

**CITY OF CEDARBURG
PLAN COMMISSION
May 28, 2025**

A special meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 6:30 p.m. on Wednesday, May 28, 2025. Attendees have the option of joining the meeting in person at City Hall, W63N645 Washington Avenue, upper level, Council Chambers, or online via the following Zoom link¹: <https://us02web.zoom.us/j/86243521449>

AGENDA

1. CALL TO ORDER - Mayor Patricia Thome
2. ROLL CALL: Present - Mayor Patricia Thome, Jack Arnett, Adam Voltz, Sig Strautmanis, Sherry Bublitz, Jon Scholz, Common Council Member Jim Fitzpatrick

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES – None
5. COMMENTS AND SUGGESTIONS FROM CITIZENS
Comments from citizens on a listed agenda item will be taken when the item is addressed by the Plan Commission. Under this item, individuals can speak on any topic *not* on the agenda for up to 2 minutes, with possible time extensions at the discretion of the Mayor. No action will be taken on items not listed on this agenda except as a possible referral to committees, individuals, or a future Plan Commission agenda item.
6. PUBLIC HEARINGS; AND ACTION THEREON - None
7. REGULAR BUSINESS; AND ACTION THEREON
A.* Review, discussion, and possible action/recommendation to the Common Council as to the Smart Growth Comprehensive Land Use Plan-2025 Update including:
 - Creation of new Planned Mixed Land Use Classification and Related Zoning District
 - ‘Detailed Planned Mixed Use Residential/Local Business Neighborhood’ Land Use Classification
 - ‘Planned Mixed Use Residential/Local Business’ Zoning District
 - Smart Growth Areas 11 and 12
 - Smart Growth Areas 1-10
 - Chapters 2-Housing, and 4-Utilities and Community Facilities.
 - Chapters 1,3,5,6,7,8,9,10.
8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS**
9. MAYOR’S ANNOUNCEMENTS**
10. ADJOURNMENT

* *Information attached for Commission Members; available through City Clerk’s office.*

** *This topic is to be limited to such items as establishing the next meeting date, items for the next agenda, reminders of scheduled community events, and similar.*

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information. City of Cedarburg is committed to providing access, equal opportunity, and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact the Clerk's Office at (262) 375-7606 or email: cityhall@ci.cedarburg.wi.us.

MEMBERS – PLEASE NOTIFY CITY CLERK'S
OFFICE IN ADVANCE IF UNABLE TO ATTEND MEETING

It is possible that a quorum of members of the Common Council may attend Plan Commission meetings held the first Monday of each month at 7:00 p.m. No business will be conducted by the Common Council and no action will be taken. Attendance is for the purpose of information gathering and exchange.

¹ *No assurance is provided to those Commissioners and citizens planning to attend remotely that the technology will perform sufficiently to allow for their participation. The meeting will proceed regardless. Commissioners and citizens wishing to ensure they can participate are encouraged to attend in person.*

5-16-25

CHAPTER 2

HOUSING ELEMENT

66.1001(2)(b) Wis. Stat.:

Housing Element. A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structure type, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

Housing costs, in many cases, represents the largest expenditures an individual will make in their lifetime. Because of the significance of this investment, the City of Cedarburg undertakes to protect and enhance the existing housing supply and values through effective building, zoning and land use codes while also promoting new residential growth and development to satisfy anticipated future residential housing demands.

Residential development in the City of Cedarburg has its origins along the downtown/Washington Avenue corridor. Its proximity to Cedar Creek provided ample water power to support the needs of the initial settlers. Over time, the population of Cedarburg grew slowly and in the 1880's the community began to expand beyond this original corridor in all directions. Post World War II Cedarburg experienced an increase in the rate of housing development unlike any before. Today, residential land uses occupy more land than any other developed land use within the City. This Chapter will focus on identifying the current characteristics of the City's housing stock to aid in planning for the designation of adequate lands, in suitable locations, as will ensure that the various housing needs of present and future residents, as homeowners or renters, across all income levels, are addressed.

Housing Inventory

Understanding the number and type of occupied housing units is important in land use and public facilities planning. Housing directly influences the demand for land as well as the demand for transportation facilities and other public facilities, utilities, and services. Housing tenure information sheds light on how residents live in the community. Occupancy and vacancy characteristics can help indicate if the existing housing stock is sufficient to meet current and trending demands. According to the US Census, the City of Cedarburg experienced a net increase of 797 units to its housing stock between 2000 and 2020. Among occupied dwelling units in 2020, 64% were single-family detached homes, 8% were duplex-type residence structures, and 28% were situated in multi-family (i.e., three or more units/building) structures. Of the 5,067 total occupied housing units in the City in 2020, 66% were owner-occupied and 34% were renter-occupied. In Ozaukee County, in 2020, 57% of the occupied housing units were owner-occupied and 43% were renter-occupied. In the State of Wisconsin for 2020, 68% of occupied housing units were owner-occupied and 32% were renter-occupied.

The U.S. Department of Housing and Urban Development has established a minimum target rate for overall unit vacancy of 3% to assure an adequate choice of housing for consumers. According to the 2020 Census data, the City of Cedarburg had an overall/combined housing unit vacancy rate of 6% indicating a healthy supply of available housing. This vacancy rate has risen slightly in Cedarburg over the last 20 years. The overall/combined housing unit vacancy rate in 2000 was 4%. Table 2.1, Comparison of Housing Occupancy, indicates that the City of Cedarburg's 2020 overall housing unit vacancy rate of 6% is comparable to the rate for Ozaukee County (5%) but substantially lower than the State of Wisconsin (11%).

Comparison of Housing Occupancy

TABLE 2.1	City of Cedarburg			Ozaukee County			State of Wisconsin		
	2000	2010	2020	2000	2010	2020	2000	2010	2020
Occupied Housing Units	4,432		5,067	30,857		37,015	2,084,544		2,491,121
% of Total Units	96%		94%	96%		95%	90%		91%
Owner-Occupied	2,891		3,369	23,543		21,172	1,426,361		1,696,493
% of Total Occupied Units	65%	72%	66%	76%	78%	57%	68%	68%	68%
Renter-Occupied	1,541		1,698	7,314		15,843	658,183		794,628
% of Total Occupied Units	35%	28%	34%	24%	22%	43%	32%	32%	32%
Vacant Housing Units	161		323	1,117		2,071	236,600		299,365
% of Total Units	4%		6%	3%		5%	10%		11%
TOTAL HOUSING UNITS	4,593	4,932	5,390	32,034	36,341	39,086	2,321,144	2,626,142	2,727,726

Source: 2000, 2010, & 2020 U. S. Census

Structure Type

In reviewing the structure type (single-family, duplex, multi-family), one is able to get a sense of the physical characteristics of the community’s housing stock. According to the 2020 Census, there were a total of 5,390 housing units in the City of Cedarburg. Among occupied dwelling units in 2020, 64% were single-family detached homes, 8% were duplex-type residence structures, and 28% were situated in multi-family (i.e., three or more units/building) structures.

Comparison of Occupied Structure Type

TABLE 2.2	City of Cedarburg			Ozaukee County			State of Wisconsin		
UNITS IN STRUCTURE	1990	2000	2020	1990	2000	2020	1990	2000	2020
1 Unit, Detached	2,308.00	2,671.00	3,433.00	18,741.00	22,300	24,463	1,342,230	1,531,612	1,652,182
% of Total Housing Units	58%	60%	64%	72%	70%	63%	70%	66%	66%
1 Unit, Attached	247.00	275.00	293.00	1,480.00	2,302.00	3,197.00	50,380	77,795	110,824
% of Total Housing Units	6%	6%	5%	6%	7%	8%	3%	3%	4%
2 Units	301.00	333.00	139.00	1,724.00	1,817.00	1,719	197,659	190,889	142,248
% of Total Housing Units	8%	8%	3%	7%	6%	4%	10%	8%	6%
3-4 Units	258.00	351.00	372.00	710.00	1,054.00	1,378	79,582	91,047	83,763
% of Total Housing Units	6%	8%	7%	3%	3%	4%	4%	4%	3%
5-9 Units	402.00	382.00	494.00	1,604.00	2,185.00	3,609	81,331	106,680	127,889
% of Total Housing Units	10%	9%	9%	6%	7%	9%	4%	5%	5%
10-19 Units *	239.00	201.00	119.00	1,025.00	1,153.00	4,570	67,222	75,456	308,711
% of Total Housing Units	6%	5%	2%	4%	4%	12%	3%	3%	12%
20 or more *	226	321	540	749	1,115	---	108,063	143,497	---
% of Total Housing Units	6%	7%	10%	3%	4%	---	6%	6%	---

Source; U.S. Bureau of the Census, 1990, 2000, and 2020 Census

* In 2020 this metric was changed to “10 units or more”

Structure Age

While the age of a structure can often be used to measure a dwelling's condition, in communities like the City of Cedarburg, that does not necessarily hold true. In Cedarburg, where historic preservation has been embraced and fostered, the older age of the home does not necessarily imply poor condition. These preservation efforts have established Cedarburg's distinctive architectural quality/character, and the City has benefited from increased tourism and greatly increased real estate values.

According to Census 2020, of the 5,390 housing units in the City with listed age, 1,656 or 30% have been built since 1990. This statistic compares to 34% in Ozaukee County and 33% in the State during the same period. The City of Cedarburg has about 28% of its housing units constructed prior to 1960. These homes are generally located in closest radiant proximity to downtown Cedarburg where the earliest, and many historically significant homes were first developed in the area. Table 2.3 shows a comparison of housing age between the City of Cedarburg, Ozaukee County and the State of Wisconsin.

Housing Age Comparison

TABLE 2.3	2020		2020		2020	
YEAR STRUCTURE BUILT	City of Cedarburg		Ozaukee County		State of Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
2020 and Newer	5	0.09%	329	0.84%	38,130	1%
2000 to 2019	778	14%	7,897	20%	561,650	20%
1990 to 1999	873	16%	5,150	13%	324,341	12%
1980 to 1989	644	12%	5,150	13%	268,452	10%
1970 to 1979	896	17%	5,424	14%	384,425	14%
1960 to 1969	636	12%	5,424	14%	257,490	9%
1940 to 1959	724	13%	5,420	14%	431,086	16%
1939 or earlier	834	15%	4,323	11%	504,781	18%
TOTAL	5,390		39,117		2,770,355	

Source: U.S. Bureau of the Census 2020 Census

Housing Value

Housing value is another, and perhaps more important, gauge for determining the overall condition of the current housing stock. Housing values have predictably gone up across the State but the rate of increase varies depending on location. Housing values in Ozaukee County have typically exceeded the values of housing found in other areas of the State. The value of housing in the City of Cedarburg is relatively consistent with, although slightly higher than, the value of housing, on average, found throughout Ozaukee County. Housing values in the City of Cedarburg and Ozaukee County continue to run significantly higher than housing values throughout the State.

Table 2.4 compares Cedarburg’s housing values to the County and the State. In 2020, the City of Cedarburg had .9% of homes valued at less than \$50,000 and none that exceeded \$1,000,000. The median value of housing units in the City was \$372,500, which is slightly higher than Ozaukee County (\$370,200) and considerably higher than The State of Wisconsin (252,800).

Housing Value Comparison (Owner Occupied)

Table 2.4									
VALUE	City of Cedarburg			Ozaukee County			State of Wisconsin		
	1990	2000	2020	1990	2000	2020	1990	2000	2020
<\$50,000	12	-	32	356	67	493	287,197	73,450	70,141
% of Total	1%	-	1%	2%	0%	2%	31%	7%	4%
\$50,000 to \$99,999	1,063	76	35	7,789	917	168	492,163	396,893	100,865
% of Total	49%	3%	1%	48%	4%	1%	54%	35%	6%
\$100,000 to \$149,999	878	686	26	4,860	5,968	487	95,292	343,993	181,878
% of Total	41%	27%	1%	30%	29%	2%	10%	31%	11%
\$150,000 to \$199,999	161	999	53	1,721	5,584	1,317	24,660	173,519	256,702
% of Total	7%	39%	2%	11%	27%	5%	3%	16%	15%
\$200,000 to \$299,999	47	586	835	1,125	4,585	5,882	12,286	95,163	432,287
% of Total	2%	23%	25%	7%	22%	22%	1%	9%	25%
\$300,000 to \$499,999	7	228	1,761	560	2,636	11,262	5,110	30,507	458,213
% of Total	0%	9%	52%	3%	13%	42%	1%	3%	27%
\$500,000 to \$999,999		8	626		819	5,950		7,353	172,554
% of Total		0%	19%		4%	22%		1%	10%
\$1,000,000 or more		-	1		47	966		1,589	23,853
% of Total		-	0.03%		0.20%	3.64%		0.10%	1%
MEDIAN	\$100,400	\$179,900	\$372,500	\$100,500	\$177,300	\$370,200	\$62,500	\$112,200	\$252,800

Source; U.S. Bureau of the Census, 1990, 2000, 2020

Housing Affordability

According to the U.S. Department of Housing and Urban Development, no more than 30% of the household income should be spent on monthly housing costs in order for a home to be considered affordable. The U.S. Census provides data on housing costs as a percentage of household income for homeowners and renters. Information on Table 2.5 is taken from the U.S. Census and is based on a sample of households in the City of Cedarburg, not a total count of all households. It does, however, serve to compare the City of Cedarburg's monthly ownership costs with those of the County and the State.

Table 2.5 compares monthly housing costs for homeowners as a percentage of their household income for the City of Cedarburg, Ozaukee County, and the State of Wisconsin. In 2020, 80% of the homeownership households within the City of Cedarburg paid less than 30% of their monthly income toward housing costs, and those units were considered affordable to those

living in them. This percentage is slightly less than that of Ozaukee County (82%) and the State of Wisconsin (81%).

