

A COMPREHENSIVE PLAN FOR THE CITY OF PORT WASHINGTON

Chapter VIII

LAND USE ELEMENT

INTRODUCTION

The land use element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (e) of the *Statutes* requires this element to compile goals, objectives, policies, programs, and maps to guide future development and redevelopment of public and private property. The *Statutes* also require an analysis of data and maps regarding existing land use, land use trends, and land use projections to develop land use goals, objectives, policies, and programs for the City of Port Washington including:

- Information regarding the amount, type, and intensity or density of existing land uses in the City
- Land use trends in the City
- Projected land use needs in five year increments to the plan design year 2035
- Maps showing existing and future land uses, productive agricultural soils, natural limitations to building site development, floodplains, wetlands, and other environmentally sensitive lands¹

In addition, 14 general comprehensive planning goals, which are related to each of the nine comprehensive plan elements, set forth in Section 16.965 of the *Statutes* must be addressed as part of the City comprehensive planning process.² The *Land Use Element*, and particularly the *Planned Land Use Map 2035*, relates to each of the other comprehensive plan elements, and therefore relates to all 14 State comprehensive planning goals. Goals that are most directly related to the *Land Use Element* include:

- Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.
- Providing and adequate supply of affordable housing for individuals of all income levels throughout each community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Balancing property rights with community interests and goals.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Part 1 of this Chapter includes an analysis of existing land use conditions and trends. Part 2 of this Chapter sets forth goals, objectives, policies, programs, and maps intended to guide the future development of public and private property in the City through the comprehensive plan design year of 2035. The *Land Use Element*, in

¹ Separate maps are not required by the *Statutes* for each of the items listed under this bullet. Multiple items may be combined on one or more maps, and some maps included in earlier chapters are referenced where appropriate.

² Chapter I includes all 14 of the comprehensive planning goals included in Section 16.965 of the *Statutes*.

particular the 2035 planned land use map, serves to support the goals and objectives set forth in other elements of the comprehensive plan, including the Agricultural, Natural, and Cultural Resources, Transportation, Housing, and Economic Development Elements. The *Planned Land Use Map 2035* also serves as a visual representation of the comprehensive plan.

PART 1: EXISTING LAND USE CONDITIONS AND TRENDS

Data regarding the amount, type, and intensity of land uses in the City in 2000 is set forth in Chapter IV of this report. Major development projects that occurred between 2000 and 2006 are also identified in Chapter IV. In addition, Chapter IV includes a map and description of development trends in Ozaukee County over the last 150 years.

In an effort to obtain the most current information available prior to developing the *Land Use Element*, the 2000 land use inventory was updated to 2007. The 2007 generalized land use inventory is presented in this section.

Existing Land Use Conditions

The existing land uses inventoried for the City in Chapter IV are based on the SEWRPC land use inventory conducted in 2000. The land use classification system used in the inventory includes 66 categories, which include specific land use types and varying intensities for applicable land uses such as residential. Land uses in 2000 are shown on Map IV-2 and quantitatively summarized in Table IV-1 in Chapter IV. Nonurban land uses encompassed about 46.6 percent of the City. Agricultural land uses were the predominant nonurban land use in the City, encompassing 911 acres, or 56.7 percent of nonurban land and 26.4 percent of the total land area. Urban land uses encompassed about 53.4 percent of the City in 2000. Residential was the predominant urban land use, encompassing about 854 acres, or 46.4 percent of urban land uses and 24.8 percent of the total land area. Single-family residential comprised about 83.9 percent of the residential land.

Recent major developments were also inventoried in Chapter IV. Residential development activity in Ozaukee County between 2000 and 2006 is shown on Map IV-3 and Table IV-2 in Chapter IV. There were 7 subdivisions platted or developed over this time period in the City, encompassing about 230.2 acres and 362 new parcels. In the County as a whole, there were 103 subdivisions platted or developed, encompassing about 3,750 acres and 2,507 new parcels. Other major development projects, including multi-family residential, commercial, industrial, and institutional projects, undertaken in the City and the County as a whole between 2000 and 2006 were also inventoried in Chapter IV. The 2000 SEWRPC land use inventory and the 2000 to 2006 major development inventory form the basis of the 2007 generalized land use inventory update prepared for the City as part of the comprehensive planning process. The 2007 generalized land use inventory is shown on Map VIII-1 and quantitatively summarized in Table VIII-1.

Significant urban development has occurred in the City between 2000 and 2007. Urban land uses increased by about 386 acres, or by about 21.0 percent, between 2000 and 2007. Residential land uses increased by about 237 acres, which is an increase of 27.8 percent. Single family residential accounted for 72.2 percent of the residential growth between 2000 and 2007, while multi-family residential accounted for 14.3 percent of the increase and two-family residential accounted for 13.5 percent of the increase.

Land Use Trends

Section 66.1001 of the *Statutes* requires an analysis of past land use trends in addition to the inventory of existing land uses. The analysis includes trends in land supply, land demand, land price, opportunities for redevelopment, and the identification of existing and potential land use conflicts.

Land Supply and Demand

Land use trends in Ozaukee County between 1980 and 2000 have been inventoried and are set forth for the County in Table VIII-2 and the City in Table VIII-3. Between 1980 and 2000, all urban land uses in the County with the exception of railroad right-of-ways experienced an increase in acreage. Residential land uses experienced an increase of 5,181 acres, which was the largest increase of all land use categories in the County.

Single-family residential accounted for 4,706 acres, or about 91 percent of the total residential land increase. The second largest urban land use increase was transportation. Transportation related land uses increased by 1,632 acres. Street and highway right-of-ways accounted for almost all of the increase in transportation land uses between 1980 and 2000. The third largest increase in urban land use was recreational land uses. Recreational land use increased by 656 acres. Industrial land use increased by 429 acres (fourth largest increase) and commercial land use increased by 381 acres (fifth largest increase).

Residential land use was also the largest urban land use increase the City between 1980 and 2000. The total residential land use increase was 164 acres. Single-family residential accounted for the largest portion of the total residential land use increase with 90 acres, or about 54.9 percent of the total increase. Two family residential land use increased by 20 acres and multi-family land use increased by 54 acres. Additional urban land uses that experienced an increase between 1980 and 2000 include transportation, commercial, and industrial.

