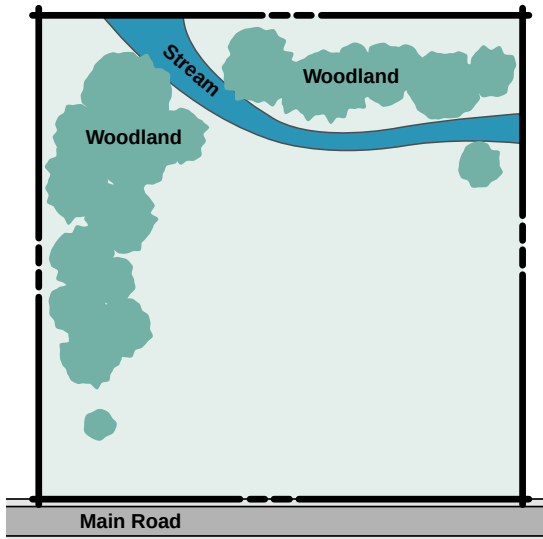
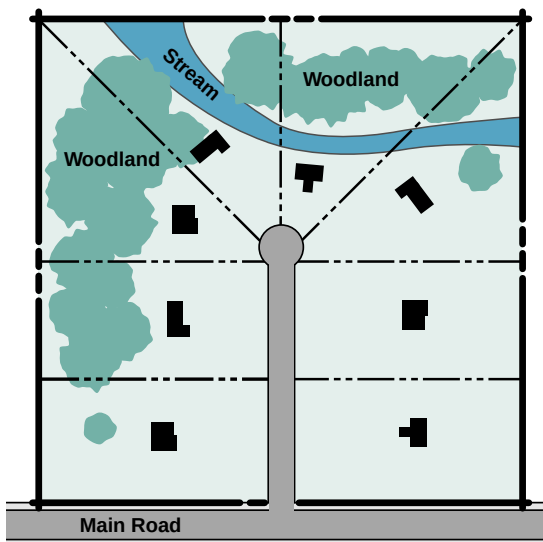


Conservation Design/Clustering To Preserve Environmental Features



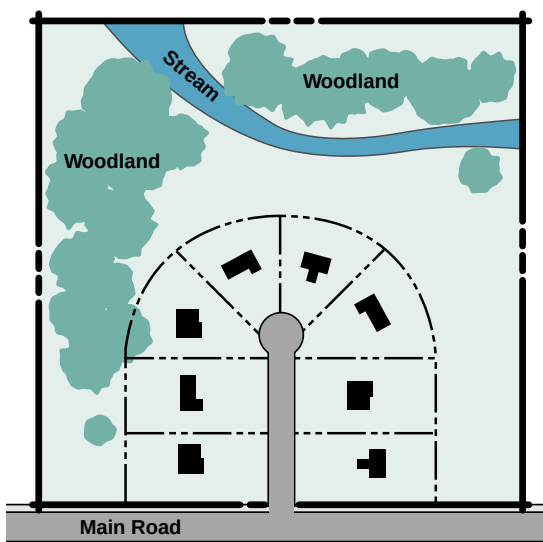
Undeveloped Land

- ◆ 40 acre parcel is comprised of nearly 15 acres of woodlands and a stream that supports game fish populations.



Conventional Subdivision

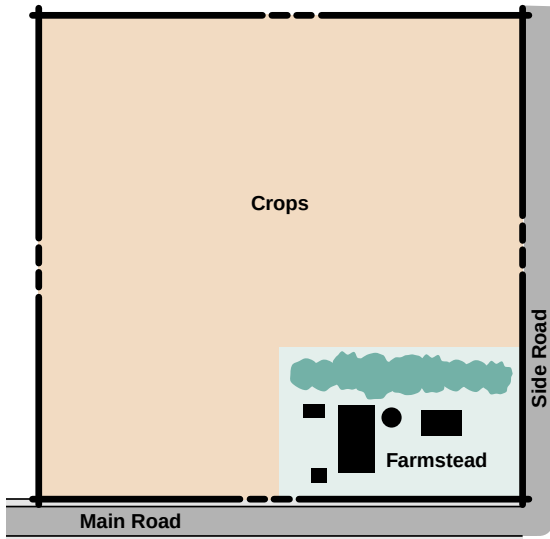
- ◆ All woodland and open space is covered by houselots or subdivision street without access to open space.
- ◆ Potential negative impacts to woodlands and water quality of stream.
- ◆ Increased visual impact of large lot suburban development versus smaller village cluster.
- ◆ Eight 5-acre lots.
- ◆ No common open space.