Table 2.5 Monthly Owner Costs as a Percentage of Household Income (2000)

Table 2.5												
	City of Cedarburg		City of Cedarburg		Ozaukee County		Ozaukee County		State of Wisconsin		State of Wisconsin	
	2000		2020		2000		2020		2000		2020	
Monthly Owner Costs as	2,577		3,369		20,623		26,331		1,122,467		1,683,927	
% of Household Income	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0% - 20%	1,329	52%	1,815	54%	11,072	54%	15,961	61%	634,277	56.51%	1,012,633	60%
20.0% to 24.9%	516	20%	695	21%	3,327	16%	3,126	12%	173,620	15.47%	212,723	13%
25.0% to 29.9%	266	10%	203	6%	2,060	10%	2,450	9%	109,833	9.78%	126,864	8%
30.0% to 34.9%	158	6%	234	7%	1,247	6%	1,059	4%	64,892	5.78%	80,150	5%
35% or more	302	12%	422	13%	2,848	14%	4,005	15%	135,075	12.03%	251,557	15%
not computed	6	0.23%	0	---	69	0.33%	194	0.74%	4,770	0.42%	12,566	0.75%

Source; U.S. Bureau of the Census, 2000 and 2020 Census

Table 2.6 shows monthly housing costs for renters as a percentage of their household income for the City of Cedarburg, Ozaukee County and the State of Wisconsin. In 2020, 53% of renters in the City of Cedarburg were paying a monthly rent that can be described as affordable. This percentage is comparable to both Ozaukee County (51%), and the State (51%).

Monthly Renter Costs as a Percentage of Household Income (2000 and 2020)

TABLE 2.6												
	City of Cedarburg		City of Cedarburg		Ozaukee County		Ozaukee County		State of Wisconsin		State of Wisconsin	
	2000		2020		2000		2020		2000		2020	
Monthly Renter Costs as	1,577		1,698		7,190		12,592		641,672		794,628	
% of Household Income	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0% - 20%	636	40%	461	27%	3,165	44%	4,042	32%	242,345	37.77%	233,008	29%
20.0% to 24.9%	273	17%	222	13%	1,136	16%	1,519	12%	90,934	14.17%	92,874	12%
25.0% to 29.9%	160	10%	214	13%	693	10%	820	7%	67,926	10.59%	82,695	10%
30.0% to 34.9%	126	8%	47	3%	573	8%	918	7%	44,573	6.95%	63,458	8%
35% or more	364	23%	719	42%	1,323	18%	4,710	37%	162,669	25.35%	276,752	35%
not computed	18	1%	35	2%	300	4%	583	5%	33,225	5%	45,841	6%

Source: U.S. Bureau of the Census, 2000 and 2020 Census

Housing Assistance Programs

To help maintain and improve housing conditions, and to satisfy the needs of all residents, the City of Cedarburg has several local, County and State means and programs available to them. To ensure that existing and future housing is safe and suitable for occupancy, the City's Building Code is applied and enforced. The Building Code must be reviewed and updated periodically to keep current with changes mandated by the State. The City has incorporated the State Uniform Dwelling Code into its Building Code to ensure consistent standards for all residential dwellings. To meet the needs of low and moderate income, elderly, and handicapped residents needing housing assistance, the City should always be exploring the feasibility of participating in Federal, State, and County housing programs that make loans and grants available to build, repair, rent or otherwise obtain adequate housing. The [Wisconsin Housing and Economic Development Authority \(WHEDA\)](#) provides a listing of numerous housing programs including low interest loans for first time homebuyers, home improvement loans, and tax credit programs for elderly and low-income family housing.

One of these programs is the [Community Development Block Grant \(CDBG\)](#) which is a federally funded program administered by the Wisconsin Department of Administration, Division of Energy, Housing and Community Resources, to assist local governments with housing programs that primarily benefit low and moderate income residents. CDBG funds can be used for a wide variety of activities including owner-occupied and renter-occupied housing rehabilitation, homebuyer assistance, handicap accessibility modifications, public facility/infrastructure improvements, and special housing projects like acquisition, demolition and relocation projects.

Housing Demand

Population Trends

As indicated in the Issues and Opportunities Element of this Plan, the City of Cedarburg's annual increase in population ranges from .99% per year to 8.47% per year for the decades from 1950 to 1990 (See Appendix B). During the period between 1980 and 2020, the City's population growth rate averaged .77% per year. From 2010 to 2020 the growth rate was

.62%. During the years 2020-2024, the Fairway Village Subdivision (113 Units, 16 zero-lot-line twin homes + 97 single-family-detached residences), Arrabelle Apartments (69 units), Stone Lake Condominiums (70 units, duplex-type), Cedar Place Apartments (197 units), Fox Run Development (230 units, 160 apartments, 44 townhomes, 26 single-family rental), and Cedar Way Condominiums (7-units) have been approved. According to the Wisconsin Department of Administration figures, during this most recent 4-year period (2020-2024), the City's population increased by 6.54% (+793 persons). From 2020 to 2024, Ozaukee County grew 1.76% (+1,608 persons) and the State grew 1.62% (+95,532 persons).

Considering this information, together with the 2024 City of Cedarburg Housing Data Report (Ref Appendix B), the Plan Commission has determined to use a projected population growth rate of 1.6% annually which results in a 15.92% increase from 2020 to 2030 and a 15.93% increase from 2030 to 2040.

Housing Trends

From 1990 to 2010, the trend in most communities in the State of Wisconsin, including the City of Cedarburg, was a decrease in the average number of residents inhabiting a home or apartment. This statistic is identified as *persons per household, or PPH* and it is calculated by dividing the number of residents living in occupied housing units by the number of occupied housing units. For the City of Cedarburg, people per household has declined slightly, from 2.45 in 2000 to 2.39 in 2020. Changes in the average household size have important implications for housing and residential land use planning since it is the basic factor used to convert future population to the number of dwelling units needed over the planning period. If the City's average household size were to plateau at 2.39 persons per household, an additional 1,324 dwelling units would need to be added to the existing stock by 2040 to fulfill the housing needs of 16,289 total (6,815 new) persons as projected.

Housing Development Environment

Based on the US Census 2023 Annual Geographic Information Table, the City of Cedarburg is 4.972 square miles/3,182.08 acres in area. Of the land currently located within the City's current municipal boundary, no single land use/land use classification demands greater

acreage than residential. In 2024, approximately 61% of the City's total land area is developed as, or classified for future development of, residential uses.

Approximately 373.3 additional acres are classified within the Smart Growth Areas (See Chapter 8-Land Use) for eventual annexation and future residential use. Not all are immediately serviceable (such as SGA 4, SGA 7, and portions of SGA 12). All land currently within the City limits and within the City's planned growth/development areas, are within the City of Cedarburg Sanitary Sewer Service Area boundary. All new development in the City is required to connect to sanitary sewer.

The City's wastewater treatment plant, based on annual average flow, is currently at about 86% of its capacity. Based on *peak* flows, the City's wastewater treatment plant did experience a recent past overflow during a very large rain event. Every year the city is replacing or lining leaking sanitary sewer mains to reduce these peak flow events by reducing stormwater infiltration into the sanitary system. It is true today, that the wastewater treatment plant needs to be rehabilitated, or a new wastewater treatment plant built. The city is gathering further information to decide on rehabilitating the current wastewater treatment plant vs building a new wastewater treatment plan. Until the wastewater treatment plant is rehabilitated or built new, there is still room for additional development and connections. With each new project, the city needs to be cognizant of and evaluate the potential impacts upon annual average flow and peak flows as not to exceed the system capacity.

Water service is available to support all 12 of the identified Smart Growth Areas if developed consistent with the identified land use classifications. Specific cautions/limitations on a couple of the Smart Growth Areas are identified in the Smart Growth Areas themselves (reference Chapter 8, SGA's 4 and 12).

Electric service is available to supply the projected needs of all 12 identified Smart Growth Areas if developed consistent with the recommended land use classifications.

In providing a variety and adequate supply of housing options for its residents, the City of Cedarburg considers the needs and requirements of its diverse population; a population that includes first-time home buyers, young & growing families, empty-nesters, residents who want to downsize, work from home individuals and families, people with special needs or

disabilities, and retirees. Through careful planning and good judgment, the City of Cedarburg will maintain its unique historic character and continue to foster community pride, increase its desirability and protect existing property values through thoughtfully conceived land use/smart growth plans and complimentary zoning regulations.

Conclusions – Housing Analysis

Between 2000 and 2020, the City of Cedarburg experienced a net increase of 797 housing units or a 17% increase. 2022 renter occupied units represented 33.5% of the City's housing stock. The 2020 median value for housing in the City of Cedarburg (i.e., \$375,500) is greater than that of the County (\$370,200) and substantially greater than the State (\$252,800).

To support the projected population increase through 2040 (Ref Table 1.1) based on the Department of Administration population estimates, using a growth rate of 1% annually, the City would need to add approximately 466 housing units by 2040 (approximately 31 residential units per year).

To support the projected population increase through 2040 using the Vierbicher population projections set forth in the 2024 Cedarburg Housing Data Report, using a 1.6% annual growth rate, the City would need to add approximately 1,424 housing units by 2040 (approximately 95 residential units per year).

The City should target an annual population growth rate between 1.0 and 1.6% through the year 2040 at which time the population growth rate and household size data trends should be updated to reflect the 2030 and 2040 census.

Housing and Residential Development Issues, Goals, Objectives and Policies

Issues:

- Supply of dwelling units may not be keeping-up with demand in certain sectors.
- Lack of new single-family homes ranging in size from 1,200 square feet and up.
- New homes and development need to be more reflective of Cedarburg's unique and historic character type as to architectural themes and neighborhood design.
- Protect existing neighborhoods from intrusion by incompatible land uses.
- Connect new neighborhoods with adequate park and open space access/opportunities

and multi-modal routes to the city's central business district.

- Integrate various housing types within new neighborhoods or subregions of the City.
- Ensure proper maintenance, preservation, and improvement to the quality, integrity, care and maintenance of residential buildings and sites throughout the City.

Goals:

- Encourage sufficient supply of high quality, diverse, and attainable housing options.
- Permit a sufficient number of new lots/dwelling units each year as will ensure that an adequate supply of the various housing types (attached, detached, and multi-family/rental and owner occupied) are available.
- Maintain a sufficient supply of all housing types as might ensure that demand-side pressures are not artificially driving excessive price points.
- Support development of new single-family detached homes in a broad range of sizes (i.e., from 1,200 square feet and up).
- Encourage developers to consider offering a variety of housing types (size points, price points, attached/detached and multi-family...) within new neighborhoods.
- Satisfy local demand for move-up/move over/downsize independent and assisted living type senior housing.
- Satisfy local demand for integrated housing for persons with special needs and disabilities.
- Monitor the trends in rental vs ownership form of housing as a percentage of total occupancies in the City, and as compared to County, State, and national levels.
- Establish clear code-based provisions intended to preserve and improve the quality and integrity of existing residential neighborhoods.
- Maintain housing values over time.

Objectives:

- Work closely with developers at the outset of their neighborhood planning processes to guide them into designs that address the goals outlined above.
- Enforce residential codes and ordinances to ensure that properties are well maintained.
- Conduct a review of the City Codes and Ordinances and consider amendments

as may be necessary to address housing concerns/issues as outlined above.

- Educate residents about the importance of property maintenance.

Policies:

- Provide for an appropriate range in home sizes through the use of Planned Unit Development (PUD) zoning and conservation subdivisions.
- Encourage appropriate residential densities for redevelopment sites in or near the downtown area to maintain a walkable customer base for existing businesses.
- Continue to monitor the FAR and Lot Coverage (i.e., mass and open space) requirements to ensure that these reflect the character of the City while addressing the needs of its citizens.
- The City of Cedarburg should continue its efforts to update the Zoning and Building Codes to provide better consistency with the Land Use Plan.
- New senior, elderly, assisted care, and housing for those with special needs or disabilities should be guided to areas most readily accessible (ideally walkable) to medical, commercial, recreational, social services, faith/worship, banking and other such necessities.
- New residential developments should be located in areas where public utilities and services can be conveniently and economically provided.
- Require adequate buffer areas around residential developments to protect from incompatible land uses.
- Promote the integration of different housing types such as single-family and two- family.
- Encourage the development of smaller homes (i.e., 1,200 sq. ft. and >).
- Task developers with the responsibility to prepare impact analysis for new development proposals including such things as environmental implications and impact on public services, public safety, traffic/transportation facilities, schools, etc.
- Identify “Smart Growth Areas” (i.e. prospective new development and redevelopment areas) and label them on the Land Use Map.

- Require architectural theme and design detail information to be made a part of new housing development applications as might ensure that certain unique architectural and building/site design characteristics of historic Cedarburg continue to be referenced going forward.
- Encourage appropriate residential densities for redevelopment sites in or near the downtown area to sustain a customer base for existing retail, restaurant and entertainment uses.
- Guide high density multi-family residential uses to infill, brownfield redevelopment, and arterial-type road/highway corridor locations.
- Develop programs to assist in the rehabilitation of existing substandard homes in the City in order to provide a decent and safe living environment for all residents.
- Encourage the use of redevelopment sites where streets, sewer, and water systems are already in place.

REDLINE CHAPTER UPDATE THROUGH 5-1-25

CHAPTER 4

UTILITIES AND COMMUNITY FACILITIES ELEMENT

66.1001(2)(d) Wis. Stat.:

Utilities and Community Facilities Element. A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, onsite wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, child daycare facilities, power-generating plants and transmission lines, cemeteries, health care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and community facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

The City of Cedarburg has a Public Works and Sewerage Commission consisting of one council member, the mayor, and seven citizen members nominated by the mayor and confirmed by the common council.

