

## WELCOME TO THE OPEN HOUSE!

### INSTRUCTIONS

1. Please take a Post-It Note pad and pen.
2. Review each display panel and jot down your thoughts, reactions, or suggestions on the provided Post-It Notes.
3. Place your Post-It Note(s) on the edges of the display panel.
4. Complete this for each display panel.
5. **THANK YOU** in advance for your thoughts and participation!

*Look for  
questions in red  
on each panel!*

**Feel free to ask Cedar staff, Town staff, or Plan  
Commission members any questions!**

## What Did We Hear?

A Citizen Opinion Survey was conducted between 10/24/22 and 12/16/22. In general, residents felt:

- The Town values its small town / community feel.
- The Town's residents are friendly, caring, and neighborly.
- The community is safe and quiet.

### Identified Strengths (not in priority order):

- Rural
- Beautiful area
- Natural resources
- Small town/community feel
- Friendly /caring/neighborly
- Agriculture/farmland
- Location and proximity to amenities
- Quiet
- Safe
- Parks
- Low density

### Identified Improvements (not in priority order):

- Roads (fix and maintain)
- Paint lines on the road
- Broadband access
- Snow removal
- Communication
- Light pollution
- Trees overhanging the roads
- Better hours for recycling center
- Garbage collection

Over 85 comments were made in the final open-ended question which asked for any additional thoughts. Some of the most mentioned items include (not in priority order):

- ATV/UTV access on roads
- Stay rural
- Keep what we have
- People own their property, not the Town
- Ban solar and wind farms
- Limit development

The Plan Commission conducted an exploratory exercise on October 10, 2023, and identified the following strengths, weaknesses, opportunities, and threats (SWOT):

### Strengths

- Proximity to Milwaukee and amenities/shops/businesses
- Open space - Rural - Bog/Riveredge
- Access to nearby healthcare

### Weaknesses

- Broadband/Internet
- Lack of defined are for business
- Lack of a clear land use plan

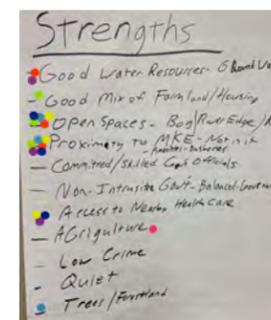
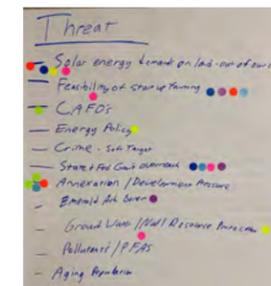
### Opportunities

- State and Federal grants - broadband - roads - facilities
- Managed business opportunities along major highway corridors
- Keep it rural
- Preserve natural resources

### Threats

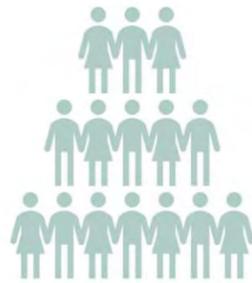
- Solar energy demand on the land - out of local control
- Feasibility of new start up farming operations - lack of succession for existing
- State and Federal government overreach
- Annexation/development pressure

Samples of SWOT Results



## Future Growth Projections & Community Vision

### Population Growth

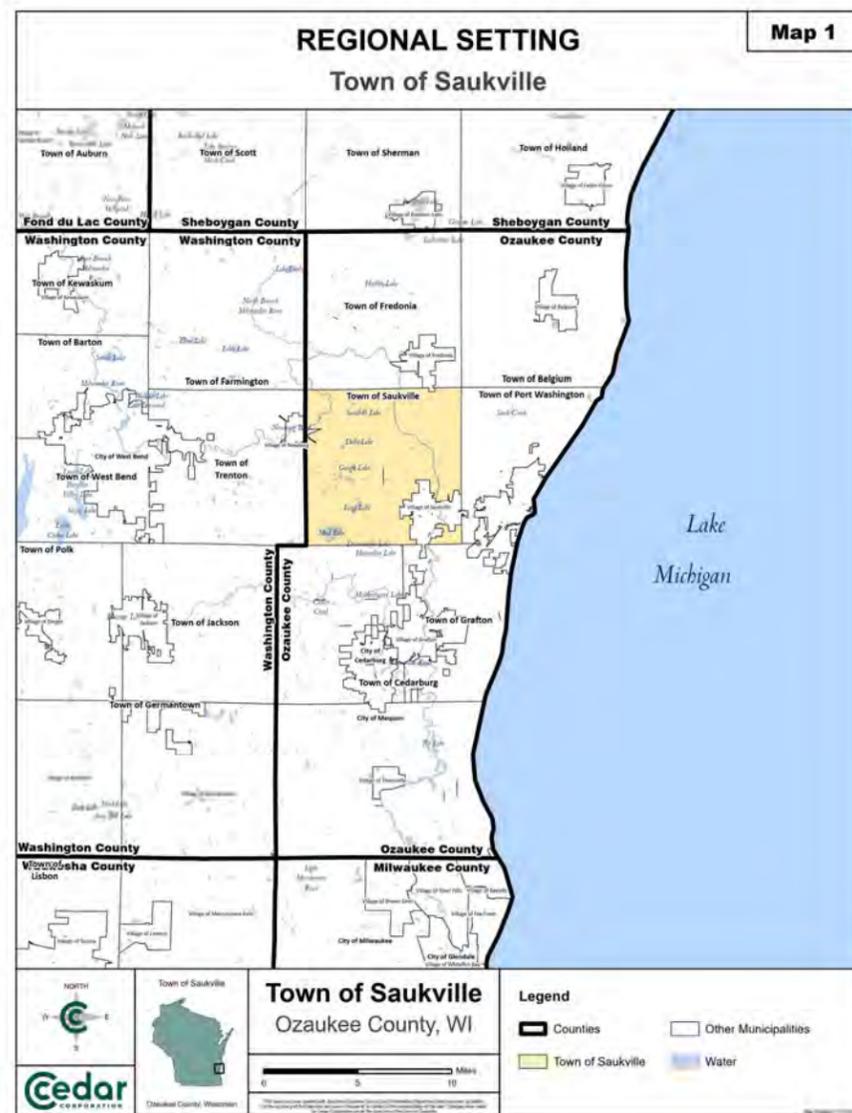


- 2023 Population = 1,755
- 2040 Population = 1,965
- Increase of 210 persons, or 12%
- 2021 Median Age = 46.7

### Housing Growth



- 2020 Total Households (units) = 757
- 2040 Projected Households (units) = 815
- Increase of 58 Households (units)
- 2021 Avg. Household Size = 2.72
- 2021 Avg. Family Size = 2.96



The Town of Saukville’s future growth will be affected greatly by its geography and the fact that three (3) incorporated communities (Villages of Saukville, Fredonia, and Newburg) lie adjacent to its borders. Incorporated communities can annex land from the Town unless a border agreement is reached between the communities.

### Draft Vision Statement for 2040 Comprehensive Plan:

*The Town of Saukville is a community that celebrates its location, rich history, and pristine beauty. We enjoy a high quality of living that is based on safe and quiet country living, family farms, and rural home sites. We are surrounded by woods, prairies, wetlands, and parks, yet have amenities in close proximity to the Town. Our vision is to preserve and enhance these advantages for ourselves and especially for those who are to come.*

***Do you concur with this overall vision for the future?***



## Agricultural Resources

### What Did We Hear?

The Citizen Opinion Survey showed great support for the protection of agricultural lands and their associated uses.

- The majority of respondents (80.6%) strongly agree or agree that the Town should continue to be aggressive in protecting agricultural uses by limiting non-agricultural related development in certain areas.
- 37.1% of respondents were in favor of allowing subdivisions but maintaining a 5-acre minimum lot size regardless of zoning.
- 26.6% of respondents wanted no more development.
- 17.1% of respondents were in favor of smaller lot sizes while still protecting the natural resources.
- 14.3% of respondents were in favor of allowing 1-acre to 2-acre minimum lot sizes.