Conservation/Cluster Subdivision

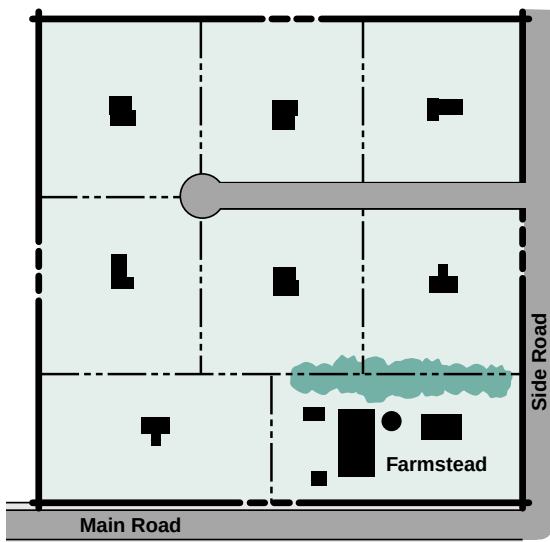
- ◆ Slightly shorter road results in lower maintenance costs.
- ◆ Reduces disturbance of natural landscape; less impact to woodlands, and stream corridor is preserved.
- ◆ Each resident has a smaller lot; however, residents have access to a network of open space for active and passive recreation.
- ◆ Eight 2-acre lots; 16 acres developed.
- ◆ 24 acres/60% open space.

Conservation Design/Clustering To Preserve Rural Character and Farmland



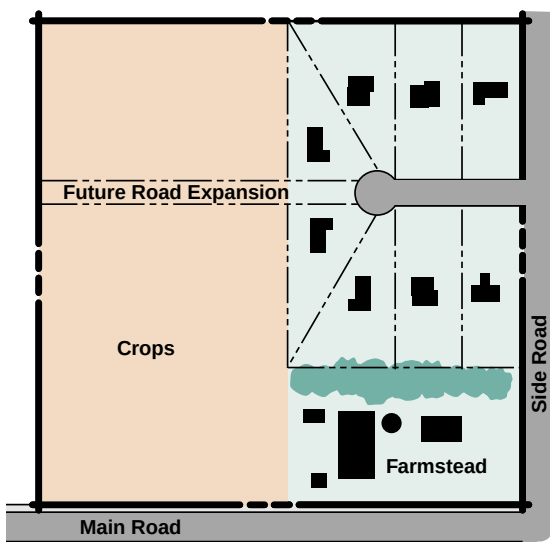
Undeveloped Land

- ◆ 40 acre parcel consists of prime farmland and contains the original farmstead built in mid-1800s.



Conventional Subdivision

- ◆ Development of an open field maximizes the negative visual impacts of large lot suburban development.
- ◆ Prime farmland developed and no longer available for food production.
- ◆ Rural character lost.