Between 1980 and 2000, nonurban land uses in Ozaukee County decreased by 13,677 acres, or by about 11 percent, due to a decrease in agricultural land uses. Agricultural land use was the only nonurban land use to experience a decrease in acreage. All other nonurban land uses, including natural resource areas, quarries, and open lands, experienced an increase in acreage. The agricultural land use decrease was significant. Agricultural lands decreased by 17,959 acres, or by about 18 percent, between 1980 and 2000.

These trends show that there is a demand for additional land to accommodate urban land uses, especially for single family residential use and the transportation infrastructure that serves it, in the City and Ozaukee County as a whole. There is also a decreasing supply of land for agricultural use, primarily due to the expansion of relatively low-density single family residential developments outside the planned urban service areas of the County. This trend poses several challenges including the desire of City residents to preserve productive farmland and rural character and identifying an adequate amount of land to accommodate the projected increase of 1,912 additional households and 1,392 additional jobs expected in the City by 2035.

Land Price

Equalized value trends by real estate class in Ozaukee County in 2002 and 2006 are set forth in Table VIII-4. Information specific to the City is set forth in Table VIII-5. Residential properties experienced the greatest increase in equalized value in the County between 2002 and 2006, which was an increase of almost 40 percent. Commercial and industrial properties also experienced increases over the same time period. Commercial properties experienced a substantial increase of 28 percent and industrial properties experienced a moderate increase of 3 percent. Residential properties also experienced the greatest increase in equalized value in the City, which was an increase of 33.5 percent. Commercial properties experienced an increase of 24.8 percent in the City, and industrial properties experienced an increase of 13.6 percent.

The City experienced an overall increase in equalized value of 30.9 percent between 2002 and 2006 compared to 35 percent in Ozaukee County and 39 percent in the State as a whole.

Agricultural land, forest land, and other lands all experienced a decrease in value in the County between 2002 and 2006. The decrease in the total value of agricultural lands can be explained by the decrease in acreage in agricultural land. Although the equalized value of agricultural land has decreased, the sale price of agricultural land increased substantially in Ozaukee County between 2002 and 2006, and over the last three decades, as shown on Table III-9 in Chapter III. Between 2002 and 2005 the average agricultural land sale price increased from \$6,602 per acre to \$14,415 per acre. This dramatic increase in sale price parallels the decrease in agricultural land acreage and the increase in residential development outside of urban service areas the County experienced between 2000 and 2007.

Opportunities for Redevelopment and Smart Growth Areas

The greatest opportunities for redevelopment in the City exist where there is available land served by existing infrastructure. Areas identified for commercial and industrial redevelopment have been identified on Table XII-12 in Chapter XII, *Economic Development Element*. These are environmentally contaminated areas that are

served by existing infrastructure and identified by local officials as without a current economically viable use. These sites are eligible for a number of the various Brownfield grant programs inventoried in Chapter XII to offset site cleanup costs. Opportunities for commercial redevelopment and infill development can also be found in the older and underutilized commercial buildings and parcels located in and adjacent to the downtown. Several economic development programs that can help to facilitate downtown commercial district revitalization are inventoried and recommended for further study and implementation by the City in Chapter XII.

As shown on Table IX-16 in Chapter IX, the *Housing Element*, the condition of the existing housing stock in the City is generally in excellent shape; however, the opportunity for residential redevelopment still exists. One possible opportunity for residential redevelopment and infill development lies in mixed use and high density residential developments on underutilized parcels in and adjacent to the downtown area of the City. Another possibility for residential redevelopment is to rehabilitate the few residential structures identified in the City as being in unsound or poor condition, as identified in the Housing Element chapter. An opportunity also exists to increase the provision of affordable housing in the City through the maintenance of existing housing stock as opposed to redevelopment, due to the excellent condition of the existing housing stock. Many of the older neighborhoods and housing units within the City that might be targeted for residential redevelopment are still in good condition. The housing units in these areas are generally smaller in size and located on smaller lots than newer single family housing units. Smaller homes on smaller lots are typically more affordable than newer, larger homes outside the central areas of the City.

Smart Growth Areas, as defined by Section 16.965 of the *Wisconsin Statutes*, must be identified as part of the City comprehensive plan to meet the requirements of the comprehensive planning grant awarded to Ozaukee County by the Wisconsin Department of Administration for the Ozaukee County multi-jurisdictional comprehensive planning process, of which the City is a participant. Smart growth areas are defined by the *Statutes* as “an area that will enable development and redevelopment of land with existing infrastructure and municipal, State, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, State governmental, and utility costs.”

As set forth in the preceding paragraphs, the following “Smart Growth Areas” have been identified in the City:

- Environmentally contaminated sites identified as suitable for redevelopment
- Underutilized parcels in and adjacent to the downtown
- Aging commercial districts located on the City fringe
- Undeveloped land within planned urban service areas that is adjacent to existing development and does not encompass lands with significant environmental features or potential for long-term agricultural use³

The opportunities for redevelopment and smart growth areas envisioned under the City comprehensive plan are consistent with those identified under the Ozaukee County multi-jurisdictional comprehensive plan. The Smart Growth Areas identified under the County comprehensive plan include:

- Environmentally contaminated sites identified by local governments as suitable for redevelopment
- Underutilized parcels in and adjacent to traditional downtowns
- Aging commercial districts located on urban service area fringes
- Undeveloped land within planned urban service areas that is adjacent to existing development and does not encompass lands with significant environmental features or potential for long-term agricultural use⁴
- Hamlets

The opportunities for redevelopment and smart growth areas envisioned under the City comprehensive plan are also consistent with the land use design concepts developed under the regional land use plan, which was endorsed by the Common Council. The regional land use plan was designed to accommodate new urban development in

³ *Lands with significant environmental features are defined by the Natural Limitations to Building Site Development Map and Environmentally Sensitive Lands Map, which are discussed later in this Chapter. Land with potential for long-term agricultural use is identified on Map VII-2, LESA Analysis Map, in Chapter VII.*

planned urban service areas, including infill development and redevelopment where appropriate. The regional plan envisions that about 90 percent of residential growth would be accommodated in medium and high density ranges within planned urban service areas. Residential development at these densities facilitates the efficient provision of basic urban facilities and services. Compact development in urban service areas also moderates the amount of agricultural land that has to be converted to urban use to accommodate anticipated growth in population and households. The regional land use plan also designates additional land for commercial and industrial growth, and associated employment, within planned urban service areas.

