

# Case Study 1:

## Low income townhome housing – East Lyme CT

This plan consisted of 81 units on a wooded site originally zoned industrial with existing factory development north of the site.



The proposed units are 18 feet wide and 36 feet deep.

They are three stories tall with the lower level being a single garage door with a tandem garage (one car parked behind the other). A single stall for an additional car is parked outside.

The resident parks their car – then climbs steps to the next level where there is a kitchen and small dining area on the rear side (opposite the garage door) and a small living room overlooking the parking areas. The bedrooms are another climb with one overlooking the parking and the bedroom of the unit directly across the way.

The reason for these particular units is that is what has been offered for sale in the town this past decade when attached units are sold. The developer desired to repeat what has been marketed.

Your comments from the class:

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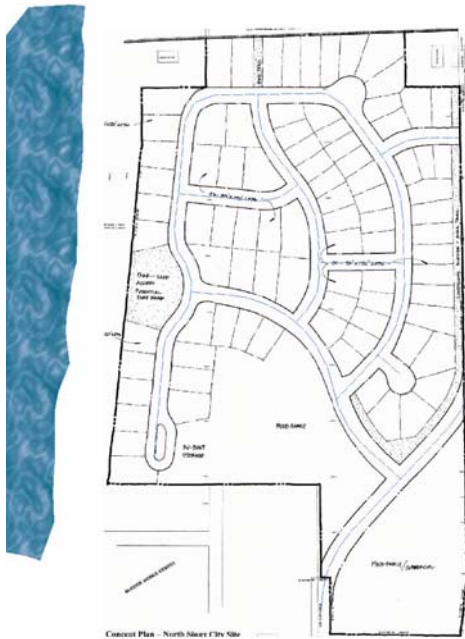
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## Case Study 2:

### Conventional Subdivision – Sioux City

This plan consists of 86 lots and an area to the south for townhomes and a small commercial use. The site can best be described as a corn field (flat) with a drop off along the west side for a wooded buffer to the beautiful lake that extends a few miles north and south of the site. To the east of the site is a major State Highway buffered by a service drive (two way traffic). The city requires 4' wide walks each side of the street. This plan was done by one of the largest engineering and planning firms in the USA.



An existing 8' wide trail is along the east boundary that is used often.

A mobile home park (not a particularly nice one) is along the southwest corner by the lake. The interior corner is a fire station that can be called OK looking. South of the fire station is a Biker Bar. The name of the bar is actually called "Biker Bar"! (no kidding).

There is an existing service drive that extends east about 200 feet south of the south boundary line and then does a 90 degree turn to the north along a 150' radius. There is existing single family to the north of the site with a public road along its north boundary line. The existing homes along the north side of that street front along the existing road. The County Engineer requested the existing 90 degree road to instead sweep across the southwest corner of the site.

This creates a situation where the Biker Bar is the developments entrance!

Your comments from the class:

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## Case Study 3:

### Traditional Based Subdivision – Madison, Wisconsin

This plan consisted of 88 lots based upon a traditional grid. All other developments in the area could best be described as conventional with sweeping streets in a winding pattern. The Madison area has been highly influenced by the New Urbanism movement. The promise of tree lined streets where residents stroll along walks presents a new paradigm to the area. The main North-South Street is 80' wide, the main east-west street is 70' wide and the other streets all have 66' wide right-of-ways.



The “typical” lot is 80x125 or 10,625 sq.ft. far above the average lot touted in the New Urbanism. Also missing are alleys which means those wide suburban lots are likely to have three car garages facing the street.

There is a proposed school along the south boundary, and 30 acres of vacant land to the west and north.

The contours shown (red is low and green is high) are at 1 foot intervals. The site plan obviously ignored the natural surface flow.

There is a roundabout at the main traffic intersection.

Your comments from the class:

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# Case Study 4:

## Ten Acre Development – Minnetrista, Minnesota

This plan proposed 36 units on a heavily wooded 10 acre site that included frontage at its southeast corner on Lake Minnetonka – one of the most prestigious locations in the Minneapolis region.

After three years of continuous rejections by the planning commission and council because the plan ignored both the slope ordinance and tree preservation ordinance, the city mandated the density be dropped from the 36 units to only 29 homes.



The old lake homes along the south boundary aggressively fought the development. Placing attached housing opposite existing single family was not the brightest idea when neighbors wage a war against development.

The tree ordinance requires 80% of the existing trees to be preserved. This plan wiped out 80% of the trees.

The single family narrow lots are under a townhome type platting. The look and feel of the development would be a cookie-cutter garage-grove.

Your comments from the class:

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