

## **DESCRIPTION OF PLATS A AND B: Baird Creek Role Play**



When land is subdivided into individual parcels, designers can choose two very different paths. The first is to fit as many possible lots into the space available for development. The second option offers more open space and trails to the homeowners. Both serve as functional subdivisions of land throughout the country.

### **Baird Creek Plat A**

A commonly seen subdivision of land is noticeable in the plat for Baird Creek Plat A. The developer has used a common technique of fitting the maximum possible number of home lots onto the location, including the addition of two small cul de sacs that are not seen in the other option. Access to the Baird Creek Greenway is offered by two access points on the northern end of the subdivision along with street access. This subdivision offers many amenities including:

- More homes to meet the growing population in the greater Green Bay area
- Scenic views for the increased number of lots are provided on the outer edge of the development
- Individual lot sizes are larger creating more choices available to future homeowners on the type and size of home they will build
- Homes are more evenly spaced offering a connected feeling to not only your immediate neighbors but the whole subdivision
- Creation of three stormwater management ponds (in the southeastern corner, the northeastern corner, and the north central region) to effectively deal with runoff

### **Baird Creek Plat B**

Another type of development not as familiar in the Green Bay area includes the creation of smaller lot sizes with more green space interconnectivity. This creates a more open environment for homeowners to live in and is noticeable in Baird Creek Plat B. More green space not only surrounds the homes, the homeowners have multiple access points to the Baird Creek Greenway. The developer has incorporated many elements that are less intrusive:

- Outlot 2 has been left for the creation of the Baird Park Greenway
- Outlots 4,5,6,7 are open spaces between the home sites that were intentionally left open for the development of trails and wildlife habitat
- Plantings of native species in the open space are Wisconsin Prairie Grass which also serves as the plat's way of dealing with stormwater runoff for the entire subdivision
- Smaller clusters of homes give scenic views to all homes, not only the ones located on the outer edge of the development