

**Amendment to  
A Multi-Jurisdictional Comprehensive Plan for  
Ozaukee County: 2035**

**Amendment 2013-02**

The Ozaukee County Board of Supervisors adopted a comprehensive plan under Section 66.1001 of the *Wisconsin Statutes* on April 2, 2008. As required by the Statute, the plan was adopted by ordinance. The plan was amended on May 6, 2009 to incorporate city, town, and village comprehensive plans adopted between April 2008 and May 2009. The plan, including the May 2009 amendment, is documented in SEWRPC Community Assistance Planning Report No. 285, *A Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035*, amended May 2009. The plan was also amended on May 1, 2013, to update planned land use categories for lands owned by Ozaukee County to reflect the County's planned uses of each parcel and to ensure consistency between the comprehensive plan and the Ozaukee County Zoning Ordinance for County-Owned Lands, and to incorporate the Park and Open Space Plan for Ozaukee County: 2035 as a component of the County comprehensive plan.

The purpose of Amendment 2013-02 is to incorporate the Ozaukee County Farmland Preservation Plan as a component of the comprehensive plan. The Farmland Preservation Plan was adopted by the County Board on July 3, 2013. This amendment also updates the comprehensive plan to reflect the recommendations of the farmland preservation plan, thereby ensuring consistency between the comprehensive plan and the farmland preservation plan as required by Section 91.10(2) of the *Wisconsin Statutes*.

**SPECIFIC CHANGES TO THE TEXT, TABLES, FIGURES, AND MAPS IN THE MULTI-  
JURISDICTIONAL COMPREHENSIVE PLAN  
FOR OZAUKEE COUNTY: 2035**

**AMENDMENT 2013-02**

[Note: Changes to the published report, as amended by Amendment 2013-01, are noted with an underline for additions and a ~~strikeout~~ for deletions. Figure 14 is attached at the end of this section. The updated maps referenced in the text are available in a separate file on the County website.]

**1. Chapter VIII – Land Use Element**

- A. Map 96, “Planned Land Uses in the Ozaukee County Planning Area: 2035” on page 316 has been revised to reflect Farmland Preservation Areas (FPAs) designated in the Farmland Preservation Plan for Ozaukee County. Map 96 has been revised to delete the “Farmland Protection” category and replace it with a “Farmland Preservation” category for parcels included in a FPA in the Farmland Preservation Plan. Parcels formerly designated as “Farmland Protection” and outside FPAs were placed in the “General Agriculture” category on Map 96. In addition, an amendment to the Town of Saukville zoning ordinance, adopted by the Town Board on January 18, 2011, and an amendment to the Town comprehensive plan, adopted by the Town Board on December 20, 2011, allow single-family residential development on parcels of five acres in all agricultural zoning districts in the Town. Areas in the Town of Saukville formerly shown as “Farmland Protection” have been changed to “Rural Residential” on Map 96 to reflect this change in the Town zoning ordinance and comprehensive plan. Several other changes were made to the Town of Saukville planned land use map as part of the amendment adopted by the Town in December 2011. The changes are reflected on Map 96 and are also shown on an updated planned land use map for the Town (Map 124). Map 96 also includes wetlands from the year 2010 Wisconsin Wetland Inventory (WWI), which updates the wetlands from the 2005 WWI shown on the amendment to Map 96 adopted by the County Board on May 1, 2013.
- B. The first two paragraphs of the section titled “Agricultural, Natural, and Cultural Resources Issue” on page 308 are revised as follows:

***“Agricultural, Natural, and Cultural Resources Issue***

Ozaukee County residents have placed a high priority on farmland preservation, environmental preservation, and the preservation of the County’s rural and small town character. Many of the agricultural, natural, and cultural resource goals and objectives identified in Chapter VII, *Agricultural, Natural, and Cultural Resources Element*, to address these concerns are dependent on land use decisions.

Section 66.1001 of the *Statutes* requires that productive agricultural soils be identified and mapped. A land evaluation and site assessment (LESA) analysis was conducted by the County to meet this requirement and to develop goals and objectives for farmland preservation in Chapter VII. Map 84 in Chapter VII shows the results of this analysis. One of the Farmland Protection and LESA Analysis Issue objectives in Chapter VII is to preserve parcels with a LESA score of 6.4 or above (67,192 acres) for long-term agricultural use. The County 2035 planned land use map, which is set forth on Map 96, reflects this objective where supported by the local government concerned. The Farmland Preservation Plan for Ozaukee County further refines and details the planned land uses shown on Map 96 of this comprehensive plan and delineates specific areas, shown on Map V-1 in the Farmland Preservation Plan for Ozaukee County, that meet the criteria established by the County for Farmland Preservation Areas and have been certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) as eligible to participate in the Wisconsin Farmland Preservation Program. Map V-1 in the Farmland Preservation Plan for Ozaukee County identifies entire parcels of land designated for farmland preservation, while Map 96 shows the location of wetlands,

environmental corridors, and isolated natural resource areas within the parcels designated for farmland preservation for informational purposes. Map V-1 in the Farmland Preservation Plan for Ozaukee County, which has been adopted as a component of this comprehensive plan, will “control” when determining those parcels included in farmland preservation areas certified by DATCP.”

C. The section titled “Amendment 01-2009 to the Adopted ‘A Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035’” on page 318 is revised as follows:

**“Amendments 01-2009 to the Adopted ‘A Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035’”**

The Ozaukee County Board of Supervisors adopted the County comprehensive plan by ordinance at its April 2, 2008, meeting. The County planned land use map adopted on that date was a reflection of the preliminary planned land use maps submitted to the County by the City of Cedarburg and the remaining 14 cities, villages, and towns, which participated with the County in preparing the multi-jurisdictional plan. The County planned land use map adopted by the County Board on April 2, 2008, is included in Appendix W for informational purposes. Following adoption of the County plan, local governments continued to prepare and refine their local comprehensive plans for adoption by each Common Council, Village Board, or Town Board. As of April 14, 2009, all of the local plans had been adopted by the local governing body. As part of the local adoption process, changes were made to the preliminary land use plan maps that were used to prepare the County planned land use map.

The Ozaukee County Board adopted an ordinance amending its comprehensive plan on May 6, 2009. The amendment revised the County planned land use map to reflect the final plan maps adopted by each local government. The amended County planned land use map is shown on Map 96. Tables 102 through 105 and Figures 14 and 15 in this chapter also reflect the amended planned land use map adopted on May 6, 2009. Map 96, Table 102, and Figures 14 and 15 were updated in May 2013 to reflect changes adopted by the County Board as part of Amendment 2013-01 to the County comprehensive plan on May 1, 2013; and on *(insert date)* to reflect changes adopted by the County Board as part of Amendment 2013-02.

The planned land use maps adopted by each local government are shown in Chapter XIII, *Intergovernmental Cooperation Element*. Maps 119, 121, and 124, the planned land use maps for the Towns of Belgium, Fredonia, and Saukville, respectively, were updated as part of Amendment 2013-02. Map 126 (summary of land use conflicts) in Chapter XIII also reflects the adopted local government land use plan maps.

Appendix W includes the Comprehensive Planning Board (CPB) resolutions and County Board ordinances adopting the comprehensive plan in 2008 and the May 2009 amendment. The original plan adoption and all amendments to the comprehensive plan adopted by the County Board are reflected in Chapter 13 of the Ozaukee County Code of Ordinances.”

~~The Comprehensive Planning Board (CPB) resolution amending the Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035 and recommending adoption of the amendment to the County Board, and the County Board ordinance adopting the amendment, are included in Appendix W of this report. The County planned land use map adopted by the County Board on April 2, 2008, is also included in Appendix W for informational purposes.”~~

D. Table 102 on page 319 is revised as follows:

Table 102

PLANNED LAND USES IN THE OZAUKEE COUNTY PLANNING AREA: 2035

Land Use Category <sup>a</sup>	Acres	Percent of Subtotal (Urban or Nonurban)	Percent of Total
Urban			
Sub-urban Density Residential <sup>b</sup> .....	22,491	36.3	14.2
Medium Density Urban Residential <sup>c</sup> .....	12,366	20.0	7.8
High Density Urban Residential <sup>d</sup> .....	1,877	3.0	1.2
General Commercial (retail/service/office) .....	2,340	3.8	1.5
Industrial .....	1,760	2.9	1.1
Business/Industrial Park .....	2,376	3.8	1.5
Mixed Use .....	2,026	3.3	1.3
Streets and Highways .....	9,713	15.7	6.1
Transportation and Utilities .....	699	1.1	0.4
Government and Institutional <sup>e</sup> .....	1,747	2.8	1.1
Park and Recreational .....	4,522	7.3	2.9
Urban Subtotal	61,917	100.0	39.1
Nonurban			
Farmland Preservation <sup>f</sup> .....	25,738	26.6	16.2
General Agriculture <sup>g</sup> .....	7,457	7.7	4.7
Mixed Agriculture/Conservation Subdivision .....	5,121	5.3	3.2
Rural Residential <sup>h</sup> .....	23,797	24.6	15.0
Extractive .....	458	0.5	0.3
Primary Environmental Corridor <sup>i</sup> .....	19,634	20.3	12.4
Secondary Environmental Corridor <sup>i</sup> .....	4,625	4.8	2.9
Isolated Natural Resource Area <sup>i</sup> .....	3,869	4.0	2.4
Other Conservancy Lands to be Preserved <sup>j</sup> .....	3,765	3.9	2.4
Surface Water .....	2,282	2.3	1.4
Nonurban Subtotal	96,746	100.0	60.9
Total <sup>k</sup>	158,663	--	100.0
Overlay Categories	Acres	--	--
Traditional Neighborhood Development .....	475	--	--
Map Modernization Floodplain: 2007 .....	18,565	--	--
Wisconsin Wetland Inventory: 2010 .....	21,980	--	--

NOTE: Acreages on this table are based on planned land uses shown on Map 96, Amendment 2013-02.

<sup>a</sup>Includes parking and lands under development in each category.

<sup>b</sup>Average density of one home per 1 to 4.9 acres.

<sup>c</sup>Average density of one home per 10,000 to 43,559 square feet.

<sup>d</sup>Average density of less than 10,000 square feet per home.

<sup>e</sup>Includes public and private schools, government offices, police and fire stations, public works yards, libraries, cemeteries, religious institutions, hospitals, nursing homes, County-owned cell tower sites, and similar facilities.

<sup>f</sup>Includes planned agricultural areas located in a Farmland Preservation Area designated by the Farmland Preservation Plan for Ozaukee County: 2035.

<sup>g</sup>Includes planned agricultural areas outside a Farmland Preservation Area designated by the Farmland Preservation Plan for Ozaukee County: 2035.

<sup>h</sup>Average density of one home per 5 to 34.9 acres.

<sup>i</sup>Does not include street and highway rights-of-way.

<sup>j</sup>Includes woodlands, wetlands, natural areas, critical species habitat sites, lands owned by non-profit conservation organizations outside primary and secondary environmental corridors and isolated natural resource areas, and significant geological sites.

<sup>k</sup>Total acreage is nine acres more than the total acreage in Amendment 2013-01 due to updated cadastral information for Ozaukee County.

Source: SEWRPC.

