A different approach
**Washington Highlands**

- 1911
- Original Pabst Farms
- Master Planned
- Urban Green Space
In the Beginning...

- 180 Acres
- 35 Acres Wooded
Site Inventory Includes

- Floodplains
- Topography & Drainage
- Primary Environmental Corridors
- Woodlands & Treelines
- Wildlife Habitats
- Historic, Archeological & Cultural Features
- Scenic Viewsheds
- Soils
Conservation!
Resource Inventories
Yield Plan

- Two Acre Density
- 71 Two-Acre Homesites
- No Open Space
- No Ice Age Trail
- No Stormwater Management Space
Conservation Plan

- Two Acre Density
- 71 One-Acre Homesites
- 75 Acres of Open Space – 42%
- 35 Acre Woods Preserved
- Provides Areas for Stormwater Management
- Preserves Treelines & Topography
Important Features of Conservation Subdivisions

- Respect for Topography & Drainage
- Natural Landscaping & Preservation of Wetlands, Woodlands & Treelines
- Enhance Wildlife Habitat
- Preserve Historic, Archeological & Cultural Features and Scenic Viewsheds
- Social Gathering Areas & Parks = less burden for Municipality
- Establish Recreational Trail Corridors
- Stormwater Management Areas
- Protect Rural Character
Natural Landscaping
Historic Preservation

Before

After

Siepmann Realty Corporation
Gathering Areas
Clusters & Cul-de-Sacs

• Effective exposure to open spaces = VALUE
• Gathering points
• Social Aspects
• Compatible Home placement
Recreation Trails

Lots & Acreage

Original Lot Price: $75,000

HARTLAND/Delafield
HAWKS NEST SUB.
1.3 acres, wooded, on Cul de Sac. $125K Joins Ice Age Trail on ridge.
Call: 414-475-5588

Value!
Stormwater Management Areas
Randall Arendt’s 4 Step Design Process

1. **Context Map**: aerial photographs, USGS topo maps, FEMA floodplain maps, tax maps, and SEWRPC wetlands maps
2. **Resource Inventory**
3. **Site Walk** with Municipal Staff, Elected officials & Regulators
4. **Sketch Plan**
How can you encourage Conservation Development?

Make the process Easier!

- Conservation Development by Right
- Public Hearings for all development
- Sketch Conceptual Plans
- Official Site Visit
- Density Bonus
- Relaxed street widths
- Allow cul-de-sacs & clusters
- Relaxed Lot Coverage Ratios (FAR)
- Proactive approach to Buffers & Setbacks
- Level the playing field with other types of land development
Advantages to Conservation Subdivisions

• Density Neutral
• Less is More: Less land to maintain, more to enjoy
• Less chemicals from lawns
• Less grass to cut = more time for other things
• Meadow areas = better stormwater infiltration/filtration
• Narrower streets = less maintenance for municipality
• Less burden on municipalities to purchase park and recreation lands
• Less impact on wildlife, wetlands, waterways and woodlands
• Potential to preserve farmland
• Interconnected greenspace?
Challenges of Conservation Development

• Not an antidote to Sprawl but a softer option
• Affordable housing & higher densities pose challenges
• Uneven playing field & increased public scrutiny
• Not necessarily “cheaper”
• Predominantly rural land use
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