Public Utilities Inventory

Sanitary Sewer Service Area

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) adopted an areawide Water Quality Management Plan for Southeastern Wisconsin in 1978. The plan is aimed at achieving clean surface waters within the seven—county southeastern region of the State and includes recommended sanitary sewer service areas for each treatment facility in the region. The City of Cedarburg’s treatment facility is among them. The initial sanitary sewer service areas were based on the urban land use configuration identified in the Commission’s adopted Regional Land Use Plan for the year 2000. In order to properly reflect local planning considerations, the sanitary sewer service areas were refined in cooperation with local units of governments. The current boundaries of the Sewer Service Area for the City of Cedarburg are shown on Map 4-1 below.

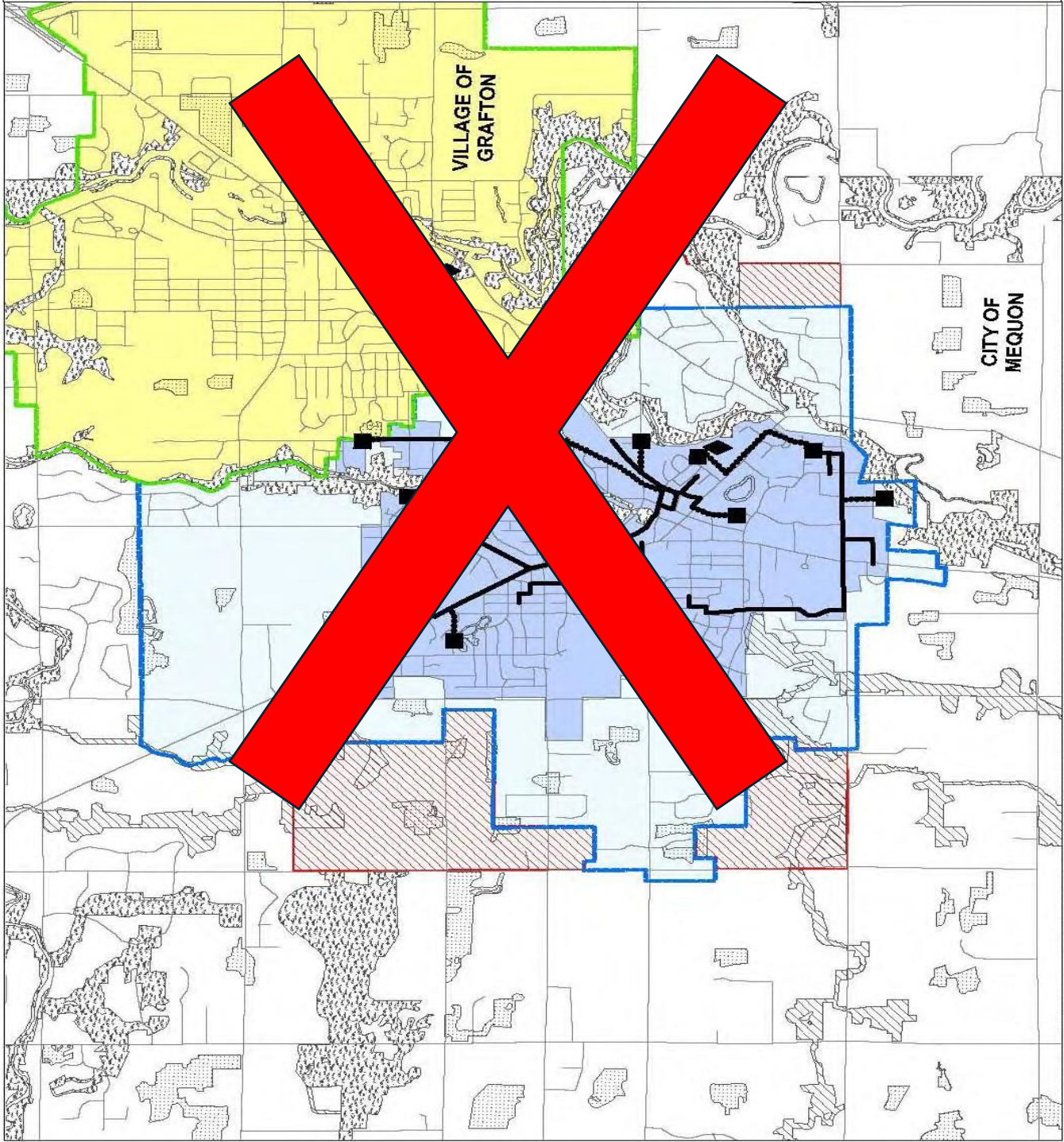
MAP 4-1
CITY OF CEDARBURG
SEWER SERVICE AREA

Legend

- EXISTING PUBLIC SEWAGE TREATMENT FACILITY
- EXISTING PUMPING STATION
- EXISTING GRAVITY SEWER
- EXISTING FORCE MAIN
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- EXISTING AREA SERVED BY CITY OF CEDARBURG SANITARY SEWERAGE SYSTEM, 2006
- AREAS PROPOSED TO BE ADDED TO THE CEDARBURG SANITARY SEWER SERVICE AREA
- AREA PROPOSED TO BE REMOVED FROM THE CEDARBURG SEWER SERVICE AREA AND ADDED TO THE GRAFTON SEWER AREA
- CITY OF CEDARBURG & PLANNED SANITARY SEWERAGE SYSTEM
- OTHER PLANNED SANITARY SEWER SERVICE AREAS

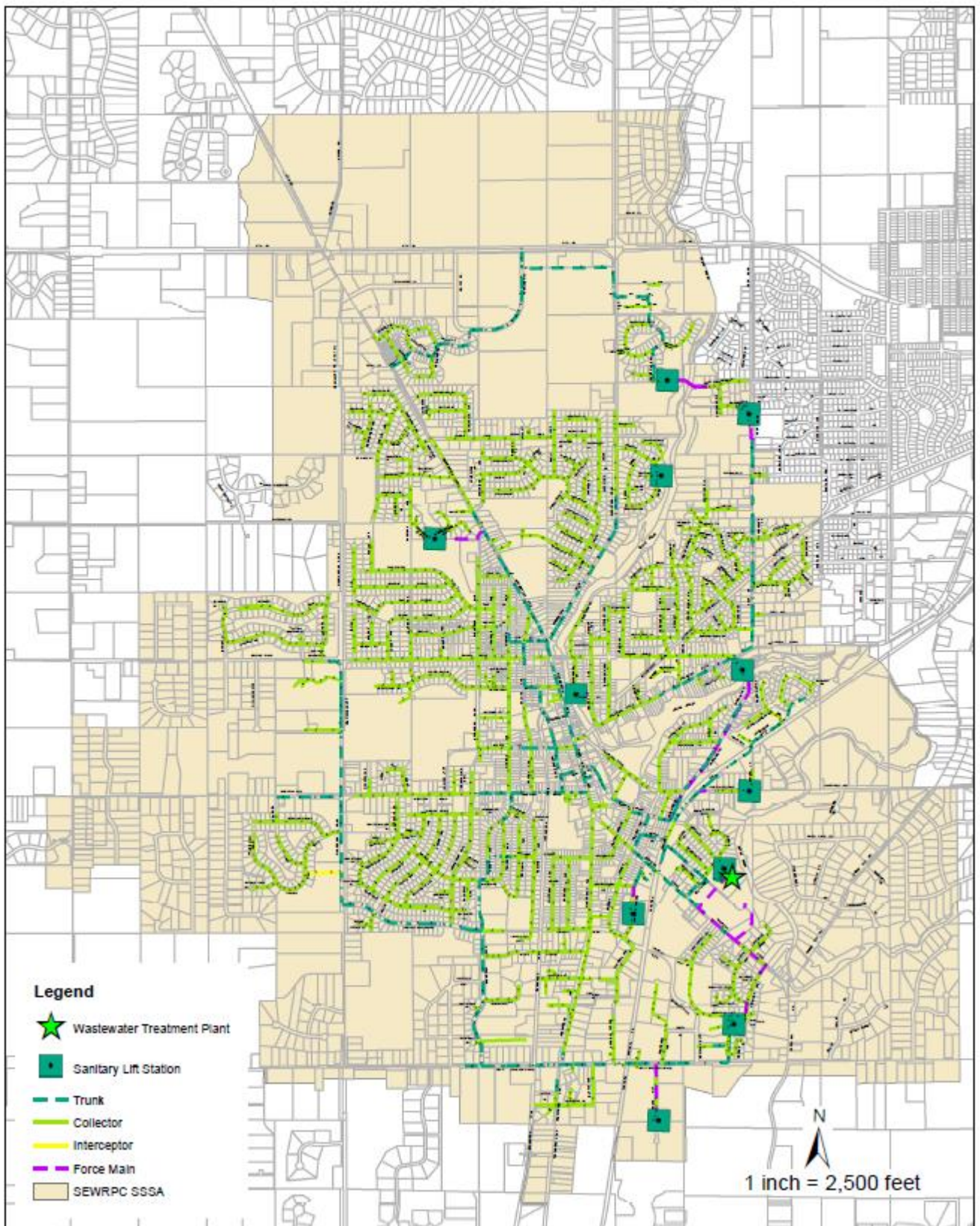


August 17, 2007. R:\cedarburg\wp\cedarburg sewer\map4-1.dwg



The City of Cedarburg, Wisconsin, is hereby certifying that this map was prepared by a duly licensed professional engineer or land surveyor. The City of Cedarburg, Wisconsin, is hereby certifying that this map was prepared by a duly licensed professional engineer or land surveyor.

MAP 4-1 City of Cedarburg Sanitary Sewer Service Area on January 1, 2025



Wastewater Treatment

The Cedarburg municipal sewerage system was installed in 1921 and 1922 along with the water works. Initially, there were two plants which consisted of two-story sedimentation tanks called Imhoff Tanks. They gave a rudimentary-type treatment which consisted of separation of liquids and solids, but not to the level of treatment available in Cedarburg today.

In 1973, the activated sludge plant came on line with a more sophisticated mode of operation – biological treatment. The oxidation ditch, started in 1988, ~~takes~~took this farther still, being able to naturally remove nitrogen. The living bacteria/protozoal mass biodegrades the sewage to the point where the solid residue or biosolids ~~are~~could be spread on farm fields and the clear oxygen-enriched effluent ~~is~~ discharged into Cedar Creek easily meeting the effluent limits imposed by the Wisconsin Department of Natural Resources at that time.

In 1993, the Wastewater Division of the Department of Public Works took over the cleaning and maintenance of the collection system as well as the plant and lift stations. All of this, managed and maintained by one superintendent, ~~five and six~~ operators, ~~and a collection system technician~~. Through some automation at the oxidation ditch plant, the City is able to handle ~~this~~ise workload on one shift, ~~instead of two~~.

~~In 1996, a remote septage receiving station was added on Pioneer Road to better facilitate acceptance of holding tank waste. This allowed the plant to better process this wastewater and has received favorable acceptance by the haulers.~~ In 1998, the second Discharge Permit was issued from the Department of Natural Resources. A permit to discharge is issued for a five-year period. Plant improvements for producing better biosolids were installed in 1998. In addition, a better biosolids loading station was built and the remote 180-day biosolids storage tank was operational in the fall of 1999 under a private sector contract.

In 1999, the disinfection process for the effluent was converted from chlorine to ultraviolet light eliminating two deadly gases – chlorine and sulfur dioxide. In addition, a new storage garage was constructed and the City's largest organic loading, Marigold Foods, Inc. (now Kemp's Dairy Products), started pretreating their waste.

Light and Water Utility

- Electric

Cedarburg Light & Water is a locally owned and operated electric utility serving over ~~5,900~~7,000 customers. This utility was founded in 1901 by the citizens of Cedarburg ~~more than 100 years ago~~ when the City's early founders voted to establish their own City-owned utility to provide light to its downtown area and to local residents. While a lot has changed over the years, the focus of Cedarburg Light & Water has not. Today this utility remains focused on offering its customers reliable power and electric rates that are among the lowest in Wisconsin. A seven-person Light and Water Utility Commission, ~~appointed~~nominated by the Mayor and confirmed by the Common Council, oversees the operation of ~~the~~this utility.

In the late 1970s, a group of Wisconsin communities served by local municipal electric utilities was facing a series of large, wholesale rate increases imposed by investor-owned companies that supplied the local municipalities with electric power. To gain control over their power costs, the communities joined forces in 1980 to form Wisconsin Public Power, Inc. (WPPI), the State's first municipal electric company. Cedarburg was one of the founding members. WPPI gives member utilities power supply independence, increased bargaining power and economies of scale. It can help WPPI members in the acquisition of electric power and related resources needed to provide their customers with safe, reliable and economic electric power and energy.

- Water

Cedarburg Light and Water has seen a slow ~~and steady~~ decline in water ~~usage~~demand over the last ~~15-20~~ years due to "low-flow" plumbing fixtures and similar. As a result, the maximum daily pumping needs in 2024 have been slightly above 2.2 million gallons per day which is down from 3.2 million gallons per day experienced in the late 1980's. Actual system capacity is estimated at about 3.5 million gallons per day, but factors such as dry weather and declines in the water table can affect that number. It can, therefore, be assumed that Cedarburg has approximately 1.2 million gallons per day of excess capacity, or 55% above the City's existing daily peak use. Assuming a 1.5% growth rate, this provides 20+

years of capacity in the existing water system. Cedarburg Light & Water has identified is currently looking for a future well site along the north side of Pioneer Road east of the Milwaukee River which will be needed to serve its customers in the future.

