

**CONSERVATION SUBDIVISIONS 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	City of Kenosha	Kilbourn Woods	71.2	98	1.38	1.55	8,403	10,623	24,289	8.1	11.4	36.0	50.5	Lots vary in size; Outlot 1 to be owned and maintained by the Homeowners Association; Outlot 2 to be dedicated to the City of Kenosha for park use
	Town of Bristol	Bristol Bay	65.9	3	0.05	0.05	50,741	102,226	1,207,677	1.1	1.7	33.3	50.5	Condominiums; Stormwater management easement to be owned and maintained by the Condominium Association
		Oak Ridge Estates	46.2	38	0.82	0.92	8,000	8,200	10,000	4.7	10.2	34.1	73.8	Private streets; open space owned and maintained by Homeowners Association
Milwaukee	City of Franklin	Crooked Creek	33.3	43	1.29	1.54	13,004	15,044	22,159	5.3	15.9	12.6	37.8	Open space owned and maintained by Homeowners Association
		Crooked Creek Addition 1	33.1	43	1.30	1.52	13,824	15,136	23,338	4.8	14.5	12.5	37.8	Open space owned and maintained by Homeowners Association
		Prairie Grass Preserve	70.4	65	0.92	1.05	14,000	19,280	38,389	8.3	11.8	31.0	44.0	Includes 36 single-family lots and 29 two-family lots; Outlots 1, 4, 5, 6, 7, and 8 are owned and maintained by Homeowners Association; Outlots 2 and 3 (22 acres) granted to a conservation organization
		River Highlands	21.7	30	1.38	1.61	11,005	13,269	27,752	3.1	14.3	9.0	41.4	Outlots 1 and 2 are owned and maintained by Homeowners Association; Outlot 3 may be deeded to the developer if the outlot is buildable, if not, the outlot is to be deeded to the Homeowners Association
		Serenity Estates	9.7	14	1.44	1.67	15,001	17,466	25,588	1.3	13.4	2.7	27.8	Open space owned and maintained by Homeowners Association
		Shadwell	26.2	35	1.34	1.52	15,997	17,398	28,928	3.2	12.2	7.6	29.0	Open space owned and maintained by Homeowners Association
		Yorkshire Grove	39.6	46	1.16	1.43	16,041	16,560	27,431	7.5	18.9	13.2	33.3	Outlot 1 is to be retained by the developer; Outlots 2 and 3 are owned and maintained by the Homeowners Association
	City of Milwaukee	Cherokee Point Addition 1	10.7	28	2.62	3.11	5,051	7,353	16,642	1.7	15.9	3.2	29.9	Open space owned and maintained by Homeowners Association
	City of Oak Creek	Genevieve's Garden	20.5	19	0.93	1.04	21,734	23,791	35,724	2.2	10.7	7.2	35.1	Open space owned and maintained by Homeowners Association
		Georgetown Commons West Addition 1	51.8	83	1.60	1.82	10,022	12,970	60,221	6.2	12.0	14.4	27.8	Open space owned and maintained by Homeowners Association
		Willowbrook	70.2	89	1.27	1.45	10,000	10,832	14,693	8.8	13.0	36.0	53.0	Open space owned and maintained by Homeowners Association
Willow Creek Estates		28.7	36	1.25	1.46	17,004	19,266	25,077	4.6	16.0	8.3	28.9	Open space owned and maintained by Homeowners Association	
Village of Greendale	Ambruster Fields	10.8	27	2.50	2.58	8,402	10,039	15,138	1.1	10.2	3.0	27.8	Outlot 1 owned and maintained by Homeowners Association; Outlots 2 and 3 (two acres) dedicated to the Village	
Ozaukee	City of Cedarburg	Seidler Pond	80.1	25	0.31	0.36	40,009	43,607	49,327	10.5	13.1	44.7	55.8	Includes a public bike and pedestrian path within the open space; open space owned and maintained by Homeowners Association
	City of Mequon	The Preserve at Glen Oaks	27.8	17	0.61	0.65	32,670	32,814	34,976	1.6	5.8	13.2	47.5	Open space owned and maintained by the Homeowners Association
	City of Port Washington	Hidden Hills	50.5	76	1.50	1.70	8,000	8,791	11,201	5.8	11.5	17.2 ^g	34.1 [†]	Includes 75 single-family homes; 24 condominium units in 12 buildings; five acres for commercial/office buildings; 1.1 acres dedicated to the City for a public park; and open space owned and maintained by Homeowners Association
	Village of Fredonia	Stoney Creek Meadow	19.4	31	1.60	1.94	11,560	13,500	36,351	3.4	17.5	5.3	27.3	Open space owned and maintained by Homeowners Association

