

**CONSERVATION SUBDIVISIONS NOT SERVED BY PUBLIC SANITARY SEWER
IN THE SOUTHEASTERN WISCONSIN REGION: 1990-2005^a**

County	Local Government	Subdivision Name	Gross Area (acres)	Number of Lots ^b	Density (number of homes per acre)		Lot Size ^d (sq. ft.)			Area Within Street Rights-of-Way		Area Within Preserved Open Space		Comments
					Gross	Net ^c	Smallest	Median	Largest	Acres	Percent	Acres	Percent ^e	
Kenosha	Town of Bristol	Chaucer Woods	38.5	42	1.09	1.20	15,000	15,030	15,820	3.6	9.4	17.4	45.2	Outlot 3 to be used as a mini park, owned and maintained by the Homeowners Association
Ozaukee	City of Mequon	Country Breeze Estates	55.3	10	0.18	0.19	87,120	88,427	95,396	3.0	5.5	30.7	55.5	Includes a six-foot wide walking and equestrian trail; open space owned by developer for first three years, then owned and maintained by Homeowners Association
		Hawks Bluff	94.0	19	0.20	0.21	59,856	71,790	97,142	3.2	3.4	56.6	60.2	Open space owned and maintained by Homeowners Association
		Hawk's Landing	112.7	22	0.20	0.21	52,836	69,126	141,364	8.5	7.5	64.3	57.0	Open space owned and maintained by Homeowners Association
		Highland Ridge	72.6	12	0.16	0.18	109,757	121,727	158,442	4.4	6.1	35.3	48.6	Open space owned and maintained by Homeowners Association
		Legacy Hills	78.0	16	0.21	0.23	43,934	48,268	57,805	8.1	10.4	51.8	66.4	Includes a 20-foot wide public bike path easement; open space owned and maintained by Homeowners Association
		Sutton Ridge	51.6	13	0.25	0.29	61,055	70,459	82,009	5.0	9.7	25.4	49.2	Open space owned and maintained by Homeowners Association; includes a private walking path
		The Highlands	47.0	9	0.19	0.21	65,292	67,693	80,725	3.9	8.3	28.5	60.6	Includes a private trail; open space owned and maintained by Homeowners Association
	Twin Oaks	38.2	7	0.18	0.20	71,003	77,537	98,496	2.6	6.8	22.9	59.9	Includes a private trail	
	Town of Cedarburg	Behrens	75.8	21	0.28	0.29	44,514	53,640	189,010	4.2	5.5	42.5	56.1	Open space owned and maintained by Homeowners Association; includes a public bike path
		Hidden Prairie	59.3	13	0.22	0.23	43,586	50,707	491,793	3.1	5.2	31.0	52.3	Open space owned and maintained by Homeowners Association; includes a private walking path and bike path; largest lot (11 acres) consists of an existing farmstead
		Malone Meadows	74.7	20	0.27	0.28	43,866	48,546	220,608	3.9	5.2	43.7	58.5	Open space owned and maintained by Homeowners Association; includes a private walking path; the drainage and walking path easements are granted to the Town
		Pleasant Valley Preserve	96.7	26	0.27	0.30	49,743	62,572	69,384	9.4	9.7	52.7	54.5	Outlots 1, 3, 4, and 5 to be owned and maintained by the Homeowners Association; Outlot 2 is dedicated to the Town for a cistern area; includes a public bike path
		White Oaks	54.2	13	0.24	0.26	44,125	53,198	86,276	3.5	6.5	32.6	60.1	Open space owned and maintained by Homeowners Association; includes a private walking path
	Town of Grafton	Blank's Crossing	157.1	48	0.31	0.33	43,565	44,139	52,065	10.0	6.4	93.0	59.2	Open space owned and maintained by Homeowners Association
Pioneer Preserve		43.3	13	0.30	0.32	43,873	54,069	77,861	2.3	5.3	23.5	54.3	Open space owned and maintained by Homeowners Association; Outlot 3 dedicated to the Town	
Woodland Shores		51.5	10	0.19	0.21	43,655	46,034	51,481	4.7	9.1	36.3	70.5	Open space owned and maintained by Homeowners Association	
Racine	Village of Caledonia	Old Field Settlement	65.6	15	0.23	0.29	44,380	51,377	60,522	13.8	21.0	34.2	52.1	Condominium development; includes private walking and horse trails; open space owned and maintained by Homeowners Association
		The Ponds (Phase I)	77.7	17	0.22	0.25	30,007	39,591	266,042	8.4	10.8	45.8	58.9	Includes private pedestrian and equestrian trails, and larger lots for horses; open space owned and maintained by Homeowners Association
		The Ponds (Phase II)	144.3	30	0.21	0.23	40,064	52,229	213,057	10.8	7.5	84.2	58.3	Includes private pedestrian and equestrian trails, and larger lots for horses; open space owned and maintained by Homeowners Association
	Town of Norway	Eagle View Ridge	78.3	24	0.31	0.34	42,077	50,158	82,589	7.9	10.1	39.6	50.6	Open space (39 acres) reserved for park and open space and stormwater detention uses; open space owned and maintained by Homeowners Association; lots vary in size

