

Amendment 2026-1
Mixed General Agriculture/Conservation Subdivision

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Town of Port Washington Town Board at the Town Hall, 3715 Highland Dr, Port Washington, WI 53074 at **6:30 PM on Monday, August 3, 2026**. The Public Hearing will be held to accept public comments on a petition to amend the Town of Port Washington Comprehensive Plan Land Use Map: 2040 and the Town of Port Washington Zoning map, to create a Mixed General Agriculture/Conservation Subdivision.

The Town is considering a change to its Comprehensive Plan and Land Use Plan map to create a new Mixed General Agriculture/Conservation Subdivision land use designation. Properties in the area proposed for this land use designation are currently not allowed to divide their parcels to create parcels of less than 35 acres unless they create a conservation subdivision. The new land use designation would allow property owners in the proposed area to rezone their property from the more restrictive A-1 exclusive agriculture zoning to A-2 general agriculture zoning and divide their property into parcels as small as 5 acres. This would provide more flexibility for small or hobby farms or selling a parcel to a family member. No property owner will be required to rezone or divide their property; this change merely allows property owners the option to do so.

A map showing the area proposed to be designated as planned for Mixed General Agriculture/Conservation Subdivision land use and the amendment to the Comprehensive Plan describing the purpose of this new land use designation are enclosed with this notice.

The public may review copies of the application at townofportwashingtonwi.gov (see Agenda/Minutes page under public hearings), at the Town Hall, or request copies by contacting Heather Krueger at clerk@townofportwashingtonwi.gov. Public comments on the proposed amendment may be submitted in writing to the Town Clerk or may be presented during the public hearing. Written comment should be submitted to clerk@townofportwashingtonwi.gov or 3715 Highland Dr., Port Washington, WI 53074, and shall become part of the record, provided they are received no later than 12:00 PM on Monday, August 3, 2026. The public hearing will be closed when all interested parties in attendance have had an opportunity to offer comments. Upon the close of the public hearing, a meeting of the Town Board shall be called to order, and the Ordinance shall be addressed per the agenda.

By: Mike Didier, Town of Port Washington Chairman
Dated this 30th day of June, 2026

AMENDMENT 2026-1 TO THE COMPREHENSIVE PLAN 2035

TOWN OF PORT WASHINGTON OZAUKEE COUNTY, WISCONSIN

Mixed General Agriculture/Conservation Subdivision, page 81, is created to read as follows:

A portion of the agricultural area in the northern portion of the Town, directly north of the Knellsville environs, is of marginal or transitional agricultural value due to soils, the presence of Sauk Creek, previous land divisions and residential construction, and proximity to development. While this area is rural in nature and much of the land remains in agricultural use, most of the parcels are smaller than the 35-acre minimum parcel size required by the Town's exclusive agriculture zoning district. The area contains a mix of farms and single-family residences on large parcels with the surrounding tillable lands leased to area farmers. This area is suitable for allowing more flexibility in lot sizes as compared to the Mixed Agriculture/Conservation Subdivision to provide for large lot rural residential development and nontraditional or hobby farming operations. This would preserve the rural character and agricultural uses in this area, while allowing farmers to sell a portion of their land to generate income or create a lot for a family member. Some of the parcels in this area are large enough to create a conservation subdivision.

The purposes of the new Mixed General Agriculture/Conservation Subdivision land use designation include:

- Maintain and preserve the rural character of lands having marginal or transitional farmland value.
- Protect and encourage the continuation of existing farm operations.
- Protect natural resources and open space.
- Allow large lot residential development and hobby farms on a minimum parcel size of five acres.
- Allow conservation subdivisions where suitable on parcels with the minimum required area.

Town of Port Washington



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

