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# Planned Unit Development & Zoning Development: Conservation Subdivisions

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# Overview

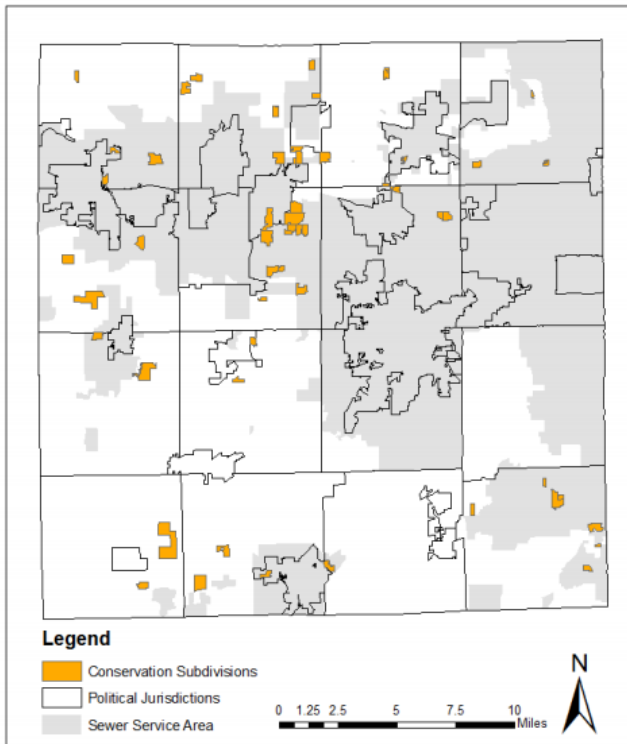
- What is a Conservation Subdivision?
  - Waukesha County Examples
- Consider Topography & Don't Always Listen to Engineers
- How to Find & Empower Land Owners
- What's in it for the County: Non Point Source Considerations

# Conservation Subdivision



*Hype or Reality? Assessing the Environmental Merits of Conservation Subdivision Design*  
Aslı Göçmen, Urban and Regional Planning Department, UW – Madison

# Waukesha County

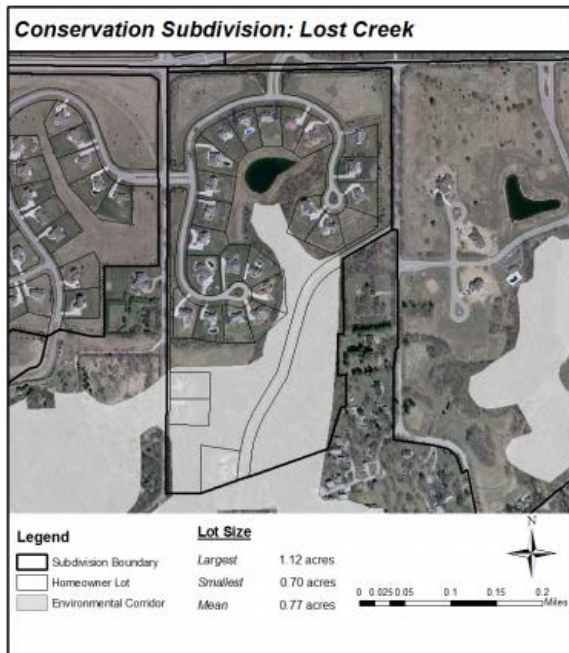


- Home to 378372 Residents (2008)
- Population Growth of 20% between 1990-2000
- Farmland loss from 126,734 acres to 86,602 acres between 1987-2007
- Median household income of \$74,688

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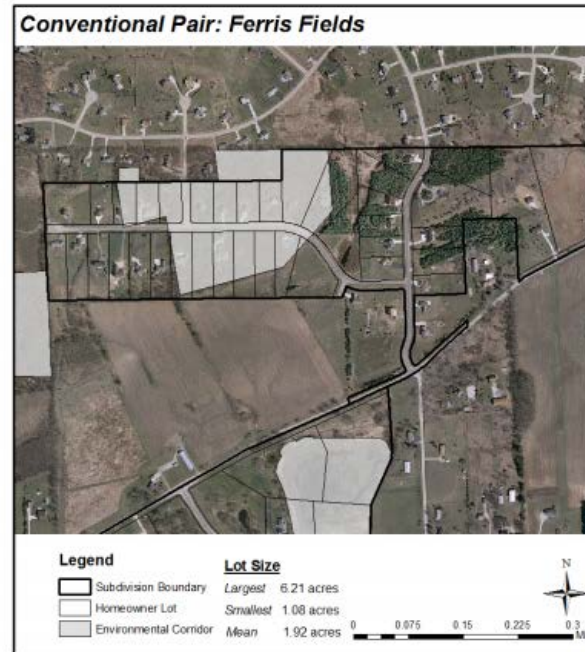
# Comparison

## Conservation



Gross density: 0.43 lots / acre  
Subdivision size: 60 acres  
Number of lots: 26

## Conventional



Gross density: 0.46 lots / acre  
Subdivision size: 82 acres  
Number of lots: 38

*Hype or Reality?  
Assessing the  
Environmental  
Merits of  
Conservation  
Subdivision Design*

**Aslı Göçmen,  
Urban and  
Regional Planning  
Department, UW –  
Madison**

# Conservation Subdivision

- Site-planning approach which clusters homes in a subdivision plat into smaller lots to preserve portions for common open space



# Concept Overview

## Conservation Subdivision Design

- What is the benefit of this type of subdivision design?
  - Environmental corridor protection
  - Water quality protection (because less impervious surfaces)
  - Higher proportion of protection of lands



# Concept Overview

## Conservation Subdivision Design

- What makes a property a good candidate for CS?
- How does the current ordinance foster CS design?

# Topography Is Everything!

## CONSERVATION SUBDIVISION DESIGN



Conservation subdivisions can preserve environmental features and views.

Source: SEWRPC.

# Don't Always Listen to the Engineers

- Sorry Engineers!

# Finding & Empowering Landowners

- Who makes a good candidate to develop a CS?

# Benefits to the County

- The creep of non-point source contaminants
  - Non-Point Source:
    - Anything that is not a Point Source pollutant
    - Also called run-off pollution
    - Comes from many sources



# Benefits to the County

- Issues with CS process
  - Applicant/planner needs to go through a public hearing process

# References

- Aslı Göçmen, “Hype or Reality? Assessing the Environmental Merits of Conservation Subdivision Design”, Urban and Regional Planning Department, UW – Madison (Images on Slides 1, 3 & 4).

# Questions?



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