*Do you agree with protecting farmland and agricultural uses within the Town?*

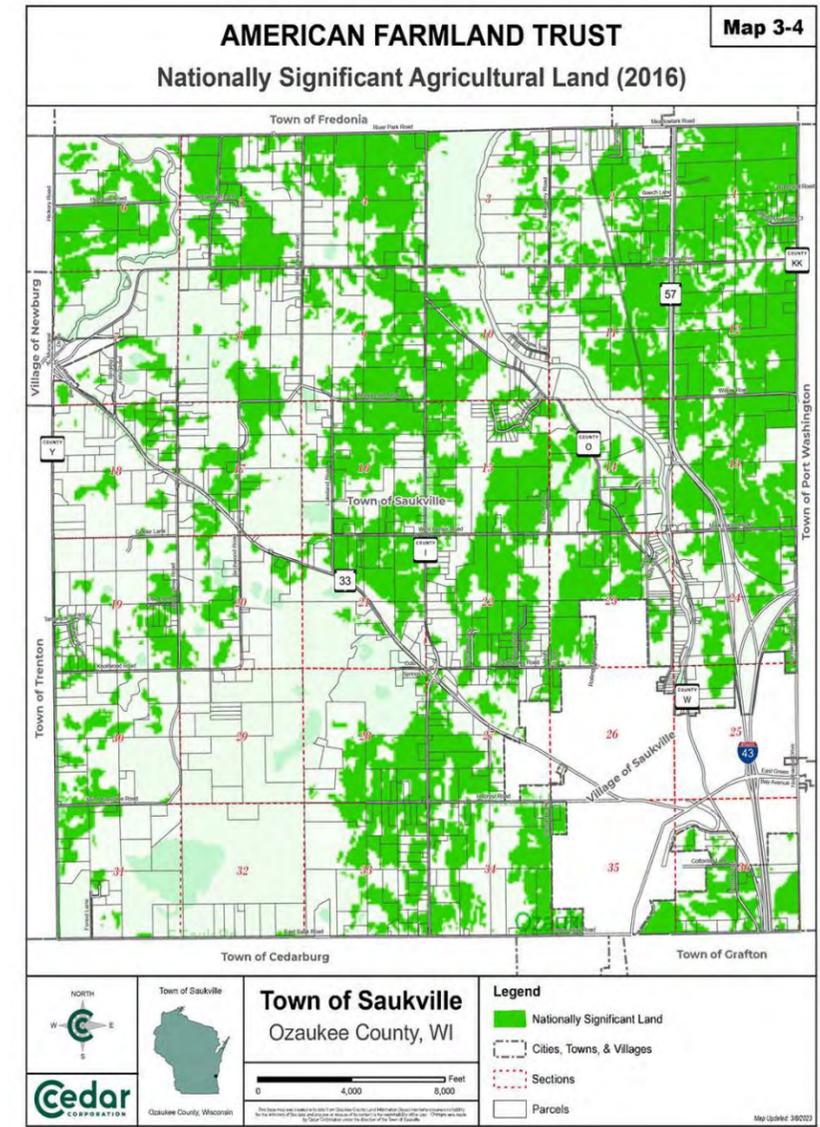


### Land Protection

**ANR Goal 1: Protect farms and farming and preserve sufficient amounts of agricultural land to ensure farming remains viable in the Town of Saukville for the next 20 years.**

The future of agriculture in a town within the next ring of expanding urban development is surely one of change and decision. Growth pressures from nearby urbanized areas will drive demands for new development within the Town of Saukville.

1. Protect the most productive agricultural lands.
2. Preserve the economic viability of agriculture
3. Retain existing agri-business to the extent possible.
4. Encourage agricultural activity on lands identified for agricultural use on the Future Land Use map.
5. Encourage the use of soil conservation and other Best Management Practices (BMPs) by farmers.
6. Identify larger scale farming operations and their land use needs.



*Do you feel that medium to large scale solar energy projects can co-exist with agricultural uses?*

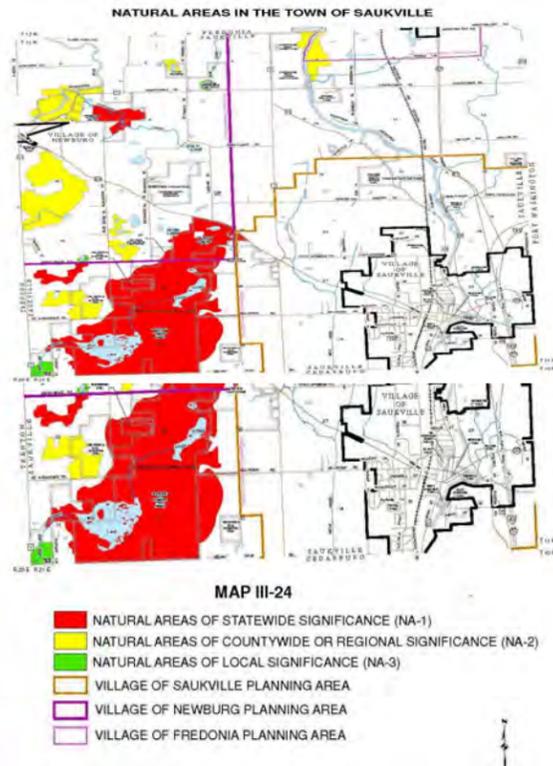


## Natural & Cultural Resources

### What Did We Hear?

The Citizen Opinion Survey showed great support for the protection of natural and cultural resources within the Town.

The majority of respondents (82.9%) strongly agree or agree that the Town should increase efforts to protect sensitive natural resource areas such as wetlands, floodplains, woodlands, stream corridors, and critical wildlife habitat.



**Did You Know?** The Town has over 2,100 acres of publicly owned recreation and open space lands - an average of 1.2 acres per person!

*Do you agree with increasing the level of protection for significant natural resource features within the Town?*

### Natural & Cultural Resource Conservation

**ANR Goal 2:** Preserve natural resources, critical species habitat sites, and critical aquatic sites.

**ANR Goal 5:** Support community design strategies that preserve and enhance the rural, small-town character and historical resources.

**ANR Goal 6:** Preserve archaeological resources that contribute to the heritage of the Town and promote cultural resource and heritage related tourism.

Existing wetlands, floodplains, woodlands, stream corridors, and critical wildlife habitat lands provide a variety of ecosystem management functions, and value from a recreation standpoint. The Town will minimize the future impacts of development on these resources.

Historic, cultural, and archeological resources will be identified, protected, and integrated into the community as part of its social fabric.



### Water Quality Protection

**ANR Goal 3:** Protect and enhance surface and ground water quality in the Town of Saukville and protect floodplains and wetlands from incompatible land uses.

- Incorporate a lowland (floodplains, shorelands, and wetlands) conservancy zoning district into the Town Zoning Ordinance.
- Continue to administer and enforce the Town's Construction Site Erosion Control Ordinance
- Ensure applicable agricultural and non-agricultural runoff management standards required by Chapter NR 151 of the Wisconsin Administrative Code are enforced in the Town.
- Ensure Town residents and project applicants are aware of the Ozaukee County Code of Ordinances, which includes regulation of private onsite waste treatment systems (POWTS).
- Continue to monitor the PFAS situation and work with county, regional, and federal agencies to inform the public.



## Housing & Residential Development



### What Did We Hear?

The Citizen Opinion Survey had varied thoughts about the future needs for housing:

- 81.8% of respondents desired additional single-family detached (>1,300 sq. ft.) housing in the future.
- 31.2% indicated that 'small' (<1,300 sq. ft.) single-family residential uses should be added.
- 19.3% indicated a need for new senior living/senior housing
- 14.7% desired single-family attached housing (townhouse/condominiums).
- Approximately 10% were in favor of some duplex, tri-plex homes, tiny homes, or accessory dwelling units.



### Future Housing

**Housing Goal 1: Support a variety of housing options to attract and retain residents of all ages, physical needs, and income levels.**

The Town recognizes the need to promote housing affordability and equality.