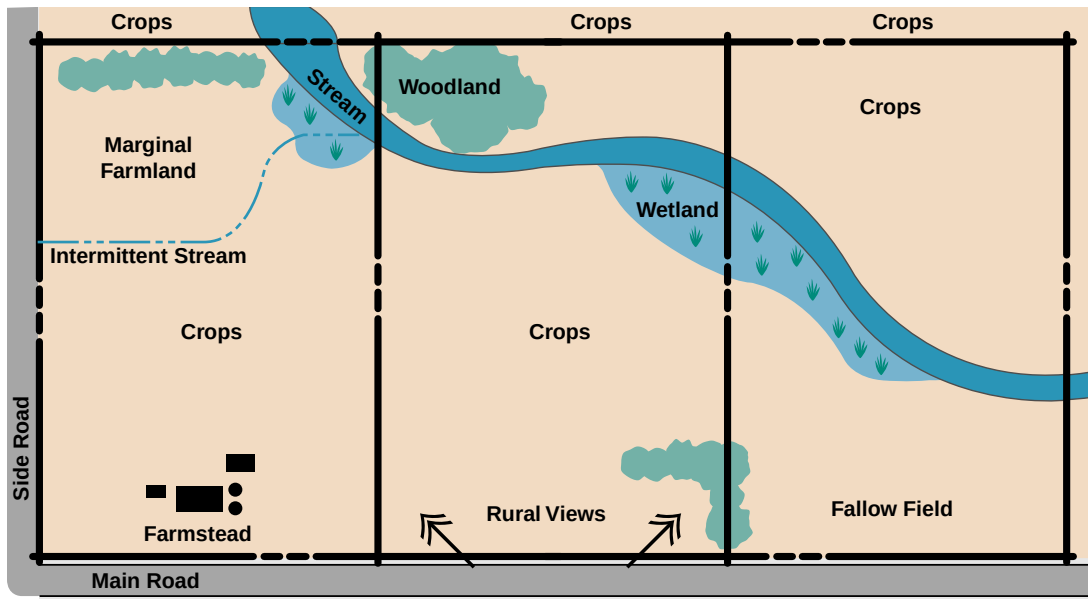


Conservation/Cluster Subdivision

- ◆ Over half of the farmland preserved.
- ◆ Same number of building sites on smaller lots.
- ◆ Views and rural character are preserved.