(continued)

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	
Racine	City of Burlington	Spring Brook Landing	29.0	51	1.76	1.97	6,965	9,133	14,323	3.1	10.7	14.0	48.3	Open space owned and maintained by Homeowners Association
	Village of Caledonia	Auburn Hills	85.6	113	1.32	1.54	10,217	11,785	25,229	12.7	14.8	33.1	38.7	Includes 113 single-family homes. Outlots 1 and 3 through 7 are open space; Outlot 2 was developed with 13 two-family condominium buildings
		Blue River Preserve	73.5	63	0.86	0.96	19,924	20,149	44,215	8.1	11.0	27.3	37.1	Outlots 1 and 5 dedicated to the Village as drainage easements; Outlot 4 (21 acres) dedicated to Racine County; includes a private 10-foot wide walking path
		Quarry Springs	75.9	22	0.29	0.31	19,657	34,148	318,171	4.8	6.3	41.2	54.3	Open space owned and maintained by Homeowners Association
		Wooded Valley Estates	33.9	32	0.94	1.07	13,521	15,901	34,875	3.9	11.5	16.7	49.3	Lots vary in size; 11.5 acres of open space owned by the Caledonia Conservancy and five acres of open space are owned and maintained by Homeowners Association
		Woodland Pines	8.8	20	2.27	2.70	2,700	3,000	3,000	1.4	15.9	6.0	68.2	Twenty single-family detached condominiums; includes a hiking/walking trail; open space owned and maintained by Condominium Association
		Village of Caledonia and Village of Mt. Pleasant	Jamestown I and II	55.4	93	1.68	2.00	8,027	11,199	34,117	8.8	15.9	21.1	38.1
	Village of Mt. Pleasant	Oak Hill	30.1	38	1.26	1.43	9,673	13,674	29,484	3.6	12.0	13.2	43.9	Open space owned and maintained by Homeowners Association; includes a private walking trail
		Settlement at Hoods Creek	61.6	70	1.14	1.30	12,673	17,471	25,849	7.9	12.8	23.4	38.0	Outlots 1, 4, 5, and 6 owned and maintained by Homeowners Association; Outlots 2 and 3 dedicated to the Village for park and stormwater management uses
		The Meadows	22.9	28	1.22	1.33	9,636	12,120	15,995	1.9	8.3	12.7	55.5	Open space owned and maintained by Homeowners Association
		The Preserve	57.2	55	0.96	1.11	18,910	22,894	42,544	7.6	13.3	19.0	33.2	Open space owned and maintained by Homeowners Association; includes a private walking trail
	Town of Waterford	Golden Bay	41.1	64	1.56	1.65	8,059	11,529	27,005	2.2	5.4	14.8	36.0	Portion of open space is dedicated to the Town for public access to Tichigan Lake; walking trail; remaining open space owned and maintained by Homeowners Association
		Rivers Turn	66.6	29	0.44	0.47	20,000	30,911	142,953	5.3	8.0	34.0	51.1	Outlot 2 dedicated to the Town for a 12-foot wide walking trail; Outlots 1 and 4 dedicated to Racine County for stormwater management; Outlot 5 (24 acres) dedicated to Racine County for open space and possible future park
	Walworth	City of Lake Geneva	Stone Ridge	150.7	168	1.11	1.28	10,763	15,230	104,938	19.2	12.7	59.4	39.4
City of Whitewater		Waters Edge South	51.1	44	0.86	0.96	9,481	11,375	31,313	5.4	10.6	22.0	43.1	Condominiums; 41 single-family lots; Lot 4 of Block 4 has five four-unit condominiums; Lot 1 of Block 5 to have 32 condominium units; Lot 1 of Block 6 to have four four-unit condominiums; Outlot 1 of Block 1 is a stormwater easement to be owned and maintained by Homeowners Association; Outlot 1 of Block 4 (20 acres) dedicated to the City

(continued)