There are five existing deep wells in Cedarburg reaching down to the Niagra-Platville-Trenton aquifers in the limestone formation.

Well #1 is located along Mequon Street next to the firehouse. This well was drilled in 1922. It is approximately 1,210 feet deep and pumps 625 gallons per minute (GPM).

Well #2 was located near Fair Street and due to low output it is no longer in use.

Well #3 is located along Western Road next to the water tower. This well was drilled in 1955 to a depth of 1,000 feet and pumps 900 GPM.

Well #4 is located along Wauwatosa Road near the Sherman Road intersection adjacent to the blue million-gallon reservoir. This well was drilled in 1965 to a depth of 1,200 feet. The lower Sandstone Aquifer was permanently abandoned in 2009 due to Vinyl Chloride contamination. The depth of the well is now 508 feet. and pumps 600 GPM.

Well #5 is located on the north side of Lincoln Boulevard behind the Westlawn grade school. This well was drilled in 1966 to a depth of 1,000 feet and pumps 625 GPM.

Well #6 is located along Harrison Avenue near the high school football field. This well was drilled in 1986 to a depth of 700 feet and pumps 700 GPM.

Cedarburg residents and businesses use almost 500 million gallons of water each year. To ensure a safe water supply, the water is treated through a process approved by the State of Wisconsin Department of Natural Resources which includes the introduction of the three components listed below:

- Sodium Hypochlorite disinfection processes are located at each well site to disinfect the drinking water before it enters into the distribution system.s the piping between the well pumps and the interior home plumbing.
- Fluoride, at a level of 1.0 to 1.5 parts per million, helps combat childhood tooth decay.

- Orthophosphate addition at each well site is a corrosion control technology that controls mineral build-up in the water pipes by creating. ~~It also creates~~ a barrier between the piping and the water; helping to prevent minute amounts of lead and copper from being deposited into the water from the services laterals and interior home plumbing.

Storm Water Drainage Facilities

Title 14 of the Cedarburg Code of Ordinances designates the Department of Engineering and Public Works to administer and enforce the Stormwater Management regulations. ~~The purpose and intent of the Stormwater Management Ordinance is to prevent and control water pollution, diminish the threats to public health, safety, welfare, and aquatic life due to stormwater runoff by: Regulating long-term, post-construction stormwater discharges from land development activities.~~

~~Controlling the quantity, peak flow rates and quality of stormwater discharges from land development activities.~~

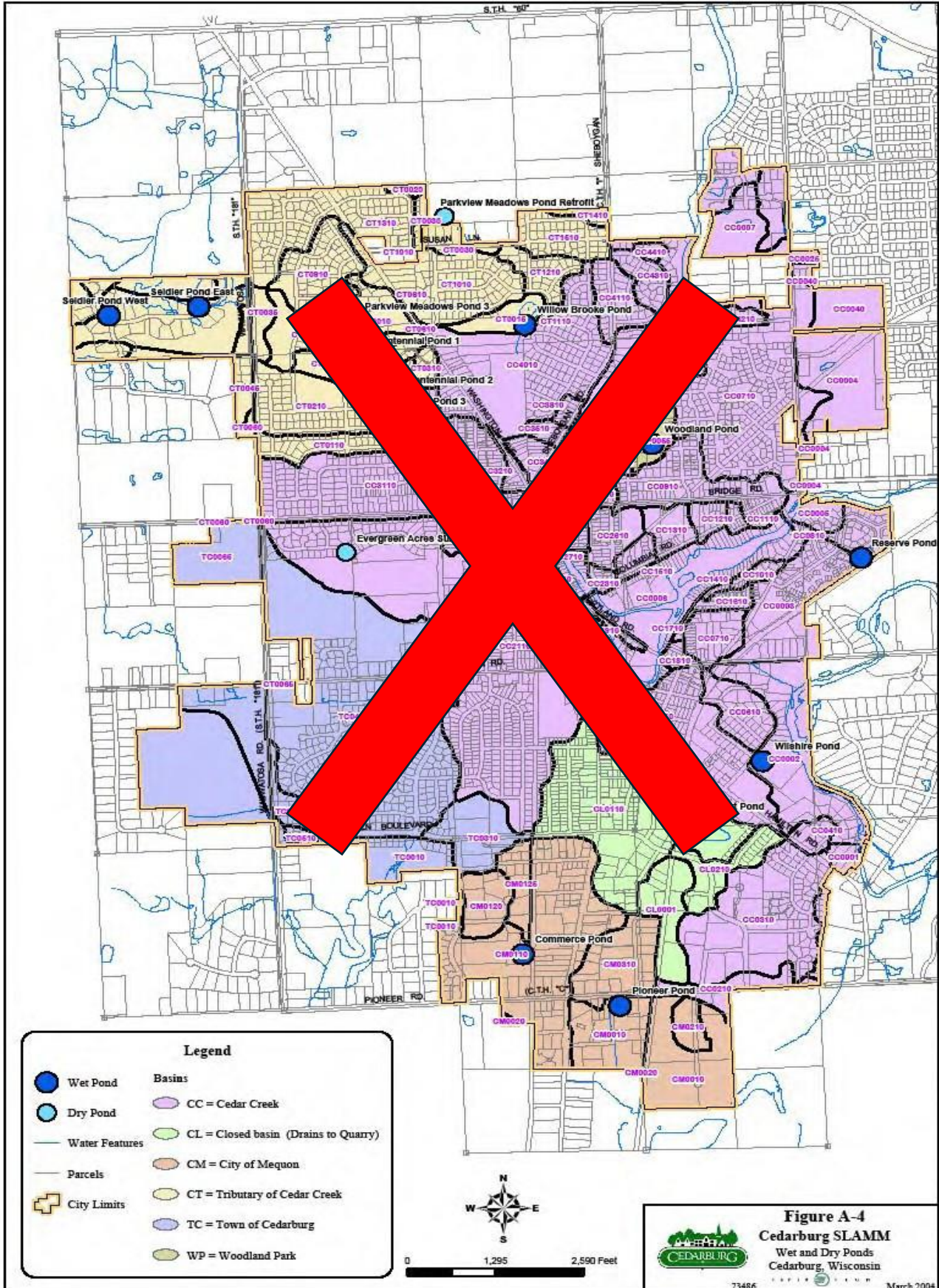
~~Managing stormwater to protect, maintain and enhance the natural environment; diversity of fish and wildlife; human life; property; and recreational use of waterways.~~

The purpose of the City's Stormwater Management Ordinance is to establish long-term post-construction runoff management requirements and criteria that will prevent and control water pollution, diminish threats to public health, safety, welfare and the aquatic environment due to runoff of stormwater from development and redevelopment. Specific purposes are to:

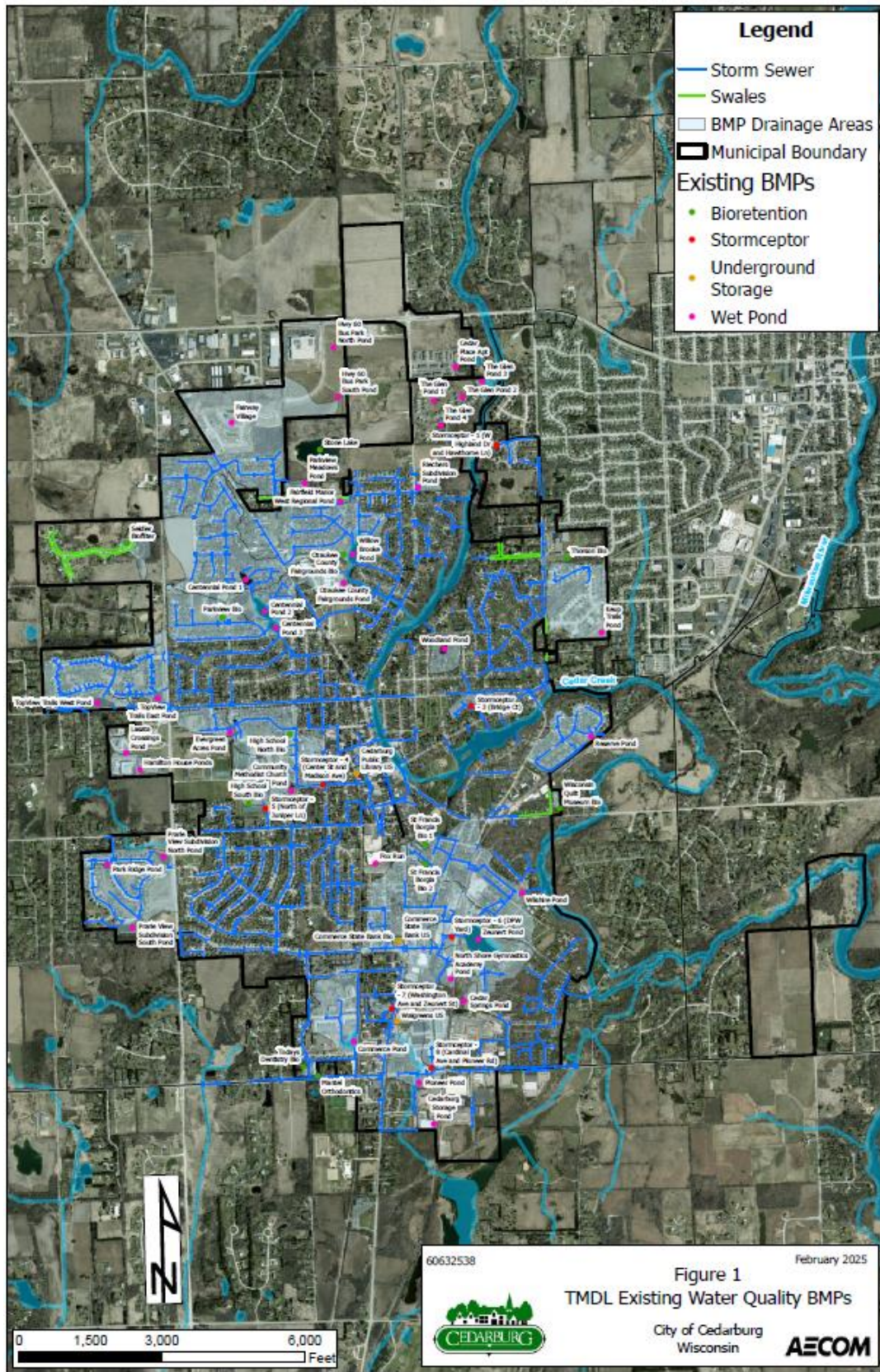
- Further the maintenance of safe and healthful conditions.
- Prevent and control the adverse effects of stormwater; prevent and control soil erosion, prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structure and land uses, preserve ground cover and scenic beauty; and promote sound economic growth.
- Control exceedance of the safe capacity of existing drainage facilities and receiving water bodies; prevent undue channel erosion; and control increases in scouring and transportation of particulate matter.
- Minimize the amount of pollutants discharged from the separate storm sewer to protect the waters of the City and the State.

To assist the City of Cedarburg in carrying out its responsibilities regarding controlling non-point source pollution into the Cedar Creek Watershed, Woodward-Clyde Consultants were hired in 1994 to create the “Storm Water Management Plan City of Cedarburg Districts 2, 4, and 7.” The purpose of the plan was to analyze the current stormwater runoff conditions for the control of negative water quality and quantity impacts. A second phase to the comprehensive analysis of the City’s stormwater management needs was conducted by Rust Environmental and Infrastructure Consultants in 1997, which encompassed the remainder of the City’s drainage basins. See Map 4.2 which identifies the City’s stormwater conveyance system and detention areas. These studies, coupled with the adoption of the City’s Stormwater Management Ordinance in 2004, are critical in guiding the City’s storm water management program. The City’s Stormwater Management Ordinance was updated in 2017, along with a Stormwater Quality Management Plan Update conducted by AECOM. A new permit to discharge under the Wisconsin Pollutant Discharge Elimination System for the City’s MS4 Permit/System will be issued in 2025.

Map 4-2 Stormwater System Map



Map 4-2 City of Cedarburg Stormwater Management System Map



Solid Waste Disposal and Curbside Recycling

The City of Cedarburg ~~has contracted contracts~~ with ~~United Waste Systems, a division of~~ Waste Management, to provide bi-weekly curbside recyclable pickup for its citizens and businesses. Waste Management also has the City's contract to provide weekly garbage collection for the citizens of Cedarburg. Commercial buildings may receive these services through the City or contract on their own for garbage pickup.

Residents may use the ~~Town of Cedarburg's~~ City of Cedarburg Yard Waste Drop-off site at W59 N306 Johnson Avenue ~~composting facility at 1293 Washington Avenue~~ for grass clippings, garden debris, brush, clean dry cardboard, waste oil, anti-freeze and lead acid batteries, garden vegetables and leaves. The City provides limited-periodic, seasonal curbside brush, leave, and holiday tree chipping-collection services. Visit the City Engineering/Department of Public Works tab on the City of Cedarburg website for more detailed information as to collection schedules and drop-off site policies/procedures, beginning the first Monday of each month during April through October. ~~For waste oil disposal, the City's drop-off center is located at W59 N306 Johnson Avenue.~~

Corporate Utilities

- Natural Gas

Natural gas is available throughout the City of Cedarburg from ~~the~~ WE Energies/ Wisconsin Gas Company LLC.