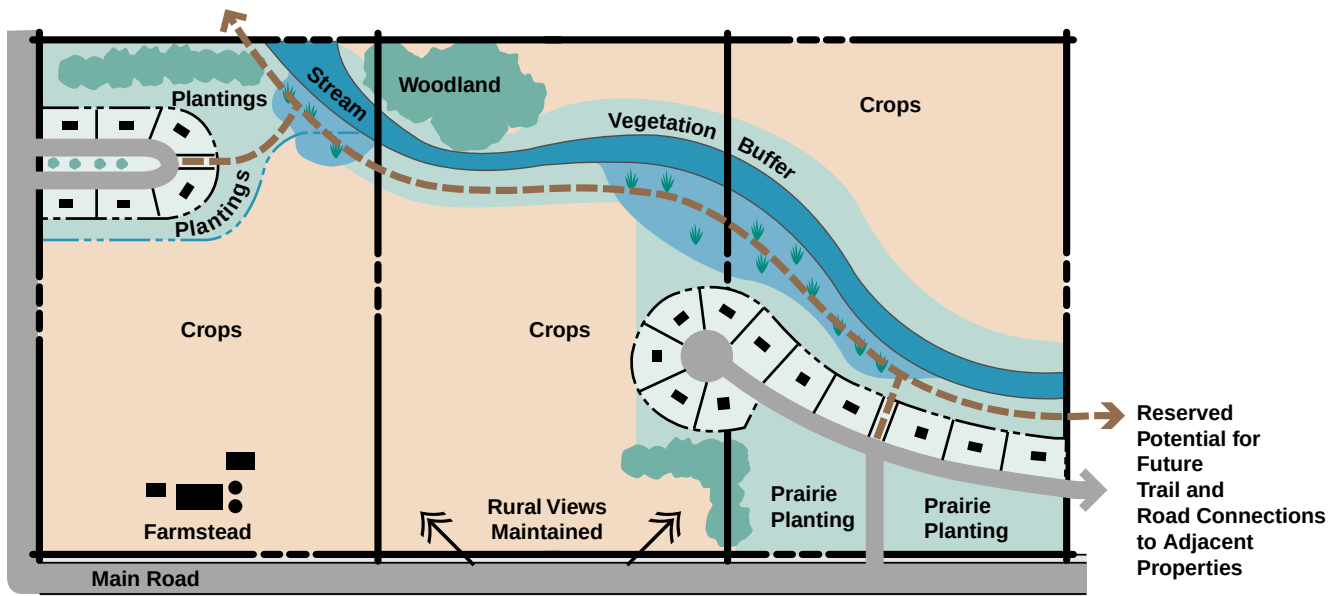
Conservation Design/Clustering

To Preserve an Interconnected Network of Environmental Features and Farmland



Mostly Undeveloped Land

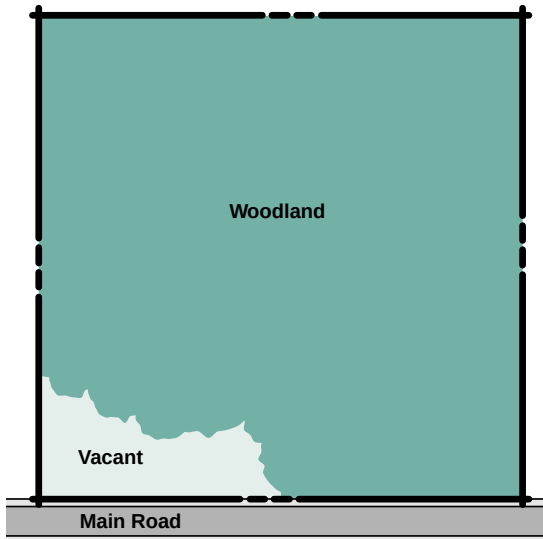
- ◆ 120 acres consists of farmstead, agricultural land, remnant woodlands, wetlands, and stream tributary.



Conservation/Cluster Subdivisions

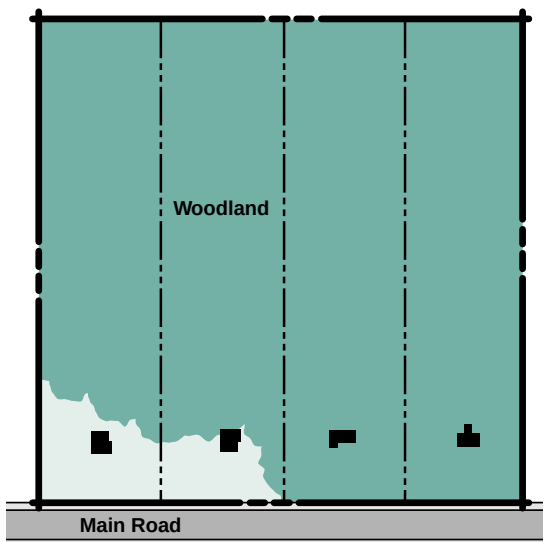
- ◆ New residential development is clustered to minimize visual impact and to preserve workable farmland.
- ◆ Trails connect neighborhoods and other recreation areas.
- ◆ Vegetation buffer leveraged as part of subdivision review.
- ◆ Vegetation buffer reduces runoff and improves water quality.

Conservation Design/Clustering To Preserve Woodlands and Forests



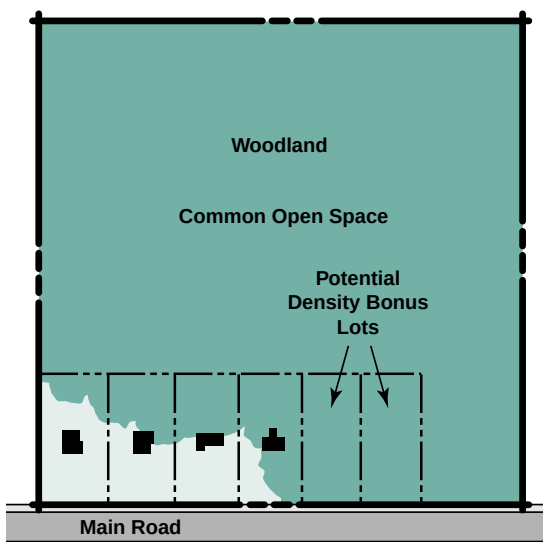
Undeveloped Land

- ◆ Woodlands on this parcel are part of a large forest complex consisting of sugar maple, yellow birch, white pine and red pine.



