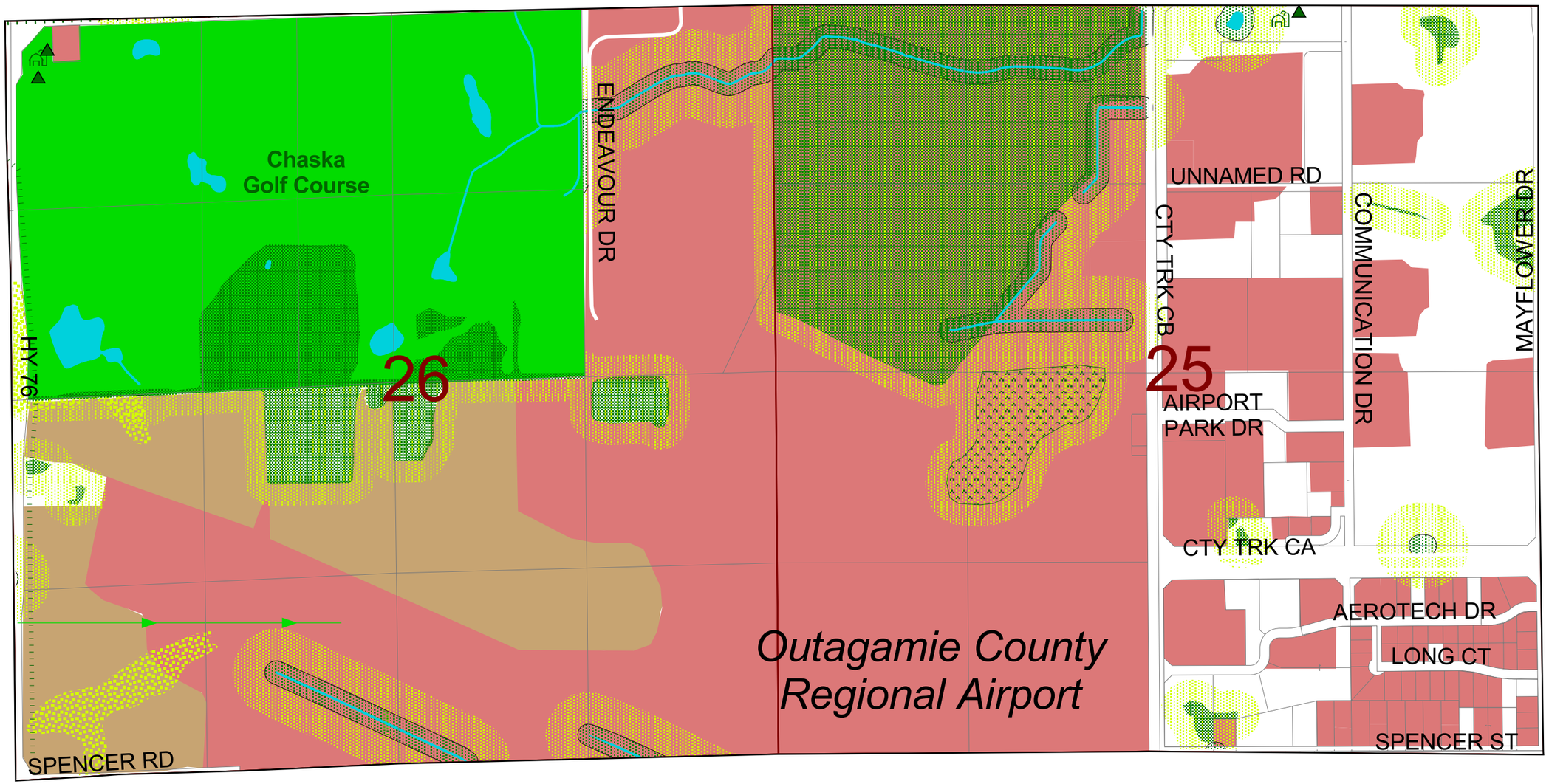
Hoffman

UW Extension

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 13
Sections 25 & 26



Base Map Information

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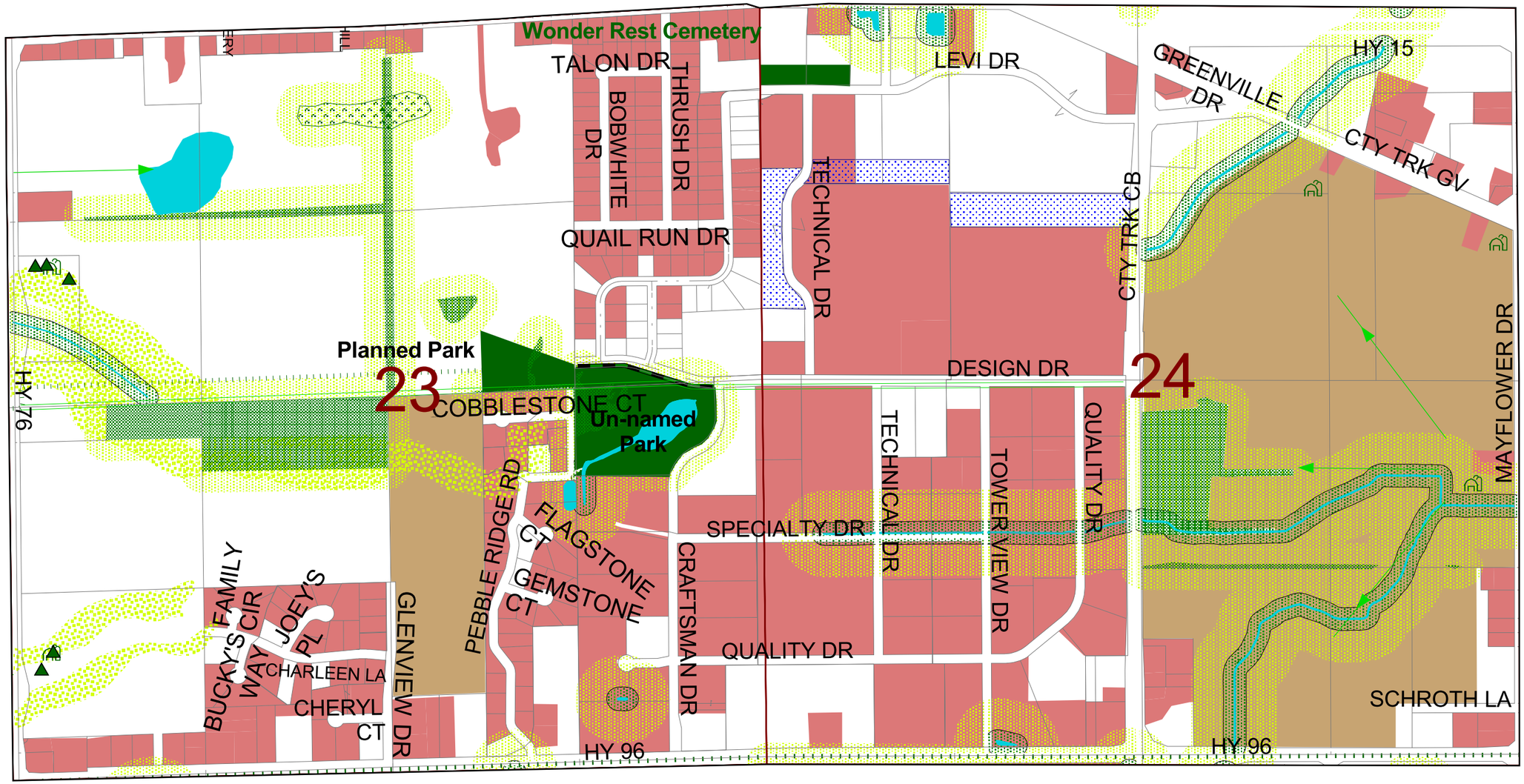
Filename: Map13_Sec25&26.pdf

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 12
Sections 23 & 24



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
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- Parcel Lines

Features of HIGH Importance

- Existing Water Features
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Features of MODERATE Importance

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Filename: Map12_Sec23&24.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

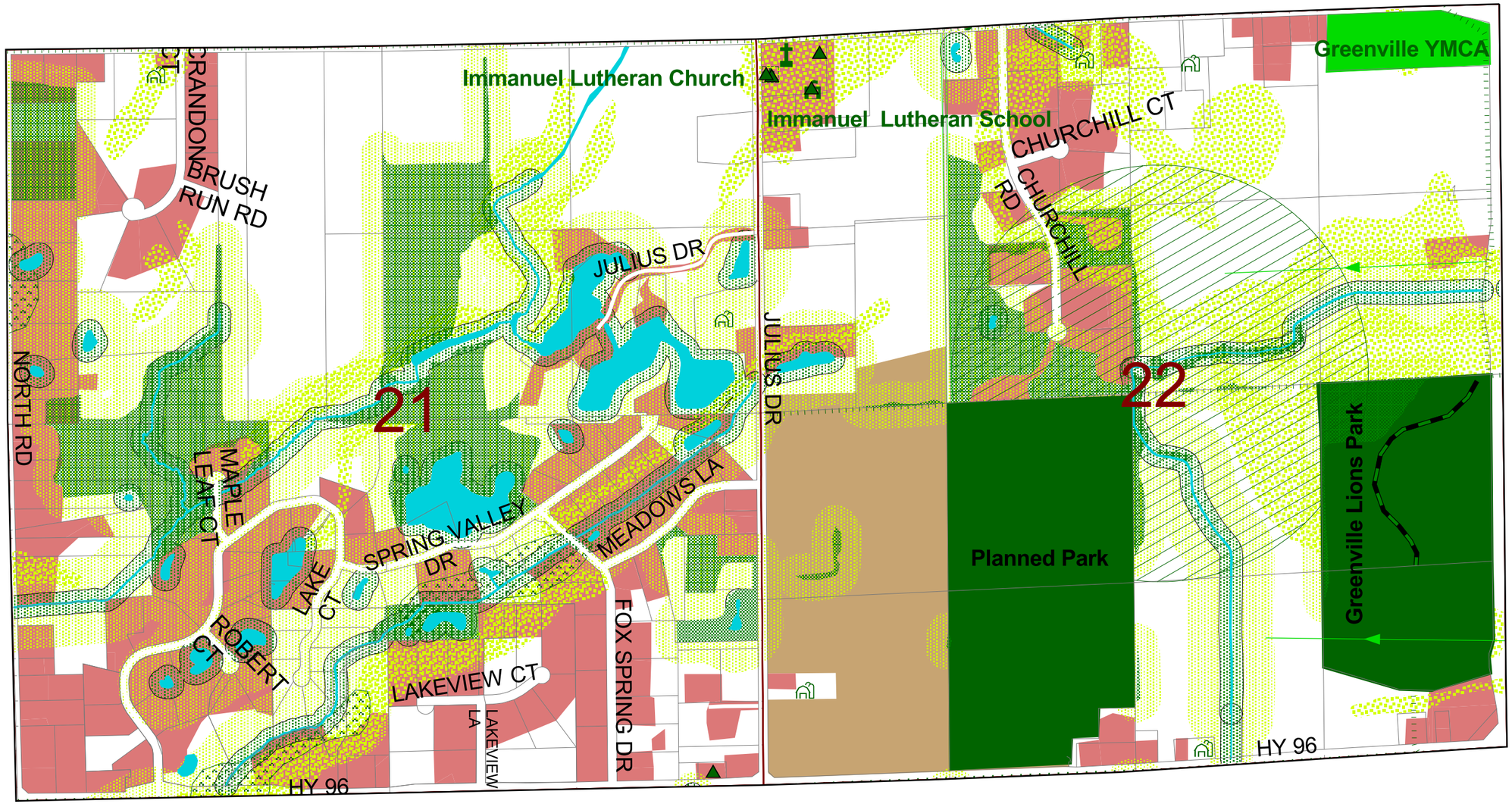
Hoffman.

UW Extension

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 11
Sections 21 & 22



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
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- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

The above noted features were identified by the GreenPrint Team members through section level aerial photograph inventories. The features were then mapped, edited, corrected, and prioritized based on the input of the GreenPrint Team. Note that ALL features are considered to be 'important' and that the high/moderate/low ranking is relative within this general category.

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* Note: All agricultural drain tile lines were not mapped due to the unavailability of data. Although not mapped entirely, the GreenPrint Team felt that these features are of high importance.

Filename: Map11_Sec21&22.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

Hoffman

UW Extension

ECWRPC

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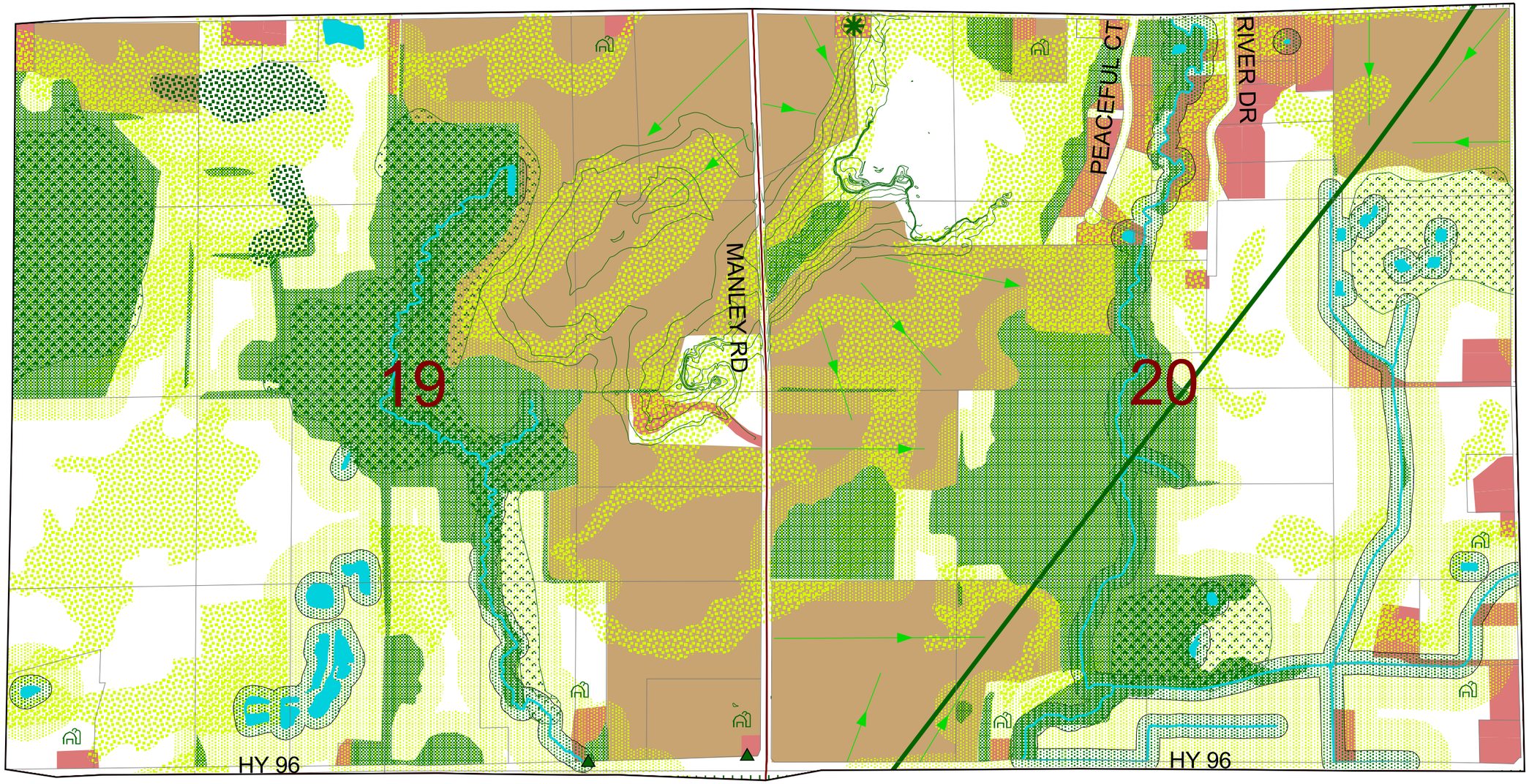
Town of Greenville GreenPrint Plan

Map 10
Sections 19 & 20



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
- Existing Churches
- Existing Cemeteries
- Important Public / Institutional Facilities
- "Champion Tree" (WDNR database)
- Yellowstone Trail Route
- Existing Trails
- T. Greenville Planned Trails
- Powerline Corridors
- Existing & Planned Parks / Recreation Areas
- Natural /Planted Woodland Areas and Hedgerows
- 75 Foot Shoreland Buffer
- GreenPrint Team Identified Scenic Roads
- Generalized Archeological Site Areas (WSHS)
- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

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Filename: Map10_Sec19&20.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

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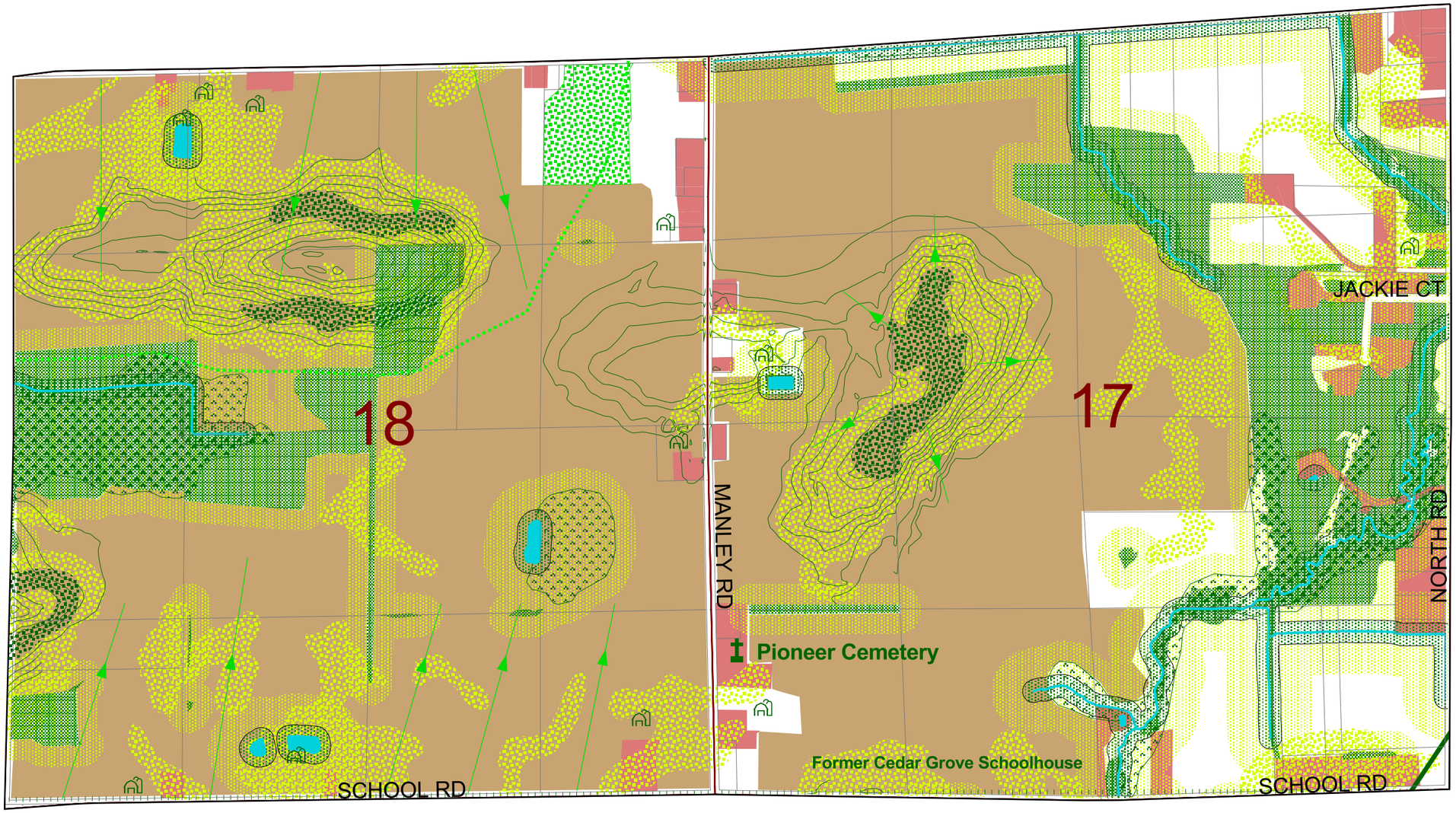
Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 9
Sections 17 & 18



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
- Existing Churches
- Existing Cemeteries
- Important Public / Institutional Facilities
- "Champion Tree" (WDNR database)
- Yellowstone Trail Route
- Existing Trails
- T. Greenville Planned Trails
- Powerline Corridors
- Existing & Planned Parks / Recreation Areas
- Natural /Planted Woodland Areas and Hedgerows
- 75 Foot Shoreland Buffer
- GreenPrint Team Identified Scenic Roads
- Generalized Archeological Site Areas (WSHS)
- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

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Filename: Map9_Sec17&18.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

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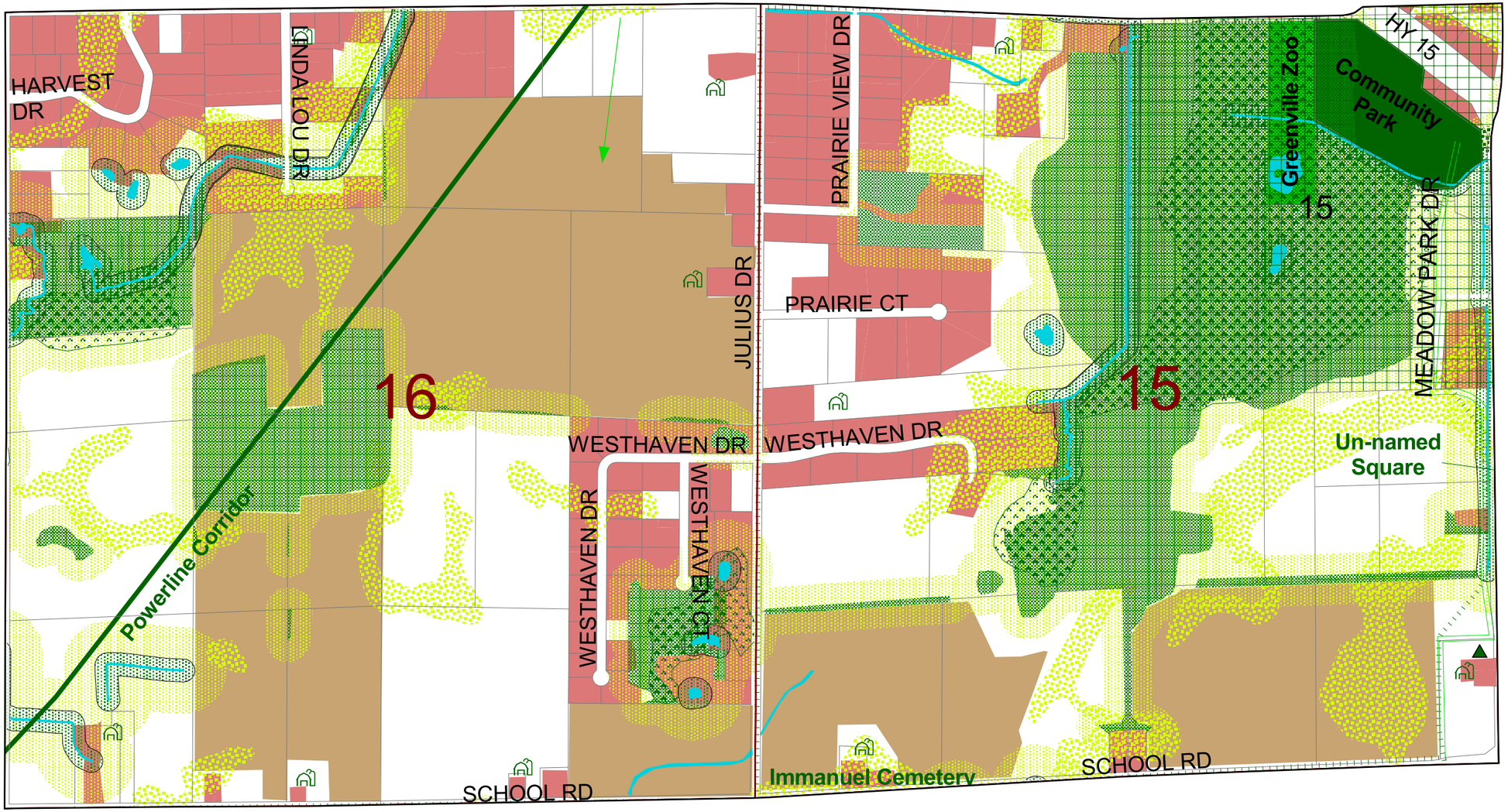
ECWRPC

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 8
Sections 15 & 16



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
- Existing Churches
- Existing Cemeteries
- Important Public / Institutional Facilities
- "Champion Tree" (WDNR database)
- Yellowstone Trail Route
- Existing Trails
- T. Greenville Planned Trails
- Powerline Corridors
- Existing & Planned Parks / Recreation Areas
- Natural /Planted Woodland Areas and Hedgerows
- 75 Foot Shoreland Buffer
- GreenPrint Team Identified Scenic Roads
- Generalized Archeological Site Areas (WSHS)
- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

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Filename: Map8_Sec15&16.pdf

Fox Cities Greenways, Inc.