Existing and Potential Land Use Conflicts

Land use conflicts between the City and other communities are most common in town areas directly adjacent to the City. Conflicts arise as towns allow or plan for residential development near the City borders at densities that are not cost efficient for the City to provide with urban services, at such time as the area might annexed. Conversely, conflicts may arise as the City reviews and denies proposed subdivisions within the extraterritorial plat review area, which prevents residential development in the town. The extraterritorial plat review areas of the City and other cities and villages located in Ozaukee County are shown on Map V-9 in Chapter V. Boundary agreements between the City and adjacent towns are one way to avoid such conflicts. Boundary agreements will be discussed in greater detail in Chapter XIII, *Intergovernmental Cooperation Element*.

Planning Areas

The potential for land use conflicts is greatest in the City where the City planning area overlaps with towns. In accordance with Section 62.23 of the Statutes, the City planning area can include areas outside of the corporate limits, including any unincorporated land outside of the City boundaries that, in the plan commission's judgment, relates to the development of the City.⁴ Potential land use conflicts can arise in these areas because they may be planned for in both the City comprehensive plan and a town comprehensive plan, with different or conflicting land uses recommended by each plan. Map VIII-2 shows the City Port Washington planning area and planning areas identified by each of the other cities and villages in Ozaukee County. City and village planning areas cannot overlap. Meetings were held during the multi-jurisdictional comprehensive planning process to resolve overlapping planning areas and delineate a final planning area for the each city and village in the County. An agreement between communities was arrived at in each instance. A joint planning area between the City and the Village of Saukville, as shown on Map VIII-2, was the result of one such agreement.

PART 2: LAND USE GOALS, OBJECTIVES, POLICIES, PROGRAMS, AND MAPS

This section sets forth land use goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve land use goals and objectives; and programs, which are projects or services intended to achieve land use policies, are also identified. Goals and objectives were developed using the land use data inventoried in Chapter IV and Part 1 of this Chapter, and the general planning issue statements and goals and objectives related to land use identified in Chapter VI. Sources of public input outlined in the City and Ozaukee County Public Participation Plans and existing City plans were also reviewed to identify land use issues to be addressed by the goals, objectives, policies, and programs set forth in this section.

Land Use Issues

Each of the comprehensive planning issue statements identified in Chapter VI, *Issues and Opportunities Element*, is related to the land use element. The *Land Use Element* also uses data and analysis from other comprehensive plan elements and public input to determine the amounts and types of development that are possible and desired within the City, and which natural resource features and productive agricultural lands need to be protected from future development. A land use issue statement has been developed for each of the other comprehensive planning elements to integrate the *Land Use Element* with the other elements of the comprehensive plan.

⁴ Land-use related city and village extraterritorial authorities are further defined and discussed in Appendix M.

The City Land Use Element is also integrated with the County comprehensive plan adopted by Ozaukee County as a result of the Ozaukee County multi-jurisdictional comprehensive planning process. This has chiefly been accomplished through the 2035 planned land use map for the County. The County planned land use map incorporates Port Washington's *Planned Land Use Map 2035*. The goals and objectives developed under the County comprehensive planning process have been addressed by the County planned land use map to the greatest extent possible, while incorporating the land uses and densities desired by the City.

Agricultural, Natural, and Cultural Resources Issue

City residents have placed a high priority on farmland preservation, environmental preservation, and the preservation of Ozaukee 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 Ozaukee County for each community participating in the County multi-jurisdictional comprehensive planning process to meet this requirement and to develop goals and objectives for farmland preservation in Chapter VII. Map VII-2 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 for long-term agricultural use. The *Planned Land Use Map 2035* reflects this objective.

Section 66.1001 of the *Statutes* requires that natural limitations to building site development in the City be identified and mapped. The City Citizen Advisory Committee has identified several natural resource features located in the City that limit building site development under the natural resources section of Chapter VII. These natural resources, shown on Maps VIII-3 and VIII-4, include: 100-year floodplains (flood fringe and floodways), hydric soils, Lake Michigan bluffs, surface water, wetlands, and high and very high potential groundwater recharge areas. The characteristics of these natural resource features are important to land use, transportation, and utilities and community facilities planning. These conditions affect the construction costs of urban development such as streets, highways, and utilities, and the location of waste treatment sites. One of the Natural Impediments to Urban Development Issue programs in Chapter VII is to incorporate the lands identified on Map VIII-3 into the *Planned Land Use Map 2035*.

Section 66.1001 of the *Statutes* requires that environmentally sensitive lands in the City be identified and mapped. The City Citizen Advisory Committee has identified several natural resource features located in the City as environmentally sensitive lands, shown on Maps VIII-5 and VIII-6, including: primary environmental corridors, secondary environmental corridors, isolated natural resource areas, natural areas, critical species habitat sites and critical aquatic habitat sites, 100-year floodplains (flood fringe and floodways), surface water, wetlands, woodlands. Preservation of these resources has also been identified by the Citizen Advisory Committee as vital to the character, bio-diversity, quality of life, and economy of the City. One of the Natural Impediments to Urban Development Issue programs is to incorporate the lands identified on Map VIII-5 into the *Planned Land Use Map 2035*.

Section 66.1001 of the *Statutes* also requires that floodplains and wetlands in the City be identified and mapped. Floodplains and wetlands have been identified and mapped on Map III-18 in Chapter III, and are included on the *Planned Land Use Map 2035* (Map VIII-7 on page 22a).

Park and open space sites and cultural resources were also identified in Chapter VII as enhancing the quality of life in the City by preserving rural and small town character, protecting natural resources, and by providing recreational, entertainment, and educational opportunities to City residents and those who visit the City. One of the Park and Open Space Preservation Issue programs in Chapter VII is to incorporate the recommendations of the *City Park and Open Space Plan* and *Ozaukee County Park and Open Space Plan* into the *Planned Land Use Map 2035*.