Conventional Subdivision

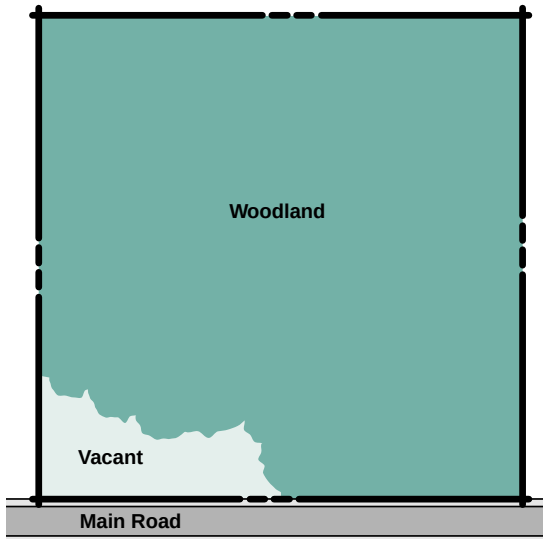
- ◆ 10 acre minimum lot size and requirement that no new roads be built to accommodate development, results in excessively deep and narrow lots.
- ◆ Landowner or developer creates large lots that fragment woodlands.
- ◆ Typical result of conventional zoning regulations.
- ◆ Minimum lot size = 10 acres.
- ◆ Density = 1 dwelling unit per 10 acres.
- ◆ No common open space.



Conservation/Cluster Subdivision

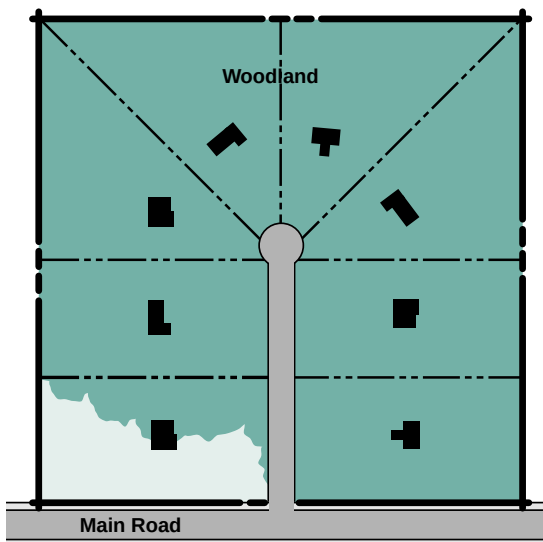
- ◆ Clustering of residential development preserves forest and wildlife habitat.
- ◆ Diversification of lot sizes.
- ◆ Incentive for cluster development via density bonus (i.e. additional lots allowed).
- ◆ Potential 50% density bonus if development located near existing road and management plan for forested open space required prior to final subdivision approval.
- ◆ 31 acres common open space/75% open space. Minimum lot size 1.5 acres; Density = 1 dwelling unit per 6.6 acres with bonus applied.
- ◆ Each resident has a smaller lot; however, residents have access to a network of open space for active and passive recreation.