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					Gross	Net ^c	Smallest	Median	Largest	Acres	Percent	Acres	Percent ^e	
Washington	City of West Bend	Creekside	7.9	12	1.52	1.82	11,198	14,411	18,104	1.3	16.5	3.1	39.2	Open space owned and maintained by Homeowners Association
		Creekside Addition No. 1	31.5	65	2.06	2.47	7,198	10,690	18,321	5.2	16.5	10.1	32.0	Open space owned and maintained by Homeowners Association
		Prairie Meadow	77.0	139	1.80	2.17	8,400	9,500	12,000	13.0	17.0	31.0	40.0	Outlots 1 and 2 are owned by the City and Outlot 4 was dedicated to the City for an 11-acre neighborhood park; Outlots 3 and 5 are open space owned and maintained by Homeowners Association
	City of Hartford	Hartford Square	49.9	6	0.12	0.14	16,461	215,979	307,228	7.7	15.4	14.7	29.5	All condominiums; Outlot 1 dedicated to the City for park use
		Schwendimann Hills	35.2	36	1.02	1.15	20,020	22,574	65,193	4.0	11.4	10.2	29.0	Outlot 3 dedicated to the City; Outlot 4 is a pedestrian path; Outlot 1 will be used for stormwater management; and Outlot 2 is an access easement
	Village of Germantown	Prairie Glen	40.1	31	0.77	0.90	15,000	15,366	17,711	5.8	14.5	22.8	56.9	Includes a nature trail; open space owned and maintained by Homeowners Association
		Tree Tops	43.2	51	1.18	1.51	15,372	17,151	29,708	9.4	21.8	12.8	29.6 ⁹	Open space owned and maintained by Homeowners Association
		Tree Tops Addition No. 1	31.8	51	1.60	1.95	15,023	16,890	24,286	5.6	17.6	5.2	16.4 ⁹	Open space owned and maintained by Homeowners Association
		Tree Tops Addition No. 2	21.7	28	1.29	1.58	15,087	16,982	27,231	4.0	18.4	6.0	27.6 ⁹	Open space owned and maintained by Homeowners Association
	Village of Kewaskum	Tree Tops Addition No. 3	50.2	55	1.10	1.32	15,153	17,600	151,925	8.6	17.1	15.4	30.7 ⁹	Open space owned and maintained by Homeowners Association
Kettle Kountry Estates		72.2	71	0.98	1.11	10,076	14,497	51,491	8.1	11.2	39.0	54.0	Outlots 3, 5, and 6 owned and maintained by Homeowners Association; Outlots 2 and 4 dedicated to the Village; includes a pedestrian path	
The Kewaskum Potawatomi Prairie		77.7	76	0.98	1.07	10,012	13,375	22,829	7.0	9.0	20.5	26.4	Condominiums; 75 single-family lots; Lot 43 to be Condominiums; Outlots 1 and 2 to be owned and maintained by the owner/developer. The developer may dedicate the outlots to all owners of Lot 43 (26 acres) and its Condominium Association for private park lands to be maintained by the Condo Association	
Waukesha	City of Muskego	Big Muskego Estates I and II	80.6	88	1.09	1.29	16,553	20,884	50,066	12.6	15.6	21.5	26.7	Lots vary in size; Open space owned and maintained by Homeowners Association
		Boxhorn Reserve	20.5	19	0.93	1.01	17,011	23,408	35,590	1.7	8.3	8.7	42.4	Outlot 1 owned and maintained by Homeowners Association; Outlot 2 dedicated to the City for natural resource protection
		Candlewood Creek Addition No. 1	27.6	27	0.98	1.11	15,011	20,318	29,070	3.3	12.0	11.8	42.8	Outlots 7 and 12 owned and maintained by Homeowners Association; Outlots 6, 8, 9, 10, and 11 (10 acres) dedicated to the City for park and open space use
		Chamberlain Hill	29.5	29	0.98	1.18	16,020	17,000	19,850	4.9	16.6	13.2	44.7	Open space owned and maintained by Homeowners Association
		Quietwood Creek	140.6	143	1.02	1.12	14,024	15,340	1,254,918	12.6	9.0	39.9	28.4	The largest lot (28.8 acres) consists of an existing farmstead, which is not included in the open space; the open space is owned and maintained by Homeowners Association
		Stonebridge	48.3	43	0.89	0.98	18,379	19,941	52,060	4.6	9.5	20.8	43.1	Outlots 1, 3, and 4 owned and maintained by Homeowners Association; Outlot 2 to be owned by developer
	City of Oconomowoc	Eastlake Village	100.8	170	.69	2.11	12,030	13,216	19,061	20.2	20.0	28.1	27.9	All outlots except Outlots 4, 15, and 17 are owned and maintained by Homeowners Association (21 acres); Outlot 4 is granted to the Pabst Farms stormwater district; Outlot 15 is a dedicated future right-of-way; and Outlot 17 is dedicated to the City for a lift station
		Thurrow's Golden View Estates	67.1	113	1.68	1.94	9,999	10,000	14,785	8.9	13.3	17.5	26.1	Outlots 1 and 8 dedicated to the City for park use; Outlot 4 dedicated to the City; Outlots 2 and 7 owned and maintained by Homeowners Association