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Town of Greenville GreenPrint Plan

Map 7
Sections 13 & 14

Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
- Existing Churches
- Existing Cemeteries
- Important Public / Institutional Facilities
- "Champion Tree" (WDNR database)
- Yellowstone Trail Route
- Existing Trails
- T. Greenville Planned Trails
- Powerline Corridors
- Existing & Planned Parks / Recreation Areas
- Natural /Planted Woodland Areas and Hedgerows
- 75 Foot Shoreland Buffer
- GreenPrint Team Identified Scenic Roads
- Generalized Archeological Site Areas (WSHS)
- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

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Filename: Map7_Sec13&14.pdf

Fox Cities Greenways, Inc.
Town of Greenville Since 1848
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UW Extension
ECWRPC

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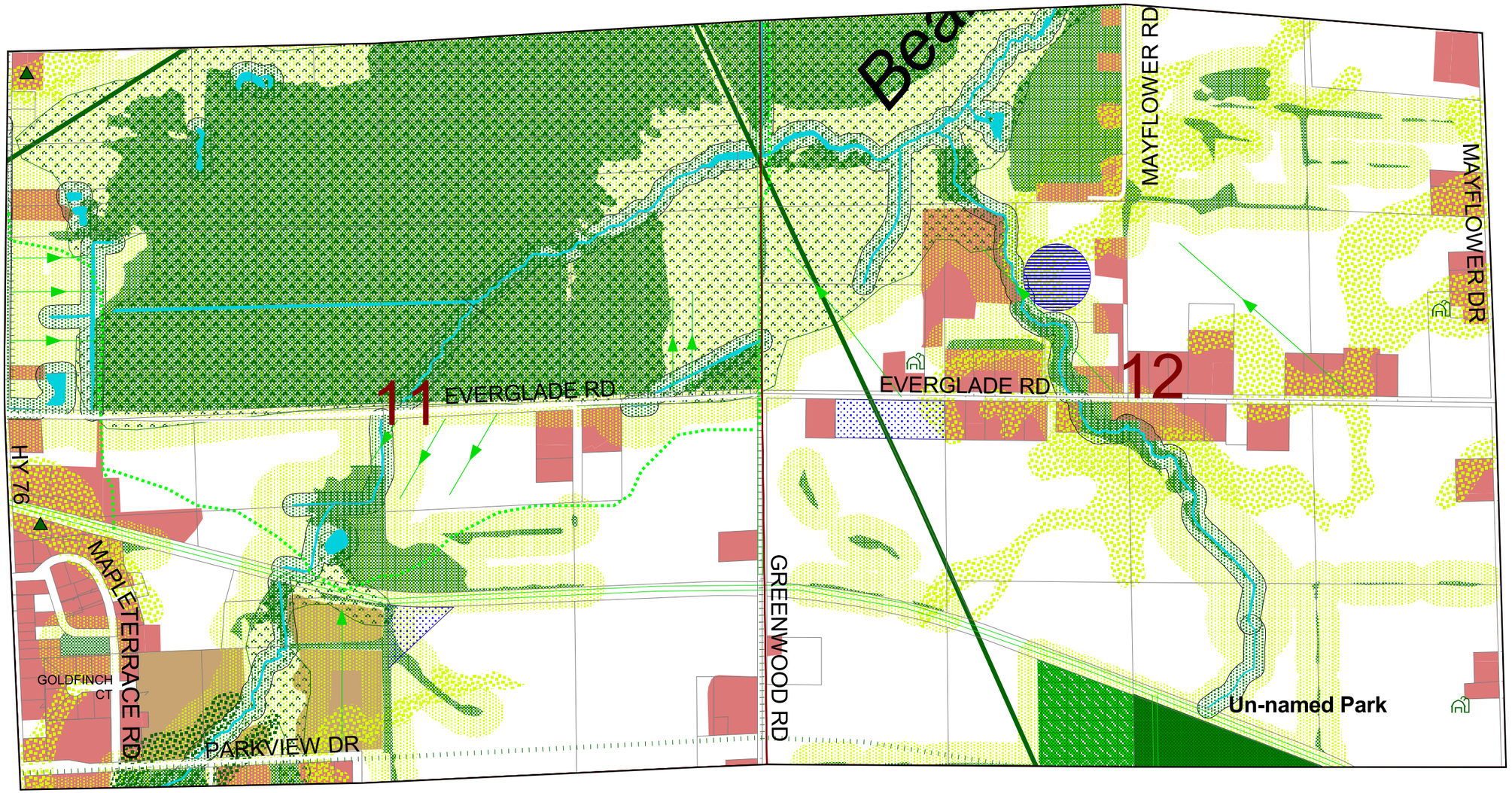

Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
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- Existing Cemeteries
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- GreenPrint Team Identified Scenic Roads
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- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

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Filename: Map6_Sec11&12.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

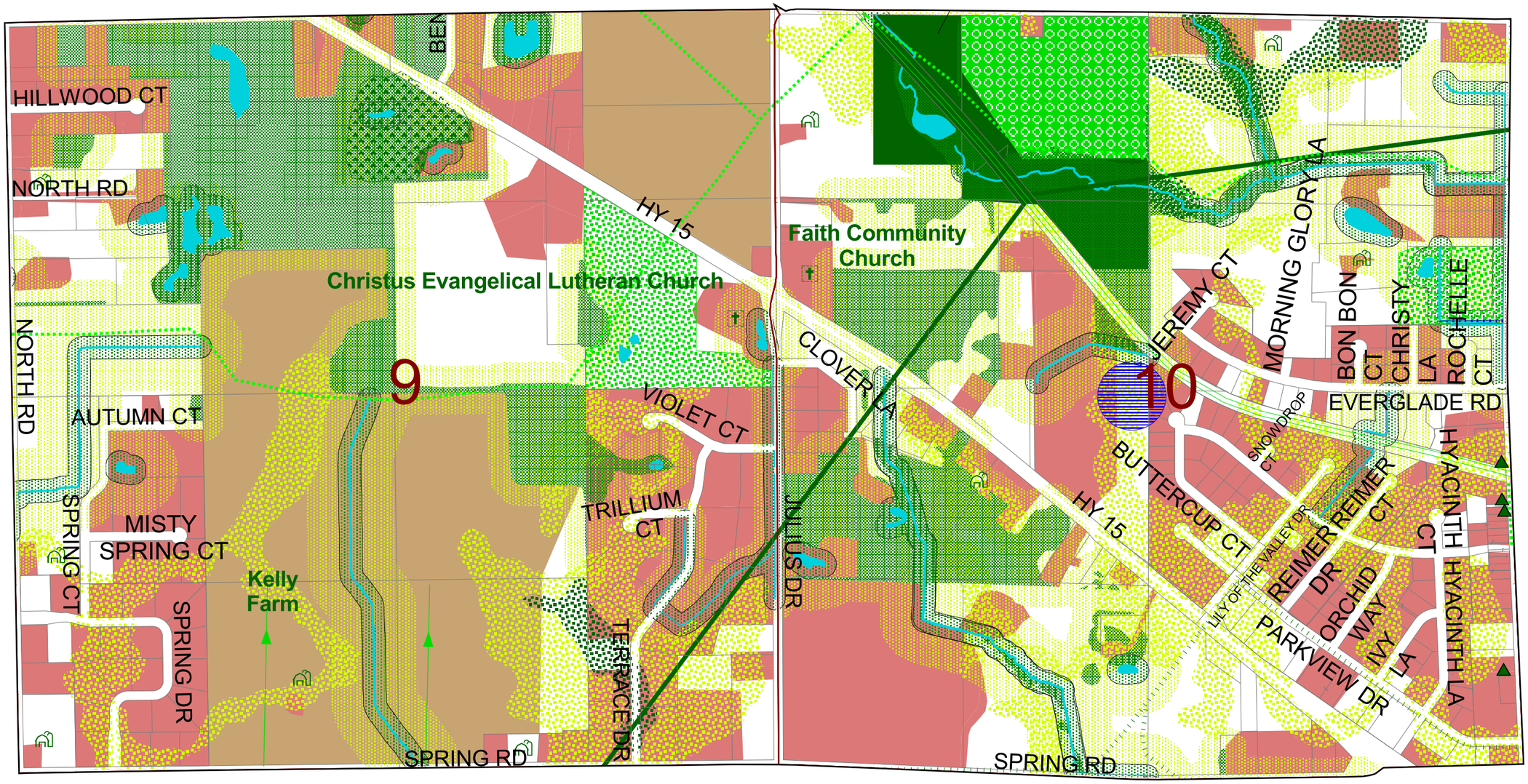
Hoffman

UW Extension

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 5
Sections 9 & 10



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
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- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

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Filename: Map5_Sec9&10.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

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ECWRPC

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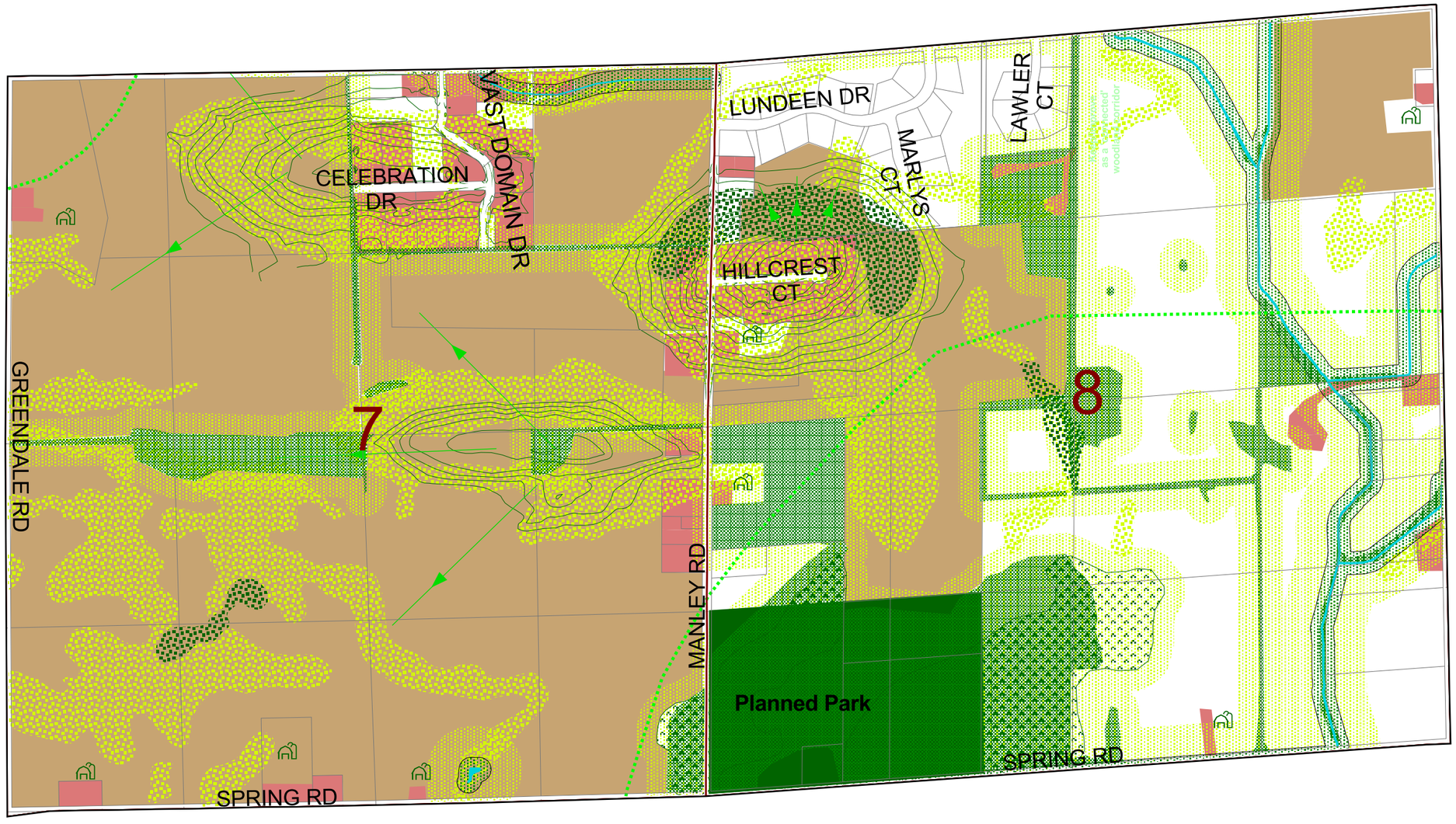
Town of Greenville GreenPrint Plan

Map 4
Sections 7 & 8



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
- Existing Churches
- Existing Cemeteries
- Important Public / Institutional Facilities
- "Champion Tree" (WDNR database)
- Yellowstone Trail Route
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- T. Greenville Planned Trails
- Powerline Corridors
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- 75 Foot Shoreland Buffer
- GreenPrint Team Identified Scenic Roads
- Generalized Archeological Site Areas (WSHS)
- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

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Filename: Map4_Sec7&8.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

Hoffman

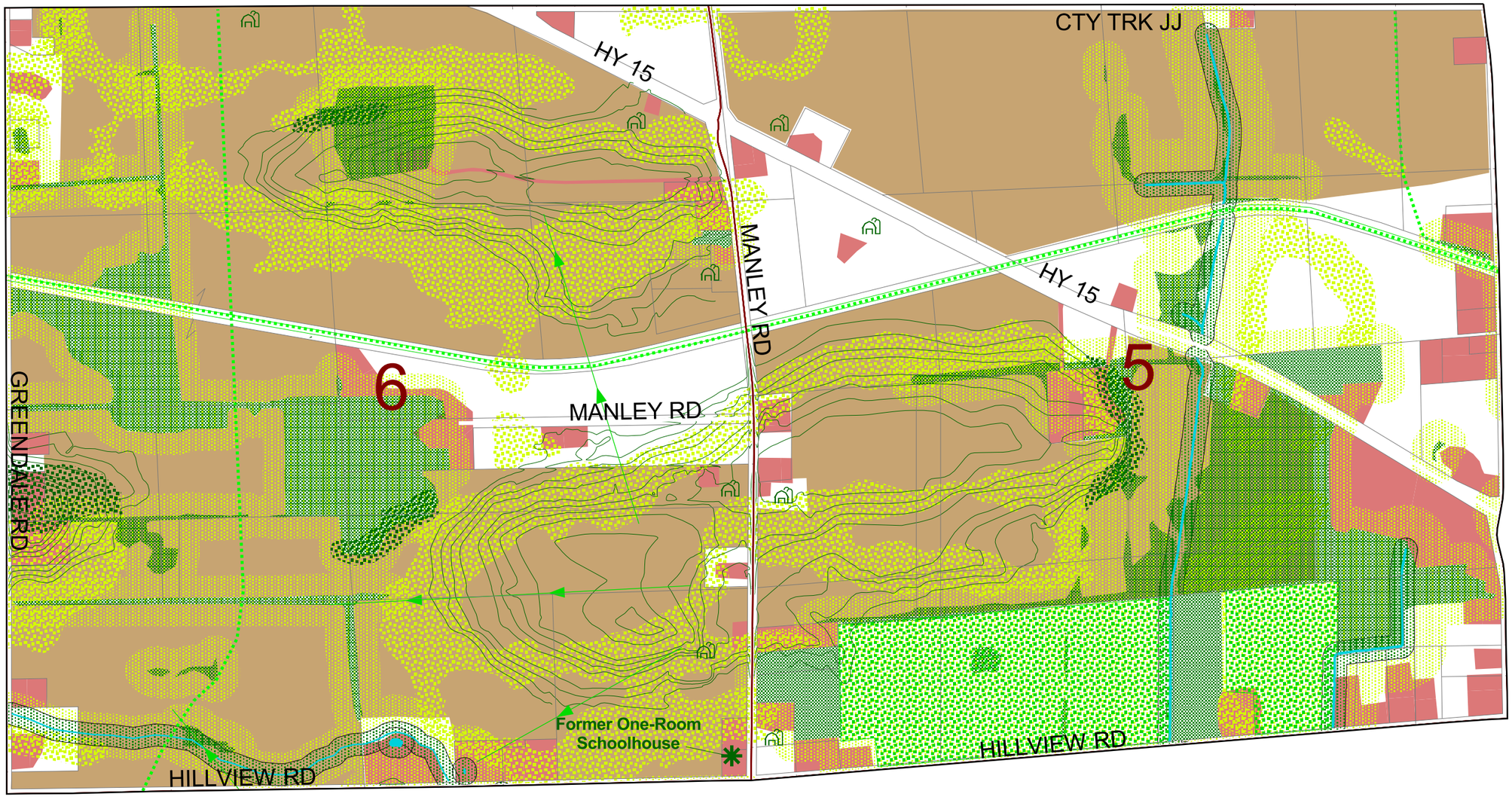
UW Extension

ECWRPC

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 3
Sections 5 & 6



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
- Existing Churches
- Existing Cemeteries
- Important Public / Institutional Facilities
- "Champion Tree" (WDNR database)
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- Powerline Corridors
- Existing & Planned Parks / Recreation Areas
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- 75 Foot Shoreland Buffer
- GreenPrint Team Identified Scenic Roads
- Generalized Archeological Site Areas (WSHS)
- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

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Filename: Map3_Sec5&6.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

Hoffman

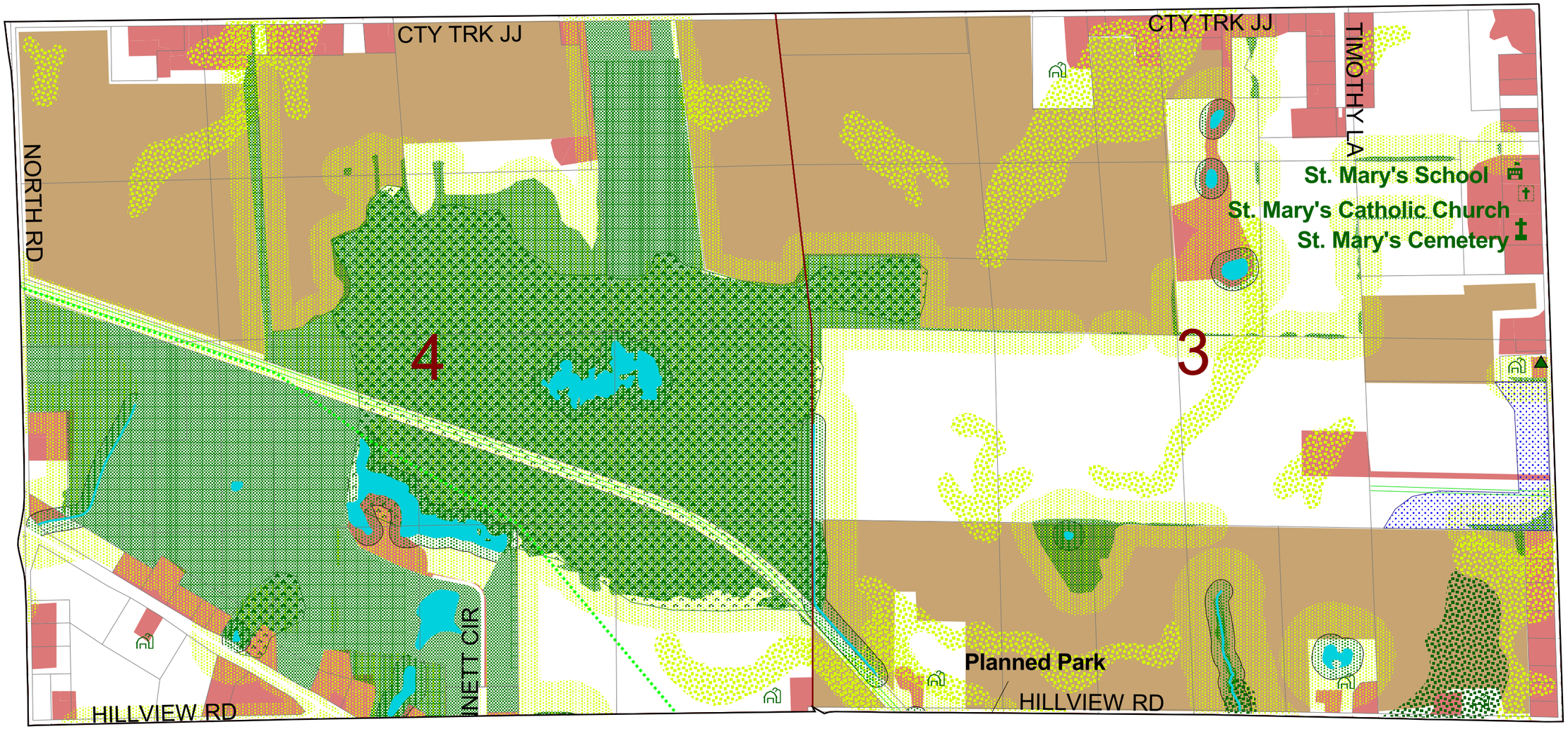
UW Extension

ECWRPC

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 2
Sections 3 & 4



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
- Existing Churches
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- "Champion Tree" (WDNR database)
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- Natural /Planted Woodland Areas and Hedgerows
- 75 Foot Shoreland Buffer
- GreenPrint Team Identified Scenic Roads
- Generalized Archeological Site Areas (WSHS)
- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

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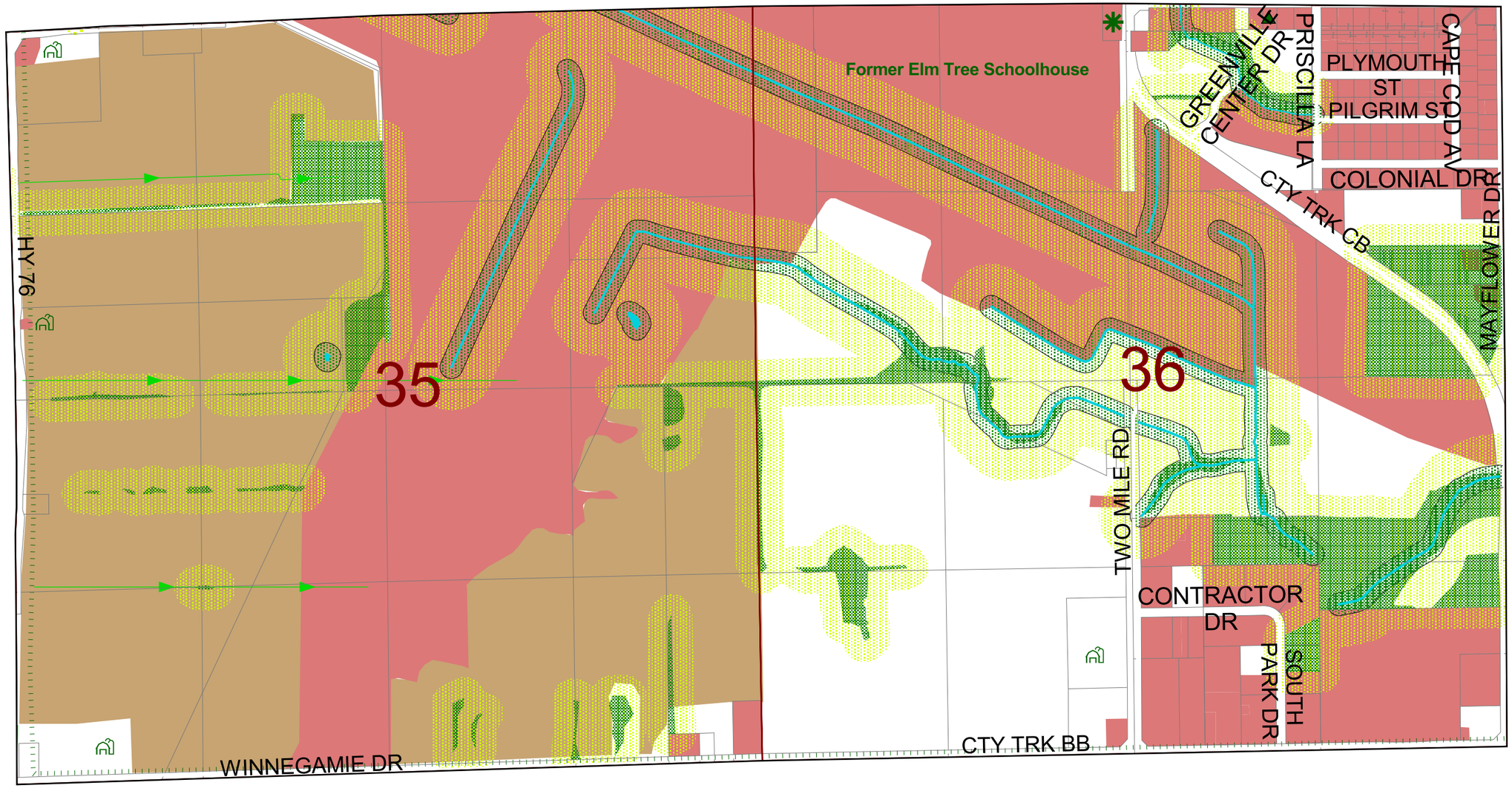
Filename: Map2_Sec3&4.pdf

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
- Existing Churches
- Existing Cemeteries
- Important Public / Institutional Facilities
- "Champion Tree" (WDNR database)
- Yellowstone Trail Route
- Existing Trails
- T. Greenville Planned Trails
- Powerline Corridors
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- Natural /Planted Woodland Areas and Hedgerows
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- Generalized Archeological Site Areas (WSHS)
- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

400 0 400 Feet

The above noted features were identified by the GreenPrint Team members through section level aerial photograph inventories. The features were then mapped, edited, corrected, and prioritized based on the input of the GreenPrint Team. Note that ALL features are considered to be 'important' and that the high/moderate/low ranking is relative within this general category.

This map is advisory and is not for regulatory purposes. Rather, this map and its associated information should be used as an 'indicator map'. More detailed, site-level information may be required to determine exact feature locations and boundaries.

* Note: All agricultural drain tile lines were not mapped due to the unavailability of data. Although not mapped entirely, the GreenPrint Team felt that these features are of high importance.

Filename: Map18_Sec35&36.pdf

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

Hoffman.