- Telephone and Internet Service

Local copper and fiber land-line telephone and high-speed internet service are provided primarily by SBC Spectrum, and AT&T. Digital and cellular/mobile telephone and high-speed internet alternatives are available through multiple carriers/providers, Spectrum, Verizon, T-Mobil, and AT&T among them. ~~Long distance, cellular and other specialized phone service is also available from a number of private firms.~~

- Cable Television

Analog ~~C~~ cable television is provided primarily by through Time Warner Spectrum.; Digital options are available through Spectrum, Direct TV, Dish TV, and many others. Streaming TV services such as Netflix, Amazon Prime Video, YouTube TV, and a multitude of others have become an integral part of the TV service/programming choice. ~~which provides analog and digital cable service. In addition, Time Warner provides high-speed internet access through existing cable lines.~~

Analysis of Public Utilities' Needs

To maintain the public health, economy and natural resource base of the City of Cedarburg, public utilities and services must be adequate ~~for~~ to support existing and future development. In addition to providing an inventory of existing public utilities in the City, this section is intended to indicate the need for expanded or new utilities.

Sewage Collection System

The Sewer Service Area for the City of Cedarburg and the Land Use Element of this Plan includes future growth areas that are not currently served by sanitary sewers. These areas include undeveloped lands, developed residential areas and developed scattered properties generally located in the Town of Cedarburg near the City's north and west limits. In 2001, a plan was prepared by McMahon Associates, Inc. to be used as a guide to extend sewers throughout the Sewer Service Area ~~within of~~ the City of Cedarburg. The plan divides the future service areas into nine drainage basins and the system plan has been laid out to minimize the use of lift stations and to limit the depth of sewers to no more than 25 feet. As development occurs, the final layout of the sewer system will be determined.

Wastewater ~~Treatment Plant~~ Recycling Center

In ~~June of 2003~~ March of 2022, the City's Wastewater ~~Treatment Plant~~ Recycling Center Discharge Permit was renewed for another five years which will bring the City to the ~~twenty~~ forty-year mark for the current plant. The current plant is not able to meet the phosphorous limits set in this permit. The City began an Adaptive Management Plan (AM) Plan as a phosphorous compliance alternative, which was approved by the DNR. There were no limit reductions and the City will continue to be able to operate with this permit for some time. In 2000, the City purchased 100 acres of land located along the north side of Pioneer Road (CTH C) at the confluence of the Cedar Creek and Milwaukee River for a new regional treatment plant. Upgrades and repairs are needed at the Wastewater Treatment Plant to serve the City's ultimate Sanitary Sewer Service Area (SSSA). The City is currently preparing a Facility Plan that will identify the future wastewater treatment needs of the City, evaluate alternatives to address those needs, and recommend a cost-effective plan to move forward. The alternatives being evaluated at this time include:

- Rehabilitation of/at the existing Water Recycling Center.
- Building a new Water Recycling Center at the City owned site(s) on Pioneer Road.
- Incorporating Treatment Process Technology Alternatives at the existing Water Recycling

Center.

- Joining the Milwaukee Metropolitan Sewerage District.

~~When constructed, this plant will serve as the City's treatment facility for 25 years or more into the future, depending on the regulatory requirements, technology changes and growth.~~

Municipal Water System

~~As the final phase of TID #2 develops developed, and in preparation to serve future development as annexations occur north and west of the current City limits, it is understood that plans were forming for a new elevated water storage tank. In 2021, a new 500,000 gallon high level pressure zone elevated tower was constructed. will be needed. To accommodate the elevated tank, this plan identifies a site to support that tank at a high point within the future business park near the west property line of the former Kohlwey property. Depending on ~~whether or not~~ the City adopts an ordinance requiring sprinklers systems for new non-residential development, this elevated tank will be sized to hold between 450,000 and 750,000 gallons.~~

~~The City Light & Water Utility has also identified two properties that could potentially serve as the site of a future well. One site is located along Wauwatosa Road within the developing Prairie View Subdivision at the southwest corner of Western Road and Wauwatosa Road and the other is at the Zarling site on Pioneer Road.~~

Municipal Power Service

In 2004, the Cedarburg Light & Water Utility upgraded its electrical system by building a new power plant substation which resulted in added capacity, and enhanced reliability. The new substation is located southwest of the south end of Doerr Way. This upgrade was necessary because the system was near its capacity of 30 megawatts and the upgrade raised that capacity to 112 megawatts. With the steady increase in electrification, the potential need for a new substation exists within this plan period. ~~Now, if in the worse case situation where one transformer is out, the utility would continue to have a capacity of about 60 megawatts (first contingency outage). Based on a 1.5% electric growth rate, the new system (with the first contingency outage) will provide for approximately 50 years of growth for the City.~~

~~In 2006, the Utility upgraded the existing power plant substation located immediately south of the Fire Station on the east side of Cedar Creek to provide for more reliable service to its customers.~~

~~This upgrade resulted in the replacement of two 1940 transformers with one smaller more efficient transformer.~~

Two ~~power plant~~ substations will be retired in the near future. These include the power plant substation, located next to the firehouse and the northwest substation, located near Sherman Road, and Wauwatosa Road. These substations serve customers on legacy voltage (5KV) which is being converted to our newer system (25KV). ~~the substation adjacent to the police station which could be converted to an impound lot/storage area and the substation at the west end of Layton Avenue.~~

Community Facilities and Services

Community Center Complexes

- City Hall – In 1987, the municipal offices moved to its current location at W63 N645 Washington Avenue. This building was constructed in 1908 and served generations of local students as Cedarburg’s first High School. It continued to serve the educational needs of ~~the~~ Cedarburg into the 1960s and then sat vacant or underused for years until the Common Council undertook a preservation/ renovation effort to convert it into municipal offices. It is one of three former school buildings – the Lincoln Building, the gymnasium and the Washington Building – which comprise the Community Center Complex. The Washington building was selected to serve as the “new” City Hall because of its prominence in the heart of downtown Cedarburg and that it made a logical transition from public education to public service use. The renovation and reuse of this building has resulted in approximately 13,000 square feet of space for Cedarburg’s municipal offices which will serve the City of Cedarburg well into the future.
- Senior Center – The Senior Center is located in the Lincoln Building which was constructed in 1894 and originally served as Cedarburg’s grade school. Because it has remained in public ownership and has continuously been in use, it is remarkably well preserved. The Lincoln Building currently serves as Cedarburg’s Senior Center ~~and also supports limited educational/services uses upstairs. However, d~~Due to handicap accessibility issues, the multi-stories of this building is~~are~~ not utilized to their~~its~~ fullest extent.
- The Gymnasium – Athletic activities had traditionally been held in the old Turner Hall located at the corner of Washington Avenue and Turner Street. In 1935, a referendum was

approved to construct a new \$77,000 gymnasium, pending a \$35,000 grant from the federal government. The “new” Gymnasium was built in 1938-39, facing Washington Avenue. It was financed in part with using Works Progress Administration (WPA) grant money. The gymnasium continues to be used for recreational and community activities. Turner Hall was razed and is now the site of a bank.

Police Station Department

The Cedarburg Police Department was established in 1885 and has become a progressive, community-oriented agency, serving a community of approximately ~~11,000~~12,914 residents. Currently Based on the 2023 Annual Report, the Department consists of twenty ~~nine sworn officers and ten civilian~~ employees who are committed to providing the highest quality of police service. Among these, 23 are sworn officers.

~~Unlike their original facility, t~~The Cedarburg Police Department operates from a new state-of-the-art, \$4.4 million dollar police station that sits situated on a 3.5-acre site located south and east of the Wauwatosa Road and Western Road intersection. Originally, however, the police station was much smaller with the first jail being a single room in the basement of Turner Hall. ~~This~~That jail was mainly used to lockup a stranger overnight for disturbing the peace after imbibing too much at a local tavern. In the 1930’s, the Old Firehouse on Madison Avenue was renovated as a W.P.A. project to include an office and jail. This facility served ~~their~~the Police Department needs until 1969 when the City constructed its first true police station on Hanover Avenue. ~~The new police~~The Hanover station included a court/meeting room, photographic facilities, dispatch facilities and a shooting range. ~~that continues to be used to this day.~~ This station served their needs until the ~~s~~Spring of 2000 when the Police Department moved into the current building. ~~With the new police station, the City Police Department has sufficient space to meet their needs throughout this planning period.~~ Substantial deferred maintenance issues at this station are being addressed incrementally as budget constraints allow. In 2025 the City is evaluating a possible remodel of the current station or building an entirely new station at a different location (possibly as a shared site/building to fulfill both fire and police department needs).

Fire Station

The Cedarburg Fire Department strives to uphold the following Values, Mission, and Vision:

- Values: “To serve the community with Courage, Honor, Pride and Commitment’.
- Mission Statement: ”With our core values as a foundation, the Cedarburg Fire Department will provide our community and visitors with the highest level of Fire Suppression, Fire

Inspection, Rescue, Emergency Medical Services and Public Education’.

- Vision Statement: “It is our vision to be known as an innovative and progressive fire department, providing exceptional services through teamwork, both among our members and community partners. We strive to provide the best services possible to ensure that Cedarburg is a safe community in all respects. We will support our well-trained team by equipping ourselves with the best equipment and technology.

The Fire Department has served both the City and Town of Cedarburg on a volunteer basis since 1866, transitioning to a combination department in 2024, in large part due to passage of a City/Town public safety referendum. This changed the 66 volunteers to paid-on-call staff and added full-time staff including the Fire Chief and Firefighter/Paramedics, bringing the total number of full-time staff positions to 8. The department currently has active members providing firefighting and EMS services, and passive members that support the department through fundraising and other non-emergency functions.~~This Department currently has 71 active members who provide firefighting and EMS functions while another 150 passive members help with fundraising and non-emergency efforts.~~ The service area covers approximately 33 square miles with a population of about 185,000.

Cedarburg Firemen’s Park Inc., a 501 (c)(3) corporation, owns and operates a 20-acre fairground property.~~The Cedarburg Fire Department owns and operates a 20-acre fairground~~ where various fundraising efforts have generated enough money to purchase most of their own firefighting equipment and to finance an addition to the fire station. However, with the cost of fire equipment significantly increasing in price, and a decline in volunteers to assist in fundraising, these costs will need to be shared with the City.

In 2005, the Town of Cedarburg constructed a new satellite fire station northeast of the 5 Corners intersection on Covered Bridge Road on property owned by the Town. This station is necessary to provide adequate fire protection service for ~~the~~ new growth in the Town and during special events when access to and from the downtown fire station is disrupted. Transitioning to a combination department has become a challenge at both stations, with full-time and paid-on-call staff sleeping and living at the station. The buildings were not designed to provide male/female dorm rooms, locker rooms, a day room and a bigger kitchen. The main station is not ADA compliant and is land locked along the East side of Cedar Creek causing response issues during large events downtown when the roads are closed. Substantial deferred maintenance issues at the main station are being addressed incrementally as budget constraints allow. In 2025 the City is evaluating a possible remodel of the current station or building an entirely new station at a different location (possibly as a shared site/building to fulfill both fire and police department needs).

~~This Department provides an active public educational program with, among other things, the Survive Alive House where children are taught to survive home fires. The fire department is actively working to reduce risk throughout the Cedarburg community at all times. This includes providing fire and life safety education to all ages, fire inspection services of local businesses, and investigation of fire incidents. Further, the Survive Alive House is utilized to teach children how to escape their home in the case of a fire. As previously noted, the money to pay for this equipment was raised through fundraising events at the Firemen's Park. The fire department maintains an effective fleet of fire and rescue vehicles to provide fire, rescue and ambulance transport when needed. As of 2004, the following is an inventory of Cedarburg's fire trucks:~~

~~Rescue Squad 151—Rescue Squad 151 is a 2000 freightliner chassis with a Medtech body, powered by a 250 horsepower Cummins Engine. Squad 151 was put into service in March 2000 and is almost a twin to Squad 152. This Squad has the latest medical equipment.~~

~~Rescue Squad 152—Rescue Squad 152 is a medium duty squad used for transporting patients to area hospitals. This squad is a little bigger than a normal transport vehicle and it has all the latest EMS equipment. It was put into service in January 1997. Built on a medium size chassis, the Department feels that they can get another 5 years of service before replacement is needed.~~

~~Rescue Squad 153—Rescue Squad 153 is a 1991 Pierce on a Lance chassis. It has a 350 horsepower Detroit Diesel engine and is equipped with a generator for emergency lighting, the jaws of life and other extrication equipment. This vehicle is used for motor vehicle and industrial accidents as well as for firefighting.~~

~~Vehicle 154 is a 1996 GMC Yukon 4 door, 2wd truck with a 350 V8 automatic. It is used for fire inspection, a command vehicle and school transport.~~

~~Vehicle 155 is a 2004 Chevrolet 2500 HD 4X4 crew cab with a Duramax Diesel and an Allison automatic transmission. It is used to haul equipment, tow trailers and school transport.~~

~~Grass Fire Unit 157—Grass Fire Unit 157 is a 1989 four wheel drive, 1 ton pickup truck. It has a 454 cubic inch, fuel injected V8 engine and a centrifugal single stage 135 gallon per minute Darley pump. It also is equipped with a 200 gallon capacity water tank.~~

~~Ladder Tower Engine 159—Engine 159 is a 1988 Pierce Arrow, 4 door cab ladder tower truck with a 105 foot aerial platform. It is equipped with a 1,500gpm pump but does not carry water. It carries all of the tools and equipment necessary to operate as a "truck company" on emergency calls. The onboard 12kw generator provides sufficient power to provide emergency lighting and to operate electrical tools and equipment. Ladder Tower Engine 159 has the ability to operate with up to 800 pounds of weight at the tip and can perform at 5 degrees below the level of the truck.~~

~~This aerial platform also has a “prepiped” waterway which allows the apparatus to be quickly placed into operation as an elevated master device which can provide flows up to 1,000gpm of water. The truck was rebuilt in 2000 and now has an interlock safety ladder system.~~