(continued)

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					Gross	Net ^c	Smallest	Median	Largest	Acres	Percent	Acres	Percent ^e	
Walworth	Town of Lafayette	Sugar Creek Preserve	259.6	52	0.20	0.21	40,071	45,876	176,914	15.1	5.8	183.5	70.7	Outlots 1, 2, and 4 are owned and maintained by Homeowners Association; Outlot 3 is reserved for private roadways
	Town of Linn	Woodstone	92.3	43	0.47	0.50	30,000	31,995	116,115	6.8	7.4	49.7	53.8	Outlot 1 is a conservation area (46 acres); open space owned and maintained by the Homeowners Association
Washington	Town of Barton	Evergreen Canyon	161.2	25	0.16	0.16	43,578	50,634	165,161	4.0	2.5	122.2	75.8	Outlots 1, 2, 4, 5, 6, and 7 are owned by Homeowners Association; if approved by the Town Board, Outlot 3 may be dedicated as a road right-of-way
	Town of Jackson	Appellation Ridge	79.0	64	0.81	0.91	20,000	20,709	36,359	8.4	10.6	37.0	46.8	Open space owned and maintained by the Homeowners Association
		Prairie Meadow Estates	79.8	12	0.15	0.15	45,645	73,057	222,312	1.7	2.1	47.0	58.9	Lots vary in size; Open space owned and maintained by Homeowners Association
	Town of Richfield	Cedar Trail	18.8	6	0.32	0.35	56,155	57,791	81,905	1.6	8.5	7.7	41.0	Outlots 1 and 3 owned and maintained by Homeowners Association; Outlot 2 reserved for future street right-of-way
		Cosgrove Acres	71.0	23	0.32	0.34	54,502	55,045	459,551	4.1	5.8	28.4	40.0	Open space includes 13 acres for a proposed Town park and the remainder of the open space is owned and maintained by a Homeowners Association
		Dakotah Fields	112.5	37	0.33	0.37	54,489	57,513	72,802	11.2	10.0	51.0	45.3	Open space owned and maintained by Homeowners Association
		Eagles Ridge	55.8	18	0.32	0.36	54,720	60,298	75,806	5.3	9.5	24.9	44.6	Open space owned and maintained by Homeowners Association
		Fox Hollow	101.9	20	0.20	0.21	60,546	90,299	1,493,426	8.4	8.2	46.4	45.5	Includes 23 acres of open space that is privately owned by an individual lot owner; the remainder of the open space is owned and maintained by the Homeowner's Association
		Hawthorn Preserve	30.1	8	0.27	0.29	57,499	69,260	76,666	2.6	8.6	15.4	51.2	Open space owned and maintained by Homeowners Association
		Hidden Glen	17.5	5	0.29	0.31	54,452	65,595	91,797	1.6	9.1	9.8	56.0	Open space owned and maintained by Homeowners Association
		Hawk's View	105.4	34	0.32	0.36	54,925	64,648	88,583	10.7	10.2	42.2	40.0	Open space owned and maintained by Homeowners Association
		McKenna Kames	51.4	15	0.29	0.32	54,580	55,130	277,888	4.1	8.0	22.3	43.4 ^f	Lots vary in size; open space owned and maintained by Homeowners Association
		McKenna Kames (First Addition)	83.6	28	0.33	0.37	54,453	66,497	114,996	7.1	8.5	31.9	38.2 ^f	Lots vary in size; open space owned and maintained by Homeowners Association
		Meadow View Estates	64.8	21	0.32	0.35	54,842	65,587	105,462	5.2	8.0	26.7	41.2	Lots vary in size; open space owned and maintained by Homeowners Association
		Pleasant View Ridge	72.9	24	0.33	0.36	54,701	65,691	75,546	6.8	9.3	29.2	40.1	Open space owned and maintained by Homeowners Association
		Prairie Hollow	78.3	26	0.33	0.37	54,513	57,704	72,520	8.2	10.5	35.0	44.7	Open space owned and maintained by Homeowners Association
		St. Augustine Ridge	38.5	11	0.29	0.31	54,529	54,585	100,597	3.2	8.3	19.5	50.6	Open space owned and maintained by Homeowners Association
		Scenic Grove	34.5	10	0.29	0.32	54,450	54,455	55,151	3.3	9.6	18.7	54.2	Open space owned and maintained by Homeowners Association
		Scenic Hill Run	91.1	29	0.32	0.34	55,819	62,412	117,969	5.6	6.1	39.8 ^g	43.7 ^g	Outlot 1 owned and maintained by Homeowners Association; Outlots 2 and 3 (totaling about one acre) are privately owned and cannot be developed
		Steeple View Estates	118.2	36	0.30	0.33	54,294	54,750	245,580	9.4	8.0	48.3	40.9	Outlots 1, 2, and 5 owned and maintained by Homeowners Association
The Preserve at Highland Ridge		75.6	20	0.27	0.31	54,494	56,622	67,220	10.8	14.3	35.8	47.4	Open space owned and maintained by Homeowners Association	
Timber Stone	288.1	100	0.35	0.37	54,451	59,084	160,219	17.2	6.0	113.8	39.5	Open space owned and maintained by Homeowners Association; Lots vary in size		
Whitetail Hideaway	122.4	35	0.29	0.31	54,549	57,655	81,862	10.1	8.3	64.4	52.6	Open space owned and maintained by Homeowners Association		
Winchester Fields I	83.8	27	0.32	0.37	54,488	56,122	59,999	10.2	12.2	38.2	45.6	Open space owned and maintained by Homeowners Association		
Winchester Fields II	66.8	20	0.30	0.35	54,574	55,082	79,996	9.5	14.2	30.5	45.7	Open space owned and maintained by Homeowners Association		

