TECHNICAL REPORT NUMBER 9

RESIDENTIAL LAND SUBDIVISION IN SOUTHEASTERN WISCONSIN

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

COMMISSION MEMBERS

KENOSHA COUNTY
George C. Berteau,
Chairman
Donald L. Klapper
Donald L. Knapp

RACINE COUNTY
Milton F. LaPour
Leonard C. Rauen
Garth R. Seehawer

MILWAUKEE COUNTY
Richard W. Cutler,
Secretary
Richard C. Nowakowski
Norman C. Storck, P. E.

WALWORTH COUNTY
Eugene Hollister
Henry S. Lauterbach
John D. Voss

OZAUKEE COUNTY
Thomas H. Buestrin
James F. Egan,
Vice-Chairman
Ralph J. Huiras

WASHINGTON COUNTY
Lawrence W. Hillman
Paul F. Quick
Joseph A. Schmitz,
Treasurer

WAUKESHA COUNTY
Charles J. Davis
Lyle L. Link
Theodore F. Matt

COMMISSION STAFF

Kurt W. Bauer, P.E. . . . . Executive Director

Harlan E. Clinkenbeard. . . . . Assistant Director

Philip C. Evenson . . . . . Assistant to the Director

Dallas R. Behnke. . . . . Chief Planning Illustrator

William E. Creger, P.E. . . . . Chief Transportation Planning Engineer

Donald N. Drews . . . . . Administrative Officer

James W. Engel. . . . . Chief of Systems Engineering and Data Processing

Robert L. Fisher . . . . . Chief Land Use Planner

William D. McElwee, P.E. . . . . Chief Natural Resources Planner

Eugene E. Molitor . . . . . Chief of Planning Research

Sheldon W. Sullivan . . . . . Chief of Data Collection

Norbert S. Theine, P.E. . . . . Chief Community Assistance Planner

Special acknowledgement is due Mr. Bruce P. Rubin, SEWRPC Senior Planner, and Mr. Edward J. Semrad, SEWRPC Research Analyst for their efforts in the conduct of this study and in the preparation of this report.

TECHNICAL REPORT
NUMBER 9

RESIDENTIAL LAND SUBDIVISION IN SOUTHEASTERN WISCONSIN

Prepared by the
Southeastern Wisconsin Regional Planning Commission
Continuing Land Use-Transportation Study

P. O. Box 769
Old Courthouse
Waukesha, Wisconsin
53186

The preparation of this publication was financed in part through a joint planning grant from the Wisconsin Department of Transportation, Division of Highways; the U. S. Department of Transportation, Federal Highway Administration; and the U. S. Department of Housing and Urban Development under the provisions of the Federal Aid Highway Legislation and Section 701 of the Housing Act of 1954, as amended.

September 1971

Inside Region $1.50
Outside Region $3.00

(This page intentionally left blank)

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

916 NO. EAST AVENUE • WAUKESHA, WISCONSIN 53186 • TELEPHONE (414) 547-6721

Serving the Counties of: KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA

September 10, 1971

STATEMENT OF THE EXECUTIVE DIRECTOR

The Southeastern Wisconsin Regional Planning Commission has since its inception followed the practice of publishing its official findings and recommendations in a series of Planning Reports and Planning Guides. Much valuable information is assembled, however, during the course of the studies which culminate in the publication of these official reports and guides, information that may be useful to various public and private agencies within the Region. Consequently, the Commission has also followed the practice of making information available on a work progress basis through the media of interim Technical Reports.

This particular Technical Report summarizes the findings of an inventory of historic residential land subdivision activity within the Region conducted by the Commission under its continuing regional land use-transportation study. The inventory spans the 50-year period from 1920 through 1969 and constitutes a descriptive analysis of residential platting activity within the Region with respect to the quantity, character, and geographic location of such activity over time. Also included are an analysis of the platting activity since 1956 with respect to the provision of public sanitary sewer service and an analysis of the design efficiency factors of the recorded land subdivision plats since 1920.

Land subdivision is, of course, far more than a means of marketing land; it is the first step in the process of building a community. Much of the form and character of a community are determined by the quality of its land subdivisions; and once land has been divided into blocks and lots, streets established, and utilities installed, the development pattern is permanently established and unlikely to be changed. It is hoped that the inventory findings presented herein will contribute to a better understanding of the changes in the pattern of urban development that have occurred within the Region over the past 50 years and of the timing, spacing, and quality of land development within the Region and, as such, influence in a positive manner the character of future land subdivision activity within the Region.

Respectfully submitted,

Kurt W Bauer

K. W. Bauer
Executive Director

(This page intentionally left blank)

TABLE OF CONTENTS

LIST OF APPENDICES

LIST OF TABLES

LIST OF FIGURES

LIST OF MAPS

Chapter I

INTRODUCTION

STUDY OBJECTIVES

In July of 1966, following the completion of the initial regional land use-transportation study, which study produced two of the key elements of an advisory plan for the physical development of the Region—a land use plan and a transportation plan—the Southeastern Wisconsin Regional Planning Commission established a continuing land use-transportation planning effort within the Southeastern Wisconsin Region. One of the contributing work elements of the continuing regional land use-transportation study involved an inventory and analysis of historic land subdivision activity within the Region. This report describes the methodology used in, and summarizes the findings of, this historic land subdivision study.

Urban development has been taking place within southeastern Wisconsin since about 1840. For almost a century, this development occurred basically in the form of an outward expansion of the existing urban centers of the Region, appearing in mapped form as a succession of narrow, concentric growth rings. From 1940 to 1950, urban development within the Region continued to take place in a concentric pattern around the existing urban centers; but, in addition, "fingers" of development pointing outward from the larger central cities began to take form. These "fingers" of urban development generally followed major highway routes, major stream valleys, and the Lake Michigan shoreline. This period also witnessed an intensification of urban development activity in the rural areas of the Region, particularly around the shorelines of the many lakes within the Region.

From 1950 to 1970, a dramatic change occurred in the pattern of urban development within the Region. The pent-up housing demand present in the post-World War II years, coupled with an increase in automobile ownership and use; the accelerated construction of high-speed, all-weather highways; the widespread availability of electric power and telephone communication; the utilization of the septic tank as a means of on-site sewage disposal and of the shallow well as a means of on-site water supply; and the large-scale availability of relatively low-cost suburban land, all contributed to this change. The basic pattern of growth in evidence from 1940 to 1950 continued, but large, scattered tracts of rural lands were subdivided for urban use, often leaving equally large tracts of land undeveloped between existing older urban development and the newer urban development. This "leapfrogging" of development became more widespread and led to the use of the phrase "urban sprawl" as descriptive of the highly dispersed, low-density pattern of development produced. During this 20-year period, more than 190,720 acres of land were converted from rural to urban use within the 2,789 square mile Southeastern Wisconsin Region, a 216 percent increase in such use. The population increase during this same period amounted to 515,468, a 42 percent increase. The overall population densities of the developed area of the Region, which had peaked at about 11,500 persons per square mile in 1920, declined to about 8,500 persons per square mile in 1950 and to 4,000 persons per square mile in 1970, or by about 53 percent.

In an attempt to more fully understand these changes and the timing and spacing of land development within the Region, a historic platting study was undertaken in order to collect information on the quantity, character, rate, and geographic location of land subdivision activity within the Region over the 50-year period, extending from 1920 through 1969. The study had the following objectives:

1. To determine the number of land subdivision plats recorded within the Southeastern Wisconsin Region since 1920 and to measure the amount of land committed to development in these plats.

2. To determine the temporal and spatial distribution of land subdivision activity within the Region since 1920, and, since 1957, to determine the relationship to sanitary sewerage service.

3. To evaluate changing land subdivision design practices in terms of average subdivision size, average lot size, lineal miles of streets created, type and amount of other dedicated lands, and the chronological sequence and spatial distribution of various types of subdivision development patterns, such as grid, curvilinear, or cluster designs.

DEFINITIONS AND CONCEPTS

Section 236.02(8) of the Wisconsin Statutes defines the term "subdivision" as: "a division of a lot, parcel, or tract of land by the owner thereof or his agent for the purpose of sale or of building development where: (a) The act of division creates 5 or more parcels or building sites of 1-1/2 acres each or less in area; or (b) Five or more parcels or building sites of 1-1/2 acres each or less in area are created by successive divisions within a period of 5 years."

Section 236.45 of the Wisconsin Statutes enables counties and local units of government to adopt subdivision control ordinances which are more restrictive than the state subdivision regulations. Such local ordinances may include provisions regulating division of land into parcels larger than 1-1/2 acres or divisions of land into less than five parcels. Local units of government may also require recordation of such locally required plats with the county Register of Deeds. The subdivision data collected and analyzed in this report, therefore, include all subdivisions recorded in the respective county Register of Deeds office, whether required by state regulations, local regulations, or both.

Many different types of land subdivision have been recorded within the Region under state and local subdivision control ordinances, including residential plats, commercial plats, industrial plats, and institutional plats. For the purposes of this report, only data pertaining to residential plats have been collected and analyzed, primarily because residential lands account for the vast majority of urban land use[1] and, therefore, provide the most basic and consistent indicator of urban growth trends and patterns. It should be emphasized, however, that the land area platted for residential purposes cannot be construed as equivalent to the total land area actually developed for residential use. This is so both because of the requirements set forth in the law, as noted above, which permit some residential development to take place outside recorded subdivisions on parcels identified only on certified survey maps or by metes and bounds descriptions, and because some lands included in recorded plats have not been developed for residential use but remain in some open use. Moreover, only those residential subdivisions recorded since 1920 were included in the inventory; and, therefore, the residential land uses developed prior to that date would not be included in the total.[2]

STUDY PROCEDURES AND METHODOLOGY

The historic platting study, in order to meet the objectives set forth above, was divided into five primary work phases. These were:

1. Data Collection
2. Coding
3. Quality Control

---

[1] *Within the Southeastern Wisconsin Region in 1970, urban land uses totaled 528.6 square miles, or 20 percent of the total area of the Region. Of this 528.6 square mile area, 244.2 square miles, or 46.2 percent, were devoted to residential use.*

[2] *As of 1970, there were 244.2 square miles of land within the Region devoted to residential use. The area of all of the residential plats studied herein totaled 146.9 square miles, or 60.1 percent of the total residential land area in the Region.*

4. Data Processing and Contingency Checks

5. Analysis

Each of these work phases is described briefly below.

Data Collection

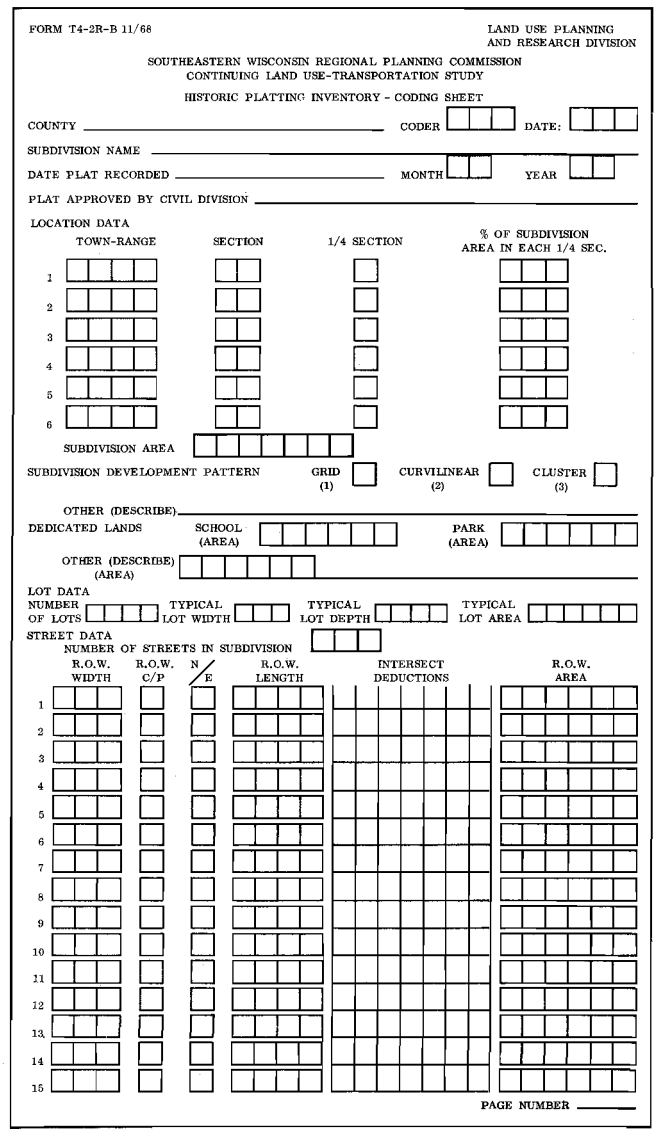
Reliable subdivision platting data, collected on a uniform, areawide basis, were an essential requirement for the study; and an inventory of the historic recorded subdivision plats necessarily became the first operational step conducted under the historical platting study. As already noted, preliminary research had indicated that the overall pattern of urban development within the Region remained basically unchanged from 1840 to 1940, with dramatic changes occurring thereafter. It was, therefore, considered sufficient to collect subdivision platting data for the 50-year period, 1920 through 1969, to provide the data base needed to accomplish the objectives of the study, this period including a 20-year period—1920 to 1940—representative of the older form of growth pattern within the Region, as well as periods representative of the newer forms of growth patterns.

This step initially posed a data collection problem because the primary data source, the individual recorded subdivision plats, are official county documents filed in the office of the Register of Deeds of each county and, as such, cannot be removed from the premises. After considerable search, however, duplicate copies of plats recorded from 1920 through 1969 for Kenosha, Milwaukee, Ozaukee, Walworth, and Washington Counties were obtained from various sources, such as the Badger Surveying Co., M and S Microfilming Service, and the City of Milwaukee Engineering Department, thus permitting the coding phase to be conducted in the Commission offices. For Racine and Waukesha Counties, it was necessary to conduct the data collection and coding phases in the respective county courthouses.

Coding

A Historic Platting Inventory-Coding Sheet was utilized to record the following data from each subdivision plat: the county in which the subdivision was recorded; the name of the subdivision; the date the subdivision plat was recorded; the name of the Minor Civil Division wherein the plat was located at the time of approval; the U. S. Public Land Survey town, range, section, and quarter sections within which the plat is located; the approximate percentage of the total subdivision area located within each quarter section; the total area in acres of each subdivision plat; the development pattern of the subdivisions, such as grid, curvilinear, or cluster; the total length of the various widths of street right-of-way (ROW) included within each subdivision; the type and amount of other dedicated lands; the number of lots within each subdivision; and the width and depth of a typical lot within each subdivision (see Figure 1).

Figure 1


FORM T4-2R-B 11/68

LAND USE PLANNING AND RESEARCH DIVISION

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION
CONTINUING LAND USE-TRANSPORTATION STUDY

HISTORIC PLATTING INVENTORY - CODING SHEET

COUNTY _____ CODER ☐☐☐ DATE: ☐☐☐

SUBDIVISION NAME _____

DATE PLAT RECORDED _____ MONTH ☐☐ YEAR ☐☐

PLAT APPROVED BY CIVIL DIVISION _____

LOCATION DATA

	TOWN-RANGE	SECTION	1/4 SECTION	% OF SUBDIVISION AREA IN EACH 1/4 SEC.
1	☐☐☐☐	☐☐	☐	☐☐☐
2	☐☐☐☐	☐☐	☐	☐☐☐
3	☐☐☐☐	☐☐	☐	☐☐☐
4	☐☐☐☐	☐☐	☐	☐☐☐
5	☐☐☐☐	☐☐	☐	☐☐☐
6	☐☐☐☐	☐☐	☐	☐☐☐

SUBDIVISION AREA ☐☐☐☐☐☐

SUBDIVISION DEVELOPMENT PATTERN GRID (1) ☐ CURVILINEAR (2) ☐ CLUSTER (3) ☐

OTHER (DESCRIBE) _____

DEDICATED LANDS SCHOOL (AREA) ☐☐☐☐☐☐ PARK (AREA) ☐☐☐☐☐☐

OTHER (DESCRIBE) (AREA) ☐☐☐☐☐

LOT DATA

NUMBER OF LOTS ☐☐☐ TYPICAL LOT WIDTH ☐☐☐ TYPICAL LOT DEPTH ☐☐☐ TYPICAL LOT AREA ☐☐☐☐☐

STREET DATA

NUMBER OF STREETS IN SUBDIVISION ☐☐☐

	R.O.W. WIDTH	R.O.W. C/P	N / E	R.O.W. LENGTH	INTERSECT DEDUCTIONS	R.O.W. AREA
1	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
2	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
3	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
4	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
5	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
6	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
7	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
8	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
9	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
10	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
11	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
12	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
13	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
14	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐
15	☐☐☐	☐	☐	☐☐☐	☐☐☐☐☐☐☐☐	☐☐☐☐☐☐

PAGE NUMBER _____

Source: SEWRPC.

In addition to the above, certain other information which could be obtained from the recorded plats was coded for subsequent analysis. This additional data included the following:

1. The identification of those subdivisions which required on-site sewage disposal systems. This information was available only for subdivisions recorded after 1956.

2. The area of the "unlotted" portion of each subdivision.

3. The width and depth of the smallest lot within each subdivision.

4. The identification of such other dedicated lands as pedestrian walks, drainageways, commons buffer zones, and recreation areas.

5. The identification of those subdivisions which occurred as a result of resubdividing, partially or wholly, a previously recorded plat. Since the resubdivision of land occurred in a variety of ways and for a variety of purposes, the following criteria were utilized to consistently code resubdivision plats:

   a. A plat was considered a resubdivision if 50 percent or more of its total area resulted from a resubdivision of an existing plat recorded after 1920.

   b. A plat, even though it may have been noted as a resubdivision on the recorded document, was considered a new subdivision if it was a resubdivision of a plat recorded before 1920, or if less than 50 percent of its area constituted a resubdivision of an existing plat recorded after 1920, or if it was a resubdivision of an assessors plat.

Quality Control

The quality control phase of the study was conducted to assure consistent and reliable coding and measurement of the required information. As such, the quality control function dealt with the consistency and correctness of each coder's work. For the first several weeks, each coder's work was completely checked by the study supervisor in order to assure that procedures were being followed, that the coder made consistent judgments concerning averages and estimated percentages, that the data were being interpreted properly, that measurements were correct, and that the work was neat and complete. Once the supervisor was assured that a coder was well trained, the 100 percent review was reduced to a 5 percent random sample review of the coder's weekly output.

Data Processing and Contingency Checks

The data processing and contingency checks phase entailed the transfer of coded information to machine-readable punch cards and, subsequently, to a computer tape file which, in turn, facilitated a variety of contingency checks to be performed to identify and permit correction of errors due to the miscoding of information. Contingency checks were run to assure the following: 1) that the month and year of recording was reasonable; 2) that the U. S. Public Land Survey town, range, section, and quarter-section entries existed within the Region; 3) that the estimated proportion of land platted within each quarter section over time did not exceed 100 percent of the quarter-section total when accumulated; 4) that the total dedicated land area did not exceed the subdivided land area; 5) that ROW length and width were given whenever any entry noting a complete, partial, or alley ROW was platted; 6) that there was an equal number of descriptive line entries to correspond with the number of streets platted; and 7) that follow-up entries were made if a prior entry required one, and vice versa.

Analysis

The analysis phase of the study, which is the substance of the following chapters of this report, was greatly assisted by means of the wide range of summaries and calculations available by machine methods following keypunching of the original data for transfer to a computer tape file. For example, ROW areas, percentage distributions, and map diagrams of platting activity distributions by quarter section were furnished through computer manipulation of coded data.

Chapter II

PLATTING REGULATION IN WISCONSIN

INTRODUCTION

Laws dealing with the platting of lands in Wisconsin have been in existence for over 130 years. They have evolved from a relatively simple set of rules, established when the geographic area of present-day Wisconsin was included in the Michigan Territory, to a complex set of modern-day platting statutes. The platting laws serve the purpose of regulating the subdivision of raw, undeveloped land into building lots in order to promote the public health, safety, and general welfare.

For various reasons, ranging from shortcomings of the platting statutes to flagrant violation and abuse of those statutes, many poor land subdivision practices existed historically. The most serious problems resulting from such practices included the subdivision of land for urban use without adequate provisions for necessary improvements, such as water mains, sanitary sewers, storm sewers, and street pavements. Moreover, frequently the provision of sites for adequate schools, parks, churches, shopping centers, and other community facilities was left to chance; streets were laid out with little consideration as to function and alignment, block and lot arrangements were poorly designed; and poor surveying and monumenting procedures gave rise to disputes over land ownership.

In response to such abuses and misuses of land through poor land subdivision practices, standardized platting procedures were instituted with enabling legislation provided by the state government. Over the years the regulation and control of land subdivision has been broadened to include all of the following objectives:

1. To provide a basis for clear and accurate official property ownership and boundary line records.

2. To ensure that new land subdivisions are properly related to the existing land use pattern and serve to implement the general plan for the physical development of the community.

3. To ensure that adequate provision is made for necessary public utilities and community and neighborhood facilities so that a harmonious and desirable environment will result.

4. To provide for uniformly high standards in the design, layout, and development of land subdivisions, with particular attention to such factors as utility service, drainage and sewerage, traffic circulation and safety, land use and access, natural resource protection and environmental preservation, and aesthetic characteristics.

5. To promote the public health, safety, and welfare of all citizens.

Because the State Statutes dealing with land subdivision have always recognized the fundamental importance of the first objective, those statutes have always required relatively high standards of land surveying and mapping in connection with land subdivision. The uniformly high quality of subdivision plats recorded in conformance with the surveying and mapping requirements of the State Statutes consequently provides an excellent basis for a study of historic land subdivision activity in the seven-county Southeastern Wisconsin Region.

WISCONSIN PLATTING LAW—1836 to 1920

The platting of lands in Wisconsin has been regulated since Wisconsin was a part of the Michigan Territory. In the early 1800's, the laws were simple and brief and consisted of three basic sections. The first required that a map of a town[1] be made before a lot could be sold; the second stated that such a map shall

[1] *The term "town" was used to describe the smallest political unit and was "...usually, but by no means always, conterminous with the surveyors township...." See William F. Raney, Wisconsin, A Story of Progress, P. 133, Prentice Hall, 1940.*

describe, by boundaries, courses, and extent, the lots intended for sale within such town; and the third gave county courts the authority to alter or vacate a town wholly or in part.[2] Wisconsin became a separate territory on April 20, 1836, with the signing, by President Andrew Jackson, of "An Act to Establish the Territorial Government of Wisconsin." As a result of this Act, the platting laws of the Michigan Territory were incorporated into the platting laws of the Wisconsin Territory. Later that same year, amendments were made which specified that: 1) the plat or map shall be certified by the surveyor and the county commissioners; 2) all donations or grants of land to the public shall be used only for the purposes stated on the map; and 3) the plat shall be recorded in the recorder's office of the county.

Wisconsin became a state on May 29, 1848. From 1848 to the 1920's, the platting laws gradually increased in length and complexity and were progressively broadened to include such subject areas as:

- Plats of lands owned by different persons (1860).
- Vacation of plats by circuit court when assessed taxes were not paid (1862).
- Requirements to entitle plats to be recorded (1876).
- Approval of county board of plats in cities with a population greater than 100,000 (1889).
- Approval of plats by common council in second, third, and fourth class cities (1905).
- Approval of plats within one and one-half miles of cities by common council (1909).

WISCONSIN PLATTING LAW—1920 to 1969

The changes which have been made in the Wisconsin Statutes governing land subdivision over the period of this study—that is, from 1920 through 1969—have taken the form of both amendments to the statutes and complete revisions. Approximately 150 amendments to, and two complete revisions of, the platting act were legislated during this 50-year time span. The amendments have taken three forms: amendment by adding or deleting words or phrases under various sections or subsections; amendment by adding entirely new sections or subsections; and amendment by deletion of entire sections or subsections. In addition, the platting act was completely revised in 1935 and again in 1955. The net results of all the amendments and the two revisions have provided a set of laws which have greatly clarified subdivision platting procedures and facilitated a more thorough regulation of platting activity in the public interest by the various levels and agencies of government within the state. Because of the magnitude of change involved in the revisions of 1935 and 1955, brief comparative tables have been prepared which illustrate the nature of the changes as a result of such revisions (see Tables 1 and 2). Some of the more significant amendment changes are listed in abbreviated form below:[3]

- Plat approval given to towns and villages (1923).
- Plats bordering lakes required to have road access to the lake at least every one-half mile (1923).
- Survey requirements added regarding placement of monuments and referencing plats to the U. S. Public Land Survey System (1927).
- State Board of Health given plat review and approval authority (1927).
- Elevations of high and low areas with respect to adjacent water levels required to be shown on plat (1929).

---

[2] *Sheldon and Wells, Laws of the Territory of Michigan, 1827, pp. 278-280.*

[3] *For a more detailed review of the history of the various sections and subsections, see Wisconsin Annotations, 1960, James Burke, Editor, State of Wisconsin, 1960. Also, an excellent discussion of land subdivision principles, practices, and the law in Wisconsin is contained in "Subdivision Control in Wisconsin," 1953 Wisconsin Law Review 389, by Marygold S. Melli.*

- Three-mile extraterritorial plat approval granted to cities of the second and third class and one and one-half miles for cities of the fourth class and for villages (1929).
- Extensive statutory revision provided detailed land surveying procedures and guidelines (1935); (see Appendix A).
- Minimum lot sizes established for counties with less than 30,000 persons (1945).
- Local subdivision control permitted in populous counties (1945).
- State Highway Commission given plat review and approval authority (1949).
- Extensive plat approval procedures added and clarified (1951).
- Extensive revisions to the platting statutes in 1955 included the important provision that the State Board of Health review and approve every plat not served by a public sewer.
- Forfeiture provision added as penalty for subdividing or building in certain specified areas not considered suited for such subdividing or building by reviewing authorities (1959).
- Subdivision regulations of local municipalities permitted to be more restrictive than the statutes if plan commission chooses (1959).
- Use of State Plane Coordinate System as established by the U. S. Coast and Geodetic Survey for the State of Wisconsin made permissive in connection with land surveys for subdivision plats (1963).
- Plat approval provisions greatly expanded to facilitate water pollution abatement and control measures, particularly with regard to sewage disposal (1967).

It is important to note that, although review and approval of land subdivision plats originally began as a state function, local units of government were granted increasingly broad plat review and approval authority. For example, in the latter 1800's, cities of the first class were authorized to review and approve plats within their borders; in 1889 county board approval was required for plats located in cities

Table 1

MAJOR SECTIONS OF CHAPTER 236
OF THE WISCONSIN STATUTES:
1933 AND 1935

WISCONSIN STATUTES CHAPTER 236--1933 PLATTING LANDS, RECORDING AND VACATING PLATS		WISCONSIN STATUTES CHAPTER 236--1935 PLATTING LANDS, RECORDING AND VACATING PLATS	
SECTION NUMBER	SECTION TITLE	SECTION NUMBER	SECTION TITLE
236.01	PLATS, MONUMENTS FOR EXTERNAL BOUNDARIES.	236.01	DEFINITIONS.
236.02	REQUIREMENTS TO ENTITLE PLAT TO RECORD.	236.02	CEMETERIES EXCLUDED.
236.03	PLATS IN MILWAUKEE COUNTY.	236.03	SURVEYS, MONUMENTS FOR EXTERNAL AND INTERNAL BOUNDARIES AND LOTS.
236.035	SALE OF LANDS ABUTTING ON PRIVATE WAY.	- - -	
236.04	REGIONAL PLANS IN MILWAUKEE COUNTY.	236.04	PLATTING REQUIREMENTS TO ENTITLE FINAL PLAT TO RECORD.
236.05	PLATS IN THIRD AND FOURTH CLASS CITIES, FORFEITURE.	236.05	AFFIDAVIT REQUIREMENTS TO ENTITLE FINAL PLAT TO RECORD.
236.06	PLATS NEAR MILWAUKEE.	236.06	APPROVAL REQUIREMENTS TO ENTITLE FINAL PLAT TO RECORD, WHEN TO RECORD, PENALTY FOR NOT COMPLYING.
236.07	PLATS NEAR CITIES OR VILLAGES.	236.07	CLERK TO SUBMIT PLAT TO GOVERNING BODY.
236.08	PLATS IN TOWNS AND VILLAGES.	236.08	CONFLICT OF PLANS.
236.09	PLATS, LAKE FRONTAGE.	236.09	SURETY BOND TO INSURE PUBLIC IMPROVEMENTS.
236.10	PLATS, HOW RECORDED.	236.10	TENTATIVE PLAT OPTIONAL.
236.11	TITLE TO LAND MARKED AS DONATED.	236.11	PLATS, HOW RECORDED, FILING OF FIELD NOTES.
236.115	SALE OF PLATTED LANDS IN MILWAUKEE COUNTY.	- - -	
236.12	PENALTY FOR NOT COMPLYING.	236.12	TITLE TO LAND MARKED AS DONATED.
236.13	VACATING PLATS.	236.13	PENALTY FOR DISTURBING MONUMENTS.
236.14	HEARING AND JUDGMENT.	236.14	REGIONAL PLANS IN MILWAUKEE COUNTY.
236.15	APPLICATION BY COUNTY BOARD.	236.15	SALE OF LANDS ABUTTING ON PRIVATE WAY.
236.16	PLATS OF LANDS OWNED BY DIFFERENT PERSONS.	236.16	SALE OF UNPLATTED LANDS, SALE BY METES AND BOUNDS PROHIBITED.
236.17	SURVEYOR'S DUTY, RECORD OF PLAT.	236.17	VACATING PLATS.
- - -		236.18	HEARING, JUDGMENT.
- - -		236.19	APPLICATION BY COUNTY BOARD.
- - -		236.20	DESCRIPTION BY LOT AND BLOCK AUTHORIZED.

SOURCE- 1933 AND 1935 WISCONSIN STATUTES.

Table 2

MAJOR SECTIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES: 1953 AND 1955

WISCONSIN STATUTES CHAPTER 236--1953 PLATTING LANDS, RECORDING AND VACATING PLATS		WISCONSIN STATUTES CHAPTER 236--1955 PLATTING LANDS, RECORDING AND VACATING PLATS	
SECTION NUMBER	SECTION TITLE	SECTION NUMBER	SECTION TITLE
236.01	DEFINITIONS	236.01	PURPOSE OF CHAPTER
236.02	CEMETERIES EXCLUDED ASSESSORS PLATS	236.02	DEFINITIONS
236.03	SURVEYS, MONUMENTS FOR EXTERNAL AND INTERNAL BOUNDARIES AND LOTS	236.03	SURVEY AND PLAT WHEN REQUIRED
236.04	PLATTING REQUIREMENTS TO ENTITLE FINAL PLAT TO RECORD	- - -	
236.05	AFFIDAVIT REQUIREMENTS TO ENTITLE FINAL PLAT TO RECORD	- - -	
236.055	UNPAID TAXES AND ASSESSMENTS	- - -	
236.06	APPROVAL REQUIREMENTS TO ENTITLE FINAL PLAT TO RECORD, WHEN TO RECORD, PENALTY FOR NOT COMPLYING	- - -	
236.065	METHOD OF PLACING MATERIAL (INFORMATION) ON PLAT	- - -	
236.07	CLERK TO SUBMIT PLAN TO GOVERNING BODY	- - -	
236.08	CONFLICT OF PLANS	- - -	
236.09	SURETY BOND TO INSURE PUBLIC IMPROVEMENTS	- - -	
236.10	TENTATIVE PLAT OPTIONAL	236.10	APPROVALS NECESSARY
236.11	PLATS, HOW RECORDED, FILING OF FIELD NOTES	236.11	SUBMISSION OF PLATS FOR APPROVAL
236.12	TITLE TO LAND MARKED AS DEDICATED	236.12	PROCEDURE FOR APPROVAL OF PLATS.
236.13	PENALTY FOR DISTURBING MONUMENTS	236.13	BASIS FOR APPROVAL
236.14	REGIONAL PLANS IN MILWAUKEE COUNTY	- - -	
236.143	SUBDIVISION CONTROL	- - -	
236.15	SALE OF LANDS ABUTTING ON PRIVATE WAY	236.15	SURVEYING REQUIREMENTS
236.16	SALE OF UNPLATTED LANDS, SALE BY METES AND BOUNDS PROHIBITED	236.16	LAYOUT REQUIREMENTS
236.17	VACATING PLATS	- - -	
236.18	HEARING, ORDER	- - -	
236.19	APPLICATION BY COUNTY BOARD	- - -	
236.20	DESCRIPTION BY LOT AND BLOCK AUTHORIZED	236.20	FINAL PLAT
236.21	CONSTRUCTION OF DEEDS OF CONVEYANCE UNDER SECTION 236.20	236.21	AFFIDAVITS AND CERTIFICATE TO ACCOMPANY PLAT
236.22	DIVISION OF LAND INTO SMALL PARCELS IN CITIES OF THE FIRST CLASS PROHIBITED, PENALTY	- - -	
- - -		236.25	RECORDING A PLAT
- - -		236.26	NOTIFICATION TO APPROVING AUTHORITIES
- - -		236.27	FILING OF COPY OF PLAT
- - -		236.28	DESCRIPTION OF LOTS IN RECORDED PLAT
- - -		236.29	DEDICATIONS
- - -		236.293	RESTRICTIONS FOR PUBLIC BENEFIT
- - -		236.295	CORRECTION INSTRUMENTS
- - -		236.30	FORFEITURE FOR IMPROPER RECORDING
- - -		236.31	PENALTIES AND REMEDIES FOR TRANSFER OF LOTS WITHOUT RECORDED PLAT
- - -		236.32	PENALTY FOR DISTURBING OR NOT PLACING MONUMENTS
- - -		236.33	DIVISION OF LAND INTO SMALL PARCELS IN CITIES OF THE FIRST CLASS PROHIBITED, PENALTY
- - -		236.34	RECORDING OF CERTIFIED SURVEY MAP, USE IN CONVEYANCING
- - -		236.35	SALE OF LANDS ABUTTING ON PRIVATE WAY OUTSIDE CORPORATE LIMITS OF MUNICIPALITY
- - -		236.40	WHO MAY APPLY FOR VACATION OF PLAT
- - -		236.41	HOW NOTICE GIVEN
- - -		236.42	HEARING AND ORDER
- - -		236.43	VACATION OF AREAS DEDICATED TO THE PUBLIC
- - -		236.44	RECORDING ORDER
- - -		236.445	DISCONTINUANCE OF STREETS BY COUNTY BOARD
- - -		236.45	LOCAL SUBDIVISION REGULATION
- - -		236.46	COUNTY REGIONAL PLANS
- - -		236.50	DATE CHAPTER APPLIES, CURATIVE PROVISION AS TO PLATS BEFORE THAT DATE

SOURCE- 1953 AND 1955 WISCONSIN STATUTES.

containing more than 100,000 persons; in 1905 second, third, and fourth class cities were given plat approval authority; and in 1923 towns and villages were given plat approval authority. In addition, the number of state agencies required to review and approve certain plats was increased; and extraterritorial plat approval was granted to cities and villages ranging from one and one-half miles to three miles.