~~Raised Roof Pumper Engine 161— Engine 161 is a 1984 four wheel drive Seagrave, 4 door raised roof pumper. It also has an all wheel drive system, a 1,500gpm pump with a 750 gallon water tank and it carries 20 gallons of fire retardant foam. The truck has a 12kw generator to provide emergency lighting and carries all of the necessary tools and equipment for emergency operations.~~

~~Engine 162— Engine 162 is a 1979 Pierce with a Hendrickson Fire Marshal 5 person canopy cab. It was rebuilt in 1997 with a 4 door raised roof Pierce Arrow Cab. The Engine has a 750 gallon water tank and 1,750gpm pump. Its primary purpose is to serve as a hookup and supply water to the sprinkler/ standpipe systems. It is also used to draft water from other sources where there are no fire hydrants and supply it for firefighting purposes.~~

~~Engine 163— is a 1989 Pierce Lance, 4 door cab with a 1,500gpm pump and a 100 gallon capacity water tank. It has all the necessary emergency equipment needed to provide emergency service with 20 gallons of fire retardant foam, ground ladders, tools, a 12kw generator and equipment necessary to operate as a rapid intervention team.~~

~~Pumper/Tanker Engine 164— Engine 164 is a 1994 Pierce Lance with a 4 door raised roof cab. It has a 1,500gpm pump and stores up to 2,000 gallon water. It as the ability to hook up to the City’s municipal water system to supply water or can be used to shuttle water to scene outside the City’s water service area. It also carries tools and equipment necessary for emergencies.~~

~~Dive Trailer— The Dive Trailer is a 1998 Interstate tandem axle trailer with a 10,000gvw which was retrofitted and converted to a dive trailer from a construction trailer.~~

Cedarburg Emergency Government

Cedarburg’s Emergency Government began during World War II when its purpose was civil defense and its duties included bomb disposal, radiation detection and management of fallout shelters. ~~Now~~Today, it provides long range planning, research into new policies and procedures, develops training and testing programs and provides support to local units of government with such things as traffic control for ~~countywide~~ emergencies and large public events such as parades, fairs, and festivals, providing lighting for missing persons and evidence searches, severe weather spotting, escort duties, crowd control and operating the mobile communications/command post. ~~The~~ Emergency Government ~~currently occupies~~previously occupied the former police station (now the site of today’s library). Emergency Government is now headquartered at N49 W6409 Western Avenue, on the west edge located directly north of the Library. ~~They also have and~~

~~equipment garage directly behind their facility and another on the south side of Western Road directly west~~ of the Interurban Trail.

Cedarburg Library Cedarburg Public Library

The ~~Cedarburg Library~~ Cedarburg Public Library was first organized in 1911, and occupied the upper level of the City Firehouse/City Hall located along Mequon Avenue East of Cedar Creek. This small accommodation served the City's needs until the mid-1960s. By then the 2,800 square foot space had become very overcrowded, which ~~lead~~led to the Library Board's decision to construct a new building, devoted solely to their needs.

A minor ~~fund-raising~~fund-raising drive collected over \$100,000 to be used for the construction of the \$300,000 building located on the corner of Center Street and Hanover Avenue. Construction of this building began in 1970 and by February of the following year the building was occupied. This building was designed to hold 60,000 books with a seating capacity of 70. A space needs analysis completed in 1999 determined that this current building does not have sufficient space to provide a moderate level of service to the combined population of the City and Town of Cedarburg, and in particular lacks appropriate staff space and up-to-date technology.

~~The present 11,302 square foot building serves a population of 17,075 with a collection of 75,000 items, 18 computer workstations and 10.58 FTE staff. Circulation in 2004 was 205,000 items and in 2005 that figure went up by 4.5% to 214,943. Library visits in 2005 were at 148,044 and there were 855 registrations for the internet workstations.~~

A ~~b~~Building Program Statement developed in 2003/2004 recommended a 41,800 square foot library to serve a projected population of 20,000 people. However, in 2005, the City and Town jointly recommended that a new library of approximately 28,000 square feet be constructed on a site comprised of the current library site plus the site immediately to the north. It was recommended that the new library be designed for future expansion to about 40,000 square feet.

~~Those plans changed in 2006 when the former Mercury Marine site on St. John Avenue became available for consideration. This is a contaminated site and while there are efforts to pursue it for the new library, the extent of contamination and whether those conditions preclude its use for the library have not been determined. For a brief period, the City and Town had considered the former Mercury Marine property located on 1.9-acres between Madison and St. John Avenues, south of Cleveland Street, as an alternate site for the new library. For various reasons (including environmental contamination), that location never fleshed out, so today's 25,500 sq. ft. library,~~

which opened on July 12, 2014, stands at W63 N589 Hanover Avenue.

The Cedarburg Public Library is operated by a seven-member board. Members are nominated by the mayor and subject to confirmation by the common council. The Common Council oversees setting and administering the annual budget for the Cedarburg Public Library.

In its Strategic Plan 2020-2024, the Cedarburg Public Library identifies the following challenges:

- Finding the right balance between existing resources (money, space, staff time) and desired services, programs and collections. How can the library decide which choices will have the biggest impact?
- Competition for support. Although library use in Cedarburg has held steady, the library must still compete for people’s time and attention, as well as for financial resources.
- Connecting with the community. Many people don’t know the full range of media, programs and services that the library offers.
- Space needs. After just five years in its new building, CPL sees the need to reallocate space within the building and must think creatively about how to maximize this finite resource.

See Table 4-1 below for the 2024 Cedarburg Public Library - Department Service Indicators.

Table 4-1 Cedarburg Public Library	
Department Service Indicators	Year 2024
<u>Citizen Library Use</u>	
Public Visits to the Library – Actual Gate Count	117,559
Patrons With Active Library Cards	<i>Residents</i> 8,342
	<i>Non-Resident</i> 3,595
New Library Cards Issued	834
<u>Staff Services</u>	
Reference/Research Questions Answered	4,039
Number of Youth Programs Offered	130
Attendance at Youth Programs	6,145
Number of Adult Programs Offered	204
Attendance at Adult Programs	3,168
<u>Checkout of Library Materials</u>	
Total number of physical Items checked out by patrons	179,417
Digital books/audio books/magazines checked out	56,349
Research database usage - number of log-ins	23,510
Cedarburg Resident Check Out (physical not digital)	104,149
Non-Resident Check Out (physical not digital)	75,268
<u>Technology</u>	
Public Computer Users	5,504
WiFi Usage - log ins	35,244
FTE Staff Per 1,000 Population	1

Public Parking

Public parking facilities are an essential element of a community's transportation system. The provisions of adequate and well managed on-street and off-street parking facilities is critical to a healthy downtown business climate. The City of Cedarburg maintains three parking facilities which include: the .21 acre site located at the northeast corner of Hanover Avenue and Western Road and contains approximately ~~279~~ stalls; the parking lot at the southeast corner of Hanover Avenue and Turner Street is owned by ~~Bank One~~ Cedarburg State Bank but offered to the City at no cost, contains 24 stalls; the parking facility adjacent to City Hall, the Community Center and Senior Center contains approximately ~~50-96~~ stalls. The City continues to investigate opportunities in, and within walking distance of the downtown, for development of publicly available off-street parking, whether privately owned and for-profit, or publicly owned.

Schools and Churches

Public School System

In the 2024-2025 school year, The Cedarburg School District houses ~~sd~~ approximately 3,112 ~~000~~ students in three elementary schools (K-5), one middle school (6-8) and one high school (9-12). The school district includes all of the City of Cedarburg, most of ~~and~~ the Town of Cedarburg, ~~and areas in the~~ and portions of City of Mequon, ~~the~~ Town of Jackson, and the Town and Village of Grafton.

<u>School Name</u>	<u>2024-2025 School Year Enrollment</u>
• <u>Cedarburg High School</u>	<u>1,086 Students</u>
• <u>Webster Middle School</u>	<u>696 Students</u>
• <u>Parkview Elementary School</u>	<u>503 Students</u>
• <u>Thorson Elementary School</u>	<u>529 Students</u>
• <u>Westlawn Elementary School</u>	<u>298 Students</u>
• <u>Total Enrollment</u>	<u>3,112 Students</u>

Cedarburg School District is dedicated to providing an outstanding education for all students by providing challenging learning experiences, creating meaningful relationships, and promoting a culture of lifelong learning. This emphasis on learning and dedication to overall success consistently results in high student achievement and growth rates, leading to Cedarburg High School's recognition as one of the top high schools nationwide.

- 2024-25 Enrollment: 1,086
- Class of 2024 ACT Graduates Score: 23.3
- 2023 Statewide ACT Test (Juniors): 23.4
- Number of AP Courses Available 2024-25 school year: 27
- Number of AP Tests Administered 2023-24 school year: 1,107
- Of the 1,107 AP exams administered, 590 students took at least one exam last year. 84% of the tests taken received a 3-5, and 22% received a 5 (perfect score).
- Graduation Rate: 98.2

Cedarburg High School is a member of the WIAA and the Northshore Conference.

In 2024, the Cedarburg School District (CSD) commissioned a Community Growth & Projections study and report with MDROffers Consulting. A copy of this report is included as Appendix C to this Smart Growth Comprehensive Land Use Plan. It considers full build-out of the City of Cedarburg, Town of Cedarburg, Village of Grafton, and Town of Grafton near-term targeted development areas and makes the following projections:

- Between October 2024 and 2040, the consultant projects an increase of 177 4K-12 resident students enrolled in CSD schools (4K-5 resident enrollment +91 students, 6-8 resident enrollment +26 students, and 9-12 resident enrollment +60 students).
- The combined 4K-5 resident enrollment at the CSD's three elementary schools will remain below the combined maximum capacity of the three elementary school buildings through 2040.
- Significant excess capacity at both Westlawn and Parkview Elementary Schools is anticipated, while Thorson Elementary School would exceed its maximum building capacity by the late-2030s, however, it is noted that shifting just one (as yet unbuilt) neighborhood (i.e., #49) from the Thorson to the Parkview attendance area, would result in projected resident enrollment below maximum building capacities at all three elementary schools through 2040. *Note: The boundary change, transferring neighborhood #49 from Thorson Elementary School to Parkview Elementary School, was made/approved by the Cedarburg School Board in March, 2025.*
- Webster Middle School (grade 6-8) resident enrollment will increase by 26 students between October 2024 and 2040—totaling 671 grade 6-8 students by 2040. Resident grade 6-8 enrollment is projected to remain below the maximum building capacity of Webster Middle School through 2040. Middle school enrollment is projected to decrease through 2030, due to current larger middle school class sizes and smaller elementary class sizes. Middle school enrollment is projected to increase from 2030 to 2040, resulting from expected increases in births and housing development in the late-2020s, increasing elementary enrollment then and middle school enrollment later.

- Cedarburg High School (grade 9-12) resident enrollment will increase by 60 students by 2040. Most of the projected increase will occur through 2030, due to large current middle school class sizes, which will enter high school over the next few years. Resident enrollment at Cedarburg High School is then projected to remain stable through 2040. Resident grade 9-12 enrollment is expected to remain below the maximum capacity of the Cedarburg High School building through 2040.

School District Information Source: Cedarburg School District Website - 2024

- ~~Cedarburg High School is a four-year comprehensive public high school, accredited by the North Central Accrediting Association. It is a member of the Wisconsin Interscholastic Athletic Association and the North Shore Conference. Twenty-two extracurricular athletic and organization activities are offered through the school, including the Community Service Volunteer Program. Current enrollment is 1,186 students. The high school has 65 full-time faculty members, 11 part-time faculty members and 2 administrators. The highest degrees held include: 2 Ph. D (2.63%), 54 Masters (71.05%), and 22 Bachelors (26.32%). Six faculty members are Kohl Teacher Fellowship recipients. The retired faculty members are Kohl Teacher Fellows.~~
- ~~Webster Middle School is a transitional school serving 6th, 7th, and 8th graders. This school is dedicated to recognizing the unique physical and emotional characteristics of the middle school child and to guide each student intellectually and socially to become a life-long learner and responsible citizen. Webster Middle School is served by a faculty~~

~~of 48 teachers, a school psychologist, 2 guidance counselors, IMC Director, the Principal, Assistant Principal and 4 secretaries.~~

- ~~• Thorson Elementary School is one of three elementary schools within the Cedarburg School District. It is a K-5 building with a population of approximately 500 students. This school consists of four sections of half-day kindergarten, five sections of first grade, three sections of second and third, four fourth grades, and three sections of fifth. Along with rigorous academic programs, other programs such as music, art, physical education and guidance are offered. The students support their learning in an IMC which includes a 30-workstation computer lab. In addition, students are involved in many special programs throughout the year including Arts and Interest Day, Thorson's Book Fair, a Variety Show, and a yearly Winter Carnival. Thorson School has 27 full-time teachers and one part-time support aid. The School also has a psychologist, a guidance counselor, an IMC Director, a School Principal and school secretary.~~
- ~~• Westlawn Grade School is a kindergarten through fifth-grade school with an enrollment of approximately 330 students. It has a reputation for academic excellence in the areas of reading, writing, math and science. Westlawn School has 24 full-time teachers, a school psychologist, a guidance counselor, an IMC Director, Principal and the school secretary.~~
- ~~• Parkview Elementary School serves children from early childhood through fifth grade. In addition to the basic curriculum of science, social studies, math, language arts and reading, students have classes in art, music, instructional media, guidance and physical education. Parkview has 31 full-time teachers, a school psychologist, guidance counselor, IMC Director, the Principal and school secretary.~~

Parochial-Private Schools System and Churches/Places of Worship

- St. Francis Borgia School – In 2006, St. Francis Borgia Catholic Church served over 2,000 families and the school offered educational opportunities for over 700 children and young adults. By 2006, the Parish has examined their current facilities and decided to consolidate onto a single campus construct a new school on the 47-acre site they parcel they also own, located along Covered Bridge Road north of 5 Corners. The new school, finished in 2015, now enrolls over 300 students in preK-8th grades. This north site already contained the north church which was originally built in 1951. The master plan-This north site now includes~~sd the construction of a space for~~ multi-purpose education, and activity center for school, religious education, administrative offices, meetings, youth ministry and athletic

activities. ~~Future plans include either building a new church or adding to the existing.~~
The old school was sold. The south/downtown Church, built in 1870, will continue
to be used for limited daily masses, sacramental obligations, weddings, funerals, and
special events. The south church underwent a significant restoration and beautification
project in 2024.