E. An updated Figure 14, on page 317 of the published report, is attached at the end of this document.

F. Figure 15 on pages 321 through 323 is revised as follows:

**Figure 15**

**DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE  
OZAUKEE COUNTY PLANNED LAND USE MAP: 2035**

- **Farmland Preservation:** Areas identified for farmland preservation on Map 96 reflect the Farmland Preservation Areas (FPAs) identified in the Farmland Preservation Plan for Ozaukee County, which are located in the Towns of Belgium and Fredonia.<sup>1</sup> Map V-1 of the Farmland Preservation Plan for Ozaukee County delineates specific parcels within FPAs that meet the criteria established by the County in cooperation with the Towns, and have been certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP), as eligible to participate in the Wisconsin Farmland Preservation Program. Map V-1 shows entire parcels included in FPAs and supercedes Map 96 in the identification of FPAs in Ozaukee County. Environmental corridors, isolated natural resource areas, and wetlands are shown on Map 96 within parcels included in FPAs for informational purposes. Uses allowed in Farmland Preservation Areas are specified in Chapter 91 of the *Wisconsin Statutes* (Wisconsin Farmland Preservation Program).
- **Farmland Protection General Agriculture:** The ~~Farmland Protection~~ **General Agriculture** category allows for all agricultural uses and recommends a minimum parcel size of 35 acres or a LESA score of 6.4 or greater. The plan encourages continuation of agricultural activity in this area, including dairy farming, row crops, and niche agriculture such as orchards and organic farming. Parcels within this category are located outside Farmland Preservation Areas identified in the County Farmland Preservation Plan.
- **Mixed Agriculture/Conservation Subdivision:** The intent of the Mixed Agriculture/Conservation Subdivision category is to preserve productive farmland in areas of the County experiencing residential development pressure. The plan encourages continuation of agricultural activity in this area, including dairy farming, row crops, and niche agriculture such as orchards and organic farming. The plan also allows for residential development in this area at a density of at least 3.5 acres per dwelling unit, utilizing conservation subdivision design to preserve high-quality agricultural, natural, and cultural resources as part of the open space area of such subdivisions.
- **Rural Residential:** Rural-density residential development with an average density of one home for each five to 34.9 acres could be accommodated in this category. Local governments are encouraged to require the use of conservation subdivision design or lot-averaging techniques to help preserve rural character in areas where rural residential development is allowed. General Niche-agricultural uses such as niche farming, orchards, hobby farms, and the keeping of horses may also be allowed ~~for~~ in Rural Residential areas.
- **Sub-urban Density Residential:** The Sub-urban Density Residential category includes single-family homes at densities equating to lot sizes between one acre and 4.9 acres. Sub-urban Density Residential land is neither truly urban nor rural in character. Development at this density generally precludes the provision of centralized sanitary sewer service, water supply service, and other urban amenities if allowed in or near urban service areas and may reduce the rural character of the County if allowed in rural areas.
- **Medium Density Urban Residential:** Medium Density Urban Residential development is envisioned to occur in a variety of residential neighborhoods, located within the urban service areas of the County planning area, providing a full complement of basic neighborhood amenities including a school, park, and shopping area and possibly more mixed use areas. The average density of Medium Density Urban Residential areas should be one home per 10,000 to 43,559 square feet, predominantly allowing for single family and two-family homes.
- **High Density Urban Residential:** High Density Urban Residential is envisioned to occur in a variety of residential neighborhoods, located within the urban service areas of the County planning area, providing a full complement of basic neighborhood amenities including a school, park, and shopping area and possibly more mixed use areas. The average density of High Density Urban Residential areas should be less than one home per 10,000 square feet, allowing for single-family homes, and two-family homes, and multi-family development.

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<sup>1</sup> The Towns of Belgium and Fredonia intend to amend their comprehensive plans to reflect the farmland preservation areas identified in the County Farmland Preservation Plan (FPP) following certification of the FPP by DATCP.

- **General Commercial (retail/service/office):** The General Commercial category includes retail stores; services, such as drycleaners, barber shops, banks, and restaurants; and business and professional offices, such as doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include downtown business districts, neighborhood shopping centers, corporate headquarters, financial institutions, and medical facilities.
- **Industrial:** The Industrial land use category accommodates manufacturing and other industrial uses, such as warehouses and outdoor storage of commercial vehicles and building materials.
- **Business/Industrial Park:** The Business/Industrial Park category would allow a mix of industrial, office, retail, and services uses, and reflects the modern business park where a mix of office and industrial uses are typically accommodated. It is anticipated that these areas would be developed in a park-like setting with landscaping, consistent signage, and similar building materials and design to present an integrated image to customers.
- **Mixed Use:** The Mixed Use category includes a mix of residential, commercial, and institutional uses. Parcels designated for mixed use should be developed in accordance with a site plan approved by the local government concerned, and typically should be subject to planned unit development (PUD) or traditional neighborhood development regulations in the local zoning ordinance. Mixed use areas are typically located in the identified “Smart Growth” areas of the County. Examples include the traditional downtown areas of the County, infill development sites, and adjacent to arterial streets and highways within urban service areas of the County. This category would also be compatible with future transit oriented developments (TOD).
- **Extractive:** Extractive land uses involve on-site extraction of surface or subsurface materials. Extractive uses in Ozaukee County include non-metallic mining areas such as rock quarries, sand and gravel operations, and peat mining. Extractive lands identified on the 2035 planned land use map include existing and planned areas to be used for non-metallic mining operations. All extractive uses require the preparation of a reclamation plan for re-use of the site when mining is completed. As noted in the description of the “Parks and Recreational” category, existing County-owned extractive sites that are planned to be reclaimed for recreational use and eventually added to the County park system are shown on Map 96 as Park and Recreational. It is anticipated that County-owned extractive sites will be zoned for Extractive use under the County zoning ordinance<sup>2</sup> while extractive activities and associated uses are planned or occurring on the site; and eventually re-zoned for Park and Recreational use at the time a site is reclaimed and added to the County park system.
- **Streets and Highways:** All existing street and highway rights-of-way (as of January 1, 2007) are shown on Map 96 as a separate category. Chapter X provides additional information regarding transportation facilities in the Ozaukee County planning area.
- **Transportation and Utilities:** This category includes transportation facilities other than street rights-of-way, such as airports, park-ride lots, and railroad rights-of-way. It also includes parcel used for private and public utility facilities. Such facilities provide residents and businesses with electric power, natural gas, communications, water, and sewage and solid waste management facilities and services. County-owned cell tower sites, one each in the Towns of Belgium and Saukville, are designated as Governmental and Institutional on Map 96.
- **Governmental and Institutional:** The Governmental and Institutional land use category includes governmental and institutional buildings for which the primary function involves administration, safety, assembly, or educational purposes. This includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities. County-owned cell tower sites and Public Works yards and offices are also included in this category.
- **Park and Recreation:** The Park and Recreation category includes areas used for public and private outdoor recreation. It includes both public parks and privately owned recreational areas, such as golf courses. In addition to existing State, County, and local parks, this category includes three County-owned extractive sites that are planned to be reclaimed for recreational use and eventually added to the Ozaukee County park system. These three sites are identified as the Bee Keeper Bog Property, the Pinnacle Property, and the Guenther Farmstead Property on Map 28 of the Park and Open Space Plan for Ozaukee County report,<sup>3</sup> and are identified with a “Planned County Park” symbol on Map 96 of the comprehensive plan. A symbol on Map 96 also identifies existing County parks in 2013.

<sup>2</sup> The Ozaukee County-*Owned Lands* Zoning Ordinance was adopted as Chapter ~~15XV~~ of the County Code of Ordinances on May 1, 2013. In accordance with Section 59.69 (9) of the Wisconsin Statutes, the ordinance applies only to County-owned parcels in unincorporated (town) areas of the County.

<sup>3</sup> Documented in SEWRPC Community Assistance Planning Report No. 133, 3<sup>rd</sup> edition, A Park and Open Space Plan for Ozaukee County, June 2011.

- **Primary Environmental Corridor:** Primary environmental corridors, more fully described in Chapter III, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. The protection of the primary environmental corridors from additional intrusion by urban development is one of the principal objectives of this plan. Primary environmental corridors are at least 400 acres in size, two miles long, and 200 feet wide.
- **Secondary Environmental Corridor:** Secondary environmental corridors also contain concentrations of high-value elements of the natural resource base, but are smaller in area than primary environmental corridors. Secondary corridors serve to link primary corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Secondary environmental corridors also lend themselves for certain uses such as parks, drainageways, or stormwater detention or retention areas.
- **Isolated Natural Resource Area:** Isolated natural resource areas consist of areas with important natural resource values that are separated geographically from primary and secondary environmental corridors. Most of the isolated natural resource areas in the County planning area are wetlands or tracts of woodlands that are at least 200 feet wide and five acres in area. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Isolated natural resource areas also lend themselves for certain uses such as parks, drainageways, or stormwater detention or retention areas.
- **Other Conservancy Lands to be Preserved:** The plan also recommends other open lands to be preserved. This land use category includes woodlands, wetlands, natural areas, and critical species habitat sites located outside of primary and secondary environmental corridors and isolated natural resource areas; significant geological sites; and common open areas of residential developments, including conservation subdivisions. These sites may be environmentally significant in the sense that they contain soils poorly suited for urban uses, woodlands, or floodplains even though they do not qualify as part of a primary or secondary environmental corridor or isolated natural resource area. The preservation of these areas may provide the only available wildlife habitat in an area and lend unique character and natural diversity to the community in a manner similar to isolated natural resource areas. If natural vegetation develops on some of this land the re-vegetated areas may eventually be reclassified as environmental corridor or isolated natural resource area.
- **Surface Water:** The Surface Water land use category includes lakes, ponds, rivers, creeks, and streams.

**Map Modernization Floodplain: 2007** (overlay): The Floodplain Overlay includes areas adjacent to rivers, streams, and lakes that are subject to inundation by the 100-year recurrence interval flood event. The floodplains shown on the Ozaukee County portion of the planned land use map are based on floodplains identified through the Map Modernization program, which took effect in Ozaukee County on December 4, 2007. The floodplains shown on the Washington County portion of the planned land use map are based on the Flood Insurance Study for Washington County conducted by the Federal Emergency Management Agency (FEMA) in 1981. Floodplain mapping for Washington County was being updated by FEMA and the Wisconsin Department of Natural Resources (DNR) as the comprehensive plan was being prepared.

- **Traditional Neighborhood Development** (overlay): The purpose of the Traditional Neighborhood Development Overlay is to provide for areas with development design that creates unified neighborhoods with a mix of land uses with open space and access to various transportation modes integrated into the neighborhood. This overlay is compatible with some of the flexible zoning regulations used by communities located in the Ozaukee County planning area, such as planned unit development (PUD), traditional neighborhood development, and mixed use development. This overlay would also be compatible with future transit oriented developments (TOD).
- **Wisconsin Wetland Inventory: 2010~~2005~~** (overlay): An updated wetland inventory was completed for Ozaukee County based on conditions existing in ~~2010~~2005, which includes wetlands of ¼ acre or larger. Wetlands identified in the ~~2010~~2005 inventory are shown as an overlay on the plan map. ~~About 80 percent~~The majority of these wetlands are located within the Primary Environmental Corridor, Secondary Environmental Corridor, Isolated Natural Resource Area, or Other Conservancy Lands to be Preserved land use categories. Wetlands are regulated under State and Federal laws and County and local ordinances. Development of wetlands (usually requiring them to be filled) is limited. Permits to allow development in wetlands generally require “mitigation,” which requires new wetlands to be created or existing degraded wetlands to be restored. Mitigation may be required on the same development site or in a different location.
- **Conservation Subdivisions:** Conservation subdivisions reduce the minimum lot size that would be required for each home in a conventional subdivision and locate homes on a portion of a development parcel in order to preserve the remainder of the parcel in open space or agriculture. In addition, a conservation subdivision can be designed to preserve areas of the

development parcel that contain unique or high-quality natural or cultural resources. While conservation subdivisions have not been identified as a land use category or an overlay category on the County planned land use map, several Ozaukee County communities strongly encourage the use of conservation subdivision design through their local comprehensive plans and zoning ordinances.”