Revisions of the Wisconsin Platting Statutes

In addition to the changes to the Statutes brought about by various forms of amendments, as described above, there have been, since 1920, two complete revisions of the Wisconsin Platting Statutes. These revisions were made in 1935 and 1955 and are described briefly in the following sections.

1935 Revisions: Chapter 236 of the Wisconsin Statutes was so substantially revised in 1935 that direct comparisons with prior platting acts would be extremely difficult. Many new sections were added; and the existing sections were renumbered, renamed, and amplified. The major sections of the 1933 Statutes and the 1935 Statutes are shown in Table 1, which partly illustrates the complexity of this revision. Section 236.01, setting forth definitions of such terms as owner, governing body, land division, subdivision, subdivider, tentative plat, final plat, and easement, was an entirely new section, as was Section 236.02, which excluded cemeteries from coverage under the platting law. Several other new sections which were added, including Section 236.08, dealing with conflicts between town, city, or village plans and county or state plans; Section 236.09, dealing with the filing of a surety bond by the developer to insure public improvements be made; Section 236.10, dealing with the optional filing of a tentative plat in order to obtain preliminary approvals prior to submittal of a final plat; and Section 236.16, which prohibited the sale of platted

lands by metes and bounds. In addition to the new sections noted above, several provisions of the 1933 Statutes were greatly amplified and renumbered. Among the more significant of these changes were Section 236.03, dealing with surveys and monumentation of external and internal boundaries and lots, and Sections 236.04, 236.05, and 236.06, dealing with platting, affidavit, and approval requirements to entitle final plats to record. All of the other sections provided for under the revised statutes represented an amplification of provisions which had been included in the 1933 Statutes.

1955 Revisions: Chapter 236 was again substantially revised in 1955 when four entirely new sections were added, several were renumbered and renamed, and several were amplified to some extent. For example, Section 236.01, dealing with the purpose of Chapter 236, was added and reads as follows:

> The purpose of this chapter is to regulate the subdivision of land to promote public health, safety and general welfare; to further the orderly layout and use of land; to prevent the overcrowding of land; to lessen congestion in the streets and highways; to provide for adequate light and air; to facilitate adequate provision for water, sewerage and other public requirements; to provide for proper ingress and egress; and to promote proper monumenting of land subdivided and conveyancing by accurate legal description. The approvals to be obtained by the subdivider as required in this chapter shall be based on requirements designed to accomplish the aforesaid purposes.

In addition, Section 236.26, dealing with notification to be given to approving authorities by the Register of Deeds when a plat is recorded; Section 236.293, dealing with restrictions placed on platted land for the public benefit; Section 236.295, dealing with the recording of correction instruments, such as affidavits specifying changes in distances or direction; and Section 236.34, dealing with the preparation and recording and use in conveyancing of certified survey maps, were new sections included in the 1955 Statutes.

Moreover, many sections included in whole or in part under previous statutes were renumbered, renamed, or greatly amplified under the 1955 revision. For example, Section 236.02, dealing with definitions of terms, was changed and amplified to include such terms as county planning agency, extraterritorial plat approval jurisdiction, plat, recording a plat, and town planning agency; Sections 236.11 and 236.12, dealing with procedures to be followed in submitting plats for approval and in reviewing plats prior to approval, were drawn from several sections and subsections of the 1953 Statutes and greatly amplified; and Section 236.16, dealing with layout requirements, such as minimum lot width and area, street width, and access to shorelines of lakes or streams, was drawn from previous statutes and amplified.

SUMMARY

The 150 amendments to Wisconsin platting law, along with two substantial revisions since 1920, have resulted in a detailed set of laws which have greatly clarified subdivision platting procedures and have facilitated a more thorough control to be exercised over platting activity by the various levels and agencies of government within the state. Definitions have been set forth clarifying terminology; surveying and monumenting procedures have been amplified to require plat locations to be identified in relation to the U. S. Public Land Survey System and to prohibit sales by metes and bounds descriptions; plat submission procedures were clarified, and the number of required approvals was increased to provide greater control of platting activity by such agencies as the State Board of Health and the State Highway Commission; and, as a condition of approval, the law was amplified to require assurance that plats within specified distances of streams and lakes be provided with proper sewage disposal facilities.

The fact that the State Statutes regulating the subdivision of land have always required the preparation and filing of survey plats with the county Registers of Deeds for all major land subdivisions, together with the fact that these statutes have always required uniformly high standards of land surveying and mapping in connection with land subdivision activities, has provided a sound basis for a definitive study and analysis of historic land subdivision practices in southeastern Wisconsin. Particularly important in this respect are the requirements of the State Statutes concerning the minimum scale of all subdivision plats, the requirements concerning survey accuracy and precision, and the requirements with respect to the information to be shown on the face of the plats concerning the size and dimensions of the exterior boundaries of the lands subdivided and of the blocks, lots, streets, and other public ways and sites created by the subdivision.

(This page intentionally left blank)

Chapter III

PLATTING ACTIVITY IN THE REGION: 1920-1969

INTRODUCTION

This chapter presents a descriptive analysis of platting activity within the Region for the 50-year period extending from 1920 through 1969. This analysis is presented in three sections: one dealing with the development patterns of the subdivisions, one dealing with the use allocation of the land within the subdivisions, and one dealing with subdivision platting activity by successive time periods. The use allocation presents a discussion of the acreage actually devoted in the subdivision plats to lots or building sites; the area devoted to street rights-of-way; and the area devoted to other dedicated uses, such as park and school sites. A summary section is also included.

In the 50-year period from 1920 through 1969, there were a total of 4,907 residential subdivision plats recorded within the Region. As indicated in Table 3, these subdivisions encompassed a total area of 94,050 acres and contained an average of just over 19 acres each. The most active period shown was the 1950-1959 post-World War II period within which 1,797 plats, or 37 percent of the total, were recorded. The second most active period was the 1920-1929 pre-Depression period within which 1,367 plats, or 28 percent of the total, were recorded. Together these two periods accounted for nearly two-thirds of all residential subdivision plats recorded within the Region since 1920, and the combined acreage platted during these two periods accounts for just over 66 percent of the total acreage platted since 1920. The 1930-1939 Depression period, with only 215 plats recorded, and the 1940-1949 World War II period, with 444 plats recorded, together account for less than 14 percent of the total plats recorded and for less than 12 percent of the total acreage platted since 1920. These two time periods also exhibit the lowest average subdivision plat area of 16.3 and 16.7 acres, respectively. (See Appendix B for number and area of residential subdivisions recorded from 1920-1969 by county.)

Table 3

NUMBER AND AREA OF RESIDENTIAL SUBDIVISIONS RECORDED IN THE REGION: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	1,367	27.9	28,726	30.6	21.0
1930-1939	215	4.4	3,509	3.7	16.3
1940-1949	444	9.0	7,435	7.9	16.7
1950-1959	1,797	36.6	33,603	35.7	18.7
1960-1969	1,084	22.1	20,777	22.1	19.2
TOTAL 1920-1969	4,907	100.0	94,050	100.0	19.2

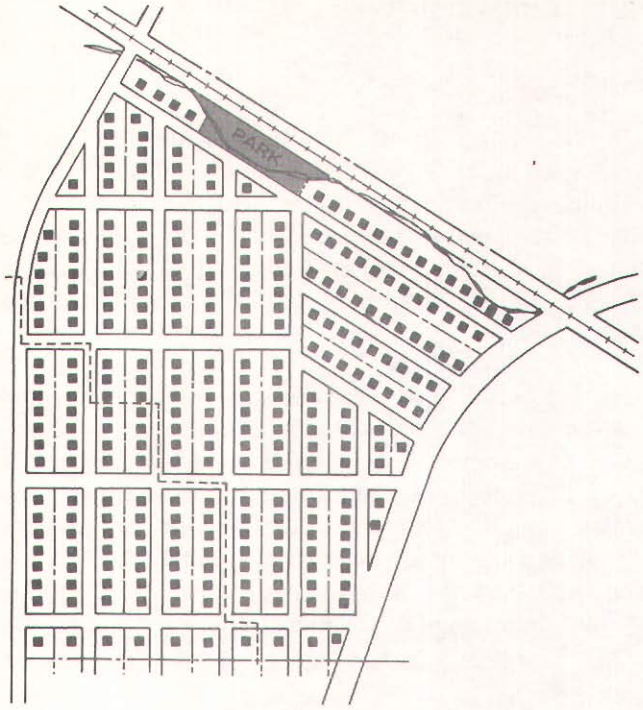
SOURCE- SEWRPC.

PATTERNS OF DEVELOPMENT

Three residential subdivision patterns were identified for the purposes of the platting study on the basis of the predominant street layout used in the subdivision. These are: 1) the grid pattern, which is typified by a predominance of "straight" streets intersecting at approximately right angles and generally laid out approximately in the cardinal directions and by the use of fairly uniform rectangular lots fronting on the gridiron streets, often with alleys providing a secondary means of access to the rear of each lot; 2) the curvilinear pattern, which is typified by a predominance of curved streets the locations of which have been adapted to the terrain and which frequently contains a variety of lot sizes and shapes fronting on loops and cul-de-sacs, as well as on through, curvilinear streets; and 3) the cluster pattern, which is typified by a preponderance of generally "wedge-shaped" lots tightly grouped or clustered around loop, cul-de-sac, and bulb streets, with each clustered group of lots separated from other similar groups by open-space areas called "commons" (see Figures 2, 3, and 4).

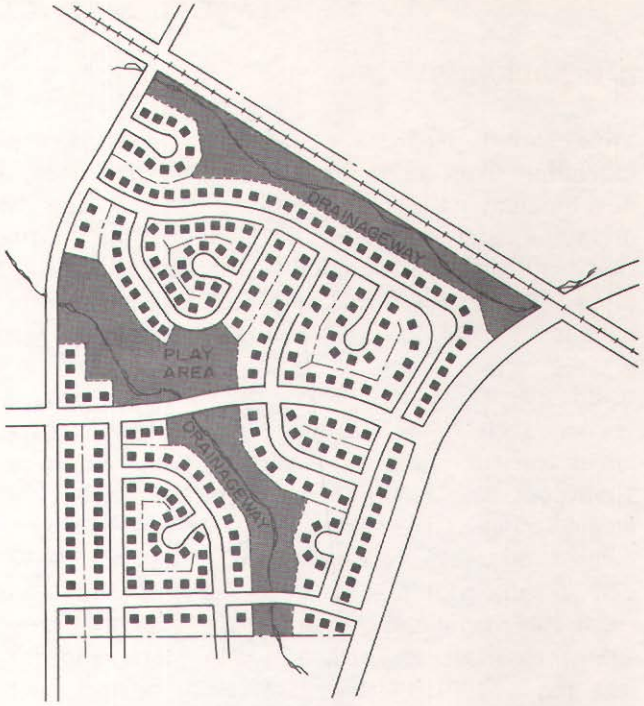
As indicated in Table 4, the most prevalent subdivision pattern within the Region since 1920 has been the grid pattern, which accounted for 3,698 of the recorded subdivisions, or 75.4 percent of the total plats recorded. The 56,094 acres of land platted for such grid development accounted for 59.6 percent of the total acreage platted. The curvilinear pattern, with 1,203 recorded subdivisions, or 24.5 percent of the total plats recorded, accounted for 37,335 acres, or 39.7 percent of the total platted acreage. The cluster

Figure 2
GRID DEVELOPMENT PATTERN



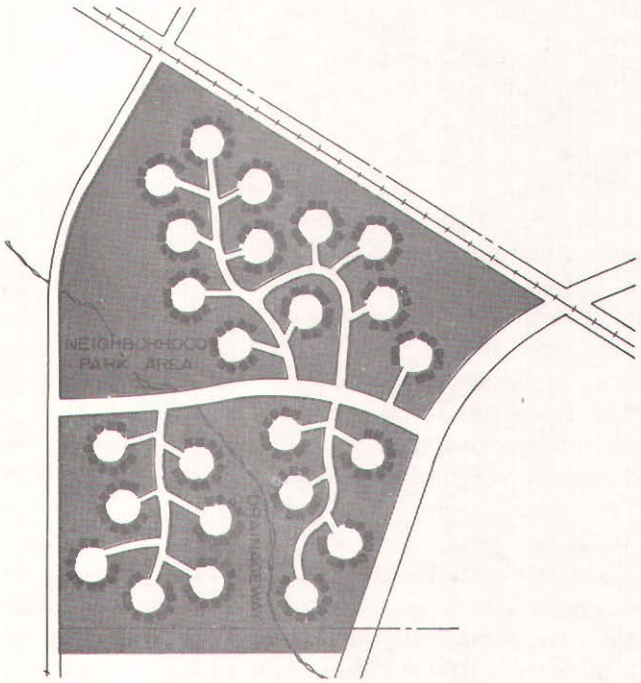
Source: SEWRPC.

Figure 3
CURVILINEAR DEVELOPMENT PATTERN



Source: SEWRPC.

Figure 4
CLUSTER DEVELOPMENT PATTERN



Source: SEWRPC.

Table 4

DEVELOPMENT PATTERN OF RESIDENTIAL SUBDIVISION PLATS RECORDED IN THE REGION: 1920-1969

TIME PERIOD	DEVELOPMENT PATTERN	SUBDIVISIONS		AREA PLATTED	
		NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL
1920-1929	GRID	1,227	89.8	24,569	85.5
	CURVILINEAR	140	10.2	4,157	14.5
	CLUSTER	--	--	--	--
	TOTAL	1,367	100.0	28,726	100.0
1930-1939	GRID	188	87.4	2,682	76.4
	CURVILINEAR	27	12.6	827	23.6
	CLUSTER	--	--	--	--
	TOTAL	215	100.0	3,509	100.0
1940-1949	GRID	356	80.2	4,660	62.7
	CURVILINEAR	88	19.8	2,775	37.3
	CLUSTER	--	--	--	--
	TOTAL	444	100.0	7,435	100.0
1950-1959	GRID	1,268	70.6	16,594	49.4
	CURVILINEAR	529	29.4	17,009	50.6
	CLUSTER	--	--	--	--
	TOTAL	1,797	100.0	33,603	100.0
1960-1969	GRID	659	60.8	7,589	36.5
	CURVILINEAR	419	38.7	12,567	60.5
	CLUSTER	6	0.5	621	3.0
	TOTAL	1,084	100.0	20,777	100.0
TOTAL 1920-1969	GRID	3,698	75.4	56,094	59.6
	CURVILINEAR	1,203	24.5	37,335	39.7
	CLUSTER	6	0.1	621	0.7
	TOTAL	4,907	100.0	94,050	100.0

SOURCE- SEWRPC.

pattern of development, which is a more recent platting innovation within the Region, accounts for less than one percent of either the number of plats recorded or the total area platted. (See Appendix C for the development pattern of residential subdivision plats recorded from 1920-1969 by county.)

Grid Pattern

As indicated earlier, the most prevalent subdivision pattern used within the Region since 1920 has been the grid pattern. Although the greatest number of grid-pattern subdivisions were recorded in the 1950-1959 period, when 1,268 such subdivisions, or 34.3 percent of the total, were recorded, the greatest amount of acreage was platted under the grid pattern during the 1920-1929 period, when 24,569 acres, or 43.8 percent of the total, were platted (see Table 5). It is also interesting to note that the average size of the grid-pattern subdivision has been decreasing since 1920, ranging downward from 20.0 acres in the 1920-1929 period to 11.5 acres in the 1960-1969 period. (See Appendix D for number and area of grid-pattern residential subdivisions recorded from 1920-1969 by county.)

Curvilinear Pattern

As indicated in Table 6, the 1950-1959 period accounted for the greatest number of curvilinear residential subdivisions, when 529, or 44.1 percent of the total number of such subdivisions, were recorded. This same time period also accounted for the greatest amount of acreage platted, with 17,009 acres, or 45.6 percent of the total acreage platted for curvilinear-pattern subdivisions. The depression years from 1930-1939 and the war years from 1940-1949 combined accounted for less than 10 percent of the curvilinear-pattern subdivisions recorded and acreage platted. Also, as indicated in Table 6, the average size of the curvilinear-pattern subdivision increased from 29.7 acres in the 1920-1929 period to 32.2 acres in the 1950-1959 period. The 1960-1969 period, however, evinces a decrease in the average curvilinear subdivision size over the previous period, reflecting perhaps the development of smaller tracts of land which may have been bypassed during earlier periods. It is significant to note that, while the average size of the grid-pattern subdivision has been decreasing (see Table 5), the average size of the curvilinear-pattern subdivision, with the exception of the 1960-1969 period just noted, has been increasing. Moreover, since the 1950-1959 period, more acreage has been platted under the curvilinear pattern than under the grid pattern, even though there were fewer curvilinear-pattern subdivisions recorded in that period. Consequently, even though grid-pattern subdivisions account for the greatest proportion of recorded subdivisions, the curvilinear-pattern subdivisions presently account for the greater amount of acreage platted. (See Appendix E for number and area of curvilinear-pattern residential subdivisions recorded from 1920-1969 by county.)

Table 5

NUMBER AND AREA OF GRID-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN THE REGION: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	1,227	33.2	24,569	43.8	20.0
1930-1939	188	5.1	2,682	4.8	14.3
1940-1949	356	9.6	4,660	8.3	13.1
1950-1959	1,268	34.3	16,594	29.6	13.1
1960-1969	659	17.8	7,589	13.5	11.5
TOTAL 1920-1969	3,698	100.0	56,094	100.0	15.2

SOURCE- SEWRPC.

Table 6

NUMBER AND AREA OF CURVILINEAR-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN THE REGION: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	140	11.6	4,157	11.1	29.7
1930-1939	27	2.2	827	2.2	30.6
1940-1949	88	7.3	2,775	7.4	31.5
1950-1959	529	44.1	17,009	45.6	32.2
1960-1969	419	34.8	12,567	33.7	30.0
TOTAL 1920-1969	1,203	100.0	37,335	100.0	31.0

SOURCE- SEWRPC.

Cluster Pattern

The cluster-pattern subdivision is only a very recent subdivision design innovation in southeastern Wisconsin. There have been only six such subdivisions recorded within the Region, encompassing a total area of 621 acres. All of the cluster-pattern subdivisions were recorded in the 1960-1969 period. The most significant fact concerning such subdivisions is the large average size of just over 103 acres (see Table 7). (See Appendix F for number and area of cluster-pattern residential subdivisions recorded from 1920-1969 by county.)

Table 7

NUMBER AND AREA OF CLUSTER-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN THE REGION: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	--	--	--	--	--
1930-1939	--	--	--	--	--
1940-1949	--	--	--	--	--
1950-1959	--	--	--	--	--
1960-1969	6	100.0	621	100.0	103.5
TOTAL 1920-1969	6	100.0	621	100.0	103.5

SOURCE- SEWRPC.

USE ALLOCATION OF PLATTED AREA

The intended use of land within recorded residential subdivision plats fell into three major categories: residential building sites or lotted areas; dedicated areas; and "non-lotted" areas. The lotted areas within recorded residential subdivision plats consisted of recognizable land divisions identified as numbered lots within each plat which were specifically intended for residential building development. The dedicated areas within recorded residential subdivision plats consisted of land areas designated specifically for public or semi-public streets, alleys, pedestrian walks, and other public ways; drainageways; schools; parks; commons; buffer zones and planting strips; sites for utility facilities, such as water storage tanks and sewage pumping stations; and sites for various types of recreational uses, such as bridle paths, boat landings, beaches, or water channels and impoundments. The non-lotted areas within recorded residential subdivision plats consisted of land divisions within each plat which were not designated for some specific public or semipublic use and apparently not intended, at the time of recordation, for development into residential building lots. Many of these areas were designated simply as "outlots" and most obviously represented remnants of land which the road pattern or lotting pattern rendered inaccessible or unusable as building sites at the time of initial subdivision. Many of the larger areas in this category were found in the inventory to have been further subdivided into building sites through "re-platting" at later dates.

As noted earlier, the 1920-1969 period witnessed the recordation of residential subdivision plats containing 94,050 acres of land within southeastern Wisconsin. Of this amount, 68,259 acres, or more than 72 percent, were actually set aside for residential lots; 20,639 acres, or about 22 percent, were dedicated for streets and street rights-of-way; 656 acres, or about 1 percent, were dedicated for alleys; 1,610 acres, or about 2 percent, were dedicated for other public purposes; and 2,886 acres, or about 3 percent, were initially left in some unspecified "unlotted" or open use (see Table 8). (See Appendix G for acreage and use allocation of platted area within residential subdivisions recorded from 1920-1969 by county.)

Table 8

ACREAGE AND USE ALLOCATION OF PLATTED AREA WITHIN RESIDENTIAL SUBDIVISIONS RECORDED IN THE REGION: 1920-1969

TIME PERIOD	PLATTED AREA										
	LOTTED AREA		DEDICATED AREA						NON-LOTTED AREA		TOTAL AREA (ACRES)
			STREETS		ALLEYS		OTHER				
	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	20,006	69.6	6,832	23.8	491	1.7	474	1.7	923	3.2	28,726
1930-1939	2,595	74.0	748	21.3	40	1.1	25	0.7	101	2.9	3,509
1940-1949	5,526	74.3	1,475	19.8	28	0.4	148	2.0	258	3.5	7,435
1950-1959	24,713	73.5	7,377	22.0	89	0.3	433	1.3	991	2.9	33,603
1960-1969	15,419	74.2	4,207	20.2	8	--[a]	530	2.6	613	3.0	20,777
TOTAL 1920-1969	68,259	72.6	20,639	21.9	656	0.7	1,610	1.7	2,886	3.1	94,050

[a]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Platted Area in Residential Lots

As indicated in Table 9, the 1920-1969 period accounted for the recordation of 4,907 residential subdivisions, containing a total of 294,053 residential lots covering 68,259 acres. A more careful review of the data in Table 7 indicates that the 1920-1929 period accounted for 53 percent of the total number of lots platted but that the 20,006 acres of residential land set aside during that period are less than one-third of

the 68,259 acres devoted to residential lots over the entire 50-year period. The 1950-1959 period, as indicated previously, accounted for 37 percent of all the plats recorded and 36 percent of all the acreage platted. This same period also accounted for 37 percent of the residential acreage platted; but less than 25 percent of the lots were created during this period, suggesting a subdivision design tendency toward larger average lot sizes than preceding periods. (See Appendix H for area of residential land and lots created within recorded subdivisions by county from 1920-1969.)

Table 9

AREA OF RESIDENTIAL LAND AND LOTS CREATED WITHIN RECORDED SUBDIVISIONS IN THE REGION: 1920-1969[a]

TIME PERIOD	RECORDED SUBDIVISIONS		AREA IN RESIDENTIAL LOTS		LOTS PLATTED	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA	NUMBER	PERCENT
1920-1929	1,367	28,726	20,006	69.6	155,658	53.0
1930-1939	215	3,509	2,595	74.0	10,833	3.7
1940-1949	444	7,435	5,526	74.3	17,696	6.0
1950-1959	1,797	33,603	24,713	73.5	72,090	24.5
1960-1969	1,084	20,777	15,419	74.2	37,776	12.8
TOTAL 1920-1969	4,907	94,050	68,259	72.6	294,053	100.0

[a]DOES NOT INCLUDE LAND AREAS WITHIN THE RECORDED PLAT WHICH HAVE BEEN SET ASIDE FOR STREETS, STREET RIGHTS-OF-WAY, OR OTHER USES.

SOURCE- SEWRPC.

It is interesting to note also that the proportion of residential land within the recorded plats has not varied appreciably over the entire 1920-1969 period, ranging from a low of 69.6 percent in the 1920-1929 period to a high of 74.3 percent in the 1940-1949 period. The average over the entire study period, 1920-1969, was 72.6 percent. The most significant variation from the average occurred in the 1920-1929 period, which shows that 69.6 percent of the platted area had been set aside for residential lots. This same period, as noted earlier (see Table 5), represents the peak period for the platting of grid-pattern subdivisions with the corresponding dedication of many acres of streets and alleys.

Lot and Lot Sizes: The timing and spatial distribution of land development are two of the most important factors influencing the efficient and economical provision of public services. Closely linked to these factors are the elements of subdivision size and lot size. The size of a residential lot will greatly influence not only the type, style, and price range of the structure to be placed on the site but will also greatly influence the quantity and quality of the public services that can be economically provided to the site. As indicated in Table 10, typical lot sizes have been increasing steadily since the 1920-1929 period, when the typical lot contained approximately 5,125 square feet. By the 1960-1969 period, the typical lot had more than tripled in size and contained approximately 15,520 square feet. Over the entire 1920-1969 study period, the typical lot dimensions have also undergone a significant change, principally in the front footage dimensions. As noted, the 1920-1929 period, which accounted for the majority of the lots created, shows a typical lot measuring approximately 40 feet wide by 125 feet deep. After a steady increase in lot sizes since then, the 1960-1969 period shows a typical lot to measure approximately 97 feet wide by 160 feet deep. It is also interesting to note that, as the average lot size has been increasing since 1920, the average number of lots per platted subdivision has decreased steadily since the 1920-1929 period, dropping from an average of 114 lots per subdivision in the 1920-1929 period to an average of 35 lots per subdivision in the 1960-1969 period.

Table 10

SELECTED DATA CONCERNING RESIDENTIAL LOTS PLATTED IN THE REGION: 1920-1969

TIME PERIOD	NUMBER OF SUBDIVISIONS RECORDED	NUMBER OF LOTS CREATED	AVERAGE NUMBER OF LOTS PER SUBDIVISION	TYPICAL LOT DIMENSIONS[a]		
				WIDTH (FEET)	DEPTH (FEET)	AREA (SQUARE FEET)
1920-1929	1,367	155,658	114	41	125	5,125
1930-1939	215	10,833	50	59	152	8,968
1940-1949	444	17,696	40	73	165	12,045
1950-1959	1,797	72,090	40	86	155	13,330
1960-1969	1,084	37,776	35	97	160	15,520
TOTAL 1920-1969	4,907	294,053	60	62	140	8,680

[a]TYPICAL LOT DIMENSIONS WERE OBTAINED AS FOLLOWS. FOR EACH SUBDIVISION PLAT INVENTORIED, A "TYPICAL" LOT WAS IDENTIFIED OR ESTIMATED IN TERMS OF WIDTH AND DEPTH. THE "TYPICAL" DIMENSIONS WERE THEN WEIGHTED AND AVERAGED TO OBTAIN A TYPICAL LOT WIDTH AND A TYPICAL LOT DEPTH FOR EACH TIME PERIOD. THE TYPICAL LOT AREA IS THE PRODUCT OF THE TYPICAL LOT WIDTH TIMES THE TYPICAL DEPTH.

SOURCE- SEWRPC.

Grid Pattern: As indicated in Table 11, the grid-pattern residential subdivision accounted for the creation of 218,673 of the lots platted within the Region over the 50-year 1920-1969 study period. This total is about 74 percent of all the lots created in all recorded subdivisions within the Region during the study period. As in the case of all residential lots platted over the 50-year period, the grid pattern of development shows a steady decrease in the average number of lots created per subdivision, ranging from a high of 115 in the 1920-1929 period to a low of 27 in the 1960-1969 period, a gradual increase in the typical lot size, ranging upwards from approximately 4,900 square feet per lot in the 1920-1929 period to approximately 13,300 square feet per lot in the 1950-1959 period, with a slight decrease to a typical 12,000 square foot lot in the 1960-1969 period. Similarly, the changing size of the "typical" lot is most evident in the average front footage or width, which has increased from 40 feet in the 1920-1929 period to 83 feet in the 1960-1969 period.

Table 11

SELECTED DATA CONCERNING RESIDENTIAL LOTS WITHIN GRID-PATTERN SUBDIVISIONS PLATTED IN THE REGION: 1920-1969

TIME PERIOD	NUMBER OF SUBDIVISIONS RECORDED	NUMBER OF LOTS CREATED	AVERAGE NUMBER OF LOTS PER SUBDIVISION	TYPICAL LOT DIMENSIONS*		
				WIDTH (FEET)	DEPTH (FEET)	AREA (SQUARE FEET)
1920-1929	1,227	140,405	115	40	123	4,920
1930-1939	188	8,382	45	58	152	8,816
1940-1949	356	11,339	32	73	165	12,045
1950-1959	1,268	40,472	32	86	155	13,330
1960-1969	659	18,075	27	83	145	12,035
TOTAL 1920-1969	3,698	218,673	59	53	133	7,049

*TYPICAL LOT DIMENSIONS WERE OBTAINED AS FOLLOWS. FOR EACH SUBDIVISION PLAT INVENTORIED, A "TYPICAL" LOT WAS IDENTIFIED OR ESTIMATED IN TERMS OF WIDTH AND DEPTH. THE "TYPICAL" DIMENSIONS WERE THEN WEIGHTED AND AVERAGED TO OBTAIN A TYPICAL LOT WIDTH AND A TYPICAL LOT DEPTH FOR EACH TIME PERIOD. THE TYPICAL LOT AREA IS THE PRODUCT OF THE TYPICAL WIDTH TIMES THE TYPICAL DEPTH.

SOURCE- SEWRPC.

Curvilinear Pattern: As indicated in Table 12, the curvilinear-pattern residential subdivision accounted for the creation of 74,747 of the lots platted within the Region over the 50-year 1920-1969 study period. This total represents approximately 20 percent of all the lots platted during that period. As in the case of the grid-pattern subdivision, the curvilinear pattern shows a steady decrease in the average number of lots per recorded subdivision, decreasing from a high of 109 lots per subdivision in the 1920-1929 period to 46 lots per subdivision in the 1960-1969 period. The typical lot over this same period increased in average size from approximately 7,800 square feet in the 1920-1929 period to approximately 19,400 square feet per lot in the 1960-1969 period. Most of the change in lot area is attributable to an increase in the lot width, from 55 feet in the 1920-1929 period to 111 feet in the 1960-1969 period. As indicated in Table 12, the "typical" curvilinear-pattern subdivision recorded over the 50-year period contained approximately sixty-two 88 foot x 162 foot lots averaging just over 14,200 square feet per lot.

Table 12

SELECTED DATA CONCERNING RESIDENTIAL LOTS WITHIN CURVILINEAR-PATTERN SUBDIVISIONS PLATTED IN THE REGION: 1920-1969

TIME PERIOD	NUMBER OF SUBDIVISIONS RECORDED	NUMBER OF LOTS CREATED	AVERAGE NUMBER OF LOTS PER SUBDIVISION	TYPICAL LOT DIMENSIONS*		
				WIDTH (FEET)	DEPTH (FEET)	AREA (SQUARE FEET)
1920-1929	140	15,253	109	55	142	7,810
1930-1939	27	2,451	91	64	154	9,856
1940-1949	88	6,357	72	75	166	12,450
1950-1959	529	31,618	60	96	163	15,648
1960-1969	419	19,068	46	111	175	19,425
TOTAL 1920-1969	1,203	74,747	62	88	162	14,256

*TYPICAL LOT DIMENSIONS WERE OBTAINED AS FOLLOWS. FOR EACH SUBDIVISION PLAT INVENTORIED, A "TYPICAL" LOT WAS IDENTIFIED OR ESTIMATED IN TERMS OF WIDTH AND DEPTH. THE "TYPICAL" DIMENSIONS WERE THEN WEIGHTED AND AVERAGED TO OBTAIN A TYPICAL LOT WIDTH AND A TYPICAL LOT DEPTH FOR EACH TIME PERIOD. THE TYPICAL LOT AREA IS THE PRODUCT OF THE TYPICAL WIDTH TIMES THE TYPICAL DEPTH.

SOURCE- SEWRPC.

Cluster Pattern: As indicated in Table 13, only six subdivision plats have been recorded which contained a cluster-pattern development; and these six plats accounted for the creation of 633 residential lots. The typical cluster-pattern development contained an average of 106 lots measuring approximately 96 feet in width and 139 feet in depth. The typical lot area was just over 13,300 square feet which, as intended by this design type, represents a smaller average lot size than the curvilinear pattern of development.

Table 13

SELECTED DATA CONCERNING RESIDENTIAL LOTS WITHIN CLUSTER-PATTERN SUBDIVISIONS PLATTED IN THE REGION: 1920-1969

TIME PERIOD	NUMBER OF SUBDIVISIONS RECORDED	NUMBER OF LOTS CREATED	AVERAGE NUMBER OF LOTS PER SUBDIVISION	TYPICAL LOT DIMENSIONS[a]		
				WIDTH (FEET)	DEPTH (FEET)	AREA (SQUARE FEET)
1920-1929	--	--	--	--	--	--
1930-1939	--	--	--	--	--	--
1940-1949	--	--	--	--	--	--
1950-1959	--	--	--	--	--	--
1960-1969	6	633	106	96	139	13,344
TOTAL 1920-1969	6	633	106	96	139	13,344

[a]TYPICAL LOT DIMENSIONS WERE OBTAINED AS FOLLOWS. FOR EACH SUBDIVSION PLAT INVENTORIED, A "TYPICAL" LOT WAS IDENTIFIED OR ESTIMATED IN TERMS OF WIDTH AND DEPTH. THE "TYPICAL" DIMENSIONS WERE THEN WEIGHTED AND AVERAGED TO OBTAIN A TYPICAL LOT FOR EACH TIME PERIOD. THE TYPICAL LOT AREA IS THE PRODUCT OF THE TYPICAL WIDTH TIMES THE TYPICAL DEPTH.