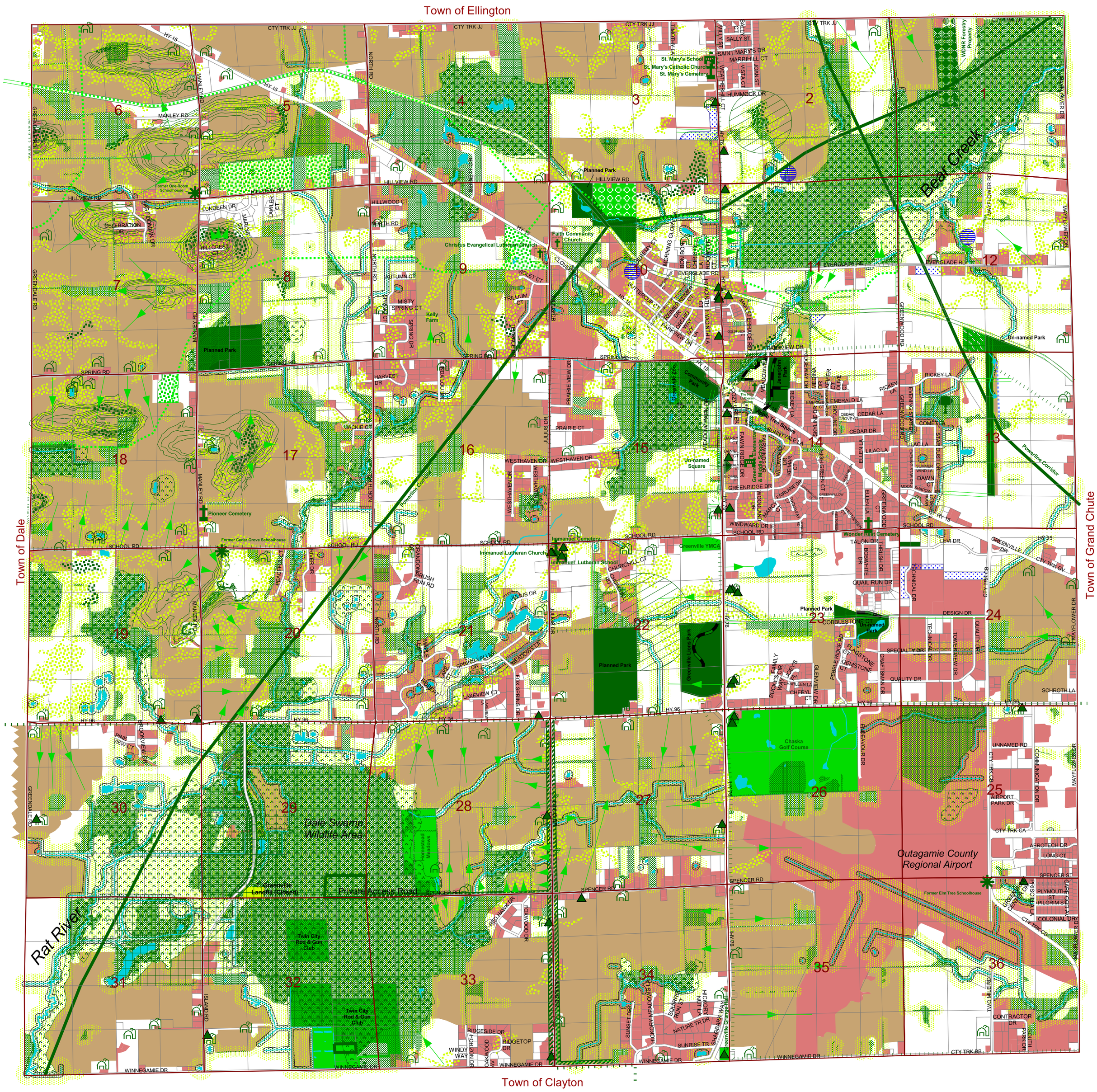
UW Extension

ECWRPC

Prepared by East Central Wisconsin Regional Planning Commission - Sept, 2004

Town of Greenville GreenPrint Plan

Map 19
GreenPrint Plan



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines

Features of HIGH Importance

- Existing Water Features
- Existing Agricultural Drain Tile (Sec. 13) *
- Existing Regional Stormwater Ponds
- Planned Regional Stormwater Ponds
- Agricultural Lands & Open Space
- Architecutral/Historical Site Inventory (WSHS)
- Barns & Agricultural Outbuildings
- GreenPrint Team Identified Historic Site
- Existing Churches
- Existing Cemeteries
- Important Public / Institutional Facilities
- "Champion Tree" (WDNR database)
- Yellowstone Trail Route
- Existing Trails
- T. Greenville Planned Trails
- Powerline Corridors
- Existing & Planned Parks / Recreation Areas
- Natural /Planted Woodland Areas and Hedgerows
- 75 Foot Shoreland Buffer
- GreenPrint Team Identified Scenic Roads
- Generalized Archeological Site Areas (WSHS)
- WDNR Owned Property
- Generalized Unique Geologic Features
- WDNR Wetlands
- Steep Slopes (Soils 12% +)
- Generalized Drumlin Features (contours)
- Known Areas of Native Vegetation

Features of MODERATE Importance

- Important / Significant Viewsheds
- State / Local Snowmobile Trails
- GreenPrint Team Identified Trails
- Restored / Created Habitats (not verified)
- Active Mine Sites / Reclamation Opportunities
- GreenPrint Team Identified Parks
- Private Recreation Areas

Features of LOW Importance

- T. Greenville Closed / Abandoned Landfill
- Other Abandoned Landfills - not located (WDNR)
- Moderate Slopes (Soils 6-12%)
- Wildlife Buffer (150' from woods/wetland/water)

1000 0 1000 Feet

The above noted features were identified by the GreenPrint Team members through section level aerial photograph inventories. The features were then mapped, edited. corrected, and prioritized based on the input of the GreenPrint Team. Note that ALL features are considered to be 'important' and that the high/moderate/low ranking is relative within this general category.

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Town of Greenville Since 1848

Hoffman

UW Extension Outagamie County

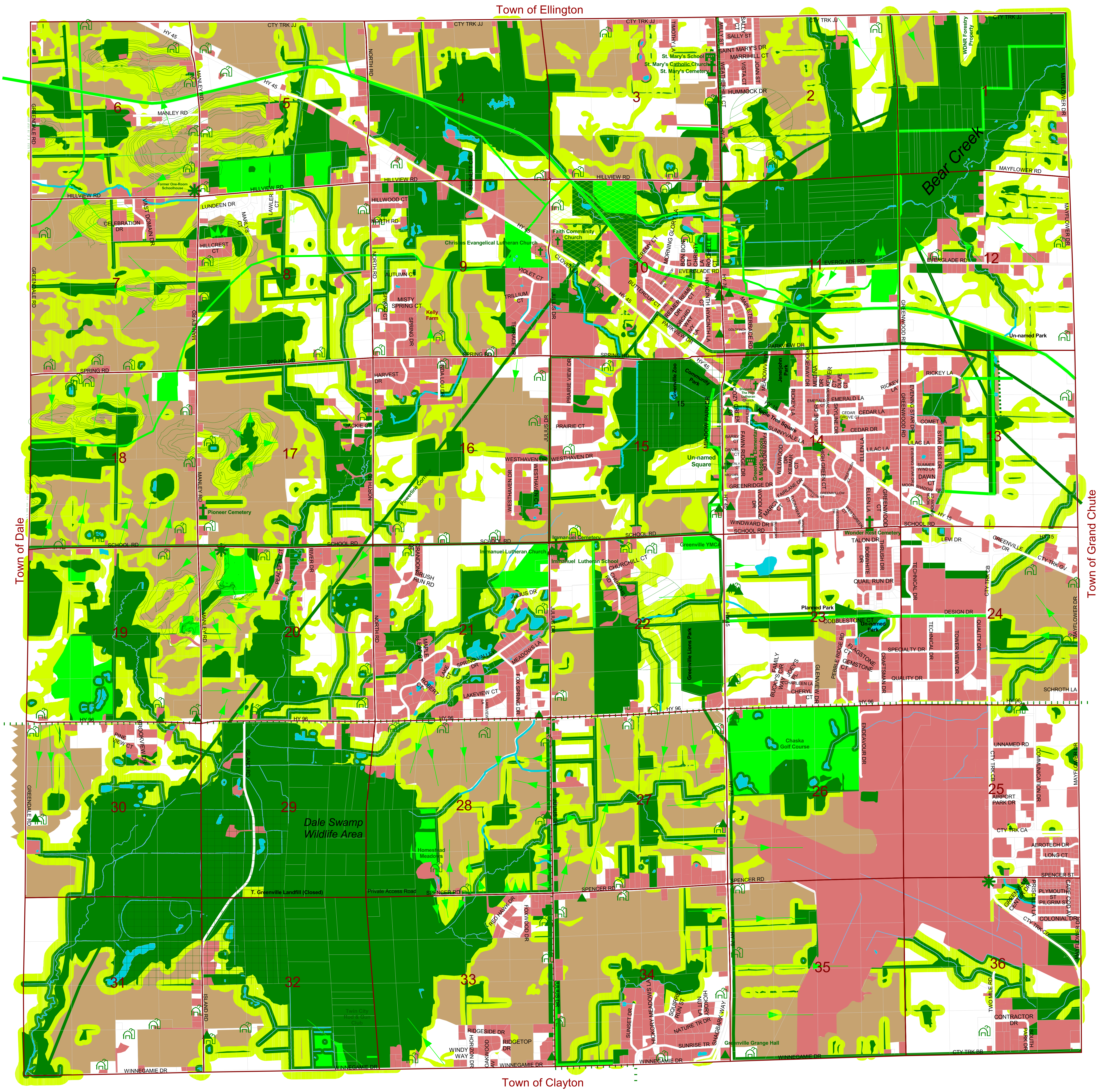
Basemap information provided by Outagamie County

Prepared by East Central Wisconsin Regional Planning Commission - September, 2004
Layout & Design by Eric W. Fowle

Filename: GreenvilleGreenPrint2004.pdf

Town of Greenville GreenPrint Plan

Map 20
Generalized Green Print Plan



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines
- Water Features

Generalized Feature Categories

- Agricultural Lands of HIGH Importance
- Features of HIGH Importance
- Features of MODERATE Importance
- Features of LOW Importance

1000 0 1000 Feet

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Town of Greenville Since 1848

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UW Extension Outagamie County

Basemap information provided by Outagamie County

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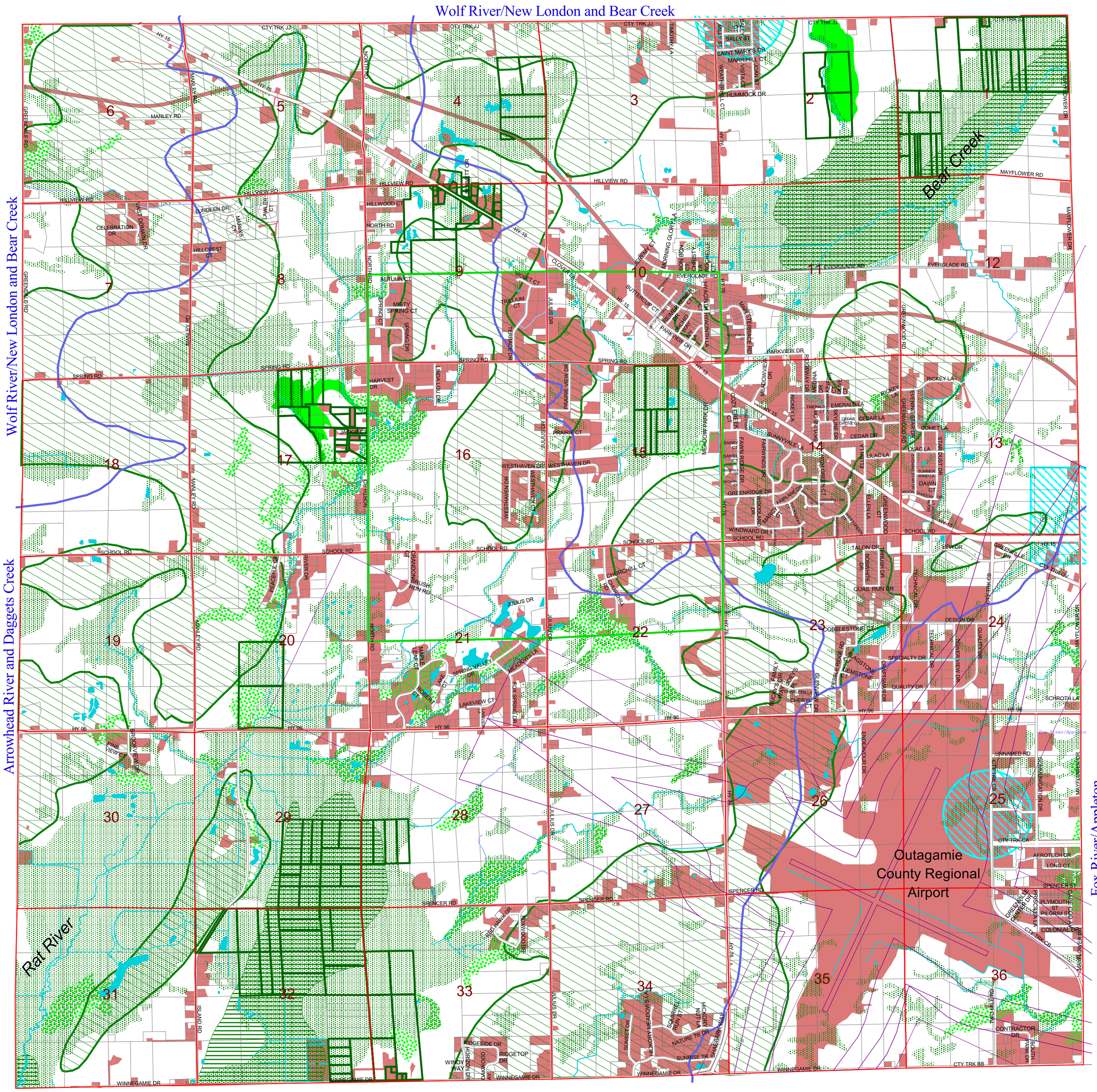
* Note: All agricultural drain tile lines were not mapped due to the unavailability of data. Although not mapped entirely, the GreenPrint Team felt that these features are of high importance.

Prepared by East Central Wisconsin Regional Planning Commission - September, 2004
Layout & Design by Eric W. Fowle

Filename: GeneralizedGreenvilleGreenPrint2004.pdf

Town of Greenville GreenPrint Plan

MAP 21
Supplemental Features



Base Map Information

- Developed Lands (ECWRPC, 2000 Land Use)
- Section Lines
- Parcel Lines
- Outagamie Co. Regional Airport Overlay Zoning Boundaries
- Subwatershed Boundaries

Features of HIGH Importance

- Groundwater Recharge Areas
- FEMA 100-Year Floodplains
- Areas of High Groundwater (<2ft)
- Municipal Wellhead Protection Areas

Features of MODERATE Importance

- Areas of High Bedrock (<5 ft.)
- Areas with High Suitabillity for Sand & Gravel

Features of LOW Importance

- WDNR Forest Tax Credit Lands
- Atrazine Prohibition Area (DATCP)

[S 1/2 Sections 9 & 10, Sections 15/16, and N 1/2 Sections 21 & 22]

The above noted features were identified by the GreenPrint Team members through section level aerial photograph inventories. The features were then mapped, edited. corrected, and prioritized based on the input of the GreenPrint Team. Note that ALL features are considered to be 'important' and that the high/moderate/low ranking is relative within this general category.

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1000 0 1000 Feet

Project Sponsors:

Fox Cities Greenways, Inc.

Town of Greenville Since 1848

Hoffman

UW Extension Outagamie County

Basemap information provided by Outagamie County

Prepared by East Central Wisconsin Regional Planning Commission - September, 2004
Layout & Design by Eric W. Fowle

Filename: GreenvilleGreenPrintSupplemental2004.pdf

Other GreenPrint Team Recommendations

Although it is only considered to be advisory in nature, the GreenPrint Plan contains a wealth of information that could assist the Town in land use planning and development matters. Throughout the preparation of the plan, many examples were discussed on how its contents could relate to current development issues that the Town is facing – both broad and site-specific. As such, a number of recommendations were made by the GreenPrint Team during the creation of the plan, most of which relate specifically to the features that were inventoried and identified on the map. A number of follow-up activities are also listed that could build on the results of the GreenPrint planning effort.

Recommendations

1. The GreenPrint Plan maps should be dynamic and as new information becomes available, additional features (or modifications to the boundaries of existing features) should be considered for inclusion. Maps should be amended as necessary.

2. The Town should work with the Outagamie County Drainage Board, Land Conservation Department and NRCS office to obtain and map information pertaining to the location of existing agricultural drain tile lines. These features were felt to be 'highly important', but data was not available for inclusion on the GreenPrint Plan map. <u>In the interim, it is recommended that the Town modify its current subdivision platting ordinance so that information on drain tiles for the property(ies) in question, as well as adjacent lands, is submitted by the developer for review and consideration</u>.

3. The Town should work with the NRCS office to obtain and map information pertaining to the enrollment of private lands in conservation programs such as Conservation Reserve Program (CRP), Wetland Reserve Program (WRP), and Wildlife Habitat Incentives Program (WHIP). It is also recommended that the Town modify its zoning and/or subdivision platting ordinances as necessary to require information be submitted by the developer on such enrolled lands for the property(ies) in question, as well as for adjacent lands. Appendix E contains some supplemental information on these features, but they are not located on the maps.

4. The Town should consider amending the GreenPrint Plan once the Urban Forestry Board's Barn Inventory Project is completed (See Appendix E). Currently, all barn structures are noted on the GreenPrint Plan, however; the Team realizes that all of them may not be of significance. Rather than trying to make these decisions now with limited information, the Team decided that all barns/outbuildings should be noted on the inventory in order to raise a 'yellow flag' – meaning that the structures should be evaluated on an individual basis until such time that the more detailed Barn Inventory is complete.

5. If the Town pursues any modifications to existing plans or ordinances with regard to the '150-foot wildlife buffer' as shown in the GreenPrint Plan, it is recommended that the buffer areas and distances be treated differently depending on whether they fall within or outside of the Greenville Sanitary District Boundary (i.e. urban versus rural development).

6. The Town should be proactive in protecting significant geological resources and should contact the Wisconsin Speleological Society (the state's caving group) to discuss possible partnerships and opportunities for preserving and protecting such features.

7. During the inventory stages of the project, it was apparent that several (many?) older homes and structures were not included on the State's Architecture and Historic Inventory (AHI) database. Any structure which may be felt to have some importance should be considered for inclusion on this database and the Town should work with the State Historical Society to amend and update this inventory as necessary. Modifications should then be made to the GreenPrint Plan maps as necessary.

8. The Town of Greenville should work with Outagamie and Winnebago Counties as necessary to explore and facilitate the creation of a 'purchase of development rights' program for vacant lands within the Airport Overlay Zoning District.

9. The Town should invite the Urban Open Space Foundation to speak at a future Town Board Annual meeting to educate and inform officials and residents on the subject of Green Infrastructure planning, of which the GreenPrint Plan is a component.

10. The Town should consider the incorporation of the GreenPrint Plan into any future 'smart growth' comprehensive planning efforts.

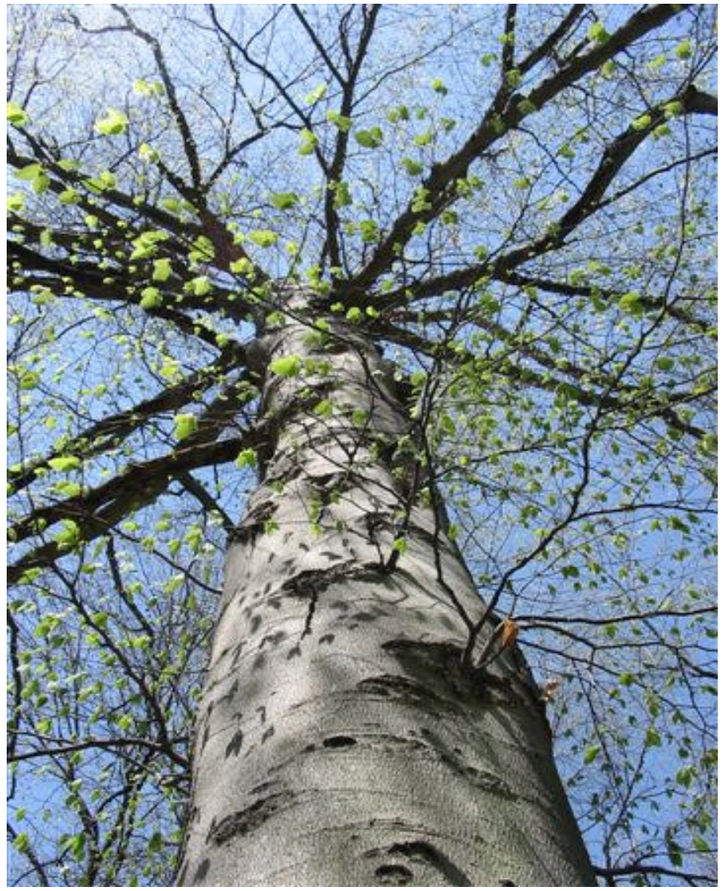

Figure 12 - Greenville's 'Champion' Tree. An American Beech (Fagus grandifolia) registered in 1971 was ranked 11th in the State for that species, with a circumference of 70.5 inches and a height of 41 feet. (Photo by Dave Cyr, 2004).

11. The Town should work with Fox Cities Greenways, Inc. in the future to further review possible trail and greenway corridors and linkages which may include areas such as suitable Town roads, railroad corridors and power-line corridors.

12. The Town should work with Outagamie County on the development of the county-wide Comprehensive 'Smart Growth' Plan in the context of the GreenPrint Plan. For example, by sharing information and experiences from the GreenPrint planning process with other communities, as well as by contributing specific data to assist in the development of the County plan.

13. Efforts should be made to review and map existing natural and cultural resources which are located just outside the town's jurisdiction. Such features may be of importance to the town in terms of the location or function that they serve. These resources may be intricately linked with the Town's, yet the Town has no jurisdiction over them. By developing a cooperative development review process with neighboring communities, the integrity of the Town's resources may benefit.

Figures 13 & 14 – Agricultural and Open Space Landscapes in the Town of Greenville.

APPENDICES

APPENDIX A - GREENPRINTING & GREEN INFRASTRUCTURE INFORMATION
APPENDIX B - PLAN REVIEW & ADOPTION DOCUMENTS
APPENDIX C - GREENPRINT MAPPING GUIDELINES
APPENDIX D - NEWSPAPER / NEWSLETTER ARTICLES
APPENDIX E - SUPPLEMENTAL RESOURCE INFORMATION

APPENDIX A – GREENPRINTING & GREEN INFRASTRUCTURE INFORMATION

Green Infrastructure: Smart Conservation for the 21st Century

Mark A. Benedict and Edward T. McMahon

Introduction

"Green infrastructure" is a term becoming more commonly used among natural resource professionals. While it means different things to different people, depending on the context in which it is used, for the purposes of this article, green infrastructure is *an interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations.* Green infrastructure is the ecological framework needed for environmental, social and economic sustainability—our nation's *natural life support system*. Planning utilizing green infrastructure differs from conventional open space planning because it looks at conservation values in concert with land development, growth management and built infrastructure planning.

This article introduces green infrastructure as a strategic approach to land conservation that addresses the ecological and social impacts of sprawl and the accelerated consumption and fragmentation of open land. It describes the concept and value of green infrastructure and presents seven principles for successful green infrastructure initiatives.

Mark A. Benedict is director of the Conservation Leadership Network, The Conservation Fund. Edward T. McMahon is vice president and director of Land Use Programs, The Conservation Fund.

This article is based on a monograph published in February 2002 by the Sprawl Watch Clearinghouse. Copies of the monograph can be obtained by contacting the Sprawl Watch Clearinghouse (1400 16th Street NW, Washington, D.C., 20035, 202-332-7000) or by downloading the PDF file from the Clearinghouse's website (www.sprawlwatch.org). The authors thank the Surdna Foundation, Tucker Foundation, Jackson Hole Preserve, Inc., Virginia Environmental Endowment, and USDA Forest Service that have supported The Conservation Fund's green infrastructure program.

What Is Green Infrastructure?

Webster's *New World Dictionary* defines infrastructure as "the substructure or underlying foundation, especially the basic installations and facilities on which the continuance and growth of a community depends." Most people think of infrastructure as roads, sewers and utility lines—*gray infrastructure;* or as hospitals, schools and prisons—*social infrastructure*. Taken together, these are often referred to as *built infrastructure*. Today, many people and organizations are talking about another type of infrastructure critical to the continuance and growth of a community—*green infrastructure*.

In 1999, The Conservation Fund and the USDA Forest Service formed a working group of government agencies and non-governmental organizations to develop a program that would help make green infrastructure an integral part of local, regional and state plans and policies. This Green Infrastructure Work Group developed the following definition for green infrastructure:

"Green infrastructure is our nation's natural life support system—an interconnected network of waterways, wetlands, woodlands, wildlife habitats and other natural areas; greenways, parks and other conservation lands; working farms, ranches and forests; and wilderness and other open spaces that support native species, maintain natural ecological processes, sustain air and water resources and contribute to the health and quality of life for America's communities and people."

Green infrastructure's components include a variety of natural and restored ecosystems and landscape features that make up a system of "hubs" and "links." Hubs anchor green infrastructure networks, providing origins and destinations for the wildlife and ecological processes moving to or through them. Links are the connections tying the system together and enabling green infrastructure networks to work. Hubs and links range in size, function and ownership. In order to be successful, these elements need long-term protection through long-range planning and management, as well as an ongoing commitment.

Green Infrastructure's Origins

Green infrastructure is a new term, but not a new idea. It has roots in planning and conservation efforts that started 150 years ago. The concept evolved from two important precedents: (1) the linking of parks and other green spaces for the benefit of people, and (2) the linking of natural areas to benefit biodiversity and counter habitat fragmentation.

In 1903, landscape architect Frederick Law Olmsted stated that, "no single park, no matter how large and how well designed, would provide the citizens with the beneficial influences of nature." Instead, parks needed "to be linked to one another and to surrounding residential neighborhoods."[1] This idea of linking parks for the benefit of people sparked the modern greenways movement.

Additionally, wildlife biologists and ecologists have long recognized that the best way to preserve biological diversity and ecological processes is to create an integrated conservation system to counter habitat fragmentation. Creating and restoring connections between parks, preserves and other important ecological areas is a key concept for the science of conservation biology and the practice of ecosystem management.

The President's Council on Sustainable Development identified green infrastructure as one of five strategic areas that provide a comprehensive approach for sustainable community development. The Council's 1999 report stated, "Green infrastructure strategies actively seek to understand, leverage, and value the different ecological, social, and economic functions provided by natural systems in order to guide more efficient and sustainable land use and development patterns as well as protect ecosystems."[2] This report, along with innovative projects at the state, regional and local levels, has led to a rapid increase in the use of the term "green infrastructure" and the application of its concepts and values.

The modern greenways movement also has influenced green infrastructure planning and implementation. Although green infrastructure and greenways share a common origin, green infrastructure differs from greenways in at least three major ways:

Ecology *vs.* Recreation—Green infrastructure emphasizes ecology, not recreation.

Bigger *vs.* Smaller—Green infrastructure includes large, ecologically important hubs, as well as key landscape linkages.

Framework for Growth—Green infrastructure can shape urban form and provide a framework for growth. It works best when the framework preidentifies both ecologically significant lands and suitable development areas.

Why Do We Need to Plan and Protect Green Infrastructure?