Housing Issue

Respondents to the countywide multi-jurisdictional comprehensive planning public opinion survey and SWOT analysis participants favored a variety of housing choices for Ozaukee County residents, especially the County's aging population and young families and those who work in the County but cannot afford to live in the County. In addition, Section 66.1001 of the *Statutes* requires the housing element of the comprehensive plan to promote the development of housing that provides a range of choices for all income levels, age groups, and special needs groups⁵ in the City and to promote the availability of land for the development or redevelopment of affordable housing in the City. Both of these requirements are addressed in the *Land Use Element*. The City planned land use map provides for a range of residential uses and densities to meet statutory requirements. Several housing element objectives and policies affect the *Planned Land Use Map 2035*. An objective under the Housing Supply Issue in Chapter IX requires the planned land use map to accommodate an additional 1,911 housing units by 2035. A program under the Housing Cost / Workforce Housing Issue encourages a full range of residential development the City, using flexible zoning districts such as the planned development overlay district and the central city mixed use district. The *Planned Land Use Map 2035* should include land use categories that allow for these various flexible zoning districts.

The Housing Preference Issue includes an objective to promote a variety of housing structures and types including single family, two-family, and multi-family units and a variety of ownership options including conventional home ownership, condominiums, and rental units. The Housing Distribution Issue includes a goal to promote a variety of housing structures and types across Ozaukee County and an objective to provide an adequate amount of single family, two-family, and multi-family housing units in each sewer service area in the County. The *Planned Land Use Map 2035* provides for land use categories to accommodate the Housing Preference Issue and Housing Distribution Issue goals and objectives identified under these issue statements.

Transportation Issue

Respondents to the countywide multi-jurisdictional comprehensive planning survey placed a high priority on the development of bike paths, pedestrian access to open space, and increased bus service and a low priority on widening and major improvements to existing roads. In addition, SWOT participants identified improved transportation choices and infrastructure as a positive opportunity for the future development of Ozaukee County.

These transportation priorities can be supported, at least in part, by land use development patterns that are conducive to the development of bike, pedestrian, and transit systems. Higher-density residential infill development, redevelopment, mixed use development, and new development in urban service areas adjacent to existing development can reduce the need for new roads to serve residential development and can be more efficiently served by public transportation, such as the Ozaukee County Express Bus System, and alternative transportation systems, such as bike and pedestrian trails. The *Planned Land Use Map 2035* reflects higher-density, compact development patterns.

The need to encourage land use planning to correspond with transportation corridors and to encourage land use policies that address "aging in place," such as compact development and development with access to public transportation, was also identified during public input sessions. The higher-density, compact, and mixed-use development shown on the *Planned Land Use Map 2035* would be consistent with the public input results.

Existing commercial and industrial development is generally located in the downtown and along major arterials as shown on Map VIII-1. This type of development pattern supports the use of alternative transportation, such as the Ozaukee County Express Bus System. This type of development pattern also increases accessibility of shopping and jobs to those in the City that may not drive or choose not to drive, such as the City's aging population, if the proper pedestrian facilities are installed such as sidewalks and bus shelters. The existing pattern of commercial

⁵ *Housing that is accessible to persons with disabilities and the elderly should be available throughout the County through the implementation of design practices such as Universal Design and Visitability, which are discussed in more detail in Chapter IX, Housing Element, of this report.*

and industrial development should be continued through the comprehensive plan design year 2035, as reflected on the *Planned Land Use Map 2035*.

Utilities and Community Facilities Issue

The boundaries of service areas of public utilities and community facilities are mapped in Chapter IV, *Inventory of Existing Land Uses, Transportation Facilities and Services, and Utilities and Community Facilities*. Specific utilities mapped include planned sewer service areas and areas served by sewer, public water utilities, stormwater management facilities, electric power lines and natural gas service, and wireless telecommunication facilities. Service area boundaries have also been mapped for police services, fire protection, and emergency medical services. Specific community facilities that have been mapped in Chapter IV include health care facilities, government and public institutional centers, public and private schools and school districts, cemeteries, child-care facilities, nursing homes, and assisted living facilities.

The cost of extending urban services to new development has been identified as a concern through public input gathered during the multi-jurisdictional comprehensive planning process. Compact residential development, including infill development, redevelopment, mixed use development, and new development adjacent to existing development, should be encouraged to decrease the cost of extending urban services such as sewer and water. Commercial and industrial uses should also be located in or adjacent to areas with urban services. This type of development pattern supports the land use development patterns envisioned under the agricultural, natural, and cultural resources issue; housing issue; transportation issue; and the regional land use plan. The *Planned Land Use Map 2035* reflects these recommendations.

Economic Development Issue

Section 66.1001 of the *Statutes* requires the economic development element of the comprehensive plan to designate an adequate number of sites to attract and retain desirable businesses and promote the use of environmentally contaminated sites for commercial or industrial uses. Both of these requirements should also be addressed through the *Land Use Element*. The *Planned Land Use Map 2035* should provide for adequate sites to attract and retain desirable businesses to the City and designate the environmentally contaminated sites identified for commercial or industrial use in commercial or industrial land use categories. In addition, the *Planned Land Use Map 2035* should accommodate the 8,886 jobs projected to be located in the City in the plan design year of 2035.

Several *Economic Development Element* goals, objectives, policies, and programs affect the *Planned Land Use Map 2035*. The goal under the Commercial and Industrial Sites Issue is to promote an adequate number of sites for business attraction, retention, and expansion in the City. Objectives under this goal include promoting an adequate amount of available and suitable land with infrastructure for these businesses in the City, promoting redevelopment of underutilized commercial and industrial land in the City, and to promote the use of 391 acres of land to support the projected 8,886 jobs to be located in the City by 2035;⁶ which is an increase of 120 acres in the area devoted to such uses in 2007.