SOURCE- SEWRPC.

Platted Area Dedicated for Streets

The Wisconsin Platting Statutes set forth the procedures and legal effect of dedicating lands for specified purposes through the recording of land subdivision plats. Those lands dedicated for specified public purposes such as streets are considered "accepted by approval" of the plat itself, and the use of the lands so dedicated must be as designated on the plat. Over the 1920-1969 period, there were 20,639 acres of land dedicated for street rights-of-way through the recordation of plats. This amounted to approximately 22 percent of all the acreage platted over the period, and the average subdivision contained 4.2 acres of land so-dedicated. As indicated in Table 14, the street centerline measurement of the dedicated rights-of-way comprised 2,837 lineal miles, for an average of 0.7 mile per recorded subdivision. A review of the various time periods shown in Table 14 indicates that the most "active" recordation period was 1950-1959, which accounted for the recordation of 1,797 subdivisions comprising 33,603 acres, with 7,377 acres dedicated for street rights-of-way, but that the greatest amount of lineal miles (1,027.3) were created during the 1920-1929 period. The 1920-1929 period also witnessed the greatest proportion of land dedicated for street rights-of-way, with an average of 23.8 percent of the total recorded acreage so-dedicated. It should be noted, also, that the 1920-1929 period accounted for the recordation of more than 42 percent of the grid-pattern residential subdivisions which, as discussed earlier in this report, rely heavily on the uniform and regular street pattern as a design element. Finally, it is significant to note that the proportion of land dedicated for street rights-of-way within the recorded subdivision plats has

Table 14

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN THE REGION: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	1,367	28,726	1,027.3	6,832	23.8	5.0	0.8
1930-1939	215	3,509	102.6	748	21.3	3.5	0.5
1940-1949	444	7,435	204.7	1,475	19.8	3.3	0.5
1950-1959	1,797	33,603	958.8	7,377	22.0	4.1	0.5
1960-1969	1,084	20,777	543.6	4,207	20.2	3.9	0.5
TOTAL 1920-1969	4,907	94,050	2,837.0	20,639	21.9	4.2	0.6

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

decreased from 23.8 percent in the 1920-1929 period to 20.2 percent in the 1960-1969 period, a significant reduction in such an important subdivision design element as streets. (See Appendix I for area dedicated for street right-of-way within recorded subdivisions by county from 1920-1969.

Grid Pattern: As indicated in Table 15, there were 56,094 acres of land in 3,698 grid-pattern subdivision plats recorded in the Region over the 1920-1969 period; and approximately 12,888 acres, or 23.0 percent of the total, were dedicated as street rights-of-way, comprising 1,806.9 lineal miles of street centerline. The average street right-of-way per recorded subdivision was 3.5 acres, or 0.5 lineal mile. A closer review of the time periods indicates that the 1920-1929 period was the most active in terms of acreage recorded and lineal miles and acreage dedicated but that the greatest number of grid-pattern subdivisions were recorded in the 1950-1959 period. It is also evident that the lineal mileage of street rights-of-way dedicated in subdivision plats has decreased consistently over the study period, from 0.7 mile in the 1920-1929 period to 0.3 mile in the 1960-1969 period. This phenomenon, when compared with the relatively stable proportions of recorded acreage dedicated for street rights-of-way over the period, suggests a growing tendency for dedicating wider street rights-of-way. (See Appendix J for area dedicated for street right-of-way within recorded subdivisions by county from 1920-1969.)

Table 15

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED GRID-PATTERN SUBDIVISIONS IN THE REGION: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	1,227	24,569	885.0	5,901	24.0	4.8	0.7
1930-1939	188	2,682	76.4	569	21.2	3.0	0.4
1940-1949	356	4,660	127.1	911	19.5	2.6	0.4
1950-1959	1,268	16,594	493.9	3,789	22.8	3.0	0.4
1960-1969	659	7,589	224.5	1,718	22.6	2.6	0.3
TOTAL 1920-1969	3,698	56,094	1,806.9	12,888	23.0	3.5	0.5

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Curvilinear-Pattern: As indicated in Table 16, there were 37,335 acres of land in 1,203 curvilinear-pattern subdivision plats recorded in the Region over the 1920-1969 period; and approximately 7,650 acres, or 20.5 percent of the total, were dedicated as street right-of-way, comprising 1,015.8 lineal miles of street centerline. The average street right-of-way per recorded subdivision was 4.9 acres, or 0.8 lineal mile. A closer review of the time periods indicates that the most active period for recording such sub-

Table 16

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CURVILINEAR-PATTERN SUBDIVISIONS IN THE REGION: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	140	4,157	142.3	931	22.4	4.5	1.0
1930-1939	27	827	26.2	179	21.6	4.6	1.0
1940-1949	88	2,775	77.6	564	20.3	4.9	0.9
1950-1959	529	17,009	464.9	3,588	21.1	4.7	0.9
1960-1969	419	12,567	304.8	2,388	19.0	5.3	0.7
TOTAL 1920-1969	1,203	37,335	1,015.8	7,650	20.5	4.9	0.8

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

divisions was the 1950-1959 period. It is also evident that the 1950-1959 period accounted for the largest average street right-of-way acreage per recorded plat and for nearly one-half of the total lineal miles of streets created within curvilinear subdivisions over the study period. (See Appendix K for area dedicated for street right-of-way within recorded curvilinear-pattern subdivisions by county from 1920-1969.)

Cluster-Pattern: As indicated in Table 17, only six cluster-pattern subdivisions had been recorded within the Region, and all of these were recorded during the 1960-1969 period. Cluster-pattern subdivisions accounted for the platting of 621 acres of land, of which 101 acres, or 16.3 percent, were dedicated for street rights-of-way, an average of 16.8 acres, or 2.4 lineal miles of street right-of-way per recorded subdivision. (See Appendix L for area dedicated for street right-of-way within recorded cluster-pattern subdivisions by county from 1920-1969.)

Table 17

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CLUSTER-PATTERN SUBDIVISIONS IN THE REGION: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	--	--	--	--	--	--	--
1930-1939	--	--	--	--	--	--	--
1940-1949	--	--	--	--	--	--	--
1950-1959	--	--	--	--	--	--	--
1960-1969	6	621	14.3	101	16.3	16.8	2.4
TOTAL 1920-1969	6	621	14.3	101	16.3	16.8	2.4

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Platted Area Dedicated for Alleys

As indicated in Table 18, only 656 acres, or less than one percent of the subdivided acreage recorded within the Region over the 1920-1969 period, was dedicated for alley rights-of-way. Nearly three-fourths of this total, or 491 acres, were dedicated during the 1920-1929 period. It should be noted that only 1,052 subdivisions, or 21 percent of the total, contained land area which was dedicated for alleys. Moreover, the proportion of land dedicated for alley rights-of-way over the study period has decreased from 1.7 percent of the total acreage recorded in the 1920-1929 period to less than 0.1 percent in the 1960-1969 period. It should also be pointed out that, as might be expected, over 90 percent of the alley rights-of-way were located in grid-pattern subdivisions. It is evident that the alley, once considered essential to the design layout of a subdivision, is now rarely incorporated into a subdivision layout. (See Appendix M for area dedicated for alley right-of-way within recorded subdivisions by county from 1920-1969.)

Table 18

AREA DEDICATED FOR ALLEY RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN THE REGION: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		ALLEY RIGHT-OF-WAY DEDICATED	
	NUMBER	AREA (ACRES)	AREA (ACRES)	PERCENT OF RECORDED AREA
1920-1929	1,367	28,726	491	1.7
1930-1939	215	3,509	40	1.1
1940-1949	444	7,435	28	0.4
1950-1959	1,797	33,603	89	0.3
1960-1969	1,084	20,777	8	--[a]
TOTAL 1920-1969	4,907	94,050	656	0.7

[a]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Platted Area Dedicated for Purposes Other Than Streets and Alleys

As indicated in Table 19, approximately 1,610 acres of land within platted residential subdivisions, or 1.7 percent of the total area of these subdivisions recorded in the Region over the 1920-1969 period, were dedicated for purposes other than street and alley rights-of-way. Of this amount, 776 acres, or 48.2 percent, were dedicated for park purposes; 408 acres, or 25.3 percent, were dedicated for recreation purposes, such as bridle paths, boat landings, and beaches; and 61 acres, or 3.8 percent, were dedicated for school purposes. In addition, 365 acres, or 22.7 percent, were dedicated for other public uses, such

as commons, pedestrian ways, drainage areas, buffer zones, and sites for sewage treatment and water pumping facilities. (See Appendix N for area dedicated for purposes other than streets and alleys within recorded subdivisions by county from 1920-1969.)

Table 19

AREA DEDICATED FOR PURPOSES OTHER THAN STREETS AND ALLEYS WITHIN RECORDED SUBDIVISIONS IN THE REGION: 1920-1969

TIME PERIOD	AREA PLATTED (ACRES)	NON-STREET AND ALLEY AREA DEDICATED									
		PARKS		RECREATION		SCHOOLS		ALL OTHER[a]		TOTAL	
		AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF AREA PLATTED
1920-1929	28,726	264	55.7	179	37.8	12	2.5	19[b]	4.0[c]	474	1.7
1930-1939	3,509	19	76.0	6	24.0	--	--	--	--	25	0.7
1940-1949	7,435	101	68.2	25	16.9	6	4.1	16	10.8	148	2.0
1950-1959	33,603	236	54.5	37	8.5	39	9.0	121	28.0	433	1.3
1960-1969	20,777	156	29.4	161	30.4	4	0.8	209	39.4	530	2.6
TOTAL 1920-1969	94,050	776	48.2	408	25.3	61	3.8	365	22.7	1,610	1.7

[a] COMPRISED MAINLY OF SUCH USES AS COMMONS, DRAINAGE AREAS, BUFFER ZONES, AND PEDESTRIAN WAYS.

[b] LESS THAN 0.5 ACRE.

[c] LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

It should be pointed out that, over the 1920 to 1969 period, more than 51 percent of the land dedicated for purposes other than streets and alleys within platted subdivisions was located in curvilinear-pattern subdivisions; that 37 percent of such dedicated lands were located in grid-pattern subdivisions; and that 12 percent of such lands were located in cluster-pattern subdivisions. Moreover, it can be further pointed out that 60 percent of the land dedicated for parks, 39 percent of the land dedicated for other recreation uses, and 67 percent of the land dedicated for schools were located in curvilinear-pattern subdivisions.

It should be noted that, as in the case of alley rights-of-way, not all platted residential subdivisions contained land areas dedicated for public uses. As a matter of fact, only 740, or about 15 percent of the 4,907 subdivisions recorded over the 1920-1969 period, contained land areas dedicated for purposes other than streets and alleys; and many of these contained areas dedicated for several types of uses, such as school, park, and pedestrian ways.

Platted Area Left as Non-Lotted

As indicated earlier, the land area within each recorded subdivision plat was classified as lotted, dedicated, or non-lotted, and that many non-lotted areas were designated as outlots representing remnants of land rendered inaccessible or unusable as building sites because of the subdivision design or were intended for re-platting into building sites at a later date. Table 20 summarizes the non-lotted areas of recorded plats since 1920. As indicated, only 3.1 percent of the acreage recorded in each time period was classified under this category, and the proportion remained fairly constant throughout the study period. It should be pointed out that 58 percent of the non-lotted area was located in grid-pattern subdivisions, 37 percent was located in curvilinear-pattern subdivisions, and 5 percent was located in cluster-pattern subdivisions. (See Appendix O for non-lotted area within recorded subdivisions by county from 1920-1969.)

PLATTING ACTIVITY BY TIME PERIOD

In order to graphically illustrate the changing geographic distribution of residential subdivision platting activity within the Region over time, a series of maps was prepared which indicate the percentage of land area within each U. S. Public Land Survey quarter section that was platted in each of five 10-year periods from 1920 through 1969. These maps graphically portray the general pattern of residential development within the Region over the 50-year study period.

Table 20

NON-LOTTED AREA WITHIN RECORDED SUBDIVISIONS WITHIN THE REGION: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		NON-LOTTED AREA	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA
1920-1929	1,367	28,726	923	3.2
1930-1939	215	3,509	101	2.9
1940-1949	444	7,435	258	3.5
1950-1959	1,797	33,603	991	2.9
1960-1969	1,084	20,777	613	3.0
TOTAL 1920-1969	4,907	94,050	2,886	3.1

SOURCE- SEWRPC.

1920-1929

The 1920 through 1929 time period accounted for 53 percent of the residential building lots created, 31 percent of the acreage platted, and 28 percent of the plats recorded over the 50-year study period. During this period the average subdivision contained 114 lots, with a typical lot size of approximately 5,000 square feet. As indicated on Map 1, most of the platting activity during the 1920-1929 period was concentrated on the periphery of the built-up areas of the Cities of Kenosha, Milwaukee, and Racine, with a few scattered areas appearing on the periphery of other communities within the Region, particularly the communities located along the lakeshores in Kenosha, Walworth, and Waukesha Counties.

1930-1939

The 1930 through 1939 period accounted for less than 4 percent of the residential building lots created, less than 4 percent of the acreage platted, and just over 4 percent of the number of subdivisions recorded over the 50-year study period. During this period the average subdivision contained 50 lots, with a typical lot size of approximately 9,000 square feet. As indicated by the above data and on Map 2, this period witnessed very little platting activity. Undoubtedly, the severe national economic recession during this period accounted for the greatly decreased subdivision activity. The plats which were recorded were confined almost entirely to Milwaukee County, with only a few scattered recordations in the other counties near existing communities.

1940-1949

The 1940 through 1949 period accounted for 6 percent of the residential building lots created, 8 percent of the acreage platted, and 9 percent of the subdivisions recorded over the 50-year study period. During this period the average subdivision contained 40 lots, with a typical lot size of approximately 12,000 square feet. As indicated on Map 3, platting activity was sparse, primarily because of the wartime economy, and was concentrated primarily along the periphery of the existing communities in Kenosha, Milwaukee, and Waukesha Counties, with some scattered developments recorded in the lakeshore communities in Racine and Walworth Counties.

1950-1959

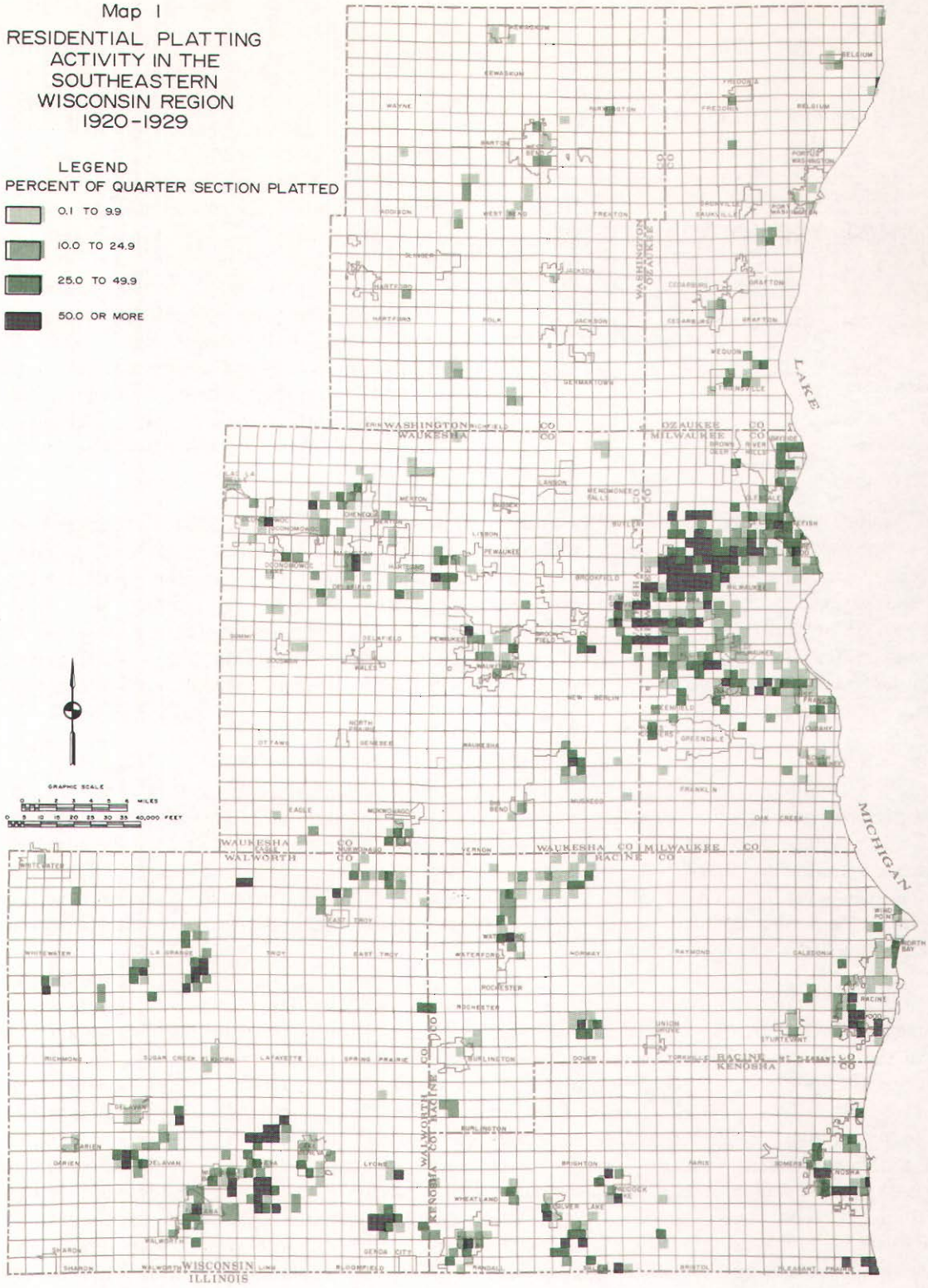
The 1950 through 1959 period accounted for nearly 25 percent of the residential building lots created, over 35 percent of the acreage platted, and over 36 percent of the subdivisions recorded over the 50-year study period. During this period the average subdivision contained 40 lots, with a typical lot size of more than 13,000 square feet. This period witnessed the greatest amount of platting activity of all the periods studied in terms of plats recorded and acreage platted, and only the 1920-1929 period accounted for the creation of more residential building lots. As indicated on Map 4, the geographic distribution of the platting activity during this time period was concentrated primarily on the "outer edge" of existing development; and the eastern portion of Waukesha County and the southern portion of Ozaukee County experienced a significant increase from the "spillover" growth of Milwaukee County. It is significant to point out that Waukesha County and Ozaukee County ranked first and second among the state's 71 counties in population increase during the decade, 1950-1960; and this is reflected in the concentration of residential platting activity within these two counties.

1960-1969

The 1960 through 1969 period accounted for just under 13 percent of the residential building lots created, 22 percent of the acreage platted, and 22 percent of the subdivisions recorded over the 50-year study period. During this period the average subdivision contained only 35 lots, with a typical lot size of more than 15,500 square feet. As indicated on Map 5, most of the platting activity was diffused throughout the

Map 1

RESIDENTIAL PLATTING ACTIVITY IN THE SOUTHEASTERN WISCONSIN REGION 1920-1929

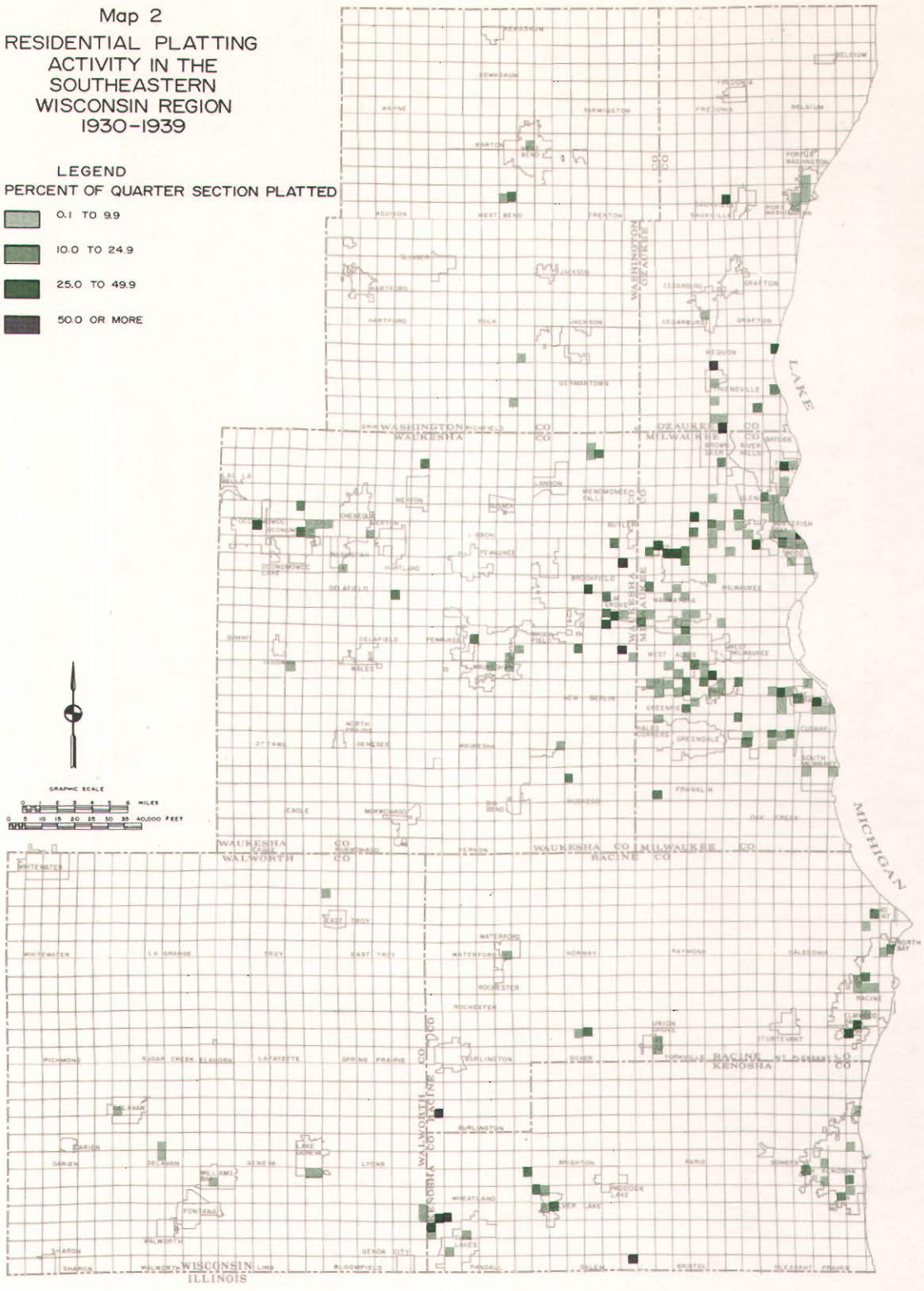


Over one-half of the residential building lots created in platted subdivisions in the Southeastern Wisconsin Region during the 50-year period from 1920 through 1969 were created in plats filed in the 10-year period from 1920 through 1929. During this 10-year period, the average subdivision was relatively large, containing about 115 lots, with a typical lot size of approximately 5,000 square feet. The greatest amount of platting activity of all of the time periods studied occurred in this decade, as measured in terms of the number of lots created. Most platting activity during the 1920-1929 period was concentrated around the then developed areas of the Cities of Kenosha, Milwaukee, and Racine, with some scattered development around the inland lakes of the Region.

Source: SEWRPC.

Map 2

RESIDENTIAL PLATTING ACTIVITY IN THE SOUTHEASTERN WISCONSIN REGION 1930-1939

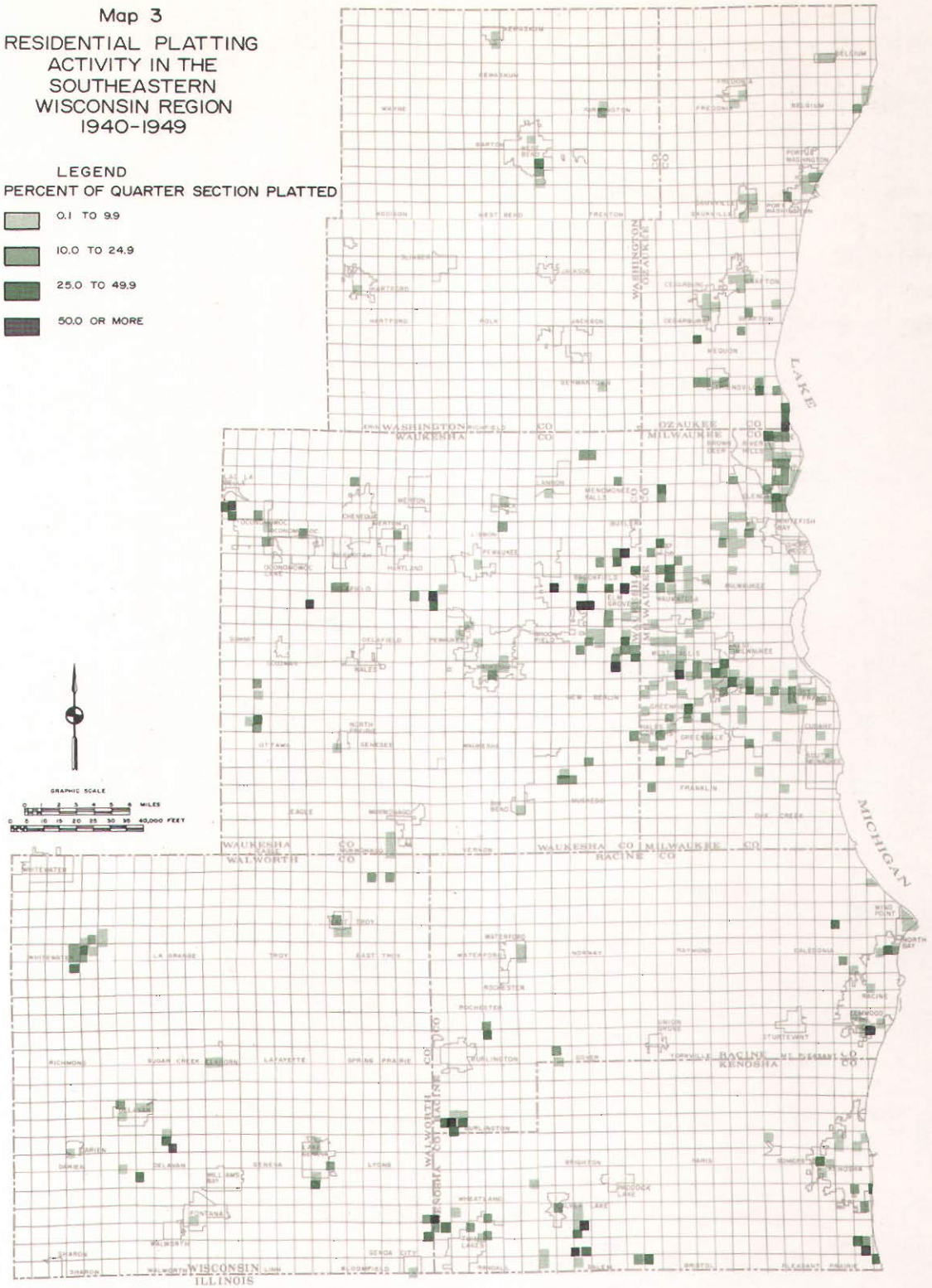


Subdivision activity decreased significantly throughout the Southeastern Wisconsin Region in the 10-year period from 1930 through 1939, when less than 4 percent of the total residential building lots platted in subdivisions over the 50-year period from 1920 through 1969 were created. During this 10-year period, the typical lot size increased to nearly 9,000 square feet, while the average subdivision size decreased to about 50 lots. The platting activity was confined almost entirely to Milwaukee County.

Source: *SEWRPC.*

Map 3

RESIDENTIAL PLATTING ACTIVITY IN THE SOUTHEASTERN WISCONSIN REGION 1940-1949

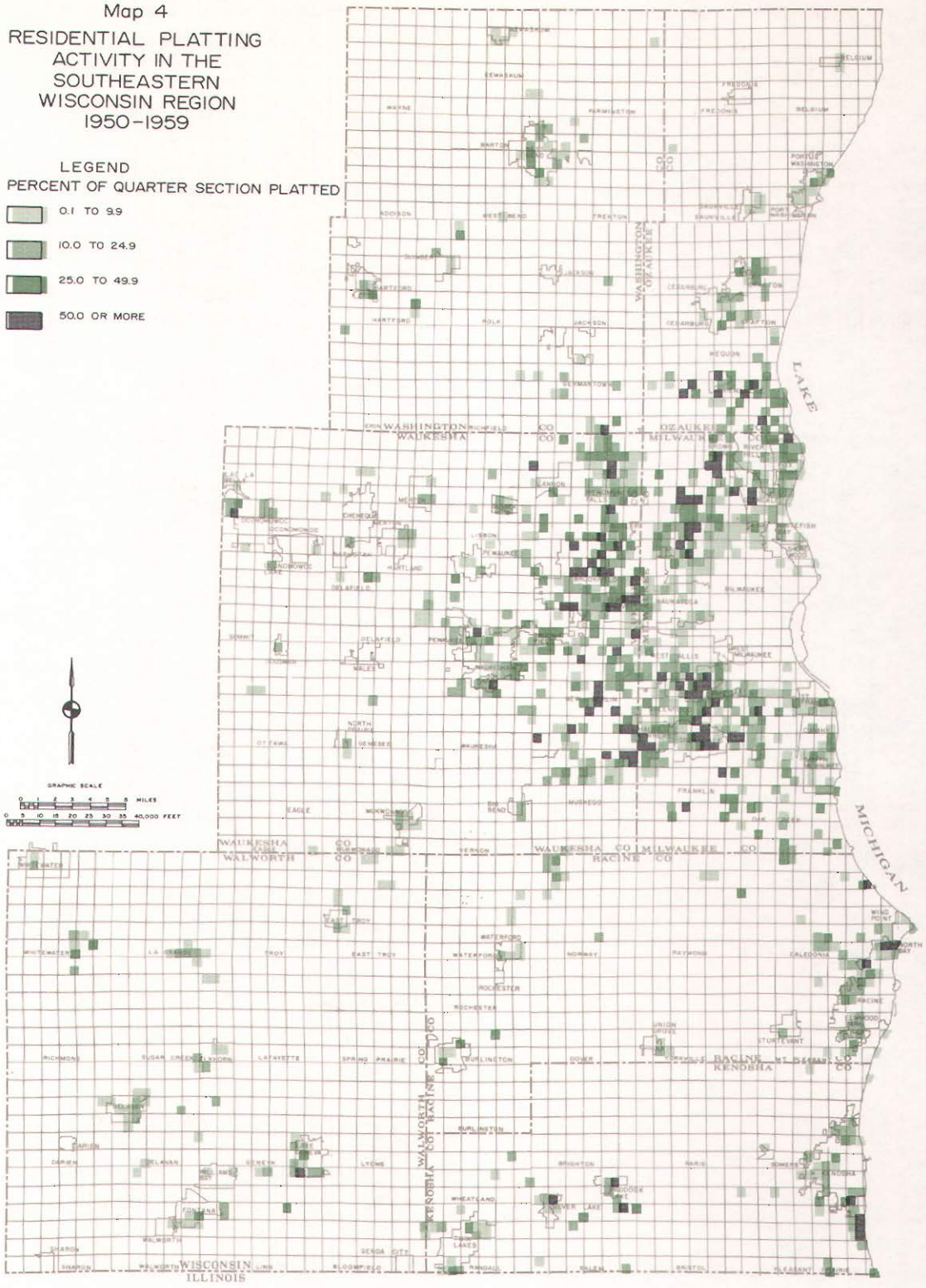


About 6 percent of the residential building lots created in subdivisions platted in the Southeastern Wisconsin Region during the 50-year period from 1920 through 1969 were filed in the 10-year period from 1940 through 1949. During this 10-year period, the typical lot size continued to increase to approximately 12,000 square feet, while the size of the average subdivision continued to decrease to about 40 lots. Platting activity during this time period was generally concentrated along the periphery of existing communities in Kenosha, Milwaukee, and Waukesha Counties.

Source: SEWRPC.