**Housing Goal 2: Promote adequate housing choice for consumers and promote housing stock that protects Town property values and meets the housing preferences of Town residents.**

The Town desires to maintain a modest minimum home size in the zoning code to allow for more affordable housing. In addition, the plan call for managing new residential growth with a limit of no more than 5 new dwelling units annually in the areas identified for residential use on the future land use map.

**Goal 3: Retain an adequate amount of safe and decent housing for households of all incomes and sizes in the Town of Saukville.**

The Town will support efforts to maintain and rehabilitate the aging housing stock and will review current codes to ensure nuisance issues can be adequately addressed.



### Lot Sizes & Density

The Comprehensive Plan will promote a variety of residential lot sizes and development styles to better accommodate current and future housing needs.

As all dwelling units in the Town of Saukville are dependent on POTWS systems and private well water, the Town will continue its commitment to allowing for CSMs of no more than four (4) five-acre+ lots to be created every five years from the parent parcel.



### Aging In Place

The Town will support efforts for the "aging in place" concept to ensure that a diverse set of housing types are built in the future and that its existing housing stock is well-maintained, energy-efficient, and can be modified to allow for a lower income older population. This may include approval of PUDs that have a percentage of their homes that include "aging in place" characteristics.



**Did you know?**  
49% of American households contain at least two adult generations. Seniors living with adult children increased 40% in the last decade.

**Staying Home**  
90% of seniors want to stay home while aging. 85% prefer in-home assistance over Assisted living.

**Accident Prevention**  
Reduce home hazards by 4X:  
 ✓ Remove clutter & throw rugs  
 ✓ Install grab bars around tub, shower & toilet  
 ✓ Non-slip surfaces in bathroom  
 ✓ Add railings on both sides of stairways  
 ✓ Improve lighting

**Fall Injury Risks**  
Over 95% of hip fractures are caused by falls in the home. People 75 and older are 5X more likely to be admitted to a long-term care facility.

**Technology**  
More than 500 million home monitoring devices will be installed by 2018. 78 percent of boomers and 52 percent of seniors are online.

**Personal Assistance**  
One third of Americans over 75 need daily help. 37% of family caregivers leave careers to care for an elder loved one full time.

**Tele-Health Technology**  
Can provide an instant link to a senior at home. Remote monitoring & dispensing of medication enables specialty care in real time.

90% of seniors want to stay in their home as they age. 85% prefer in-home assistance over Assisted living.

Source: www.answersforelders.com

**Do you agree that new residential development only be allowed on individual Certified Survey Map (CSM) lots (no more than four five-acre+ lots created from the parent parcel every five years)?**

## Transportation & Mobility

### Local Road Improvements

Maintaining the Town's road network takes a major portion of the Annual Budget and will be planned for carefully over the next twenty years. An updated 5-year Capital Improvement Program based on road conditions and urbanization needs will be used to guide decisions on improvements. Grant funding will be sought wherever possible and feasible. Planned improvements for the next five years include:

- 2024: Cedar Sauk Rd (Northwood Dr. to CTH I)
- 2026: River Park Rd (St. Finbars to east 2000')
- 2027: Center Road (Lakeland to CTH I)
- 2028: Deerfield Rd
- 2028: Design of Forest Lane and Forest Ct. (construction scheduled for 2029).

### Special Needs

**Transportation Goal 2: Provide an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent persons, persons with disabilities, and the elderly where financially feasible.**

- Work with Ozaukee County to ensure efficient and cost-effective public transportation options are available to all Town residents, including persons with disabilities and elderly residents.



### Link Land Use & Transportation

**Transportation Goal 3: Maintain a street and highway system that efficiently serves the anticipated land use development pattern set forth on Future Land Use Map, where financially feasible.**

- Promote efficient and safe vehicular travel in the Town.
- Encourage new transportation patterns that relieve congestion and reduce fuel consumption, air pollution, noise pollution, and the need for expansion of roads, thereby maintaining the rural character of Ozaukee County.

### Bicycles & Pedestrians

**Transportation Goal 1: Improve bicycle and pedestrian transportation infrastructure and land use design to support a range of transportation choices for all citizens where financially feasible.**

- Encourage the implementation of multimodal transportation options when renovating existing transportation infrastructure where practical and financially feasible.
- Design and operate Town streets and highways to provide safe access for all users, including bicyclists and pedestrians where practical and financially feasible.
- Review and consider revising, if necessary, the Town Zoning Ordinance to require bicycle parking at jobsites and at retail, service, and institutional centers.
- Utilize State and Federal road improvement grants to improve Town infrastructure, as well as adding bicycle and pedestrian facilities where applicable.

### Electric Vehicles

With the growth of Electric Vehicles (EVs), the Town will begin to plan for and encourage the installation of public electric vehicle charging stations (EVCS) at appropriate new businesses, institutions, and multi-family residences. The Town will amend its current zoning ordinance to add provisions regarding the siting of such facilities on properties using appropriate setbacks and design considerations.

### Access & Commerce

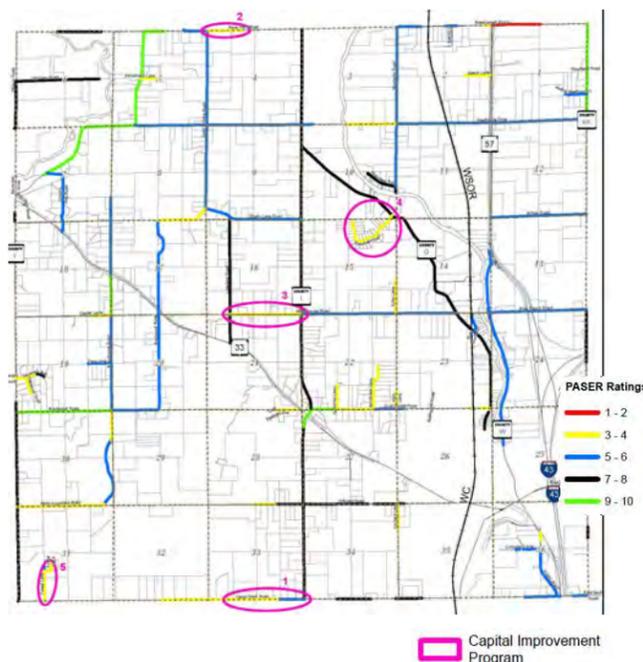
**Transportation Goal 4: Promote region-, nation-, and world-wide transportation access to the Town for passengers and freight.**

- Where financially feasible. Effectively and safely move people and goods into and through the Town to promote a strong local economy.
- Promote interregional public transportation facilities and services available to Town residents.

### ATVs & UTVs

The Town recently passed an ordinance which allows for ATV and UTV use on Town roads. At this time Ozaukee County does not allow for their use on County roads.

### 2019 PASER Ratings and Future Road Projects



***Are you satisfied with the quality of the Town's road infrastructure and planned maintenance?***



## Community Facilities & Utilities

### Improve Services

**CF Goal 1: Provide public services that meet the needs of Town residents and maintain and enhance the existing level of public services in the Town where financially feasible.**

- Support efforts to expand broadband service to the entire Town where financially feasible.
- Consider exploring the use and potential purchase of a trash compactor to reduce the Town’s solid waste hauling costs.
- Continue to maintain and make improvements to the Town Hall where financially feasible.
- Pursue financing strategies such as special assessments, grants, Tax Increment Financing, low interest loans, etc. to implement eligible public facility projects.