Conservation Design/Clustering To Preserve Woodlands and Forests



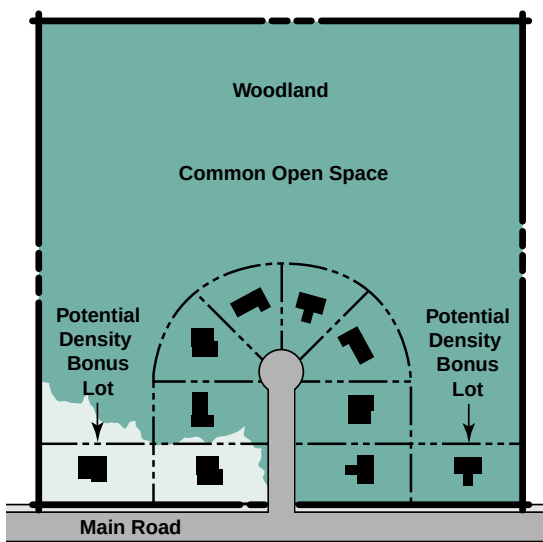
Undeveloped Land

- ◆ Woodlands on this parcel are part of a large forest complex consisting of sugar maple, yellow birch, white pine and red pine.



Conventional Subdivision

- ◆ 5 acre lot size results in entire parcel being developed.
- ◆ Landowner or developer creates large lots that fragment woodlands.
- ◆ Typical result of conventional zoning regulations.
- ◆ Eight 5-acre lots.
- ◆ Minimum lot size = 5 acres.
- ◆ Density = 1 dwelling unit per 5 acres.
- ◆ No common open space.



Cluster Subdivision w/Density Bonus

- ◆ Clustering of residential development preserves forest and wildlife habitat.
- ◆ Diversification of lot sizes.
- ◆ Incentive for cluster development via density bonus (i.e. additional lots allowed).
- ◆ Potential 25% density bonus if development located near existing road and management plan for forested open space required prior to final subdivision approval.
- ◆ 30 acres common open space/75% open space. Minimum lot size 1.0 acres; Density = 1 dwelling unit per 4 acres with bonus applied.
- ◆ Each resident has a smaller lot; however, residents have access to a network of open space for active and passive recreation.
- ◆ 10 units on 10 acres of developed area.

Conservation Design/Clustering Frequently Asked Questions (FAQ)

Who owns the open space?

There are options:

- ◆ Individual landowner, in conjunction with a permanent conservation easement.
- ◆ Homeowners association. Basic ground rules include:
 - automatic membership as condition of property purchase
 - association bylaws should have legal right to place liens on members who fail to pay dues.
 - detailed maintenance plans for conservation areas required and approved by municipality.
- ◆ Land trusts. Hold easements or fee simple title to ensure conservation of lands.
- ◆ Municipality/other public agency.
- ◆ Combinations of the above.

Who maintains the open space?

- ◆ Typically whoever owns the open space.
 - Local officials should require conservation area management plans be submitted and approved prior to final subdivision approval.

What are the tax implications?

- ◆ Property tax assessments on conservation subdivisions should not differ, in total, from those on conventional developments.
- ◆ Density of development is typically the same, or slightly greater than conventional development.

What about liability issues?

- ◆ Wisconsin's recreational use statute (895.52) protects private property owner's responsibility for injury to people who use their land for recreation.
- ◆ Recreational activity defined as "any outdoor activity undertaken for the purpose of exercise, relaxation or pleasure, including practice or instruction in any such activity, except for team sports.
- ◆ Property owner may be liable for an injury to a recreational user if:
 - owner neglects to warn about a known hazard.
 - owner has malicious intent to injure the user.
 - guest injured near owners home.
 - owner collects substantial amount of money from users.

How can on-site sewage disposal work with conservation subdivisions?

- ◆ As houselots become smaller, it may be more difficult to identify 2 locations for each individual septic system. However, there is no engineering reason to require that septic filter beds must be located within each houselot.
- ◆ Filter beds can be located under open play areas or conservation meadows in the same way the typically occupy positions under suburban lawns.
- ◆ Mound systems should be required to be contoured with gently sloping sides to blend into the surrounding landscape.
- ◆ Passage of new Comm 83 law includes potential for the use of new filter system technologies.