(continued)

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					Gross	Net ^c	Smallest	Median	Largest	Acres	Percent	Acres	Percent ^e	
Waukesha (continued)	City of Oconomowoc (continued)	Wood Creek IV	16.9	19	1.12	1.26	11,888	12,876	26,522	1.8	10.7	6.9	40.8	Outlots 3 and 5 dedicated to the City, Outlot 3 for a lift station; Outlot 4 owned and maintained by Homeowners Association
		Wood Creek V	24.6	31	1.26	1.46	11,999	14,735	21,660	3.3	13.4	8.9	36.2	Outlot 6 dedicated to the City; Outlot 7 owned and maintained by Homeowners Association
	City of Pewaukee	Broken Hill	237.3	125	0.53	0.57	24,000	25,341	34,514	17.0	7.2	146.6	61.8	Open space owned and maintained by Homeowners Association
		Wethersfield	68.2	50	0.73	0.83	20,075	23,522	32,484	7.6	11.1	33.6	49.3	Open space owned and maintained by Homeowners Association
		Wyndemere	43.4	41	0.94	1.06	18,003	19,456	31,859	4.8	11.1	19.6	45.2	Open space owned and maintained by Homeowners Association
	City of Waukesha	Oakmont	83.3	128	1.54	1.79	15,006	16,261	24,513	11.9	14.3	21.5	25.8 ^h	Open space owned and maintained by Homeowners Association; Outlot 2 is a 20-acre isolated natural resource area
		Rolling Ridge Addition No. 7	74.5	91	1.22	1.36	9,147	12,584	830,540	7.8	10.5	19.7	26.4	Open space owned and maintained by Homeowners Association
		Tallgrass	59.0	61	1.03	1.18	20,700	24,237	35,380	7.4	12.5	15.7	26.6	Includes private walking trails; open space owned and maintained by Homeowners Association
		Tallgrass Addition No. 1	64.9	45	0.69	0.74	21,705	24,774	31,318	4.2	6.5	33.6	51.8	Open space owned and maintained by Homeowners Association
		Trillium Hill	46.9	22	0.47	0.55	10,986	15,540	89,119	7.1	15.1	30.4	64.8	Outlot 1 is owned and maintained by Homeowners Association; Outlots 2 and 3 are owned by the City of Waukesha
		Welsh Oaks	31.2	40	1.28	1.48	15,055	18,107	26,862	4.1	13.1	9.7	31.1	Outlots 1 and 2 owned and maintained by Homeowners Association; Outlot 3 dedicated to the City for park and open space use; includes a private nature walking trail
		Village of Hartland	Four Winds	133.8	119	0.89	1.03	22,010	25,680	35,128	18.5	13.8	43.4	32.4
	Village of Hartland	Mary Hill	82.8	74	0.89	1.06	22,236	25,637	33,575	12.7	15.3	25.5	30.8	Includes private walking trails; open space owned and maintained by Homeowners Association
		River Reserve	126.2	107	0.85	0.96	22,008	27,157	69,616	15.3	12.1	31.1	24.6	Lots vary in size, Outlots 1, 2, 4, 5, and 7 are owned and maintained by Homeowners Association; Outlot 6 is a public easement; and Outlot 3 is privately owned
		The Tradition of Hartland	19.9	21	1.06	1.19	21,996	22,731	25,626	2.2	11.1	5.9	29.6	Open space owned and maintained by Homeowners Association; includes a public asphalt pathway
		Village of Menomonee Falls	Carter's Crossing	61.7	62	1.00	1.12	18,021	20,893	55,812	6.4	10.4	23.4	37.9
	Village of Menomonee Falls	Overlook Trail	93.0	41	0.44	0.46	17,013	18,792	34,120	4.2	4.5	54.2	58.3 ⁱ	Outlot 2 (wetland conservancy area, 50 acres) to be purchased by the Village for open space uses; all other outlots to be owned and maintained by Homeowners Association
		Ravenwoods	35.4	34	0.96	1.07	15,208	20,295	111,826	3.6	10.2	10.6	29.9	21 single-family lots, 12 two-family lots, and one multi-family lot; Outlots 1, 2, 3, 5, and 6 owned and maintained by Homeowners Association; Outlot 4 retained by developer
		Village of Mukwonago	Fox River View	87.0	86	0.99	1.10	15,000	17,273	26,071	9.0	10.3	30.0	34.5
	Village of Mukwonago	Minor's Homestead Addition 1	68.7	15	0.22	0.22	22,549	24,863	112,702	1.6	2.3	55.0	80.0	Outlots 5 and 6 (51 acres) deeded to Waukesha Land Conservancy; other outlots owned and maintained by Homeowners Association
Village of Pewaukee		The Oaks	58.9	41	0.70	0.78	20,480	23,632	26,246	6.5	11.0	30.0	50.9	Open space owned and maintained by Homeowners Association