Map 4

RESIDENTIAL PLATTING ACTIVITY IN THE SOUTHEASTERN WISCONSIN REGION 1950-1959

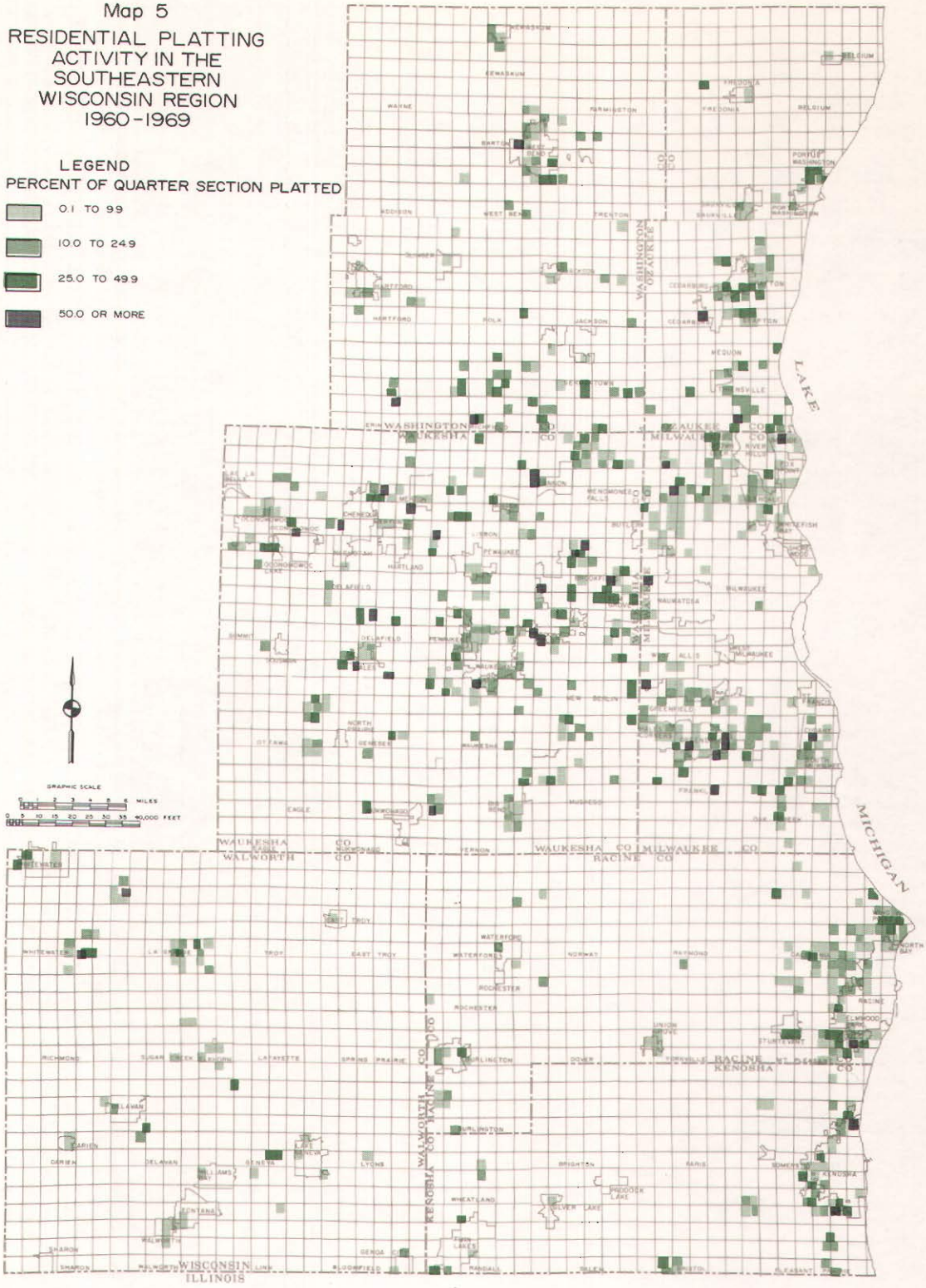


Subdivision activity increased markedly during the 10-year period from 1950 through 1959, when nearly 25 percent of the residential building lots created in platted subdivisions during the 50-year period from 1920 through 1969 were recorded. The typical lot size by this time had risen to more than 13,000 square feet, while the size of the average subdivision remained at about 40 lots. The greatest amount of platting activity of all of the time periods studied occurred in this decade, as measured in terms of the number of plats recorded and the total acreage platted. The beginning of significant amounts of urban development in eastern Waukesha and southern Ozaukee Counties can be seen during this time period.

Source: SEWRPC.

Map 5

RESIDENTIAL PLATTING ACTIVITY IN THE SOUTHEASTERN WISCONSIN REGION 1960-1969



About 13 percent of the residential building lots created during the 50-year period from 1920 through 1969 were created in the 10-year period from 1960 through 1969. The typical lot size during this period increased further to about 15,500 square feet, while the average subdivision size decreased further to about 35 lots. Most of the planning activity was highly diffused throughout the Region, truly representative of what has come to be called urban sprawl.

Source: SEWRPC.

Region, truly representative of what has come to be called urban sprawl. As in the previous 10-year period, much of the platting activity took place in Waukesha and Ozaukee Counties, which again ranked first and second, respectively, in population growth among the counties of the state. Considerable platting activity took place along the periphery of the Cities of Kenosha and Racine; and the Village of Greendale in Milwaukee County, which experienced a 1960 to 1970 population increase of 120 percent, also shows a considerable amount of platting activity over this period.

SUMMARY

The 1920 through 1969 period witnessed the recordation of 4,907 residential subdivision plats encompassing a total of 94,050 acres of land, and accounted for the creation of 294,053 residential lots within the Southeastern Wisconsin Region. The predominant development pattern was the grid-pattern, which accounted for 3,698 subdivisions, or just over 75 percent of the subdivisions recorded over the 50-year period. These grid-pattern subdivisions created more than 218,000 residential lots, or more than 74 percent of the total number of lots created, and accounted for just under 60 percent of the total acreage platted over the study period. The curvilinear-pattern subdivision accounted for 1,203 subdivisions, or just under 25 percent of the total subdivisions recorded over the period. These curvilinear-pattern subdivisions created nearly 75,000 residential lots, or just over 25 percent of the total number of lots created, and accounted for approximately 40 percent of the total acreage platted over the period. The cluster-pattern subdivision, only recently introduced into the Region, accounted for less than 1 percent of the recorded subdivisions, less than 1 percent of the lots created, and less than 1 percent of the acreage platted over the 50-year period.

Of the 94,050 acres of land platted over the study period, more than 68,000 acres, or nearly 73 percent, were actually devoted to residential lots; nearly 23,000 acres, or about 24 percent, were dedicated for public purposes; and nearly 29,000 acres, or 3 percent, were left in "open" or "non-lotted" use. Of the total dedicated area, nearly 21,000 acres, or 90 percent, were dedicated for streets and highways; approximately 650 acres, or 3 percent, were dedicated for alleys; and 1,610 acres, or 7 percent, were dedicated for other public purposes, mostly parks and park lands. Of the area dedicated for street and highway purposes, over 62 percent was contained in grid-pattern subdivisions; 37 percent was located in curvilinear-pattern subdivisions; and less than 1 percent, in the cluster-pattern subdivisions. Of the acreage dedicated for alleys, 92 percent was contained in grid-pattern subdivisions; and 8 percent, in curvilinear-pattern subdivisions. The few cluster-pattern subdivisions that were recorded over the period contained no alley rights-of-way.

Of the 1,610 acres of land dedicated for public purposes other than streets and alleys, more than 51 percent were located in curvilinear-pattern subdivisions, nearly 37 percent were located in grid-pattern subdivisions, and approximately 12 percent were located in cluster-pattern subdivisions. As noted previously, over 48 percent of these other dedicated areas were dedicated for public parks. The next largest amount of dedicated acreage, approximately 400 acres, was for recreation purposes other than public parks; and only 61 acres were dedicated for school purposes.

The typical lot platted during the 1920-1929 period contained approximately 5,000 square feet, with an average front footage of 40 feet and an average depth of 125 feet. During the 1960-1969 period, the typical lot contained approximately 16,000 square feet, with an average front footage of 100 feet and an average depth of 160 feet. The typical grid-pattern lot in the 1920-1929 period contained approximately 4,800 square feet, with an average front footage of 40 feet and an average depth of 120 feet. During the 1960-1969 period, the typical grid-pattern lot contained 11,200 square feet and had an average front footage of 80 feet and an average depth of 140 feet. The typical curvilinear lot during the 1920-1929 period contained approximately 7,700 square feet, with an average front footage of 55 feet and an average depth of 140 feet. During the 1960-1969 period, the typical curvilinear-pattern lot contained 19,000 square feet, with an average front footage of 110 feet and an average depth of 175 feet. The typical lot within the cluster-pattern subdivision contained 14,000 square feet, with an average front footage of 100 feet and an average depth of 140 feet. The cluster-pattern, as indicated previously, has only recently been introduced as a design pattern within southeastern Wisconsin.

(This page intentionally left blank)

Chapter IV

PLATTING ACTIVITY RELATED TO SANITARY SEWERAGE SERVICE

INTRODUCTION

As indicated in Chapter II of this report, the 1955 Wisconsin Legislature substantially revised the Wisconsin platting act. One of the significant additions made to Section 236 of the Wisconsin Statutes was the provision, under Section 236.12(2)(a), requiring certain plats to be approved by the State Planning Director and which further requires: "...If the subdivision is not served by a public sewer and provision for such service has not been made, the director shall transmit 2 copies (of the plat) to the state board of health so that agency can determine whether it has any objection to the plat on the basis of its rules as provided in s. 236.13...." Section 236.13, governing the basis for approval, reads under 236.13(1)(d), "Approval of the preliminary or final plat shall be conditioned upon compliance with: the rules of the state board of health relating to lot size and evaluation necessary for proper sanitary conditions in a subdivision not served by a public sewer, where provision for such service has not been made...."

Because of this important provision, an effort was made under the historic platting study to evaluate the subdivision platting activity which took place over the 1957 through 1969 period. The selection of the 1957 date was conditioned by the statutory provision requiring full compliance with the provisions of Sections 236.12(2)(a) and 236.13(1)(d) after December 31, 1956. While there is no question that many recorded subdivisions were developed prior to 1957 without provision for public sewerage facilities, adequate records were not required and, therefore, not available for the years prior to 1957.

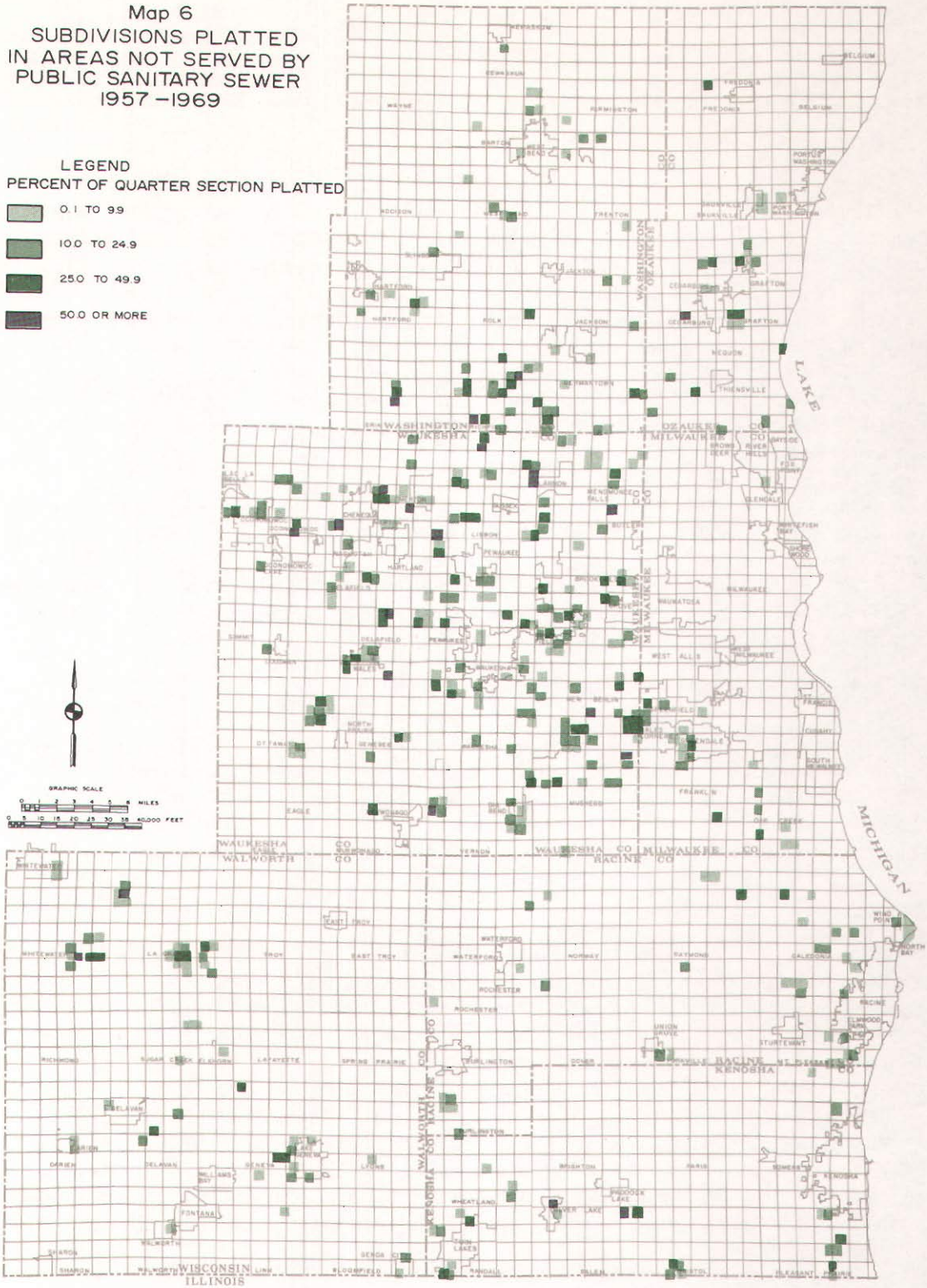
SUBDIVISION ACTIVITY DURING THE 1957 THROUGH 1969 PERIOD

During the 1957 through 1969 period, there were 1,617 residential subdivisions encompassing 30,051 acres recorded within the Region. As indicated in Table 21, this represented 33.0 percent of all the subdivisions recorded within the Region, 32.0 percent of all the acreage platted within the Region, and 19.6 percent of all the lots created within the Region during the past 50 years. It is interesting to note, however, that the average subdivision was slightly smaller and contained considerably fewer, though substantially larger, lots during the 1957 through 1969 period than the corresponding average values for the entire 50-year period.

The geographic distribution of residential subdivisions platted over the 1957 through 1969 period which required provision for on-site sewage disposal facilities is illustrated in Map 6. It is important to note that many subdivisions which had no public sanitary sewerage facilities available at the time of recordation and initial development have subsequently been provided with such public facilities, often at considerable additional cost to both the private property owners and the local units of government concerned. It is also important to note that the residential platting activity depicted on the map represents only about 25 percent of all the platting activity, as measured in number of plats recorded over the 1957 through 1969 period; about 40 percent of such activity, as measured in the acreage platted; and about 22 percent of such activity, as measured in the number of lots created over the 1957 through 1969 period. Review of the map, however, indicates no discernible pattern of development short of the general impression that much of the platting activity occurred in widely scattered areas throughout the Region in a sporadic and seemingly haphazard manner.

As indicated in Table 22, of the 1,617 subdivisions recorded over the 1957 through 1969 period, 1,205, or nearly three-fourths of those recorded, were provided with public sanitary sewerage facilities and 412, or just over one-fourth of those recorded, were provided with on-site soil absorption sewage disposal systems for the lots platted. Further review of the table indicates that, although nearly 62 percent of the subdivisions recorded over the 1957 through 1969 period were grid-pattern subdivisions, 244, or 59 percent, of the recorded subdivisions which had no public sewerage provided were of the curvilinear pattern and that only 167, or about 41 percent, of such nonsewered subdivisions were grid-pattern subdivisions. In contrast, 828 plats, or more than two-thirds of the subdivisions platted over the period which had public sewerage provided, were grid-pattern subdivisions.

Map 6
SUBDIVISIONS PLATTED IN AREAS NOT SERVED BY PUBLIC SANITARY SEWER 1957–1969



Adequate records regarding subdivisions developed without provision for public sanitary sewerage facilities are not available for the years prior to 1957. State health officials began reviewing such subdivision plats in 1957; and adequate records are, therefore, available for the period 1957 through 1969. During this period there were over 1,600 residential subdivisions encompassing over 30,000 acres recorded within the Region. About 25 percent of all the plats recorded in the 1957 through 1969 period and about 40 percent of all platting activity as measured in acreage platted were subdivisions which had no public sanitary sewerage facilities available at the time of recordation and initial development.

Source: SEWRPC.

Table 21

SELECTED FACTORS OF COMPARISON REGARDING RESIDENTIAL SUBDIVISION ACTIVITY IN THE REGION: 1920-1969 AND 1957-1969

FACTOR	TIME PERIOD		1957-1969 TIME PERIOD AS A PERCENT OF 1920-1969 TIME PERIOD
	1920-1969	1957-1969	
NUMBER OF SUBDIVISIONS RECORDED	4,907	1,617	33.0
AREA PLATTED (ACRES)	94,050	30,051	32.0
LOTS CREATED	294,053	57,586	19.6
AVERAGE SUBDIVISION SIZE (ACRES)	19.2	18.6	--
TYPICAL LOT SIZE (SQUARE FEET)	8,680	15,500	--
AVERAGE NUMBER OF LOTS PER SUBDIVISION	60	36	--

SOURCE- SEWRPC.

Table 22

NUMBER OF RESIDENTIAL SUBDIVISIONS RECORDED IN THE REGION WITH AND WITHOUT PUBLIC SANITARY SEWERAGE FACILITIES AVAILABLE BY DEVELOPMENT PATTERN: 1957-1969

DEVELOPMENT PATTERN	RESIDENTIAL SUBDIVISION PLATS- 1957-1969					
	TOTAL RECORDED PLATS		WITH PUBLIC SANITARY SEWER SERVICE		WITHOUT PUBLIC SANITARY SEWER SERVICE	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
GRID	995	61.5	828	68.7	167	40.5
CURVILINEAR	616	38.1	372	30.9	244	59.2
CLUSTER	6	0.4	5	0.4	1	0.3
TOTAL	1,617	100.0	1,205	100.0	412	100.0

SOURCE- SEWRPC.

As indicated in Table 23, more than 18,000 acres, or nearly 60 percent of the total 30,051 acres platted over the 1957 through 1969 period, were provided with public sanitary sewerage facilities and 12,046 acres, or 40 percent, were not provided with such sewerage facilities. It is also interesting to note that nearly three-fourths of the nonsewered acreage was platted in curvilinear-pattern subdivisions, whereas just over one-half of the sewered acreage was platted in curvilinear-pattern subdivisions.

As indicated earlier, the 57,586 lots created over the 1957 through 1969 period accounted for nearly 20 percent of the lots created by recorded residential subdivision plats since 1920. As indicated in Table 24, most of the lots created in the more recent period were provided with public sewerage facilities. There were 44,804 such lots created in the 1957 through 1969 period, accounting for more than 77 percent of the total; and nearly 52 percent of these were in grid-pattern subdivisions. Over the same 1957 through 1969 period, there were 12,782 lots created, or about 22 percent of the total, which were not provided with public sewerage facilities; and nearly 72 percent of these were located in curvilinear-pattern subdivisions.

PLATTED AREAS AND SOILS LIMITATIONS

In order to provide a general indication of the amount of land subdivided in areas generally considered poorly suited for residential development requiring on-site (septic tank) sewage disposal systems, a tabulation was prepared comparing those U. S. Public Land Survey one-quarter sections within which more than 50 percent of the land area was covered by soils possessing severe or very severe limitations for such residential use and those quarter sections within which residential subdivisions were platted with on-site sewage disposal systems. The comparison, although not necessarily conclusive that problems have been or will be encountered with the operation of the septic tank systems, is indicative that soils conditions probably had not been given enough attention in the land development process prior to the actual subdividing of land.

Table 23

AREA OF RESIDENTIAL SUBDIVISIONS RECORDED IN THE REGION WITH AND WITHOUT PUBLIC SANITARY SEWERAGE FACILITIES AVAILABLE BY DEVELOPMENT PATTERN: 1957-1969

DEVELOPMENT PATTERN	AREA IN RESIDENTIAL SUBDIVISION PLATS- 1957-1969					
	TOTAL AREA		WITH PUBLIC SANITARY SEWER SERVICE		WITHOUT PUBLIC SANITARY SEWER SERVICE	
	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
GRID	10,975	36.5	8,007	44.5	2,968	24.6
CURVILINEAR	18,455	61.4	9,463	52.6	8,992	74.7
CLUSTER	621	2.1	535	2.9	86	0.7
TOTAL	30,051	100.0	18,005	100.0	12,046	100.0

SOURCE- SEWRPC.

Table 24

LOTS CREATED WITHIN RESIDENTIAL SUBDIVISIONS RECORDED IN THE REGION WITH AND WITHOUT PUBLIC SANITARY SEWERAGE FACILITIES AVAILABLE BY DEVELOPMENT PATTERN: 1957-1969

DEVELOPMENT PATTERN	LOTS CREATED IN RESIDENTIAL PLATS- 1957-1969					
	TOTAL LOTS		WITH PUBLIC SANITARY SEWER SERVICE		WITHOUT PUBLIC SANITARY SEWER SERVICE	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
GRID	26,752	46.5	23,202	51.8	3,550	27.8
CURVILINEAR	30,201	52.4	21,008	46.9	9,193	71.9
CLUSTER	633	1.1	594	1.3	39	0.3
TOTAL	57,586	100.0	44,804	100.0	12,782	100.0

SOURCE- SEWRPC.

For example, of the 1,617 residential subdivision plats recorded within the Region over the 1957 through 1969 period, 412 subdivisions, or 25 percent, were located in areas which were not provided with public sanitary sewerage facilities and, therefore, required the installation of septic tank sewage disposal facilities. Of these 412 subdivisions, 240 subdivisions, or 58 percent, were located in quarter sections within which more than 50 percent of the land area was covered by soils having severe or very severe limitations for residential development on lots of one acre or less. Of the 240 subdivisions noted above, 131 plats, covering nearly 3,800 acres, were located in quarter sections wherein the entire area was covered by soils poorly suited for residential development requiring on-site sewage disposal systems. Moreover, an additional 23 plats, covering 455 acres, were located in quarter sections wherein more than 90 percent of the area was covered by soils poorly suited for such development; and the remaining 86 plats, covering nearly 1,800 acres, were located in quarter sections wherein more than 50 percent of the area was covered by soils poorly suited for such development. Although a detailed evaluation of each subdivision with respect to the soils was not made in order to determine if appropriate subdivision design techniques were employed to overcome the existing soils limitations, the analysis clearly indicates a general disregard for soil conditions in the location of residential subdivisions. It is important to note that potential problems due to soils limitations can now be readily identified in advance of land subdivision and thereby avoided in future subdivision developments through proper utilization of the regional detailed operational soil survey prepared by the U. S. Department of Agriculture, Soil Conservation Service, for the Regional Planning Commission.

SUMMARY

Since 1957 the recordation of platted residential land subdivisions required the approval of the State Board of Health if such subdivisions were not provided with public sanitary sewerage facilities. During the 1957 through 1969 period, there were 412 subdivisions, or approximately 26 percent of all the subdivisions recorded, which required such review and approval. These 412 subdivisions accounted for more than 22 percent of the lots created and 40 percent of the total acreage platted during the period.

The geographic distribution of lands platted during this period, that is, scattered throughout the Region in a sporadic manner, prompts a continued monitoring of such development in general and of the non-sewered development in particular. Moreover, review of the data indicates that, of the 412 subdivisions platted between 1957 and 1969 which required septic tanks, 240, or 58 percent, were located in quarter sections within which more than 50 percent of the area was covered by soils having severe or very severe limitations for such residential development; and 131 subdivisions were located in quarter sections wherein the entire land area was covered by soils having severe or very severe limitations for residential development requiring on-site sewage disposal, indicating a general disregard for soil conditions in the location, if not design, of residential land subdivisions.

Chapter V

DESIGN EFFICIENCY

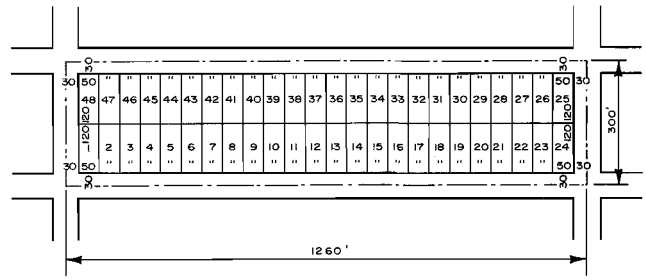
INTRODUCTION

One of the factors affecting the cost of improved building sites is the efficiency of the land subdivision design; that is, the yield in terms of the number of lots per acre which can be obtained from a particular piece of land. This yield is affected by many factors, some direct—such as lot size, block length, and street width—and some indirect—such as street pattern; topography; the size and shape of the parcel to be subdivided; park, school site, and drainageway requirements; and the skill of the designer. The effect of the direct factors on lot yield can be directly, that is, geometrically, analyzed. The effect of the latter on lot yield can be determined only indirectly through an analysis of completed subdivision designs.

SUBDIVISION EFFICIENCY FACTOR

The maximum possible yield for any given set of lot dimensions can be computed by geometrically analyzing a block of lots of the given dimensions, assuming appropriate minimum permissible street widths and maximum permissible block lengths. For example, the maximum yield for a 50 x 120 foot lot layout having a maximum block length of 1,200 feet and a minimum street width of 60 feet, as shown in Figure 5, is 48 lots from a block containing 8.68 acres, or a yield of 5.53 lots per acre. The completion of similar geometric analyses for various lot widths and depths provides the theoretical yields shown in Table 25. This table indicates that, although the area of the lot is the main determinant of yield, the ratio of lot width to lot depth affects yield. Similar analyses for different block dimensions would show that block length also affects yield, as does street width.

Figure 5
TYPICAL GEOMETRIC ANALYSIS FOR DETERMINATION OF MAXIMUM LOT YIELD



Source: SEWRPC.

MODIFIED EFFICIENCY FACTOR AS COMPUTED IN THE STUDY

Efficiency factors were computed under the historic platting study for land subdivisions within the Region grouped by lot size range and time period, and the results are set forth in Tables 26 through 31. The procedure followed in the computation is described below.

Representative minimum lot areas were first computed for each minimum lot size range selected for analysis by computing the weighted average minimum lot size for all subdivisions falling in each minimum lot size range, the weighting being determined on the basis of the proportion which the total number of lots in each subdivision comprised of the total number of lots created by all subdivisions falling into the given minimum lot size range. Weighted average minimum lot widths were then computed in a similar manner. An average minimum lot depth was then computed for each minimum lot size range by dividing the weighted average minimum lot size by the weighted average minimum lot width. It is important to note that the average minimum lot depth so determined will differ from the weighted average lot depth as determined in a manner similar to that used to compute the weighted average minimum lot width, and used for certain of the other analyses made under the historic platting study and reported elsewhere herein. The actual lot yield was then computed by dividing the total number of lots actually created in each minimum lot size range by the total area subdivided in that range.

Table 25

MAXIMUM YIELD IN LOTS PER ACRE

LOT WIDTH (FEET)	LOT DEPTH (FEET)																	
	70	75	80	85	90	95	100	105	110	115	120	125	130	135	140	145	150	155
20	20.73	19.77	18.87	18.05	17.29	16.60	15.96	15.36	14.81	14.30	13.82	13.38	12.96	12.57	12.21	11.86	11.53	11.21
22	18.65	17.79	16.98	16.24	15.56	14.94	14.36	13.83	13.33	12.87	12.44	12.04	11.66	11.31	10.99	10.67	10.37	10.09
24	17.27	16.47	15.72	15.04	14.41	13.83	13.30	12.80	12.35	11.92	11.52	11.15	10.80	10.47	10.17	9.88	9.61	9.35
26	15.89	15.16	14.47	13.83	13.26	12.72	12.23	11.78	11.36	10.97	10.60	10.26	9.94	9.63	9.36	9.09	8.84	8.60
28	14.51	13.84	13.21	12.63	12.10	11.62	11.17	10.76	10.37	10.01	9.68	9.36	9.07	8.80	8.55	8.30	8.07	7.85
30	13.82	13.18	12.58	12.03	11.53	11.07	10.64	10.24	9.88	9.54	9.22	8.92	8.64	8.38	8.14	7.91	7.68	7.48
32	12.78	12.19	11.64	11.13	10.66	10.24	9.84	9.48	9.14	8.82	8.53	8.25	7.99	7.75	7.53	7.31	7.11	6.92
34	12.09	11.53	11.01	10.53	10.09	9.68	9.31	8.96	8.64	8.34	8.06	7.80	7.56	7.33	7.12	6.92	6.72	6.54
36	11.40	10.87	10.38	9.92	9.51	9.13	8.78	8.45	8.15	7.87	7.60	7.36	7.13	6.91	6.71	6.52	6.34	6.17
38	10.71	10.21	9.75	9.32	8.93	8.58	8.24	7.94	7.65	7.39	7.14	6.91	6.70	6.49	6.31	6.13	5.96	5.79
40	10.36	9.88	9.43	9.02	8.65	8.30	7.98	7.68	7.41	7.15	6.91	6.69	6.48	6.28	6.10	5.93	5.76	5.61
42	9.67	9.23	8.81	8.42	8.07	7.75	7.45	7.17	6.91	6.67	6.45	6.24	6.05	5.86	5.70	5.53	5.38	5.23
44	9.33	8.90	8.49	8.12	7.78	7.47	7.18	6.91	6.67	6.44	6.22	6.02	5.83	5.65	5.49	5.34	5.19	5.05
46	8.98	8.57	8.18	7.82	7.49	7.19	6.91	6.66	6.42	6.20	5.99	5.80	5.62	5.45	5.29	5.14	5.00	4.86
48	8.64	8.24	7.86	7.52	7.20	6.92	6.65	6.40	6.17	5.96	5.76	5.57	5.40	5.24	5.09	4.94	4.80	4.67
50	8.29	7.91	7.55	7.22	6.92	6.64	6.38	6.15	5.93	5.72	5.53	5.35	5.18	5.03	4.88	4.74	4.61	4.49
52	7.94	7.58	7.23	6.92	6.63	6.36	6.12	5.89	5.68	5.48	5.30	5.13	4.97	4.82	4.68	4.55	4.42	4.30
54	7.60	7.25	6.92	6.62	6.34	6.09	5.85	5.63	5.43	5.24	5.07	4.91	4.75	4.61	4.48	4.35	4.23	4.11
56	7.25	6.92	6.60	6.32	6.05	5.81	5.59	5.38	5.19	5.01	4.84	4.68	4.54	4.40	4.27	4.15	4.03	3.93
58	6.91	6.59	6.29	6.02	5.76	5.53	5.32	5.12	4.94	4.77	4.61	4.46	4.32	4.19	4.07	3.95	3.84	3.74
60	6.91	6.59	6.29	6.02	5.76	5.53	5.32	5.12	4.94	4.77	4.61	4.46	4.32	4.19	4.07	3.95	3.84	3.74
62	6.56	6.26	5.97	5.71	5.48	5.26	5.05	4.87	4.69	4.53	4.38	4.24	4.10	3.98	3.87	3.75	3.65	3.55
64	6.22	5.93	5.66	5.41	5.19	4.98	4.79	4.61	4.44	4.29	4.15	4.01	3.89	3.77	3.66	3.56	3.46	3.36
66	6.22	5.93	5.66	5.41	5.19	4.98	4.79	4.61	4.44	4.29	4.15	4.01	3.89	3.77	3.66	3.56	3.46	3.36
68	5.87	5.60	5.35	5.11	4.90	4.70	4.52	4.35	4.20	4.05	3.92	3.79	3.67	3.56	3.46	3.36	3.27	3.18
70	5.87	5.60	5.35	5.11	4.90	4.70	4.52	4.35	4.20	4.05	3.92	3.79	3.67	3.56	3.46	3.36	3.27	3.18
72	5.53	5.27	5.03	4.81	4.61	4.43	4.26	4.10	3.95	3.81	3.69	3.57	3.46	3.35	3.26	3.16	3.07	2.99
74	5.53	5.27	5.03	4.81	4.61	4.43	4.26	4.10	3.95	3.81	3.69	3.57	3.46	3.35	3.26	3.16	3.07	2.99
76	5.18	4.94	4.72	4.51	4.32	4.15	3.99	3.84	3.70	3.58	3.46	3.34	3.24	3.14	3.05	2.96	2.88	2.80
78	5.18	4.94	4.72	4.51	4.32	4.15	3.99	3.84	3.70	3.58	3.46	3.34	3.24	3.14	3.05	2.96	2.88	2.80
80	5.18	4.94	4.72	4.51	4.32	4.15	3.99	3.84	3.70	3.58	3.46	3.34	3.24	3.14	3.05	2.96	2.88	2.80
82	4.84	4.61	4.40	4.21	4.03	3.87	3.72	3.59	3.46	3.34	3.23	3.12	3.02	2.93	2.85	2.77	2.69	2.62
84	4.84	4.61	4.40	4.21	4.03	3.87	3.72	3.59	3.46	3.34	3.23	3.12	3.02	2.93	2.85	2.77	2.69	2.62
86	4.49	4.28	4.09	3.91	3.75	3.60	3.46	3.33	3.21	3.10	3.00	2.90	2.81	2.72	2.64	2.57	2.50	2.43
88	4.49	4.28	4.09	3.91	3.75	3.60	3.46	3.33	3.21	3.10	3.00	2.90	2.81	2.72	2.64	2.57	2.50	2.43
90	4.49	4.28	4.09	3.91	3.75	3.60	3.46	3.33	3.21	3.10	3.00	2.90	2.81	2.72	2.64	2.57	2.50	2.43
92	4.49	4.28	4.09	3.91	3.75	3.60	3.46	3.33	3.21	3.10	3.00	2.90	2.81	2.72	2.64	2.57	2.50	2.43
94	4.15	3.95	3.77	3.61	3.46	3.32	3.19	3.07	2.96	2.86	2.76	2.68	2.59	2.51	2.44	2.37	2.31	2.24
96	4.15	3.95	3.77	3.61	3.46	3.32	3.19	3.07	2.96	2.86	2.76	2.68	2.59	2.51	2.44	2.37	2.31	2.24
98	4.15	3.95	3.77	3.61	3.46	3.32	3.19	3.07	2.96	2.86	2.76	2.68	2.59	2.51	2.44	2.37	2.31	2.24
100	4.15	3.95	3.77	3.61	3.46	3.32	3.19	3.07	2.96	2.86	2.76	2.68	2.59	2.51	2.44	2.37	2.31	2.24
102	3.80	3.62	3.46	3.31	3.17	3.04	2.93	2.82	2.72	2.62	2.53	2.45	2.38	2.30	2.24	2.17	2.11	2.06
104	3.80	3.62	3.46	3.31	3.17	3.04	2.93	2.82	2.72	2.62	2.53	2.45	2.38	2.30	2.24	2.17	2.11	2.06
106	3.80	3.62	3.46	3.31	3.17	3.04	2.93	2.82	2.72	2.62	2.53	2.45	2.38	2.30	2.24	2.17	2.11	2.06
108	3.80	3.62	3.46	3.31	3.17	3.04	2.93	2.82	2.72	2.62	2.53	2.45	2.38	2.30	2.24	2.17	2.11	2.06
110	3.45	3.29	3.14	3.01	2.88	2.77	2.66	2.56	2.47	2.38	2.30	2.23	2.16	2.09	2.03	1.98	1.92	1.87
112	3.45	3.29	3.14	3.01	2.88	2.77	2.66	2.56	2.47	2.38	2.30	2.23	2.16	2.09	2.03	1.98	1.92	1.87
114	3.45	3.29	3.14	3.01	2.88	2.77	2.66	2.56	2.47	2.38	2.30	2.23	2.16	2.09	2.03	1.98	1.92	1.87
116	3.45	3.29	3.14	3.01	2.88	2.77	2.66	2.56	2.47	2.38	2.30	2.23	2.16	2.09	2.03	1.98	1.92	1.87
118	3.45	3.29	3.14	3.01	2.88	2.77	2.66	2.56	2.47	2.38	2.30	2.23	2.16	2.09	2.03	1.98	1.92	1.87
120	3.45	3.29	3.14	3.01	2.88	2.77	2.66	2.56	2.47	2.38	2.30	2.23	2.16	2.09	2.03	1.98	1.92	1.87
122	3.11	2.97	2.83	2.71	2.59	2.49	2.39	2.30	2.22	2.15	2.07	2.01	1.94	1.88	1.83	1.78	1.73	1.68
124	3.11	2.97	2.83	2.71	2.59	2.49	2.39	2.30	2.22	2.15	2.07	2.01	1.94	1.88	1.83	1.78	1.73	1.68
126	3.11	2.97	2.83	2.71	2.59	2.49	2.39	2.30	2.22	2.15	2.07	2.01	1.94	1.88	1.83	1.78	1.73	1.68
128	3.11	2.97	2.83	2.71	2.59	2.49	2.39	2.30	2.22	2.15	2.07	2.01	1.94	1.88	1.83	1.78	1.73	1.68
130	3.11	2.97	2.83	2.71	2.59	2.49	2.39	2.30	2.22	2.15	2.07	2.01	1.94	1.88	1.83	1.78	1.73	1.68
132	3.11	2.97	2.83	2.71	2.59	2.49	2.39	2.30	2.22	2.15	2.07	2.01	1.94	1.88	1.83	1.78	1.73	1.68
134	2.76	2.64	2.52	2.41	2.31	2.21	2.13	2.05	1.98	1.91	1.84	1.78	1.73	1.68	1.63	1.58	1.54	1.50
136	2.76	2.64	2.52	2.41	2.31	2.21	2.13	2.05	1.98	1.91	1.84	1.78	1.73	1.68	1.63	1.58	1.54	1.50
138	2.76	2.64	2.52	2.41	2.31	2.21	2.13	2.05	1.98	1.91	1.84	1.78	1.73	1.68	1.63	1.58	1.54	1.50
140	2.76	2.64	2.52	2.41	2.31	2.21	2.13	2.05	1.98	1.91	1.84	1.78	1.73	1.68	1.63	1.58	1.54	1.50
142	2.76	2.64	2.52	2.41	2.31	2.21	2.13	2.05	1.98	1.91	1.84	1.78	1.73	1.68	1.63	1.58	1.54	1.50
144	2.76	2.64	2.52	2.41	2.31	2.21	2.13	2.05	1.98	1.91	1.84	1.78	1.73	1.68	1.63	1.58	1.54	1.50
146	2.76	2.64	2.52	2.41	2.31	2.21	2.13	2.05	1.98	1.91	1.84	1.78	1.73	1.68	1.63	1.58	1.54	1.50
148	2.76	2.64	2.52	2.41	2.31	2.21	2.13	2.05	1.98	1.91	1.84	1.78	1.73	1.68	1.63	1.58	1.54	1.50
150	2.76	2.64	2.52	2.41	2.31	2.21	2.13	2.05	1.98	1.91	1.84	1.78	1.73	1.68	1.63	1.58	1.54	1.50
152	2.42	2.31	2.20	2.11	2.02	1.94	1.86	1.79	1.73	1.67	1.61	1.56	1.51	1.47	1.42	1.38	1.34	1.31
154	2.42	2.31	2.20	2.11	2.02	1.94	1.86	1.79	1.73	1.67	1.61	1.56	1.51	1.47	1.42	1.38	1.34	1.31
156	2.42	2.31	2.20	2.11	2.02	1.94	1.86	1.79	1.73	1.67	1.61	1.56	1.51	1.47	1.42	1.38	1.34	1.31
158	2.42	2.31	2.20	2.11	2.02	1.94	1.86	1.79	1.73	1.67	1.61	1.56	1.51	1.47	1.42	1.38	1.34	1.31
160	2.42	2.31	2.20	2.11	2.02	1.94	1.86	1.79	1.73	1.67	1.61	1.56	1.51	1.47	1.42	1.38	1.34	1.31
162	2.42	2.31	2.20	2.11	2.02	1.94	1.86	1.79	1.73	1.67	1.61	1.56	1.51	1.47	1.42	1.38	1.34	1.31
164	2.42	2.31	2.20	2.11	2.02	1.94	1.86	1.79	1.73	1.67	1.61	1.56	1.51	1.47	1.42	1.38	1.34	1.31
166	2.42	2.31	2.20	2.11	2.02	1.94	1.86	1.79	1.73	1.67	1.61	1.56	1.51	1.47	1.42	1.38	1.34	1.31
168	2.42	2.31	2.20	2.11	2.02	1.94	1.86	1.79	1.73	1.67	1.61	1.56	1.51	1.47	1.42	1.38	1.34	1.31
170	2.42	2.31	2.20	2.11	2.02	1.94	1.86	1.79	1.73	1.67	1.61	1.56	1.51	1.47	1.42	1.38	1.34	1.31
172	2.07	1.98	1.89	1.80	1.73	1.66	1.60	1.54	1.48	1.43	1.38	1.34	1.30	1.26	1.22	1.19	1.15	1.12
174	2.07	1.98	1.89	1.80	1.73	1.66	1.60	1.54	1.48	1.43	1.38	1.34	1.30	1.26	1.22	1.19	1.15	1.12
176	2.07	1.98	1.89	1.80	1.73	1.66	1.60	1.54	1.48	1.43	1.38	1.34	1.30	1.26	1.22	1.19	1.15	1.12
178	2.07	1.98	1.89	1.80	1.73	1.66	1.60	1.54	1.48	1.43	1.38	1.34	1.30	1.26	1.22	1.19	1.15	1.12
180	2.07	1.98	1.89	1.80	1.73	1.66	1.60	1.54	1.48	1.43	1.38	1.34	1.30	1.26	1.22	1.19	1.15	1.12
182	2.07	1.98	1.89	1.80	1.73	1.66	1.60	1.54	1.48	1.43	1.38	1.34	1.30	1.26	1.22	1.19	1.15	1.12