Land is being developed faster than ever. The accelerated consumption and fragmentation of open land is America's primary conservation challenge. The following statistics illustrate the problem:

According to the December 2000 update of the Natural Resource Conservation Service's National Resources Inventory, over the 15-year period from 1982 to 1997, the total acreage of developed land in the United States increased by 34 percent (25 million acres). From 1982 to 1992, land was converted at 1.4 million acres per year; from 1992 to 1997, land was converted at 2.2 million acres a year. This rate is more than 1.5 times the previous 10-year rate.[3]

The 1997 American Housing Survey conducted by the Census Bureau and HUD found that between 1993 and 1997, 2.3 million acres of open space were converted to new single-family homes each year. Almost 90 percent of this conversion occurred where lots were one acre or larger. These lots were purchased by only 33 percent of new homebuyers.[4]

According to a July 2001 report by the Center on Urban & Metropolitan Policy at The Brookings Institution, "between 1982 and 1997, the amount of urbanized land in the United States increased by 47 percent . . . During this same period, the nation's population grew by only 17 percent (See Table 1)."[5]

In many major metropolitan areas, green space is rapidly disappearing. The Atlanta metropolitan area has lost 25 percent of its tree cover since 1973, nearly 350,000 acres. This loss equals nearly 50 acres of trees every day.[6] From 1970 to 1990, metropolitan Chicago experienced a 35 percent increase in developed land, but a population increase of only four percent.[7] Some of our most threatened lands are in urban fringe counties, which produce nearly 80 percent of America's fruit and vegetables and more than half of its dairy products. Many rural communities also are rapidly developing.[8]

U.S. Region	Change in Population	Change in Urbanized Land
Midwest	7.06%	32.23%
Northeast	6.91%	39.10%
South	22.23%	59.61%
West	32.21%	48.94%
U.S.	17.02%	47.14%

Table 1. Population Growth versus Land Development, 1982-1997. (From: William Fulton, Rolf Pendall, Mai Nguyen and Alicia Harrison,* Who Sprawls Most? How Growth Patterns Differ Across the U.S., *The Brookings Institution, Survey Series, July 2001.

Consequences of Haphazard Development

Over the past several decades, growth has leapfrogged cities and older suburbs into many once rural areas. Development is overtaking farms and forests at an increasingly rapid rate. This expansion often occurs without well-designed land-use plans, resulting in urban sprawl, which fragments natural areas, isolates productive farmland and disrupts ecological functions. This has led to the:

Loss of Natural Areas—For example, about 25,000 acres of wetlands continue to be lost each year to sprawl. As natural areas are diminished, so is habitat diversity. The result is a decline in the number of species and in the number of individuals of those species that survive.

Fragmentation of Open Spaces—As we convert land, it is fragmented into isolated patches of open space, greatly altering the function of its natural systems by increasing edge habitats and isolating patches, reducing both the number and diversity of native species.

Degradation of Water Resources—Developing wetlands and riparian zones reduces their capacity to control floods, trap sediments, filter out toxins and excess nutrients, and support wildlife and plant species.

Decreased Ability for Nature to Respond to Change—Development has hindered nature's ability to respond to climate change and has reduced the viability of wildlife populations by limiting genetic diversity and wildlife movement.

Loss of "Free" Natural Services—Natural systems provide important services such as flood control, stormwater management and pollution filtration. The loss of these services increases the risk of floods and natural disasters, costing communities billions in mitigation and disaster relief efforts.

Increased Costs of Public Services—Haphazard development often requires huge investments in roads, sewers, schools and other public infrastructure. As new communities are built, new infrastructure needs to expand to accommodate them.

Increased Taxes—Many studies show that farming and forestry generate more revenue than they require in public services. Haphazard residential development has the opposite effect. It forces communities to provide services across a larger geographic area, stretching municipal services and resulting in increased infrastructure costs that lead to higher taxes.

Smart Growth

The United States grows by 2.7 million people every year, requiring an annual increase of at least 1 million new housing units. To control how and where this growth will occur, many communities have started smart growth initiatives.

Smart growth has been defined as development that is economically sound, environmentally friendly and supportive of community livability—growth that enhances our quality of life. A recent study by Rutgers University found that the annual operating and maintenance costs for roads and other public facilities in New Jersey could be reduced by $400 million a year by developing in a more compact manner.

Additional studies by the Brookings Institution and others show that the pace of land development far exceeds the rate of population growth in America. This suggests the problem is not growth itself, but the pattern of growth.

Simply put, some places are better for development than others. The first principle of better development is determining where not to develop. Green infrastructure planning can help communities figure this out. Communities need to make better use of existing infrastructure to encourage more compact, walkable communities and to develop a framework for shaping where growth will go.

Smart Conservation

Smart growth programs are designed to address the problems of haphazard development and sprawl. Likewise, we need smart conservation programs to strategically direct conservation practices. Smart conservation promotes resource planning and protection in a way that is proactive not reactive; systematic not haphazard; holistic not piecemeal; multifunctional not single purpose; multi-jurisdictional not single jurisdictional; and multiple scale not single scale.

Green Infrastructure Functions and Benefits

Green infrastructure systems help protect and restore naturally functioning ecosystems by providing a framework for future development that fosters a diversity of ecological, social, and economic benefits. These include enriched habitat and biodiversity; maintenance of natural landscape processes; cleaner air and water; increased recreational opportunities; improved health; and better connection to nature and sense of place. Green space also increases property values and can decrease the costs of public infrastructure and services such as, flood control, water treatment systems and storm water management.

Investing in green infrastructure is often more cost effective than developing conventional public works projects. For example, in the 1990s, New York City saved spending $4-6 billion on new water filtration and treatment plants by purchasing and protecting watershed land in the Catskill Mountains for about $1.5 billion. Likewise, Arnold, Missouri, has dramatically reduced the need for costly disaster relief and flood damage repair efforts by purchasing threatened flood plain properties and replacing them with greenways.

Trends Influencing the Shift to Green Infrastructure

In the past, many communities considered open space to be unutilized land. The legal and philosophical framework of our land use system assumed land was a commodity to be consumed. Communities that did plan for open space focused almost exclusively on preserving land for parks, which were viewed as a community amenity. Most open space preservation efforts were site-specific and were rarely coordinated with local land-use planning. However, shifts in the way government officials think about green space, and a growing awareness among states and localities of the need to plan for green infrastructure, have resulted from a number of positive trends including:

- Increased recognition of the problems associated with urban sprawl and landscape fragmentation;
- Federal water quality mandates;
- Endangered species protection, particularly the emphasis on habitat conservation plans that protect multiple species and link isolated preserves;
- Increased marketability and resale value of homes near open space, parks and greenways;
- Community revitalization emphasizing the value of urban natural areas;
- Smart growth policies and programs at the state, regional and community levels;
- Green development practices designed to promote environmental and economic sustainability.

Green Infrastructure Planning Approaches

Like our transportation system, green infrastructure should be carefully planned, designed, and expanded as communities grow. Green infrastructure planning should be the first step in developing land-use plans, and should be coordinated with planning roads, sewers, water lines, and other essential gray infrastructure. Integrated planning and design should connect green and gray in a more effective, economic and sustainable network. Open space planners should use approaches similar to those of transportation planners. Green infrastructure should be:

Designed Holistically—Green infrastructure should be designed to link elements into a system that functions as a whole, rather than as separate, unrelated parts.

Planned Comprehensively—Our green space systems need to be planned to include ecological, social and economic benefits, functions and values.

Laid Out Strategically—Green space systems need to be laid out strategically to cross multiple jurisdictions and incorporate green space elements at each level of government.

Planned and Implemented Publicly—Green infrastructure systems should be planned and implemented with input from the public, including community organizations and private landowners.

Grounded in the Principles and Practices of Diverse Professions—Green space systems should be based on sound science and should build on the knowledge of professional disciplines such as landscape ecology, urban and regional planning, and landscape architecture.

Funded Up-Front—Like other infrastructure systems, our green space systems need to be funded as primary public investments rather than with money left over after all other services have been provided.

Benefits of Integrating Green Infrastructure Into the Land Planning Process

There are many benefits to utilizing a green infrastructure approach to conservation and development planning. Green infrastructure planning:

- Recognizes and addresses the needs of people and nature;
- Provides a mechanism to balance environmental and economic factors;
- Provides a framework for integrating diverse natural resource and growth management activities in a holistic, ecosystem-based approach;
- Ensures that both green space and development are placed where they are most appropriate;
- Identifies vital ecological areas prior to development;
- Identifies opportunities for the restoration and enhancement of naturally functioning systems in urban areas;
- Provides a unifying vision for the future;
- Enables communities to create a system that is greater than the sum of its parts;
- Provides communities and developers with predictability and certainty; and
- Enables conservation and development to be planned cooperatively.

Green Infrastructure Principles

Across America, states, communities, private landowners, public agencies and conservation organizations are working to conserve and restore our country's natural life sustaining system. Although these projects are called different names (greenway planning, ecosystem management, watershed protection, conservation development, habitat restoration, greenprints, etc.), successful initiatives are based on common principles and strategies.

The following principles are critical to the success of green infrastructure initiatives. They provide a strategic approach and a framework for conservation that can advance sustainable use of land while benefiting people, wildlife and the economy.

This approach includes design, planning, acquisition and decision-making guidance for agencies and organizations. It is our hope that public officials and private citizens will use these principles as benchmarks for incorporating a green infrastructure approach into land use and economic development plans and policies.

Principle 1: Green infrastructure should function as the framework for conservation and development.

Most of our nation's land conservation programs have focused on protecting individual parks, preserves, or other isolated areas with important natural or cultural resources. Yet, conservation biology teaches us that, because wildlife populations cannot flourish and ecological processes cannot function if natural connections are severed, these "islands" are unlikely to meet their conservation objectives. By contrast, the roads and highways upon which America depends—and which provide a framework for future growth and development—are planned, built, and maintained as a system of inter-connected parts.

By making green infrastructure the framework for conservation, communities can plan for interconnected, green space systems. Where isolated "islands" of nature exist, green infrastructure planning can help identify opportunities to restore the vital ecological connections that will maintain those protected areas. Green infrastructure planning also minimizes the adverse impacts of rapid growth on ecosystem functions and services, such as the disruption of wildlife migration corridors or the loss of riparian areas that absorb nutrients, recharge ground water supplies and reduce stormwater runoff.

Principle 2: Design and plan green infrastructure* before *development.

Restoring natural systems is far more expensive than protecting undeveloped land, and man-made wetlands and other restoration projects often fail to function as well as their natural counterparts over the long term. Because green infrastructure provides communities with an ecological framework, it is essential to identify and protect critical ecological hubs and linkages in advance of development. Central Park could not be created today nor could Cook County, Illinois', Forest Preserve System or many other of the nation's best parks and preserves. Protecting green infrastructure up front ensures that existing open spaces and working lands are seen as essential community assets and not left vulnerable to development.

In situations where development has already occurred, it is still important to assess where restoring green infrastructure would benefit people and nature. Green infrastructure plans should set acquisition and restoration priorities and help communities identify opportunities to reconnect isolated habitat islands as redevelopment opportunities occur.

Principle 3: Linkage is key.

The desired outcome for all green infrastructure initiatives is a green space "network" that functions as an ecological whole. A strategic connection of system components—parks, preserves, riparian areas, wetlands, and other green spaces—is critical to maintaining vital ecological processes and services (e.g., stormwater runoff, cleaning fresh water, etc.) and to maintaining the health of wildlife populations. In addition, green infrastructure requires linkages between different agencies, nongovernmental organizations, and the private sector.

The nation's federal, state, and local highway networks holistically create a functional transportation system funded and supported by different levels of government. Why not design green infrastructure in the same way, taking advantage of natural stream networks and terrain features to create physically connected green space systems that protect and restore vital ecological functions and linkages?

Principle 4: Green infrastructure functions across jurisdictions and at different scales.

We need to design green infrastructure systems to connect across urban, suburban, rural and wilderness landscapes and to incorporate green space elements at the state, regional, community and parcel scales. Green infrastructure strategies can be used for initiatives of any size or scale, including:

- Individual parcels of land or within single real estate developments;
- The community and regional scale, including park, recreation and other open-space projects;
- The landscape scale, encompassing statewide and national conservation and open space resources.

Green infrastructure may be most successful when it functions at multiple scales in concert. For example, Toronto's "Greening the Portlands" project focuses on regional parks, neighborhood parks, wide habitat corridors, narrow trail corridors, and greenspace within developments.

It is important to note that green infrastructure systems do not require, or even imply, public ownership of all land in the system. Clearly, privately owned land, particularly working farms and forests, can play an important role in any green space system.

Principle 5: Green infrastructure is grounded in sound science and land-use planning theories and practices

Conservation biology, landscape ecology, urban and regional planning, landscape architecture, geography and civil engineering contribute to the successful design and planning of green infrastructure systems. Initiatives should therefore engage and incorporate the expertise of professionals from all relevant disciplines and should be based on sound science and up to date information.

Principle 6: Green infrastructure is a critical public investment.

Interconnected green space systems benefit people, wildlife and the economy. More importantly, strategic placement of green infrastructure reduces the need for gray infrastructure, freeing public funds for other community needs. Green infrastructure also reduces a community's susceptibility to floods, fires, and other natural disasters. Documenting these public benefits is an important first step toward providing adequate funding. We need to actively promote green infrastructure systems to secure the funding to build and maintain green space systems.

Green infrastructure should be funded in the same way as our nation's built infrastructure—as primary budgetary items to spread the costs of construction and maintenance across a large pool of users and to ensure that all parts connect to achieve maximum functionality. While not funded at the same level as public works, states and communities have begun using conventional mechanisms to finance green infrastructure projects—including bond referenda, real estate transfer taxes, lottery proceeds, dedicated development fees, direct appropriations and other mechanisms.

Principle 7: Green infrastructure engages key partners and involves diverse stakeholders.

Green infrastructure stakeholders have diverse backgrounds and needs. Therefore, successful efforts forge alliances and relationships between public and private organizations. A few examples of how diverse organizations have come together include:

- Chicago Wilderness, a grassroots collaboration of over 100 organizations representing all sectors with an interest in the region.
- Keep America Growing, designed to create partnerships to balance the demands for growth and development with the protection of vital working lands.
- The Cooper River Wildlife Corridor Initiative in South Carolina, which uses an agreement for common land management practices with DuPont, Amoco, Medway Plantations, Cypress Gardens, and the Francis Marion National Forest.

Conclusion

Every state and local government has a long-range transportation plan. Growing communities also have detailed plans for improving their airports, sewage treatment plants, telecommunications facilities and other public infrastructure. Just as these communities need to upgrade and expand their gray infrastructure, they need plans to upgrade and expand their green infrastructure.

Green infrastructure plans provide a blueprint for conservation in the same way that long-range transportation plans provide a blueprint for future roads or transit lines. Green infrastructure plans can create a framework for future growth while ensuring that significant natural resources will be preserved for future generations. They can even reduce opposition to new development by assuring civic groups and environmental organizations that growth will occur only within a framework of expanded conservation and open space lands.

Savvy states and communities are starting to think about green space in a more thoughtful and systematic way. They realize that green infrastructure is not a frill—it is smart conservation for the twenty-first century.

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EDITORIAL

Words Matter

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Great shifts in public climate are often marked by changes in nomenclature. This is one reason why we are hearing the term "green infrastructure" more and more often.

For decades people who were deaf, blind or confined to a wheelchair were referred to as "handicapped." It was understood that they couldn't do what other people could. In the 1970s this perception began to change. Instead of focusing solely on the "handicap," people began to think about the "person with disabilities" rather than the disability itself. We came to understand that they could pretty much do what anybody else could do—with accommodation. The results of a simple shift in perception are all around us.

Today the economy is lagging and budgets are tight. Open space funding is on the chopping block. This is because the public and local officials think open space is a luxury they can no longer afford. They think of it as an amenity, something that is nice to have. However, the same people understand that infrastructure is a necessity, not an amenity; something that communities must have, not just something that is nice to have. We view infrastructure as a primary public investment, not something we pay for with leftover money. Likewise, public officials understand that infrastructure must be constantly upgraded and maintained. It is not something we just buy and forget. Finally, we all know that infrastructure must be developed as a system, not as isolated parts.

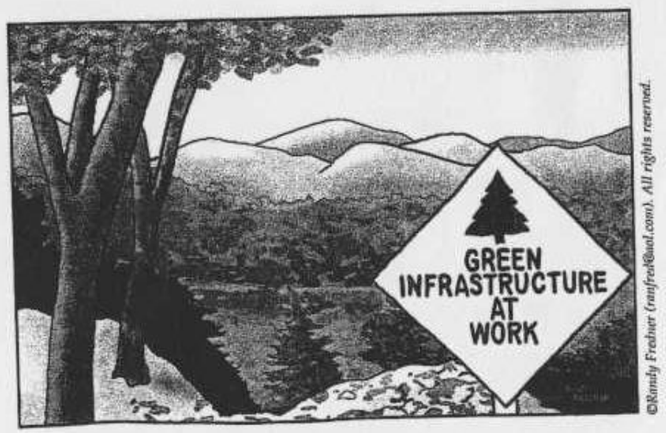
One way to change this perception of open space as an amenity is to change the nomenclature. *Webster's New World Dictionary* defines infrastructure as "the substructure or underlying foundation, especially the basic installations or facilities upon which the continuance and growth of a community depends." People understand the need to invest in infrastructure—even in an era of deficits. Next to national defense, funding for roads, bridges, sewers, airports and other forms of capital infrastructure is always at the top of the list. However, just as we must carefully plan for and invest in our capital infrastructure, so too must we invest in our environmental or green infrastructure.

Green infrastructure is the ecological framework needed for environmental, social and economic sustainability. It is our nation's natural life support system. Green infrastructure is an interconnected network of green space that conserves natural ecosystem values and functions and provides a wide array of benefits to people, wildlife and communities. For example, green infrastructure reduces a community's susceptibility to floods, fires and other natural disasters. Documenting these public benefits is a key step toward securing adequate funding.

Words matter. I believe a shift in nomenclature from talking about open space to talking about green infrastructure will help communities understand that green space is a basic necessity that should be planned and developed as an integrated system. A popular bumper stickers says "If you think education is expensive, try ignorance." Well, if you think green space is expensive, just imagine the future costs for clean air, clean water and healthy natural systems if we don't invest in green infrastructure today.

—Edward McMahon

The author is vice president for land use programs at The Conservation Fund.



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SPRING/SUMMER 1999

PLANNERS' CASEBOOK 30/31

Planning and Financing Open Space and Resource Protection

Pittsford's Greenprint Initiative

By John J. Behan, AICP

In 1998, APA recognized Pittsford's Greenprint Initiative with the current topic award for planning and conservation of places. The award acknowledges that Pittsford, a 24-square-mile suburb of Rochester, New York, has established "an exemplary initiative that mediates between the conservation of local identity and the transformations associated with economic and social change." The award jury was impressed by community initiation and the town's courage in dealing directly with landowners. The Pittsford experience can be replicated in any community.

Farmlands, ecological resources, and other open spaces are important components defining the character of our communities. All too often, unfortunately, our community plans' mushy goal statements for resource protection are not backed up with the analysis needed to document the benefits of an aggressive, creative, and practical implementation of a resource protection program. (Julius G. Fabos, professor emeritus from the University of Massachusetts at Amherst, and mentor of the author has described the problem as: "A good plan is like a good apple. A good plan will be firm and crisp—not soft and mushy.")

John Behan

A view of the working landscape that Pittsford residents want to preserve.

This *Casebook* article describes the planning and economic model that established the basis for Pittsford's Greenprint—a plan that protects 2,000 acres of valuable agricultural, ecological, and cultural resources in a fast-growing New York town. The Greenprint is also a noteworthy example of a community participation process that involved elected officials, planning and other public agency staff, residents, a multi-disciplinary consulting team, farmers, developers, and advocates of historic preservation, farmland protection and open space.

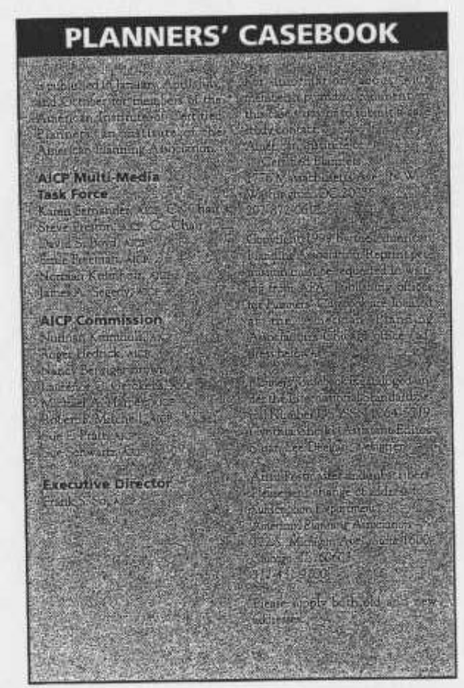
The Pittsford Experience

The Town of Pittsford, located in Monroe County, New York, seven miles southeast of the City of Rochester, was concerned with the loss of its agricultural and open space resources. Settled as an

agricultural community with a village center on the Erie Canal, Pittsford grew significantly after the Second World War as the Rochester metropolitan area expanded. Land development in Pittsford was consuming important agricultural landscapes, scenic vistas, and other natural and cultural resources. The community wanted to preserve town's character, and Pittsford developed an updated comprehensive plan in 1995 to address these needs.

Visioning. Fortunately, prior to the initiation of the plan in 1995, the town conducted an intensive visioning process—Pittsford 2000. This work formed a consensus around the issues of concern to the community. The "character of Pittsford" was one of five special topic areas identified by the Pittsford 2000 Committee. The process confirmed a mutual community understanding that:

1. The working agricultural and natural landscape is a living testament to the history, scenic beauty, and natural resource wealth of the community.
2. These resources are part of the essential elements of the character of Pittsford, which is significant to the quality of life in the community.
3. Historic observation of development patterns in the town and greater region had taught that development pressures would consume this landscape if the town did not intervene to protect these resources.



PLANNERS' CASEBOOK

AICP Multi-Media Task Force

AICP Commission

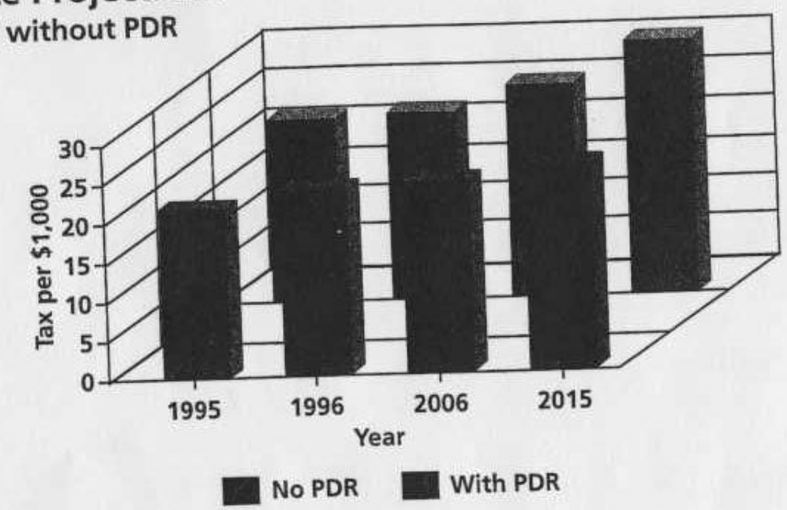
Executive Director

This visioning work helped the broader community come to grips with the essence of the problem facing Pittsford. Community belief in the problem is a critical element that planners sometimes brush aside, and consensus building continued through the comprehensive planning process. A strong leadership base, led by Town Supervisor William A. Carpenter, was critical to formation of a community consensus. The local town board supported all of the planning initiatives. The town also benefitted significantly from the ongoing participation of several special interest groups, affected landowners, and the active involvement of the general public.

Fiscal Model. One element of ongoing debate in the community was whether development was "paying its own way" in terms of taxes to support the required community services. In 1993, the town commissioned a model of the town's revenues and expenses associated with existing and potential land use patterns in the community.

One noteworthy aspect of the fiscal impact model was its "dynamic" capacity to predict future tax rates based upon the costs and revenues associated with future land-use patterns. This contrasts with typical cost of community services studies which are "static" and can estimate only the cost of current land-use patterns. The forecasting capability of the model became very important a few years later as an analytic tool for the comprehensive plan and Greenprint. The fiscal impact model was prepared by the Center for Governmental Research, a nonprofit research foundation based in Rochester, under the direction of Kent E. Gardner. Here are some of the key findings of the analysis:

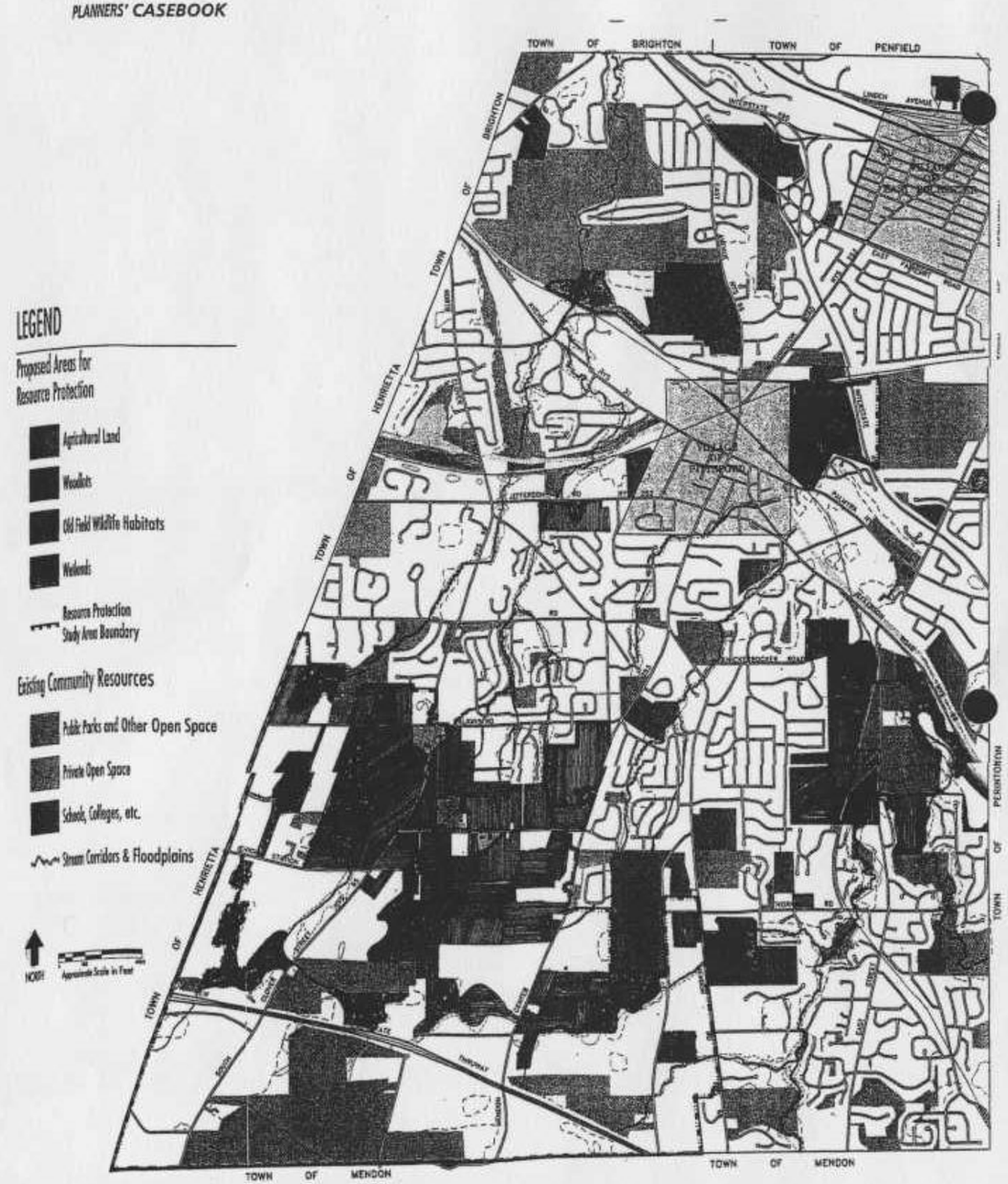
Tax Rate Projections
with and without PDR



- "Growth and taxes were on a collision course," according to Town Supervisor Carpenter.
- If the town did nothing, the typical household would pay increased taxes of several hundred dollars per year to support growth.
- The break-even value of a new home was more than $300,000. Break even occurs when the tax revenue gained from the addition of a home equals the cost of community services attributable to a new home.
- Increased commercial development could decrease future tax increases.
- The break-even cost for the town to purchase development rights on farms and other open space resources in the path of development was about $10,000 per acre. The break-even cost occurs when the cost of financing a bond to purchase the development rights (PDR) for an acre equals the additional cost to the community of developing an acre for residential use.