## 2. Chapter XIII – Intergovernmental Cooperation Element

The first paragraph and list of local government planned land use maps on page 540 is revised as follows:

“Maps for the following communities were prepared as part of ~~the~~this multi-jurisdictional planning process. All of the maps ~~were~~have been formally adopted by the local government. The adopted local maps were incorporated into the multi-jurisdictional comprehensive~~this~~ plan as part of Amendment ~~01-2009-01, which was adopted by the County Board on May 6, 2009.~~ Table 176 lists the date each local government comprehensive plan was initially approved by the local plan commission and adopted by the governing body. The following list indicates updates that have been made to city, town, and village planned land use maps after May 2009:

- City of Mequon (Map 111)
- City of Port Washington (Map 112)
- Village of Belgium (Map 113)
- Village of Fredonia (Map 114)
- Village of Grafton (Map 115)
- Village of Newburg (Map 116)
- Village of Saukville (Map 117)
- Village of Thiensville (Map 118)
- Town of Belgium (Map 119; updated in September 2013 to reflect farmland preservation areas in the Town identified in the Farmland Preservation Plan for Ozaukee County. The Town Board agreed with the County to designate Farmland Preservation Areas within the Town. The Town Board will amend the Town comprehensive plan to reflect farmland preservation areas following certification of the Farmland Preservation Plan by DATCP)
- Town of Cedarburg (Map 120)
- Town of Fredonia (Map 121; updated in September 2013 to reflect farmland preservation areas in the Town identified in the Farmland Preservation Plan for Ozaukee County. The Town Board agreed with the County to designate Farmland Preservation Areas within the Town. The Town Board will amend the Town comprehensive plan to reflect farmland preservation areas following certification of the Farmland Preservation Plan by DATCP)
- Town of Grafton (Map 122)
- Town of Port Washington (Map 123)
- Town of Saukville (Map 124; updated in September 2013 to reflect an amendment to the Town’s planned land use map adopted by the Town Board on December 20, 2011)

Map 125, City of Cedarburg land use plan map, was developed separately from the County multi-jurisdictional comprehensive planning process.”

## 3. Chapter XIV – Implementation Element

The following section is added at the end of Part 4 on page 583 (Note: The first two paragraphs were added to the plan as part of Amendment 2013-01. The second paragraph is proposed to be added as part of Amendment 2013-02):

- “The following plans have been adopted by the County Board as components of the comprehensive plan. The following plans serve to refine and/or update the inventory information and policies and programs of this comprehensive plan:
  - The Ozaukee County Park and Open Space Plan was adopted as an amendment to, and a component of, the comprehensive plan on May 1, 2013. The Park and Open Space Plan updates information on park and open space sites, natural areas and critical species habitat sites, and related information in Chapter III of the County comprehensive plan. The park and open space plan also includes recommendations to guide the acquisition of land for outdoor recreation and open space preservation, and the development of park and trail facilities at County-owned parks and recreation sites. The Park and Open Space Plan supersedes the County comprehensive plan where any map and/or text inconsistencies appear between the two plans.
  - The Ozaukee County Farmland Preservation Plan was adopted as an amendment to, and a component of, the comprehensive plan on (insert date). The Farmland Preservation Plan designates Farmland Preservation Areas in the Towns of Belgium and Fredonia, which are shown on Map V-1 of the Farmland Preservation Plan and on the update to the County Planned Land Use Map (Map 96) included in this amendment to the comprehensive plan. Maps 119 and 121, depicting updated planned land use maps for the Towns of Belgium and Fredonia, respectively, have also been updated to reflect farmland preservation areas in the Town. The Farmland Preservation Plan also includes updated Goals, Objectives, Policies, and Programs related to farmland preservation. The Farmland Preservation Plan supersedes the County comprehensive plan where any map and/or text inconsistencies appear between the two plans, with the exception of the program priorities on Figures 25 through 31 in Chapter XIV (Implementation Element) of the comprehensive plan report.”

#### **4. Changes to the Goals, Objectives, Policies, and Programs in Chapters VII through XIV**

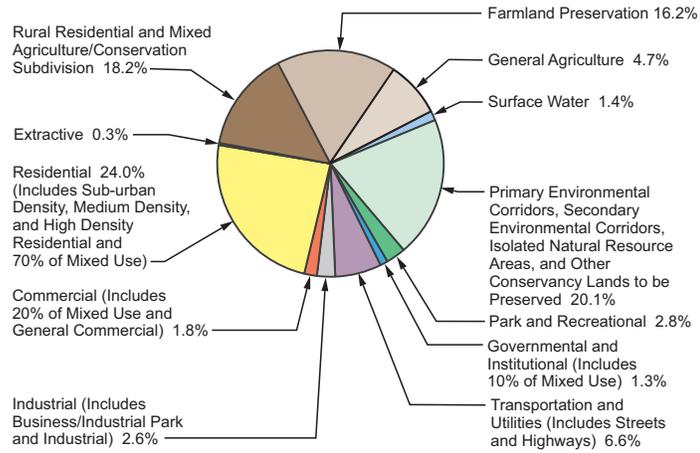
The Ozaukee County Farmland Preservation Plan revised and/or updated many of the Goals, Objectives, Policies, and Programs included in Chapters VII through XIV of the comprehensive plan. Changes were also made to a number of the Programs included in Chapter XIV (Implementation Element) of the plan by Amendment 2013-01. Changes to comprehensive plan Goals, Objectives, Policies, and Programs made by the Farmland Preservation Plan and Amendment 2013-01 are presented in Attachment A.

#### **5. Appendix R – Comparison of Local and County Planned Land Use Categories**

Tables R-1 through R-14 in Appendix R of the comprehensive plan are updated to reflect the addition of the Farmland Preservation and General Agriculture land use categories, and the removal of the Farmland Protection land use category, from the County planned land use map (Map 96). Updates to Appendix R are presented in Attachment B.

Figure 14

**PLANNED LAND USES IN THE  
OZAUKEE COUNTY PLANNING AREA: 2035  
AMENDMENT 2013-02**



Source: SEWRPC.

**A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035  
AMENDMENT 2013-02**

**ATTACHMENT A**

**UPDATED GOALS, OBJECTIVES, POLICIES, AND PROGRAMS  
FROM THE FARMLAND PRESERVATION PLAN FOR OZAUKEE COUNTY: 2035**

*Note: The goals, objectives, policies, and programs in the comprehensive plan report that were revised or added by Chapter VI of the Farmland Preservation Plan for Ozaukee County are noted with an underline for additions and a ~~strikeout~~ for deletions. Map numbers in this Attachment refer to maps in the Multi-Jurisdictional Comprehensive Plan report unless otherwise noted.*

**CHANGES TO CHAPTER VII, AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES  
ELEMENT**

**General Agricultural Resources Issue**

**Goal:**

- Preserve and enhance Ozaukee County's natural resources, including Lake Michigan, open space, and agricultural land.

**Objectives:**

- Develop methods to protect and preserve agricultural areas.
- Develop methods to retain and encourage agriculture as a viable part of the economy.
- Encourage safe agricultural practices to minimize impact on the natural resources base.
- Discourage development that is incompatible with agricultural uses.

**Goal:**

- Preserve and enhance the rural and small town character of Ozaukee County.

**Objectives:**

- Encourage preservation of agricultural activities outside urban (sewer) service areas.
- Develop methods to preserve rural (agrarian) character and vistas outside planned urban (sewer) service areas.

**Soil Suitability for Agricultural Production Issue**

**Goal:**

- Preserve soils suitable for agricultural production in Ozaukee County.

**Objective:**

- Encourage soil conservation practices to reduce farmland erosion and sustain and increase farmland productivity in the County.

**Policy:**

- Encourage the use of Best Management Practices (BMPs) by farmers.

**Programs:**

- Develop an educational program and distribute educational materials regarding farming techniques that promote soil conservation such as [conservation tillage \(where crops are grown with minimal or reduced cultivation of the soil\)](#), no till and zone tilling farming, contour stripping, grass waterways, terracing, crop rotation, and nutrient management through soil sampling. The educational program focus should include local governments and individual farmers. Information and application assistance for Federal and State programs to implement farming practices that promote soil conservation should be provided to farmers through the County educational program.
- Develop an educational/[technical assistance](#) program specifically outlining the soil conservation and BMP resources and grants available through the United States Department of Agriculture (USDA) and other Federal agencies. The County should act as a liaison between those interested in Federal agency assistance and Federal agencies as part of program implementation.
- Develop an educational/[technical assistance](#) program specifically outlining the soil conservation and BMP resources and grants available through State agencies such as the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and the Department of Natural Resources (DNR). The County should act as a liaison between those interested in State agency assistance and State agencies as part of program implementation.
- Work with the UW-Discovery Farms and Wisconsin Agricultural Stewardship Initiative programs to promote an increased understanding of agricultural impacts on soil quality and how to implement BMPs among farmers and government officials in Ozaukee County.
- Continue to pursue Federal and State soil resource conservation grant funds available to County governments.
- Develop methods to ensure nutrient management plans required by Section NR 151.07 of the *Wisconsin Administrative Code* are implemented in the County.

**Policy:**

- Implement strategies regarding the reduction of cropland erosion as recommended in the *Ozaukee County Land & Water Resource Management Plan* [2011-2015](#)~~2005-2010~~, and [any](#) subsequent updates.

**Programs:**

- Update the land and water resource management plan every five years.
- Continue to promote the use of the Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP) in Ozaukee County.
- Enforce the [land and water management standards](#)~~guidelines~~ required of participants in the Wisconsin Farmland Preservation Program (FPP).
- Promote the removal of highly erodible land from agricultural use through implementing the County ~~Priority Watershed and~~ Soil and Water Resource Management Program.
- [Continue to support and implement recommendations in the County Land and Water Resource Management Plan to protect land and water resources, including farmland.](#)
- [Continue to identify croplands that do not have a conservation plan and help develop these plans. Also, continue to assist in updating existing conservation plans.](#)

**Farmland Protection and LESA Analysis Issue****Goal:**

- Preserve a sufficient amount of agricultural land to ensure farming remains viable in Ozaukee County.

**Objectives:**

- Protect farmland outside [urban](#) (sewer) service areas for long-term agricultural use, with priority given to parcels with a LESA score of 6.4 or higher.

- Protect the most productive agricultural lands in the County for long-term agricultural use.
- Protect parcels that were determined to be most suitable for long-term agricultural use through the LESA analysis from non-farm development.