Table 25 (continued)

LOT WIDTH (FEET)	LOT DEPTH (FEET)																	
	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245
20	10.92	10.64	10.37	10.12	9.88	9.65	9.43	9.22	9.02	8.82	8.65	8.47	8.30	8.14	7.98	7.83	7.68	7.54
22	9.83	9.57	9.33	9.11	8.89	8.68	8.48	8.29	8.11	7.94	7.78	7.65	7.47	7.32	7.18	7.05	6.91	6.79
24	9.10	8.87	8.64	8.43	8.23	8.04	7.86	7.68	7.51	7.35	7.20	7.06	6.92	6.78	6.65	6.52	6.40	6.29
26	8.37	8.16	7.95	7.76	7.57	7.40	7.23	7.07	6.91	6.76	6.63	6.49	6.36	6.24	6.12	6.00	5.89	5.78
28	7.64	7.45	7.26	7.08	6.91	6.75	6.60	6.45	6.31	6.18	6.05	5.93	5.81	5.69	5.59	5.48	5.38	5.28
30	7.28	7.09	6.91	6.75	6.58	6.43	6.28	6.14	6.01	5.88	5.76	5.65	5.53	5.42	5.32	5.22	5.12	5.03
32	6.73	6.56	6.40	6.24	6.09	5.95	5.81	5.68	5.56	5.44	5.33	5.22	5.12	5.02	4.92	4.83	4.74	4.65
34	6.37	6.21	6.05	5.90	5.76	5.63	5.50	5.38	5.26	5.15	5.04	4.94	4.84	4.75	4.65	4.57	4.48	4.40
36	6.01	5.85	5.70	5.56	5.43	5.31	5.18	5.07	4.96	4.85	4.76	4.66	4.56	4.47	4.39	4.31	4.23	4.15
38	5.64	5.50	5.36	5.23	5.10	4.98	4.87	4.76	4.66	4.56	4.47	4.38	4.29	4.20	4.12	4.04	3.97	3.90
40	5.46	5.32	5.19	5.06	4.94	4.82	4.71	4.61	4.51	4.41	4.32	4.23	4.15	4.07	3.99	3.91	3.84	3.77
42	5.10	4.96	4.84	4.72	4.61	4.50	4.40	4.30	4.21	4.12	4.03	3.95	3.87	3.80	3.72	3.65	3.59	3.52
44	4.91	4.79	4.67	4.55	4.44	4.34	4.24	4.15	4.06	3.97	3.89	3.81	3.73	3.66	3.59	3.52	3.46	3.39
46	4.73	4.61	4.49	4.38	4.28	4.18	4.08	3.99	3.91	3.82	3.75	3.67	3.60	3.53	3.46	3.39	3.33	3.27
48	4.55	4.43	4.32	4.22	4.12	4.02	3.93	3.84	3.76	3.68	3.60	3.53	3.46	3.39	3.32	3.26	3.20	3.14
50	4.37	4.26	4.15	4.05	3.95	3.86	3.77	3.69	3.61	3.53	3.46	3.39	3.32	3.25	3.19	3.13	3.07	3.02
52	4.19	4.08	3.98	3.88	3.79	3.70	3.61	3.53	3.46	3.38	3.31	3.25	3.18	3.12	3.06	3.00	2.94	2.89
54	4.00	3.90	3.80	3.71	3.62	3.54	3.46	3.38	3.31	3.24	3.17	3.11	3.04	2.98	2.93	2.87	2.82	2.77
56	3.82	3.72	3.63	3.54	3.46	3.38	3.30	3.23	3.16	3.09	3.03	2.96	2.90	2.85	2.79	2.74	2.69	2.64
58	3.64	3.55	3.46	3.37	3.29	3.22	3.14	3.07	3.01	2.94	2.88	2.82	2.77	2.71	2.66	2.61	2.56	2.51
60	3.64	3.55	3.46	3.37	3.29	3.22	3.14	3.07	3.01	2.94	2.88	2.82	2.77	2.71	2.66	2.61	2.56	2.51
62	3.46	3.37	3.28	3.20	3.13	3.05	2.99	2.92	2.85	2.79	2.74	2.68	2.63	2.58	2.53	2.48	2.43	2.39
64	3.28	3.19	3.11	3.04	2.96	2.89	2.83	2.76	2.70	2.65	2.59	2.54	2.49	2.44	2.39	2.35	2.30	2.26
66	3.28	3.19	3.11	3.04	2.96	2.89	2.83	2.76	2.70	2.65	2.59	2.54	2.49	2.44	2.39	2.35	2.30	2.26
68	3.09	3.01	2.94	2.87	2.80	2.73	2.67	2.61	2.55	2.50	2.45	2.40	2.35	2.31	2.26	2.22	2.18	2.14
70	3.09	3.01	2.94	2.87	2.80	2.73	2.67	2.61	2.55	2.50	2.45	2.40	2.35	2.31	2.26	2.22	2.18	2.14
72	2.91	2.84	2.77	2.70	2.63	2.57	2.51	2.46	2.40	2.35	2.31	2.26	2.21	2.17	2.13	2.09	2.05	2.01
74	2.91	2.84	2.77	2.70	2.63	2.57	2.51	2.46	2.40	2.35	2.31	2.26	2.21	2.17	2.13	2.09	2.05	2.01
76	2.73	2.66	2.59	2.53	2.47	2.41	2.36	2.30	2.25	2.21	2.16	2.12	2.07	2.03	1.99	1.96	1.92	1.89
78	2.73	2.66	2.59	2.53	2.47	2.41	2.36	2.30	2.25	2.21	2.16	2.12	2.07	2.03	1.99	1.96	1.92	1.89
80	2.73	2.66	2.59	2.53	2.47	2.41	2.36	2.30	2.25	2.21	2.16	2.12	2.07	2.03	1.99	1.96	1.92	1.89
82	2.55	2.48	2.42	2.36	2.30	2.25	2.20	2.15	2.10	2.06	2.02	1.98	1.94	1.90	1.86	1.83	1.79	1.76
84	2.55	2.48	2.42	2.36	2.30	2.25	2.20	2.15	2.10	2.06	2.02	1.98	1.94	1.90	1.86	1.83	1.79	1.76
86	2.37	2.30	2.25	2.19	2.14	2.09	2.04	2.00	1.95	1.91	1.87	1.83	1.80	1.76	1.73	1.70	1.66	1.63
88	2.37	2.30	2.25	2.19	2.14	2.09	2.04	2.00	1.95	1.91	1.87	1.83	1.80	1.76	1.73	1.70	1.66	1.63
90	2.37	2.30	2.25	2.19	2.14	2.09	2.04	2.00	1.95	1.91	1.87	1.83	1.80	1.76	1.73	1.70	1.66	1.63
92	2.37	2.30	2.25	2.19	2.14	2.09	2.04	2.00	1.95	1.91	1.87	1.83	1.80	1.76	1.73	1.70	1.66	1.63
94	2.18	2.13	2.07	2.02	1.98	1.93	1.89	1.84	1.80	1.76	1.73	1.69	1.66	1.63	1.60	1.57	1.54	1.51
96	2.18	2.13	2.07	2.02	1.98	1.93	1.89	1.84	1.80	1.76	1.73	1.69	1.66	1.63	1.60	1.57	1.54	1.51
98	2.18	2.13	2.07	2.02	1.98	1.93	1.89	1.84	1.80	1.76	1.73	1.69	1.66	1.63	1.60	1.57	1.54	1.51
100	2.18	2.13	2.07	2.02	1.98	1.93	1.89	1.84	1.80	1.76	1.73	1.69	1.66	1.63	1.60	1.57	1.54	1.51
102	2.00	1.95	1.90	1.85	1.81	1.77	1.73	1.69	1.65	1.62	1.59	1.55	1.52	1.49	1.46	1.44	1.41	1.38
104	2.00	1.95	1.90	1.85	1.81	1.77	1.73	1.69	1.65	1.62	1.59	1.55	1.52	1.49	1.46	1.44	1.41	1.38
106	2.00	1.95	1.90	1.85	1.81	1.77	1.73	1.69	1.65	1.62	1.59	1.55	1.52	1.49	1.46	1.44	1.41	1.38
108	2.00	1.95	1.90	1.85	1.81	1.77	1.73	1.69	1.65	1.62	1.59	1.55	1.52	1.49	1.46	1.44	1.41	1.38
110	1.82	1.77	1.73	1.69	1.65	1.61	1.57	1.54	1.50	1.47	1.44	1.41	1.38	1.36	1.33	1.30	1.28	1.26
112	1.82	1.77	1.73	1.69	1.65	1.61	1.57	1.54	1.50	1.47	1.44	1.41	1.38	1.36	1.33	1.30	1.28	1.26
114	1.82	1.77	1.73	1.69	1.65	1.61	1.57	1.54	1.50	1.47	1.44	1.41	1.38	1.36	1.33	1.30	1.28	1.26
116	1.82	1.77	1.73	1.69	1.65	1.61	1.57	1.54	1.50	1.47	1.44	1.41	1.38	1.36	1.33	1.30	1.28	1.26
118	1.82	1.77	1.73	1.69	1.65	1.61	1.57	1.54	1.50	1.47	1.44	1.41	1.38	1.36	1.33	1.30	1.28	1.26
120	1.82	1.77	1.73	1.69	1.65	1.61	1.57	1.54	1.50	1.47	1.44	1.41	1.38	1.36	1.33	1.30	1.28	1.26
122	1.64	1.60	1.56	1.52	1.48	1.45	1.41	1.38	1.35	1.32	1.30	1.27	1.24	1.22	1.20	1.17	1.15	1.13
124	1.64	1.60	1.56	1.52	1.48	1.45	1.41	1.38	1.35	1.32	1.30	1.27	1.24	1.22	1.20	1.17	1.15	1.13
126	1.64	1.60	1.56	1.52	1.48	1.45	1.41	1.38	1.35	1.32	1.30	1.27	1.24	1.22	1.20	1.17	1.15	1.13
128	1.64	1.60	1.56	1.52	1.48	1.45	1.41	1.38	1.35	1.32	1.30	1.27	1.24	1.22	1.20	1.17	1.15	1.13
130	1.64	1.60	1.56	1.52	1.48	1.45	1.41	1.38	1.35	1.32	1.30	1.27	1.24	1.22	1.20	1.17	1.15	1.13
132	1.64	1.60	1.56	1.52	1.48	1.45	1.41	1.38	1.35	1.32	1.30	1.27	1.24	1.22	1.20	1.17	1.15	1.13
134	1.46	1.42	1.38	1.35	1.32	1.29	1.26	1.23	1.20	1.18	1.15	1.13	1.11	1.08	1.06	1.04	1.02	1.01
136	1.46	1.42	1.38	1.35	1.32	1.29	1.26	1.23	1.20	1.18	1.15	1.13	1.11	1.08	1.06	1.04	1.02	1.01
138	1.46	1.42	1.38	1.35	1.32	1.29	1.26	1.23	1.20	1.18	1.15	1.13	1.11	1.08	1.06	1.04	1.02	1.01
140	1.46	1.42	1.38	1.35	1.32	1.29	1.26	1.23	1.20	1.18	1.15	1.13	1.11	1.08	1.06	1.04	1.02	1.01
142	1.46	1.42	1.38	1.35	1.32	1.29	1.26	1.23	1.20	1.18	1.15	1.13	1.11	1.08	1.06	1.04	1.02	1.01
144	1.46	1.42	1.38	1.35	1.32	1.29	1.26	1.23	1.20	1.18	1.15	1.13	1.11	1.08	1.06	1.04	1.02	1.01
146	1.46	1.42	1.38	1.35	1.32	1.29	1.26	1.23	1.20	1.18	1.15	1.13	1.11	1.08	1.06	1.04	1.02	1.01
148	1.46	1.42	1.38	1.35	1.32	1.29	1.26	1.23	1.20	1.18	1.15	1.13	1.11	1.08	1.06	1.04	1.02	1.01
150	1.46	1.42	1.38	1.35	1.32	1.29	1.26	1.23	1.20	1.18	1.15	1.13	1.11	1.08	1.06	1.04	1.02	1.01
152	1.27	1.24	1.21	1.18	1.15	1.13	1.10	1.08	1.05	1.03	1.01	.99	.97	.95	.93	.91	.90	.88
154	1.27	1.24	1.21	1.18	1.15	1.13	1.10	1.08	1.05	1.03	1.01	.99	.97	.95	.93	.91	.90	.88
156	1.27	1.24	1.21	1.18	1.15	1.13	1.10	1.08	1.05	1.03	1.01	.99	.97	.95	.93	.91	.90	.88
158	1.27	1.24	1.21	1.18	1.15	1.13	1.10	1.08	1.05	1.03	1.01	.99	.97	.95	.93	.91	.90	.88
160	1.27	1.24	1.21	1.18	1.15	1.13	1.10	1.08	1.05	1.03	1.01	.99	.97	.95	.93	.91	.90	.88
162	1.27	1.24	1.21	1.18	1.15	1.13	1.10	1.08	1.05	1.03	1.01	.99	.97	.95	.93	.91	.90	.88
164	1.27	1.24	1.21	1.18	1.15	1.13	1.10	1.08	1.05	1.03	1.01	.99	.97	.95	.93	.91	.90	.88
166	1.27	1.24	1.21	1.18	1.15	1.13	1.10	1.08	1.05	1.03	1.01	.99	.97	.95	.93	.91	.90	.88
168	1.27	1.24	1.21	1.18	1.15	1.13	1.10	1.08	1.05	1.03	1.01	.99	.97	.95	.93	.91	.90	.88
170	1.27	1.24	1.21	1.18	1.15	1.13	1.10	1.08	1.05	1.03	1.01	.99	.97	.95	.93	.91	.90	.88
172	1.09	1.06	1.04	1.01	.99	.96	.94	.92	.90	.88	.86	.85	.83	.81	.80	.78	.77	.75
174	1.09	1.06	1.04	1.01	.99	.96	.94	.92	.90	.88	.86	.85	.83	.81	.80	.78	.77	.75
176	1.09	1.06	1.04	1.01	.99	.96	.94	.92	.90	.88	.86	.85	.83	.81	.80	.78	.77	.75
178	1.09	1.06	1.04	1.01	.99	.96	.94	.92	.90	.88	.86	.85	.83	.81	.80	.78	.77	.75
180	1.09	1.06	1.04	1.01	.99	.96	.94	.92	.90	.88	.86	.85	.83	.81	.80	.78	.77	.75
182	1.09	1.06	1.04	1.01	.99	.96	.94	.92	.90	.88	.86	.85	.83	.81	.80	.78	.77	.75

Table 25 (continued)

LOT WIDTH (FEET)	LOT DEPTH (FEET)																	
	250	255	260	265	270	275	280	285	290	295	300	305	310	315	320	325	330	335
20	7.41	7.28	7.15	7.03	6.91	6.80	6.69	6.59	6.48	6.38	6.29	6.19	6.10	6.01	5.93	5.84	5.76	5.68
22	6.67	6.55	6.44	6.33	6.22	6.12	6.02	5.93	5.83	5.74	5.66	5.57	5.49	5.41	5.33	5.26	5.18	5.11
24	6.17	6.06	5.96	5.86	5.76	5.67	5.58	5.49	5.40	5.32	5.24	5.16	5.08	5.01	4.94	4.87	4.80	4.73
26	5.68	5.58	5.48	5.39	5.30	5.22	5.13	5.05	4.97	4.89	4.82	4.75	4.68	4.61	4.54	4.48	4.42	4.36
28	5.19	5.09	5.01	4.92	4.84	4.76	4.68	4.61	4.54	4.47	4.40	4.33	4.27	4.21	4.15	4.09	4.03	3.98
30	4.94	4.85	4.77	4.69	4.61	4.54	4.46	4.39	4.32	4.26	4.19	4.13	4.07	4.01	3.95	3.89	3.84	3.79
32	4.57	4.49	4.41	4.34	4.26	4.20	4.13	4.06	4.00	3.94	3.88	3.82	3.76	3.71	3.65	3.60	3.55	3.50
34	4.32	4.24	4.17	4.10	4.03	3.97	3.90	3.84	3.78	3.72	3.67	3.61	3.56	3.51	3.46	3.41	3.36	3.31
36	4.07	4.00	3.93	3.87	3.80	3.74	3.68	3.62	3.57	3.51	3.46	3.41	3.36	3.31	3.26	3.21	3.17	3.13
38	3.83	3.76	3.69	3.63	3.57	3.51	3.46	3.40	3.35	3.30	3.25	3.20	3.15	3.11	3.06	3.02	2.98	2.94
40	3.70	3.64	3.58	3.51	3.46	3.40	3.35	3.29	3.24	3.19	3.14	3.10	3.05	3.01	2.96	2.92	2.88	2.84
42	3.46	3.40	3.34	3.28	3.23	3.17	3.12	3.07	3.03	2.98	2.93	2.89	2.85	2.81	2.77	2.73	2.69	2.65
44	3.33	3.27	3.22	3.16	3.11	3.06	3.01	2.96	2.92	2.87	2.83	2.79	2.75	2.71	2.67	2.63	2.59	2.56
46	3.21	3.15	3.10	3.05	3.00	2.95	2.90	2.85	2.81	2.77	2.72	2.68	2.64	2.61	2.57	2.53	2.50	2.46
48	3.09	3.03	2.98	2.93	2.88	2.83	2.79	2.74	2.70	2.66	2.62	2.58	2.54	2.51	2.47	2.43	2.40	2.37
50	2.96	2.91	2.86	2.81	2.76	2.72	2.68	2.63	2.59	2.55	2.51	2.48	2.44	2.40	2.37	2.34	2.30	2.27
52	2.84	2.79	2.74	2.69	2.65	2.61	2.57	2.52	2.49	2.45	2.41	2.37	2.34	2.30	2.27	2.24	2.21	2.18
54	2.72	2.67	2.62	2.58	2.53	2.49	2.45	2.41	2.38	2.34	2.30	2.27	2.24	2.20	2.17	2.14	2.11	2.08
56	2.59	2.55	2.50	2.46	2.42	2.38	2.34	2.31	2.27	2.23	2.20	2.17	2.14	2.10	2.07	2.04	2.02	1.99
58	2.47	2.43	2.38	2.34	2.30	2.27	2.23	2.20	2.16	2.13	2.10	2.06	2.03	2.00	1.98	1.95	1.92	1.89
60	2.47	2.43	2.38	2.34	2.30	2.27	2.23	2.20	2.16	2.13	2.10	2.06	2.03	2.00	1.98	1.95	1.92	1.89
62	2.35	2.30	2.26	2.23	2.19	2.15	2.12	2.09	2.05	2.02	1.99	1.96	1.93	1.90	1.88	1.85	1.82	1.80
64	2.22	2.18	2.15	2.11	2.07	2.04	2.01	1.98	1.94	1.91	1.89	1.86	1.83	1.80	1.78	1.75	1.73	1.70
66	2.22	2.18	2.15	2.11	2.07	2.04	2.01	1.98	1.94	1.91	1.89	1.86	1.83	1.80	1.78	1.75	1.73	1.70
68	2.10	2.06	2.03	1.99	1.96	1.93	1.90	1.87	1.84	1.81	1.78	1.75	1.73	1.70	1.68	1.66	1.63	1.61
70	2.10	2.06	2.03	1.99	1.96	1.93	1.90	1.87	1.84	1.81	1.78	1.75	1.73	1.70	1.68	1.66	1.63	1.61
72	1.98	1.94	1.91	1.87	1.84	1.81	1.78	1.76	1.73	1.70	1.68	1.65	1.63	1.60	1.58	1.56	1.54	1.52
74	1.98	1.94	1.91	1.87	1.84	1.81	1.78	1.76	1.73	1.70	1.68	1.65	1.63	1.60	1.58	1.56	1.54	1.52
76	1.85	1.82	1.79	1.76	1.73	1.70	1.67	1.65	1.62	1.60	1.57	1.55	1.53	1.50	1.48	1.46	1.44	1.42
78	1.85	1.82	1.79	1.76	1.73	1.70	1.67	1.65	1.62	1.60	1.57	1.55	1.53	1.50	1.48	1.46	1.44	1.42
80	1.85	1.82	1.79	1.76	1.73	1.70	1.67	1.65	1.62	1.60	1.57	1.55	1.53	1.50	1.48	1.46	1.44	1.42
82	1.73	1.70	1.67	1.64	1.61	1.59	1.56	1.54	1.51	1.49	1.47	1.44	1.42	1.40	1.38	1.36	1.34	1.33
84	1.73	1.70	1.67	1.64	1.61	1.59	1.56	1.54	1.51	1.49	1.47	1.44	1.42	1.40	1.38	1.36	1.34	1.33
86	1.60	1.58	1.55	1.52	1.50	1.47	1.45	1.43	1.40	1.38	1.36	1.34	1.32	1.30	1.28	1.27	1.25	1.23
88	1.60	1.58	1.55	1.52	1.50	1.47	1.45	1.43	1.40	1.38	1.36	1.34	1.32	1.30	1.28	1.27	1.25	1.23
90	1.60	1.58	1.55	1.52	1.50	1.47	1.45	1.43	1.40	1.38	1.36	1.34	1.32	1.30	1.28	1.27	1.25	1.23
92	1.60	1.58	1.55	1.52	1.50	1.47	1.45	1.43	1.40	1.38	1.36	1.34	1.32	1.30	1.28	1.27	1.25	1.23
94	1.48	1.46	1.43	1.41	1.38	1.36	1.34	1.32	1.30	1.28	1.26	1.24	1.22	1.20	1.19	1.17	1.15	1.14
96	1.48	1.46	1.43	1.41	1.38	1.36	1.34	1.32	1.30	1.28	1.26	1.24	1.22	1.20	1.19	1.17	1.15	1.14
98	1.48	1.46	1.43	1.41	1.38	1.36	1.34	1.32	1.30	1.28	1.26	1.24	1.22	1.20	1.19	1.17	1.15	1.14
100	1.48	1.46	1.43	1.41	1.38	1.36	1.34	1.32	1.30	1.28	1.26	1.24	1.22	1.20	1.19	1.17	1.15	1.14
102	1.36	1.33	1.31	1.29	1.27	1.25	1.23	1.21	1.19	1.17	1.15	1.14	1.12	1.10	1.09	1.07	1.06	1.04
104	1.36	1.33	1.31	1.29	1.27	1.25	1.23	1.21	1.19	1.17	1.15	1.14	1.12	1.10	1.09	1.07	1.06	1.04
106	1.36	1.33	1.31	1.29	1.27	1.25	1.23	1.21	1.19	1.17	1.15	1.14	1.12	1.10	1.09	1.07	1.06	1.04
108	1.36	1.33	1.31	1.29	1.27	1.25	1.23	1.21	1.19	1.17	1.15	1.14	1.12	1.10	1.09	1.07	1.06	1.04
110	1.23	1.21	1.19	1.17	1.15	1.13	1.12	1.10	1.08	1.06	1.05	1.03	1.02	1.00	.99	.97	.96	.95
112	1.23	1.21	1.19	1.17	1.15	1.13	1.12	1.10	1.08	1.06	1.05	1.03	1.02	1.00	.99	.97	.96	.95
114	1.23	1.21	1.19	1.17	1.15	1.13	1.12	1.10	1.08	1.06	1.05	1.03	1.02	1.00	.99	.97	.96	.95
116	1.23	1.21	1.19	1.17	1.15	1.13	1.12	1.10	1.08	1.06	1.05	1.03	1.02	1.00	.99	.97	.96	.95
118	1.23	1.21	1.19	1.17	1.15	1.13	1.12	1.10	1.08	1.06	1.05	1.03	1.02	1.00	.99	.97	.96	.95
120	1.23	1.21	1.19	1.17	1.15	1.13	1.12	1.10	1.08	1.06	1.05	1.03	1.02	1.00	.99	.97	.96	.95
122	1.11	1.09	1.07	1.05	1.04	1.02	1.00	.99	.97	.96	.94	.93	.92	.90	.89	.88	.86	.85
124	1.11	1.09	1.07	1.05	1.04	1.02	1.00	.99	.97	.96	.94	.93	.92	.90	.89	.88	.86	.85
126	1.11	1.09	1.07	1.05	1.04	1.02	1.00	.99	.97	.96	.94	.93	.92	.90	.89	.88	.86	.85
128	1.11	1.09	1.07	1.05	1.04	1.02	1.00	.99	.97	.96	.94	.93	.92	.90	.89	.88	.86	.85
130	1.11	1.09	1.07	1.05	1.04	1.02	1.00	.99	.97	.96	.94	.93	.92	.90	.89	.88	.86	.85
132	1.11	1.09	1.07	1.05	1.04	1.02	1.00	.99	.97	.96	.94	.93	.92	.90	.89	.88	.86	.85
134	.99	.97	.95	.94	.92	.91	.89	.88	.86	.85	.84	.83	.81	.80	.79	.78	.77	.76
136	.99	.97	.95	.94	.92	.91	.89	.88	.86	.85	.84	.83	.81	.80	.79	.78	.77	.76
138	.99	.97	.95	.94	.92	.91	.89	.88	.86	.85	.84	.83	.81	.80	.79	.78	.77	.76
140	.99	.97	.95	.94	.92	.91	.89	.88	.86	.85	.84	.83	.81	.80	.79	.78	.77	.76
142	.99	.97	.95	.94	.92	.91	.89	.88	.86	.85	.84	.83	.81	.80	.79	.78	.77	.76
144	.99	.97	.95	.94	.92	.91	.89	.88	.86	.85	.84	.83	.81	.80	.79	.78	.77	.76
146	.99	.97	.95	.94	.92	.91	.89	.88	.86	.85	.84	.83	.81	.80	.79	.78	.77	.76
148	.99	.97	.95	.94	.92	.91	.89	.88	.86	.85	.84	.83	.81	.80	.79	.78	.77	.76
150	.99	.97	.95	.94	.92	.91	.89	.88	.86	.85	.84	.83	.81	.80	.79	.78	.77	.76
152	.86	.85	.83	.82	.81	.79	.78	.77	.76	.74	.73	.72	.71	.70	.69	.68	.67	.66
154	.86	.85	.83	.82	.81	.79	.78	.77	.76	.74	.73	.72	.71	.70	.69	.68	.67	.66
156	.86	.85	.83	.82	.81	.79	.78	.77	.76	.74	.73	.72	.71	.70	.69	.68	.67	.66
158	.86	.85	.83	.82	.81	.79	.78	.77	.76	.74	.73	.72	.71	.70	.69	.68	.67	.66
160	.86	.85	.83	.82	.81	.79	.78	.77	.76	.74	.73	.72	.71	.70	.69	.68	.67	.66
162	.86	.85	.83	.82	.81	.79	.78	.77	.76	.74	.73	.72	.71	.70	.69	.68	.67	.66
164	.86	.85	.83	.82	.81	.79	.78	.77	.76	.74	.73	.72	.71	.70	.69	.68	.67	.66
166	.86	.85	.83	.82	.81	.79	.78	.77	.76	.74	.73	.72	.71	.70	.69	.68	.67	.66
168	.86	.85	.83	.82	.81	.79	.78	.77	.76	.74	.73	.72	.71	.70	.69	.68	.67	.66
170	.86	.85	.83	.82	.81	.79	.78	.77	.76	.74	.73	.72	.71	.70	.69	.68	.67	.66
172	.74	.73	.72	.70	.69	.68	.67	.66	.65	.64	.63	.62	.61	.60	.59	.58	.58	.57
174	.74	.73	.72	.70	.69	.68	.67	.66	.65	.64	.63	.62	.61	.60	.59	.58	.58	.57
176	.74	.73	.72	.70	.69	.68	.67	.66	.65	.64	.63	.62	.61	.60	.59	.58	.58	.57
178	.74	.73	.72	.70	.69	.68	.67	.66	.65	.64	.63	.62	.61	.60	.59	.58	.58	.57
180	.74	.73	.72	.70	.69	.68	.67	.66	.65	.64	.63	.62	.61	.60	.59	.58	.58	.57
182	.74	.73	.72	.70	.69	.68	.67	.66	.65	.64	.63	.62	.61	.60	.59	.58	.58	.57

