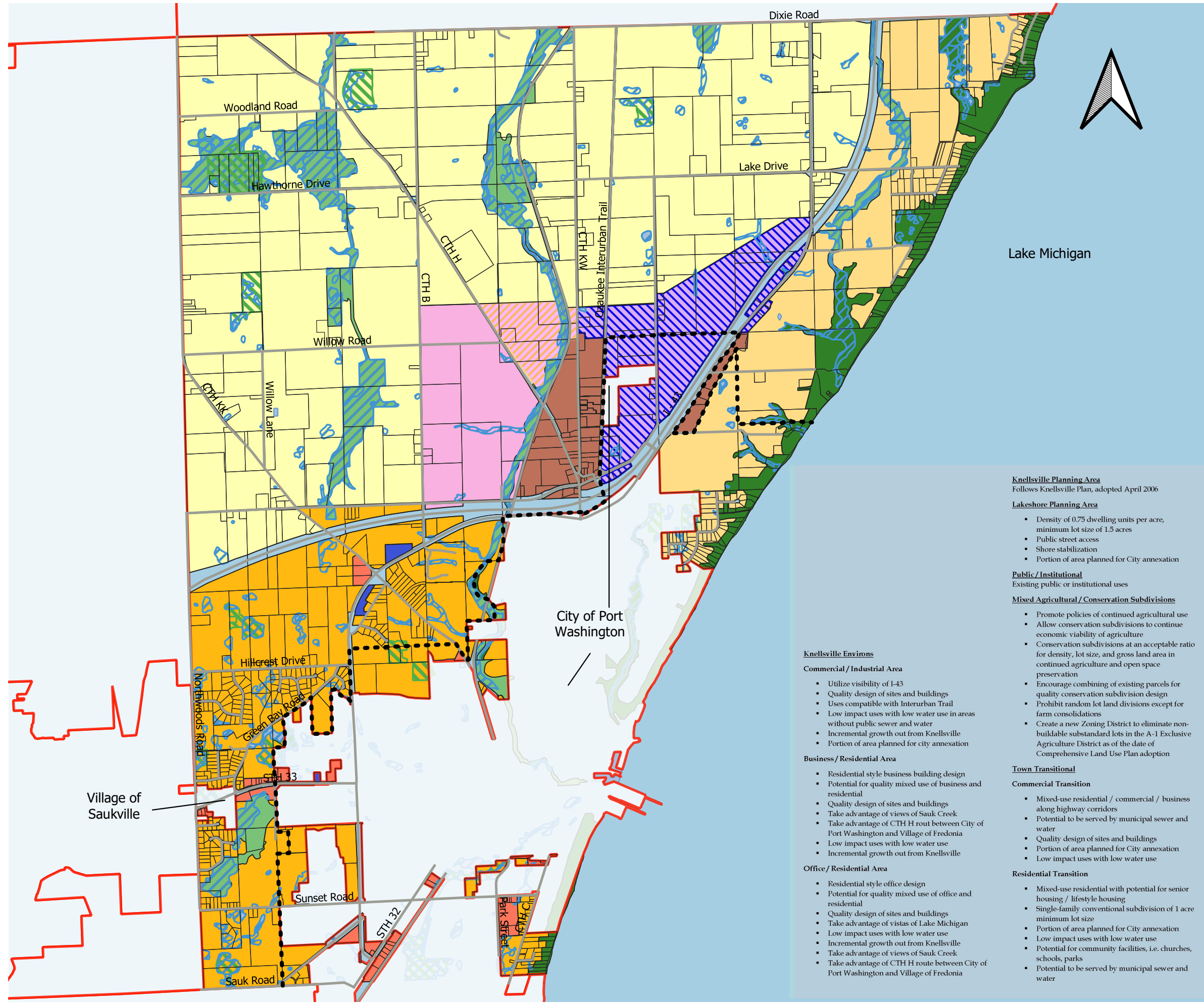


Map 9
 2040 Land Use Plan
 Town of Port Washington



Legend

- Municipal Boundaries
- Boundary Agreement
- Land Use Designations**
- Mixed Agriculture / Conservation Subdivision
- Lakeshore Planning Area
- Residential Transition
- Commercial Transition
- Knellsville Environs: Commercial / Industrial Area
- Knellsville Environs: Business / Residential Area
- Knellsville Environs: Office / Residential Area
- Public / Institutional
- Knellsville Planning Area
- Environmental Features**
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water
- Wetlands

Knellsville Planning Area
 Follows Knellsville Plan, adopted April 2006

Lakeshore Planning Area

- Density of 0.75 dwelling units per acre, minimum lot size of 1.5 acres
- Public street access
- Shore stabilization
- Portion of area planned for City annexation

Public / Institutional
 Existing public or institutional uses

Mixed Agricultural / Conservation Subdivisions

- Promote policies of continued agricultural use
- Allow conservation subdivisions to continue economic viability of agriculture
- Conservation subdivisions at an acceptable ratio for density, lot size, and gross land area in continued agriculture and open space preservation
- Encourage combining of existing parcels for quality conservation subdivision design
- Prohibit random lot land divisions except for farm consolidations
- Create a new Zoning District to eliminate non-buildable substandard lots in the A-1 Exclusive Agriculture District as of the date of Comprehensive Land Use Plan adoption

Knellsville Environs

Commercial / Industrial Area

- Utilize visibility of I-43
- Quality design of sites and buildings
- Uses compatible with Interurban Trail
- Low impact uses with low water use in areas without public sewer and water
- Incremental growth out from Knellsville
- Portion of area planned for city annexation

Business / Residential Area

- Residential style business building design
- Potential for quality mixed use of business and residential
- Quality design of sites and buildings
- Take advantage of views of Sauk Creek
- Take advantage of CTH H route between City of Port Washington and Village of Fredonia
- Low impact uses with low water use
- Incremental growth out from Knellsville

Office / Residential Area

- Residential style office design
- Potential for quality mixed use of office and residential
- Quality design of sites and buildings
- Take advantage of vistas of Lake Michigan
- Low impact uses with low water use
- Incremental growth out from Knellsville
- Take advantage of views of Sauk Creek
- Take advantage of CTH H route between City of Port Washington and Village of Fredonia

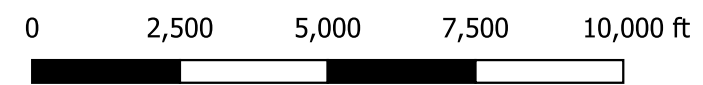
Town Transitional

Commercial Transition

- Mixed-use residential / commercial / business along highway corridors
- Potential to be served by municipal sewer and water
- Quality design of sites and buildings
- Portion of area planned for City annexation
- Low impact uses with low water use

Residential Transition

- Mixed-use residential with potential for senior housing / lifestyle housing
- Single-family conventional subdivision of 1 acre minimum lot size
- Portion of area planned for City annexation
- Low impact uses with low water use
- Potential for community facilities, i.e. churches, schools, parks
- Potential to be served by municipal sewer and water



Prepared 4/12/2021

Source: Ozaukee County, SEWRPC, Trilogy Consulting, LLC, Wisconsin State Cartographer's Office