The model's inputs included, among others:

- Acres of undeveloped land, including farms and open space.
- Acres of new residential (divided into three levels of value).
- Acres of new commercial or light industrial land.
- Current town school district tax rates.
- Proportion of town and school district service costs by land-use categories.
- Cost factors per acre of new development (number of new students, amount of new roads, etc.).
- Revenue factors per acre of new development per land-use category (real property taxes, state and federal aid, other sources).
- Acres of land protected from development.
- Per acre cost of land protection (easement purchase price, bonded over 20 years).



The Greenprint map and an informational newsletter were distributed to all households in the community. The Greenprint identifies existing community open space resources and proposed areas for protection.

Principles of Green Infrastructure

Successful green infrastructure approaches reflect an emphasis on community agreement on principles rather than fixed or predetermined standards. The principles are not intended to be prescriptive but rather to encourage performance-based actions and use. The following principles are reflective of many ongoing green infrastructure projects from around the country and the world.

Green infrastructure efforts:

- Describe, and define natural resource values and functions in "whole-system," place-based context in order to understand important ecological, cultural and economic linkages and relationships.
- Recognize that certain environmental and natural resource values provide public values, goods and services that are essential to a community meeting overall quality of life objectives.
- Are best developed at the community level, in recognition of all legitimate beneficial public and private uses, with the least adverse impact on economic, community and environmental assets and objectives.
- Rely on voluntary, rather than regulatory, approaches that are sensitive to the economic value of land, private property and local home rule.
- Can provide a community with regulatory predictability that increases a community's ability to protect and prosper.
- Requires non-traditional and broad-based alliances for planning, funding, management and monitoring.

STEVE DUCHAM

Green Infrastructure

Perceived need and public acceptance are crucial to successful implementation of any emerging concept.

The concept of "green infrastructure" is now emerging among smart growth advocates. Though its roots can be traced back to the works of the pioneering landscape architect Frederick Law Olmsted and Ian McHarg's 1969 book, *Design with Nature*, green infrastructure is now taking a shape of its own. The U.S. Department of Agriculture (USDA) defines green infrastructure as "the Nation's natural life support system. . .[and] . . .refers to the integrated network of watersheds; airsheds; woodlands; wildlife habitats; greenways; parks; working farms and ranches; forests; urban trees; parkways; and other open spaces that when incorporated into local and regional plans, policies, and practices provide vital services that sustain and ensure quality of life."

This notion of an integrated network is what separates green infrastructure from existing greenways and urban parks. In highly developed regions, existing green space is largely protected residual open space. Green infrastructure, however, refers to the underlying functional components of the system. Therefore, advocates maintain, protecting green space must be an integral part of the planning process.

Advocates of green infrastructure turn to the quantifiable benefits of green space for support. *American Forests* recently reported that "trees lost to development in the Puget Sound region since 1973 would have reduced stormwater storage requirements by 1.2 billion cubic feet, the equivalent of a $2.4 billion stormwater management system." In 1997, a study conducted by the State of South Carolina Advisory Commission on Intergovernmental Relations found that the state would save $2.7 billion in roads, utilities, emergency services, and other infrastructure costs over 20 years by implementing higher-density development planned to include open space. Even the aesthetic value of open land has an economic benefit. All over the country, developers and real estate professionals are finding that homes located adjacent to planned, protected open space with access to trails and recreational opportunities have higher property values and that their values appreciate faster.

Bozeman, Montana–based nature writer David Quammen notes that careful integration of green space also entails less quantifiable benefits to natural systems. Connections that allow natural interaction between native plant and animal species help to maintain biological richness and diversity. Green infrastructure also could help filter pollutants from the air, water, and soil; protect soils through increased shading; enhance the water quality of rivers and lakes; and recharge aquifers by absorbing runoff. Protecting the country's natural heritage for educational purposes is another benefit. States such as Florida, Maryland, Pennsylvania, Oregon, and Washington have incorporated historical sites within green infrastructure to offer opportunities to understand history and the relationship between people and the land.

As with any emerging concept, perceived need and public acceptance are crucial to successful implementation. New Jersey Governor Christine Todd Whitman notes, "To reach our environmental goals, we are establishing partnerships with federal and state governments and getting stakeholders involved in the decisions we make and the programs we create . . . . We know that we can't do it alone. We need the cooperation of businesses, community organizations, and all levels of government." ■

STEVEN DUCHAM *is an intern in ULI's policy and practice department.*

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The Economics of Parks and Open Spaces (II): Harnessing the Proximity Effect for Smart Growth

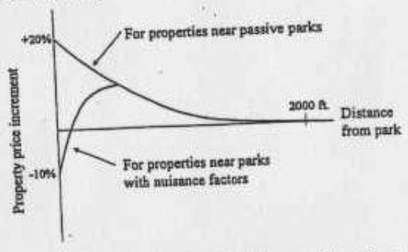
Parks, open spaces, trails, and greenways—all forms of green infrastructure—have a variety of economic impacts on nearby, and not so nearby, properties. In particular, they can have a significant influence on the land values of local homes. An earlier technical flyer in this series examined the effects that urban parks have on the land value—and consequent property taxes—of nearby properties. This flyers builds on that earlier flyer and looks at how communities can site and design parks so as to tailor their effects on the residential property tax base to best contribute to meeting the long-range smart growth goals of the community.

Introduction

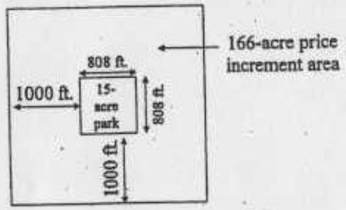
Most municipalities recognize that parks, trails, and open spaces can improve the environmental health of their communities and substantially increase the quality of life for residents. However, many fewer municipalities today are aware of the impacts parks and other open spaces can have on a community's economic well-being. As discussed in an earlier technical flyer in this series, parks can have a significant impact on the property values—and hence the property taxes—of nearby residential properties, helping to make parks more affordable for municipalities. However, because the effect of parks and other open spaces on property taxes varies depending on the size, shape and type of park involved, communities need to be better informed about how parks affect the value of surrounding residential properties. By doing so, communities can maximize their ability to do smart growth planning to meet the community's social, environmental and economic goals.

How park type, size and shape influence the property price increment

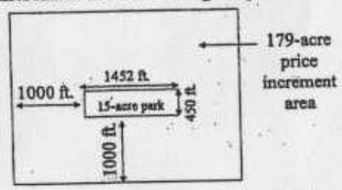
A review[1] of approximately 30 empirical studies that looked at the extent to which parks influenced the market value of nearby properties (done by Prof. John L. Crompton of Texas A & M University) shows that well-maintained parks have an overwhelmingly positive effect on residential property values. However, the actual aggregate property price increment for any given park is determined by two factors: the type of park in question, and the amount of land that falls within the park benefit area—that area surrounding the park in which residents and businesses derive a tangible benefit from the park's existence. Empirical evidence shows that passive recreation parks result in greater aggregate property price increments than do heavily used park whose main focus is active recreation, having such things as swimming pools or lighted ball fields. Specifically, Crompton reports that the empirical evidence suggests that, when compared to properties some distance away from a park, properties adjacent to passive recreation parks are likely to sell for a 20% premium. This premium declines to zero for properties 2000 feet away. On the other hand, properties immediately adjacent to heavily used active recreation parks may have no positive price increment, or even a slight negative price increment, when compared to properties some distance away from the park. However, that negative or neutral price increment for properties adjacent to active recreation parks increases to a +10% price increment for properties located 1-2 blocks away (the distance at which potential nuisance factors are no longer present) and then declines to no price increment roughly 2000 feet (6-8 blocks) away.



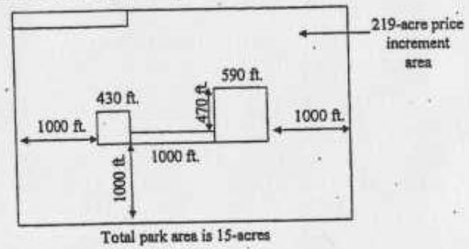
The specific property price increment that affects any particular parcel relative to a given park is primarily determined by the distance that parcel is the park, measured from the edge of the park. Thus, the aggregate property tax increment related to a particular park is dependent upon the amount of land surrounding the park that falls within a given distance of the edge of the park. There are two factors that influence the amount of land that falls within the benefit area of a park: the size of the park, and the shape of the park. For example, if we assume that properties that are within 1000 feet of a park edge fall within the property price increment area, a square 20-acre park, roughly 933 ft. x 933 ft., will have a price increment area of approximately 177 acres, whereas a square 15-acre park, 808ft. x 808ft., will have a price increment area of approximately 166 acres.



If the shape of the 15-acre park were changed to a rectangle, say 450ft. x 1452ft., rather than a square, the price increment area would be approximately 179 acres, roughly the same size as the price increment area of the larger square 20-acre park:



Finally, if the 15-acre park were U-shaped, two square parks joined by a trail or wooded path, the price increment area would be approximately 219 acres, nearly 25% larger than for a square 20-acre park:



Total park area is 15-acres

In general, the more elongated the shape of the park the greater the property price increment area will be for any given size of park.

It should be noted, however, that a greater percentage of the total benefit area for rectangular, serpentine, or linear parks lies within 1-2 blocks of the edge of the park than does in the case of square or circular parks. For active recreation parks this means that, as the shape of the park is elongated, the area close to the park that is likely to experience a neutral or negative price increment due to nuisance factors will increase in size at a rate that is faster than the area likely to have a positive increment (the area 2-8 blocks away from the edge of the park). However, because the area that is not subject to nuisance factors is typically significantly larger than the area that *is* subject to nuisance factors, the increase in the actual number of acres in the positive price increment area will generally be greater than the increase in the actual number of acres in the negative or neutral zone.

Conclusion

Maximizing the positive property price increment area of a new park by making informed size and shape decisions will maximize the property tax revenue bonus a municipality receives. In so doing, the municipality will move the park closer to economic self-sufficiency. However, although increasing the aggregate property tax base is generally viewed by municipalities as a positive thing, increasing the property value of homes designed for young families or low-income individuals can make it more difficult for a community to meet its need for these types of residential units. In order for communities to best take advantage of the property price increment that results when a new park is built, the park, its shape, amenities, and location, and the uses planned for the surrounding area should be designed together to maximize the overall social, economic, environmental, and quality-of-life benefits to the community.

Green infrastructure directly affects community residents not only in terms of quality-of-life, but in terms of the cost of housing as well. Communities engaged in smart growth planning will need to consider parks when completing not only the land use, agricultural, natural, and cultural resource, utility, and community facilities elements, but the housing element as well. For example, siting a passive recreation park directly adjacent to low-to moderate-income housing may make it more difficult for the community to maintain the affordability of that housing, a fact that may be contrary to a community's smart growth planning desires. What is needed is an integrated approach to community planning that maximizes the potential for green infrastructure to approach economic self-sufficiency while still meeting community environmental, recreation, and social goals.

Urban Open Space Foundation
May 1, 2002

The Economics of Parks and Open Spaces (I): How Parks Help Pay for Themselves

Parks, open spaces, trails, and greenways—all forms of green infrastructure—have a variety of economic impacts on nearby, and not so nearby, properties. In particular, they influence the land values of nearby properties, and they influence the economic benefits that a community receives from visitors, residents, and businesses whose decision about where to locate is influenced by nearby amenities. This technical flyer looks at the effects of urban parks on the market value—and consequent property taxes—of nearby properties, and how communities can harness those effects to develop and maintain new parks.

Introduction

Given the tight budgets many municipalities are struggling with, the acquisition and development of a new park is often seen as an unaffordable luxury. A new park requires not only cash up-front to purchase and develop the land, but an on-going stream of money to cover operating and maintenance expenses—all of which must be paid for given already strained budgets. However, this view of parks as luxuries from which communities receive no substantial economic return is inaccurate. Empirical evidence stretching back nearly 150 years demonstrates that parks and open spaces can have significant economic impacts on nearby properties—often to such an extent that they are the best economic development strategy a community can pursue in a given area.

How parks increase tax revenues

The old joke that the three most important things in determining the price of a piece of property are location, location, and location captures a free market economic truth about real estate: the value of a piece of property is to a large extent determined by what is—and is not—nearby. Everyone—politicians, developers, real estate agents, planners, and property owners—recognizes that the value of a piece of property is influenced, for better or for worse, by surrounding land uses.

Parks are no exception to this "proximity effect." Real estate markets have consistently shown that people are willing to pay more for homes located close to parks than they are for comparable homes located further away. This willingness on the part of consumers to pay higher purchase prices for properties near well-maintained parks clearly indicates that proximity to a park is a feature that adds value to homes. These higher purchase prices, in effect, represent a capitalization—an incorporation—of the value people place on being near a park into the property values of local homes.

By analyzing the price disparity between comparable properties that differ only in their distance to a park, economists argue that one can infer the *price increment* attributable to the park. The price increment is that portion of the sale price of a nearby property that is due to the existence of the park. Higher sale prices due to the proximity of a park translate into higher assessed values, which, in turn, translate into higher property taxes paid each year. Thus, the price increment attributable to the park represents not only a willingness on the part of the buyer to pay a one-time premium for a property near a park, but a willingness on the part of the buyer to pay an *annual fee* in the form of a higher property tax bill for that proximity to a park. This annual fee, this additional property tax revenue stream, represents a direct, immediate, and on-going economic return to the municipality on its investment in a park. Since that additional revenue stream would not exist were it not for the park, municipalities can use that property tax revenue stream to help fund the park without being subject to the criticism that the park is taking money away from other programs. While this additional property tax revenue may not be sufficient to fully fund the acquisition, development, and maintenance of a park (although in some cases it may), it does make parks much closer to economic self-sufficiency than is widely recognized.

Empirical Evidence

A review[1] of approximately 30 empirical studies that examined the extent to which parks influence the market value of nearby properties (done by Prof. John L. Crompton of Texas A&M University) clearly shows that parks have an overwhelmingly positive effect on property values. For example:

- A study done by Correll, Lillydalh, and Singell of Boulder, CO showed that properties adjacent to a greenbelt had market values 32% higher than comparable properties located 3,200 feet away.[2]
- A study done in the early 1980's in Worcester, MA on the properties surrounding four urban parks showed that a house located 20 feet from a park sold for an average of $2,675 (in 1982 dollars) more than a comparable house located 2000 feet away.[3]
- Two studies done in Ohio, one in Dayton in the neighborhood of the Cox Arboretum, and the other in Columbus in the Whetstone Park Area showed that proximity to the parks accounted for average price premium on residential selling prices of $3,100 and $4,700, respectively.[4]

While the amount of the premium the market places on proximity to a park will vary from community to community, Crompton suggests that a 20% premium on properties adjacent to a passive recreation park is a reasonable starting estimate. For a heavily used park whose main focus is active recreation, having such amenities as a swimming pool or lighted ball fields, Crompton reports that the empirical evidence suggests there being only a minimal proximate value premium on properties abutting the park, because of potential nuisance factors, but up to a 10% premium on properties located two to three blocks away.

Capturing the Property Price Increment

In most communities, the property tax increment that results from a park accrues to the municipality's general revenue fund with all other property taxes. However, there are three well-know vehicles for capturing a property price increment that can be used by municipalities to pay for the acquisition, development, or maintenance of parks:

- **Excess Acquisition**—whereby a municipality purchases more land than it needs for the park and then sells the remaining properties after the construction of the park on an open market basis. Since the land surrounding the park will be worth more after the park is built than when the municipality purchased it, the municipality captures that purchase price increment to offset the park land acquisition cost;
- **Special Assessment District**—whereby a municipality assesses those property owners within the "park benefit district" of a proposed new park for the amount that their properties are likely to appreciate in value due to the construction of the new park, thereby allowing the municipality to capture the increase in nearby private property values attributable to the municipality's investment in the park;
- **Tax-increment Financing District**—whereby municipalities issue tax-increment bonds that are secured only by the projected increase in property tax revenues due to the new development. Repayment of the bond is contingent upon increases in the assessed value of property in the district. The assessed value of properties in the district is determined just prior to the establishment of the district. The value of properties after the new development takes place is compared to the pre-development value, and the property taxes due to that value increment are used to pay off the bonds.

Conclusion

Green infrastructure advocates need to be prepared to effectively counter the perception that parks are costly luxuries that will only unduly burden already strained public coffers. Empirical studies clearly show that parks have a significant positive impact on property tax revenues. By making use of existing studies and, when necessary, commissioning site-specific studies, park advocates can go a long way towards convincing municipal decision makers that parks not only make good environmental sense, but they also make good economic sense.

---

[1] Crompton, John L. 2001. "The Impact of Parks on Property Values: A Review of the Empirical Evidence." *Journal of Leisure Research* 33(1):1-31.
[2] Correll, Lillydahl, and Singell. 1979. "The Effects of Greenbelts on Residential Property Values: Some Findings on the Political Economy of Open Space." *Land Economics* 56(1):21-32.
[3] More, Stevens, and Allen. 1982. "The Economics of Urban Parks: A Cost/Benefit Analysis." *Parks and Recreation* August: 31-33
[4] Kimmell, M.M. 1985. *Parks and Property Values: An Empirical Study in Dayton and Columbus, Ohio.* Master's Thesis, Miami University, Oxford, Ohio.

Additional works of interest:
Crompton, John L. 2000. *The Impact of Parks and Open Space on Property Values and the Property Tax Base.* National Recreation and Park Association, Ashburn, VA.
Rivers, Trails and Conservation Assistance, National Park Service. 1995. Economic Impacts of Protecting Rivers, Trails, and Greenway Corridors: A Resource Book. *National Park Service, Washington, D.C.*

APPENDIX B – PLAN REVIEW & ADOPTION DOCUMENTS

Town of Greenville
P.O. BOX 60
GREENVILLE, WI. 54942
PHONE (920) 757-5151 • FAX (920) 757-0543
www.townofgreenville.com

Town of Greenville Meeting Agenda
Monday, August 9, 2004
6:00 p.m.

1. Call Town Board meeting to order at 6:00 p.m.
2. Approval of agenda.
3. Julie Long Schultz – Candidate for Clerk of Circuit Courts in Outagamie County.
4. Public hearing – Proposed Erosion and Sediment Control Ordinance and the Storm Water Management Ordinance.
5. Shall the Town Board approve the Erosion and Sediment Control Ordinance and the Storm Water Management Ordinance?
6. Shall the Town Board approve the resolution establishing permit and inspection fees under the Town of Greenville Erosion and Sedimentation Control Ordinance and Town of Greenville Storm Water Management Ordinance?
7. Shall the Town Board approve the following Planning Commission Recommendations:
   a. Rezoning of Lots 1 & 2 of the Mike Woods CSM on Greenwood Road.
   b. Final plat of Brook Farms – south of USH 15 and Developer's Agreement.
   c. Review of the final Town of Greenville Greenprint plan.
   d. Amber Fields Developer's Agreement.
8. Review and approve the July Town meeting minutes.
9. Review and approve the August Town vouchers.
10. Old business.
11. Public Participation and/or questions.
12. Sheriff's Department liaison.
13. Reports –
    a. Fire Department/First Responders reports – accept minutes
    b. Park Commission - accept minutes.
       1. Review and possible acceptance of bid for Greenville pedestrian/bike trail.
    c. Constable Report –accept report.
    d. Urban Forestry Board – accept minutes.
    e. Town Superintendent Report – accept report
    f. Town Administrator Report
    g. Clerk/Treasurer Report
14. Mike Hagens – temporary cul-de-sac in Glen Valley.
15. Policy for curb, gutter and binder coat installation in new subdivisions.
16. Should the Town of Greenville create an economic development committee to support local businesses?
17. Shall the Town Board authorize the borrowing of $400,000 from the State Trust Fund for the purchase of parkland ($300,000) and the Greenville Trail Project ($100,000)?
18. Shall the Town Board approve the renewal of Country Crossing Mobile Home Park license?
19. Recommendation to Outagamie County for Airport Overlay District for Winter & Assoc.
20. Any other Town business
21. Announcements.
22. Adjourn Town Board meeting.

September 13, 2004

Town Board Minutes (EXCERPTS ONLY)

The meeting was called to order at 6:00 p.m.

Present: Dean Culbertson, Al Schmidt, Mark Strobel, Andy Peters and Tom Becher.

Al Schmidt made a motion to approve the agenda. Mark Strobel seconded the motion and it was carried.

Public Hearing - Proposed amendment to the Town of Greenville Zoning Ordinance to allow more than one building on a lot in the Commercial, Industrial or Business Park Districts.

The hearing was called to order at 6:02 p.m.

Dave Tebo stated this will allow two buildings on one lot. It was previously in the ordinance but was removed. This amendment would put it back in.

No one was for or against.

Al Schmidt made a motion to close the public hearing. Tom Becher seconded the motion and it was closed at 6:04 p.m.

Shall the Town Board approve the proposed Zoning Ordinance amendment for more than one building on a lot in the Commercial, Industrial or Business Park District?

Al Schmidt made a motion to approve the amendment. Tom Becher seconded the motion and it was carried.

Shall the Town Board approve the following Planning Commission recommendations?

Special Use for a PUD in a Business Park District - Keller Structures with Planning Commission conditions.

Andy Peters made a motion to approve the special use permit. Tom Becher seconded the motion and it was carried. Mark Strobel voted present.

Acceptance of the Greenprint plan as an advisory document.

Al Schmidt made a motion to accept the plan as an advisory document. This document is not binding. The key word is advisory. Tom Becher seconded the motion and it was carried.

Town of Greenville
P.O. BOX 60
GREENVILLE, WI. 54942
PHONE (920) 757-5151 • FAX (920) 757-0543
www.townofgreenville.com

Planning Commission/Park Board
Monday, July 26, 2004
5:00 p.m.

1. Call joint meeting to order.
2. Presentation of Greenprint plan by Eric Fowle from East Central.
3. Any other Planning/Park Board business.
4. Adjourn joint meeting.

August 23, 2004

Planning Commission Minutes (EXCERPT ONLY)

The meeting was called to order at 5:00 p.m.

Present: Andy Peters, Jim Ecker, Ken Zilisch, Larry Laehn, Jim Cotter and Shirley Solem.

Recommendation to the Town Board for acceptance of the Greenprint Plan as an advisory document

Shirley Solem made a motion to recommend this document as advisory to the Town Board. Jim Cotter seconded the motion and it was carried.

APPENDIX C – GREENPRINT MAPPING GUIDELINES

TOWN OF GREENVILLE
GreenPrint Plan

GreenPrinting Guidelines

October, 2003

Prepared by East Central Wisconsin Regional Planning Commission

GENERAL GUIDELINES AND MAPPING RULES

Each two-person team (9 teams total) is responsible for field verifying and mapping environmental and cultural features within 4 square miles (sections) of the Town. The amount, and variety, of features will vary, dependent on the level of urbanization within the particular section. Urban areas may have more cultural features, while rural areas may have more environmental features. Efforts have been made to balance the amount of urban and rural sections amongst the group (please, NO TRADING of sections once they are assigned!).

Please keep the following in mind:

- Only denote features on the maps that YOU think are important to preserve and/or protect from development. Just because it's listed on the 'Color Code' sheet does not mean you have to identify it! If you and your team member disagree on the inclusion of a particular feature, note this on the map or on a separate sheet!
- Use the provided 'Color Code' to denote these features using either a Polygon, Line, or Point.
- For Point features in particular, use a 'Letter' Code and describe the feature, to the best of your ability, on a separate sheet.
- If you find features that are not listed on the Color Code sheet, feel free to add them in the appropriate category (make sure your 'letter' code notes use the same terminology).
- Look for features from your car, the roadside, or from other 'public' areas (note: put your car's flasher's on for safety!). DO NOT TRESPASS!
- If you wish – and we encourage this – use the plat book to find the owner of a particular piece of property (or call Dave Tebo for help) and go knock on their door to ask permission for additional access to their land. Take your time to explain the project (summary provided) and encourage them to open up regarding their stewardship feelings for the property, or to point out key features or bits of related history. Document these items on a separate sheet.
- Beware of changes in the landscape! The air photo base was taken in May, 2000 and many changes may have occurred since then. Do not 'pre-draw' features based on the photo without verifying that they actually exist!
- Stay within your section boundaries! If you feel, for whatever reason, that a particular feature should be 'connected' with the same/similar feature beyond your section boundary, indicate it on the map by extending the same color lines outside of the section.

All mapping work needs to be completed by December 1st, 2003 – the tentative date of our next meeting. Please bring your maps and note sheets with you! At least one of the two members of the team MUST BE PRESENT at this meeting and will be expected to 'present' your findings (i.e., describe your maps!).

If, for whatever reason, you need additional map copies or have questions, call Eric Fowle (751-4770) or Dave Tebo (757-5151 ext. 4).