(continued)

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					Gross	Net ^c	Smallest	Median	Largest	Acres	Percent	Acres	Percent ^e		
Waukesha (continued)	Village of Sussex	Brandon Oaks	39.8	46	1.16	1.33	19,977	20,518	34,171	5.1	12.8	12.0	30.2 ^j	Outlot 2 (10 acres) dedicated to Waukesha County; all other outlots owned and maintained by Homeowners Association	
	Village of Wales	Brandybrook Addition No. 1	49.4	22	0.45	0.49	31,296	38,141	80,231	4.2	8.5	24.0	48.6	Open space owned and maintained by Homeowners Association	
	Town of Delafield	Hawksnest		174.5	71	0.41	0.46	40,000	43,119	60,815	20.0	11.5	78.8	45.2	Portion of the Ice Age Trail located within open space; private walking trails and an area for active recreational activities included in open space; open space owned and maintained by Homeowners Association
			High Ridge	89.7	49	0.55	0.61	30,013	32,483	45,419	9.4	10.5	29.8	33.2	49 single-family homes; Outlots 1, 3, and 5 are common park and open space areas owned and maintained by Homeowners Association; Outlots 2 and 4 were developed with nine four-family condominium buildings; a portion of the Lake County Recreational Trail is located within the open space
		Lakeside Conservancy	66.3	32	0.48	0.54	30,069	30,850	40,231	6.8	10.3	36.2	54.6	Open space owned and maintained by Homeowners Association	
		Lost Creek	60.1	26	0.43	0.50	30,598	32,674	48,696	7.8	13.0	31.1	51.7	Includes private walking trails; open space owned and maintained by Homeowners Association	
		Stillmeadow	177.1	85	0.48	0.54	30,008	32,895	147,200	18.8	10.6	83.7	47.3	3.0 acres of open space land dedicated to Hartland Lakeside School for passive recreational use; 15-foot wide public pedestrian easement provided; includes private walking trails and play area in open space; open space owned and maintained by Homeowners Association	
		The Enclave of Delafield	37.0	12	0.32	0.35	43,600	65,159	131,330	2.5	6.8	14.9	40.3	Outlot 2 dedicated to the Town for roadway, park, or other use; Outlots 1, 3, and 4 (13 acres) owned and maintained by Homeowners Association	
	Town of Delafield and Village of Hartland	Prairie Wind Farm	137.0	73	0.53	0.58	11,991	24,260	32,153	10.9	8.0	86.3	63.0	Lots vary in size; open space owned and maintained by Homeowners Association; 21 acres of active farm area are included in open space calculation, but are privately owned	
	Town of Lisbon	Seven Stones of Lisbon	24.6	14	0.57	0.66	40,795	43,548	57,096	3.4	13.8	6.6	26.8	Open space owned and maintained by Homeowners Association	
Town of Oconomowoc	Westshore	144.9	136	0.94	1.06	20,000	20,896	31,945	16.3	11.2	58.1	40.1 ^k	Outlots 1 and 6 (44 acres) dedicated to the Town; Outlots 3, 4, 5, and 7 owned and maintained by Homeowners Association; Outlot 2 transferred to company operating the watermain		
Total – 87 Subdivisions			5,202.6	4,808	0.92	1.04	1,492,133	2,002,735	7,275,119	600.0	--	2,154.0	--	--	
Average			59.8	55	0.92	1.04	17,151	23,020	83,622	6.9	11.5	24.8	41.5	--	

Note: Includes only those conservation subdivisions providing a minimum of 25 percent open space. SEWRPC recommends that a minimum of 40 percent of the subdivision be maintained in permanent open space in conservation subdivisions served by public sanitary sewers.

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

^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.

(continued)

^ePercent of gross development site.

^fDoes not include 1.1 acres dedicated for a public park.

^gThe Tree Tops subdivision phases together provide 27 percent open space.

^hThe Oakmont subdivision phases together provide 26 percent open space.

ⁱThe Overlook Trail subdivision phases together provide 58 percent open space.

^jThe Brandon Oaks subdivision phases together provide 30 percent open space.

^kThe Westshore subdivision phases together provide 40 percent open space.

Source: SEWRPC.

#108938 v1 - CONS SUBD WITH SEWER THRU 2005
RRK/RLR/mlh/lgh
04/04/07