The Commercial and Industrial Sites Issue also includes several policies and programs to support the goals and objectives listed above. Policies include the promotion of businesses in business/industrial parks, TIF Districts, the downtown area, and environmentally contaminated sites in the City. Additional policies include the development of new businesses or expansion of businesses in the areas with existing infrastructure or contiguous to areas with existing infrastructure, studying the use of boundary agreements to support business in areas identified as appropriate for commercial or industrial uses in the adjacent towns. Several programs support these policies by recommending the areas listed above for commercial and industrial use on the *Planned Land Use Map 2035* and the map also reflects these economic development goals, objectives, policies, and programs where possible.

⁶ *The acreage is based on the Recommended Regional Land Use Plan for Southeastern Wisconsin: 2035, which is documented in SEWRPC Planning Report Number 48, A Regional Land Use Plan for Southeastern Wisconsin: 2035, June 2006.*

Intergovernmental Cooperation Issue

Land use conflicts are most likely to occur in town areas adjacent to the City boundary. An open dialogue between the City and neighboring communities, and where possible joint land use planning, is a desired result of the City's participation in the Ozaukee County multi-jurisdictional comprehensive planning process. Agreements between participating cities and villages on the boundaries of planning areas and the joint comprehensive planning area identified by the City of Port Washington and the Village of Saukville are examples of intergovernmental cooperation that have resulted from the Ozaukee County multi-jurisdictional comprehensive planning process. The boundary agreement between the City and Town of Port Washington, which established a permanent boundary between the City and Town and provides for the extension of water and sewer services to the Town by the City, was the only boundary agreement in Ozaukee County as of 2007. It is hoped that the Ozaukee County multi-jurisdictional comprehensive planning process will provide the foundation for additional agreements in the future.

Land Use and Implementation Issue

The City *Land Use Element* is intended to accommodate projected growth in the City's population, number of households, and employment through the comprehensive plan design year 2035. The *Land Use Element* is also intended to guide this projected growth in a manner that protects the City's agricultural and natural resource base; that promotes efficient development patterns with low municipal government, State government, and utility costs; and addresses public input gathered during the comprehensive planning process, such as the desire to preserve the rural and small town character of Ozaukee County. Each of the comprehensive planning elements has been integrated into the *Land Use Element* through issue statements that identify how these elements will affect the desired development pattern of the City through 2035.

The *Planned Land Use Map 2035* (Map VIII-7) sets forth the desired development pattern for the City over the comprehensive planning period. The planned land use map is designed to accommodate projected population, household, and employment growth; the infrastructure and institutions required to serve residential, commercial, and industrial uses in the City, and the City's agricultural and natural resource base. The map has also been incorporated in the Ozaukee County planned land use map: 2035 through the County multi-jurisdictional comprehensive planning process.

The preparation of a land use map is critical to the implementation of the City comprehensive plan because the consistency requirement in Section 66.1001(3) of the comprehensive planning law states that any local government that engages in official mapping, general or shoreland zoning, or subdivision regulation must carry out those actions in a way that is consistent with "that local governmental unit's⁷ comprehensive plan." This requirement applies most directly to the *Land Use Element*, and the planned land use plan map, which must be consistent with the City land use control ordinances, including zoning and land division ordinances.

Land Use Goals, Objectives, Policies, and Programs

This section includes a compilation of goals, objectives, policies, programs, and maps that will guide the future development and redevelopment of public and private property in the City through the comprehensive plan design year 2035.

Agricultural, Natural, and Cultural Resources Issue

- **Goal:** Preserve the rural and small town character of Port Washington within the boundaries of the planning area.
 - **Objective:** Encourage the location of major retail, service, institutional, and other urban uses within urban service areas.
- **Goal:** Preserve and enhance the agricultural base within the City planning area.
 - **Objective:** Preserve agricultural land to ensure farming remains viable in the City planning area..

⁷ Section 66.1001 (1)(b) of the Statutes defines a "local governmental unit" as a city, village, town, county, or regional planning commission.

- **Policy:** Promote agricultural use on parcels receiving a LESA⁸ score of 6.4 or greater (the total acreage of these parcels was 1,367.2 in 2007).
- **Policy:** Discourage land divisions on agricultural parcels with a LESA score of 6.4 or greater.
- **Policy:** Discourage incompatible uses near farms and large contiguous areas of agricultural use.
 - **Program:** Assign agricultural use to parcels receiving a LESA score of 6.4 or greater on the City Planned Land Use Map: 2035 (LESA scores are shown on Map VII-2 in Chapter VII).
 - **Program:** Review and revise the City Zoning Ordinance and Land Division Ordinance as necessary to ensure they are consistent with the City comprehensive plan.
- **Policy:** Encourage niche farming operations in the City planning area, such as organic farming and orchards.
 - **Program:** Assign agricultural use to parcels identified as orchards, nurseries, and special agricultural and agriculture-related uses in the 2000 land use inventory (Map IV-2) and inventoried as agricultural use in the 2007 land use inventory update (Map VIII-1) on the *Planned Land Use Map: 2035*.
- **Goal:** Preserve and enhance the City’s natural resource base.
 - **Objective:** Guide urban land uses to land that can sustain urban development.
 - **Policy:** Discourage urban land uses in areas identified as lands with natural limitations for building site development on Map VIII-3.
 - **Policy:** Discourage urban land uses in areas identified as environmentally sensitive on Map VIII-5.
 - **Program:** Incorporate appropriate lands identified on Maps VIII-3 and VIII-5 into the *Planned Land Use Map 2035*.
 - **Program:** Review and revise the City Zoning Ordinance and Land Division Ordinance as necessary to ensure they are consistent with the City comprehensive plan.
 - **Policy:** Discourage incompatible uses in environmental corridors, natural areas, and critical species habitat sites in Ozaukee County.
 - **Program:** Incorporate primary and secondary environmental corridors, isolated natural resource areas, natural areas, and critical species habitat sites into the *Planned Land Use Map 2035*.
 - **Program:** Review and revise the City Zoning Ordinance to include lowland conservancy and upland conservancy zoning districts that incorporate the standards set forth Table VII-2, *Guidelines for Development Considered Compatible with Environmental Corridors and Isolated Natural Resource Areas* if necessary. Study the use of the Ozaukee County model lowland and upland conservancy districts for use in the City Zoning Ordinance if a revision is necessary.
 - **Program:** Protect environmental corridors through the City land division review process and the zoning ordinance.
 - **Program:** Protect natural areas and critical species habitat sites identified in the *Ozaukee County Park and Open Space Plan*.
 - **Program:** Encourage the use of conservation subdivisions or development projects where applicable.
 - **Policy:** Protect floodplains and wetlands from incompatible uses.
 - **Program:** Incorporate wetlands into the *Planned Land Use Map 2035* under the Other Conservancy Lands to be Preserved land use category.
 - **Program:** Incorporate floodplains into the *Planned Land Use Map 2035* as an overlay.
 - **Program:** Continue to enforce the City shoreland and floodplain zoning regulations and ensure the regulations are consistent with the City comprehensive plan.