GreenPrint Mapping Color Code / Feature Sheet

LINE / POLYGON COLOR	POINT COLOR	RESOURCE FEATURE
		Agricultural • Homes (architecturally imp., vernacular style, historic) • Outbuildings (barns, sheds – abandoned or active) • Fallow Fields (viewshed or habitat) • Active Fields (viewshed) • •
		Woodland/Forest / Open Space • Large forests • Isolated woodlands • Emerging Woodlands • Planted Woodlands • Hedgerows / Treelines • Urban treescapes (w/in parks, res.lots, or along streets) • Other Conservation Lands • •
		Water-Related • River / Stream (vegetated corridor) • Pond / Lake (buffer) • Agricultural Drainageway (vegetated) • Wetlands • Natural Spring • Stormwater detention/retention ponds • •
		Cultural Feature • Homes (historic) • Existing public & private trails • Churches (architecturally important) • Schools / playgrounds • Public & semi-public parks and rec. areas • Public gardens • •
		Other Features / Opportunities! • Hillsides / knolls / steep slopes • Active/abandoned railways (trail potential?) • Active/abandoned quarries, pits, and mines • •

SAMPLE PHOTO – FOR REFERENCE PURPOSES ONLY

Team Member Name(s):_____ Section No._____

Point / Feature Color & Letter Code	Description (specific location, style, importance, history, anecdote, etc.)

APPENDIX D – NEWSPAPER/NEWSLETTER ARTICLES

Eric Fowle

From: Harlan Kiesow
Sent: Tuesday, December 10, 2002 8:36 AM
To: Ann Schell; Betty Nordeng; Denise Mc Shane; Ed Kleckner; Elizabeth Runge; Fred Scharnke; Eric Fowle; Kathy Thunes; Walt Raith
Subject: Emailing: Greenville Preserves Stones

Appleton Weather
Temp: 25 °F
Hi: 38 °F
Lo: 21 °F

Posted Dec. 10, 2002

Main Page
News
Sports
Packers
Outdoors
Timber Rattlers
Racing
Business
Entertainment
Life & Style
News-Record
Current
Views
Obituaries
Records
Coupons
Community
Corrections
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Jobs
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Contacts & Info

Subdivision study would leave stones unturned

By Steve Wideman
Post-Crescent staff writer

GREENVILLE — Objects as small as a single rock outcropping or an old barn could be required to be preserved in new developments under a pilot project being considered.

The Town Board Monday approved 3-0 spending up to $1,000 as its part to fund a study of areas, primarily rural, that should be preserved when planning future subdivisions.

The study, proposed by the East Central Wisconsin Regional Planning Commission, would produce a "greenprint" plan to help the town overcome ongoing difficulties in dealing with land use and subdivision policies, commission planner Eric Fowle said in a letter to the board.

The study would help Greenville determine where development should occur, how much development should be allowed and where to protect open space.

"Greenville has always been a leader in responsible development. It would be nice to stay in the forefront with

this study," said Supv. Andy Peters.

Town Administrator David Tebo said the study would map wooded and other environmentally sensitive areas, as well as features such as unique rock outcroppings and barns.

Tebo said the resulting inventory of areas for preservation could be used by the town to target areas that developers must set aside in subdivisions outside the sanitary district, as a guide for future park and recreation trail facilities and as the basis for forming a program to protect farmland.

The study, expected to cost $5,000 to $8,000, would be funded primarily through a grant by the Community Foundation for the Fox Valley Region Inc.

The board vote on Monday authorized the commission to apply for a foundation grant.

Tebo said the study and its resulting "greenprint" plan could be used as a model for other communities.

Town Chairman Dean Culbertson said he was initially enthusiastic about the study, but is wary Greenville could be used as a guinea pig in a project that could evolve into something different.

He also said the town should make every effort to seek public input.

Steve Wideman can be reached at 920-993-1000, ext. 302 or by e-mail at swideman@postcrescent.com

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THE POST-CRESCENT

Region & State

YOUR CONTACT
Amy Pelishek,
assistant managing editor
920-993-1000, ext. 286
e-mail: apelishek@postcrescent.com

Group aims to preserve Greenville

'Greenprint plan' would identify areas for protection

By Linda Martinez
Post-Crescent staff writer

GREENVILLE – Sue Behm, a lifelong Greenville resident, says the time to act is now.

She worries that without proper planning, the town's natural resources – waterways, green space and such – will disappear under the increasing weight of new homes and businesses.

As a result, Behm joined the GreenPrint Team, a group of 18 residents and town leaders that, with help from the East Central Wisconsin Regional Planning Commission, will determine what areas of town should be protected and preserved.

The team's first meeting is 6 p.m. Monday at Town Hall, W6860 Parkview Drive.

"We want our community to be attractive for generations to come," Behm said. "Now's the time to do it. We've got the opportunity and we better do it."

The GreenPrint Plan project stems from recent town meetings that raised issues regarding the amounts of open space and types of natural resources that should be protected, said Eric Fowle, principal environmental planner with East Central.

More importantly, as developers seek to build in Greenville, town officials wondered where development should occur and how much open space to protect.

Fowle said a "greenprint plan" would address those questions by identifying and mapping features that have environmental importance in the community.

"This should be one of your first steps when you start any kind of planning," Fowle said. "It's kind of a visionary process."

The project, which could wrap up next spring, would result in an advisory document for the town to further discuss appropriate

See PLAN, C-10

WHAT'S NEXT?

Greenville's GreenPrint Team will meet at 6 p.m. Monday in the Town Hall, W6860 Parkview Dr. For information, call 920-757-5151.

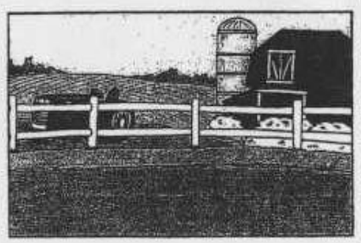
Fox Cities Greenways

Greenville's Greenprint

Town of Greenville Newsletter - Winter 2003

The GreenPrint Plan project stems from recent town meetings that raised issues regarding the amounts of open space and types of natural resources that should be protected, said Eric Fowle, principal environmental planner with East Central. Most importantly, as developers seek to build in Greenville, town officials wondered where development should occur and how much open space to protect.

Fowle said a "greenprint plan" would address those questions by identifying and maping features that have environmental importance in the community. The project, due to be finished this spring, will result in an advisory document for the town to further discuss appropriate land use. Later, East Central will map out the information collected, identifying gaps that might have been missed and then help the team prioritize the areas.



PLAN: Future growth to be considered

From C-1

land use.

The plan is "not going to be approved by the town as law," Fowle said.

Later, East Central will map out the information collected, identify gaps that might have been missed and then help the team prioritize the areas. The end result – copies of a greeprint plan – would be given to the town for consideration.

As a member of the planning commission, Jim Ecker has been interested in matters of conservation and green space. "I'd like to see children in the community, and people who like the outdoors, enjoy them without having to travel," he said.

Ecker hopes the GreenPrint plan will help guide the town's future. "The concept is good," he said. "What is the outcome from the efforts ... will be the true gauge whether it's worthwhile."

Linda Martinez can be reached at 920-993-1000, ext. 558, or by e-mail at lmartinez@postcrescent.com.

Keeping Greenville Green (David Horst, For The Post-Crescent / April 7, 2004 Section: Wisconsin Wilderness / Page: 05B)

Here's a concept. How about identifying features of the landscape worth saving before development hits an area, rather than joining the chorus in singing, "You don't know what you've got 'til it's gone?"

A survey like that covering an entire municipality would be wildly expensive and an impossible extravagance in these days of budget pressures. It would be, unless you did it the way Greenville is, harnessing the knowledge and leg power of residents.

The 18 volunteer members of the town's "Green Team" divided up Greenville's 36 square miles, walking and driving two-square-mile areas in teams of two to map anything of natural or cultural significance. They brought it all back to Eric Fowle of East Central Wisconsin Regional Planning Commission, who is under contract with the town to compile it into the "Greenville Greenprint Plan," for which the Town Board has budgeted nearly $10,000.

The charge was to compile a list of "things they'd like to not see run over by the bulldozer," Fowle said. And the residents quickly succeeded. Major wetlands along Everglade Road in the north and Dale Swamp in the south, ponds, streams, woodlots, quarries, historic farms, even agricultural drain tiles made the inventory last fall. Tales of an Indian village site and a cave in the town also surfaced.

Team member Dave Cyr also saw cultural value where an environmental consultant might see snowmobile trails. These informal networks through farm fields are part of the town's rural character, he said, a stance the rest of the team has adopted.

"There are some people who aren't appreciative of snowmobilers," Cyr acknowledged, but most town residents at least tolerate snowmobiling or recognize its value as family entertainment.

Development is definitely a threat to this brand of culture, according to Cyr, a town resident for nine years and a member of the Green Knights Snowmobile Club. But adds that he's not anti-development, seeing the selling of land as a retirement benefit farmers have earned.

There's nothing binding about the Green Team's work, he pointed out. It's simply a planning tool for the Plan Commission and Town Board, a tool that could include logical future routes for snowmobile trails.

Understanding what's there is the first step, according to team member Steve Nagy, developing policies to govern the preservation of those town treasures can then come later. Nagy, owner of Homestead Meadows and a resident since 1970, has a particular interest in recreation trails.

"I'm a promoter of drawing the recreation trails on the maps and letting the development go around them," he said, "instead of letting the development happen helter skelter."

Nagy points out one of the granddaddies of all trails ran through Greenville. The Yellowstone Trail connected Plymouth Rock to Yellowstone National Park to Puget Sound, by way of Greenville. It was the first cross-country road predating the famous Route 66.

While newcomers in sprawling houses vs. founding families on farmsteads may be the script in many developing towns, Greenville's effort is seeing a mix of new, middle and longtime residents working together. Fowle has observed that it usually takes a crisis to get the public to a meeting. This group is operating out of civic responsibility.

"We're working to develop a vision for the community," Fowle said, a visual presentation of "what the community values."

He wants a very appealing, easily read, "living document" to come from the effort. Its implementation will be up to town government. That may take the form of protective zoning, an ordinance creating conservation subdivisions or the town buying the features the townspeople have said are important to them. This living document is likely to become a parent. **Greenville** has plenty of company as an urbanizing town.

"This is something that definitely is repeatable," Fowle said. "Any community can do this and should do this."

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APPENDIX E – SUPPLEMENTAL RESOURCE INFORMATION

WISCONSIN STATE HISTORICAL SOCIETY – ARCHITECHTURE AND HISTORIC INVENTORY (AHI)

http://www.wisconsinhistory.org/ahi/

Welcome to Wisconsin's Architecture and History Inventory (AHI). This resource is a search engine that provides historical and architectural information on approximately 120,000 properties in Wisconsin. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's unique history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that create Wisconsin's distinct cultural landscape. It is a permanent record maintained by the Wisconsin Historical Society.

Keep in mind that this is not a comprehensive list of all old Wisconsin buildings and structures. The inventory has been assembled over a period of more than 25 years from a wide variety of sources. In many cases, the information is dated. Some properties may be altered or no longer exist. The majority of properties included in this inventory are privately owned and not open to the public. Inclusion in this inventory conveys no special status, rights or benefits to owners of these properties. Please respect the rights of private property owners when visiting any of these properties.

What is the Wisconsin Architecture & History Inventory?

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout the Wisconsin. This Inventory is housed at the Wisconsin Historical Society in Madison and is maintained by the Society's Division of Historic Preservation. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history.

Most properties become part of the Inventory as a result of a systematic architectural and historical survey. From its beginning in the mid-1970s until 1980, reconnaissance surveys were conducted by summer students. Starting in 1980, intensive surveys were funded by subgrants and conducted by professional historic preservation consultants.

Disclaimer for the Wisconsin Architecture & History Inventory

While every precaution is taken to ensure accuracy of data contained within the Architecture and History Inventory, this data is temporally static documentation. For example, properties may have been demolished, moved, or assigned new addresses since the record was created. It is not possible to maintain up-to-the-minute information on inventoried properties-nor is that the purpose of the database. Rather, the inventory is a reference tool with which one may commence research or other reviews into potentially significant historic properties located throughout the state of Wisconsin.

Inclusion in the Architecture and History Inventory conveys no special status or advantage; this inventory is merely a record of the property. Many properties are included merely for comparative purposes. Such included properties are not automatically eligible for any funding or other assistance. Finally, consultation of this inventory may not be sufficient to satisfy requirements of local, state or federal historic preservation statutes. If necessary, please contact the State Historic Preservation Office for additional information.

WISCONSIN HISTORICAL SOCIETY

Wisconsin Architecture & History Inventory

Welcome to Wisconsin's Architecture and History Inventory (AHI). This resource is a search engine that provides historical and architectural information on approximately 120,000 properties in Wisconsin. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's unique history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that create Wisconsin's distinct cultural landscape. It is a permanent record maintained by the Wisconsin Historical Society.

Start Here >> Search the Inventory

Keep in mind that this is not a comprehensive list of all old Wisconsin buildings and structures. The inventory has been assembled over a period of more than 25 years from a wide variety of sources. In many cases, the information is dated. Some properties may be altered or no longer exist. The majority of properties included in this inventory are privately owned and not open to the public. Inclusion in this inventory conveys no special status, rights or benefits to owners of these properties. Please respect the rights of private property owners when visiting any of these properties.

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* UPDATES INDICATED AND VERIFIED BY E. FOWLE & JOHN JULIUS - AUG., 2003

WISCONSIN HISTORICAL SOCIETY

Wisconsin Architecture & History Inventory

Page 1 of 5 (44 Records Found)

You searched for: OUTAGAMIE ->GREENVILLE (Civil)

Refine search

Ahi#	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	
16335	OUTAGAMIE		2116E-10	GREENVILLE	GREENVILLE	252 MUNICIPAL DR	GREENVILLE STATE BANK	View
28724	OUTAGAMIE		2116E-10	GREENVILLE		246 MUNICIPAL DRIVE	Kronser, Joseph Hotel and Saloon	View
56754	OUTAGAMIE		2116E-34	GREENVILLE		NW CORNER OF US HIGHWAY 45 AND COUNTY HIGHWAY BB	SOUTH GREENVILLE GRANGE #225	View
68165	OUTAGAMIE		2116E-14	GREENVILLE	GREENVILLE	N1356 MUNICIPAL DR	NICK WEILAND HOUSE	View
			N1361 FAWN RIDGE CT.					
68166	OUTAGAMIE		2116E-14	GREENVILLE		N1480 MUNICIPAL DR	AUGUST AND MARTHA LIESKE HOUSE	View
			W6877 DANIEL CT.					
68167	OUTAGAMIE		2116E-14	GREENVILLE	GREENVILLE	N1576 MUNICIPAL DR	FERDINAND AND FREIDA MEYER HOUSE	View
			N1577 COZY CREEK CT.					
68169	OUTAGAMIE		2116E-14	GREENVILLE	GREENVILLE	N1594 MUNICIPAL DR	L. MEYER HOUSE	View
68171	OUTAGAMIE		2116E-14	GREENVILLE	GREENVILLE	N1598 MUNICIPAL DR	JOHN & OLGA JUNGWIRTH GAS STATION	View
68174	OUTAGAMIE		2116E-15	GREENVILLE	GREENVILLE	N1333 MUNICIPAL DR	MIKE ROHNE BARN	View
68176	OUTAGAMIE		2116E-15	GREENVILLE	GREENVILLE	N1429 MUNICIPAL DR	HERMAN ZSCHAECHNER MILK HOUSE	View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

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Wisconsin Architecture & History Inventory

Page 2 of 5 (44 Records Found)

You searched for: OUTAGAMIE ->GREENVILLE (Civil)

Refine search

Ahi#	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	
68177	OUTAGAMIE		2116E-15	GREENVILLE	GREENVILLE	N1429 MUNICIPAL DR	HERMAN ZSCHAECHNER HOUSE	View
68178	OUTAGAMIE		2116E-15	GREENVILLE	GREENVILLE	N1611 MUNICIPAL DR	EDWIN AND EDNA SCHROEDER SCHROEDER	View
68179	OUTAGAMIE		2116E-17	GREENVILLE		302 NORTH RD		View
68180	OUTAGAMIE		2116E-19	GREENVILLE		US 10, N SIDE, 1/4 MI. W OF MANLEY RD	CULBERTSON FARMSTEAD	View
68181	OUTAGAMIE		2116E-21	GREENVILLE		US 10, N SIDE, 100' W OF JULIUS RD		View
68182	OUTAGAMIE		2116E-22	GREENVILLE		CORNER OF JULIUS RD AND SCHOOL RD		View
68183	OUTAGAMIE		2116E-22	GREENVILLE		CORNER OF JULIUS AND SCHOOL RDS	IMMANUEL EVANGELICAL LUTHERAN CHURCH	View
68184	OUTAGAMIE		2116E-22	GREENVILLE		CORNER OF JULIUS AND SCHOOL RDS		View
68185	OUTAGAMIE		2116E-22	GREENVILLE		CORNER OF JULIUS AND SCHOOL RDS		View
68186	OUTAGAMIE		2116E-23	GREENVILLE		N962 MUNICIPAL DR	HERMAN ZSCHAECHNER BARN	View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

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1 2 3 4 5

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You searched for: OUTAGAMIE ->GREENVILLE (Civil)

Refine search

Ahi#	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	
68204	OUTAGAMIE		2116E-23	GREENVILLE		N962 MUNICIPAL DR	OTTO ZSCHAECHNER BARN	View
68205	OUTAGAMIE		2116E-23	GREENVILLE	GREENVILLE	N1178 MUNICIPAL DR	ED WERNER HOUSE	View
68206	OUTAGAMIE		2116E-23	GREENVILLE		N1178 MUNICIPAL DR	WALTER STEINBACH SHED	View
68207	OUTAGAMIE		2116E-23	GREENVILLE	GREENVILLE	N1178 MUNICIPAL DR	WALTER STEINBACH BARN	View
68208	OUTAGAMIE		2116E-26	GREENVILLE		W6881 WISCONSIN AVE	HAROLD LEPPLA SHED	View
68209	OUTAGAMIE		2116E-26	GREENVILLE		W6881 WISCONSIN AVE	HAROLD LEPPLA BARN	View
68210	OUTAGAMIE		2116E-26	GREENVILLE		W6881 WISCONSIN AVE	HAROLD LEPPLA SHEDS	View
68211	OUTAGAMIE		2116E-27	GREENVILLE		N895 MUNICIPAL DR		View
68212	OUTAGAMIE		2116E-33	GREENVILLE		JULIUS RD, W SIDE, 250' N OF COUNTY HIGHWAY BB		View
68213	OUTAGAMIE		2116E-33	GREENVILLE		JULIUS RD, W SIDE, 1/4 MI. S OF SPENCER RD		View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

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Page 4 of 5 (44 Records Found)

You searched for: OUTAGAMIE ->GREENVILLE (Civil)

Refine search

Ahi#	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	
72670	OUTAGAMIE		2116E-36	GREENVILLE		SPENCER ST, SOUTH SIDE, 1/3 MILE EAST FROM TWO MILE RD		View
72671	OUTAGAMIE		2116E-34	GREENVILLE		361 SPENCER RD, SOUTH SIDE, 3/4 MILE WEST FROM STATE 45		View
72672	OUTAGAMIE		2116E-28	GREENVILLE		556 JULIUS RD, WEST SIDE, 1/2 MILE SOUTH OF US 10		View
72673	OUTAGAMIE		2116E-32	GREENVILLE		ISLAND RD, EAST SIDE, 1/4 MILE NORTH OF STATE RD BB		View
72674	OUTAGAMIE		2116E-25	GREENVILLE		US 10, SOUTH SIDE, 300 FEET EAST OF COUNTY CA		View
72675	OUTAGAMIE		2116E-19	GREENVILLE		NORTHWEST CORNER OF US 10 AND MANLEY RD		View
72676	OUTAGAMIE		2116E-30	GREENVILLE		GREENDALE RD, EAST SIDE, 1/2 MILE SOUTH OF US 10		View
72996	OUTAGAMIE		2116E-10	GREENVILLE		WEST SIDE OF US 45, SOUTH SIDE OF RAILROAD CROSSING		View
87119	OUTAGAMIE		2116E-27	GREENVILLE		N627 MUNICIPAL DR	Seth Perry Farm	View
123960	OUTAGAMIE		2116E-02	GREENVILLE		N2178 MUNICIPAL DR		View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

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1 2 3 4 5

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Wisconsin National Register of Historic Places

About the Register | Is My Property Eligible? | Is My Property Already Listed? | Complete National Register list

The National Register database will allow you to learn basic information about State Register and National Register listed resources in Wisconsin. Examples of listed properties include historic districts, individual buildings, parks, bridges, locomotives, and archaeological sites.

Wisconsin History Explorer uses National Register properties to tell stories about Wisconsin people and communities. Explore the amazing historical legacy of our state.

See what's new in the National Register.

Start Here >> Search the Registers

Note that the majority of properties listed on the National Register are privately owned and are not open to the public. Respect the owners' privacy and avoid trespassing on private property. Please view these properties only from the public right-of-way.

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Wisconsin National Register of Historic Places

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You searched for: Outagamie->Greenville(Civil Town)

Page 1 of 1 (2 Records Found)

Reference #	County	City/Village	Civil Township	Location	Historic Name	
82000691	Outagamie		Greenville	252 Municipal Dr.	Greenville State Bank	View
88001153	Outagamie		Greenville	246 Municipal Dr.	Kronser, Joseph, Hotel and Saloon	View

Records 1 through 2 of 2

End of Records

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You searched for: OUTAGAMIE ->GREENVILLE (Civil)

Refine search

Ahi#	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	
123961	OUTAGAMIE		2116E-03	GREENVILLE		N2293 MUNICIPAL DR		View
123962	OUTAGAMIE		2116E-10	GREENVILLE		N1751 MUNICIPAL DR		View
123963	OUTAGAMIE		2116E-11	GREENVILLE		MUNICIPAL DR		View
123964	OUTAGAMIE		2116E-11	GREENVILLE		MUNICIPAL DR		View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

Records 41 through 44 of 44
End of Records

1 2 3 4 **5**

<< Previous 10 Records

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County: **OUTAGAMIE**	Record #: **16335**	Location: **252 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-10**	Quarter Sections:
Civil Town:	National Register Date: **9/23/1982**	State Register Date:
Unincorporated Community: **GREENVILLE**	District: **GREENVILLE STATE BANK**	
Current Name:	NR Multiple Property Name:	
Survey Map: **UNMAPPED**	Historic Name: **GREENVILLE STATE BANK**	Wall Material: **Brick**
Map Code:	Construction Date: **1919**	Structural System:
Survey Date: **1982**	Designer Name:	Other Buildings on Site?:
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **bank/financial institution**		Demolished Date:
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County: **OUTAGAMIE**	Record #: **28724**	Location: **246 MUNICIPAL DRIVE**
City or Village:	Town, Range, Section: **2116E-10**	Quarter Sections:
Civil Town:	National Register Date: **7/28/1988**	State Register Date:
Unincorporated Community:	District: **Kronser, Joseph Hotel and Saloon**	
Current Name: **Greenville Station**	NR Multiple Property Name:	
Survey Map: **unmapped**	Historic Name: **Kronser, Joseph Hotel and Saloon**	Wall Material: **Clapboard**
Map Code: **0-0**	Construction Date: **1897c**	Structural System: **Balloon Frame**
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Other Vernacular**	Cultural Affiliation:	
Resource Type: **hotel/motel**	Demolished Date:	
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County: **OUTAGAMIE**	Record #: **56754**	Location: **NW CORNER OF US HIGHWAY 45 AND COUNTY HIGHWAY BB**
City or Village:	Town, Range, Section: **2116E-34**	Quarter Sections: **SE SE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS OSHKOSH N.E.**	Historic Name: **SOUTH GREENVILLE GRANGE #225**	Wall Material: **Brick**
Map Code: **1/5**	Construction Date: **1873**	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Twentieth Century Commercial**	Cultural Affiliation:	
Resource Type: **meeting hall**	Demolished Date:	
View Additional Comments		

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County: **OUTAGAMIE**	Record #: **68165**	Location: ~~**N1356 MUNICIPAL DR**~~ → N1361 FAWN RIDGE COURT
City or Village:	Town, Range, Section: **2116E-14**	Quarter Sections: **SW SW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **HARRY SCHROEDER HOUSE**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **NICK WEILAND HOUSE**	Wall Material: **Asbestos**
Map Code: **2/7**	Construction Date: **1900 1910**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Gabled Ell**	Cultural Affiliation:	
Resource Type: **house**	Demolished Date:	

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County: **OUTAGAMIE**	Record #: **68166**	Location: ~~**N1480 MUNICIPAL DR**~~ → W6877 DANIEL COURT
City or Village:	Town, Range, Section: **2116E-14**	Quarter Sections: **SW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **WALLIE AND HELEN STOLZMAN HOUSE**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **AUGUST AND MARTHA LIESKE HOUSE**	Wall Material: **Asbestos**
Map Code: **2/16**	Construction Date: **1920 1930**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Other Vernacular**	Cultural Affiliation:	
Resource Type: **house**	Demolished Date:	

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County: **OUTAGAMIE**	Record #: **68167**	Location: ~~**N1576 MUNICIPAL DR**~~ → N1577 COZY CREEK COURT
City or Village:	Town, Range, Section: **2116E-14**	Quarter Sections: **NW SW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **ELMYRA WUNDERLICH HOUSE**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **FERDINAND AND FREIDA MEYER HOUSE**	Wall Material: **Aluminum/Vinyl Siding**
Map Code: **2/19**	Construction Date: **1918 1925**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Front Gabled**	Cultural Affiliation:	
Resource Type: **house**	Demolished Date:	

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County: **OUTAGAMIE**	Record #: **68169**	Location: **N1594 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-14**	Quarter Sections: **NW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **GEORGE JUNGWIRTH HOUSE**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **L. MEYER HOUSE**	Wall Material: **Wood**
Map Code: **2/22**	Construction Date: **1915c 1970c**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Side Gabled**	Cultural Affiliation:	
Resource Type: **house**	Demolished Date:	

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County: **OUTAGAMIE**	Record #: **68171**	Location: **N1598 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-14**	Quarter Sections: **NW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **GEORGE JUNGWIRTH GARAGE**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **JOHN & OLGA JUNGWIRTH GAS STATION**	Wall Material: **Metal**
Map Code: **3/2**	Construction Date: **1930c**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **gas station/service station**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68171**	Location: **N1598 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-14**	Quarter Sections: **NW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **GEORGE JUNGWIRTH GARAGE**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **JOHN & OLGA JUNGWIRTH GAS STATION**	Wall Material: **Metal**
Map Code: **3/2**	Construction Date: **1930c**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **gas station/service station**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68174**	Location: **N1333 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-15**	Quarter Sections: **NW SW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **RONALD AND DELORES SCHROEDER BARN**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **MIKE ROHNE BARN**	Wall Material: **Wood**
Map Code: **2/4**	Construction Date: **1921 1930**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **barn**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68176**	Location: **N1429 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-15**	Quarter Sections: **SE NE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **ANITA WIECHERT SHED**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **HERMAN ZSCHAECHNER MILK HOUSE**	Wall Material: **Stone - Unspecified**
Map Code: **2/13**	Construction Date: **1900 1910**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **milk house**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68177**	Location: **N1429 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-15**	Quarter Sections: **SE NE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **ANITA WIECHERT HOUSE**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **HERMAN ZSCHAECHNER HOUSE**	Wall Material: **Clapboard**
Map Code: **2/10**	Construction Date: **1900 1910**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Gabled Ell**	Cultural Affiliation:	
Resource Type: **house**	Demolished Date:	