### Collaborate with Neighbors

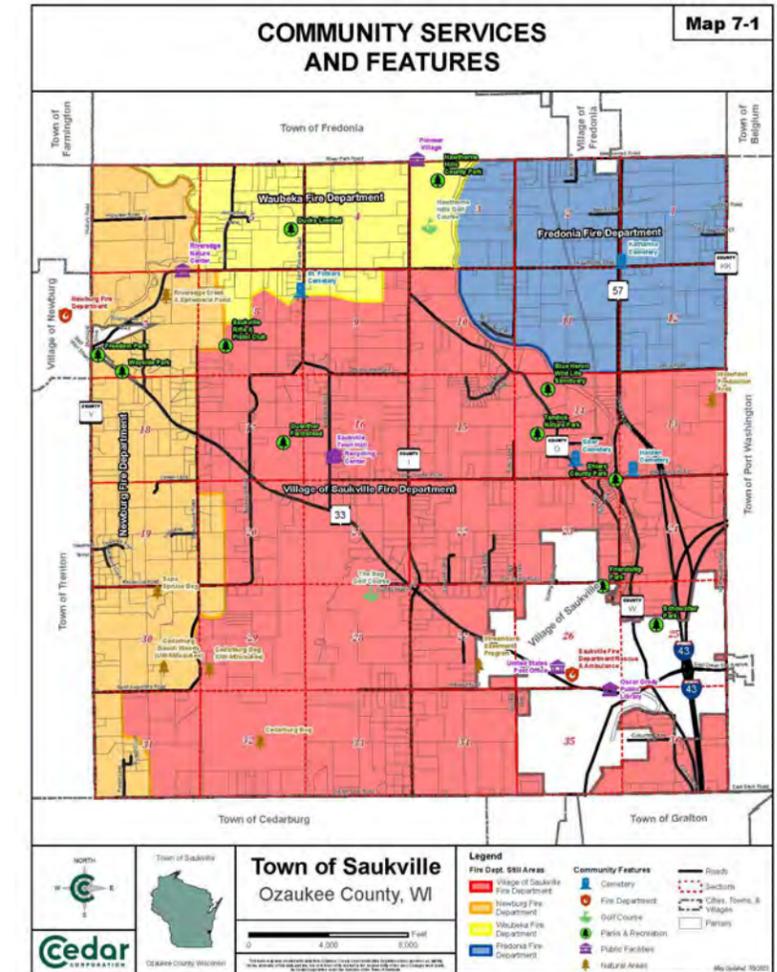
**CF Goal 2: Encourage intergovernmental cooperation.**

- Study the use of a boundary agreement with the Village of Saukville to provide public wastewater treatment and water supply services to areas of potential urban development.
- Conduct water supply studies to help ensure an adequate supply of safe water.
- Consider methods to encourage the testing of individual / private wells..
- Support the implementation of stormwater management standards recommended in the regional water quality management plan update (RWQMP).
- Continue the formal agreement with the Ozaukee County Sheriff’s Department to provide police protection services.
- Consider signing an agreement with the Ozaukee County Sheriff’s Department for emergency dispatch services.

### Meet Resident Needs

**CF Goal 3: Ensure the public services offered in the Town meet the needs of Town residents.**

- Encourage urban density and compact development patterns in existing urban service areas.
- Review and revise, if necessary, the Zoning Ordinance to ensure it is consistent with the location of energy generation, communication, and utility land uses on the Future Land Use Map.
- Utilize GIS to map out all Town infrastructure and to keep up with zoning to better maintain Town assets.
- Continue to maintain and regularly update the Town website.
- Work with the County and broadband internet providers to establish service to anchor institutions with minimum speeds of 25Mbps download and 3Mbps upload (25/3 Mbps).
- Seek the expansion of broadband internet services and 5G cell service across the entire Town where financially feasible.



***Do you see any additional facility/service needs over the next 5-10 years?***

## Economic Development

**What Did We Hear?** For development along the I-43, STH 33, and STH 57 corridors, majority (57.4%) of respondents indicated support for local businesses. The next top three choices were as follows: professional offices (40.7%), recreational uses (36.7%), and highway-oriented commercial (36.3%).

### Support Agriculture

**ED Goal 1: Identify the Town's productive farmlands and support their preservation and management as an important economic resource.**

- Identify sustainable lands to be retained in long-term agricultural use and develop methods to protect and preserve these areas.
- Develop methods to retain and encourage agriculture as a viable part of the economy and preserve farming operations for the future.
- The Town should proactively plan for long-term agricultural uses.

**ED Goal 4: Promote continued agricultural uses and provide sites for complementary and supporting businesses in the Town.**

- Assist in promoting and attracting agricultural services and related businesses, as well as promoting tourism and agrotourism to help keep agricultural production a viable business.



### Support the Workforce

**ED Goal 2: Promote an adequate supply of workers to meet the employment needs of businesses located in the region through the plan design year.**

- Encourage Ozaukee County to study altering or expanding various service components of the Ozaukee County Express Bus System and Ozaukee County Shared-Ride Taxi System.
- Consider working with other entities and agencies to develop a plan to provide broadband access to Town businesses and residents.
- Encourage cooperation between schools and the business community to develop educational programs that provide the Town's labor force with skills to meet the employment needs of the region.

*Should agricultural related businesses and Agri-tourism be allowed within agricultural planned areas?*

### Expand Businesses

**ED Goal 3: Encourage business and industries desired by the Town of Saukville to meet the job demand projected by 2030.**

- Promote and accommodate tourism. Participate in area-wide promotion efforts.
- Support the retention and expansion of existing businesses.
- Re-use or remodel existing structures to accommodate unique commercial uses.
- Provide limited areas for commercial development directed toward adequate public facilities and services.

*Where do you think new commercial development should be allowed, if any?*

## Parks & Trails

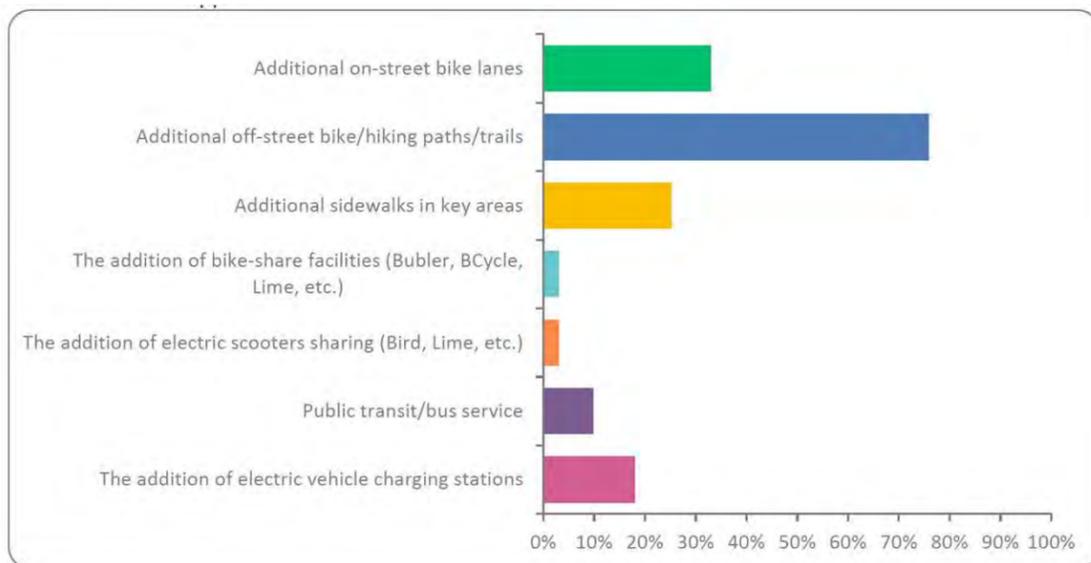
### What Did We Hear about Parks?

The Citizen Opinion Survey asked how satisfied residents were with the number and quality of parks located in the Town of Saukville. An overwhelming 88.5% of respondents were satisfied with the parks available within the Town. Several comments were received that additional, larger parks with playground equipment, etc. were desired, as was an off-leash dog park.