**Policies:**

- Protect high priority farmland protection parcels identified on Map 84. Parcels with LESA scores of 8.0 and higher should be given the highest priority for allocation of farmland protection resources. Parcels with scores of 7.0 to 7.9 should be given the next highest priority for allocation of farmland protection resources.
- Promote agricultural use on parcels receiving a LESA score of 6.4 or greater and located outside of urban service (sewer) areas.
- Discourage land divisions on high priority farmland protection parcels and in large contiguous areas of agricultural use located outside of urban (sewer) service areas.
- Discourage incompatible uses near farms and large contiguous areas of agricultural use.
- Support implementation of the Working Lands Initiative recommendation to establish working land farmland preservation areas and agricultural enterprise areas (AEAs) outside planned urban (sewer) service areas. ~~As proposed in the Working Lands Initiative Final Report (August 2006), Working Lands Enterprise Areas (AEAs)~~ would cluster active farms and slow farmland conversion ~~by preventing annexations within enterprise areas and~~ by targeting funding and other resources, such as ~~a recommended State Purchase of Development Rights~~ the State Purchase of Agricultural Conservation Easements (PACE) program, to farmlands within enterprise areas.
- Encourage and assist, where requested, in developing boundary agreements between towns and adjacent cities and villages to limit conversion of farmland to urban uses.
- Encourage denser, more compact development within urban (sewer) service areas to minimize the development of farmland or urban uses.
- Encourage the use of development transitions between urban development (served with sanitary sewer) and agricultural development using, where practicable, open space development concepts such as rural cluster (sometimes called conservation subdivisions) and other cluster development as the transitional development type.
- Encourage development of highways, streets, and utilities in a manner that minimizes disruption of productive farmlands.

**Programs:**

- Assign agricultural use to parcels receiving a LESA score of 6.4 or higher on the Ozaukee County Planned Land Use Map: 2035 (Map 96), if also designated for agricultural use on the applicable local government adopted planned land use map.
- Study and develop a County land division ordinance that could be used countywide to help protect agricultural resource areas identified on Map 84.
- ~~Study and d~~Develop a County agricultural conservation easement program or purchase of development rights (PDR) program or a County agricultural conservation easement program to protect agricultural parcels identified as high priority by the LESA analysis.
- Develop a model transfer of development rights (TDR) program for local government use that focuses on the protection of agricultural areas.
- Work with the Ozaukee Washington Land Trust (OWLT), the Land Conservation Partnership of Ozaukee County, and other land trusts to protect agricultural parcels identified as high priority by the LESA analysis through agricultural conservation easements and/or land purchases.
- Develop and adopt a County right-to-farm ordinance that defines agricultural operations, normal agricultural practices, and the specific farmland that is affected by the ordinance; a reference to

- the State *Statute*<sup>1</sup> that protects farmers from nuisance law suits; and a grievance procedure that outlines how complaints against agricultural operations will be resolved.
- Support Wisconsin's Working Lands Initiative recommendations.
  - Study the feasibility of providing a tax break or incentive on the County portion of the property tax for agricultural parcels, including those donating conservation easements.
  - Develop a cost/revenue model comparing the cost of County and local government services to various types of land use compared to agricultural land uses.
  - Develop a fact sheet outlining the impact of agricultural land conversion in Ozaukee County.
  - Develop a public educational program and distribute educational materials to the public regarding the benefits of farming, including economic impacts, and the need to protect enough farmland in Ozaukee County for farming to remain viable in the future.
  - Continue to pursue Federal and State farmland protection grant funds available to County governments, and ~~prioritize areas for application using~~ the LESA analysis to prioritize areas.
  - Continue to Update, as needed, the Ozaukee County Farmland Preservation Plan based on the LESA analysis and any revisions made to the Wisconsin Farmland Preservation Program (FPP) ~~by the Wisconsin Working Land Initiative legislation~~.
  - Continue to encourage local governments to participate in future updates to the County Farmland Preservation Plan.
  - Continue to encourage intergovernmental cooperation to protect farmland, including the use of boundary agreements.

**Policy:**

- Implement strategies regarding the preservation and protection of farmland and other working lands recommended in the *Ozaukee County Land & Water Resource Management Plan 2011-2015* ~~2005-2010~~ and the Ozaukee County Park and Open Space Plan: 2035 and any subsequent updates.

**Programs:**

- Implement the Farmland Preservation Program (FPP) and ensure compliance of farms with FPP rules.
- Encourage the use of the DNR Managed Forest Law/Land program in the County and update the geographic information system (GIS) database.
- Promote the Farm and Ranch Lands Protection Program (FRPP) and assist communities, non-government organizations, and the DNR in identifying appropriate areas to apply for ~~FRPP Farm and Ranch Protection program~~ grants.
- Encourage County and local programs to protect farmland through education and the development of programs to support farmland protection. The County should also provide technical assistance to towns for town farmland protection programs, such as transfer of development rights and exclusive agricultural (or farmland preservation) zoning.
- Provide technical assistance to the North Branch Milwaukee River Wildlife and Farming Heritage Area including maps, tile locations, soils information, and conservation plans to the DNR and OWLT on parcels of interest ~~in the North Branch Milwaukee River Farming Heritage Area~~. County representatives should also continue to participate on ~~North Branch Farming~~ Heritage Area technical and advisory committees.
- Establish an Agricultural Enterprise Area(s) containing contiguous lands devoted primarily to agricultural use. An AEA would be part of a broader strategy to protect farmland and promote agriculture and agriculturally-related development.
- Continue to publicize and furnish information on sustainable and alternative agricultural practices.

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<sup>1</sup>A "right-to-farm" ordinance is intended to provide protection to farmers from nuisance claims due to noise, dust, odors, and other effects of farm operations. Wisconsin's right-to-farm law is set forth in Section 823.08 of the Wisconsin Statutes.

- [Assist, where requested, local governments in preparing a Livestock Facility Siting Ordinance under Section 93.90 of the Wisconsin Statutes.](#)

## Protection of Farming and Farms Issue

### Goal:

Protect farms and farming in Ozaukee County.

### Objectives:

- Preserve the economic viability of agricultural activities in Ozaukee County.
- Retain existing farm operations outside planned [urban \(sewer\)](#) service areas in Ozaukee County to the extent possible.
- Retain existing agri-business in Ozaukee County to the extent possible.
- Encourage agricultural activity on lands identified for agricultural use on the County Planned Land Use Map for 2035.

### Policies

- Support economic initiatives to ensure farming remains viable in Ozaukee County, including funding programs, agri-tourism, and direct marketing of farm products.
- [Existing farmlands in planned urban \(sewer\) service areas should be encouraged to remain in agricultural use until public sewer and water services are extended to the parcel.](#)
- Protect agricultural infrastructure in Ozaukee County to support farm operations.
- Encourage niche farming operations in Ozaukee County, such as organic farms, orchards, [and landscape nurseries.](#)
- Encourage farming by younger age groups in Ozaukee County.
- Encourage retiring farmers to pass farms on to heirs or to sell farms to other farmers.
- Support [establishment by the State of ~~implementation of the Working Lands Initiative recommendation to establish~~](#) a beginning farmer program to recruit and train the next generation of farmers.
- [Consider the use and development of biofuels as an alternative energy source as well as other energy sources such as wind, solar, and geothermal.](#)
- [Encourage and support urban and peri-urban \(perimeter of urban center\) agriculture.](#)

### Programs:

- Implement programs recommended under the Farmland Protection Issue to preserve agricultural activity in Ozaukee County, including [support of those included in the Wisconsin Working Lands Initiative recommendations-law \(Chapter 91 of the Statutes\)](#) and ~~a study of a~~ County [property tax deductions](#) on agricultural uses.
- Develop an educational program outlining grants and loans available through Federal and State agencies for beginning farmers. The County should act as a liaison between those interested in Federal and State agency assistance and Federal and State agencies a part of program implementation.
- Develop an educational program outlining grants and loans available through Federal and State agencies for youth programs, including 4-H Clubs and Future Farmers of America (FFA). The County should act as a liaison between those interested in Federal and State agency assistance and Federal and State agencies a part of program implementation.
- Study the potential development of health care purchasing programs for farmers in Ozaukee County, [similar to the program being developed by the Wisconsin Health Care Cooperative established under Section 185.99 of the Statutes, to allow self-employed farmers or small businesses to purchase affordable health insurance.](#)
- Study the use of State and Federal bio-energy grants to promote agriculture and associated agricultural industries in Ozaukee County.

- ~~Develop a program to promote~~ Identify and consider establishing AEs to include areas with an agricultural economic cluster of farming operations and appropriate agri-businesses on lands designated for agricultural use on the County Planned Land Use Map for 2035.
- Develop a program to market and link Ozaukee County agricultural products, including organic products, to restaurants, stores, schools, hospitals, and group residential facilities (nursing homes, for example) in Ozaukee County and surrounding areas.
- Establish a program to promote agri-tourism in Ozaukee County through agricultural-related special events. Events could include farm breakfasts, farm tours, corn mazes, and u-pick farms. The program could include an educational component for farmers regarding possible agri-tourism enterprises.
- Work with UW-Extension and local high schools and colleges to promote agribusiness education programs.
- Work with UW-Extension to provide information to farmers on succession planning to help ensure farming activity continues into the future.
- Continue to promote allowing produce stands, bed-and-breakfast establishments, “commercial kitchens,”<sup>2</sup> and other types of home occupations or “home-based” businesses on farms to help supplement farming incomes.
- Publicize and furnish information on alternative specialized or niche farming operations, including “urban,” “aquaponics,” “hydroponics,” aquaculture, organic, herb (including herbology-use of herbs as natural remedies), apiculture (beekeeping), equestrian, and “bioenergy (sustainable biomass and biofuel<sup>3</sup> production)” farming.
- Continue to support farmland preservation educational efforts by the Ozaukee County Planning and Parks Department, Ozaukee County Land and Water Management Department, and UW-Extension to assist landowners and the public, including distribution of DNR and DATCP educational materials to local landowners on farmland preservation, through the County newsletter and website, public informational meetings, and individual contacts with landowners.

## Protection of Natural Resources ~~Natural Impediments to Urban Development~~ Issue

### Goal:

- Ensure the protection, wise use, and enhancement of the natural resource base in Ozaukee County.

### Objectives:

- Preserve rural natural character and vistas outside planned urban (sewer) service areas.
- Encourage the preservation of open spaces including, for example, natural and agricultural areas in conservation subdivisions as part of future development proposals in the County.
- Guide urban land uses to land that can sustain urban development.

<sup>2</sup>A commercial kitchen is used for preparing food for sale to the public or membership in an organization that uses the kitchen. Such kitchens usually require an inspection by the local health department before use for commercial purposes. A private kitchen does not require an inspection unless a person using it plans to sell to the public.

<sup>3</sup>Biofuels may also include cellulosic biofuels produced as “biogasoline” or “drop-in fuel” (replace or blend with gasoline) from waste products such as, for example, corn stover (corn cobs, stalks and leaves) left on farms after the corn harvest or tree branches, needles/leaves and stumps left on the forest floors after timber harvest of managed forest lands. Such biofuels are important since they do not compete with food sources, and are projected to generate significantly fewer emissions than traditional gasoline and certain other biofuels.

**Policies:**

- Discourage urban land uses in areas identified as environmentally sensitive on Map ~~94~~[II-16 in Chapter II of the Farmland Preservation Plan for Ozaukee County<sup>4</sup>](#) ~~in the Land Use Element (Environmentally Sensitive Lands Map).~~
- Discourage urban land uses<sup>5</sup> in areas identified as lands with natural limitations for building site development on Map 92 ~~in the Land Use Element (Natural Limitations for Building Site Development Map).~~
- Discourage incompatible uses in environmental corridors, natural areas, and critical species habitat sites in Ozaukee County.

