

Little River Plan Committee Meeting

DECEMBER 2000

On Tuesday, December 12, 2000, the Town of Little River Plan Committee held its monthly meeting. Rob Burke, UW-Extension Agent for Oconto County and Amy Emery, Senior Planner from OMNNI Associates were in attendance.

The primary purpose of the meeting was to discuss the Town's comprehensive plan. OMNNI reported that the plan is progressing well. In recent weeks, OMNNI staff has been compiling information about utilities and community facilities (i.e. water, sewer, schools, parks, libraries, etc.) serving the Town of Little River. Committee members provided OMNNI with additional information about community facilities available to residents of the Town.

Following this brief discussion, OMNNI presented completed maps depicting physical features, zoning, and soil associations to the Plan Committee. These maps are now posted in the Town of Little River Hall.

OMNNI Associates also provided the Plan Committee with copies of the DRAFT Goals and Objectives posted on this web page under **PLANNING OBJECTIVES AND PRIORITIES**. Committee members decided to review these Goals and Objectives at their meeting in January.

Next, OMNNI Associates gave a brief presentation about conservation subdivisions. The purpose of this presentation was to educate the committee about what conservation subdivisions are and how they could be used in the Town of Little River. What follows is a brief summary of that presentation.

What is a Conservation Subdivision?

A Conservation subdivision is designed to preserve open space or productive agricultural lands while permitting residential development. In a conservation subdivision, homes are grouped on certain portions of the site so that a minimum of 50% of the site remains undeveloped. Lots are smaller than in conventional large-lot subdivisions, and are normally located so as to preserve scenic vistas, wooded areas, farmland and other natural open space areas. The "saved" area is protected from development forever by the use of deed restrictions, conservation easements or other legally binding methods.

Conservation subdivisions, in their simplest form, involve reducing average lot size and grouping the number of units allowed under traditional zoning regulations on a smaller part of the parcel. For example, if the zoning ordinance permits one dwelling unit per two acres, the owner of a 40-acre parcel could group 20 homes on ½ acre lots, leaving 20 acres of the parcel undeveloped.

How do you develop a Conservation Subdivision?

There are four basic steps involved in the conservation subdivision design process:

- 1. Analysis of existing site conditions (wetlands, flood plain, steep slope areas, poor soils, standing water)**

2. Delineation of areas to be preserved (farmland, wooded areas, scenic views, cultural sites, large trees, etc.)
3. Location of home sites (building lots) within the remaining developable areas; and
4. Layout of streets and lot lines.



Figure 1: Conservation Subdivision Design

SOURCE: Arendt, Randall. (1996) Conservation Design for Subdivisions. Washington D.C.: Island Press.

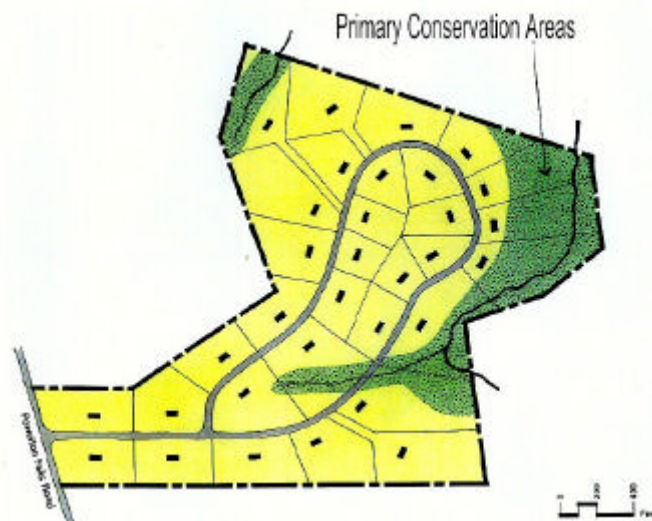


Figure 2: Traditional Subdivision Design

SOURCE: Arendt, Randall. (1996) Conservation Design for Subdivisions. Washington D.C.: Island Press.

Prior to adjourning, the Plan Committee scheduled its next meeting with OMNNI for **Saturday, March 3, 2001 at 10:00 am**. This meeting will be held in the Town of Little River Hall located on CTY A. This “mid-course” meeting is open to the public. The focus of the “mid-course” meeting will be on transportation, economic development, and future land use issues in the Town of Little River.

For additional information on the planning program, please contact any committee member or, Bill Elman or Amy Emery of OMNNI at 1-800-571-6677.