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					Gross	Net ^c	Smallest	Median	Largest	Acres	Percent	Acres	Percent ^e	
Washington (continued)	Town of Richfield (continued)	Wolf Run Preserve	81.7	27	0.33	0.36	54,450	56,737	93,258	5.7	7.0	36.3	44.4	Open space owned and maintained by Homeowners Association
		Wolf Run Preserve (First Addition)	21.6	7	0.32	0.36	54,351	57,720	78,787	2.3	10.6	9.1	42.1	Open space owned and maintained by Homeowners Association
		Woodridge West	38.4	12	0.31	0.35	55,083	59,044	185,883	3.8	9.9	15.4	40.1	Open space owned and maintained by Homeowners Association
	Town of Wayne	Whitetail Meadows No. 1	141.2	28	0.20	0.21	65,436	101,250	167,967	9.2	6.5	66.7	47.2 ^h	Lots vary in size; open space owned and maintained by Homeowners Association
		Whitetail Meadows No. 2	31.4	6	0.19	0.20	65,941	66,672	94,909	1.3	4.1	20.4	65.0 ^h	Open space owned and maintained by Homeowners Association
Waukesha	City of Delafield	Mission Woods	43.1	8	0.19	0.20	90,378	107,080	143,916	2.4	5.6	22.0	51.0	Open space owned and maintained by Homeowners Association
	City of Muskego	Martin Estates	50.3	16	0.32	0.34	43,695	54,629	60,092	3.8	7.5	26.4	52.5	Open space owned and maintained by Homeowners Association
	City of New Berlin	Rogers Glen	151.9	60	0.39	0.44	30,034	32,810	48,986	14.4	9.5	89.9	59.2	Open space owned and maintained by Homeowners Association
	Village of Dousman	Settlement at Utica Lake	87.1	81	0.93	1.05	16,891	17,744	23,075	9.7	11.1	41.5	47.6	Outlot 1 (37 acres) dedicated to Waukesha County; Outlots 2 through 5 owned and maintained by Homeowners Association
	Town of Delafield	Maplefields	37.2	5	0.13	0.14	60,044	60,122	64,617	1.1	3.0	29.1	78.2	Includes a 10-foot wide public bike path easement; open space owned and maintained by Homeowners Association
	Town of Eagle	Eagle's Preserve	70.6	18	0.25	0.27	65,361	65,914	78,023	3.0	4.2	39.5	55.8	Outlots 1 and 2 owned and maintained by Homeowners Association; Outlot 3 (39 acres) is a conservation easement
	Town of Genesee	The Conservancy at Genesee	46.1	11	0.24	0.25	44,124	54,134	192,061	2.3	5.0	27.3	59.2	Open space owned and maintained by Homeowners Association
	Town of Lisbon	Walnut Grove	127.3	32	0.25	0.27	43,967	54,358	175,160	8.0	6.3	68.0	53.4	Lots vary in size; open space owned and maintained by Homeowners Association
		Watersedge	73.7	15	0.20	0.21	46,849	55,470	81,227	2.7	3.7	41.0	55.6	Condominiums; 15 single-family lots; Outlots 5 and 6 (31 acres) dedicated to Waukesha County; Outlots 1 and 4 (10 acres) owned and maintained by Homeowners Association
	Town of Merton	Brandenridge Addition	47.1	15	0.32	0.35	41,250	45,020	55,856	4.7	10.0	26.7	56.7	Outlot 1 owned and maintained by Homeowners Association; Outlot 2 dedicated to the Town