**Programs:**

- Develop an educational program and distribute educational materials regarding techniques that promote land use patterns that are sensitive to natural resource conservation such as overlay zoning, incentive zoning, planned unit development (PUD), conservation subdivisions, and transfer of development rights (TDR) programs. The educational program focus should include local governments and developers.
- ~~Study and Further~~ develop ~~a the~~ County [conservation easement program or](#) purchase of development rights (PDR) program to protect natural resource areas identified on Maps 92 and ~~94~~[Map II-16 in the Farmland Preservation Plan for Ozaukee County.](#)
- Develop a model transfer of development rights (TDR) program for local government use that focuses on the protection of [agricultural and](#) natural resource areas.
- Develop a model zoning ordinance for local government use that provides for protection of natural resource areas identified on Maps 92 and ~~94~~[on Map II-16 of the Farmland Preservation Plan.](#)
- [Encourage the adoption of](#) ~~Develop model~~ lowland conservancy and upland conservancy zoning districts that are based on Table ~~96~~[95, Guidelines for Development Considered Compatible with Environmental Corridors and Isolated Natural Resource Areas](#), in Chapter VII for use in local government zoning ordinances.
- Protect environmental corridors through the County plat review process.
- Protect natural areas and critical species habitat [and aquatic](#) sites identified in the Ozaukee County Park and Open Space Plan.
- Develop a County Land Division Ordinance that could be used countywide to help protect identified natural resource areas.
- Promote model conservation subdivision ordinances, such as the *Rural Cluster Development Guide*,<sup>6</sup> to local governments. Assist local governments in interpreting and implementing conservation subdivision ordinances, [including requiring stewardship plans to ensure proper management of common open space which may also contain farmstead features.](#)

**Invasive Species Issue****Goal:**

- Protect Ozaukee County's naturally occurring bio-diversity.

**Objective:**

- Control and reduce the spread of invasive species in Ozaukee County, including both land and aquatic species.

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<sup>4</sup> [Map II-16 in the Farmland Preservation Plan for Ozaukee County updates Map 94 in the Ozaukee County Comprehensive Plan report.](#)

<sup>5</sup> Urban land uses include residential, at densities greater than one home per five acres; commercial; industrial; transportation; communication, and utility; governmental and institutional; and recreational land uses.

<sup>6</sup> See *SEWRPC Planning Guide No. 7, Rural Cluster Development Guide, December 1996*, or [www.sewrpc.org/communityassistance/conservation subdivisions](http://www.sewrpc.org/communityassistance/conservation subdivisions) for more information.

**Policies:**

- Develop programs to control and reduce the spread of invasive species in Ozaukee County.
- Implement strategies regarding the management of invasive plant species recommended in the [Ozaukee County Park and Open Space Plan and the Ozaukee County Land and Water Resource Management Plan 2011-2015~~2005-2010~~](#), and subsequent updates.

**Programs:**

- Develop a model landscaping ordinance for local government use that restricts landscaping with invasive plant species.
- Develop a public educational program to discourage the use of invasive plant species in landscaping.
- Work with ~~NGO's~~ [nongovernmental organizations](#) to support implementation of methods to control invasive species, with a focus along major transportation routes and corridors through the County such as IH 43 and the Milwaukee River.
- Continue to ~~participate in efforts to establish a~~ [support the Southeastern Wisconsin Invasive Species Consortium \(SEWISC\), Inc., which functions as the Southeastern Wisconsin Cooperative Weed Management Area,<sup>7</sup> covering for the Milwaukee River Basin watershed](#) and surrounding counties, ~~along with through a partnership with the Bureau of Land Management (BLM) and~~ other [government](#) agencies and [nonprofit](#) organizations.
- Develop model public/private landscaping construction and facilities maintenance guidelines to ensure transported soil, fill, and rock do not contain invasive plants or seeds, and ~~ensure the County uses~~ the guidelines for County projects.
- Study and incorporate invasive plant species control and management requirements into the County Shoreland and Floodplain Zoning Ordinance.
- Implement noxious weed ordinances in County parks and local parks by working cooperatively with local governments.
- Provide for an invasive plant education and outreach program in Ozaukee County through a partnership with the Invasive Plant Association of Wisconsin, [SEWISC](#), and other partners.
- Require vegetation management plans for land divisions in the County through a revision to the County Shoreland and Floodplain Zoning Ordinance.
- [Follow the provisions of Chapter NR 40, Invasive Species Identification, Classification and Control, of the Wisconsin Administrative Code.](#)

**Water Quality ~~Surface and Groundwater Resources and Watershed~~ Issue****Goals:**

- Encourage integrated water resource management of surface water, groundwater ~~(including both the shallow and deep aquifer)~~, and water dependent natural resources.
- Protect and enhance [surface and groundwater quality and quantity, floodplains, wetlands, and Lake Michigan shorelines and bluffs](#) ~~in Ozaukee County~~.

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<sup>7</sup>[A Cooperative Weed Management Area \(CWMA\) is typically formed to integrate invasive plant and animal management resources across jurisdictional boundaries to benefit an entire region. The SEWISC was established as a consortium that promotes efficient and effective management of invasive species throughout an eight-county region or essentially a CWMA consisting of Sheboygan, Ozaukee, Washington, Waukesha, Milwaukee, Walworth, and Kenosha Counties.](#)

**Objectives:**

- Reduce sedimentation, pollution, and eutrophication<sup>8</sup> of lakes, rivers, and streams in Ozaukee County.
- Reduce reliance on groundwater resources for water supply in Ozaukee County.

**Policies:**

- Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including nonpoint pollution controls and sewage and stormwater management systems, to effectively meet the wastewater disposal and stormwater runoff control needs of the County.
- Support the development of land use patterns, water supply infrastructure, including operational improvements, and water consumption methods to effectively meet the water supply needs of the County.
- Implement strategies regarding pollution reduction and control and watershed basin planning recommended in the *Ozaukee County Land and Water Resource Management Plan 2010-2015*~~2005-2010~~, and any subsequent updates.

**Programs:**

- Support and, where applicable, implement sanitary sewer, water supply, and stormwater management standards recommended in the [regional water supply plan and](#) regional water quality management plan (RWQMP) update.
- Continue to administer and enforce the Ozaukee County Shoreland and Floodplain Zoning Ordinance in accordance with State and Federal requirements.
- Develop a public educational program and distribute educational materials to the public regarding nonpoint and point source pollution.
- Develop public educational programs and distribute educational materials to the public regarding the benefits of natural resources and the need to protect them from degradation; [floodplain and wetlands including statutory requirements and authorities related to these features; limitations of saturated soils for development](#); projects homeowners can implement to reduce non-point source pollution, such as rain gardens, replacing lawn areas with native landscaping, and reducing impervious surfaces; [well water safety information and well monitoring; and importance of bluff setback requirements and the bluff erosion process. The education programs focus should include local governments, developers, and the public.](#)
- Work to install buffers along all watercourses in Ozaukee County.
- Enforce farm compliance with Chapter ~~12~~**XII**, Animal Waste Storage, of the Ozaukee County Code of Ordinances.
- Enforce the recommendations for management of animal waste storage facilities and utilization of waste set forth in Standard 590 of the USDA-NRCS Technical Guide and conduct yearly follow-up inspections.
- Develop methods to reduce the amount of winter spread manure on 50 percent of the critical areas in 303(d) list waters and waters within the Great Lakes Watershed.
- Develop methods to collaborate with the U.S. Environmental Protection Agency (EPA) and the DNR to remove PCB's in 303(d) listed waters. This effort should include a public education component.
- Develop and adopt a countywide Stormwater and Construction Site Erosion Control Ordinance that includes an illicit discharge detection, elimination, and enforcement component.

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<sup>8</sup>*Eutrophication is caused by the increase of chemical nutrients, typically compounds containing nitrogen or phosphorus, in an ecosystem. Eutrophication typically occurs when nutrient pollution is released into water bodies and results in enhanced growth of phytoplankton (an algal bloom), which disrupts normal functioning of the ecosystem.*

- Ensure compliance with Chapter NR 216 of the *Wisconsin Administrative Code* through plat and shoreland zoning reviews, including construction site pollutant control (including plan review and compliance inspections) and post-construction stormwater management (including plan review and compliance inspections).
- Assist other government agencies with implementation of the RWQMP.
- Work collaboratively with MMSD and SEWRPC to implement and update the RWQMP.
- Use the Milwaukee River Basin Plan and Sheboygan River Basin Plan to target priority farms by identifying sediment delivery fields, and phosphorus runoff sites in 303(d) list waters areas.
- Maintain, update, and implement recommendations set forth in the Ozaukee County flood mitigation plan, including acquisition of properties in the floodplain without “buildable” areas.
- Support and, where applicable, establish and utilize an adaptive watershed management option<sup>9</sup> as a strategy to meet the phosphorus water quality criteria set forth in Section NR 102.06 of the *Wisconsin Administrative Code* in an economically efficient manner while considering the contributions of phosphorus from point and nonpoint sources in a watershed.

### Cultural and Historical Resources Issue

#### Goals:

- Preserve ~~historical resources that contribute to Ozaukee County’s~~ the rural and small town character of Ozaukee County.
- Preserve and enhance the historical, cultural, and archaeological resources that contribute to Ozaukee County’s heritage.
- Promote cultural resource and heritage related tourism in the County.

#### Objectives:

- Discourage urban development within the rural areas of Ozaukee County. Encourage the location of major retail, service, institutional, and other urban uses within urban (sewer) service areas.
- Encourage development and redevelopment that is sensitive to the preservation of significant natural, historic, and cultural features, and is compatible with such uses.
- Encourage the preservation of historic and cultural structures and districts and archaeological sites.
- Capitalize on tourism amenities.
- Support the efforts of local historical societies to research and display Ozaukee County’s history and heritage to the public.

#### Policy:

- Preserve historic structures and sites that have been listed on the State and National Registers of Historic Places or are identified as local landmarks.
- ~~Preserve historic structures and sites that have been listed on the National Register of Historic Places.~~
- ~~Preserve historic structures and sites that have been listed on the State Register of Historic Places.~~
- ~~Encourage the preservation of local landmarks.~~

#### Programs:

- Preserve and maintain structures with significant historical and archaeological value in owned by the County. ~~An example is the current effort to restore the County Courthouse.~~
- ~~Preserve and maintain sites owned by the County that have significant archaeological value.~~
- Develop ~~a~~ model historic and archaeological preservation ordinances for towns under the provisions of Section 60.04 of the Statutes and for cities and villages based on ~~under the~~

<sup>9</sup> A process where new information on the health of the watershed is included into a watershed management plan as a combination of scientific research, monitoring, and practical management that allows for experimentation and provides the opportunity to “learn by doing” because of the uncertainty about how ecosystems function and how management affects ecosystems.

~~provisions of~~ Section 62.23(7)(em) of the ~~Wisconsin Statutes~~ (consult the State Historical Society Division of Historic Preservation model ordinance). ~~Develop a model historic preservation ordinance for towns under the provisions of Section 60.04 of the Wisconsin Statutes (consult the State Historical Society Division of Historic Preservation model ordinance). Develop a model archaeological ordinance for local government use. This~~The archaeological model ordinance ~~is~~ would be similar to a historic preservation ordinance; however, its focus is preservation of archaeological sites.