Table 25 (continued)

LOT WIDTH (FEET)	LOT DEPTH (FEET)																	
	340	345	350	355	360	365	370	375	380	385	390	395	400	405	410	415	420	425
20	5.61	5.53	5.46	5.39	5.32	5.25	5.19	5.12	5.06	5.00	4.94	4.88	4.82	4.77	4.72	4.66	4.61	4.56
22	5.05	4.98	4.91	4.85	4.79	4.73	4.67	4.61	4.55	4.50	4.44	4.39	4.34	4.29	4.24	4.20	4.15	4.10
24	4.67	4.61	4.55	4.49	4.43	4.38	4.32	4.27	4.22	4.16	4.12	4.07	4.02	3.97	3.93	3.89	3.84	3.80
26	4.30	4.24	4.19	4.13	4.08	4.03	3.98	3.93	3.88	3.83	3.79	3.74	3.70	3.66	3.61	3.57	3.53	3.50
28	3.93	3.87	3.82	3.77	3.72	3.68	3.63	3.59	3.54	3.50	3.46	3.42	3.38	3.34	3.30	3.26	3.23	3.19
30	3.74	3.69	3.64	3.59	3.55	3.50	3.46	3.41	3.37	3.33	3.29	3.25	3.22	3.18	3.14	3.11	3.07	3.04
32	3.46	3.41	3.37	3.32	3.28	3.24	3.20	3.16	3.12	3.08	3.05	3.01	2.97	2.94	2.91	2.87	2.84	2.81
34	3.27	3.23	3.18	3.14	3.10	3.06	3.03	2.99	2.95	2.92	2.88	2.85	2.81	2.78	2.75	2.72	2.69	2.66
36	3.08	3.04	3.00	2.96	2.93	2.89	2.85	2.82	2.78	2.75	2.72	2.68	2.65	2.62	2.59	2.56	2.54	2.51
38	2.90	2.86	2.82	2.78	2.75	2.71	2.68	2.65	2.61	2.58	2.55	2.52	2.49	2.46	2.44	2.41	2.38	2.36
40	2.80	2.77	2.73	2.69	2.66	2.63	2.59	2.56	2.53	2.50	2.47	2.44	2.41	2.38	2.36	2.33	2.31	2.28
42	2.62	2.58	2.55	2.51	2.48	2.45	2.42	2.39	2.36	2.33	2.30	2.28	2.25	2.22	2.20	2.18	2.15	2.13
44	2.52	2.49	2.46	2.42	2.39	2.36	2.33	2.30	2.28	2.25	2.22	2.20	2.17	2.15	2.12	2.10	2.07	2.05
46	2.43	2.40	2.37	2.33	2.30	2.28	2.25	2.22	2.19	2.17	2.14	2.11	2.09	2.07	2.04	2.02	2.00	1.98
48	2.34	2.31	2.27	2.25	2.22	2.19	2.16	2.13	2.11	2.08	2.06	2.03	2.01	1.99	1.96	1.94	1.92	1.90
50	2.24	2.21	2.18	2.16	2.13	2.10	2.07	2.05	2.02	2.00	1.98	1.95	1.93	1.91	1.89	1.86	1.84	1.82
52	2.15	2.12	2.09	2.07	2.04	2.01	1.99	1.96	1.94	1.92	1.89	1.87	1.85	1.83	1.81	1.79	1.77	1.75
54	2.06	2.03	2.00	1.98	1.95	1.93	1.90	1.88	1.85	1.83	1.81	1.79	1.77	1.75	1.73	1.71	1.69	1.67
56	1.96	1.94	1.91	1.89	1.86	1.84	1.82	1.79	1.77	1.75	1.73	1.71	1.69	1.67	1.65	1.63	1.61	1.60
58	1.87	1.84	1.82	1.80	1.77	1.75	1.73	1.71	1.69	1.67	1.65	1.63	1.61	1.59	1.57	1.55	1.54	1.52
60	1.87	1.84	1.82	1.80	1.77	1.75	1.73	1.71	1.69	1.67	1.65	1.63	1.61	1.59	1.57	1.55	1.54	1.52
62	1.78	1.75	1.73	1.71	1.68	1.66	1.64	1.62	1.60	1.58	1.56	1.55	1.53	1.51	1.49	1.48	1.46	1.44
64	1.68	1.66	1.64	1.62	1.60	1.58	1.56	1.54	1.52	1.50	1.48	1.46	1.45	1.43	1.41	1.40	1.38	1.37
66	1.68	1.66	1.64	1.62	1.60	1.58	1.56	1.54	1.52	1.50	1.48	1.46	1.45	1.43	1.41	1.40	1.38	1.37
68	1.59	1.57	1.55	1.53	1.51	1.49	1.47	1.45	1.43	1.42	1.40	1.38	1.37	1.35	1.34	1.32	1.31	1.29
70	1.59	1.57	1.55	1.53	1.51	1.49	1.47	1.45	1.43	1.42	1.40	1.38	1.37	1.35	1.34	1.32	1.31	1.29
72	1.50	1.48	1.46	1.44	1.42	1.40	1.38	1.37	1.35	1.33	1.32	1.30	1.29	1.27	1.26	1.24	1.23	1.22
74	1.50	1.48	1.46	1.44	1.42	1.40	1.38	1.37	1.35	1.33	1.32	1.30	1.29	1.27	1.26	1.24	1.23	1.22
76	1.40	1.38	1.36	1.35	1.33	1.31	1.30	1.28	1.26	1.25	1.23	1.22	1.21	1.19	1.18	1.17	1.15	1.14
78	1.40	1.38	1.36	1.35	1.33	1.31	1.30	1.28	1.26	1.25	1.23	1.22	1.21	1.19	1.18	1.17	1.15	1.14
80	1.40	1.38	1.36	1.35	1.33	1.31	1.30	1.28	1.26	1.25	1.23	1.22	1.21	1.19	1.18	1.17	1.15	1.14
82	1.31	1.29	1.27	1.26	1.24	1.23	1.21	1.20	1.18	1.17	1.15	1.14	1.13	1.11	1.10	1.09	1.08	1.06
84	1.31	1.29	1.27	1.26	1.24	1.23	1.21	1.20	1.18	1.17	1.15	1.14	1.13	1.11	1.10	1.09	1.08	1.06
86	1.21	1.20	1.18	1.17	1.15	1.14	1.12	1.11	1.10	1.08	1.07	1.06	1.05	1.03	1.02	1.01	1.00	.99
88	1.21	1.20	1.18	1.17	1.15	1.14	1.12	1.11	1.10	1.08	1.07	1.06	1.05	1.03	1.02	1.01	1.00	.99
90	1.21	1.20	1.18	1.17	1.15	1.14	1.12	1.11	1.10	1.08	1.07	1.06	1.05	1.03	1.02	1.01	1.00	.99
92	1.21	1.20	1.18	1.17	1.15	1.14	1.12	1.11	1.10	1.08	1.07	1.06	1.05	1.03	1.02	1.01	1.00	.99
94	1.12	1.11	1.09	1.08	1.06	1.05	1.04	1.02	1.01	1.00	.99	.98	.96	.95	.94	.93	.92	.91
96	1.12	1.11	1.09	1.08	1.06	1.05	1.04	1.02	1.01	1.00	.99	.98	.96	.95	.94	.93	.92	.91
98	1.12	1.11	1.09	1.08	1.06	1.05	1.04	1.02	1.01	1.00	.99	.98	.96	.95	.94	.93	.92	.91
100	1.12	1.11	1.09	1.08	1.06	1.05	1.04	1.02	1.01	1.00	.99	.98	.96	.95	.94	.93	.92	.91
102	1.03	1.01	1.00	.99	.98	.96	.95	.94	.93	.92	.91	.89	.88	.87	.86	.85	.85	.84
104	1.03	1.01	1.00	.99	.98	.96	.95	.94	.93	.92	.91	.89	.88	.87	.86	.85	.85	.84
106	1.03	1.01	1.00	.99	.98	.96	.95	.94	.93	.92	.91	.89	.88	.87	.86	.85	.85	.84
108	1.03	1.01	1.00	.99	.98	.96	.95	.94	.93	.92	.91	.89	.88	.87	.86	.85	.85	.84
110	.93	.92	.91	.90	.89	.88	.86	.85	.84	.83	.82	.81	.80	.79	.79	.78	.77	.76
112	.93	.92	.91	.90	.89	.88	.86	.85	.84	.83	.82	.81	.80	.79	.79	.78	.77	.76
114	.93	.92	.91	.90	.89	.88	.86	.85	.84	.83	.82	.81	.80	.79	.79	.78	.77	.76
116	.93	.92	.91	.90	.89	.88	.86	.85	.84	.83	.82	.81	.80	.79	.79	.78	.77	.76
118	.93	.92	.91	.90	.89	.88	.86	.85	.84	.83	.82	.81	.80	.79	.79	.78	.77	.76
120	.93	.92	.91	.90	.89	.88	.86	.85	.84	.83	.82	.81	.80	.79	.79	.78	.77	.76
122	.84	.83	.82	.81	.80	.79	.78	.77	.76	.75	.74	.73	.72	.72	.71	.70	.69	.68
124	.84	.83	.82	.81	.80	.79	.78	.77	.76	.75	.74	.73	.72	.72	.71	.70	.69	.68
126	.84	.83	.82	.81	.80	.79	.78	.77	.76	.75	.74	.73	.72	.72	.71	.70	.69	.68
128	.84	.83	.82	.81	.80	.79	.78	.77	.76	.75	.74	.73	.72	.72	.71	.70	.69	.68
130	.84	.83	.82	.81	.80	.79	.78	.77	.76	.75	.74	.73	.72	.72	.71	.70	.69	.68
132	.84	.83	.82	.81	.80	.79	.78	.77	.76	.75	.74	.73	.72	.72	.71	.70	.69	.68
134	.75	.74	.73	.72	.71	.70	.69	.68	.67	.67	.66	.65	.64	.64	.63	.62	.61	.61
136	.75	.74	.73	.72	.71	.70	.69	.68	.67	.67	.66	.65	.64	.64	.63	.62	.61	.61
138	.75	.74	.73	.72	.71	.70	.69	.68	.67	.67	.66	.65	.64	.64	.63	.62	.61	.61
140	.75	.74	.73	.72	.71	.70	.69	.68	.67	.67	.66	.65	.64	.64	.63	.62	.61	.61
142	.75	.74	.73	.72	.71	.70	.69	.68	.67	.67	.66	.65	.64	.64	.63	.62	.61	.61
144	.75	.74	.73	.72	.71	.70	.69	.68	.67	.67	.66	.65	.64	.64	.63	.62	.61	.61
146	.75	.74	.73	.72	.71	.70	.69	.68	.67	.67	.66	.65	.64	.64	.63	.62	.61	.61
148	.75	.74	.73	.72	.71	.70	.69	.68	.67	.67	.66	.65	.64	.64	.63	.62	.61	.61
150	.75	.74	.73	.72	.71	.70	.69	.68	.67	.67	.66	.65	.64	.64	.63	.62	.61	.61
152	.65	.65	.64	.63	.62	.61	.61	.60	.59	.58	.58	.57	.56	.56	.55	.54	.54	.53
154	.65	.65	.64	.63	.62	.61	.61	.60	.59	.58	.58	.57	.56	.56	.55	.54	.54	.53
156	.65	.65	.64	.63	.62	.61	.61	.60	.59	.58	.58	.57	.56	.56	.55	.54	.54	.53
158	.65	.65	.64	.63	.62	.61	.61	.60	.59	.58	.58	.57	.56	.56	.55	.54	.54	.53
160	.65	.65	.64	.63	.62	.61	.61	.60	.59	.58	.58	.57	.56	.56	.55	.54	.54	.53
162	.65	.65	.64	.63	.62	.61	.61	.60	.59	.58	.58	.57	.56	.56	.55	.54	.54	.53
164	.65	.65	.64	.63	.62	.61	.61	.60	.59	.58	.58	.57	.56	.56	.55	.54	.54	.53
166	.65	.65	.64	.63	.62	.61	.61	.60	.59	.58	.58	.57	.56	.56	.55	.54	.54	.53
168	.65	.65	.64	.63	.62	.61	.61	.60	.59	.58	.58	.57	.56	.56	.55	.54	.54	.53
170	.65	.65	.64	.63	.62	.61	.61	.60	.59	.58	.58	.57	.56	.56	.55	.54	.54	.53
172	.56	.55	.55	.54	.53	.53	.52	.51	.51	.50	.49	.49	.48	.48	.47	.47	.46	.46
174	.56	.55	.55	.54	.53	.53	.52	.51	.51	.50	.49	.49	.48	.48	.47	.47	.46	.46
176	.56	.55	.55	.54	.53	.53	.52	.51	.51	.50	.49	.49	.48	.48	.47	.47	.46	.46
178	.56	.55	.55	.54	.53	.53	.52	.51	.51	.50	.49	.49	.48	.48	.47	.47	.46	.46
180	.56	.55	.55	.54	.53	.53	.52	.51	.51	.50	.49	.49	.48	.48	.47	.47	.46	.46
182	.56	.55	.55	.54	.53	.53	.52	.51	.51	.50	.49	.49	.48	.48	.47	.47	.46	.46

SOURCE- SEWRPC.

Table 26

EFFICIENCY FACTORS OF RESIDENTIAL SUBDIVISIONS
RECORDED IN THE REGION: 1920-1929

MINIMUM LOT SIZE RANGE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT SIZE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT WIDTH (FT)	AVERAGE MINIMUM LOT DEPTH (FT)	NUMBER OF SUBDIVISIONS	SUBDIVISION AREA (ACRES)	NUMBER OF LOTS	ACTUAL YIELD IN LOTS PER ACRE	THEORETICAL YIELD IN LOTS PER ACRE	EFFICIENCY FACTOR (PERCENT)
UNDER 2,499	1,546	21	73	53	2,954	39,742	13.45	19.13	70.3
2,500 - 4,999	4,294	40	107	689	14,152	77,936	5.50	7.57	72.7
5,000 - 7,499	5,674	49	115	383	6,548	29,081	4.44	5.72	77.6
7,500 - 9,999	8,265	62	133	101	1,718	4,549	2.64	4.03	65.5
10,000 - 12,499	11,046	77	143	38	616	1,312	2.13	2.99	71.2
12,500 - 14,999	13,660	86	158	28	522	1,002	1.91	2.39	79.9
15,000 - 17,499	16,192	94	172	18	336	554	1.64	2.05	80.0
17,500 - 19,999	19,078	88	216	12	269	308	1.14	1.82	62.6
20,000 - 22,499	20,327	97	209	9	199	266	1.33	1.73	76.9
22,500 - 24,999	23,357	126	185	7	242	258	1.06	1.44	73.6
25,000 - 27,499	25,300	110	230	1	25	27	1.09	1.32	82.6
27,500 - 29,999	28,918	133	217	2	99	81	0.81	1.25	64.8
OVER 30,000	48,480	115	421	26	1,046	542	0.51	0.76	67.1
REGION TOTAL	4,384	39	112	1,367	28,726	155,658	5.41	7.30	74.1

SOURCE- SEWRPC.

Table 27

EFFICIENCY FACTORS OF RESIDENTIAL SUBDIVISIONS
RECORDED IN THE REGION: 1930-1939

MINIMUM LOT SIZE RANGE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT SIZE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT WIDTH (FT)	AVERAGE MINIMUM LOT DEPTH (FT)	NUMBER OF SUBDIVISIONS	SUBDIVISION AREA (ACRES)	NUMBER OF LOTS	ACTUAL YIELD IN LOTS PER ACRE	THEORETICAL YIELD IN LOTS PER ACRE	EFFICIENCY FACTOR (PERCENT)
UNDER 2,499	2,100	25	84	1	36	419	11.51	14.55	79.1
2,500 - 4,999	4,373	40	109	50	735	3,534	4.80	7.46	64.3
5,000 - 7,499	5,826	49	118	87	1,119	4,690	4.20	5.60	75.0
7,500 - 9,999	8,251	62	133	25	234	686	2.93	4.03	72.7
10,000 - 12,499	11,319	71	159	8	136	265	1.94	2.92	66.4
12,500 - 14,999	13,345	99	134	4	65	114	1.76	2.52	69.8
15,000 - 17,499	16,111	101	159	9	192	327	1.70	2.01	84.6
17,500 - 19,999	19,039	83	229	4	116	139	1.19	1.86	64.0
20,000 - 22,499	21,693	96	225	3	86	98	1.13	1.62	69.8
22,500 - 24,999	24,150	115	210	1	27	21	0.77	1.44	53.5
25,000 - 27,499	27,000	135	200	1	22	24	1.11	1.20	92.5
27,500 - 29,999	29,046	147	197	7	228	218	0.95	1.21	78.5
OVER 30,000	53,027	156	339	15	513	298	0.58	0.65	89.2
REGION TOTAL	8,047	55	146	215	3,509	10,833	3.08	4.12	74.8

SOURCE- SEWRPC.

Table 28

EFFICIENCY FACTORS OF RESIDENTIAL SUBDIVISIONS
RECORDED IN THE REGION: 1940-1949

MINIMUM LOT SIZE RANGE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT SIZE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT WIDTH (FT)	AVERAGE MINIMUM LOT DEPTH (FT)	NUMBER OF SUBDIVISIONS	SUBDIVISION AREA (ACRES)	NUMBER OF LOTS	ACTUAL YIELD IN LOTS PER ACRE	THEORETICAL YIELD IN LOTS PER ACRE	EFFICIENCY FACTOR (PERCENT)
UNDER 2,499	--	--		--	--	--	--	--	--
2,500 - 4,999	4,796	43	111	33	240	1,257	5.24	6.62	79.2
5,000 - 7,499	6,150	52	118	176	1,436	5,803	4.04	5.37	75.2
7,500 - 9,999	8,363	63	132	99	2,158	6,207	2.87	4.05	70.9
10,000 - 12,499	10,782	73	147	32	717	1,529	2.13	3.12	68.3
12,500 - 14,999	13,674	85	160	20	351	606	1.72	2.54	67.7
15,000 - 17,499	16,335	82	199	16	318	445	1.39	2.11	65.9
17,500 - 19,999	19,010	104	182	14	363	378	1.04	1.79	58.1
20,000 - 22,499	20,843	102	204	11	236	290	1.22	1.62	75.3
22,500 - 24,999	23,363	108	216	4	43	54	1.25	1.54	81.2
25,000 - 27,499	25,782	102	252	6	270	244	0.90	1.34	67.2
27,500 - 29,999	28,016	136	206	1	53	49	0.92	1.17	78.6
OVER 30,000	38,563	150	257	32	1,250	834	0.66	0.96	68.8
REGION TOTAL	10,171	67	151	444	7,435	17,696	2.38	3.24	73.5

SOURCE- SEWRPC.

Table 29

EFFICIENCY FACTORS OF RESIDENTIAL SUBDIVISIONS
RECORDED IN THE REGION: 1950-1959

MINIMUM LOT SIZE RANGE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT SIZE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT WIDTH (FT)	AVERAGE MINIMUM LOT DEPTH (FT)	NUMBER OF SUBDIVISIONS	SUBDIVISION AREA (ACRES)	NUMBER OF LOTS	ACTUAL YIELD IN LOTS PER ACRE	THEORETICAL YIELD IN LOTS PER ACRE	EFFICIENCY FACTOR (PERCENT)
UNDER 2,499	--	--	--	--	--	--	--	--	--
2,500 - 4,999	4,838	47	102	37	515	1,668	3.23	6.54	49.4
5,000 - 7,499	6,364	55	115	559	7,034	26,738	3.80	5.00	76.0
7,500 - 9,999	8,698	69	126	313	4,227	11,942	2.82	3.76	75.0
10,000 - 12,499	10,681	78	136	176	2,893	7,058	2.43	3.12	77.9
12,500 - 14,999	14,011	94	149	85	1,435	2,486	1.73	2.31	74.9
15,000 - 17,499	15,838	101	156	96	1,827	3,164	1.73	2.04	84.8
17,500 - 19,999	18,907	109	173	88	2,108	3,086	1.46	1.87	78.1
20,000 - 22,499	20,690	118	175	236	7,123	9,965	1.39	1.68	82.7
22,500 - 24,999	23,400	123	190	49	1,467	1,813	1.23	1.41	87.2
25,000 - 27,499	25,689	129	199	36	915	1,035	1.13	1.35	83.7
27,500 - 29,999	28,819	135	213	13	306	308	1.00	1.13	88.5
OVER 30,000	40,852	148	276	109	3,753	2,827	0.75	0.90	83.3
REGION TOTAL	12,489	80	156	1,797	33,603	72,090	2.14	2.78	77.0

SOURCE- SEWRPC.

Table 30

EFFICIENCY FACTORS OF RESIDENTIAL SUBDIVISIONS
RECORDED IN THE REGION: 1960-1969

MINIMUM LOT SIZE RANGE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT SIZE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT WIDTH (FT)	AVERAGE MINIMUM LOT DEPTH (FT)	NUMBER OF SUBDIVISIONS	SUBDIVISION AREA (ACRES)	NUMBER OF LOTS	ACTUAL YIELD IN LOTS PER ACRE	THEORETICAL YIELD IN LOTS PER ACRE	EFFICIENCY FACTOR (PERCENT)
UNDER 2,499	--	--	--	--	--	--	--	--	--
2,500 - 4,999	4,914	42	117	1	8	33	4.04	6.58	61.4
5,000 - 7,499	6,757	58	116	221	2,130	8,268	3.88	4.73	82.0
7,500 - 9,999	8,853	74	119	227	3,478	9,367	2.69	3.71	72.5
10,000 - 12,499	10,876	85	127	178	2,950	6,775	2.29	3.08	74.4
12,500 - 14,999	13,881	103	134	54	871	1,647	1.89	2.31	81.8
15,000 - 17,499	15,304	102	150	68	1,108	1,814	1.63	2.11	77.3
17,500 - 19,999	18,928	115	164	49	777	1,091	1.40	1.78	78.7
20,000 - 22,499	20,613	118	174	67	2,171	3,049	1.40	1.69	82.8
22,500 - 24,999	23,757	126	188	25	428	523	1.22	1.42	85.9
25,000 - 27,499	25,778	129	199	27	709	653	0.92	1.35	68.2
27,500 - 29,999	29,050	141	206	24	917	887	0.96	1.17	82.1
OVER 30,000	43,308	164	264	143	5,230	3,669	0.70	0.82	85.4
REGION TOTAL	14,842	92	161	1,084	20,777	37,776	1.81	2.35	77.0

SOURCE- SEWRPC.

Table 31

EFFICIENCY FACTORS OF RESIDENTIAL SUBDIVISIONS
RECORDED IN THE REGION: 1920-1969

MINIMUM LOT SIZE RANGE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT SIZE (SQ.FT.)	WEIGHTED AVERAGE MINIMUM LOT WIDTH (FT)	AVERAGE MINIMUM LOT DEPTH (FT)	NUMBER OF SUBDIVISIONS	SUBDIVISION AREA (ACRES)	NUMBER OF LOTS	ACTUAL YIELD IN LOTS PER ACRE	THEORETICAL YIELD IN LOTS PER ACRE	EFFICIENCY FACTOR (PERCENT)
UNDER 2,499	1,551	22	70	54	2,990	40,161	13.43	18.66	72.0
2,500 - 4,999	4,316	40	107	810	15,650	84,428	5.39	7.57	71.2
5,000 - 7,499	6,088	52	117	1,426	18,267	74,580	4.08	5.40	75.6
7,500 - 9,999	8,609	68	126	765	11,815	32,751	2.77	3.76	73.7
10,000 - 12,499	10,807	80	135	432	7,312	16,939	2.31	3.14	73.6
12,500 - 14,999	13,866	94	147	191	3,244	5,855	1.80	2.34	76.9
15,000 - 17,499	15,765	99	159	207	3,781	6,304	1.66	2.19	75.8
17,500 - 19,999	18,933	108	175	167	3,633	5,002	1.37	1.85	74.1
20,000 - 22,499	20,676	117	176	326	9,815	13,668	1.39	1.67	83.2
22,500 - 24,999	23,471	124	189	86	2,207	2,669	1.20	1.42	84.5
25,000 - 27,499	25,740	126	204	71	1,941	1,983	1.02	1.32	77.3
27,500 - 29,999	28,964	140	206	47	1,603	1,543	0.96	1.17	82.1
OVER 30,000	42,671	154	277	325	11,792	8,170	0.69	0.78	88.5
REGION TOTAL	8,198	58	141	4,907	94,050	294,053	3.12	4.04	77.2

SOURCE- SEWRPC.

The theoretical lot yield was determined using the weighted average minimum lot width and the average minimum lot depth, as computed for each minimum lot size range to enter Table 25. The 1,200-foot block length and 60 foot street widths upon which Table 25 is based were considered typical maximum and average values, respectively, within the Region. Finally, the efficiency factor was computed by dividing the actual lot yield by the theoretical yield.

Studies made elsewhere and published by the Urban Land Institute[1] indicate that an efficiency factor of 85 percent is the maximum to be expected on the average, although it must be recognized that curvilinear-subdivision designs may be expected to generally have lower efficiency factors than grid subdivision designs and that subdivisions with large minimum lot sizes may be expected to generally have higher efficiency factors than subdivisions with small minimum lot sizes. Too much significance should not be attached to reductions in design efficiency due to use of the curvilinear-street pattern, since the use of such a pattern may serve to bring about in other ways reductions in improvement costs. Moreover, the more efficient grid pattern is not a generally desirable pattern today except in rare circumstances and may be expected to have poor market acceptance. A review of Tables 26 through 31 would indicate a marginal increase in the efficiency factors within the Region over the 50-year period studied, with the efficiency factor of 85 percent being rarely attained.

SUMMARY

One of the factors affecting the cost of improved building sites is the efficiency of the land subdivision design; that is, the yield in terms of the number of lots per acre which can be obtained from a particular piece of land. An analysis of the actual lot yields obtained through the subdivision designs used within the Region over the last 50 years was made and the results compared to the theoretical maximum yield which could have been obtained for any given set of lot dimensions. This analysis of past experience and practice in land subdivision within the Region is presented primarily as a guide to motivate land developers, land planners, surveyors, and engineers to improve design techniques and efficiencies.

[1] *Jack R. Newville, "New Engineering Concepts in Community Development," Urban Land Institute Technical Bulletin 59; Washington, D. C., 1967.*

Chapter VI

SUMMARY AND CONCLUSIONS

For over 100 years, from 1840 to 1950, urban development took place within the Southeastern Wisconsin Region by a generally continuous outward expansion of the urban centers established early in the settlement of the Region. From 1950 to 1970, however, a dramatic change occurred in this pattern of urban development in that large, scattered tracts of rural lands were subdivided for urban use, resulting in a highly dispersed, discontinuous, low-density development pattern, a pattern which has become known as "urban sprawl." In order to more fully understand the changes brought about by the location and timing of this urban land development process, a study was undertaken by the Southeastern Wisconsin Regional Planning Commission of the quantity, character, rate, and geographic location of residential land subdivision activity within the Region over the 50-year period extending from 1920 through 1969. A review of the changes in the Wisconsin platting laws governing the subdivision of land over this period was also conducted.

The findings of the study may be summarized as follows:

1. Approximately 150 amendments and two major revisions have been made to the Wisconsin Statutes governing the subdivision of land since 1920. These amendments and revisions have greatly improved subdivision platting practices over time, particularly with respect to land surveying and monumenting procedures, plat filing and review procedures, and to public health and safety considerations.

2. The 50-year period 1920 through 1969 witnessed the recordation within the Southeastern Wisconsin Region of 4,907 residential subdivision plats encompassing 94,050 acres of land and accounted for the creation of 294,050 residential lots and the dedication of 20,639 acres of street rights-of-way, 656 acres of alley rights-of-way, 776 acres of park land, 408 acres of other recreation land, and 61 acres of land for school purposes.

   More than one-half of the subdivisions recorded and of the acreage platted over the 50-year period were recorded and platted since 1950, but only 35 percent of the lots created over the 50-year period were created since 1950, indicating both a trend toward larger lots and an increased tempo of platting activity over the past 20 years. In addition, although the acreage of the average subdivision remained nearly constant over the 50-year period, the number of lots per subdivision decreased from an average of 114 lots per subdivision in the 1920 through 1929 period to an average of 35 lots per subdivision in the 1960 through 1969 period; and the typical lot size increased from approximately 5,100 square feet in the 1920 through 1929 period to approximately 15,500 square feet in the 1960 through 1969 period.

3. Over the 50-year study period, the grid-pattern design was used for 3,698 subdivisions, or 75 percent of the total recorded; accounted for 56,094 acres, or 60 percent of the total acreage platted; created 218,673 residential lots, or 74 percent of the total number of lots created; and resulted in the dedication of about 1,800 lineal miles of street right-of-way, or nearly 64 percent of the total street mileage dedicated through such platting activity. Although the majority of subdivisions which have been platted within the Region are of the grid-pattern design, the proportion has decreased steadily since 1920; and since 1950 the grid-pattern subdivision has accounted for less than one-half of the total acreage platted. Also, during the 1960 through 1969 period, the grid-pattern lot accounted for less than half of the total lots created, indicating a decreased reliance on the grid-pattern design for land subdivision. Moreover, the average size of the grid-pattern subdivision has also been decreasing since 1920, as has the average number of lots per subdivision. In the 1920 through 1929 period, the average grid-pattern subdivision was 20 acres in size and contained an average of 115 lots. By the 1960 through 1969 period, the average grid-pattern subdivision was just over 11 acres and contained an average of only 27 lots. The typical grid-pattern subdivision has followed the trend indicated earlier in that the typical lot area has increased from approxi-

mately 5,000 square feet in the 1920 through 1929 period to approximately 12,000 square feet in the 1960 through 1969 period. The principal change affecting the lot area occurred in the typical lot frontage which increased from 40 feet to approximately 80 feet over the 50-year period.

4. Over the 50-year study period, the curvilinear-pattern residential subdivision design was used for 1,203 subdivisions, or nearly 25 percent of the total recorded; accounted for 37,335 acres, or nearly 40 percent of the total acreage platted; created 74,747 residential lots, or just over 25 percent of the total number of lots created; and resulted in the dedication of 1,016 lineal miles of street right-of-way, or nearly 36 percent of the total street mileage dedicated through such platting activity.

   The curvilinear-pattern design accounted for only 10 percent of the recorded subdivisions, 15 percent of the platted acreage, and 10 percent of the lots created in the 1920 through 1929 period. This design pattern has become increasingly popular over the years, however; and, by the 1960 through 1969 period, the curvilinear pattern accounted for nearly 39 percent of the recorded subdivisions, over 60 percent of the platted acreage, and more than 52 percent of the lots created. In addition, unlike the grid-pattern design, the average size of the curvilinear-pattern subdivision has increased over the study period, from 29 acres in the 1920 through 1929 period to 30 acres in the 1960 through 1969 period. The number of lots per curvilinear-pattern subdivision, however, has decreased from an average of 109 lots per subdivision in the 1920 through 1929 period to an average of only 46 lots per subdivision in the 1960 through 1969 period; and the typical lot area has increased from approximately 7,800 square feet in the 1920 through 1929 period to approximately 19,400 square feet in the 1960 through 1969 period. The principal change affecting the lot area occurred in the typical lot frontage which increased from 55 feet in the 1920 through 1929 period to about 110 feet in the 1960 through 1969 period.

5. The cluster-pattern residential subdivision design has been introduced into the Region only since 1960. Over the study period, the cluster-pattern design has been used for only 6 subdivisions, or less than 1 percent of the total recorded; accounted for 621 platted acres, or less than 1 percent of the total acreage platted; created 633 residential lots, or less than 1 percent of the total lots created; and resulted in the dedication of 14 lineal miles of street right-of-way, or less than 1 percent of the total street mileage dedicated through such platting activity. Although it has had only a limited application in the Region to date, the average cluster-pattern subdivision contains about 103 acres, an average of 106 lots, and a typical lot area of approximately 13,300 square feet.

6. A special effort was made to determine the amount of platting activity which had taken place outside established public sanitary sewerage service areas and revealed that 412 recorded plats, or 40 percent of the total number platted over the 1957 through 1969 period, required review and approval by the State Board of Health because no provisions were made for public sanitary sewerage service to the lots created. Moreover, of these 412 subdivisions, 240, or 58 percent, were located in quarter sections within which more than 50 percent of the area was covered by soils having severe or very severe limitations for such residential development; and, of the 240, 131, or well over one-half, were located in quarter sections wherein the entire land area was covered by soils having severe or very severe limitations for residential development requiring on-site sewage disposal.

7. A special effort was also made to compute and evaluate efficiency factors of the subdivision designs—that is, the ratio of actual lot yield to theoretical maximum lot yield—for the subdivisions recorded over the 50-year period. From the analysis it can be concluded that the efficiency of land subdivision designs underwent a marginal improvement over the 50-year period but did not reach the level which studies elsewhere had indicated might be expected.

As a result of the study described herein, it can be concluded that, over the past 50 years, the degree of public control over the platting of residential land has increased; that the quality of the land subdivision process has been improved with respect to surveying and monumenting, administrative, and public health and safety considerations, but not necessarily with respect to design; that residential lots are increasing in size, primarily because of increased frontage; and that, in recent years, the availability of information which could greatly reduce the incidence of environmental problems in developing areas has not appreciably deterred inappropriate subdividing of land for residential use.