- ~~First Immanuel Lutheran School – Located at W67 N622 Evergreen Boulevard, this~~
campus serves more than 440 students aged 2 through grade 8. The school features an early
childhood center serving students aged 2 through pre-Kindergarten, an elementary school
serving children in Kindergarten – 5th grade, and a fully departmentalized middle school
serving grades 6-8. ~~– Their facilities also include a place of worship, and school for grades
K-5 through 8.~~
- Immanuel Lutheran ~~School~~ Church – Located at W61 N498 Washington Avenue, this
church was originally constructed in 1882.
- Advent Lutheran Church – Located at W63 N642 Washington Avenue, this church was
originally constructed 1909.
- Community United Methodist Church – Located at W68 N563 Evergreen Boulevard, this
church was organized and its building erected in 1905.
- First Church of Christ Scientist – Located at W63 N108 Washington Avenue. This church and
building date back to the mid/late 1960's.
- Trinity Lutheran Church – Located at N60 W6047 Columbia Road, this church was originally
established in 1843, and its current building constructed in 1891.
- The Jewish Discovery Center - Located at N58W6208 Columbia Road, this center opened in
2022.
- Heritage Baptist Church – Located at W51 N776 Keup Road, this church was founded in 2008.
- Redeemer Lutheran Church – Located at W76 N627 Wauwatosa Road, this church was founded
in 1969, with the existing building having been constructed in 1973.
- Saint Nicholas Orthodox Church – Located at N65W6503 Cleveland Street, this church was
founded in 1985. The church building they occupy was constructed in 1891.
- Faith Lutheran Church – Located at N35 W6621 Wilson Street, this church was constructed in
the late 1950's to early 60's.

- The City also has several preschool and daycare opportunities such as the recently constructed Cornerstone Christian Learning Center at N117 W6751 Forward Way, KinderCare at W62 N218 Washington Avenue, and Morningstar Montessori at N117 W6751 Washington Avenue.

Other Community Facilities

Health Care Facilities

- Lasata Care Center – W76 N677 Wauwatosa Road is owned by Ozaukee County, and is
aThis campus is comprised of:
 - Lasata Care Center, a 136-bed skilled care nursing home.
 - Lasata Crossings, a 60-unit Residential Care Apartment Complex assisted living facility.
 - Lasata Heights, a 60-unit apartment building for independent seniors over age 62.
 - A new 16,000 square foot, 21 resident, assisted living and memory care assisted living CBRF is currently under construction on the campus.
 - ~~Skilled Care Facility constructed in 1966. This is a State Licensed facility for 203 beds with an average occupancy of 196 residents. There are 49 private rooms, 76 double occupancy rooms and a 2 bed intensive care unit. 2003 rates are as follows:~~
 - ~~Intensive Skilled Nursing Care – \$227/day~~
 - ~~Skilled Nursing Care – \$203/day~~
 - ~~Intermediate Care – \$203/day~~
 - ~~Private Rooms – \$11/day extra~~
 - ~~Lasata Heights – W76 N675 Wauwatosa Road is on the same campus as Lasata Care Center and has 60 apartments for independent living. The rent includes heat and 15 meals per month. 2004 rates are as follows:~~
 - ~~A units – 1 bedroom and 1 bathroom, 594 square feet = \$887/month~~
 - ~~B units – 1 bedroom and 1 bathroom, 700 square feet = \$987/month~~
 - ~~C unit – 2 bedrooms and 1 bathroom, 784 square feet = \$1,107/month~~
 - ~~D unit – 2 bedrooms and 2 bathrooms, 896 square feet = \$1,257/month.~~

- ~~○ Extencicare Homes Inc. N27 W5707 Lincoln Boulevard. This facility was constructed in 1994 and initially included 40 skilled care units and 60 assisted care for frail elderly units. In 2004, an addition resulted in 14 new skilled care units and 25 new assisted living units.~~
- ~~● Cedarburg Senior Apartments N30 W6801 Lincoln Boulevard. Includes 128 apartment units for independent living.~~
- Community-Based Residential Facilities (CBRF)
 - ~~○ Harrison Home (by Excelcare Inc.) use at W72 N675 Harrison Avenue is a 15-bed facility.~~
 - ~~○ Hamilton House (by Senior Living Inc.) at W76 N629 Wauwatosa Road is a 28-bed facility.~~
 - ~~○ Lakehouse Cedarburg (by Cedarburg AL LLC) at W65 N225 Mckinley Blvd. is a 65-bed facility.~~
 - ~~○ W51 N848 Keup Road 15 bed facility (approved 2006).~~

Cemeteries

- ~~In~~ Zur Ruhe Cemetery. This cemetery, located at N69 W60001 Bridge Road, is City owned, operated, and maintained. As of 20025, 216 no grave sites remain available for sale, at a cost of \$400/site. The average number of sites sold per year is 48. Due to the existence of high bedrock and limited space available for future grave sites expansion, the City should may wish to evaluate construction of a mausoleum columbariums(s) for cremains to be interred here ~~tion sites.~~
- Hilgen Cemetery. Hilgen Cemetery is located within Zur Ruhe cemetery, directly behind Cedarburg cemetery on the very west side. There is no Hilgen Cemetery sign.
- ~~In~~ Immanuel Cemetery, This cemetery, located at N32 W5400 Hamilton Road, is City owned, operated, and maintained. As of 20025, about 650-150 grave sites remain for sale at a cost of \$400/750/site. The existing vacant residence structure on this property will be razed in 2025, which will provide some space for additional grave sites, depending on the bedrock conditions. The City may wish to evaluate construction of columbarium(s) for cremains to be interred at this site. Within the boundaries of this cemetery property, off to the west, Directly west of this cemetery, there are approximately 3+/- acres of are vacant land currently used as a recreational soccer field, which This area could be used for additional future grave sites as well. Approximately 2,000 grave sites could be located on this 3-acre area. To the east of this site, the City also owns a vacant 2.36-acre parcel that

could also be platted into future grave sites. On average, 37-25 grave sites are sold each year at Immanuel Cemetery.

~~About 85 sites are sold per year combining both cemeteries' sales.~~ The combined supply of available grave sites in 20025 is ~~about +/-150860~~ sites, which would provide a ~~106~~-year supply of sites.

Consideration ~~should~~ may eventually have to be given to ~~providing additional cemetery sites in the form of a mausoleum at the Zur Ruhe Cemetery, expansion of Immanuel Cemetery, and~~ identifying a new ~~-/future~~ cemetery site in the City, Year 2025 Land Use Plan. This subject should be revisited at one of the required 10-year update intervals (i.e., 2035 or 2045) for this Plan.

- St. Francis Borgia Catholic Cemetery. This privately owned and operated cemetery, which is not under the control of the City, is located at 7963 Pioneer Road ~~along the south side of Pioneer Road and west of Wauwatosia Road~~ in the City of Mequon. This cemetery also has sites available. Saint Francis Borgia Catholic Church and School are located in the Town and City of Cedarburg respectively.
- Immanuel Heritage Cemetery. This cemetery, located at N69 W6101 Bridge Road, is City owned.
- Advent Lutheran Columbarium. This columbarium is located at W63N642 Washington Avenue.
- Otto B. Lau Cemetery. This cemetery is located on the northeast corner of Pioneer Rd. and Green Bay Road. It's location is about 50 yards off the road and under a tree. The house on this corner was torn down years ago, but the grave site still remains. There is only one stone in this cemetery.
- Founders Cemetery. This cemetery is located at W67 N520 Evergreen Boulevard. This location is also associated with Founders Park.

Public Utilities and Community Facilities Goals, Objectives, and Policies

Public Utilities. The most important element of a community that affects the rate of future growth is the availability of public utilities (water, gas, electricity, telephone, cable, sewage treatment and refuse disposal facilities), all of which are necessary to maintain a healthy environment.

Community facilities contribute to the quality of living in Cedarburg.

Goal

To provide public utilities, ~~and~~ services, ~~and~~ facilities in a cost-effective manner that will provide for efficient and orderly growth and development and enhance the quality of life in the City.

- Objectives
 - Provide for the extension of public utilities only in areas environmentally suitable for urban development.
 - Promote the provision of public utilities in areas that can be most efficiently and economically served.
 - Maintain a water distribution system that is capable of supplying and distributing water to all existing and planned future residents in the City.
 - Maintain a sanitary sewer system that is capable of serving the needs of all existing and planned future residents by properly maintaining the existing systems (or implementing new/different means for wastewater recycling), and planning for the orderly extension ~~to~~ of services to planned new-future development.
- Policies:
 - Support and participate in local and State efforts pertaining to groundwater protection.
 - Continue to monitor, and through our ~~extraterritorial platting jurisdiction~~ land use planning (both intra-City and throughout the City's extraterritorial platting and planning jurisdictional area), manage the intensity and type of land use activities for the purpose of mitigating and/or avoiding groundwater contamination.
 - Significant drainageways should be protected from development to allow natural drainage.
 - Development should be permitted only in areas that can be efficiently and economically served by public utilities.
 - The capital improvements program should continue to be used to compliment the land use plans and strategies of the Comprehensive Plan.
 - The City should continue to utilize, ~~and~~ periodically update, the impact fee

Ordinance as will appropriately place the costs for certain public services onto the direct beneficiaries.

Community Facilities and Services Goals, Objectives and Policies

Municipal services, police and fire protection, library, education and health care provisions are essential for City of Cedarburg to fulfill its responsibility to promote the comfort, health, safety, morals and general welfare for Cedarburg residents. It is also critical that the rate of Cedarburg's growth be managed to correspond with its ability to provide essential services and facilities.

Goal:

To provide and maintain essential facilities and services necessary to ensure the comfort, safety, morals, health, and general welfare to make the City of Cedarburg an attractive place to live and work.

- Objectives:
 - Provide adequate and effective police and fire protection to all areas of the City.
 - Provide high quality library collections and services that inspire personal growth, ignite curiosity, bring people together, and build a strong community.
 - Provide for a full range of municipal and social services to all City residents.
 - Continue to provide for a wide range of social, cultural, and educational activities for the benefit and enjoyment of all City residents.
 - Continue to utilize the City of Cedarburg Capital Improvements Program as the critical tool to implement this Comprehensive Plan and develop needed utilities and community facilities.
 - Continue to Communicate with the Cedarburg School District regarding new development to ~~allow for their planning for staff, new buildings or additions to existing, and other~~ their planning needs such as staffing and building space.
- Policies:
 - The City of Cedarburg should continue to work with the Cedarburg

School District, private schools in the area, Ozaukee County and area Technical Colleges and Universities to strengthen and increase educational opportunities within the City.

- The City of Cedarburg should continue to provide for the highest level of service and efficiency for police and fire protection services.
- The City of Cedarburg should continue to provide social services and assist in medical services to meet the needs of its residents.
- The City should continue to utilize the City of Cedarburg eCapital improvements program to ensure long range financial planning is keeping step with ~~for~~ anticipated public improvements.

Detailed Planned Neighborhood Land Use Classification:

This land use classification is intended to allow for a carefully planned mix of residential, locally oriented neighborhood business/service/office, and public or private outdoor open space/gathering and recreational spaces/uses on a single development site (or grouping of multiple sites in common ownership at the time of application) and containing at least 15 gross contiguous acres.

The following policies are recommended for areas where this land use classification is applied:

- Residential use shall be the predominant land use type in a Planned Neighborhood development.
- Total residential use density (minimum 5.2 and maximum 10.8 units per net buildable acre) shall be calculated against 70% of total net buildable acres.
- As for the residential portion of the development plan, primary emphasis shall be on providing a mixed spectrum of unit types (i.e., target minimum 20% of all residential units as single-family-detached), along with some two-family units (i.e., target minimum 20% of all housing units), and some multi-family townhome* units (not to exceed eight attached units per townhome building or two stories above grade). Residential units may also be incorporated on the second floor of buildings containing locally oriented business/service/office uses on the first floor with the total number of second floor residence units per building to be set at the discretion of the Plan Commission while bearing the overall maximum residential unit types and density targets in mind. Mixed-use and non-residential buildings shall not exceed two stories above grade.

**For the purposes of this section, townhomes are defined as attached residential units, each with a private at grade entrance, and with each individual unit extending vertically from (and including) the lowest floor/story of the building through to (and including) the top floor of the building.*

- As for the locally oriented neighborhood business/service/office portion of the development plan, emphasis shall be on providing compatibly styled and proportioned, multi-modal transportation accessible spaces (i.e., automobile, bicycle and pedestrian) for sale or lease to providers of convenience goods, services, dining, entertainment and/or social places (target not less than 10% of total net buildable acres should be devoted to development of nonresidential buildings/spaces/uses)
- Target not less than 30% of the total net buildable acres of the site to be set aside for public or private outdoor open space/gathering and recreational spaces/uses. These spaces should be thoughtfully designed for the use and benefit of the residents of the neighborhood, interspersed, and interconnected throughout the planned neighborhood.
- Traditional neighborhood design principles should be observed in the site plan/plat strategy including, for instance:
 - Compact development. The developed area is designed for human scale/pedestrian interconnectivity, vs the automobile exclusively, throughout the area. This includes being sensitive to walking distances, heights of buildings, design of exterior lighting, signs, landscaping, paths/sidewalks and other features. Compact development includes parks, gathering spaces, residential, and community business/service/office uses within a close

proximity. These features serve as destination points for the immediate and surrounding residential areas (1/2 mile or less).