⁸ *The Land Evaluation and Site Assessment (LESA) analysis for agricultural productivity is outlined in Chapter III and VII of this report. A detailed description of the LESA analysis is outlined in the Ozaukee County LESA Analysis Report, which can be obtained by contacting the Ozaukee County Planning, Resources, and Land management Department at (262) 284-8270 or SEWRPC at (262) 547-6721. The report is also available on the Ozaukee County website at www.co.ozaukee.wi.us/SmartGrowth. The LESA analysis includes parcels located outside of 2020 planned sewer service areas with more than 2 percent of the land in agricultural use.*

- **Policy:** Discourage urban development in the City from being located on soils that are unsuitable for development.
 - **Program:** Support Ozaukee County in the distribution of educational materials regarding saturated (hydric) soils.
 - **Program:** Utilize County saturated soil mapping as a reference in City land use decisions.
- **Policy:** Protect the Lake Michigan shoreline, including Lake Michigan bluffs.
 - **Program:** Continue to enforce the City shoreland and floodplain zoning regulations.
 - **Program:** Update the City bluff setback regulations with the assistance of Ozaukee County, the Wisconsin Coastal Management Program (WCMP), and Wisconsin Sea Grant.
- **Objective:** Preserve and enhance the park and open space system within the City.
 - **Policy:** Implement the recommendations set forth in the City park plan.
 - **Policy:** Consider future recreational needs during the City plat review process.
 - **Program:** Allocate adequate land for current and future community and neighborhood parks on the *Planned Land Use Map 2035*.
 - **Program:** Continue to require land to be dedicated for parks or a fee-in-lieu of dedication when land is subdivided for development.

Housing Issue

- **Goal:** Promote the addition of an adequate number of housing units to the current housing stock in the City to meet housing demand through 2035.
 - **Objective:** Promote a range of affordable housing choices for all income levels, age groups, and special needs groups in the City.
 - **Objective:** Encourage sustainable development of land for residential use.
 - **Policy:** Promote a varying number of housing unit sizes, lot sizes, and structure types in each sewer service area in the City to meet the needs of City residents and Ozaukee County residents.
 - **Policy:** Promote the availability of land for development and redevelopment of affordable housing in the City.
 - **Policy:** A desirable mix of housing unit types includes 60 percent single family units, 30 percent two-family units, and 10 percent multi-family units.
 - **Program:** Allocate an adequate amount of land on the *Planned Land Use Map 2035* to accommodate 1,911 additional dwelling units in the City by 2035.
 - **Program:** Allocate 193 acres of land to high density urban residential on the *Planned Land Use Map 2035* to provide affordable housing options for households of all income levels, ages, and special needs.
 - **Program:** Allow for single family, two-family, and multi-family residential uses in areas identified as medium density urban and high density urban residential.⁹
 - **Program:** Include a mixed use land use category. Continue to encourage traditional neighborhood and conservation development as planned development overlays.
 - **Program:** Allocate a mix of residential land use categories, including medium density urban, high density urban, and mixed use in the residential Smart Growth Areas identified in the Opportunities for Redevelopment and Smart Growth Areas section of this Chapter on the *Planned Land Use Map 2035*.
 - **Program:** Allocate residential land in existing urban service areas to urban densities.
 - **Program:** Review and revise, if necessary, the City Zoning Ordinance to allow for flexible zoning districts such as the planned development overlay district and the central city mixed district and to ensure it is consistent with the City comprehensive plan.
 - **Program:** Review and revise, if necessary, the City Land Division Ordinance to ensure it is consistent with the City comprehensive plan.

⁹ *Medium density urban residential areas have an average density of one home per 10,000 to 43,559 square feet and high density urban residential areas have an average density of less than 10,000 square feet per home.*

- **Program:** Promote the use of accessible design practices in new housing including Universal Design.

Transportation Issue

- **Goal:** Improve transportation infrastructure and land use design to support a range of transportation choices for all citizens.
 - **Objective:** Establish land use development patterns that reduce the need for new roads and major improvements to existing roads.
 - **Objective:** Establish land use development patterns that can be efficiently served by public transportation, such as the Ozaukee County Express Bus System, and alternative transportation systems such as bicycle and pedestrian trails.
 - **Objective:** Establish land use development patterns that are served by existing transportation corridors.
 - **Objective:** Establish land use development patterns with transportation infrastructure that minimizes environmental impact.
 - **Objective:** Encourage sustainable development of land for business and residential use.
 - **Policy:** Ensure planned land uses are adequately served by street and highway networks.
 - **Policy:** Encourage the regional land use planning objective to create a spatial distribution of the various land uses which is properly related to the supporting transportation, utility and community facility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services.
 - **Policy:** Work with neighboring communities and the County to ensure the arterial street network, transit services, and bicycle and pedestrian facilities are appropriately sized and located to serve City residents.
 - **Program:** Incorporate the Ozaukee County Jurisdictional Highway System Plan into the *Planned Land Use Map 2035*.
 - **Program:** Periodically review and if necessary request revising the recommendations of the *Regional Transportation System Plan for Southeastern Wisconsin: 2035* as they pertain to the Port Washington planning area..
 - **Program:** Allocate a mix of residential land use categories, including medium density urban and high density urban residential uses, to the residential Smart Growth Areas identified in the Opportunities for Redevelopment and Smart Growth Areas section of this Chapter on the *Planned Land Use Map 2035* to develop a land use pattern that can be efficiently served by public transportation and alternative transportation systems.
 - **Program:** 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 *Planned Land Use Map 2035* to develop a land use pattern that can be efficiently served by public transportation and alternative transportation systems.
 - **Program:** Incorporate the existing commercial and industrial land use pattern in the City, as shown on Map VIII-1, into the *Planned Land Use Map 2035*.
 - **Program:** Include a mixed use land use category on the *Planned Land Use Map 2035* to allow for future Transit Oriented Developments (TOD)¹⁰ in Ozaukee County.
 - **Program:** Work with the County to develop consistency between the County highway access management ordinance and City roadway access management/driveway ordinances.
 - **Program:** Support Ozaukee County’s program to develop study areas for integrated land use and transportation plans around IH-43 interchanges in the County and work with the County to prepare plans for these study areas. The plans should incorporate the land use development pattern set forth on Map VIII-7.