- Observe Section 66.1111 of the *Wisconsin Statutes*, which requires local governments, including counties, to consider how a project may affect historic properties and archaeological sites listed on the National Register of Historic Places or State Register of Historic Places.
- Develop and distribute educational materials to local governments, historical societies, and the public regarding agencies, such as the State Historical Society Office of Local History, and funding sources that may support the work and facilities of local historical societies in Ozaukee County.

## **CHANGES TO CHAPTER VIII, LAND USE ELEMENT**

### *Land Use and Implementation Issue*

#### **Goal:**

- Guide projected growth in a manner that protects Ozaukee County's agricultural and natural resource base and the character of local communities and neighborhoods, including those communities that wish to retain an agricultural economy and rural character.

#### **Objectives:**

- Encourage a balanced and sustainable allocation of space between various types of land uses categories to meet the social, physical, and economic needs of ~~Ozaukee~~ County residents.
- Discourage urban development within the rural areas of Ozaukee County. Encourage the location of major retail, service, institutional, and other urban uses within the historic urban service ~~areas~~ centers of the County.

#### **Policies:**

- Provide a spatial distribution of various land uses on the County land use plan map that will result in a convenient, sustainable, and compatible arrangement of land uses.
- Develop methods to analyze and measure the sustainable (environmental, economic, and societal) allocation of space between various types of land uses.
- Encourage concentrated urban and infill development within urban (sewer) service areas to minimize the conversion of farmland to urban uses.
- Rural and suburban residential development should be located and designed to minimize impact on the natural resource base, minimize impacts on the scenic beauty and character of rural areas, and minimize the loss of farmland covered by agricultural soil suitability Class I and Class II soils, and soils that have high or very high LESA scores. When accommodated, rural residential development should be located in such a way as to minimize conflicts associated with dust, odors, and noise from farming activity that may arise when residences are located in the vicinity of agricultural operations.
- Encourage the use of conservation subdivision design concepts with attendant stewardship plans in rural- and suburban-density residential development to the extent practicable.

#### **Programs:**

- Continue to incorporate city, village, and town land use plans into the County land use plan for areas within their respective municipal boundaries, in accordance with the procedure for plan amendments described in Part 2 of Chapter XIV in the County comprehensive plan. Ozaukee County will continue to work with communities to prepare necessary plan amendments for inclusion in the County multi-jurisdictional comprehensive plan.

- ~~Incorporate each of the local government planned land use maps developed through the Ozaukee County multi-jurisdictional comprehensive planning process and the planned land use map developed by the City of Cedarburg, based on the unit of government that has zoning authority for the area in question into Map 96.~~
- The cities, villages, and towns in the County will continue to administer and enforce their respective community zoning and land division ordinances in accordance with the recommendations of the adopted community comprehensive plan, and amend zoning and land division ordinances and zoning maps as necessary to implement the local comprehensive plan. Such amendments may include the creation of new zoning districts or regulations in order to implement the local comprehensive plan.
- Communities may establish urban and rural design guidelines for which compliance may be mandatory (regulatory approach by converting guidelines into ordinance regulations) or voluntary (nonregulatory approach by encouraging developers to follow a design manual).

### *Housing Issue*

#### **Goal:**

- Promote the addition of an adequate number of housing units to the current housing stock in Ozaukee County to meet housing demand through 2035.

#### **Objectives:**

- Promote a range of affordable housing choices for all income levels, age groups, and special needs groups in the County.
- Encourage sustainable development of land for residential use.

#### **Policies:**

- Promote ~~a varying number of housing~~ the development of housing with various unit sizes, lot sizes, and structure types in each urban (sewer) service area in the County to meet the needs of County residents and businesses.
- Encourage new housing to occur at urban densities in sewer service areas.

#### **Programs:**

- ~~Allocate an adequate amount of land on the County Planned Land Use Map: 2035 to accommodate 9,300 additional dwelling units in the County by 2035 at the densities recommended by local government planned land use maps.~~ A full range of housing structure types and sizes, including single-family, two-family, and multi-family dwelling units, should be planned for in existing urban (sewer) service areas in accordance with adopted County and local land use plan maps to provide affordable housing options for households of all income levels, ages, and special needs projected for Ozaukee County in 2035.
- Allocate residential land in existing urban (sewer) service areas to urban densities if recommended by the concerned local government land use plan map.
- Encourage the use of conservation subdivision design for residential developments outside of urban (sewer) service areas.
- Encourage infill housing development.

## **CHANGES TO CHAPTER X, TRANSPORTATION ELEMENT**

#### **Goals:**

- Improve transportation infrastructure and land use design to support a range of transportation choices for all citizens and businesses.
- Provide an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all businesses and citizens, including transit-dependant residents, persons with disabilities, and the elderly.

- Maintain a street and highway system [and public transportation system](#) that efficiently serves the anticipated land use development pattern set forth on Map 96, Ozaukee County Planned Land Use Map: 2035 in the Land Use Element (Chapter VIII).
- Provide region-, nation-, and world-wide transportation access to Ozaukee County for passengers and freight.

**Objectives:**

- Provide a variety of transportation choices to meet the needs of all income, age, ~~and~~ special needs groups, [and businesses](#) in Ozaukee County.
- Encourage development patterns with transportation infrastructure that minimizes environmental [and aesthetic](#) impacts.
- Encourage new [land use and](#) transportation patterns that relieve congestion and reduce fuel consumption, air pollution, noise pollution, and the need for [new roads and expansions to existing](#) ~~of~~ roads, thereby [also](#) maintaining the rural character of the County.
- Provide region-, nation-, and world-wide transportation access to effectively move people and goods into and through the County to promote a strong economy within the County.

**Policies:**

- Ensure planned land uses are adequately served by street and highway networks.
- Work to ensure balance and consistency between regional, County, and local land use and transportation plans so that the arterial street network, transit services, and bicycle and pedestrian facilities are appropriately sized and located to serve County residents [and businesses](#).

**Programs:**

- [Work to implement the recommendations of](#) ~~Incorporate~~ the Ozaukee County Jurisdictional Highway System Plan ~~into the County Planned Land Use Map: 2035 and the Regional Transportation System Plan.~~
- ~~Incorporate the recommendations of the Regional Transportation System Plan for Southeastern Wisconsin: 2035 into the County Planned Land Use Map: 2035. These include recommended street and highway maintenance and improvements, improvements and facilities for bicycle travel, and sidewalks and other facilities for pedestrian travel.~~
- Allocate a mix of residential land use categories, including urban density and multi-family/high density residential uses, to the residential [areas](#) ~~Smart Growth Areas~~ identified ~~in the Opportunities for Redevelopment and Smart Growth Areas section of this Chapter~~ on the County Planned Land Use Map: 2035 to develop a land use pattern that can be efficiently served by public transportation and alternative transportation systems.
- Allocate an appropriate mix of commercial and industrial land uses to the ~~commercial Smart Growth in the Opportunities for Redevelopment and Smart Growth Areas section of this Chapter~~ [business areas identified](#) on the County Planned Land Use Map: 2035 to develop a land use pattern that can be efficiently served by public transportation and alternative transportation systems.

**CHANGES TO CHAPTER XI, UTILITIES AND COMMUNITY FACILITIES ELEMENT**

**Goals:**

- [Ensure provision of utilities and community facilities to efficiently and adequately serve County residents, workers, and businesses.](#)
- Encourage land uses and densities that promote efficient development patterns and relatively low municipal, State government, and utility costs.
- Maintain and enhance the existing level of public services in Ozaukee County, [including the use of renewable energy and “green” infrastructure, when possible.](#)

**Objectives:**

- Encourage development patterns and preservation of existing developments that are energy efficient.

- Encourage land use development patterns with utility infrastructure that minimizes environmental impact.
- Guide urban land uses to land that can sustain urban development.
- Develop methods to maintain and enhance County services to the public [and consider potential public-private partnerships to enhance the level of public services.](#)
- ~~Encourage public private partnerships to enhance the level of public services in Ozaukee County.~~

**Policies:**

- Ensure an adequate amount of land is allocated to communication and utility uses, such as sewage disposal plants and treatment lagoons, waters towers, water supply plants, and stormwater management facilities on the County Planned Land Use Map: 2035 to efficiently serve County residents [businesses.](#)
- Ensure an adequate amount of land is allocated to institutional and governmental service uses such as governmental administration, safety, and assembly buildings; educational buildings and institutions; hospitals; and cemeteries on the County Planned Land Use Map: 2035 to efficiently serve County residents [and businesses.](#) Major institutions, such as hospitals and secondary schools, should be located in sewer service areas.
- Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- [Support the development of land use patterns and water quality control programs to maintain or improve water quality and quantity and energy conservation and efficiency, including use of alternative energy sources.](#)

**Programs:**

- Allocate an adequate amount of land on the County Planned Land Use Map: 2035 to incorporate the programs recommended in Chapter XI, *Utilities and Community Element*, of this report, [including accommodating necessary expansion of utilities and community facilities where warranted.](#)
- [Preserve groundwater recharge areas identified on Map 86II-11 in Chapter II of the Farmland Preservation Plan for Ozaukee County<sup>10</sup>](#) through the County subdivision review process and encourage local governments to preserve groundwater recharge areas through local comprehensive plans and consistent implementation of land use control ordinances, such as the zoning ordinance.

**CHANGES TO CHAPTER XII, ECONOMIC DEVELOPMENT ELEMENT**

**Goals:**

- Promote an adequate number of sites for business retention, expansion, and attraction in Ozaukee County through 2035.
- [Provide for diversified, balanced, environmentally compatible business development that will offer a variety of goods and services through conveniently located, well-designed business clusters while providing needed services for County residents and businesses.](#)

**Objectives:**

- Promote an adequate amount of available and suitable land with supporting infrastructure for businesses retention, expansion, and attraction through 2035.
- Protect the lands identified ~~in the Agricultural, Natural, and Cultural Resources and Land Use Elements~~ as best suited for long-term farmland preservation, in order to provide the land base needed to maintain agriculture and associated agricultural industries in Ozaukee County.