		Christopherson Fields	75.0	22	0.29	0.31	44,134	45,900	154,679	4.6	6.1	39.5	52.6	Open space owned and maintained by Homeowners Association
		Lori Meadows	62.8	21	0.33	0.36	44,292	50,988	62,967	4.0	6.4	33.7	53.7	Open space owned and maintained by Homeowner Association
		Mary Hill Park	75.2	21	0.28	0.30	46,699	54,358	59,565	5.6	7.4	40.3	53.6	Open space owned and maintained by Homeowners Association
		Mason Creek	87.0	24	0.28	0.29	40,935	48,573	544,990	4.9	5.6	36.8	42.3	Open space owned and maintained by Homeowners Association
		Prairie Hollow	123.1	35	0.28	0.30	43,472	52,434	435,461	8.3	6.7	60.5	49.1	Open space owned and maintained by Homeowners Association; largest lot (10 acres) is an existing farmstead
	Town of Mukwonago	Lakewood Farms Preserve	201.7	31	0.15	0.16	67,540	113,314	317,278	9.6	4.8	99.7	49.4	Outlots 1, 2, 4, 5, and 6 owned and maintained by Homeowners Association; Outlot 3 dedicated to the Waukesha Land Conservancy or similar conservation organization; includes a 20-foot wide walking trail; lots vary in size
Woodmont		111.7	37	0.33	0.36	65,347	70,000	84,442	8.3	7.4	43.2	38.7	Open space owned and maintained by Homeowners Association	
Town of Ottawa	Preserve at Hunters Lake	270.7	41	0.15	0.16	51,531	66,654	117,000	20.0	7.4	142.2	52.5	Portion of the Ice Age Trail located within open space; includes private walking trails; open space owned and maintained by Homeowners Association	
Total – 71 Subdivisions			6,077.2	1,722	0.28	0.31	3,652,431	4,191,338	10,780,488	456.0	--	3,127.0	--	--
Average			85.6	24	0.28	0.30	51,443	59,033	151,838	6.4	7.5	44.0	51.4	--

Note: Includes only those conservation subdivisions providing a minimum of approximately 40 percent open space. SEWRPC recommends that a minimum of 60 percent of the subdivision be preserved in permanent open space in conservation subdivisions in areas not served by public sanitary sewers.

^aSee table entitled, Summary of Ordinance Requirements for Conservation Subdivisions in Southeastern Wisconsin, for additional information.

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^bDoes not include outlots.

^cExcludes existing street rights-of-way. County and local ordinances may require other areas, such as floodplains and wetlands, to be subtracted when calculating allowable density. See table referenced in footnote "a" for additional information.

^dExcludes preserved open space.

^ePercent of gross development site.

^fThe McKenna Kames subdivision phases together provide 41 percent open space.

^gIncludes about one acre that is privately owned, but cannot be developed.

^hThe Whitetail Meadows subdivision phases together provide 50.5 percent open space.

Source: SEWRPC.

RRK/RLR/mlh/lgh

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