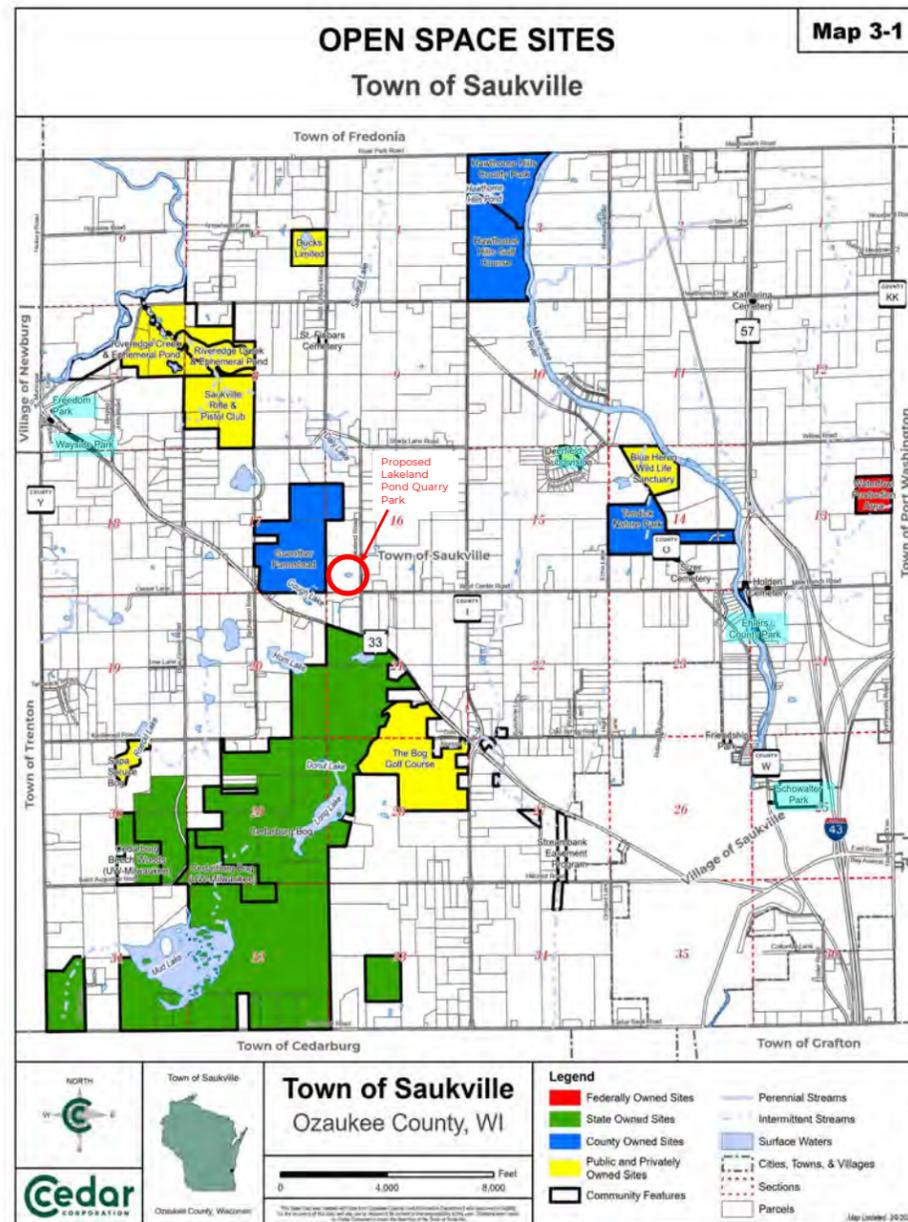
### What Did We Hear about Trails?

The Citizen Opinion Survey also gauged resident's feelings on the need for recreational trails as part of assessing the need for alternative transportation. There was strong support, and a preference, for the addition of off-street biking/hiking paths and trails, and less support (but still a need) for on-street bike lanes and new sidewalks in key areas.

The Town of Saukville should support.....



**Did You Know?** The Town has over 2,100 acres of publicly owned recreation and open space lands - an average of 1.2 acres per person!



### Parks & Trails Goal

**Parks/Trails Goal 4: Support the existing system of parks, trails, and open space within the Town of Saukville.**

### Parks & Trails Recommendations

1. Consider future recreational needs, including trails, during the Town land division review process and support the parkland that already exists in the Town.
2. Consider requiring land to be dedicated for parks, a fee-in-lieu of dedication for parks when land is divided for development.
3. Encourage the protection of high-quality open space lands through public and non-governmental organization (NGO) fee simple purchase and conservation easements.
4. Consider working with Ozaukee County on the potential park development of the Payne and Dolan property.

## Intergovernmental Cooperation



### Shared Services

**IG Goal 1: Encourage shared services and facilities between the Town and other units and levels of government.**

- The Town will cooperatively work with various entities to accomplish the following during the 20-year plan timeframe:
  - Implement recommendations from the SEWRPC regional water supply plan.
  - Encourage Ozaukee County to explore regional partnership options for recycling programs and facilities.
  - Cooperative police protection and emergency management service efforts. The Town is currently supporting the consolidation of the Grafton and Saukville Fire Departments.
  - Share equipment, as appropriate, for public works projects with other local governments.
  - Contract with Ozaukee County for construction and maintenance services for applicable Town roads.
  - Provide Town parcel data to Ozaukee County for use in technical applications.



### Boundary Conflicts

**IG Goal 2: Reduce land use planning, ordinance administration, and other boundary issue conflicts between the Town and other communities in Ozaukee County.**

Participate/work with :

- Adjacent local units of government in dialog about Comprehensive Planning, land use regulation issues, and boundary issues
- Ozaukee County ad-hoc committees and annual workshops with adjacent communities to discuss development projects and issues, such as shared services, boundary agreements, and/or development standards and patterns.
- The WDNR on the management of the Cedarburg Bog.
- Ozaukee County on the land use of the Hawthorne Hills Golf Course.
- The WDNR and Ozaukee County on maintaining existing access and exploring other access opportunities to the Milwaukee River.



### Information Sharing

**IG Goal 3: Promote a better understanding among all levels of government regarding the roles and responsibilities of each.**

- Work with:
  - SEWRPC and Ozaukee County on regional plans and issues affecting the Town.
  - Ozaukee County, SEWRPC, and WisDOT on transportation planning to promote interconnection between all transportation modes.
  - Ozaukee County to provide information on land use-related ordinances, sanitary and health ordinances, and the animal manure storage ordinance to the public.
  - Ozaukee County to develop local farmland protection tools, such as transfer of development rights (TDR), purchase of development rights (PDR), and exclusive agricultural zoning.
- Continue to utilize Town website as a tool to disseminate information regarding Town ordinances to residents and developers.
- Provide updates to Ozaukee County when land use boundaries are changed, or other significant amendments are made to the Comprehensive Plan land use plan map.
- Consider developing government related materials in alternative languages for agricultural workers in the community.