- Mixed Use. The development includes a mixture of land uses and housing types. Mixing uses can promote different means of interconnected transportation being promoted in the community (walking, bicycling, automobiles). Mixing housing types and sizes tends to result in households of all ages, sizes and incomes. Mixed use may also mean that residential uses are provided above commercial uses such as shops or offices.
- Cultural and Environmental Sensitivity and Design. The development should foster a sense of community identity. Adequate open spaces, thoughtful use of landscaping, and the use of environmentally responsive storm water management systems may play a significant role in characterizing the neighborhood.
- The perimeter of a traditional planned neighborhood should be bounded by a greenbelt approximately 15-20 feet in depth. This area should include thoughtful, undulating berming and landscaping together with accessible pedestrian ways.
- Building design. The design of buildings throughout the planned neighborhood, and their specific spatial placements, receives special attention. The mix of new housing development in these areas is intended to mirror the City-wide historic mix of residential uses/types.
- The City zoning district that is most appropriate to implement this future land use classification is Planned Mixed-Use Neighborhood District (PMN). Properties in this zoning district shall not be eligible for Planned Unit Development Overlay Zoning.

Planned Mixed-Use Neighborhood Zoning District:

(a) Purpose. The PMN Planned Mixed-Use Neighborhood District is intended to provide for integration of multiple use types, including primarily residential uses, in addition to locally oriented business/service/office uses, and public or private open space/outdoor gathering and/or recreational spaces/uses within a single pre-planned development site/plan/plat applying traditional neighborhood design principles.

(b) Procedures. Developments in the PMN District shall not be eligible for Planned Unit Development (PUD) Overlay zoning. All applications for PMN development sites/plans/plats shall contain a comprehensive plan set (i.e., the Project Plan) submittal including, but not necessarily limited to all information as required and set forth in [Sections 13-1-24 and 13-1-25](#) of the Code as to Site and Architectural Plans, and all information as required and set forth in [Title 14, Chapter 1 Land Division, Subdivision and Condominium Regulations](#) to the extent a Certified Survey Map, Subdivision Plat and/or Condominium Plat may be incorporated as a part of the planned development.

(1) The Plan Commission shall review, consider and make a recommendation to the Common Council as to the Project Plan, including for instance but not necessarily limited to, site plan, nonresidential operating plans, phasing plans, platting, architecture of all mixed use, multi-family, and nonresidential buildings, architectural guidelines for all single-family and two-family residence structures, and comprehensive plans throughout the development for open space, pedestrian interconnectivity, landscaping, exterior lighting, screening devices/strategies, and traffic/parking/circulation plans.

(2) The Common Council shall conduct a public hearing, review and consider the project plans and the recommendation of the Plan Commission, and either approve, deny, or approve with conditions, the Planned Mixed-Use Neighborhood Zoning Project Plan.

(3) The Plan Commission and the Common Council shall not give their respective recommendations or approvals unless it is found that:

a. The proposed mixture of uses produces a unified composite which, as a total development entity, is compatible with the surrounding neighborhood.

b. The various types of uses conform to the purpose and general requirements as set forth herein.

c. The proposed development shall be adequately provided with and shall not overburden public services and facilities, such as fire and police protection, streets, schools, or public utilities and facilities.

(4) Any approved Planned Mixed-Use Neighborhood Zoning Project Plan shall be documented/memorialized in its entirety, signed by the Developer, City Mayor and City Clerk, and retained on file in the City Clerk's office.

(5) Any subsequent change or addition to an approved Planned Mixed-Use Neighborhood Zoning Project Plan shall first be submitted for consideration/possible approval by the city plan commission. If in the opinion of the city plan commission such change or addition constitutes a substantial alteration of the original plan, a public hearing before the city common council shall be required and notice thereof be given pursuant to the provisions of [section 13-1-229 of the Zoning Code](#). In the case of a substantial alteration, the Common Council shall have the final approval authority, bearing in mind the recommendation of the Plan Commission.

(6) If a building permit is not issued within one year of receiving Planned Mixed-Use Neighborhood Zoning Project Plan approval, the Project Plan approval for the property shall be automatically discontinued. Any future development of the site(s) thereafter shall be subject to an applicant initiating the plan review and approval process again from the beginning.

(7) Appeal to the decision of the Common Council related to a Planned Mixed-Use Neighborhood Zoning Project Plan, may be made to the zoning board of appeals. Such an appeal shall be filed with the city clerk on or before the 30th day following the date of the common council action.

(c) Permitted nonresidential uses.

(1) Any of the following establishments selling goods, merchandise, and services directly to the general public:

- a. Art studios and galleries.
- b. Bagel stores.
- c. Bakery for retail sales.
- d. Book or stationary stores.
- e. Candy/confectionary stores.
- f. Clothing or dry good stores.
- g. Coffee/espresso bars.
- h. Computer stores.
- i. Custard/ice cream and soda shops.
- j. Delicatessens
- k. Florist shops.
- l. Gift shops.
- m. Grocery stores (neighborhood scale/style).
- n. Hobby shops.
- o. Jewelry stores.
- p. Music and radio stores.
- q. Optical stores.
- r. Pharmacies (neighborhood scale/style).
- s. Shoe stores.
- t. Sporting goods stores.
- u. Cellular devices, wireless phone and related accessories stores.
- v. Beer and wine bars.

(2) Any of the following business, professional and public service offices:

- a. Accounting and similar professional offices.
- b. Architectural, engineering, or other similar professional offices.
- c. Legal service and similar professional offices.
- d. Dental, optical, chiropractic, surgical, and similar medical practitioners' professional offices and services.
- e. Banks, savings and loans associations and similar financial institutions.

(3) Any of the following customer service establishments:

- a. Art, dance, or music teaching studios.
- b. Shoe repair shops.
- c. Travel agent offices.

d. Pet grooming (not including daycare, boarding or training) services.

e. Internet, cellular, cable TV and similar service providers.

(d) Permitted Residential Uses.¹

(1) Single-Family detached residential dwelling units.²

(2) Two-Family attached townhome-style, residential dwelling units.²

(3) Multi-Family attached townhome-style residential dwelling units.² (Ref City of Cedarburg Smart Growth Comprehensive Land Use Plan-2050 for applicable definition of Townhome).

(e) Permitted accessory uses.

(1) Accessory buildings customarily incidental to the uses allowed herein including garages, storage sheds and dumpster facilities.

(2) Essential services.

(3) Ground-mounted and building-mounted satellite dish antennas less than three feet in diameter.

(4) Off-street parking and loading areas.

(f) Conditional uses. (Also see section 13-1-226.)

(1) Beauty parlors and barber shops.

(2) Child day care facilities.

(3) Public and/or private utilities, telecommunication installations, transmission and distribution lines, poles, and other accessories. [Note: when a utility proposes a main inter-city transmission facility, the utility shall give notice to the city of such intention and of the date of hearing before the public service commission]. Public and/or private utility installations less than three feet in height shall be subject only to City of Cedarburg staff approval and may be allowed subject to staff-imposed conditions regarding, among other things, effective screening from public view with all-season vegetation.

(4) Brew pubs.

(5) Restaurants.

(6) Businesses serving liquor.

(7) Satellite Dishes larger than three-foot diameter.

(8) Liquor stores.

(8) Any individual nonresidential use, user, tenant space, or occupancy exceeding 5,000 sq. ft. gross floor area.

(9) Any use requiring drive-thru ordering or drive-thru pick-up such as, but not necessarily limited to, banking, food ordering, or food pick-up.

(10) Any nonresidential use that proposes to be open to the public between the hours of 12:00 a.m. and 4:00 a.m.

(g) Standards

(1) ¹ Not less than 51% of net buildable acres in a Planned Mixed-Use neighborhood shall be devoted to residential use. Total residential use density (minimum 5.2 and maximum 10.8 units per net buildable acre) shall be calculated against 70% of total net buildable acres.

(2) ² Within the residential acreage, primary emphasis shall be placed on providing a mixed spectrum of residential unit types (i.e., target minimum 20% of all residential units as single-family-detached), along with some two-family units (i.e., target minimum 20% of all housing units), and some multi-family townhome* units (not to exceed eight attached units per

townhome building or two stories above grade). Residential units may also be incorporated on the second floor of buildings containing locally oriented business/service/office uses on the first floor with the total number of second floor residence units per building to be set at the discretion of the Plan Commission while bearing the overall maximum residential unit types and density targets in mind. **(Ref City of Cedarburg Smart Growth Comprehensive Land Use Plan-2050 for applicable definition of Townhome)*.*

- a. Not more than eight multi-family-attached townhome dwelling units shall be permitted in a single building.
 - b. Multi-family attached townhome buildings shall not exceed two-stories above grade.
- (5) The perimeter of a traditional planned neighborhood shall be bounded by a greenbelt not less than 20 feet in depth. This greenbelt shall include thoughtful, undulating berming and landscaping together with accessible pedestrian ways.
- (6) Target required open space across the planned development site may not be less than 30% of total net buildable acres/area.
- (7) Target maximum permitted floor area ratio across the planned development site may not exceed 50% of total net buildable acres/area.
- (8) Minimum required lot size and lot width for single-family detached residence lots shall be 3,000 square feet, and 30-feet, respectively.
- a. Setbacks on all single-family residence lots shall be:
 - i. Front. 10-feet.
 - ii. Sides. 5-feet. No single-family or two-family residence building may be placed closer than 10 feet to any other building.
 - iii. Rear. 15-feet.
 - b. Total minimum living area per single-family residence shall be:
 - i. 1,000 square feet total.
 - ii. 700 square feet on the first floor of a two-story residence.
 - iii. 330 square feet per habitable story in a tri-level residence.Every residence unit in a single-family attached building must be supplied with at least two attached/enclosed parking stalls plus .75 unenclosed guest parking stalls located within 250 feet of the residence unit.
- (9) Minimum required lot size and lot width for two-family residence lots shall be 5,000 square feet, and 50-feet, respectively.
- a. Setbacks on all two-family residence lots shall be:
 - i. Front. 10-feet.
 - ii. Sides. 5-feet. No single-family or two-family residence building shall be placed closer than 10 feet to any other building.
 - iii. Rear. 15-feet.
 - b. Total minimum living area per residence unit in a two-family attached building shall be:
 - i. 900 sq. ft. total.
 - ii. 500 sq. ft. on the first floor of a two-story residence unit.

- iii. Every residence unit in a two-family-attached building shall be supplied with at least two attached/enclosed parking stalls plus .5 unenclosed guest parking stalls located within 250 feet of the residence unit.
- (10) Minimum required lot size and lot width for all multi-family townhome residence lots shall be 1,500 sq. ft. per attached residence unit, and 25-feet per attached residence unit, respectively.
- a. Setbacks on all multi-family townhome residence lots shall be:
 - i. Front. 15-feet.
 - ii. Sides. 10-feet. No multi-family townhome residence building shall be placed closer than 15-feet to any other building.
 - iii. Rear. 25-feet.
 - b. Total minimum living area per townhome residence unit in a multi-family attached building shall be:
 - i. 800 sq. ft. total.
 - ii. 400 sq. ft. on the first floor of a two-story residence unit.
 - iii. Every townhome residence unit in a multi-family-attached building shall be supplied with at least one attached/enclosed parking stall, one attached/unenclosed parking stall and, .5 unenclosed guest parking stalls located within 250 feet of the residence unit.
- (11) Minimum required living area per residence unit located on the second floor above non-residential first floor uses shall be 600 sq. ft. total. Every residence unit located on the second floor above non-residential first floor use shall be supplied with at least 1.5 parking stalls located within 100 feet of the unit entrance. These stalls may, at the discretion of the Plan Commission and Common Council, be shared in whole or in part with the parking stalls supplied in support of the non-residential uses.
- (12) Minimum setback from wetlands for all structures shall be not less than 15-feet. Construction activity shall not be allowed to encroach upon the wetlands.
- (13) No principal residence building or parts of a principal residence building shall exceed 35 feet in height. No residential accessory building shall exceed 20 feet in height.
- (14) No principal non-residential building or parts of a building shall exceed 35 feet unless a gabled roof style is proposed in which case the non-residential building height may be increased to not more than 40-feet to the top of the highest point on the building as measured from average grade along the front elevation of the building. Nonresidential accessory buildings shall not exceed 20 feet in height.
- (15) Site and architectural plan review. (See article F.)
- (16) Traffic, loading, parking, and access. (See article D.)
- (17) Performance standards. (See article H.)
- (18) Signs. (See title 15, chapter 5 of the Municipal Code.)

(h) Waiver or modification of Standards.

The Planned Mixed-Use Neighborhood zoning district is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient

system for pedestrian and vehicular traffic; to provide attractive recreation and open spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The Planned Mixed-Use Neighborhood district will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards set forth above.

To this end, the Plan Commission and Common Council may determine and permit, in the case of any particular and unique site/plan circumstance, that in order to achieve a coordinated area plan with maximal diversity in the location of structures and mixing of compatible uses, waiver or modification of Standards set forth in Sections (g)(2) – (g)(14) above.

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