APPENDICES

(This page intentionally left blank)

Appendix A

CHANGES IN SURVEYING PRACTICES 1920-1969

Year	Wisconsin Statute Section Number	Addition, Deletion, or Revision
1927	236.01(2)	Monuments are to be not less than 36 inches in length nor less than 5 inches in diameter, marked on the top with a cut cross not less than one-half inch in depth
	(3)	Monuments are required at the beginning and end of a curve, where the radius of the curve changes, at all angle points in a street and at every street intersection
	236.02(1)(h)	The exact location of the subdivision with reference to a monument of the U. S. Public Land Survey System shall be indicated on the plat with distances and bearings
1929	236.01(6)	Elevations of high and low areas with respect to adjacent water levels are to be shown on plat
	(7)	Penalty for disturbing monuments provided
1935	236.02	Cemeteries excluded
	236.03(2)(a)	A brass plug or iron rod is to be embedded in concrete or stone monuments
	(2)(b)	Monuments are to be placed flush with the surface not more than 1,300 feet apart in a straight line
	(3)(b)	Monuments are to be placed at all block corners, ends of curves, changes in curve radius, and angle points in any line
	(4)	All lot corner monuments to be 24 inches long, 1 inch in diameter, and flush with the ground
	(5)	All lake or stream ends of lot lines to be monumented
	(5)(b)	Monuments are to be flush with ground at point of intersection of lot line with meander line, established not less than 25 feet back of high water mark
	(7)	Each lot will have a minimum width of 40 feet and a minimum area of 4,800 square feet
	236.04	All plats shall correctly show on the face thereof the following:
	(4)(i)	The exact widths of all easements, streets, and alleys must be shown

Year	Wisconsin Statute Section Number	Addition, Deletion, or Revision
	(4)(k)	The exact length and bearing of the sides of all gores, triangles, or other lots which are not parallelograms
	(4)(l)	All lake and stream shore meander lines established in accordance with Section 236.03
	(10)	All parks, playgrounds, breathing spots, and other lands dedicated to public use
	(13)	Where provisions are made for access from any subdivision to any lake or stream, a small-scale drawing showing the subdivision on such lake or stream
	(14)	Unless topography and ground conditions prevent, lake and stream shore subdivisions shall provide one or more highways not less than 50 feet wide to the low water mark at one-half mile intervals, as measured along the lake or stream shore except where highways already exist at not more than one-half mile intervals
	(15)	All plats of land divisions adjoining any lake or stream, or where provisions are made for access to any lake or stream, shall comply with the rules, regulations, and standards of the State Board of Health enacted to insure proper sanitary conditions in the development and maintenance of lake and stream subdivisions pursuant to Section 140.05
	(16)(a)	All existing permanent buildings
	(16)(b)	All watercourses, drainage ditches, and other existing features pertinent to proper land division
	(16)(c)	The water elevations of adjoining lakes or streams at the date of the survey and the approximate high and low water elevations of such lake or stream
	236.06(8)	The error in the latitude and departure closure of the survey may not be greater than the ratio of one in three thousand
1939	236.02	Assessors plats excluded
1945	236.03(2)(b)	Monuments are to be placed flush with the surface not more than 1,400 feet in a straight line
	(7)	In counties with less than 30,000 population, the average minimum lot width shall be 50 feet, and minimum lot area 6,000 square feet
1949	236.03(8)	All land divisions shall provide for the safety of entrance and departure from abutting highways and streets
1951	236.02	Assessors' plats in counties with less than 500,000 population must comply with most survey requirements

Year	Wisconsin Statute Section Number	Addition, Deletion, or Revision
1955	236.15(1)(a)	Monuments must weigh more than 3.65 pounds per foot
	236.16(1)	In counties of less than 40,000 population, average minimum lot width shall be 60 feet and minimum lot area, 7,200 square feet
	(2)	Minimum street width shall be 60 feet unless otherwise permitted by local ordinance
	236.295	Affidavits required to correct surveying errors on recorded plats in Register of Deeds office
	236.34	Use of certified survey map in conveyance of property provided
1957	236.03(3)	Plat not needed for sale of public utility ROW to adjoining lots
	236.11(1)(a)	Maximum time for approval of plat
	236.15(1)(a)	Solid bars may be used in place of pipes for monuments
	236.16(2)	Minimum street width for frontage roads may not be less than 30 feet wide
	236.20(2)(j)	The number of degrees and minutes in all exterior boundary and block angles shall be shown on the final plat
1961	236.15(1)(a) (Deleted)	Monuments placed at all angle points in a line where corners are 100 feet or more apart
	(1)(e) (Deleted)	Streets and alleys shall be established by the boundary of adjoining lots
	236.20(2)(b)	The legend for metal monuments on plat shall indicate the kind of metal, diameter, length, and weight per lineal foot of the monuments
	(2)(c)	When exterior boundary lines show bearings or lengths which differ from abutting plats, it should be so noted on the plat
	(3)(a)	The location of the subdivision by recorded private claim will be listed immediately below the subdivision name
1963	236.16(4)	The lands between meander line and waters edge will be part of lots
	236.18	Use of the Wisconsin State Plane Coordinate System in platting made permissive
1965	236.16(2)	Town roads platted after January 1, 1966, shall comply with minimum standards prescribed for town roads in Section 86.26
	236.20(2)(i)	Final plat is required to show correctly a north point properly referenced to a magnetic true or other identifiable meridian

(This page intentionally left blank)

Appendix B

DETAILED TABLES—NUMBER AND AREA OF RESIDENTIAL SUBDIVISIONS: 1920-1969

Table B-1

NUMBER AND AREA OF RESIDENTIAL SUBDIVISIONS RECORDED IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	96	28.9	3,310	38.6	34.5
1930-1939	16	4.8	447	5.2	27.9
1940-1949	32	9.6	1,186	13.8	37.1
1950-1959	99	29.8	2,206	25.7	22.3
1960-1969	89	26.9	1,437	16.7	16.1
TOTAL 1920-1969	332	100.0	8,586	100.0	25.9

SOURCE- SEWRPC.

Table B-2

NUMBER AND AREA OF RESIDENTIAL SUBDIVISIONS RECORDED IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	693	31.5	12,790	39.3	18.5
1930-1939	122	5.6	1,468	4.5	12.0
1940-1949	201	10.3	1,904	5.9	9.5
1950-1959	824	37.6	12,544	38.6	15.2
1960-1969	324	15.0	3,822	11.7	11.8
TOTAL 1920-1969	2,164	100.0	32,528	100.0	15.0

SOURCE- SEWRPC.

Table B-3

NUMBER AND AREA OF RESIDENTIAL SUBDIVISIONS RECORDED IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	30	9.9	698	10.6	23.3
1930-1939	16	5.3	418	6.3	26.1
1940-1949	46	15.2	674	10.2	14.6
1950-1959	114	37.8	2,739	41.6	24.0
1960-1969	96	31.8	2,062	31.3	21.5
TOTAL 1920-1969	302	100.0	6,591	100.0	21.8

SOURCE- SEWRPC.

Table B-4

NUMBER AND AREA OF RESIDENTIAL SUBDIVISIONS RECORDED IN RACINE COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	122	25.6	2,568	31.7	21.1
1930-1939	15	3.2	375	4.6	25.0
1940-1949	28	5.9	721	8.9	25.7
1950-1959	153	32.1	2,096	25.9	13.7
1960-1969	158	33.2	2,331	28.9	14.8
TOTAL 1920-1969	476	100.0	8,091	100.0	17.0

SOURCE- SEWRPC.

Table B-5

NUMBER AND AREA OF RESIDENTIAL SUBDIVISIONS RECORDED IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	193	52.0	5,922	68.7	30.7
1930-1939	8	2.2	70	0.8	8.6
1940-1949	29	7.8	537	6.2	18.5
1950-1959	76	20.5	978	11.3	12.9
1960-1969	65	17.5	1,121	13.0	17.2
TOTAL 1920-1969	371	100.0	8,628	100.0	23.3

SOURCE- SEWRPC.

Table B-6

NUMBER AND AREA OF RESIDENTIAL SUBDIVISIONS RECORDED IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	53	20.8	337	8.2	6.4
1930-1939	4	1.6	43	1.0	10.7
1940-1949	11	4.3	138	3.4	12.6
1950-1959	74	29.0	1,025	25.0	13.9
1960-1969	113	44.3	2,557	62.4	22.6
TOTAL 1920-1969	255	100.0	4,100	100.0	16.1

SOURCE- SEWRPC.

Table B-7

NUMBER AND AREA OF RESIDENTIAL SUBDIVISIONS RECORDED IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	180	17.9	3,101	12.1	17.2
1930-1939	34	3.4	688	2.7	20.2
1940-1949	97	9.6	2,275	8.9	23.5
1950-1959	457	45.4	12,015	47.1	26.3
1960-1969	239	23.7	7,447	29.2	31.2
TOTAL 1920-1969	1,007	100.0	25,526	100.0	25.4

SOURCE- SEWRPC.

(This page intentionally left blank)

Appendix C

DETAILED TABLES—DEVELOPMENT PATTERN OF RESIDENTIAL SUBDIVISION PLATS: 1920-1969

Table C-1

EVELOPMENT PATTERN OF RESIDENTIAL SUBDIVISION PLATS RECORDED IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	DEVELOPMENT PATTERN	SUBDIVISIONS		AREA PLATTED	
		NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL
1920-1929	GRID	84	87.5	2,936	88.7
	CURVILINEAR	12	12.5	374	11.3
	CLUSTER	--	--	--	--
	TOTAL	96	100.0	3,310	100.0
1930-1939	GRID	12	75.0	193	43.2
	CURVILINEAR	4	25.0	254	56.8
	CLUSTER	--	--	--	--
	TOTAL	16	100.0	447	100.0
1940-1949	GRID	16	50.0	203	17.1
	CURVILINEAR	16	50.0	983	82.9
	CLUSTER	--	--	--	--
	TOTAL	32	100.0	1,186	100.0
1950-1959	GRID	71	71.7	1,042	47.2
	CURVILINEAR	28	28.3	1,164	52.8
	CLUSTER	--	--	--	--
	TOTAL	99	100.0	2,206	100.0
1960-1969	GRID	73	82.0	962	66.9
	CURVILINEAR	16	18.0	475	33.1
	CLUSTER	--	--	--	--
	TOTAL	89	100.0	1,437	100.0
TOTAL 1920-1969	GRID	256	77.1	5,336	62.1
	CURVILINEAR	76	22.9	3,250	37.9
	CLUSTER	--	--	--	--
	TOTAL	332	100.0	8,586	100.0

SOURCE- SEWRPC.

Table C-2

DEVELOPMENT PATTERN OF RESIDENTIAL SUBDIVISION PLATS RECORDED IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	DEVELOPMENT PATTERN	SUBDIVISIONS		AREA PLATTED	
		NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL
1920-1929	GRID	645	93.1	11,304	88.4
	CURVILINEAR	48	6.9	1,486	11.6
	CLUSTER	--	--	--	--
	TOTAL	693	100.0	12,790	100.0
1930-1939	GRID	111	91.0	1,282	87.3
	CURVILINEAR	11	9.0	186	12.7
	CLUSTER	--	--	--	--
	TOTAL	122	100.0	1,468	100.0
1940-1949	GRID	168	83.6	1,306	68.6
	CURVILINEAR	33	16.4	598	31.4
	CLUSTER	--	--	--	--
	TOTAL	201	100.0	1,904	100.0
1950-1959	GRID	658	79.9	7,511	59.9
	CURVILINEAR	166	20.1	5,033	40.1
	CLUSTER	--	--	--	--
	TOTAL	824	100.0	12,544	100.0
1960-1969	GRID	239	73.8	1,851	48.4
	CURVILINEAR	85	26.2	1,971	51.6
	CLUSTER	--	--	--	--
	TOTAL	324	100.0	3,822	100.0
TOTAL 1920-1969	GRID	1,821	84.1	23,254	71.5
	CURVILINEAR	343	15.9	9,274	28.5
	CLUSTER	--	--	--	--
	TOTAL	2,164	100.0	32,528	100.0

SOURCE- SEWRPC.

Table C-3

DEVELOPMENT PATTERN OF RESIDENTIAL SUBDIVISION PLATS RECORDED IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	DEVELOPMENT PATTERN	SUBDIVISIONS		AREA PLATTED	
		NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL
1920-1929	GRID	26	86.7	549	78.7
	CURVILINEAR	4	13.3	149	21.3
	CLUSTER	--	--	--	--
	TOTAL	30	100.0	698	100.0
1930-1939	GRID	14	87.5	335	80.1
	CURVILINEAR	2	12.5	83	19.9
	CLUSTER	--	--	--	--
	TOTAL	16	100.0	418	100.0
1940-1949	GRID	40	87.0	516	76.6
	CURVILINEAR	6	13.0	158	23.4
	CLUSTER	--	--	--	--
	TOTAL	46	100.0	674	100.0
1950-1959	GRID	93	81.6	1,869	68.2
	CURVILINEAR	21	18.4	870	31.8
	CLUSTER	--	--	--	--
	TOTAL	114	100.0	2,739	100.0
1960-1969	GRID	55	57.3	682	33.1
	CURVILINEAR	37	38.5	977	47.4
	CLUSTER	4	4.2	403	19.5
	TOTAL	96	100.0	2,062	100.0
TOTAL 1920-1969	GRID	228	75.5	3,951	60.0
	CURVILINEAR	70	23.2	2,237	33.9
	CLUSTER	4	1.3	403	6.1
	TOTAL	302	100.0	6,591	100.0

SOURCE- SEWRPC.

Table C-4

DEVELOPMENT PATTERN OF RESIDENTIAL SUBDIVISION PLATS RECORDED IN RACINE COUNTY: 1920-1969

TIME PERIOD	DEVELOPMENT PATTERN	SUBDIVISIONS		AREA PLATTED	
		NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL
1920-1929	GRID	104	85.2	2,066	80.5
	CURVILINEAR	18	14.8	502	19.5
	CLUSTER	--	--	--	--
	TOTAL	122	100.0	2,568	100.0
1930-1939	GRID	12	80.0	238	63.5
	CURVILINEAR	3	20.0	137	36.5
	CLUSTER	--	--	--	--
	TOTAL	15	100.0	375	100.0
1940-1949	GRID	24	85.7	441	61.2
	CURVILINEAR	4	14.3	280	38.8
	CLUSTER	--	--	--	--
	TOTAL	28	100.0	721	100.0
1950-1959	GRID	115	75.2	1,270	60.6
	CURVILINEAR	38	24.8	826	39.4
	CLUSTER	--	--	--	--
	TOTAL	153	100.0	2,096	100.0
1960-1969	GRID	115	72.8	1,475	63.3
	CURVILINEAR	43	27.2	856	36.7
	CLUSTER	--	--	--	--
	TOTAL	158	100.0	2,331	100.0
TOTAL 1920-1969	GRID	370	77.7	5,490	67.9
	CURVILINEAR	106	22.3	2,601	32.1
	CLUSTER	--	--	--	--
	TOTAL	476	100.0	8,091	100.0

SOURCE- SEWRPC.

Table C-5

DEVELOPMENT PATTERN OF RESIDENTIAL SUBDIVISION PLATS RECORDED IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	DEVELOPMENT PATTERN	SUBDIVISIONS		AREA PLATTED	
		NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL
1920-1929	GRID	162	83.9	4,826	81.5
	CURVILINEAR	31	16.1	1,096	18.5
	CLUSTER	--	--	--	--
	TOTAL	193	100.0	5,922	100.0
1930-1939	GRID	6	75.0	60	85.7
	CURVILINEAR	2	25.0	10	14.3
	CLUSTER	--	--	--	--
	TOTAL	8	100.0	70	100.0
1940-1949	GRID	21	72.4	316	58.8
	CURVILINEAR	8	27.6	221	41.2
	CLUSTER	--	--	--	--
	TOTAL	29	100.0	537	100.0
1950-1959	GRID	55	72.4	656	67.1
	CURVILINEAR	21	27.6	322	32.9
	CLUSTER	--	--	--	--
	TOTAL	76	100.0	978	100.0
1960-1969	GRID	48	73.8	582	51.9
	CURVILINEAR	17	26.2	539	48.1
	CLUSTER	--	--	--	--
	TOTAL	65	100.0	1,121	100.0
TOTAL 1920-1969	GRID	292	78.7	6,440	74.6
	CURVILINEAR	79	21.3	2,188	25.4
	CLUSTER	--	--	--	--
	TOTAL	371	100.0	8,628	100.0

SOURCE- SEWRPC.

Table C-6

DEVELOPMENT PATTERN OF RESIDENTIAL SUBDIVISION PLATS RECORDED IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	DEVELOPMENT PATTERN	SUBDIVISIONS		AREA PLATTED	
		NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL
1920-1929	GRID	48	90.6	300	89.0
	CURVILINEAR	5	9.4	37	11.0
	CLUSTER	--	--	--	--
	TOTAL	53	100.0	337	100.0
1930-1939	GRID	4	100.0	43	100.0
	CURVILINEAR	--	--	--	--
	CLUSTER	--	--	--	--
	TOTAL	4	100.0	43	100.0
1940-1949	GRID	6	54.5	49	35.5
	CURVILINEAR	5	45.5	89	64.5
	CLUSTER	--	--	--	--
	TOTAL	11	100.0	138	100.0
1950-1959	GRID	57	77.0	702	68.5
	CURVILINEAR	17	23.0	323	31.5
	CLUSTER	--	--	--	--
	TOTAL	74	100.0	1,025	100.0
1960-1969	GRID	55	48.7	836	32.7
	CURVILINEAR	58	51.3	1,721	67.3
	CLUSTER	--	--	--	--
	TOTAL	113	100.0	2,557	100.0
TOTAL 1920-1969	GRID	170	66.7	1,930	47.1
	CURVILINEAR	85	33.3	2,170	52.9
	CLUSTER	--	--	--	--
	TOTAL	255	100.0	4,100	100.0

SOURCE- SEWRPC.

Table C-7

DEVELOPMENT PATTERN OF RESIDENTIAL SUBDIVISION PLATS RECORDED IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	DEVELOPMENT PATTERN	SUBDIVISIONS		AREA PLATTED	
		NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL
1920-1929	GRID	158	87.8	2,588	83.5
	CURVILINEAR	22	12.2	513	16.5
	CLUSTER	--	--	--	--
	TOTAL	180	100.0	3,101	100.0
1930-1939	GRID	29	85.3	531	77.2
	CURVILINEAR	5	14.7	157	22.8
	CLUSTER	--	--	--	--
	TOTAL	34	100.0	688	100.0
1940-1949	GRID	81	83.5	1,829	80.4
	CURVILINEAR	16	16.5	446	19.6
	CLUSTER	--	--	--	--
	TOTAL	97	100.0	2,275	100.0
1950-1959	GRID	219	47.9	3,544	29.5
	CURVILINEAR	238	52.1	8,471	70.5
	CLUSTER	--	--	--	--
	TOTAL	457	100.0	12,015	100.0
1960-1969	GRID	74	31.0	1,201	16.1
	CURVILINEAR	163	68.2	6,028	81.0
	CLUSTER	2	0.8	218	2.9
	TOTAL	239	100.0	7,447	100.0
TOTAL 1920-1969	GRID	561	55.7	9,693	38.0
	CURVILINEAR	444	44.1	15,615	61.2
	CLUSTER	2	0.2	218	0.8
	TOTAL	1,007	100.0	25,526	100.0

SOURCE- SEWRPC.

Appendix D

DETAILED TABLES—NUMBER AND AREA OF GRID-PATTERN RESIDENTIAL SUBDIVISIONS: 1920-1969

Table D-1

NUMBER AND AREA OF GRID-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	84	32.8	2,936	55.1	35.0
1930-1939	12	4.7	193	3.6	16.1
1940-1949	16	6.3	203	3.8	12.7
1950-1959	71	27.7	1,042	19.5	14.7
1960-1969	73	28.5	962	18.0	13.2
TOTAL 1920-1969	256	100.0	5,336	100.0	20.8

SOURCE- SEWRPC.

Table D-2

NUMBER AND AREA OF GRID-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	645	35.4	11,304	48.6	17.5
1930-1939	111	6.1	1,282	5.5	11.6
1940-1949	168	9.2	1,306	5.6	7.8
1950-1959	658	36.2	7,511	32.3	11.4
1960-1969	239	13.1	1,851	8.0	7.7
TOTAL 1920-1969	1,821	100.0	23,254	100.0	12.8

SOURCE- SEWRPC.

Table D-3

NUMBER AND AREA OF GRID-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	26	11.4	549	13.9	21.1
1930-1939	14	6.1	335	8.5	23.9
1940-1949	40	17.5	516	13.1	12.9
1950-1959	93	40.9	1,869	47.2	20.1
1960-1969	55	24.1	682	17.3	12.4
TOTAL 1920-1969	228	100.0	3,951	100.0	17.3

SOURCE- SEWRPC.

Table D-4

NUMBER AND AREA OF GRID-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN RACINE COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	104	28.1	2,066	37.7	19.9
1930-1939	12	3.2	238	4.3	19.8
1940-1949	24	6.5	441	8.0	18.4
1950-1959	115	31.1	1,270	23.1	11.0
1960-1969	115	31.1	1,475	26.9	12.8
TOTAL 1920-1969	370	100.0	5,490	100.0	14.8

SOURCE- SEWRPC.

Table D-5

NUMBER AND AREA OF GRID-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	162	55.5	4,826	75.0	29.8
1930-1939	6	2.1	60	0.9	5.9
1940-1949	21	7.2	316	4.9	15.0
1950-1959	55	18.8	656	10.2	11.9
1960-1969	48	16.4	582	9.0	12.1
TOTAL 1920-1969	292	100.0	6,440	100.0	22.1

SOURCE- SEWRPC.

Table D-6

NUMBER AND AREA OF GRID-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	48	28.2	300	15.5	6.3
1930-1939	4	2.4	43	2.2	10.7
1940-1949	6	3.5	49	2.5	8.2
1950-1959	57	33.5	702	36.5	12.3
1960-1969	55	32.4	836	43.3	15.2
TOTAL 1920-1969	170	100.0	1,930	100.0	11.4

SOURCE- SEWRPC.

Table D-7

NUMBER AND AREA OF GRID-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	158	28.2	2,588	26.7	16.4
1930-1939	29	5.2	531	5.5	18.3
1940-1949	81	14.4	1,829	18.9	22.6
1950-1959	219	39.0	3,544	36.5	16.2
1960-1969	74	13.2	1,201	12.4	16.2
TOTAL 1920-1969	561	100.0	9,693	100.0	17.3

SOURCE- SEWRPC.

(This page intentionally left blank)

Appendix E

DETAILED TABLES—NUMBER AND AREA OF CURVILINEAR-PATTERN RESIDENTIAL SUBDIVISIONS: 1920-1969

Table E-1

NUMBER AND AREA OF CURVILINEAR-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	12	15.8	374	11.5	31.1
1930-1939	4	5.3	254	7.8	63.5
1940-1949	16	21.1	983	30.2	61.5
1950-1959	28	36.7	1,164	35.9	41.6
1960-1969	16	21.1	475	14.6	29.7
TOTAL 1920-1969	76	100.0	3,250	100.0	42.8

SOURCE- SEWRPC.

Table E-2

NUMBER AND AREA OF CURVILINEAR-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	48	14.0	1,486	16.0	31.0
1930-1939	11	3.2	186	2.0	16.9
1940-1949	33	9.6	598	6.5	18.1
1950-1959	166	48.4	5,033	54.2	30.3
1960-1969	85	24.8	1,971	21.3	23.2
TOTAL 1920-1969	343	100.0	9,274	100.0	27.0

SOURCE- SEWRPC.

Table E-3

NUMBER AND AREA OF CURVILINEAR-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	4	5.7	149	6.7	37.4
1930-1939	2	2.9	83	3.7	41.6
1940-1949	6	8.6	158	7.1	26.3
1950-1959	21	30.0	870	38.9	41.4
1960-1969	37	52.8	977	43.6	26.4
TOTAL 1920-1969	70	100.0	2,237	100.0	32.0

SOURCE- SEWRPC.

Table E-4

NUMBER AND AREA OF CURVILINEAR-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN RACINE COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	18	17.0	502	19.3	27.9
1930-1939	3	2.8	137	5.3	45.7
1940-1949	4	3.8	280	10.8	70.0
1950-1959	38	35.8	826	31.8	21.7
1960-1969	43	40.6	856	32.8	19.9
TOTAL 1920-1969	106	100.0	2,601	100.0	24.5

SOURCE- SEWRPC.

Table E-5

NUMBER AND AREA OF CURVILINEAR-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	31	39.2	1,096	50.1	35.4
1930-1939	2	2.5	10	0.5	4.8
1940-1949	8	10.1	221	10.1	27.7
1950-1959	21	26.7	322	14.7	15.3
1960-1969	17	21.5	539	24.6	31.7
TOTAL 1920-1969	79	100.0	2,188	100.0	27.7

SOURCE- SEWRPC.

Table E-6

NUMBER AND AREA OF CURVILINEAR-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	5	5.9	37	1.7	7.4
1930-1939	--	--	--	--	--
1940-1949	5	5.9	89	4.1	17.9
1950-1959	17	20.0	323	14.9	19.0
1960-1969	58	68.2	1,721	79.3	29.7
TOTAL 1920-1969	85	100.0	2,170	100.0	25.5

SOURCE- SEWRPC.

Table E-7

NUMBER AND AREA OF CURVILINEAR-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	22	5.0	513	3.3	23.3
1930-1939	5	1.1	157	1.0	31.4
1940-1949	16	3.6	446	2.9	27.9
1950-1959	238	53.6	8,471	54.2	35.6
1960-1969	163	36.7	6,028	38.6	37.0
TOTAL 1920-1969	444	100.0	15,615	100.0	35.2

SOURCE- SEWRPC.

Appendix F

DETAILED TABLES—NUMBER AND AREA OF CLUSTER-PATTERN RESIDENTIAL SUBDIVISIONS: 1920-1969

Table F-1

NUMBER AND AREA OF CLUSTER-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTED		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	--	--	--	--	--
1930-1939	--	--	--	--	--
1940-1949	--	--	--	--	--
1950-1959	--	--	--	--	--
1960-1969	4	100.0	403	100.0	100.7
TOTAL 1920-1969	4	100.0	403	100.0	100.7

SOURCE- SEWRPC.

Table F-2

NUMBER AND AREA OF CLUSTER-PATTERN RESIDENTIAL SUBDIVISIONS RECORDED IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	SUBDIVISIONS RECORDED		AREA PLATTEC		AVERAGE SUBDIVISION AREA (ACRES)
	NUMBER	PERCENT CF TCTAL	ACRES	PERCENT CF TCTAL	
1920-1929	--	--	--	--	--
1930-1939	--	--	--	--	--
1940-1949	--	--	--	--	--
1950-1959	--	--	--	--	--
1960-1969	2	100.0	218	100.0	109.1
TOTAL 1920-1969	2	100.0	218	100.0	109.1

SOURCE- SEWRPC.

NOTE: No tables are presented in this Appendix for Kenosha, Milwaukee, Racine, Walworth, and Washington Counties since no cluster-pattern subdivisions were recorded in these counties during the period 1920 through 1969.

(This page intentionally left blank)

Appendix G

DETAILED TABLES—ACREAGE AND USE ALLOCATION OF PLATTED AREA WITHIN RESIDENTIAL SUBDIVISIONS: 1920-1969

Table G-1

ACREAGE AND USE ALLOCATION OF PLATTED AREA WITHIN RESIDENTIAL SUBDIVISIONS RECORDED IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	PLATTED AREA										
	LOTTED AREA		DEDICATED AREA						NON-LOTTED AREA		TOTAL AREA (ACRES)
			STREETS		ALLEYS		OTHER				
	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	2,207	66.7	713	21.5	7	0.2	53	1.6	330	10.0	3,310
1930-1939	300	67.1	117	26.2	1	0.2	18	4.0	11	2.5	447
1940-1949	803	67.7	256	21.6	--[a]	--[b]	81	6.8	46	3.9	1,186
1950-1959	1,520	68.8	524	23.8	--[a]	--[b]	92	4.2	70	3.2	2,206
1960-1969	1,029	71.6	339	23.6	--[a]	--[b]	54	3.8	15	1.0	1,437
TOTAL 1920-1969	5,859	68.2	1,949	22.7	8	0.1	298	3.5	472	5.5	8,586

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table G-2

ACREAGE AND USE ALLOCATION OF PLATTED AREA WITHIN RESIDENTIAL SUBDIVISIONS RECORDED IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	PLATTED AREA										
	LOTTED AREA		DEDICATED AREA						NON-LOTTED AREA		TOTAL AREA (ACRES)
			STREETS		ALLEYS		OTHER				
	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	8,512	66.5	3,655	28.6	441	3.4	58	0.5	124	1.0	12,790
1930-1939	1,032	70.4	373	25.4	33	2.2	3	0.2	27	1.8	1,468
1940-1949	1,377	72.3	448	23.5	25	1.3	7	0.4	47	2.5	1,904
1950-1959	8,736	69.7	3,104	24.7	88	0.7	188	1.5	428	3.4	12,544
1960-1969	2,785	73.0	892	23.3	5	0.1	39	1.0	101	2.6	3,822
TOTAL 1920-1969	22,442	69.1	8,472	26.0	592	1.8	295	0.9	727	2.2	32,528

SOURCE- SEWRPC.

Table G-3

ACREAGE AND USE ALLOCATION OF PLATTED AREA WITHIN RESIDENTIAL SUBDIVISIONS RECORDED IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	PLATTED AREA										
	LOTTED AREA		DEDICATED AREA						NON-LOTTED AREA		TOTAL AREA (ACRES)
			STREETS		ALLEYS		OTHER				
	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	530	76.0	95	13.6	1	0.1	15	2.1	57	8.2	698
1930-1939	351	84.0	44	10.5	5	1.2	--[a]	--[b]	18	4.3	418
1940-1949	524	77.8	93	13.8	1	0.1	10	1.5	46	6.8	674
1950-1959	2,230	81.4	467	17.1	--[a]	--[b]	12	0.4	30	1.1	2,739
1960-1969	1,369	66.4	391	19.0	--	--	196	9.5	106	5.1	2,062
TOTAL 1920-1969	5,004	76.0	1,090	16.5	7	0.1	233	3.5	257	3.9	6,591

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table G-4

ACREAGE AND USE ALLOCATION OF PLATTED AREA WITHIN RESIDENTIAL SUBDIVISIONS RECORDED IN RACINE COUNTY: 1920-1969

TIME PERIOD	PLATTED AREA										
	LOTTED AREA		DEDICATED AREA						NON-LOTTED AREA		TOTAL AREA (ACRES)
			STREETS		ALLEYS		OTHER				
	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	1,887	73.5	575	22.4	3	0.1	49	1.9	54	2.1	2,568
1930-1939	276	73.5	93	24.8	1	0.3	4	1.1	1	0.3	375
1940-1949	515	71.5	173	24.0	1	0.1	24	3.3	8	1.1	721
1950-1959	1,464	69.8	476	22.7	--[a]	--[b]	31	1.5	125	6.0	2,096
1960-1969	1,661	71.3	539	23.1	--[a]	--[b]	58	2.5	73	3.1	2,331
TOTAL 1920-1969	5,803	71.7	1,856	22.9	5	0.1	166	2.1	261	3.2	8,091

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table G-5

ACREAGE AND USE ALLOCATION OF PLATTED AREA WITHIN RESIDENTIAL SUBDIVISIONS RECORDED IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	PLATTED AREA										
	LOTTED AREA		DEDICATED AREA						NON-LOTTED AREA		TOTAL AREA (ACRES)
			STREETS		ALLEYS		OTHER				
	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	4,421	74.7	1,110	18.7	3	0.1	221	3.7	167	2.8	5,922
1930-1939	54	77.2	11	15.7	--	--	--[a]	--[b]	5	7.1	70
1940-1949	412	76.7	111	20.7	--[a]	--[b]	8	1.5	6	1.1	537
1950-1959	720	73.7	222	22.7	--	--	14	1.4	22	2.2	978
1960-1969	841	75.0	203	18.1	--	--	56	5.0	21	1.9	1,121
TOTAL 1920-1969	6,448	74.7	1,657	19.2	3	--[b]	299	3.5	221	2.6	8,628

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table G-6

ACREAGE AND USE ALLOCATION OF PLATTED AREA WITHIN RESIDENTIAL SUBDIVISIONS RECORDED IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	PLATTED AREA										
	LOTTED AREA		DEDICATED AREA						NON-LOTTED AREA		TOTAL AREA (ACRES)
			STREETS		ALLEYS		OTHER				
	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	254	75.4	55	16.3	1	0.3	2	0.6	25	7.4	337
1930-1939	20	46.5	6	14.0	--[a]	--[b]	--[a]	--[b]	17	39.5	43
1940-1949	84	60.9	35	25.4	--	--	2	1.4	17	12.3	138
1950-1959	750	73.2	232	22.6	--[a]	--[b]	14	1.4	29	2.8	1,025
1960-1969	1,972	77.1	500	19.6	--	--	15	0.6	70	2.7	2,557
TOTAL 1920-1969	3,080	75.1	828	20.2	1	--[b]	33	0.8	158	3.9	4,100

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table G-7

ACREAGE AND USE ALLOCATION OF PLATTED AREA WITHIN RESIDENTIAL SUBDIVISIONS RECORDED IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	PLATTED AREA										
	LOTTED AREA		DEDICATED AREA						NON-LOTTED AREA		TOTAL AREA (ACRES)
			STREETS		ALLEYS		OTHER				
	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	ACRES	PERCENT OF TOTAL	
1920-1929	2,195	70.7	629	20.3	35	1.1	76	2.5	166	5.4	3,101
1930-1939	562	81.7	104	15.1	--[a]	--[b]	--	--	22	3.2	688
1940-1949	1,811	79.6	359	15.8	1	--[b]	16	0.7	88	3.9	2,275
1950-1959	9,293	77.3	2,352	19.6	1	--[b]	82	0.7	287	2.4	12,015
1960-1969	5,762	77.5	1,343	18.0	3	--[b]	112	1.5	227	3.0	7,447
TOTAL 1920-1969	19,623	76.8	4,787	18.8	40	0.2	286	1.1	790	3.1	25,526

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

(This page intentionally left blank)

Appendix H

DETAILED TABLES—AREA OF RESIDENTIAL LAND AND LOTS CREATED WITHIN RECORDED SUBDIVISIONS: 1920-1969

Table H-1

AREA OF RESIDENTIAL LAND AND LOTS CREATED WITHIN RECORDED SUBDIVISIONS IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		AREA IN RESIDENTIAL LOTS		LOTS PLATTED	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA	NUMBER	PERCENT
1920-1929	96	3,310	2,207	66.7	13,294	46.9
1930-1939	16	447	300	67.1	1,741	6.1
1940-1949	32	1,186	803	67.7	3,274	11.5
1950-1959	94	2,206	1,520	68.8	6,006	21.2
1960-1969	89	1,437	1,029	71.6	4,066	14.3
TOTAL 1920-1969	332	8,586	5,859	68.2	28,381	100.0

*DOES NOT INCLUDE LAND AREAS WITHIN THE RECORDED PLAT WHICH HAVE BEEN SET ASIDE FOR STREETS, STREET RIGHTS-OF-WAY, OR OTHER USES.

