



Baird Creek Role-Playing Overview

Main Idea: At the symposium, we will hold a land use role-playing activity. Students will compare two different subdivision design plans ([Baird Creek Plat A](#) and [Baird Creek Plat B](#)) for the same tract of land along Baird's Creek. Students will be divided by school into the interest groups listed below. They will be given information and resources (listed below) so that they can prepare ahead of time as much as they like and gather background information. Since each school will represent one interest group (as opposed to mixing up the school groups), it is hoped that they can discuss and make a preliminary decision as a group ahead of time, if possible. Then, at the symposium, each group will discuss and then decide (or finalize their decision) which design best suits the interests of their group.

The Question: These two plans represent different designs for the same piece of land. Assess the differences between the two as much as you can. Think about which (from your group's perspective) you would choose and why. Be prepared to answer the following:

- Which design did your group choose and why?
- How are these two designs different?
- What are implications of each design?

Also, some ideas of general questions you **may** want to keep in mind:

1. Whose interests aren't represented here? Should those interests be considered by those who are making decisions about the subdivision design? Why or why not"
2. How does development affect the environment? What happens to rain and snowmelt in areas where the natural vegetation is no longer present? How should this runoff be managed, and who is responsible? Which of the two designs is better for managing this runoff? Why?
3. Should the developers be required to provide facilities that allow public access to the Baird Creek Parkway? Why or why not? What are the benefits of trails? What are the disadvantages?
4. How do you think lot size affects the perceived value of a house? Would you pay more for a house on your own 5 acre lot or for a house on a 0.3 acre lot with access to public green spaces?

Information for students and teachers: (*look at these first)

1. *Description of Baird Creek Plat A and Plat B (also on CD and [web](#))
2. Design plan maps and associated information (available on CD or on the project website soon)
 - a. * [Baird Creek plat air photograph](#)
 - b. Baird Creek plat elevation contours
 - c. * [Baird Creek Plat A](#)
 - d. * [Baird Creek Plat B](#)
 - e. * [Baird Creek Plat A with air photo](#)
 - f. * [Baird Creek Plat B with air photo](#)
 - g. Baird Creek Plat A without air photo (with elevation contours)
 - h. Baird Creek Plat B without air photo (with elevation contours)

Interest group assignments (see CD or web for [description of interest groups](#)):

1. Seller/property owner: **GB Southwest**
2. Developer/realtor: **Appleton East**
3. Environmental protection groups: **Luxemburg Casco**
4. Government entities for technical review: **Markesan**
5. Elected officials: **Preble**
6. End user/home buyer: **GB East/W DePere**

Structure of Symposium Session (1:30 – 2:30 Wednesday March 14)

1. Overview and presentation of maps (5 mins) by facilitator Peter Schlein, Brown County Planning
2. Each group discusses designs and which one their group chooses (10mins)
3. Each group reports on their decision, (20 mins) facilitated by Peter and Kendra Axness, UWEX
4. Facilitated discussion: challenge each group to think about how their choice affects others and the environment (20-25 mins) facilitated by Peter and Kendra
5. Wrap-up: how this situation really played out in real life (5 mins), Peter

Other Resources and References:

1. Resource suggestions
 - i. Green Bay comprehensive plan: http://www.ci.green-bay.wi.us/geninfo/planning_development/planning/planning.html
 - j. Baird Creek Master Plan: <http://www.bairdcreek.org/>
 - k. Brown County Planning website: <http://www.co.brown.wi.us/Planning/>
 - l. General information on and perspectives about land development issues (from Kendra Axness):
 - **Long-term Hydrologic Impact Analysis (L-THIA) Computer Model:** <http://www.ecn.purdue.edu/runoff/lthianew/tool.htm>
 - **Smart Communities Network:** <http://www.smartcommunities.ncat.org/landuse/luintro.shtml>
 - **“It's Not Housing; It's Jobs”** (An example of a Wisconsin Builders Association perspective): <http://www.wisbuild.org/wisbuild/resource+center/publications/wisconsin+badger+builder+-+may-jun+2005.asp#art3>
 - **National Association of Homebuilders, Land Development Resources:** http://www.nahb.org/reference_list.aspx?sectionID=219
 - **RealtyTimes.com: Silent Housing Crisis Looms Over Working American Families** (National Association of Homebuilders perspective – “Urbanization is not threatening our farmland or our food supply” etc.): http://realtytimes.com/rtcpages/20000614_crisis.htm
 - **Louisiana State University Green Laws Web Site – Check out the “Picture Gallery”:** <http://www.greenlaws.lsu.edu/>
 - **Boston.com (Boston Globe) article: “Smaller Homes are Nonstarters: Developers cite restrictive zoning for lack of affordably priced homes”:** http://www.boston.com/realestate/news/articles/2006/11/05/smaller_homes_are_nonstarters/?page=1
 - **What Home Buyers Really Want:** <http://www.bankrate.com/brm/news/real-estate/20051128a1.asp>
 - **Low Impact Development Technologies:** <http://www.wbdg.org/design/lidtech.php>
 - **Low Impact Development Center:** <http://www.lowimpactdevelopment.org/>