### School Districts

**IG Goal 4: Coordinate with school districts as they plan and locate school facilities, as appropriate.**

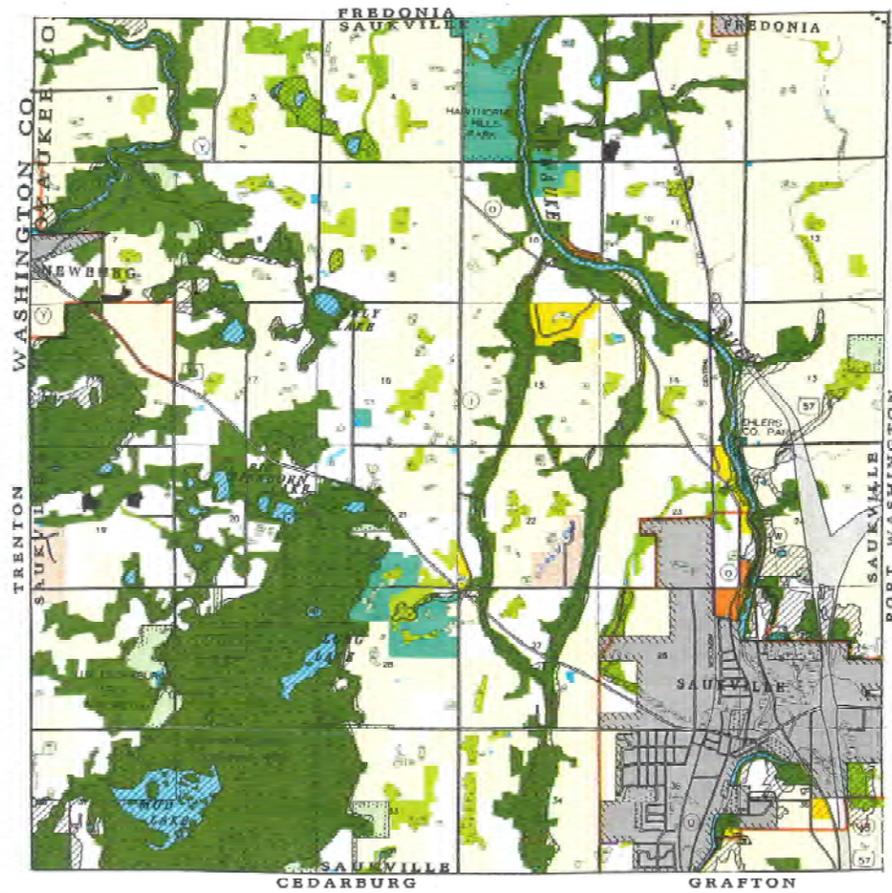
- Encourage school districts to consult with Town staff when initiating facilities planning or when planning locations of new schools or recreational facilities.
- Provide access to Town maps and data to assist school districts in facilities siting and planning.

***Are there other intergovernmental cooperation opportunities which would benefit the residents of the Town of Saukville?***



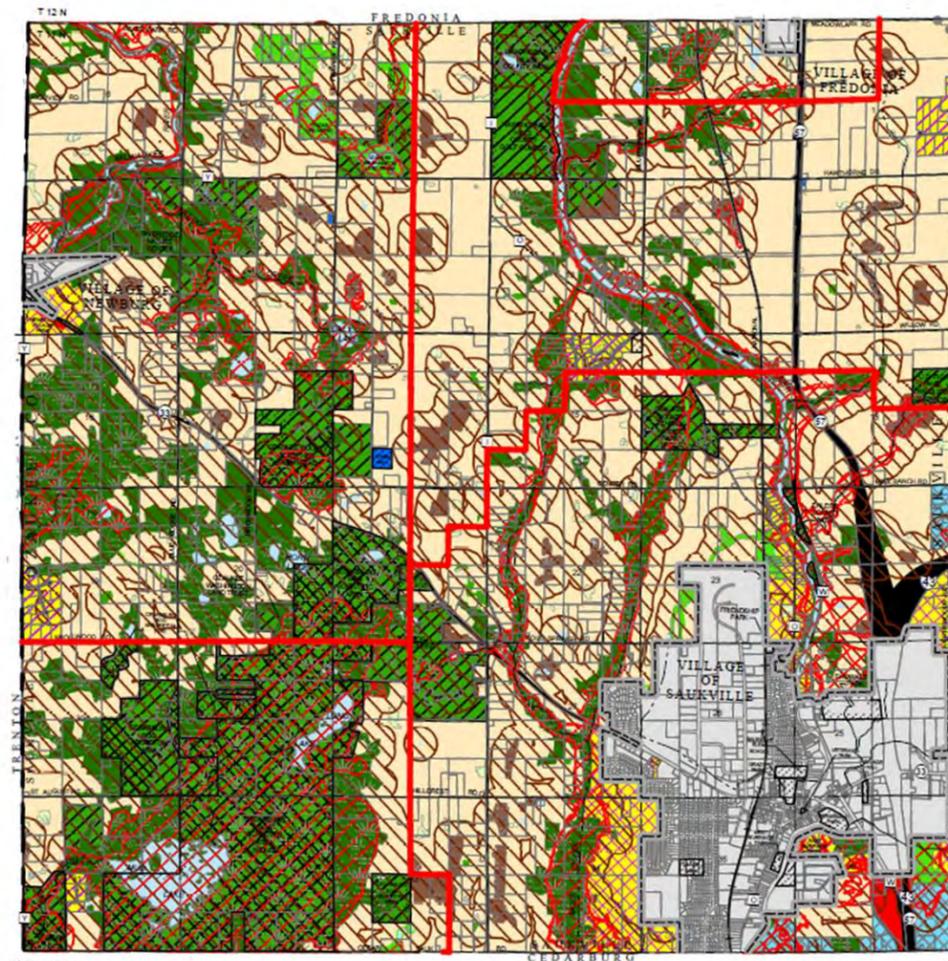
## Future Land Use – Historical & Current Maps

**2010 Future Land Use Map**



PRELIMINARY LAND USE PLAN FOR THE TOWN OF SAUKVILLE: 2010

**Current (2035) Future Land Use Map**



Source: Town of Saukville, Ozaukee County, and SEWRPC

**BOUNDARIES**

- STATE
- COUNTY
- TOWN AND RANGE
- CIVIL TOWNSHIP
- SECTION
- INCORPORATED CITY OR VILLAGE
- MAJOR PUBLIC LAND HOLDING
- MAJOR WATERSHED
- STATE PLANE COORDINATE SYSTEM

**TRANSPORTATION ROUTES**

- INTERSTATE HIGHWAY
- U. S. NUMBERED HIGHWAY
- STATE TRUNK HIGHWAY
- COUNTY TRUNK HIGHWAY
- MINOR PUBLIC ROAD
- RAILROAD
- AIRPORT RUNWAY (PAVED)
- AIRPORT RUNWAY (UNPAVED)

**WATER RELATED INFORMATION**

- RIVER AND SHORELINE
- INTERMITTENT STREAM OR WATERCOURSE
- WETLAND
- BREAKWATER

**LEGEND**

- SUBURBAN DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL (10,000 - 40,000 SQUARE FEET PER DWELLING)
- MEDIUM DENSITY RESIDENTIAL (0-1,500 - 20,000 SQUARE FEET PER DWELLING)
- EXTRACTIVE
- TRANSPORTATION, COMMUNICATIONS, AND UTILITIES
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- OTHER LAND TO BE PRESERVED
- SURFACE WATER
- PRIME AGRICULTURAL LANDS
- NON PRIME AGRICULTURAL AND OTHER RURAL LANDS
- FLOODPLAIN
- INCORPORATED AREA
- URBAN SERVICE AREA BOUNDARY

**GRAPHIC SCALE**

0 2000 4000 6000 FEET

- AGRICULTURAL
- COUNTRYSIDE ESTATE RESIDENTIAL
- RURAL NEIGHBORHOOD RESIDENTIAL
- CLOSED SUBDIVISION
- OTHER SINGLE - FAMILY/TWO - FAMILY RESIDENTIAL
- COMMERCIAL
- GOVERNMENTAL AND INSTITUTIONAL
- PRIVATE OR PUBLIC PARK / OPEN SPACE OUTSIDE ENVIRONMENTAL CORRIDORS
- PRIVATE OR PUBLIC PARK / OPEN SPACE WITHIN ENVIRONMENTAL CORRIDORS
- COMMUNICATIONS, UTILITIES, AND OTHER TRANSPORTATION
- STREETS AND HIGHWAYS
- WETLANDS OUTSIDE ENVIRONMENTAL CORRIDORS
- WOODLANDS OUTSIDE ENVIRONMENTAL CORRIDORS
- ISOLATED NATURAL RESOURCE AREA
- SECONDARY ENVIRONMENTAL CORRIDOR
- PRIMARY ENVIRONMENTAL CORRIDOR
- SURFACE WATER
- WISCONSIN WETLAND INVENTORY: 2007 (OVERLAY)
- MAP MODERNIZATION FLOODPLAIN: 2007 (OVERLAY)
- 500 FOOT BUFFER TO ENVIRONMENTALLY SENSITIVE LANDS
- VILLAGE PLANNING AREAS

