

Washington County's Open Space Development Ordinance is very well organized and I strongly feel many aspects of this document can be applied to the Town of Kinnickinnic's Subdivision Ordinance Plan. This PDF can be found on Washington County's website by going to County Commissioners, then Ordinances, then Washington County Development Code, then Performance Standards and can be found in Part Three, Section Four/Open Space Development.

This document is broken into several sections, which provide detailed descriptions of what the purposes are of the OSDO. The Applications Section is the most detailed, including several sub-sections that cover everything from permits and planning needed, to requirements of the OSDO. The Uses Section describes the different ways the open space can be used. There is also a section that specifically deals with Density Points. Possibly the most important section of the OSDO is the one on Performance Standards. This section basically entails all standards that are included in Washington County's Open Space Developments, such as; minimum lot size, setbacks, neighborhood siting standards, etc. Listed below are the purpose and scope:

Open Space Development—established to encourage development of rural housing clusters that meet the following purposes:

- (1) Provide efficient use of the land while maintaining contiguous blocks of economically viable agricultural land, mature woodlands, and open space, and preserving historical features, scenic views, natural drainage systems and other desirable features of the natural environment.
- (2) Allow housing to be concentrated on sites that have low agricultural potential and/or high natural housing appeal.
- (3) Create neighborhoods with direct access to open space, distinct identities and sense of community.
- (4) To encourage innovation and promote flexibility, economy and creativity in residential development.
- (5) To provide commonly-owned open space areas for passive and/or active recreational use by residents of the development and, where specified, the larger community.
- (6) To provide for a diversity of lot sizes, housing choices and building densities to accommodate a variety of age and income groups.
- (7) To preserve scenic views and elements of the County's rural character by minimizing views of new development from existing roads.

Additional Information that MAY be of Use:

The National Land Trust/Land Conservation in the Greater Philadelphia Region website has a great “Four Keys for Conservation Subdivision Design” article, which includes envisioning the future, protection of open space through comprehensive planning, conservation zoning, and conservation subdivision design. This can be found at:

<http://www.natlands.org/categories/article.asp?fldArticleId=39>

I found a very interesting PDF on Conservation Design in communities of Pennsylvania that want to “Grow Greener.” The description reads: “If you want your community to take control of its destiny and ensure that new development creates more livable communities in the process, the Growing Greener: Conservation by Design approach might be right for you.” Included in this PDF are four keys for conservation, frequently asked questions about conservation subdivision design, and the relationship of the Growing Greener approach to other planning techniques. This PDF can be found at: http://www.natlands.org/uploads/document_33200515638.pdf

Another website that may be of use is that of the Minnesota Land Trust's on Conservation Planning and Development. This website has a very detailed Conservation Design Booklet in PDF format and several detailed case studies of Conservation Subdivisions in Minnesota. This information can be found at: <http://www.mnland.org/prog-consplanning.html>

The City of Dripping Springs, TX has implemented a Conservation Design Ordinance, and I found a copy of this online. It is a very inclusive document, similar to the one from Washington County's website. This can be found at:

[http://www.cityofdrippingsprings.com/documents/5.16/Conservation Devt Ord Adopted .pdf](http://www.cityofdrippingsprings.com/documents/5.16/Conservation%20Devt%20Ord_Adopted_.pdf)

I also found a model ordinance for conservation subdivision design that was along the same lines as Wisconsin's development of Smart Growth. In my opinion, this would be a great frame to follow when developing the ordinances for the Town of Kinnickinnic. It is basically a “How To” for developing conservation subdivision design ordinances. This can be found at:

[http://www.doa.state.wi.us/dhir/documents/conserv_subdiv Model ordinance Feb2001.pdf](http://www.doa.state.wi.us/dhir/documents/conserv_subdiv_Model_ordinance_Feb2001.pdf)

In addition, I found a website from the UW—Stevens Point planning department, focusing on conservation subdivision design development. This is just another how-to site that may be of use. This can be found at:

[ftp://ftp.wi.gov/DOA/public/comprehensiveplans/ImplementationToolkit/Documents/Conservation Design.pdf](ftp://ftp.wi.gov/DOA/public/comprehensiveplans/ImplementationToolkit/Documents/Conservation_Design.pdf)

The final piece of information I came across that may be of interest, is a rather large PDF that includes a rural cluster development guide. This document describes the process and many options that can be explored when implementing conservation subdivision designs. This can be found at: http://www.sewrpc.org/publications/pg/pg-07_rural_cluster_development.pdf