¹⁰ The term “transit-oriented development” refers to compact, mixed-use development whose internal design is intended to maximize access to a transit stop located within or adjacent to the development. Within the development, commercial uses and higher-density residential uses are located near the transit stop. The layout of streets and sidewalks provides convenient walking and bicycling access to the transit stop.

- **Program:** Study the use of the Ozaukee County model street plan and profile section for use in local land division ordinances¹¹ and the Ozaukee County model ordinance language requiring street plans for a distance beyond the limits of proposed subdivisions to encourage street connectivity with future subdivisions.

Utilities and Community Facilities Issue

- **Goal:** Establish land uses and densities that promote efficient development patterns and relatively low municipal, State government, and utility costs.
 - **Objective:** Encourage development patterns and preservation of existing developments that are energy efficient.
 - **Objective:** Establish land use development patterns with utility infrastructure that minimizes environmental impact.
 - **Objective:** Guide urban land uses to land that can sustain urban development.
 - **Objective:** Encourage sustainable development of land for business and residential use.
 - 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 *Planned Land Use Map 2035* to efficiently serve City residents
 - **Program:** When the wastewater plant needs to be updated or replaced, study the feasibility of relocating it away from its current location on the lakefront.
 - **Policy:** 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; and cemeteries on the *Planned Land Use Map 2035* to efficiently serve County residents.
 - **Policy:** Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
 - **Policy:** Encourage the regional land use planning objective to create a spatial distribution of the various land uses which is properly related to the supporting transportation, utility and community facility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services.
 - **Policy:** Discourage urban land uses in areas identified as lands with natural limitations for building site development on Map VIII-3.
 - **Program:** Allocate an adequate amount of land on the *Planned Land Use Map 2035* to incorporate the programs recommended in Chapter XI, *Utilities and Community Element*, of this report.
 - **Program:** Allocate medium density urban and high density urban residential, commercial, industrial, and institutional and government land uses to land within the 2035 planned urban service areas, shown on Map II-3 in Chapter II, and within Smart Growth Areas identified in the Opportunities for Redevelopment and Smart Growth Areas section of this Chapter on the *Planned Land Use Map 2035* to develop a land use pattern that can be efficiently served by utilities and community facilities. Guide these land uses away from lands delineated on Maps VIII-3 and VIII-5.
 - **Program:** Consider participation in the Ozaukee County assistance program to incorporate the UWM Groundwater Budget in the City development review process.
 - **Program:** Incorporate groundwater recharge areas identified on Map VIII-3 into the *Planned Land Use Map 2035* and review and revise the City Zoning and Land Division Ordinances to ensure they are consistent with the comprehensive plan.

¹¹ Recommended street cross-sections have been developed by SEWRPC as part of its model land division ordinance. See SEWRPC Planning Guide No. 1, 2nd edition, Land Division Control Guide, July 2001, or www.sewrpc.org/modelordinances.

Economic Development Issue

- **Goal:** Promote an adequate number of sites for business retention, expansion, and attraction in the City through 2035.
 - **Objective:** Promote an adequate amount of available and suitable land with supporting infrastructure for business retention, expansion, and attraction through 2035.
 - **Objective:** Promote redevelopment of underutilized commercial and industrial land in the City through 2035.
 - **Objective:** Allcoate a minimum of 771acres of land on the *Planned Land Use Map 2035* to support the 8,886 jobs projected to be located in the City in 2035.¹²
 - **Objective:** Encourage sustainable development of land for business use.
 - **Policy:** Promote office and industrial development in business/industrial parks in the City.
 - **Policy:** Promote retail, service, office, industrial, or mixed use development in TIF districts in the City as appropriate for the specific district and its location.
 - **Policy:** Promote retail, service, office, and mixed use development and redevelopment in the downtown area and mixed use areas of the City.
 - **Policy:** Promote the remediation and reuse of environmentally contaminated sites for commercial and industrial uses as identified on Table XII-12 in Chapter XII, *Economic Development Element*.
 - **Policy:** 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.
 - **Policy:** Encourage green buildings and infrastructure techniques in new and existing commercial and industrial developments in the City.
 - **Program:** Allocate 283 acres to commercial and 488 acres to industrial land use categories on the *Planned Land Use Map 2035*.
 - **Program:** Allocate parcels identified on Table XII-12 as high priority redevelopment sites to commercial or industrial land uses on the *Planned Land Use Map 2035*.
 - **Program:** 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 *Planned Land Use Map 2035* to encourage sustainable development of land for business use. Guide these land uses away from lands delineated on Maps VIII-3 and VIII-5.
 - **Program:** Study the development of an incentive program for commercial buildings using the LEED rating system¹³ such as waiving permit fees or an expedited permit review process.
 - **Program:** Review and, if necessary, revise the Zoning Ordinance to ensure it is consistent with the City comprehensive plan, including policies and programs that encourage green building practices and home based businesses.
 - **Program:** Allocate lands identified in boundary agreements to be served by urban services for economic development purposes to the appropriate land use category on the *Planned Land Use Map 2035*.
 - **Program:** Encourage a mix of building standards; those that include metal and masonry facades to meet the needs of different industrial uses.

Intergovernmental Cooperation Issue

- **Goal:** Work with neighboring communities to plan for and regulate land in areas of shared interest.

