

DIVISION 3.0400 SITE INTENSITY AND CAPACITY
CALCULATIONS

SECTION 3.0401 SITE INTENSITY AND CAPACITY CALCULATIONS FOR
RESIDENTIAL AND NONRESIDENTIAL USES REQUIRED

- A. Recognition of Natural Resource Features: This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.

- B. When Site Intensity and Capacity Calculations Are Required. The site intensity and capacity calculations set forth in this Division shall be made for each parcel of land to be used or built upon in the Town of Saukville including all new condominiums; all new residential developments including all Certified Survey Maps, Condominiums, and Subdivisions; all nonresidential development; and as may be required elsewhere in this Ordinance.

- C. Exclusions (When Site Intensity and Capacity Calculations Are *Not* Required). The site intensity and capacity calculations set forth in this Division shall not be required for the construction of single-family and two-family residential development located within existing platted subdivisions (with an approved final plat), certified survey maps, and condominiums existing at the time of the adoption of this Ordinance.

SECTION 3.0402 CALCULATION OF BASE SITE AREA

The *base site area* shall be calculated as indicated in Table 3.0402 for each parcel of land to be used or build upon in the Town of Saukville as referenced in Section 3.0401 if this Ordinance.

SECTION 3.0403 CALCULATED ON THE AREA OF NATURAL RESOURCES
TO BE PROTECTED

All land area with those natural resource features as described in Division 4.0100 of this Ordinance and as listed in Table 3.0403 and lying within the *base site area* (as defined in Section 3.0402), shall be measured for each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 3.0403 titled “Acres of Land in Resource Feature.” The acreage of each natural resource feature shall be multiplied by its respective *natural resource protection standard* (to be selected from Table 4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space to protect the resource or feature. The sum of all resource protection land on the site equals the *total resource protection land*. The *total resource protection land* shall be calculated as indicated in Table 3.0403.

Table 3.0402

**WORKSHEET FOR THE CALCULATION OF BASE SITE AREA FOR BOTH
RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT**

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	_____acres
STEP 2:	Subtract (-) land which constitutes any <i>existing</i> access easement and /or access reservation, <i>existing</i> dedicated public street rights-of-ways of <i>existing</i> roads, and the rights-of-way of major utilities.	- _____acres
STEP 3:	Subtract (-) land required to be dedicated for public parks under the requirements of the Town of Saukville Land Division Ordinance as amended. (a)	- _____acres
STEP 4:	Subtract (-) land which, as part of a previously approved development or land division, was reserved for open space.	- _____acres
STEP 5:	In the case of "Site Intensity and Capacity Calculations" <i>for a proposed residential use</i> , subtract (-) the land proposed for nonresidential uses; Or In the case of the "Site Intensity and Capacity Calculations" <i>for a proposed residential use</i> , subtract (-) the land proposed for residential uses.	- _____acres
STEP 6:	Equals "Base Site Area"	= _____acres

(a) If there is a fee in lieu of land dedication, this deduction is not applicable.

Table 3.0403

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	Acres of Land in Resource Feature to be Protected
	Agricultural District	Residential District	Nonresidential District		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X _____ =	_____
20-30%	0.65	0.75	0.70	X _____ =	_____
.30%	0.90	0.85	0.80	X _____ =	_____
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X _____ =	_____
Young	0.50	0.50	0.50	X _____ =	_____
Lakes and Ponds	1	1	1	X _____ =	_____
Streams	1	1	1	X _____ =	_____
Shore Buffer	1	1	1	X _____ =	_____
Floodplains/Floodways /Floodlands	1	1	1	X _____ =	_____
Drainageways	0.30	0.30	0.30	X _____ =	_____
Wetlands & Shoreland Wetlands	1	1	1	X _____ =	_____
TOTAL RESOURCE PROTECTIO LAND (Total Acres of Land in Resource Features to be Protected)					_____

Note: In conducting the calculations in Table 3.0403, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the tow standards.

SECTION 3.0404 CALCULATION OF SITE INTENSITY AND CAPACITY FOR
 “OPEN SPACE SUBDIVISION” RESIDENTIAL USES

To determine the maximum number of dwelling unites which may be permitted for and “Open Space Subdivision” use on a parcel of land zoned in an agricultural or residential zoning district, the site intensity and capacity calculations set forth in Table 3.0404 shall be done.

Table 3.0404

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND
 CAPACITY FOR “*OPEN SPACE SUBDIVISION*” RESIDENTIAL DEVELOPMENT

STEP 1:	CALCULATE MINIMUM REQUIRED ON-SITE OPEN SPACE Take <i>Base Site Area</i> (from Step 6 in Table 30402): _____ Multiply by <i>Minimum Open Space Ratio (OSR)</i> (See specific zoning district OSR standard): X _____ Equals MINIMUM REQUIRED ON-SITE OPEN SPACE = _____	_____ acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take <i>Base Site Area</i> (from Step 6 in Table 3.0402): _____ Subtract <i>Total Resource Protection Land</i> from Table 3.0403 or <i>minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater: - _____ Equals NET BUILDABLE SITE AREA	_____ acres
STEP 3:	CALCULATE MAXIMUM NET DENSITY YIELD OF SITE: Take <i>Net Buildable Site Area</i> (from Step 2 above): _____ Multiply by <i>Maximum Net Density (ND)</i> (See specific zoning district ND standard): X _____ Equals MAXIMUM NET DENSITY YIELD OF SITE = _____	_____ D.U.s
STEP 4:	CALCULATE MAXIMUM GROSS DENSITY YEILD OF SITE: Take <i>Base Site Area</i> (from Step 6 of Table 3.0402): _____ Multiply by <i>Maximum Gross Density(GD)</i> (See specific zoning district GD standard): X _____ Equals MAXIMUM GROSS DENSITY YIELD OF SITE = _____	_____ D.U.s
STEP 5:	DETERMINE MAXIMUM PERMITTED D.U.s OF SITE: Take the <i>lowest</i> of <i>Maximum Gross Density Yield of Site</i> (from Step 3 above) or <i>Maximum Gross Density Yield of Site</i> (from Step 4 above) (Calculations resulting in fractional numbers of lots shall be rounded to the next lowest whole number):	_____ D.U.s