SOURCE- SEWRPC.

Table H-2

AREA OF RESIDENTIAL LAND AND LOTS CREATED WITHIN RECORDED SUBDIVISIONS IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		AREA IN RESIDENTIAL LOTS		LOTS PLATTED	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA	NUMBER	PERCENT
1920-1929	693	12,790	8,512	66.5	63,048	52.9
1930-1939	122	1,468	1,032	70.4	5,316	4.5
1940-1949	201	1,904	1,377	72.3	5,932	5.0
1950-1959	824	12,544	8,736	69.7	34,763	29.2
1960-1969	324	3,822	2,785	73.0	9,978	8.4
TOTAL 1920-1969	2,164	32,528	22,442	69.1	119,037	100.0

*DOES NOT INCLUDE LAND AREAS WITHIN THE RECORDED PLAT WHICH HAVE BEEN SET ASIDE FOR STREETS, STREET RIGHTS-OF-WAY, OR OTHER USES.

SOURCE- SEWRPC.

Table H-3

AREA OF RESIDENTIAL LAND AND LOTS CREATED WITHIN RECORDED SUBDIVISIONS IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		AREA IN RESIDENTIAL LOTS		LOTS PLATTED	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA	NUMBER	PERCENT
1920-1929	30	698	530	76.0	1,781	18.5
1930-1939	16	418	351	84.0	329	3.4
1940-1949	46	674	524	77.8	1,002	10.4
1950-1959	114	2,739	2,230	81.4	3,403	35.2
1960-1969	96	2,062	1,369	66.4	3,131	32.5
TOTAL 1920-1969	302	6,591	5,004	76.0	9,646	100.0

*DOES NOT INCLUDE LAND AREAS WITHIN THE RECORDED PLAT WHICH HAVE BEEN SET ASIDE FOR STREETS, STREET RIGHTS-OF-WAY, OR OTHER USES.

SOURCE- SEWRPC.

Table H-4

AREA OF RESIDENTIAL LAND AND LOTS CREATED WITHIN RECORDED SUBDIVISIONS IN RACINE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		AREA IN RESIDENTIAL LOTS		LOTS PLATTED	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA	NUMBER	PERCENT
1920-1929	122	2,568	1,887	73.5	11,998	44.2
1930-1939	15	375	276	73.5	1,698	6.3
1940-1949	28	721	515	71.5	2,443	9.0
1950-1959	153	2,096	1,464	69.8	5,411	19.9
1960-1969	158	2,331	1,661	71.3	5,589	20.6
TOTAL 1920-1969	476	8,091	5,803	71.7	27,139	100.0

*DOES NOT INCLUDE LAND AREAS WITHIN THE RECORDED PLAT WHICH HAVE BEEN SET ASIDE FOR STREETS, STREET RIGHTS-OF-WAY, OR OTHER USES.

SOURCE- SEWRPC.

Table H-5

AREA OF RESIDENTIAL LAND AND LOTS CREATED WITHIN RECORDED SUBDIVISIONS IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		AREA IN RESIDENTIAL LOTS		LOTS PLATTED	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA	NUMBER	PERCENT
1920-1929	193	5,922	4,421	74.7	53,577	91.0
1930-1939	8	70	54	77.2	185	0.3
1940-1949	29	537	412	76.7	1,582	2.5
1950-1959	76	978	720	73.7	2,125	3.6
1960-1969	65	1,121	841	75.0	1,541	2.6
TOTAL 1920-1969	371	8,628	6,448	74.7	59,010	100.0

*DOES NOT INCLUDE LAND AREAS WITHIN THE RECORDED PLAT WHICH HAVE BEEN SET ASIDE FOR STREETS, STREET RIGHTS-OF-WAY, OR OTHER USES.

SOURCE- SEWRPC.

Table H-6

AREA OF RESIDENTIAL LAND AND LOTS CREATED WITHIN RECORDED SUBDIVISIONS IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		AREA IN RESIDENTIAL LOTS		LOTS PLATTED	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA	NUMBER	PERCENT
1920-1929	53	337	254	75.4	1,236	16.9
1930-1939	4	43	20	46.5	93	1.3
1940-1949	11	138	84	60.9	360	4.9
1950-1959	74	1,025	750	73.2	2,072	28.4
1960-1969	113	2,557	1,972	77.1	3,539	48.5
TOTAL 1920-1969	255	4,100	3,080	75.1	7,300	100.0

*DOES NOT INCLUDE LAND AREAS WITHIN THE RECORDED PLAT WHICH HAVE BEEN SET ASIDE FOR STREETS, STREET RIGHTS-OF-WAY, OR OTHER USES.

SOURCE- SEWRPC.

Table H-7

AREA OF RESIDENTIAL LAND AND LOTS CREATED WITHIN RECORDED SUBDIVISIONS IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		AREA IN RESIDENTIAL LOTS		LOTS PLATTED	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA	NUMBER	PERCENT
1920-1929	180	3,101	2,195	70.7	10,724	24.6
1930-1939	34	688	562	81.7	1,471	3.4
1940-1949	97	2,275	1,811	79.6	3,103	7.1
1950-1959	457	12,015	9,293	77.3	18,310	42.1
1960-1969	239	7,447	5,762	77.5	9,932	22.8
TOTAL 1920-1969	1,007	25,526	19,623	76.8	43,540	100.0

*DOES NOT INCLUDE LAND AREAS WITHIN THE RECORDED PLAT WHICH HAVE BEEN SET ASIDE FOR STREETS, STREET RIGHTS-OF-WAY, OR OTHER USES.

SOURCE- SEWRPC.

Appendix I

DETAILED TABLES—AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS: 1920-1969

Table I-1

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	96	3,310	105.6	713	21.5	7.4	1.1
1930-1939	16	447	16.6	117	26.2	7.3	1.0
1940-1949	32	1,186	35.3	256	21.6	8.0	1.1
1950-1959	99	2,206	70.2	524	23.8	5.3	0.7
1960-1969	89	1,437	45.2	339	23.6	3.8	0.5
TOTAL 1920-1969	332	8,586	272.9	1,949	22.7	5.9	0.8

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table I-2

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	693	12,790	470.0	3,655	28.6	5.3	0.7
1930-1939	122	1,468	47.6	373	25.4	3.1	0.4
1940-1949	201	1,904	54.0	448	23.5	2.2	0.3
1950-1959	824	12,544	384.4	3,104	24.7	3.8	0.5
1960-1969	324	3,822	115.7	892	23.3	2.8	0.4
TOTAL 1920-1969	2,164	32,528	1,071.7	8,472	26.0	3.9	0.5

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table I-3

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	30	698	14.5	95	13.6	3.2	0.5
1930-1939	16	418	6.2	44	10.5	2.8	0.4
1940-1949	46	674	14.1	93	13.8	2.0	0.3
1950-1959	114	2,739	63.1	467	17.1	4.1	0.6
1960-1969	96	2,062	53.0	391	19.0	4.1	0.6
TOTAL 1920-1969	302	6,591	150.9	1,090	16.5	3.6	0.5

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table I-4

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN RACINE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	122	2,568	97.4	575	22.4	4.7	0.8
1930-1939	15	375	14.4	93	24.8	6.2	1.0
1940-1949	28	721	26.7	173	24.0	6.2	1.0
1950-1959	153	2,096	63.3	476	22.7	3.1	0.4
1960-1969	158	2,331	68.3	539	23.1	3.4	0.4
TOTAL 1920-1969	476	8,091	270.1	1,856	22.9	3.9	0.6

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table I-5

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	193	5,922	232.7	1,110	18.7	5.8	1.2
1930-1939	8	70	2.0	11	15.7	1.4	0.3
1940-1949	29	537	17.7	111	20.7	3.8	0.6
1950-1959	76	978	30.2	222	22.7	2.9	0.4
1960-1969	65	1,121	26.1	203	18.1	3.1	0.4
TOTAL 1920-1969	371	8,628	308.7	1,657	19.2	4.5	0.8

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table I-6

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES°	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	53	337	11.9	55	16.3	1.0	0.2
1930-1939	4	43	1.1	6	14.0	1.5	0.3
1940-1949	11	138	4.9	35	25.4	3.2	0.4
1950-1959	74	1,025	31.0	232	22.6	3.1	0.4
1960-1969	113	2,557	62.6	500	19.6	4.4	0.6
TOTAL 1920-1969	255	4,100	111.5	828	20.2	3.2	0.4

°BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table I-7

AREA DEDICATED FOR STREET RIGHT OF WAY WITHIN RECORDED SUBDIVISIONS IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES°	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	180	3,101	95.2	629	20.3	3.5	0.5
1930-1939	34	688	14.7	104	15.1	3.1	0.4
1940-1949	97	2,275	52.0	359	15.8	3.7	0.5
1950-1959	457	12,015	316.6	2,352	19.6	5.1	0.7
1960-1969	239	7,447	172.7	1,343	18.0	5.6	0.7
TOTAL 1920-1969	1,007	25,526	651.2	4,787	18.8	4.8	0.6

°BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

(This page intentionally left blank)

Appendix J

DETAILED TABLES—AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED GRID-PATTERN SUBDIVISIONS: 1920-1969

Table J-1

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED GRID-PATTERN SUBDIVISIONS IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	84	2,936	92.5	613	20.9	7.3	1.1
1930-1939	12	193	7.5	52	26.9	4.3	0.6
1940-1949	16	203	7.4	54	26.6	3.4	0.5
1950-1959	71	1,042	36.8	265	25.4	3.7	0.5
1960-1969	73	962	32.0	239	24.8	3.3	0.4
TOTAL 1920-1969	256	5,336	176.2	1,223	22.9	4.8	0.7

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table J-2

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED GRID-PATTERN SUBDIVISIONS IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	645	11,304	418.0	3,234	28.6	5.0	0.6
1930-1939	111	1,282	42.4	332	25.9	3.0	0.4
1940-1949	168	1,306	38.7	320	24.5	1.9	0.2
1950-1959	658	7,511	234.2	1,886	25.1	2.9	0.4
1960-1969	239	1,851	58.4	448	24.2	1.9	0.2
TOTAL 1920-1969	1,821	23,254	791.7	6,220	26.7	3.4	0.4

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table J-3

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED GRID-PATTERN SUBDIVISIONS IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	26	549	11.0	64	11.7	2.5	0.4
1930-1939	14	335	4.3	32	9.6	2.3	0.3
1940-1949	40	516	10.7	69	13.4	1.7	0.3
1950-1959	93	1,869	45.4	335	17.9	3.6	0.5
1960-1969	55	682	18.9	143	21.0	2.6	0.3
TOTAL 1920-1969	228	3,951	90.3	643	16.3	2.8	0.4

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table J-4

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED GRID-PATTERN SUBDIVISIONS IN RACINE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	104	2,066	76.5	477	23.1	4.6	0.7
1930-1939	12	238	8.8	62	26.1	5.2	0.7
1940-1949	24	441	15.6	102	23.1	4.3	0.7
1950-1959	115	1,270	40.6	304	23.9	2.6	0.4
1960-1969	115	1,475	46.9	363	24.6	3.2	0.4
TOTAL 1920-1969	370	5,490	188.4	1,308	23.8	3.5	0.5

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table J-5

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED GRID-PATTERN SUBDIVISIONS IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	162	4,826	196.1	929	19.2	5.7	1.2
1930-1939	6	60	1.6	10	16.7	1.6	0.3
1940-1949	21	316	10.8	64	20.3	3.0	0.5
1950-1959	55	656	20.7	150	22.9	2.7	0.4
1960-1969	48	582	15.7	120	20.6	2.5	0.3
TOTAL 1920-1969	292	6,440	244.9	1,273	19.8	4.4	0.8

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table J-6

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED GRID-PATTERN SUBDIVISIONS IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	48	300	10.7	50	16.7	1.0	0.2
1930-1939	4	43	1.1	6	14.0	1.5	0.3
1940-1949	6	49	2.1	13	26.5	2.2	0.4
1950-1959	57	702	21.9	163	23.2	2.9	0.4
1960-1969	55	836	24.0	189	22.6	3.4	0.4
TOTAL 1920-1969	170	1,930	59.8	421	21.8	2.5	0.4

[a] BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table J-7

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED GRID-PATTERN SUBDIVISIONS IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	158	2,588	80.2	534	20.6	3.4	0.5
1930-1939	29	531	10.7	75	14.1	2.6	0.4
1940-1949	81	1,829	41.8	289	15.8	3.6	0.5
1950-1959	219	3,544	94.3	686	19.4	3.1	0.4
1960-1969	74	1,201	28.6	216	18.0	2.9	0.4
TOTAL 1920-1969	561	9,693	255.6	1,800	18.6	3.2	0.5

[a] BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

(This page intentionally left blank)

Appendix K

DETAILED TABLES—AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CURVILINEAR-PATTERN SUBDIVISIONS: 1920-1969

Table K-1

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CURVILINEAR-PATTERN SUBDIVISIONS IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	12	374	13.1	100	26.7	8.3	1.1
1930-1939	4	254	9.1	65	25.6	16.3	2.3
1940-1949	16	983	27.9	202	20.5	12.6	1.7
1950-1959	28	1,164	33.4	259	22.3	9.3	1.2
1960-1969	16	475	13.2	100	21.1	6.3	0.8
TOTAL 1920-1969	76	3,250	96.7	726	22.3	9.6	1.3

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table K-2

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CURVILINEAR-PATTERN SUBDIVISIONS IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	48	1,486	52.0	421	28.3	8.8	1.1
1930-1939	11	186	5.2	41	22.0	3.7	0.5
1940-1949	33	598	15.3	128	21.4	3.9	0.5
1950-1959	166	5,033	150.2	1,218	24.2	7.3	0.9
1960-1969	85	1,971	57.3	444	22.5	5.2	0.7
TOTAL 1920-1969	343	9,274	280.0	2,252	24.3	6.6	0.8

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table K-3

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CURVILINEAR-PATTERN SUBDIVISIONS IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	4	149	3.5	31	20.8	7.8	0.9
1930-1939	2	83	1.9	12	14.5	6.0	1.0
1940-1949	6	158	3.4	24	15.2	4.0	0.6
1950-1959	21	870	17.7	132	15.2	6.3	0.8
1960-1969	37	977	23.5	180	18.4	4.9	0.6
TOTAL 1920-1969	70	2,237	50.0	379	16.9	5.4	0.7

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table K-4

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CURVILINEAR-PATTERN SUBDIVISIONS IN RACINE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	18	502	20.9	98	19.5	5.4	1.2
1930-1939	3	137	5.6	31	22.6	10.3	1.9
1940-1949	4	280	11.1	71	25.4	17.8	2.8
1950-1959	38	826	22.7	172	20.8	4.5	0.6
1960-1969	43	856	21.4	176	20.6	4.1	0.5
TOTAL 1920-1969	106	2,601	81.7	548	21.1	5.2	0.8

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table K-5

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CURVILINEAR-PATTERN SUBDIVISIONS IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	31	1,096	36.6	181	16.5	5.8	1.2
1930-1939	2	10	0.4	1	10.0	0.5	0.2
1940-1949	8	221	6.9	47	21.3	5.9	0.9
1950-1959	21	322	9.5	72	22.4	3.4	0.5
1960-1969	17	539	10.4	83	15.4	4.9	0.6
TOTAL 1920-1969	79	2,188	63.8	384	17.6	4.9	0.8

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table K-6

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CURVILINEAR-PATTERN SUBDIVISIONS IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	5	37	1.2	5	13.5	1.0	0.2
1930-1939	--	--	--	--	--	--	--
1940-1949	5	89	2.8	22	24.7	4.4	0.6
1950-1959	17	323	9.1	69	21.4	4.1	0.5
1960-1969	58	1,721	38.6	311	18.1	5.4	0.7
TOTAL 1920-1969	85	2,170	51.7	407	18.8	4.8	0.6

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table K-7

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CURVILINEAR-PATTERN SUBDIVISIONS IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	22	513	15.0	95	18.5	4.3	0.7
1930-1939	5	157	4.0	29	18.5	5.8	0.8
1940-1949	16	446	10.2	70	15.7	4.4	0.6
1950-1959	238	8,471	222.3	1,666	19.7	7.0	0.9
1960-1969	163	6,028	140.4	1,094	18.1	6.7	0.9
TOTAL 1920-1969	444	15,615	391.9	2,954	18.9	6.7	0.9

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

(This page intentionally left blank)

Appendix L

DETAILED TABLES—AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CLUSTER-PATTERN SUBDIVISIONS: 1920-1969

Table L-1

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CLUSTER-PATTERN SUBDIVISIONS IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	--	--	--	--	--	--	--
1930-1939	--	--	--	--	--	--	--
1940-1949	--	--	--	--	--	--	--
1950-1959	--	--	--	--	--	--	--
1960-1969	4	403	10.6	68	16.9	17.0	2.7
TOTAL 1920-1969	4	403	10.6	68	16.9	17.0	2.7

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

Table L-2

AREA DEDICATED FOR STREET RIGHT-OF-WAY WITHIN RECORDED CLUSTER-PATTERN SUBDIVISIONS IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		STREET RIGHT-OF-WAY DEDICATED			AVERAGE STREET RIGHT-OF-WAY PER RECORDED SUBDIVISION	
	NUMBER	AREA (ACRES)	LINEAL MILES[a]	AREA (ACRES)	PERCENT OF RECORDED AREA	AREA (ACRES)	LINEAL MILES
1920-1929	--	--	--	--	--	--	--
1930-1939	--	--	--	--	--	--	--
1940-1949	--	--	--	--	--	--	--
1950-1959	--	--	--	--	--	--	--
1960-1969	2	218	3.7	33	15.1	16.5	1.9
TOTAL 1920-1969	2	218	3.7	33	15.1	16.5	1.9

[a]BASED ON THE MEASUREMENT OF THE STREET CENTERLINE OF DEDICATED RIGHTS-OF-WAY.

SOURCE- SEWRPC.

NOTE: No tables are presented in this Appendix for Kenosha, Milwaukee, Racine, Walworth, and Washington Counties since no cluster-pattern subdivisions were recorded in these counties during the period 1920 through 1969.

(This page intentionally left blank)

Appendix M

DETAILED TABLES—AREA DEDICATED FOR ALLEY RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS: 1920-1969

Table M-1

AREA DEDICATED FOR ALLEY RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		ALLEY RIGHT-OF-WAY DEDICATED	
	NUMBER	AREA (ACRES)	AREA (ACRES)	PERCENT OF RECORDED AREA
1920-1929	96	3,310	7	0.2
1930-1939	16	447	1	0.2
1940-1949	32	1,186	--a	--b
1950-1959	99	2,206	--a	--b
1960-1969	89	1,437	--a	--b
TOTAL 1920-1969	332	8,586	8	0.1

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table M-2

AREA DEDICATED FOR ALLEY RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		ALLEY RIGHT-OF-WAY DEDICATED	
	NUMBER	AREA (ACRES)	AREA (ACRES)	PERCENT OF RECORDED AREA
1920-1929	693	12,790	441	3.4
1930-1939	122	1,468	33	2.2
1940-1949	201	1,904	25	1.3
1950-1959	824	12,544	88	0.7
1960-1969	324	3,822	5	0.1
TOTAL 1920-1969	2,164	32,528	592	1.8

SOURCE- SEWRPC.

Table M-3

AREA DEDICATED FOR ALLEY RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		ALLEY RIGHT-OF-WAY DEDICATED	
	NUMBER	AREA (ACRES)	AREA (ACRES)	PERCENT OF RECORDED AREA
1920-1929	30	698	1	0.1
1930-1939	16	418	5	1.2
1940-1949	46	674	1	0.1
1950-1959	114	2,739	--a	--b
1960-1969	96	2,062	--	--
TOTAL 1920-1969	302	6,591	7	0.1

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table M-4

AREA DEDICATED FOR ALLEY RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN RACINE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		ALLEY RIGHT-OF-WAY DEDICATED	
	NUMBER	AREA (ACRES)	AREA (ACRES)	PERCENT OF RECORDED AREA
1920-1929	122	2,568	3	0.1
1930-1939	15	375	1	0.3
1940-1949	28	721	1	0.1
1950-1959	153	2,096	--a	--b
1960-1969	158	2,331	--a	--b
TOTAL 1920-1969	476	8,091	5	0.1

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table M-5

AREA DEDICATED FOR ALLEY RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		ALLEY RIGHT-OF-WAY DEDICATED	
	NUMBER	AREA (ACRES)	AREA (ACRES)	PERCENT OF RECORDED AREA
1920-1929	193	5,922	3	0.1
1930-1939	8	70	--	--
1940-1949	29	537	--[a]	--[b]
1950-1959	76	978	--	--
1960-1969	65	1,121	--	--
TOTAL 1920-1969	371	8,628	3	--

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table M-6

AREA DEDICATED FOR ALLEY RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		ALLEY RIGHT-OF-WAY DEDICATED	
	NUMBER	AREA (ACRES)	AREA (ACRES)	PERCENT OF RECORDED AREA
1920-1929	53	337	1	0.3
1930-1939	4	43	--[a]	--[b]
1940-1949	11	138	--	--
1950-1959	74	1,025	--[a]	--[b]
1960-1969	113	2,557	--	--
TOTAL 1920-1969	255	4,100	1	--[b]

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table M-7

AREA DEDICATED FOR ALLEY RIGHT-OF-WAY WITHIN RECORDED SUBDIVISIONS IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		ALLEY RIGHT-OF-WAY DEDICATED	
	NUMBER	AREA (ACRES)	AREA (ACRES)	PERCENT OF RECORDED AREA
1920-1929	180	3,101	35	1.1
1930-1939	34	688	--[a]	--[b]
1940-1949	97	2,275	1	--[b]
1950-1959	457	12,015	1	--[b]
1960-1969	239	7,447	3	--[b]
TOTAL 1920-1969	1,007	25,526	40	0.2

[a]LESS THAN 0.5 ACRE.

[b]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Appendix N

DETAILED TABLES—AREA DEDICATED FOR PURPOSES OTHER THAN STREETS AND ALLEYS WITHIN RECORDED SUBDIVISIONS: 1920-1969

Table N-1

AREA DEDICATED FOR PURPOSES OTHER THAN STREETS AND ALLEYS WITHIN RECORDED SUBDIVISIONS IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	AREA PLATTED (ACRES)	NON-STREET AND ALLEY AREA DEDICATED									
		PARKS		RECREATION		SCHOOLS		ALL OTHER[a]		TOTAL	
		AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL
1920-1929	3,310	37	69.8	13	24.5	3	5.7	--[b]	--[c]	53	1.6
1930-1939	447	13	72.2	5	27.8	--	--	--[b]	--[c]	18	4.0
1940-1949	1,186	68	84.0	12	14.8	--	--	1	1.2	81	6.8
1950-1959	2,206	86	93.5	2	2.2	--	--	4	4.3	92	4.2
1960-1969	1,437	39	72.2	15	27.8	--	--	--[b]	--[c]	54	3.8
TOTAL 1920-1969	8,586	243	81.5	47	15.8	3	1.0	5	1.7	298	3.5

[a]COMPRISED MAINLY OF SUCH USES AS COMMONS, DRAINAGE AREAS, BUFFER ZONES, AND PEDESTRIAN WAYS.

[b]LESS THAN 0.5 ACRE.

[c]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table N-2

AREA DEDICATED FOR PURPOSES OTHER THAN STREETS AND ALLEYS WITHIN RECORDED SUBDIVISIONS IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	AREA PLATTED (ACRES)	NON-STREET AND ALLEY AREA DEDICATED									
		PARKS		RECREATION		SCHOOLS		ALL OTHER[a]		TOTAL	
		AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL
1920-1929	12,790	44	75.9	3	5.2	9	15.5	2	3.4	58	0.5
1930-1939	1,468	2	66.7	1	33.3	--	--	--[b]	--[c]	3	0.2
1940-1949	1,904	2	28.6	2	28.6	--	--	3	42.8	7	0.4
1950-1959	12,544	51	27.1	14	7.4	39	20.7	84	44.8	188	1.5
1960-1969	3,822	21	53.8	--	--	--	--	18	46.2	39	1.0
TOTAL 1920-1969	32,528	120	40.6	20	6.8	48	16.3	107	36.3	295	0.9

[a]COMPRISED MAINLY OF SUCH USES AS COMMONS, DRAINAGE AREAS, BUFFER ZONES, AND PEDESTRIAN WAYS.

[b]LESS THAN 0.5 ACRE.

[c]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table N-3

AREA DEDICATED FOR PURPOSES OTHER THAN STREETS AND ALLEYS WITHIN RECORDED SUBDIVISIONS IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	AREA PLATTED (ACRES)	NON-STREET AND ALLEY AREA DEDICATED									
		PARKS		RECREATION		SCHOOLS		ALL OTHER[a]		TOTAL	
		AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL
1920-1929	698	6	40.0	9	60.0	--	--	--[b]	--[c]	15	2.1
1930-1939	418	--[b]	--[c]	--	--	--	--	--	--	--[b]	--[c]
1940-1949	674	9	90.0	--[b]	--[c]	1	10.0	--	--	10	1.5
1950-1959	2,739	8	66.7	--	--	--	--	4	33.3	12	0.4
1960-1969	2,062	17	8.7	59	30.1	--	--	120	61.2	196	9.5
TOTAL 1920-1969	6,591	40	17.2	68	29.2	1	0.4	124	53.2	233	3.5

[a]COMPRISED MAINLY OF SUCH USES AS COMMONS, DRAINAGE AREAS, BUFFER ZONES, AND PEDESTRIAN WAYS.

[b]LESS THAN 0.5 ACRE.

[c]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table N-4

AREA DEDICATED FOR PURPOSES OTHER THAN STREETS AND ALLEYS WITHIN RECORDED SUBDIVISIONS IN RACINE COUNTY: 1920-1969

TIME PERIOD	AREA PLATTED (ACRES)	NON-STREET AND ALLEY AREA DEDICATED									
		PARKS		RECREATION		SCHOOLS		ALL OTHER[a]		TOTAL	
		AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL
1920-1929	2,568	24	49.0	25	51.0	--	--	--[b]	--[c]	49	1.9
1930-1939	375	4	100.0	--[b]	--[c]	--	--	--	--	4	1.1
1940-1949	721	8	33.4	3	12.5	5	20.8	8	33.3	24	3.3
1950-1959	2,096	14	45.2	4	12.9	--	--	13	41.9	31	1.5
1960-1969	2,331	3	5.2	41	70.7	4	6.9	10	17.2	58	2.5
TOTAL 1920-1969	8,091	53	31.9	73	44.0	9	5.4	31	18.7	166	2.1

[a]COMPRISED MAINLY OF SUCH USES AS COMMONS, DRAINAGE AREAS, BUFFER ZONES, AND PEDESTRIAN WAYS.

[b]LESS THAN 0.5 ACRE.

[c]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table N-5

AREA DEDICATED FOR PURPOSES OTHER THAN STREETS AND ALLEYS WITHIN RECORDED SUBDIVISIONS IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	AREA PLATTED (ACRES)	NON-STREET AND ALLEY AREA DEDICATED									
		PARKS		RECREATION		SCHOOLS		ALL OTHER[a]		TOTAL	
		AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL
1920-1929	5,922	93	42.1	120	54.3	--	--	8	3.6	221	3.7
1930-1939	70	--	--	--	--	--	--	--[b]	--[c]	--[b]	--[c]
1940-1949	537	8	100.0	--[b]	--[c]	--	--	--[b]	--[c]	8	1.5
1950-1959	978	9	64.3	4	28.6	--	--	1	7.1	14	1.4
1960-1969	1,121	3	5.4	46	82.1	--	--	7	12.5	56	5.0
TOTAL 1920-1969	8,628	113	37.8	170	56.8	--	--	16	5.4	299	3.5

[a]COMPRISED MAINLY OF SUCH USES AS COMMONS, DRAINAGE AREAS, BUFFER ZONES, AND PEDESTRIAN WAYS.

[b]LESS THAN 0.5 ACRE.

[c]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table N-6

AREA DEDICATED FOR PURPOSES OTHER THAN STREETS AND ALLEYS WITHIN RECORDED SUBDIVISIONS IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	AREA PLATTED (ACRES)	NON-STREET AND ALLEY AREA DEDICATED									
		PARKS		RECREATION		SCHOOLS		ALL OTHER[a]		TOTAL	
		AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL
1920-1929	337	--	--	1	50.0	--	--	1	50.0	2	0.6
1930-1939	43	--	--	--[b]	--[c]	--	--	--	--	--[b]	--[c]
1940-1949	138	2	100.0	--	--	--	--	--[b]	--[c]	2	1.4
1950-1959	1,025	11	78.6	1	7.1	--	--	2	14.3	14	1.4
1960-1969	2,557	1	6.7	--	--	--	--	14	93.3	15	0.6
TOTAL 1920-1969	4,100	14	42.4	2	6.1	--	--	17	51.5	33	0.8

[a]COMPRISED MAINLY OF SUCH USES AS COMMONS, DRAINAGE AREAS, BUFFER ZONES, AND PEDESTRIAN WAYS.

[b]LESS THAN 0.5 ACRE.

[c]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

Table N-7

AREA DEDICATED FOR PURPOSES OTHER THAN STREETS AND ALLEYS WITHIN RECORDED SUBDIVISIONS IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	AREA PLATTED (ACRES)	NON-STREET AND ALLEY AREA DEDICATED									
		PARKS		RECREATION		SCHOOLS		ALL OTHER[a]		TOTAL	
		AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL	AREA (ACRES)	PERCENT OF TOTAL
1920-1929	3,101	60	79.0	8	10.5	--	--	8	10.5	76	2.5
1930-1939	688	--	--	--	--	--	--	--	--	--	--
1940-1949	2,275	4	25.0	8	50.0	--	--	4	25.0	16	0.7
1950-1959	12,015	57	69.5	12	14.6	--	--	13	15.9	82	0.7
1960-1969	7,447	72	64.3	--[b]	--[c]	--	--	40	35.7	112	1.5
TOTAL 1920-1969	25,526	193	67.5	28	9.8	--	--	65	22.7	286	1.1

[a]COMPRISED MAINLY OF SUCH USES AS COMMONS, DRAINAGE AREAS, BUFFER ZONES, AND PEDESTRIAN WAYS.

[b]LESS THAN 0.5 ACRE.

[c]LESS THAN 0.05 PERCENT.

SOURCE- SEWRPC.

(This page intentionally left blank)

Appendix O

DETAILED TABLES—NON-LOTTED AREA WITHIN RECORDED SUBDIVISIONS: 1920-1969

Table O-1

NON-LOTTED AREA WITHIN RECORDED SUBDIVISIONS IN KENOSHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		NON-LOTTED AREA	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA
1920-1929	96	3,310	330	10.0
1930-1939	16	447	11	2.5
1940-1949	32	1,186	46	3.9
1950-1959	99	2,206	70	3.2
1960-1969	89	1,437	15	1.0
TOTAL 1920-1969	332	8,586	472	5.5

SOURCE- SEWRPC.

Table O-2

NON-LOTTED AREA WITHIN RECORDED SUBDIVISIONS IN MILWAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		NON-LOTTED AREA	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA
1920-1929	693	12,790	124	1.0
1930-1939	122	1,468	27	1.8
1940-1949	201	1,904	47	2.5
1950-1959	824	12,544	428	3.4
1960-1969	324	3,822	101	2.6
TOTAL 1920-1969	2,164	32,528	727	2.2

SOURCE- SEWRPC.

Table O-3

NON-LOTTED AREA WITHIN RECORDED SUBDIVISIONS IN OZAUKEE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		NON-LOTTED AREA	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA
1920-1929	30	698	57	8.2
1930-1939	16	418	18	4.3
1940-1949	46	674	46	6.8
1950-1959	114	2,739	30	1.1
1960-1969	96	2,062	106	5.1
TOTAL 1920-1969	302	6,591	257	3.9

SOURCE- SEWRPC.

Table O-4

NON-LOTTED AREA WITHIN RECORDED SUBDIVISIONS IN RACINE COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		NON-LOTTED AREA	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA
1920-1929	122	2,568	54	2.1
1930-1939	15	375	1	0.3
1940-1949	28	721	8	1.1
1950-1959	153	2,096	125	6.0
1960-1969	158	2,331	73	3.1
TOTAL 1920-1969	476	8,091	261	3.2

SOURCE- SEWRPC.

Table O-5

NON-LOTTED AREA WITHIN RECORDED SUBDIVISIONS IN WALWORTH COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		NON-LOTTED AREA	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA
1920-1929	193	5,922	167	2.8
1930-1939	8	70	5	7.1
1940-1949	29	537	6	1.1
1950-1959	76	978	22	2.2
1960-1969	65	1,121	21	1.9
TOTAL 1920-1969	371	8,628	221	2.6

SOURCE- SEWRPC.

Table O-6

NON-LOTTED AREA WITHIN RECORDED SUBDIVISIONS IN WASHINGTON COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		NON-LOTTED AREA	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA
1920-1929	53	337	25	7.4
1930-1939	4	43	17	73.9
1940-1949	11	138	17	12.3
1950-1959	74	1,025	29	2.8
1960-1969	113	2,557	70	2.7
TOTAL 1920-1969	255	4,100	158	3.9

SOURCE- SEWRPC.

Table O-7

NON-LOTTED AREA WITHIN RECORDED SUBDIVISIONS IN WAUKESHA COUNTY: 1920-1969

TIME PERIOD	RECORDED SUBDIVISIONS		NON-LOTTED AREA	
	NUMBER	AREA (ACRES)	ACRES	PERCENT OF RECORDED AREA
1920-1929	180	3,101	166	5.4
1930-1939	34	688	22	3.2
1940-1949	97	2,275	88	3.9
1950-1959	457	12,015	287	2.4
1960-1969	239	7,447	227	3.0
TOTAL 1920-1969	1,007	25,526	790	3.1

SOURCE- SEWRPC.