<sup>10</sup> [Map II-11 in the Farmland Preservation Plan for Ozaukee County updates Map 86 in the Ozaukee County Comprehensive Plan report. Note that the published comprehensive plan report \(on page 331\) incorrectly references Map 92 rather than Map 86 in this program.](#)

- Promote redevelopment of underutilized commercial and industrial land in the urban [\(sewer\)](#) service areas of Ozaukee County through 2035.
- Encourage sustainable development of land for business use.
- Identify a diversity of business “clusters” to be encouraged within the County.
- Develop methods to retain [farmland](#) and encourage [farming agriculture](#) as a viable part of the economy.
- Encourage business development that matches the educational attainment of residents within the County.
- Promote educational programs to prepare workers for jobs in the desirable businesses and industries identified in ~~Part 3 of this Chapter~~ [Chapter XII of this report, including niche agriculture, crop production for bio-fuel industry, dairy farming, and other existing types of agriculture in the County.](#)
- Capitalize on tourism amenities, including [agri- and eco-tourism](#) ~~that capitalizes on Lake Michigan recreational opportunities.~~
- [Encourage and support entrepreneurialism \(i.e. small businesses, business incubators, and home-based businesses\).](#)

**Policies:**

- Promote the development of new businesses, or business expansion, in areas with existing infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure. An exception should be made for home-based businesses that do not require urban services.
- Promote agricultural use on parcels receiving a LESA score of 6.4 or greater ~~(the total acreage of these parcels was 67,192 in 2007, of which 54,675 acres were in active agricultural use)~~ in order to provide the land base needed to maintain agriculture and associated agricultural industries in Ozaukee County.
- Encourage cooperation between schools and the business community to develop educational programs that provide the County’s labor force with skills to meet the employment needs of County businesses and to provide services needed by County residents.
- Promote agriculture and associated agricultural industries in Ozaukee County.
- Promote the tourism industry, including [agri-tourism and eco-tourism](#), in Ozaukee County.
- [Encourage and support potential business incubators, including culinary and small business incubators.](#)

**Programs:**

- Allocate an appropriate mix of commercial and industrial land uses ~~to the commercial Smart Growth areas identified in the Opportunities for Redevelopment and Smart Growth Areas section of this Chapter~~ on the County Planned Land Use Map: 2035 to encourage sustainable development of land for business use. Guide these land uses away from lands delineated on Maps 92 and ~~94~~ [on Map II-16 in Chapter II of the Farmland Preservation Plan for Ozaukee County](#), unless otherwise delineated on local government planned land use maps.
- Identify sustainable lands to be retained in long-term agricultural use in consultation with local governments, and using the results of the LESA analysis.
- Study the administration of additional partnerships and educational opportunities designed to develop the job skills sought by employers and potential employers in Ozaukee County.
- Develop telecommunications and technology strategies for the County to ensure access to wireless voice and data communications networks for County businesses and residents, including residents who telecommute or operate a home-based business.
- Study the use of State and Federal bio-energy grants to promote agriculture and associated agricultural industries in Ozaukee County.
- Study the use of County funding to support staffing for the Ozaukee County Tourism Council.

\* \* \* \*

**A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035  
AMENDMENT 2013-02**

**ATTACHMENT B**

**APPENDIX R - COMPARISON OF LOCAL AND COUNTY LAND USE PLAN CATEGORIES**

Table R-1

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE CITY OF MEQUON LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	City of Mequon Land Use Plan: 2035 (See Map 111)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	Residential 1-1.5 Acres and Residential 1.5-5 Acres
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Residential Plex
High-Density Urban Residential (average density of less than 10,000 square feet per home)	Residential Multi-Family
General Commercial	Community Commercial, Neighborhood Commercial, Office, and Rural Business
Industrial	Industrial and Rural Industrial
Business/Industrial Park	Business Park and Industrial
Mixed Use	Town Center
Streets and Highways	N/A
Transportation and Utilities	N/A
Governmental and Institutional	Institutional
Park and Recreational	Park
Traditional Neighborhood Development (Overlay)	Town Center
<a href="#">Farmland Preservation</a>	<a href="#">N/A</a>
<a href="#">General Agriculture</a> <del><a href="#">Farmland Protection</a></del>	N/A
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	Residential 5 Acre Minimum
Extractive	N/A
Primary Environmental Corridor	Critical Environmental
Secondary Environmental Corridor	Critical Environmental
Isolated Natural Resource Area	Critical Environmental
Other Conservancy Lands to be Preserved	Critical Environmental
Surface Water	N/A
Map Modernization Floodplain: 2007 (Overlay)	N/A
Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)	N/A

Source: SEWRPC.

Table R-2

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE CITY OF PORT WASHINGTON LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	City of Port Washington Land Use Plan: 2035 (See Map 112)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	N/A
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Low Density Residential
High-Density Urban Residential (average density of less than 10,000 square feet per home)	High Density Residential
General Commercial	Commercial and Redevelopment Site
Industrial	Industrial
Business/Industrial Park	Business Park and Industrial
Mixed Use	Mixed Use
Streets and Highways	Streets and Highways
Transportation and Utilities	Communications, Utilities, and Other Transportation and Railroad
Governmental and Institutional	Governmental and Institutional
Park and Recreational	Park or Open Space
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">N/A</a>
<a href="#">General Agriculture</a> <del>Farmland Protection</del>	Agricultural
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	N/A
Extractive	<a href="#">N/A</a> <del>Extractive</del>
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Other Conservancy Lands to be Preserved	Park or Open Space, and Other Open Lands
Surface Water	Surface Water
Map Modernization Floodplain: 2007 (Overlay)	N/A
Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)	N/A

Source: SEWRPC.

Table R-3

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE VILLAGE OF BELGIUM LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Village of Belgium Land Use Plan: 2035 (See Map 113)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	Urban Density Residential – Rural Area
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Medium Density Residential – Urban Area
High-Density Urban Residential (average density of less than 10,000 square feet per home)	N/A
General Commercial	Commercial – Rural Area and Urban Area
Industrial	Industrial – Rural Area Urban Area
Business/Industrial Park	Industrial – Urban Area
Mixed Use	N/A
Streets and Highways	Streets and Highways – Rural Area and Urban Area
Transportation and Utilities	Transportation and Utilities – Rural Area and Railroad – Urban Area
Governmental and Institutional	Governmental and Institutional – Rural Area and Institutional – Urban Area
Park and Recreational	Recreational – Rural Area and Parks – Urban Area
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">Agricultural Preservation Area – Rural Area (Within Farmland Preservation Areas)</a>
<a href="#">General Agriculture</a> <del>Farmland Protection</del>	Agricultural Preservation Area – Rural Area <a href="#">(Outside Farmland Preservation Areas)</a>
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	N/A
Extractive	N/A
Primary Environmental Corridor	Primary Environmental Corridor – Rural Area and Urban Area
Secondary Environmental Corridor	Secondary Environmental Corridor – Rural Area and Urban Area
Isolated Natural Resource Area	Isolated Natural Resource Area – Rural Area and Urban Area
Other Conservancy Lands to be Preserved	Other Lands to be Preserved – Rural Area and Conservation – Urban Area
Surface Water	Surface Water – Rural Area and Urban Area
Map Modernization Floodplain: 2007 (Overlay)	Map Modernization Floodplain: 2007 (Overlay) – Rural Area and Urban Area
Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)	Wisconsin Wetland Inventory: 2007 (Overlay) – Rural Area and Urban Area <a href="#">(Updated to 2010 on Map 96)</a>

Source: SEWRPC.

Table R-4

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE VILLAGE OF FREDONIA LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Village of Fredonia Land Use Plan: 2035 (See Map 114)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	N/A
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Single-Family Residential, Two-Family Residential, and Multi-Family Residential
High-Density Urban Residential (average density of less than 10,000 square feet per home)	N/A
General Commercial	Commercial
Industrial	Industrial
Business/Industrial Park	Business Park, Industrial, and Corporate Park
Mixed Use	Traditional Neighborhood Development
Streets and Highways	Streets and Highways
Transportation and Utilities	Utilities and Railroad Right-of-Way
Governmental and Institutional	Governmental and Institutional
Park and Recreational	Park or Recreational
Traditional Neighborhood Development (Overlay)	Traditional Neighborhood Development
<a href="#">Farmland Preservation</a>	<a href="#">N/A</a>
<a href="#">General Agriculture</a> <del><a href="#">Farmland Protection</a></del>	N/A
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	N/A
Extractive	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Other Conservancy Lands to be Preserved	Other Lands to be Preserved
Surface Water	Surface Water
Map Modernization Floodplain: 2007 (Overlay)	Map Modernization Floodplain: 2007 (Overlay)
Wisconsin Wetland Inventory: <del>2007</del> <a href="#">2010</a> (Overlay)	Wisconsin Wetland Inventory: 2007 (Overlay) <a href="#">(Updated to 2010 on Map 96)</a>

Source: SEWRPC.

Table R-5

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE VILLAGE OF GRAFTON LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Village of Grafton Land Use Plan: 2035 (See Map 115)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	Suburban-Density Residential
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Medium-Density Urban Residential
High-Density Urban Residential (average density of less than 10,000 square feet per home)	High-Density Urban Residential
General Commercial	Commercial
Industrial	Industrial
Business/Industrial Park	Business/Industrial Park
Mixed Use	Traditional Neighborhood Development
Streets and Highways	Streets and Highways
Transportation and Utilities	Transportation and Utility; Railroad
Governmental and Institutional	Governmental and Institutional
Park and Recreational	Park and Recreational
Traditional Neighborhood Development (Overlay)	Traditional Neighborhood Development
<a href="#">Farmland Preservation</a>	<a href="#">N/A</a>
<a href="#">General Agriculture</a> <del><a href="#">Farmland Protection</a></del>	Agricultural
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	N/A
Extractive	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Other Conservancy Lands to be Preserved	Other Conservancy Lands to be Preserved
Surface Water	Surface Water
Map Modernization Floodplain: 2007 (Overlay)	Map Modernization Floodplain: 2007 (Overlay)
Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)	Wisconsin Wetland Inventory: 2007 (Overlay) ( <a href="#">Updated to 2010 on Map 96</a> )

Source: SEWRPC.

Table R-6

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY  
2035 LAND USE PLAN MAP AND THE VILLAGE OF NEWBURG LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Village of Newburg Land Use Plan: 2035 (See Map 116)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	N/A
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Village Residential
High-Density Urban Residential (average density of less than 10,000 square feet per home)	N/A
General Commercial	Highway Commercial
Industrial	Industrial
Business/Industrial Park	N/A
Mixed Use	Village Commercial
Streets and Highways	Streets and Highways
Transportation and Utilities	N/A
Governmental and Institutional	N/A
Park and Recreational	Village Parks and Open Space
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">Agricultural (Within Farmland Preservation Areas)</a>
<a href="#">General Agriculture</a> <del><a href="#">Farmland Protection</a></del>	<a href="#">Agricultural (Outside Farmland Preservation Areas and Outside the Town of Saukville)</a>
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	Rural Residential; <a href="#">Agricultural (Within the Town of Saukville)</a>
Extractive	N/A
Primary Environmental Corridor	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space
Secondary Environmental Corridor	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space
Isolated Natural Resource Area	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space
Other Conservancy Lands to be Preserved	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space
Surface Water	N/A
Map Modernization Floodplain: 2007 (Overlay)	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space
Wisconsin Wetland Inventory: <del>2010</del> <a href="#">2007</a> (Overlay)	N/A

Source: SEWRPC.

Table R-7

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE VILLAGE OF SAUKVILLE LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Village of Saukville Land Use Plan: 2035 (See Map 117)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	Low Density Residential – Rural
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Medium Density Residential and Low Density Residential – Urban
High-Density Urban Residential (average density of less than 10,000 square feet per home)	High Density Residential
General Commercial	Retail or Service Commercial
Industrial	Industrial
Business/Industrial Park	Industrial, Business Park, and Office Park
Mixed Use	N/A
Streets and Highways	Streets and Highways
Transportation and Utilities	Transportation or Utilities
Governmental and Institutional	Governmental or Institutional
Park and Recreational	Park or Recreational
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">N/A</a>
<a href="#">General Agriculture</a> <del><a href="#">Farmland Protection</a></del>	Agricultural or Other Open Space ( <a href="#">Outside the Town of Saukville</a> )
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	<del><a href="#">N/A</a></del> <a href="#">Agricultural or Other Open Space (Within the Town of Saukville)</a>
Extractive	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Other Conservancy Lands to be Preserved	Wetlands Outside Environmental Corridor, Nature Preserve, and Woodlands Outside Environmental Corridor
Surface Water	Surface Water
Map Modernization Floodplain: 2007 (Overlay)	Map Modernization Floodplain: 2007 (Overlay)
Wisconsin Wetland Inventory: <del>2007</del> <a href="#">2010</a> (Overlay)	Wisconsin Wetland Inventory: 2007 (Overlay) ( <a href="#">Updated to 2010 on Map 96</a> )

Source: SEWRPC.