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County: **OUTAGAMIE**	Record #: **68178**	Location: **N1611 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-15**	Quarter Sections: **NE NE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **EDWIN AND HELEN MERTENS FARM**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **EDWIN AND EDNA SCHROEDER SCHROEDER**	Wall Material: **Clapboard**
Map Code: **3/8**	Construction Date: **1925c**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **milk house**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68179**	Location: **302 NORTH RD**
City or Village:	Town, Range, Section: **2116E-17**	Quarter Sections: **NE NE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **ZION CHURCH**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name:	Wall Material: **Clapboard**
Map Code: **12/26**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Greek Revival**	Cultural Affiliation:	
Resource Type: **church**	Demolished Date:	

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County: **OUTAGAMIE**	Record #: **68180**	Location: **US 10, N SIDE, 1/4 MI. W OF MANLEY RD**
City or Village:	Town, Range, Section: **2116E-19**	Quarter Sections: **SE SE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **CULBERTSON FARMSTEAD**	Wall Material: **Clapboard**
Map Code: **1/13**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Italianate**	Cultural Affiliation:	
Resource Type: **house**	Demolished Date:	
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County: **OUTAGAMIE**	Record #: **68181**	Location: **US 10, N SIDE, 100' W OF JULIUS RD**
City or Village:	Town, Range, Section: **2116E-21**	Quarter Sections: **SE SE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name:	Wall Material: **Concrete Block**
Map Code: **12/32**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **cheese factory**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68182**	Location: **CORNER OF JULIUS RD AND SCHOOL RD**
City or Village:	Town, Range, Section: **2116E-22**	Quarter Sections:
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **IMMANUEL EVANGELICAL PARSONAGE**	NR Multiple Property Name:	
Survey Map: **UNMAPPED**	Historic Name:	Wall Material: **Clapboard**
Map Code:	Construction Date:	Structural System:
Survey Date:	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Bungalow**		Cultural Affiliation:
Resource Type: **rectory/parsonage**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68183**	Location: **CORNER OF JULIUS AND SCHOOL RDS**
City or Village:	Town, Range, Section: **2116E-22**	Quarter Sections:
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **IMMANUEL LUTHERAN CHURCH**	NR Multiple Property Name:	
Survey Map: **UNMAPPED**	Historic Name: **IMMANUEL EVANGELICAL LUTHERAN CHURCH**	Wall Material: **Brick**
Map Code:	Construction Date: **1910**	Structural System:
Survey Date:	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Gothic Revival**	Cultural Affiliation:	
Resource Type: **church**	Demolished Date:	

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County: **OUTAGAMIE**	Record #: **68184**	Location: **CORNER OF JULIUS AND SCHOOL RDS**
City or Village:	Town, Range, Section: **2116E-22**	Quarter Sections:
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **IMMANUEL EVANGELICAL SCHOOL**	NR Multiple Property Name:	
Survey Map: **UNMAPPED**	Historic Name:	Wall Material: **Brick**
Map Code:	Construction Date: **1980**	Structural System:
Survey Date:	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Contemporary**		Cultural Affiliation:
Resource Type: **elementary, middle, jr.high, or high**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68185**	Location: **CORNER OF JULIUS AND SCHOOL RDS**
City or Village:	Town, Range, Section: **2116E-22**	Quarter Sections:
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **IMMANUEL LUTHERAN SCHOOL**	NR Multiple Property Name:	
Survey Map: **UNMAPPED**	Historic Name:	Wall Material:
Map Code:	Construction Date: **1963 1964**	Structural System:
Survey Date:	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Contemporary**		Cultural Affiliation:
Resource Type: **elementary, middle, jr.high, or high**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68186**	Location: **N962 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-23**	Quarter Sections: **SW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **JENNERJOHN FARM**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **HERMAN ZSCHAECHNER BARN**	Wall Material: **Wood**
Map Code: **1/14**	Construction Date: **1920 1940**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **barn**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68204**	Location: **N962 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-23**	Quarter Sections: **SW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **JENNERJOHN FARM**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **OTTO ZSCHAECHNER BARN**	Wall Material: **Wood**
Map Code: **1/17**	Construction Date: **1890 1910**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **bank barn**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68205**	Location: **N1178 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-23**	Quarter Sections: **NW SW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **TERRY KENT HOUSE**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **ED WERNER HOUSE**	Wall Material: **Asbestos**
Map Code: **2/1**	Construction Date: **1890 1910**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Gabled Ell**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68206**	Location: **N1178 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-23**	Quarter Sections: **NW SW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **TERRY KENT SHED**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **WALTER STEINBACH SHED**	Wall Material: **Wood**
Map Code: **1/23**	Construction Date: **1925 1940**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **storage building**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68207**	Location: **N1178 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-23**	Quarter Sections: **NW SW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community: **GREENVILLE**		District:
Current Name: **TERRY KENT BARN**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **WALTER STEINBACH BARN**	Wall Material: **Wood**
Map Code: **1/20**	Construction Date: **1921 1930**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **bank barn**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68208**	Location: **W6881 WISCONSIN AVE**
City or Village:	Town, Range, Section: **2116E-26**	Quarter Sections: **NW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **PAPER VALLEY FARM**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **HAROLD LEPPLA SHED**	Wall Material: **Wood**
Map Code: **1/11**	Construction Date: **1900 1920**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **shed**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68209**	Location: **W6881 WISCONSIN AVE**
City or Village:	Town, Range, Section: **2116E-26**	Quarter Sections: **NW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **PAPER VALLEY FARM**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **HAROLD LEPPLA BARN**	Wall Material: **Wood**
Map Code: **1/8**	Construction Date: **1890 1910**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **bank barn**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68210**	Location: **W6881 WISCONSIN AVE**
City or Village:	Town, Range, Section: **2116E-26**	Quarter Sections: **NW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **PAPER VALLEY FARM**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name: **HAROLD LEPPLA SHEDS**	Wall Material: **Wood**
Map Code: **1/5**	Construction Date: **1920 1940**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **storage building**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68211**	Location: **N895 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-27**	Quarter Sections: **NE NE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **CRASH ZONE BAR & GRILL**	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name:	Wall Material: **Wood**
Map Code: **1/2**	Construction Date: **1921 1940**	Structural System:
Survey Date: **1993**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **tavern/bar**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68212**	Location: **JULIUS RD, W SIDE, 250' N OF COUNTY HIGHWAY BB**
City or Village:	Town, Range, Section: **2116E-33**	Quarter Sections: **SE NE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS OSHKOSH**	Historic Name:	Wall Material: **Clapboard**
Map Code: **1/9**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Queen Anne**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **68213**	Location: **JULIUS RD, W SIDE, 1/4 MI. S OF SPENCER RD**
City or Village:	Town, Range, Section: **2116E-33**	Quarter Sections: **NE SE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS GREENVILLE**	Historic Name:	Wall Material: **Rock-Faced Concrete Block**
Map Code: **1/8**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Queen Anne**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:

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County: **OUTAGAMIE**	Record #: **72670**	Location: **SPENCER ST, SOUTH SIDE, 1/3 MILE EAST FROM TWO MILE RD**
City or Village:	Town, Range, Section: **2116E-36**	Quarter Sections: **NE NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Clapboard**
Map Code: **1/4**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Colonial Revival**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:
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County: **OUTAGAMIE**	Record #: **72671**	Location: **361 SPENCER RD, SOUTH SIDE, 3/4 MILE WEST FROM STATE 45**
City or Village:	Town, Range, Section: **2116E-34**	Quarter Sections: **NW NE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Clapboard**
Map Code: **1/6**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Gabled Ell**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:
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County: **OUTAGAMIE**	Record #: **72672**	Location: **556 JULIUS RD, WEST SIDE, 1/2 MILE SOUTH OF US 10**
City or Village:	Town, Range, Section: **2116E-28**	Quarter Sections: **SE NE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Clapboard**
Map Code: **1/7**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Queen Anne**	Cultural Affiliation:	
Resource Type: **house**	Demolished Date:	
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County: **OUTAGAMIE**	Record #: **72673**	Location: **ISLAND RD, EAST SIDE, 1/4 MILE NORTH OF STATE RD BB**
City or Village:	Town, Range, Section: **2116E-32**	Quarter Sections: **SW SW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS Oshkosh**	Historic Name:	Wall Material: **Clapboard**
Map Code: **1/10**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Queen Anne**	Cultural Affiliation:	
Resource Type: **house**	Demolished Date:	
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County: **OUTAGAMIE**	Record #: **72674**	Location: **US 10, SOUTH SIDE, 300 FEET EAST OF COUNTY CA**
City or Village:	Town, Range, Section: **2116E-25**	Quarter Sections: **NE NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS ?**	Historic Name:	Wall Material: **Clapboard**
Map Code: **1/11**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **American Foursquare**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:
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County: **OUTAGAMIE**	Record #: **72675**	Location: **NORTHWEST CORNER OF US 10 AND MANLEY RD**
City or Village:	Town, Range, Section: **2116E-19**	Quarter Sections: **SE SE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Clapboard**
Map Code: **1/12**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Italianate**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:
View Additional Comments		

Do you have additional information about this property or think something is incorrect?

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WISCONSIN HISTORICAL SOCIETY

Wisconsin Architecture & History Inventory

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This inventory card is merely a historical record of a property and may have inaccurate or misleading data. Inclusion in the inventory conveys no special status. Please read our Disclaimer for more details.

County: **OUTAGAMIE**	Record #: **72676**	Location: **GREENDALE RD, EAST SIDE, 1/2 MILE SOUTH OF US 10**
City or Village:	Town, Range, Section: **2116E-30**	Quarter Sections: **SW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Clapboard**
Map Code: **1/14**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Dutch Colonial Revival**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:
View Additional Comments		

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Detail Record from the Wisconsin Architecture & History Inventory http://www.wisconsinhistory.org/ahi/detailrecord.asp#nav

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County: **OUTAGAMIE**	Record #: **72996**	Location: **WEST SIDE OF US 45, SOUTH SIDE OF RAILROAD CROSSING**
City or Village:	Town, Range, Section: **2116E-10**	Quarter Sections: **SE NE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **Land O' Lakes Greenville Co-op Elevator**	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Brick**
Map Code: **12/31**	Construction Date:	Structural System:
Survey Date: **1977**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **grain elevator**		Demolished Date:
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County: **OUTAGAMIE**	Record #: **87119**	Location: **N627 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-27**	Quarter Sections:
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **Clement Gitter House**	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name: **Seth Perry Farm**	Wall Material: **Clapboard**
Map Code: **97/130**	Construction Date: **1859 1890c**	Structural System:
Survey Date: **1997**	Designer Name:	Other Buildings on Site?: **N**
Style or Form: **Gabled Ell**	Cultural Affiliation:	
Resource Type: **house**	Demolished Date:	

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County: **OUTAGAMIE**	Record #: **123960**	Location: **N2178 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-02**	Quarter Sections: **SW SW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Aluminum/Vinyl Siding**
Map Code: **92/2**	Construction Date: **1910c**	Structural System: **Balloon Frame**
Survey Date: **2001**	Designer Name:	Other Buildings on Site?:
Style or Form: **Queen Anne**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:
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County: **OUTAGAMIE**	Record #: **123961**	Location: **N2293 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-03**	Quarter Sections: **SE NE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Wood Shingle**
Map Code: **92/6**	Construction Date: **1910c**	Structural System: **Balloon Frame**
Survey Date: **2001**	Designer Name:	Other Buildings on Site?:
Style or Form: **American Foursquare**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:
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County: **OUTAGAMIE**	Record #: **123962**	Location: **N1751 MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-10**	Quarter Sections: **SE SE**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **Greenville Floral**	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Clapboard**
Map Code: **91/1**	Construction Date: **1900c**	Structural System: **Balloon Frame**
Survey Date: **2001**	Designer Name:	Other Buildings on Site?:
Style or Form: **Queen Anne**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:
View Additional Comments		

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County: **OUTAGAMIE**	Record #: **123963**	Location: **MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-11**	Quarter Sections: **NW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: **Land O'Lakes Greenville Cooperative**	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Wood Shingle**
Map Code: **91/24**	Construction Date: **1920c**	Structural System: **Balloon Frame**
Survey Date: **2001**	Designer Name:	Other Buildings on Site?:
Style or Form: **Astylistic Utilitarian Building**		Cultural Affiliation:
Resource Type: **mill**		Demolished Date:
View Additional Comments		

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WISCONSIN HISTORICAL SOCIETY

Wisconsin Architecture & History Inventory

Refine Your search | Need help searching? | Start a New Search

This inventory card is merely a historical record of a property and may have inaccurate or misleading data. Inclusion in the inventory conveys no special status. Please read our Disclaimer for more details.

County: **OUTAGAMIE**	Record #: **123964**	Location: **MUNICIPAL DR**
City or Village:	Town, Range, Section: **2116E-11**	Quarter Sections: **NW NW**
Civil Town:	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: **USGS Greenville**	Historic Name:	Wall Material: **Aluminum/Vinyl Siding**
Map Code: **91/31**	Construction Date: **1900c**	Structural System: **Balloon Frame**
Survey Date: **2001**	Designer Name:	Other Buildings on Site?:
Style or Form: **Queen Anne**		Cultural Affiliation:
Resource Type: **house**		Demolished Date:
View Additional Comments		

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USDA

March 29, 2004

United States
Department of
Agriculture

Farm and Foreign
Agricultural
Services

Farm Service
Agency

Outagamie County
FSA Office
3369 W. Brewster
Appleton, WI
54914-1602

PH 920-733-1575
FX 920-733-1499

Mr. Eric Fowle
East Central Wisconsin Regional Planning Commission
132 Main Street
Menasha, WI 54952

Dear Mr. Fowle:

This letter is in response to Dave Thebo's request that our agency release locational information (including landowner name and enrollment terms) for lands currently enrolled in the Conservation Reserve Program and/or Wetland Reserve Program within the Town of Greenville, Outagamie County. In a telephone conversation with him, he asked that I forward this information directly to you.

Our procedure, according to the Freedom of Information Act, allows us to release names and addresses but not specific practices or when contracts expire. Release of that information would be a "clearly unwarranted invasion of personal privacy." (Exemption 6, 5 USC 552 (b)6) I have clarified this with our State Office Executive Officer in Madison.

Names and address are as follows:

William Rathsack 303 W. Broadway Drive Appleton, WI 54915	Susan Zerbe W6265 Quarry Road Appleton, WI 54915	Daniel Holder W7828 Hillview Road Hortonville, WI 54944
Stephen Nagy N433 Julius Road Appleton, WI 54915	Susan Behm W6428 Everglade Road Greenville, WI 54942	Alvin Buman N1021 North Road Hortonville, WI 54944
Kenneth Jacquot W8357 Spring Road Hortonville, WI 54944	Royal Shepardson W7798 School Road Greenville, WI 54942	H.J. Jennerjohn Inc. P.O. Box 274 Hortonville, WI 54944
Kenneth Everts W10310 Green Road Bear Creek, WI 54922	Brad Korth W7780 School Road Greenville, WI 54942	Richard Luker N7139 Spencer Road Appleton, WI 54915
Bruce Schroeder W6527 County Road JJ Greenville, WI 54942		

If you have any questions, please do not hesitate to contact me at (920)733-1575.

Sincerely,

Vicki Wiese
County Executive Director

cc: Dave Tebo, Administrator
Town of Greenville

Farm Service Agency is An Equal Opportunity Employer
and Lender. Complaints of Discrimination should be sent to:

03/11/04 Telephone Discussion

Dennis Fritz
Outagamie Co. Land Conservation Dept. (LCD)
832-5073

Any maps/information as to the location of existing agricultural drain tile is limited and very fragmented. Many records were disposed of, or given back to the farmers, starting 15 years ago – they may have thrown them away by now. Most lines, however, can be located with the assistance of the LCD and landowner.

Mr. Fritz agreed that better knowledge on the location of these lines and integrating them into roadway and development designs would improve drainage issues associated with them. Many roads cut 'across' the lines and therefore cause problems, whereas if development would 'follow the lay of the land' (i.e. greenways, etc.) it would be more beneficial.

It is recommended that the Town of Greenville incorporate into their appropriate ordinance/review tools a requirement that documentation be provided on the location of existing tile lines and that attempts be made to better incorporate them into the development.

Wisconsin's Champion Trees

The Wisconsin DNR maintains records on the largest trees in the state. We call them *champion trees*. The champion tree records are a result of the work of many people such as yourself.

Many of the records, however, are quite old and out of date. Some records are incomplete. Some trees listed may now be gone or have lost branches and leaders, so they may no longer be champions. **Any help you can provide to update or complete the records would be very much appreciated!** We welcome your e-mailed updates to the list. You can also nominate a new champion tree.

The DNR keeps big tree records to encourage the appreciation of Wisconsin's forest and trees. Hunting for the big ones can put you in touch with our natural resources heritage. Remember, there are still many trees out there, waiting to be discovered. Why not be the one to find them?

Happy big tree hunting!

The Wisconsin Big Tree Society

The Wisconsin Big Tree Society is an informal organization of people interested in the history and heritage of Wisconsin's trees and forests. The group cooperates with the Department of Natural Resources, Bureau of Forestry and assists with the Wisconsin Champion Tree program. The society has no officers or bylaws and there are no dues or other requirements to be a member.

Interested members who qualify may be certified as "big tree inspectors." Inspectors are asked to verify new champion tree nominations and update old records in their area.

If you are interested in being on the mailing list for the Wisconsin Big Tree Society send your name and address to: Wisconsin Big Tree Society, Department of Natural Resources, PO Box 7921, Madison, WI 53707, or send an email to Dick Rideout.

Genus	Species	Variety	Common Name	Points	Rank	Circumference	Height	Spread
Fagus	grandifolia		American Beech	111.5	11	70.5	41	

Origin	County	City	Address	Location Description	Date Last Measured	Name of Measurer	Name of Owner	Owner's Address
N	Outagamie	Greenville Tsp	Irving Harder Farm	On Greenville Road off Hwy 76.				

Measurer's City, State, Z	Original Circumference	Original Height	Original Spread	Original Points	Original Measurer	Nominator	Nominator's Address	Nominator's City,State,Zip
						Richard Becher		

Nominator's Phone	Date Nominated	Verifier's Name	Tree Description	Dead or Removed	Notes
	10/31/1971				

TOWN OF GREENVILLE—*We Love Our Barns!*

There is a unique barn inventory under way in the Town of Greenville. We think it may be the first of its kind in the State—perhaps the Nation.

The project involves inventorying 100% of the Township's historic barns, and bringing them within a community-wide process of valuing and preservation. The effort is supported by the Town Board and spearheaded by enthusiastic resident-preservationists.

Here's how the process works.

BACKGROUND

TOWN BOARD TAKES ACTION—During the years 1999-2000, the Town Board engaged in a *visioning* exercise to identify key characteristics of the Town that the Board wished to preserve. *Maintaining a rural character and atmosphere*—in the face of rapid growth—was one of the visions identified as desirable.

LOCAL GROUP FORMED—During the Winter of 2001, a local group of barn enthusiasts came together to provide focus and support for barn preservation efforts in Greenville.

Soon thereafter—at the urging of these local barn enthusiasts—the Board adopted a resolution supporting the establishment of a barn preservation initiative, including a local chapter of Barns N.O.W.

This group included individuals already actively involved in preserving barns and converting them to residential and commercial uses, within the concept of *adaptive re-use* promoted by Barns N.O.W.

CURRENT EFFORTS

BARN INVENTORY—One of the projects of the group is to conduct an inventory of all barns more than 50 years old within the Township. The inventory will be completed by mid-year 2004, and will include a photographic and descriptive record of each barn. Each farm site is also identified through a set of GPS (global positioning system) coordinates.

GREENPRINT PLAN—At the same time, another related effort is under way. This project involves developing Greenville's *Green Print Plan*.

The *Green Print Plan* project involves mapping the Township's valued environmental and cultural resources. Naturally, artifacts of our agricultural heritage—including our historic farmsteads and barns—are included in these cultural resources.

The *Green Print Plan* is scheduled for completion during the Spring of 2004, and will contain information on and recognition of barns and other agricultural structures. When completed, the *Barn Inventory* will add the 'next level of detail' to this subject matter and the *Green Print Plan* can be amended as necessary to include the new, more detailed information.

THE END RESULT—The final result of these efforts, to be completed mid-2004, will include the following:

1. A photographic and descriptive database of all barns at least 50 years old in the Town of Greenville
2. A topographical map with all existing farmsteads plotted through GPS coordinates
3. A description and cross-reference of the barn inventory in the *Green Print Plan* document
4. A variety of future efforts by the Town Board, standing committees, community organizations, and citizen groups, to protect the identified cultural and environmental resources

Members of the project teams are certain that both the *Barn Inventory* and the *Green Print Plan* will be important tools in preserving all that is thought to be great about the community of Greenville.

Submitted by Stephen Nagy

Carol Shepardson (left) of Greenville's barn inventory team visits with the Peterson Family. Family members Molly, Rick, and son Charlie happily show off a picture of their newly restored farmstead.

Members of the Green Print task force work to review preliminary topographic map plotting of Greenville's environmental and cultural resources.

Wisconsin
Department of Natural Resources

Waste Management Program

Nonmetallic Mining in Wisconsin

Nonmetallic mining is a widespread activity in Wisconsin. The variety of geologic environments provides for a diverse industry. An estimated 2,000 mines provide aggregate for construction, sand, gravel and crushed stone (limestone and dolomite) for road building and maintenance as well as for agricultural use as lime. A smaller number of sites provide dimension stone for monuments, volcanic andesite for shingles, peat for horticulture and landscaping, industrial sand for export out-of-state for the oil industry and a considerable variety of materials for other uses.

Chapter 295, Wisconsin Statutes, enabled the Department to establish rules, Chapter NR 135, Wis. Adm. Code, to implement a nonmetallic mining reclamation program. The overall goal of NR 135 is to provide a framework for statewide regulation of nonmetallic mining reclamation. The rule does this by establishing uniform reclamation standards and setting up a locally administered reclamation permit program.

In order to facilitate this process the Department published a model ordinance for use/adoption by counties and interested municipal governments. The ordinance established a reclamation program that issues reclamation permits in order to ensure compliance with the uniform reclamation standards contained in the rule. All counties were required to adopt an ordinance by June 1, 2001. Cities, towns and villages may choose to adopt an ordinance and administer a program within their jurisdiction at any time.

A reclamation plan must be approved prior to operating a new mine, or no later than September 1, 2004 for existing mines. The purpose of the reclamation plan is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with the uniform reclamation standards. The reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and contemporaneous reclamation to minimize the acreage exposed to wind and water erosion.

Chapter NR 135 also requires that mine operators submit annual fees, as specified by the local regulatory authority, and an acceptable financial assurance instrument to ensure completion of the reclamation plan.

In summary, reclamation of nonmetallic mines according to approved plans will achieve approved post-mining land uses. This results in environmental protection, stable non-eroding sites, productive end land uses and potential to enhance habitat and increase land values and tax revenues.

If you have any questions, please contact Thomas Portle, or your nearest DNR nonmetallic mining contact.

If you have any questions or comments on the content of this Web page please contact the Program Internet Manager.

Town of Greenville
Non-Metallic Mining Operations

NR-135 PERMITTED (ACTIVE) SITES

Site ID	MCD	Section	Pit_Name	AppLastName	AppFirstName	AppEntity	OwnerEntity	OwnerPropAddress	OwnerCV/T	OwnerState	OwnerZip	PitType	AppAddress	AppCVT	AppState	AppZip	OwnerLastName	OwnerFirstName
4501101	T. Greenville	19	Jentz Pit	Jentz	Thomas	Jentz Sand & Gravel, Inc.	Jentz Sand & Gravel, Inc.	W8347 School Rd	Hortonville	WI	54944	Sand & Gravel	W8347 School Rd	Hortonville	WI	54944		
4501301	T. Greenville	11	Obermeier	Obermeier	Barry	Cloverleaf Sand & Gravel	Cloverleaf Sand & Gravel	20 East Cty Rd Y	Oshkosh	WI	54901	Sand & Gravel	20 East Cty Rd Y	Oshkosh	WI	54901		
4501601	T. Greenville	19	Steinacker Pit	Raihsack	William	Trico Excavating, Inc.	Steinacker Farms, Inc.	5400 N. Richmond Street	Appleton	WI	54914	Sand & Gravel	5400 N. Richmond Street	Appleton	WI	54914		
4502701	T. Greenville	20	Jamison Pit	Van Handel	Ken	Van Handel Properties		5325 N. Ballard Rd	Appleton	WI	54914	Sand & Gravel	5325 N. Ballard Rd	Appleton	WI	54914	Van Handel	Julie & Joan
4502901	T. Greenville	21	Kelley Pit	Wolfe	Steve	Calmin & Goss, Inc.	Calmin & Goss, Inc.	505 W. Edgewood Drive	Appleton	WI	54915	Clay	505 W. Edgewood Drive	Appleton	WI	54915		
4505401	T. Greenville	19	Medina Wash Plant	Schultz	Al	MCC, Inc.	MCC, Inc.	P.O. Box 1137	Appleton	WI	54912	Sand & Gravel	P.O. Box 1137	Appleton	WI	54912		

Site ID	RecPlanDue	2004A (Exempt Acres)	2004B/C (Active Acres)	2004D (Expansion Area)	2004FeePaid	2004 changeRecd
4501101	July 25, 2003	23	3	3	Yes	
4501301	November 4, 2004	0	15	36	Yes	Updated 11/4/03
4501601	October 31, 2003	1	4	11	Yes	
4502701	July 23, 2004	2	24	41	Yes	
4502901	April 12, 2004	0	30	50	Yes	
4505401	August 2-31, 2004	3	75	65	Yes	Updated 12/15/03

NR-135 EXEMPTED SITES

Status	Exempt	MCD	Section	Pit_Name	AppLastName	AppFirstName	AppEntity	AppAddress	AppCVT	AppState	AppZip
Inactive	Processing Only	T. Greenville	33	Schroeder Pit	Raihsack	William	Trico Excavating, Inc.	5400 N. Richmond Street	Appleton	WI	54913
Inactive	Closed	T. Greenville			Koehler	Walter		W7845 Nonnegamie Drive	Neenah	WI	54956

Source: WDNR NR-135 Program, East Central Regional Planning Commission - March, 2004

Wisconsin
Department of Natural Resources

Forestry

Forest Tax Law
- Forest Tax Law FAQ
- Forest Crop Law
- Managed Forest Law
- MFL Revision Information
- Woodland Tax Law
- Contact Information
- Tax Lands Open to Public
- Archives of Forest Tax & Stewardship Newsletters
- Forest Tax Law Forms

Wisconsin's Forest Tax Laws

Illustration by Suzanne Ellis ©

Early property tax policy in Wisconsin required woodland owners to pay higher taxes on their lands. This policy was a financial burden on woodland owners and in many instances, landowners overcut their timber to pay their tax obligation. The negative effect of overcutting prompted state authorities to enact forest tax laws to promote timber growing.