**GRAPHIC SCALE**

0 2,500 5,000 FEET

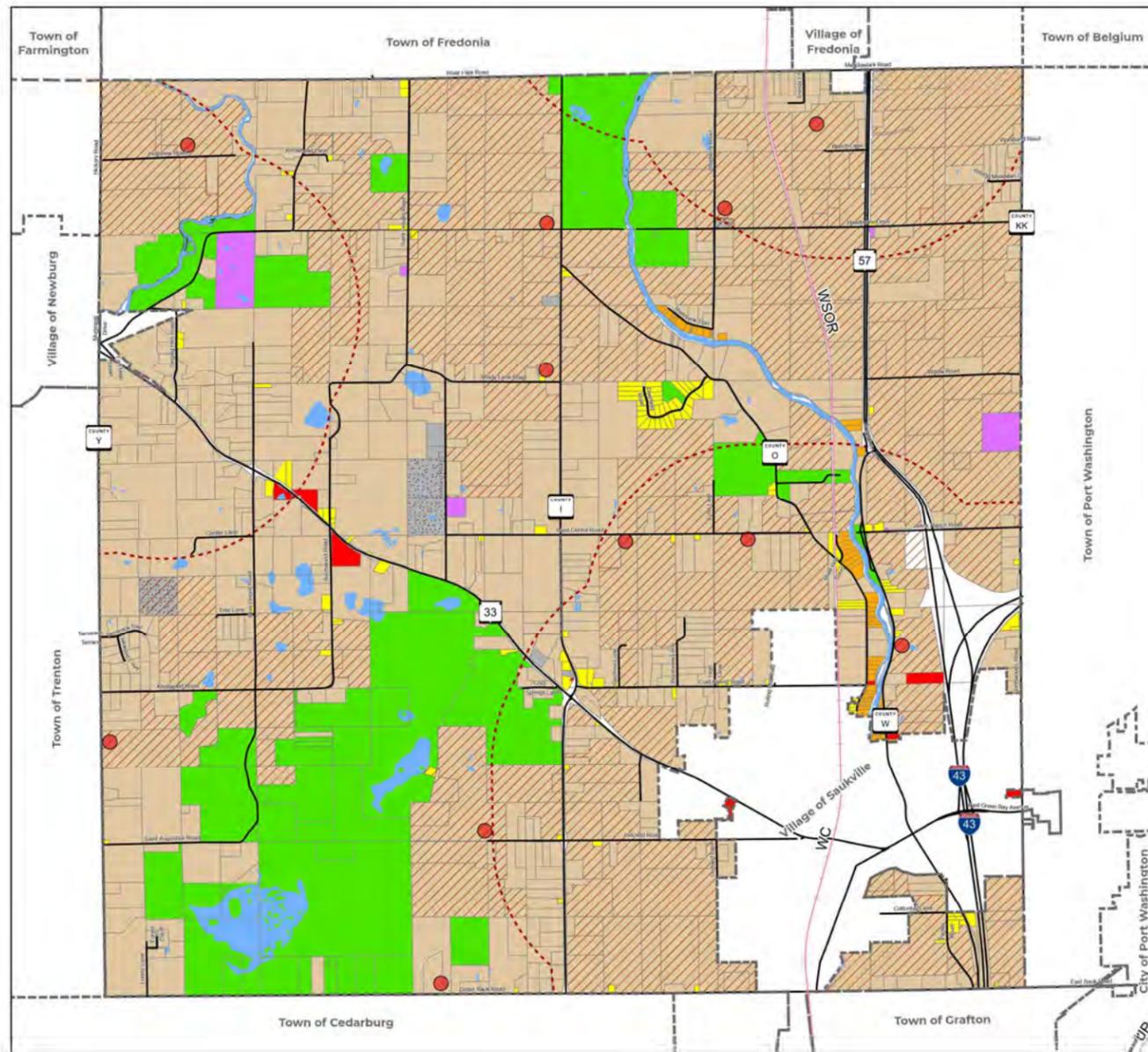
### What is a Future Land Use Map?

The primary function of the Future Land Use Map is to help guide future land use in a way that is compatible, desirable, and accepted by the local community. Opinions relative to land use, property rights, and community values are all important.

Local land use controls and policies are important. In fact, Wisconsin Law (Wis. Stats. 66.1001) clearly states that rezonings and land divisions must be “consistent with” a community’s Comprehensive Plan.



## Year 2040 PROPOSED Future Land Use Map – Option A



Map #

### Town of Saukville Ozaukee County

#### Future Land Use Option A

- Agricultural
- Business
- Extraction - Sand and Gravel
- Institutional
- Light Manufacturing
- Park and Recreation
- Residential - Single Family
- Residential - Waterfront
- Working Lands
- Farming Operation & Infrastructure Locations

#### Other Features

- Water
- Parcels
- Municipal Boundary
- Village Extraterritorial Area
- Railroads
- Roads



This base map was created with data from Ozaukee County who assumes no liability for the accuracy of the data and any use or misuse of its content is the responsibility of the user. Changes were made by Cedar Corporation under the direction of the Town of Saukville.  
Map Date: November 20, 2023. Map Updated: January 15, 2024.

### 2040 Future Land Use – Option A

Option A emphasizes the protection of both natural resources and critical agricultural lands.

The creation of a new “Working Lands” overlay helps to identify those properties associated with currently active farmsteads and crop production. These “Working Lands” would have the highest priority for protection against the conversion to other land uses during the planning period.

- Option A is most ‘consistent’ with the Town’s current Zoning Map.
- Option A’s agricultural designations include all five agricultural Zoning Districts.
- Option A continues to allow for 5-acre+ lots to be created via Certified Survey Map (CSM) in any agriculturally zoned district.
- A Comprehensive Plan Amendment would be required to remove the “Working Lands” designation prior to approval of CSMs.