¹² The acreage is based on the *Recommended Regional Land Use Plan for Southeastern Wisconsin: 2035*, which is documented in *SEWRPC Planning Report Number 48, A Regional Land Use Plan for Southeastern Wisconsin: 2035, June 2006*.

¹³ The *Leadership in Energy and Environmental Design Rating system (LEED)*, developed by the U.S. Green Building Council, is designed for rating new and existing commercial, institutional, and high-rise residential buildings. It evaluates environmental performance factors such as sustainable site practices, water usage, energy efficiency, building materials, and indoor environmental quality.

- **Objective:** Work with neighboring communities to plan for and regulate land in comprehensive planning areas, extraterritorial plat review areas, and extraterritorial zoning areas.
 - **Policy:** Work with Ozaukee County to facilitate discussions between neighboring communities regarding land use planning, water resources,¹⁴ boundary issues, and land-use related extraterritorial authorities during the implementation of comprehensive plans prepared as a result of the Ozaukee County multi-jurisdictional comprehensive planning process.
 - **Program:** Work with Ozaukee County to develop cooperative planning methods for institutional uses such as hospitals, assisted living facilities, police service, fire service, and libraries.
 - **Program:** Utilize maps and map updates provided by Ozaukee County of city and village comprehensive planning areas for 2035 (see Map VIII-2) and city and village extraterritorial plat review areas and zoning areas (see Map V-9 in Chapter V) to help facilitate cooperative planning and land use regulation with neighboring communities.
 - **Program:** Share inventory data and additional planning maps produced by the Ozaukee County multi-jurisdictional comprehensive planning process with neighboring communities to facilitate joint land use planning and regulation.
 - **Program:** Implement strategies for holding joint community land use planning and regulation meetings outlined in Chapter XIII, *Intergovernmental Cooperation Element*.

Land Use and Implementation Issue

- **Goal:** Accommodate the projected growth in the City’s population, households, and employment through the comprehensive plan design year 2035.
- **Goal:** Accommodate the institutions and infrastructure required to effectively serve residential, commercial, and industrial development in the City through the comprehensive plan design year 2035.
- **Goal:** Guide projected growth in a manner that protects the agricultural and natural resource base of the City planning area.
 - **Objective:** Encourage a balanced and sustainable allocation of space between various types of land use categories to meet the social, physical, and economic needs of City residents.
 - **Objective:** Encourage a balance between development types.
 - **Policy:** Integrate the goals, objectives, policies, and programs recommended in the Agricultural, Natural, and Cultural Resources; Housing; Transportation; Utilities and Community Facilities; Economic Development; and Intergovernmental Cooperation issues of the *Land Use Element*.
 - **Program:** Incorporate the goals, objectives, policies, and programs recommended in the Agricultural, Natural, and Cultural Resources; Housing; Transportation; Utilities and Community Facilities; Economic Development; and Intergovernmental Cooperation issues into Map VIII-7, *Planned Land Use Map 2035*.¹⁵
 - **Policy:** The *Planned Land Use Map 2035* shall provide adequate additional land to accommodate changes in population, households, and employment in the City by 2035, using the standards established by the Regional Land Use Plan as a guide.
 - **Program:** For each additional 100 dwelling units to be accommodated at high density urban residential densities, 15 acres shall be allocated.
 - **Program:** For each additional 100 dwelling units to be accommodated at medium density urban residential densities, 15 to 45 acres shall be allocated.
 - **Program:** For each additional 1,000 persons to be accommodated, approximately 12 acres of governmental and institutional land should be allocated.

¹⁴ Water resources include surface waters such as lakes and streams, groundwater including the shallow and deep aquifers, water-related natural resources such as the Cedarburg Bog, and groundwater recharge areas.

¹⁵ The land use categories shown on Map VIII-7 are quantitatively summarized for the City on Table VIII-6 and Figure VIII-1. Permitted uses and densities are defined for each land use category in Figure VIII-1. Residential, agricultural, commercial, and industrial land use acreages for the City are projected in five year increments between 2007 and 2035 in Table VIII-7, based on Map VIII-7 and Table VIII-6.

- **Program:** For each additional 100 industrial employees to be accommodated, approximately 12 acres of industrial land should be allocated.
- **Program:** For each additional 100 commercial employees to be accommodated in retail and service settings, approximately six acres of retail and service land should be allocated.
- **Program:** For each additional 100 commercial employees to be accommodated in office settings, approximately 2.5 acres of office land should be allocated.
- **Policy:** Provide a spatial distribution of various land uses on the *Planned Land Use Map 2035* that will result in a convenient and compatible arrangement of land uses.
 - **Program:** Locate urban density residential uses within neighborhoods or hamlets that contain, within reasonable walking distance, necessary supporting uses, such as park, retail and service, and elementary school facilities.
 - **Program:** Designate areas for mixed-use development to accommodate urban land uses that are compatible and complementary.
 - **Program:** To the extent practicable, locate residential and employment-generating land uses so as to provide opportunities for living close to work.
- **Policy:** Existing urban areas should be conserved and renewed, as appropriate.
 - **Program:** To the extent practicable, the additional urban land necessary to accommodate growth should be met through the renewal or redevelopment as appropriate of older, underutilized urban areas that are in need of revitalization and through the infilling of undeveloped land within existing urban service areas.
- **Goal:** Ensure the “consistency” requirement of the State comprehensive planning law is fulfilled.
 - **Objective:** Ensure the City zoning and land division ordinances and City shoreland and floodplain zoning regulations are consistent with the land use plan map adopted by the Common Council in order to meet the requirements of Section 66.1001 (3) of the *Statutes*.
 - **Policy:** Consult the comprehensive plan when implementing City zoning and land division functions.
 - **Program:** The Plan Commission should review and revise the Zoning Ordinance, Land Division Ordinance, Official Map and shoreland and floodplain to be consistent with the *Planned Land Use Map 2035* upon the adoption of the *City Comprehensive Plan: 2035* by the Common Council.
 - **Program:** Develop methods to provide developers and landowners with easy access to City plans and implementation ordinances, which should be written in clear, simple language.

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