Today about 26,000 landowners, owning more than 2.6 million acres, are enrolled in the two existing forest tax laws: Forest Crop Law (FCL) and Managed Forest Law (MFL).

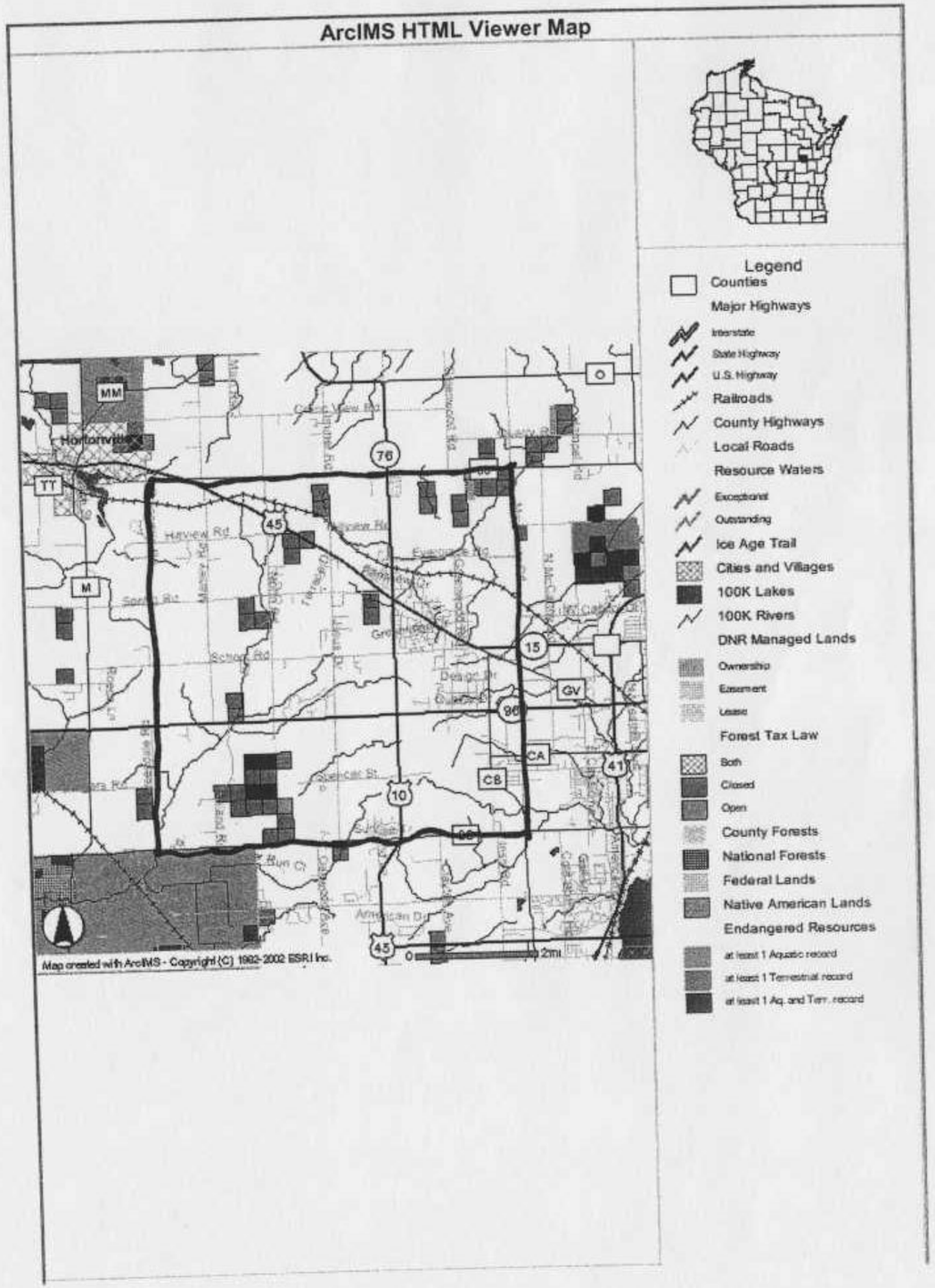
Despite successes with the tax law program, some setbacks are experienced. Over a thousand acres are voluntarily or involuntarily withdrawn each year. Many of the withdrawals are due to misunderstandings. Though experts are available at DNR for consultation, landowners usually do not consult them before making transfers or withdrawals.

These web pages are an attempt to improve communications between landowners, their financiers, local governments and DNR officials.

Last Revised: Wednesday October 22 2003

WISCONSIN DEPT. OF NATURAL RESOURCES

ArcIMS HTML Viewer Map



Wisconsin Department of Natural Resources

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Bureau Home
New DNR Lands
Master Planning

DNR Managed Lands

To use this Internet mapping site, you must first agree to these terms and conditions:

1. The Wisconsin DNR manages these lands through ownership, easement, or lease rights. The data should not be interpreted as representing legal property boundaries; it is a listing of all DNR real estate transactions that have occurred on these lands over time.
2. Users should note that lands depicted in this data set are generally open to the public. Public use restrictions may apply due to public safety, or to protect endangered or threatened species or unique natural features. Lands may temporarily be closed due to specific management activities. Information about the actual property management can be found at the DNR Regional office nearest the property. The DNR Service Centers page contains a directory of all DNR office locations.
3. Neither the State of Wisconsin, the Department of Natural Resources, nor any of its employees shall be held liable for any improper or incorrect use of the information described and/or contained herein, and they assume no responsibility for anyone's use of the information.

Notes:

Clicking on the "I do not agree" button will direct you to the DNR Internet Home Page.

This mapping site is best viewed at display settings 1024 X 768.

I agree | I do not agree

Last Modified: Sunday March 21 2004

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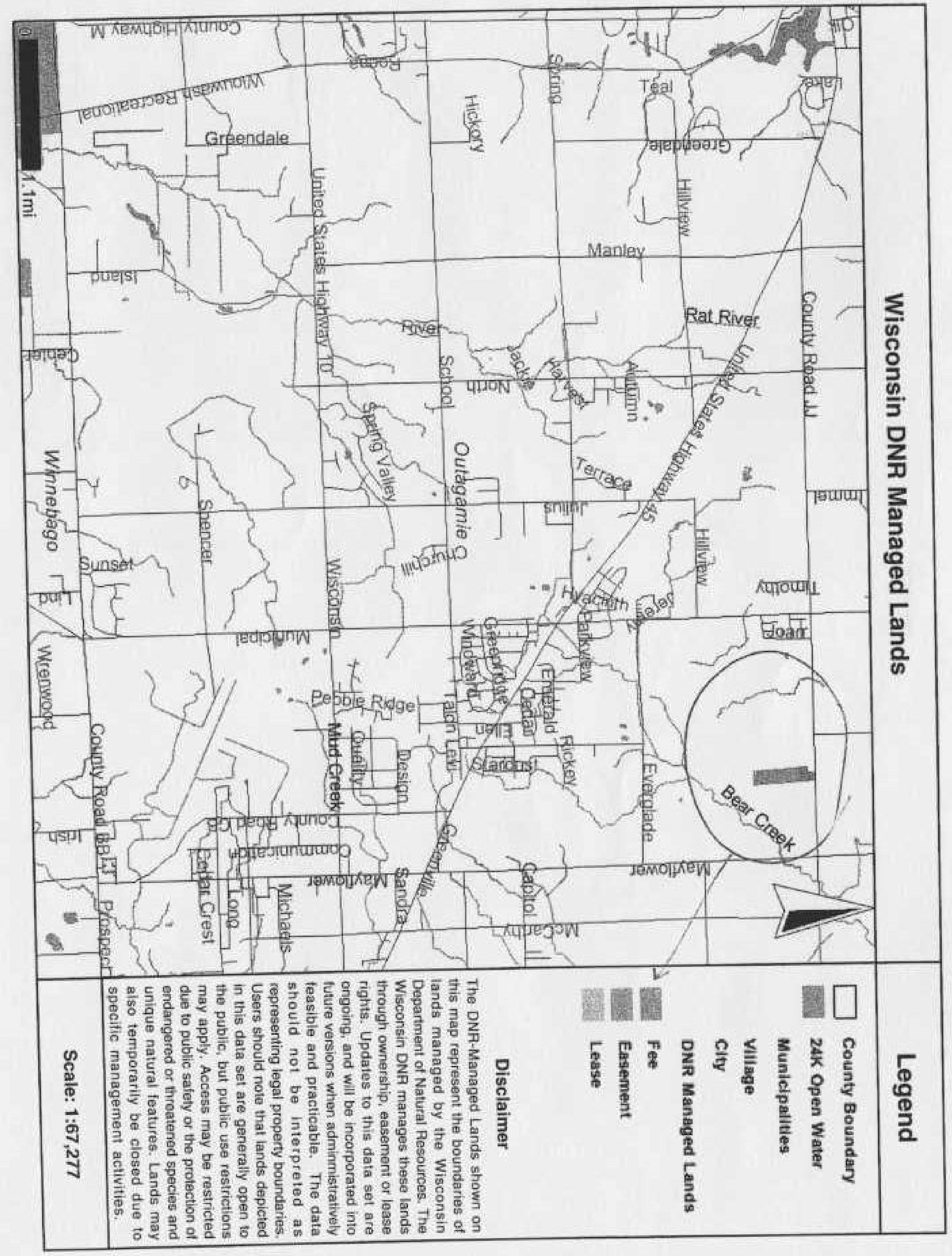
WISCONSIN DEPT. OF NATURAL RESOURCES



Agriculture, Trade and Consumer Protection
Wisconsin Department of

Agriculture

Atrazine Prohibition Areas and Groundwater Contamination

As of 2003, there are 102 atrizine prohibition areas in Wisconsin, covering about 1.2 million acres.

Atrazine Prohibition Areas
A listing of counties in Wisconsin with atrazine prohibition areas.

Proposed Prohibition Areas for 2005

Rules and Regulations
Laws are in place to protect groundwater from contamination by pesticides and fertilizers at levels above health-based standards.

Creating an Atrazine Prohibition Area
Well testing, public hearings, and legislative review are three of the seven steps taken when creating a prohibition area.

Frequently Asked Questions
What is atrazine? How does it get into groundwater? Is it in your drinking water? Find the answers to these questions and more.

Use Restrictions and Applications Rates
There are restrictions in place to protect Wisconsin's ground and surface water supply.

Monitoring
Studies have been conducted to monitor the presence of pesticide in groundwater.

For more information about atrazine prohibition areas in your county, please call 608-224-4502 or send an email.

Department of Agriculture, Trade & Consumer Protection
2811 Agriculture Drive | Madison, WI 53718

www.datcp.state.wi.us
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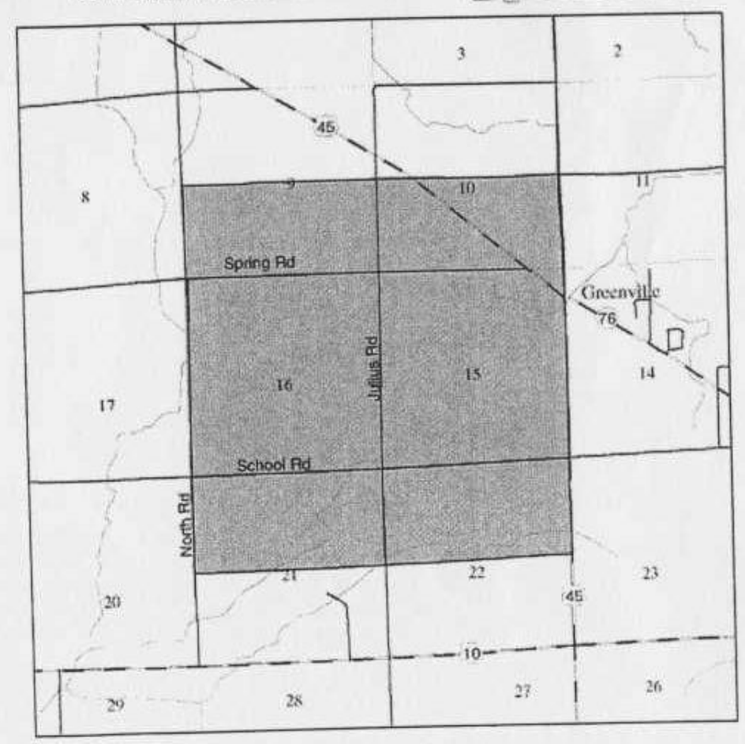
Agriculture, Trade and Consumer Protection
Wisconsin Department of

Agriculture

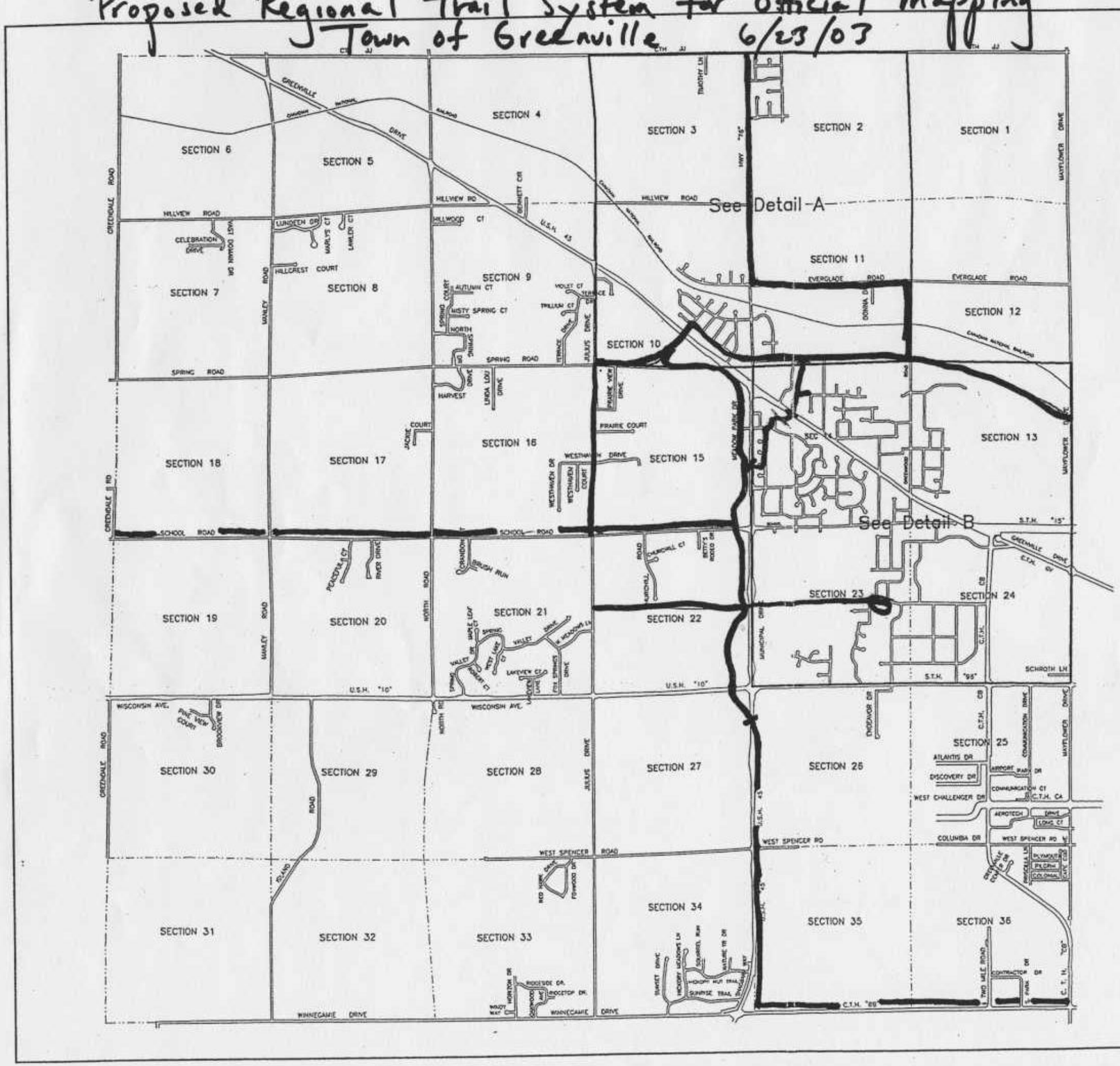
Outagamie County PA 93-45-02

Outagamie County
Town of Greenville
T21N R16E **PA 93-45-02**

All uses of atrazine are prohibited on lands within the shaded regions. There are three prohibition areas in Outagamie County. One is shared with Waupaca County and one is shared with Winnebago County. Refer to each map for specific locations.



Proposed Regional Trail System for Official Mapping
Town of Greenville 6/23/03



Town of Greenville

Street Index

Street	Section #
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ATLANTIS DR.	25
AUTUMN CT.	9
BARRY CT.	14
BETTY'S RODEO DR.	22
BENNETT CIR.	9, 4
BLUSTERY DR.	14, 23
BOBWHITE DR.	23
BON BON CT.	10
BROOKVIEW DR.	30
BRUSH RUN	21
BUCKY'S WAY	23
BUTTERCUP CT.	10
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CEDAR LN.	14
CEDAR GROVE CT.	14
CELEBRATION DR.	7
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CHERYL CT.	23
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CHURCHILL CT.	22
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CLOVER LN.	10
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COMMUNICATION DR.	25
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FAIRWINDS DR.	14
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Revised: March 24, 2003 S:/Misc_maps/greenville/gv_wcrtmap.dwg

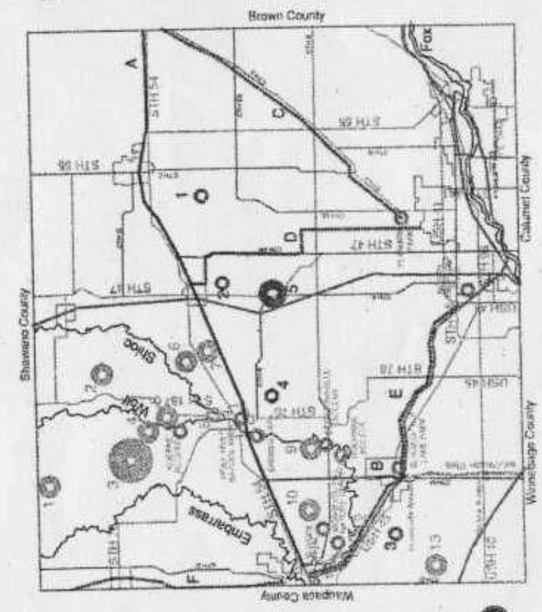
Martenson & Eisele, Inc.
Planning - Surveying - Engineering - Architecture

OUTAGAMIE COUNTY OUTDOOR RECREATION AND OPEN SPACE PLAN

2002

Appendix A

Outagamie County



Proposed Facilities

Trails:

A. Green Bay to New London Rail to Trail
B. WKU/AWGH Connection - Hortonville
C. Duck Creek Trail
D. Appleton to Wrightstown Creek Trail
E. Kimberly to New London Trail
F. WKU/AWGH Trail
G.

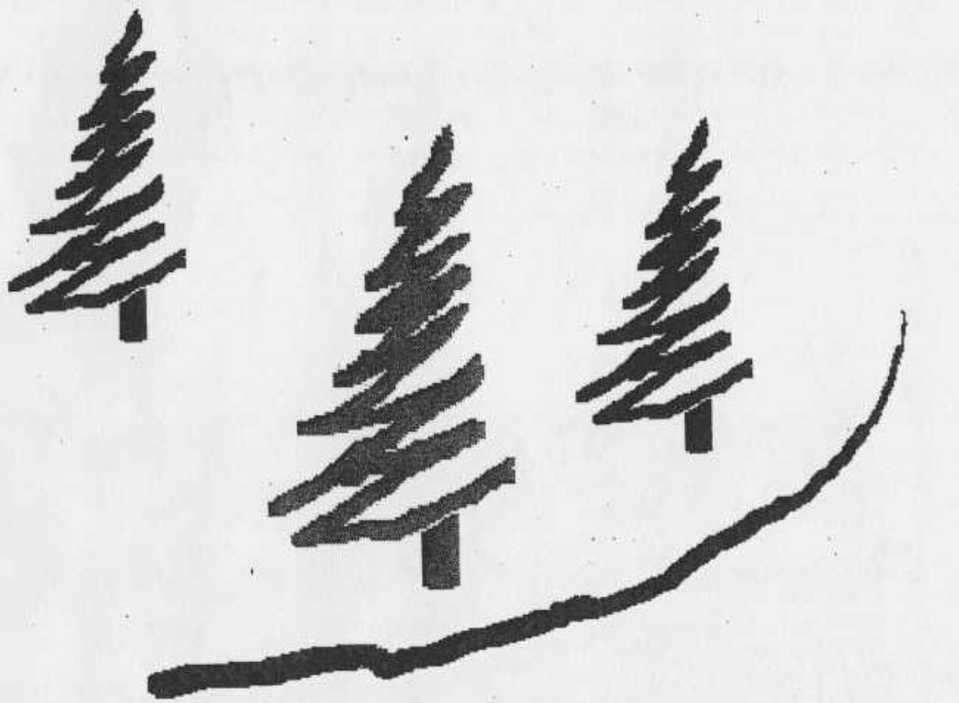
Parks & Open Space:

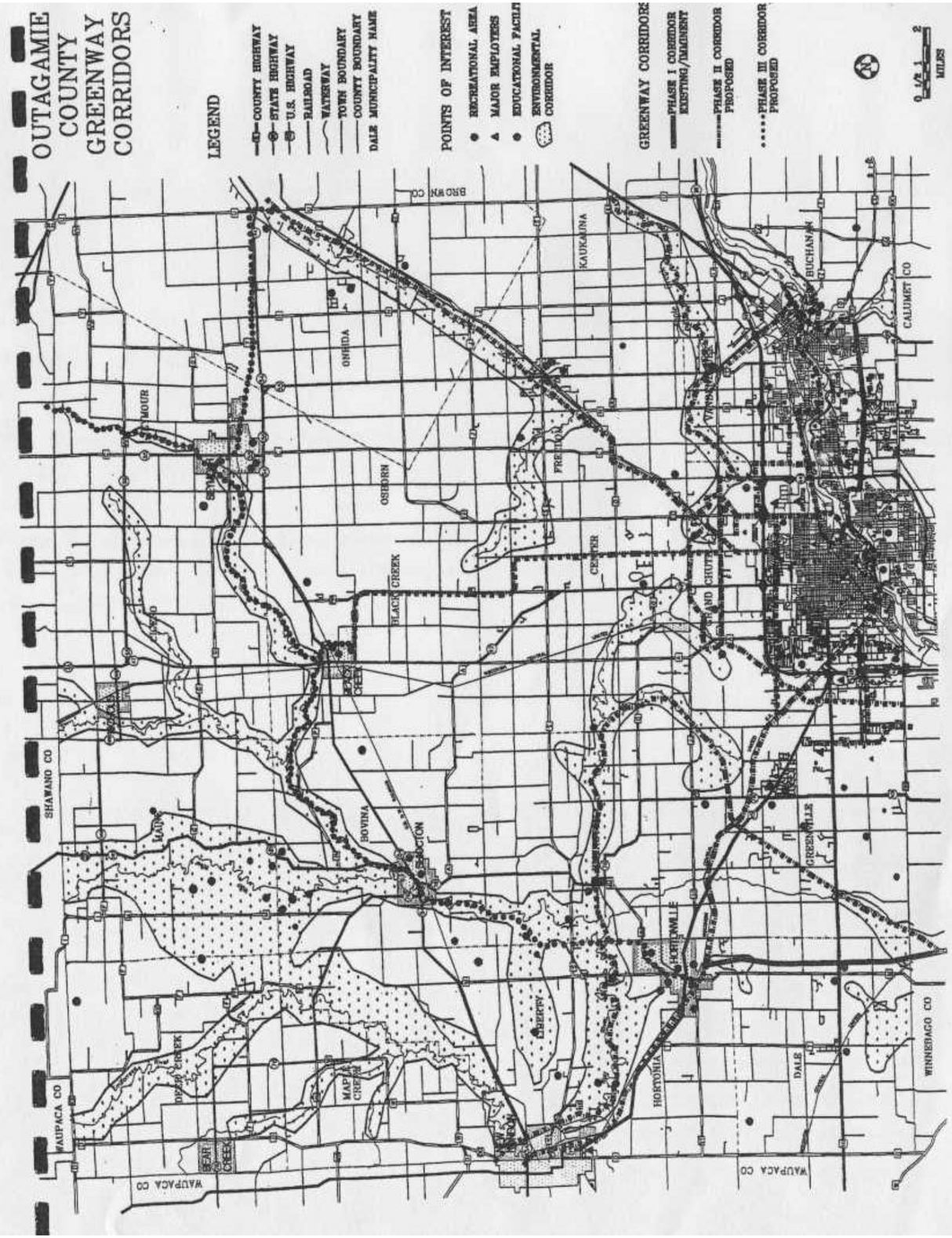
1. Osborn Town Park (Site to be determined)
2. Black Creek Town Park Site
3. Hortonia Town Hunting Site (Site to be determined)
4. Bovina Town Hunt Park Site
5. Proposed County Park (Site to be determined)
6.
7.
8.

State Recreational Facilities

County Recreational Facilities

OUTAGAMIE COUNTY GREENWAY PLAN





EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Ernie Bellin, Chair
Merlin Gentz, Vice-Chair
Harlan P. Kiesow, Secretary-Treasurer

2003/2004 COMMISSION MEMBERS

CALUMET COUNTY

Merlin Gentz
Wilma Springer
Clarence Wolf

MENOMINEE COUNTY

Randy Reiter
Ruth Winter
Brian Kowalkowski

OUTAGAMIE COUNTY

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Clifford Sanderfoot
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Marvin Fox

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Brian Smith

WAUSHARA COUNTY

Norman Weiss
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WINNEBAGO COUNTY

Jane Van De Hey
David Albrecht
Ernie Bellin
Mark Harris
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Arden Schroeder
Phillips Scoville

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Marshal Giese
Arlyn Tober
M. Eugene Zeuske