Table R-8

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE VILLAGE OF THIENSVILLE LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Village of Thiensville Land Use Plan: 2035 (See Map 118)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	N/A
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Single-Family Residential
High-Density Urban Residential (average density of less than 10,000 square feet per home)	Two-Family Residential and Multi-Family Residential and Mobile Home
General Commercial	Commercial
Industrial	N/A
Business/Industrial Park	N/A
Mixed Use	N/A
Streets and Highways	Streets and Highways
Transportation and Utilities	Communications, Utilities, and Other Transportation and Railway
Governmental and Institutional	Governmental and Institutional
Park and Recreational	Recreational
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">N/A</a>
<a href="#">General Agriculture</a> <del>Farmland Protection</del>	N/A
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	N/A
Extractive	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Other Conservancy Lands to be Preserved	Other Conservancy Lands to be Preserved
Surface Water	Surface Water
Map Modernization Floodplain: 2007 (Overlay)	Map Modernization Floodplain: 2007 (Overlay)
Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)	Wisconsin Wetland Inventory: 2007 (Overlay) ( <a href="#">Updated to 2010 on Map 96</a> )

Source: SEWRPC.

Table R-9

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE TOWN OF BELGIUM LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Town of Belgium Land Use Plan: 2035 (See <a href="#">Updated Map 119 in Amendment 2013-02</a> ) <sup>a</sup>
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	Urban Density Residential
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	N/A
High-Density Urban Residential (average density of less than 10,000 square feet per home)	N/A
General Commercial	Commercial
Industrial	Industrial
Business/Industrial Park	N/A
Mixed Use	N/A
Streets and Highways	Streets and Highways
Transportation and Utilities	Transportation and Utilities
Governmental and Institutional	Governmental and Institutional
Park and Recreational	Recreational
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">Farmland Preservation</a>
<a href="#">General Agriculture</a> <del>Farmland Protection</del>	<a href="#">General Agriculture</a> <del>Agricultural Preservation Area</del>
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	N/A
Extractive	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Other Conservancy Lands to be Preserved	Other Lands to be Preserved
Surface Water	Surface Water
Map Modernization Floodplain: 2007 (Overlay)	Map Modernization Floodplain: 2007 (Overlay)
Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)	Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)

<sup>a</sup> [The Town intends to amend the Town comprehensive plan following certification of the County Farmland Preservation Plan by DATCP to add a "Farmland Preservation" land use category to reflect farmland preservation areas in the Town. Agricultural areas located outside farmland preservation areas will be designated as "General Agriculture" in the Town plan.](#)

Source: [Ozaukee County and SEWRPC](#).

Table R-10

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE TOWN OF CEDARBURG LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Town of Cedarburg Land Use Plan: 2035 (See Map 120)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	Residential Neighborhood District and Rural Residential Neighborhood District
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Residential Neighborhood District
High-Density Urban Residential (average density of less than 10,000 square feet per home)	N/A
General Commercial	N/A
Industrial	N/A
Business/Industrial Park	Business District, Business District – Deckers Hamlet, and Business District – Hamilton Historic
Mixed Use	Arterial Parkway/Corridor District, Arterial Parkway – Washington Avenue, Arterial Parkway/Corridor District – Covered Bridge Road, Arterial Parkway/Corridor District – STH 60, Business District, Business District – Deckers Hamlet, and Business District – Hamilton Historic
Streets and Highways	Streets and Highways
Transportation and Utilities	N/A
Governmental and Institutional	N/A
Park and Recreational	N/A
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">N/A</a>
<a href="#">General Agriculture</a> <del><a href="#">Farmland Protection</a></del>	N/A
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	N/A
Extractive	N/A
Primary Environmental Corridor	N/A
Secondary Environmental Corridor	N/A
Isolated Natural Resource Area	N/A
Other Conservancy Lands to be Preserved	N/A
Surface Water	Surface Water
Map Modernization Floodplain: 2007 (Overlay)	N/A
Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)	N/A

Source: SEWRPC.

Table R-11

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE TOWN OF FREDONIA LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Town of Fredonia Land Use Plan: 2035 (See <a href="#">Updated Map 121 from Amendment 2013-02</a> ) <sup>a</sup>
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	Suburban Density Residential
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Low Density Residential Conservation Subdivision and Low Density Residential
High-Density Urban Residential (average density of less than 10,000 square feet per home)	Medium Density Urban Residential
General Commercial	Commercial
Industrial	Industrial
Business/Industrial Park	N/A
Mixed Use	N/A
Streets and Highways	Street Right-of-Way
Transportation and Utilities	Governmental, Institutional, Transportation, Communications and Utilities
Governmental and Institutional	Governmental, Institutional, Transportation, Communications and Utilities
Park and Recreational	Recreational and Extractive Reserve (Overlay)
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">Farmland Preservation</a>
<a href="#">General Agriculture</a> <del>Farmland Protection</del>	<a href="#">General Agriculture</a> <del>Agricultural and Extractive Reserve (Overlay)</del>
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	Rural Residential
Extractive	Extractive
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Other Conservancy Lands to be Preserved	Woodlands Outside Environmental Corridor and Other Lands to be Preserved
Surface Water	Surface Water
Map Modernization Floodplain: 2007 (Overlay)	Map Modernization Floodplain: 2007 (Overlay)
Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)	Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)

<sup>a</sup> [\*The Town intends to amend the Town comprehensive plan following certification of the County Farmland Preservation Plan by DATCP to add a "Farmland Preservation" land use category to reflect farmland preservation areas in the Town. Agricultural areas located outside farmland preservation areas will be designated as "General Agriculture" in the Town plan.\*](#)

Source: [Ozaukee County and SEWRPC](#).

Table R-12

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE TOWN OF GRAFTON LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Town of Grafton Land Use Plan: 2035 (See Map 122)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	R-2 3 Acre Minimum and R-3 1 Acre Minimum
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	N/A
High-Density Urban Residential (average density of less than 10,000 square feet per home)	N/A
General Commercial	B-1 Business and PW Port Washington Road District
Industrial	M-1 Manufacturing or Industrial
Business/Industrial Park	BP Business Park and BP-3 Business Park
Mixed Use	N/A
Streets and Highways	N/A
Transportation and Utilities	N/A
Governmental and Institutional	N/A
Park and Recreational	P-1 Parks and Recreation
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">N/A</a>
<a href="#">General Agriculture</a> <del>Farmland Protection</del>	N/A
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	R1 5 Acre Minimum
Extractive	N/A
Primary Environmental Corridor	Primary Environmental Corridor and Conservancy Overlay
Secondary Environmental Corridor	Secondary Environmental Corridor and Conservancy Overlay
Isolated Natural Resource Area	Isolated Natural Resource Area and Conservancy Overlay
Other Conservancy Lands to be Preserved	Conservancy Overlay
Surface Water	Surface Water
Map Modernization Floodplain: 2007 (Overlay)	Conservancy Overlay
Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)	Conservancy Overlay

Source: SEWRPC.

Table R-13

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE TOWN OF PORT WASHINGTON LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Town of Port Washington Land Use Plan: 2035 (See Map 123)
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	Lakeshore Planning Area
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	Residential Transition
High-Density Urban Residential (average density of less than 10,000 square feet per home)	N/A
General Commercial	Commercial and Town Square
Industrial	N/A
Business/Industrial Park	Business/Light Industrial/Office, Business Park/Light Industrial, Office Business Park, Knellsville Commercial/Industrial Area
Mixed Use	Commercial Transition, Knellsville Business/Residential Area, and Knellsville Office/Residential Area
Streets and Highways	Streets and Highways
Transportation and Utilities	N/A
Governmental and Institutional	Town Hall
Park and Recreational	N/A
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">N/A</a>
<a href="#">General Agriculture</a> <del><a href="#">Farmland Protection</a></del>	N/A
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	Mixed Agricultural/Conservation Subdivision
Rural Residential (average density of one home per 5 to 34.9 acres)	N/A
Extractive	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Other Conservancy Lands to be Preserved	N/A
Surface Water	N/A
Map Modernization Floodplain: 2007 (Overlay)	N/A
Wisconsin Wetland Inventory: <a href="#">2010</a> <del><a href="#">2007</a></del> (Overlay)	N/A

Source: SEWRPC.

Table R-14

**COMPARISON OF PLAN CATEGORIES FOR THE OZAUKEE COUNTY 2035  
LAND USE PLAN MAP AND THE TOWN OF SAUKVILLE LAND USE PLAN MAP**

Ozaukee County Land Use Plan: 2035 (See Map 96)	Town of Saukville Land Use Plan: 2035 (See <a href="#">Updated</a> Map 124 <a href="#">from Amendment 2013-02</a> )
Suburban-Density Residential (average density of one home per 1 to 4.9 acres)	Rural Neighborhood Residential <del>and Other Single-Family/Two-Family Residential</del>
Medium-Density Urban Residential (average density of one home per 10,000 to 43,559 square feet)	<a href="#">Conservation Closed</a> Subdivision
High-Density Urban Residential (average density of less than 10,000 square feet per home)	N/A
General Commercial	Commercial
Industrial	Industrial
Business/Industrial Park	N/A
Mixed Use	N/A
Streets and Highways	Streets and Highways
Transportation and Utilities	Communication, Utilities, and Other Transportation
Governmental and Institutional	Governmental and Institutional
Park and Recreational	Private or Public Park/Open Space Outside Environmental Corridors
Traditional Neighborhood Development (Overlay)	N/A
<a href="#">Farmland Preservation</a>	<a href="#">N/A</a>
<a href="#">General Agriculture</a> <del>Farmland Protection</del>	Agricultural <sup>a</sup>
Mixed Agricultural/Conservation Subdivision (minimum of 3.5 acres per dwelling unit)	N/A
Rural Residential (average density of one home per 5 to 34.9 acres)	Countryside Estate Residential; <a href="#">Mixed Agriculture/Countryside Estate Residential</a>
Extractive	<a href="#">Extractive</a> <del>Agricultural and Private or Public Park/Open Space Outside Environmental Corridors</del>
Primary Environmental Corridor	Primary Environmental Corridor and Private or Public Park/Open Space Within Environmental Corridors
Secondary Environmental Corridor	Secondary Environmental Corridor and Private or Public Park/Open Space Within Environmental Corridors
Isolated Natural Resource Area	Isolated Natural Resource Area and Private or Public Park/Open Space Within Environmental Corridors
Other Conservancy Lands to be Preserved	Wetlands Outside Environmental Corridors, and Woodlands Outside Environmental Corridors
Surface Water	Surface Water
Map Modernization Floodplain: 2007 (Overlay)	Map Modernization Floodplain: 2007 (Overlay)
Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)	Wisconsin Wetland Inventory: <del>2010</del> 2007 (Overlay)

<sup>a</sup>[\*Although not designated on the Town's planned land use map as amended in December 2011, the Town land use element includes an "Agricultural" land use plan designation that could be added to the map by the Town Board through a subsequent amendment to the Town comprehensive plan.\*](#)

Source: [Ozaukee County and SEWRPC](#).