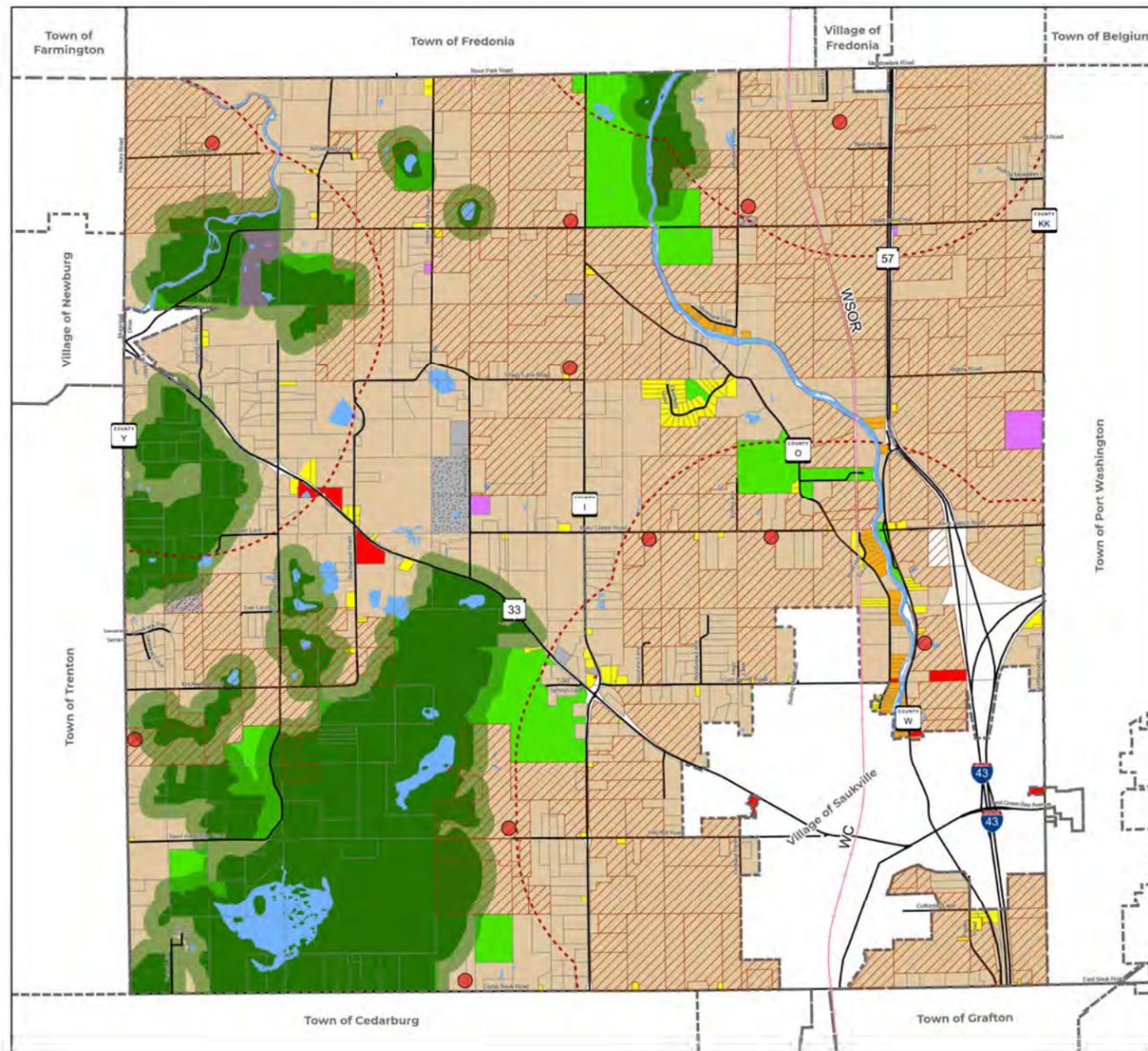
***Do you support Option A?***

***Do you support the concept of identifying “Working Lands” as described?***

***Do you support the use of larger minimum lot sizes (> 5 acres) within some portions of the Town (like Working Lands), or for the entire Town?***



## Year 2040 PROPOSED Future Land Use Map – Option B



Map #

**Town of Saukville**  
Ozaukee County

### Future Land Use Option B

- Agricultural
- Business
- Extraction - Sand and Gravel
- Institutional
- Light Manufacturing
- Park Preserve, and Recreation
- Residential - Single Family
- Residential - Waterfront
- Natural Area
- 500' Natural Area Buffer
- Working Lands
- Farming Operation & Infrastructure Locations

- Other Features**
- Water
  - Parcels
  - Municipal Boundary
  - Village Extraterritorial Area
  - Railroads
  - Roads

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 0 4,000 8,000 Feet

This base map was created with data from Ozaukee County who assumes no liability for the accuracy of this data and any use or misuse of its content is the responsibility of the user. Changes were made by Cedar Corporation under the direction of the Town of Saukville.  
Map Created: November 20, 2021 Map Modified: January 10, 2024

### 2040 Future Land Use – Option B

Option B also emphasizes the protection of both natural resources and critical agricultural lands:

- Option B calls for more land to be protected natural areas in the future.
- Option B encompasses more lands for Natural Resource Protection by including a 500-foot buffer to existing Natural Areas to further protect them from future intensive development.
- Option B includes the “Working Lands” designation. However, a Comprehensive Plan Amendment would be required to remove the “Working Lands” designation prior to approval of CSMs.
- Option B continues to allow for 5-acre+ lots to be created via Certified Survey Map (CSM) in any agriculturally zoned district.

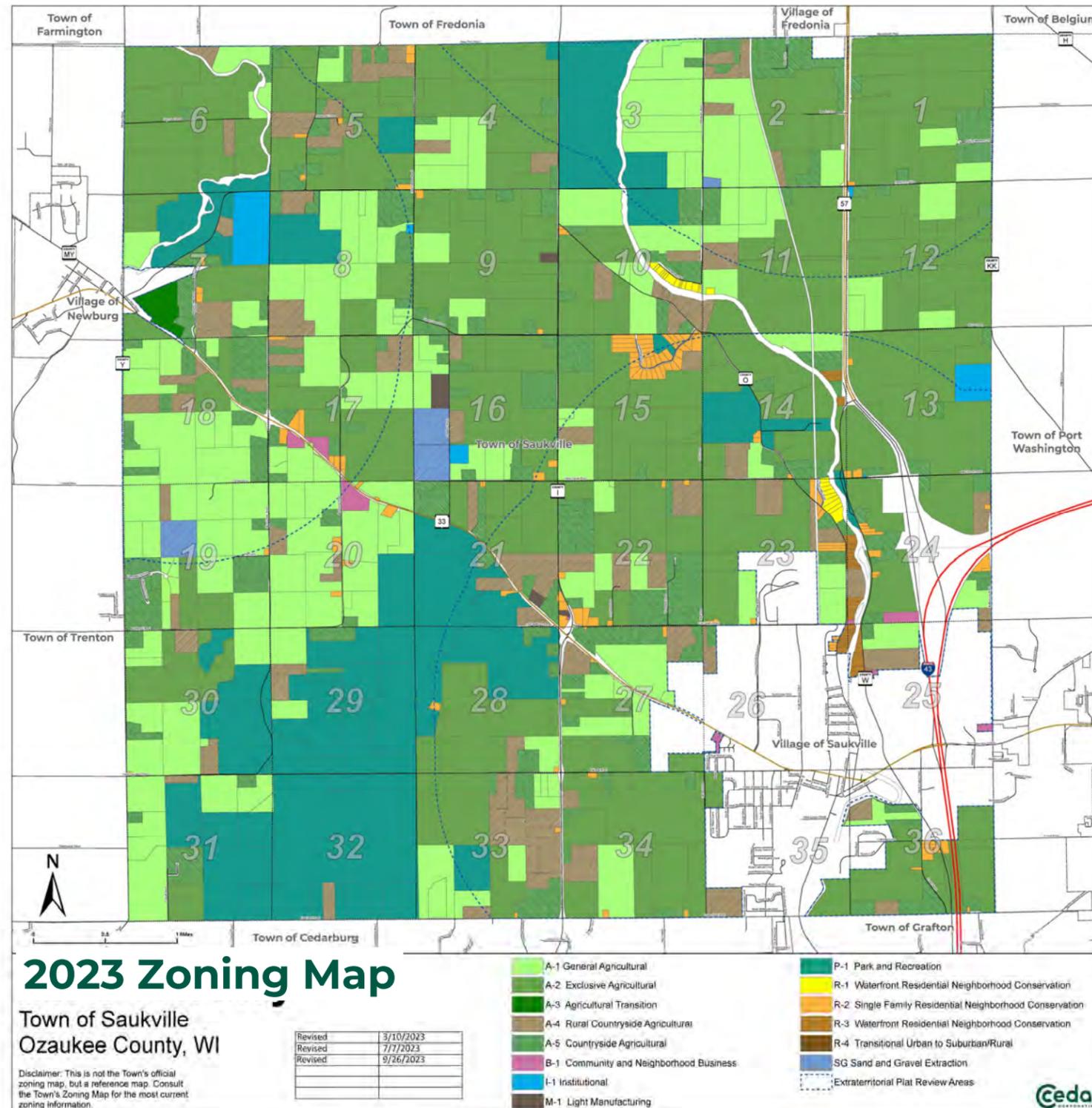
*Do you support Option B which includes the 500' Natural Area Buffer?*

*Do you support the concept of identifying “Working Lands” as described?*

*Do you support the use of larger minimum lot sizes (> 5 acres) within some portions of the Town (like Working Lands), or for the entire Town?*



## Existing Zoning Map (for reference only)



### Notes:

- Both 2040 Future Land Use Map Options (A & B) would continue to allow for 5-acre+ lots to be created via CSM in any agriculturally zoned district. However, if proposals for new development occur within the “Working Lands” designated areas on the Future Land Use Map, a comprehensive plan amendment would be required to remove this designation prior to CSM approval.
- Please remember that a maximum of four (4) 5-acre+ CSM lots can be created from the parent parcel every five years.