

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

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at **5:00 p.m.** on **Tuesday, January 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 link: <https://us02web.zoom.us/j/85308266230>

AGENDA

1. CALL TO ORDER - Mayor Patricia Thome
2. ROLL CALL: Present - Mayor Patricia Thome, Jack Arnett, Adam Voltz, Sig Strautmanis, Sherry Bubnitz, 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 - NONE
7. REGULAR BUSINESS AND POSSIBLE ACTION THEREON

A.* Review, discussion and possible action on matters related to the Comprehensive Plan Update including:
 - Written comments/questions received as a part of the Smart Growth Comprehensive Land Use Plan (Chapters 2 & 8) Public Input session held on December 17th, 2024.
 - Chapter 8 – The Land Use Element.
 - o Twelve Smart Growth Areas (SGA's).
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. 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.

01/21/2025

WHAT IS RATIONALE AND
LONG TERM STRATEGY
FOR ANNEXATION OF ANY OF
THE SGAs?

Q: What does "no obstacles
to service this site" mean?
What about costs?

- Your decisions are changing the character of Cedarburg. We don't want to be like every other city. We are unique and should be proud of what other leaders in the past have done to preserve and build our reputation. That study was biased and wants us to feel bad about our high property values. Why? Isn't that goal of every community? Cedarburg is one of the most desirable places in the country to live. Why change that? ~~Why~~ You want people to ~~lose~~ the paper building!
- Yes 70% of our homes ^{have} are over \$200,000 - That is good! We don't want to be like other cities. We are like ^{Don't} Cedarburg



Public Comment on Comprehensive Smart Growth Plan

Name*

CHRISTINE RATES

Address*

N61W5987 Columbia Road, Cedarburg, WI 53012

Smart Growth Area 1

Smart Growth Area 2



Smart Growth Area 9

Smart Growth Area 10

Smart Growth Area 11

PLEASE CONSIDER PLAN FOR HOUSING AT HWY 60 &
SHEBOYGAN ROAD. WILL ENHANCE OUTSKIRTS OF CEDARBURG,
AND PROVIDE ECONOMIC BENEFITS FOR ALL RESIDENTS.
IT WILL ONLY BLEND IN WITH CEDAR PLACE APTS.
THIS "MAJOR CORNER" NEEDS DEVELOPMENT.



Smart Growth Area 12

Please return completed comments and suggestions to

Theresa Hanaman, Email: thanaman@cityofcedarburg.wi.gov

From: [Kathy Sivilotti](#)
To: [City of Cedarburg - Theresa Hanaman](#)
Subject: Comprehensive Land Use and Smart Growth Plan
Date: Tuesday, December 17, 2024 10:26:54 PM

Sent from my iPhone

Dear Ms Hanaman,

I am writing you in support of SGA#11. I believe this will help with the lack of affordable housing for working families, young professionals and retirees.

I believe new residents contribute to our local economy. They support our local businesses. They also contribute to and strengthen our community services.

In closing I ask that you please allow this project to move forward for the betterment of the Cedarburg Community.

Sincerely,
Kathleen Sivilotti

December 18, 2024

Dear Mayor Thome
City Planner Mrs. Censky
Ms. Melissa Bitter
Administrator Hilvo
All Common Council representatives
All Plan Commissioners

Re: Public Hearing Comments relative to Chapters 2 & 8

To All,

Thank you for the many hours you dedicate to our City.

Pursuant to Wis. Stat. Sec. 66.1001 Comprehensive planning: (4)(b) Procedures: I ask that this document be included as part of the public record of the public hearing that took place last night, December 17, 2024.

My comments are as follows:

1. SGA 1 – North: It was stated during the public hearing that SGA 1-North will remain at H-M density. In actuality, your written proposal also indicates it could be raised to HIGH. This was not disclosed during Ms. Censky's summary and should be corrected in the Minutes, so as not to look like there was any intention to mislead the public.
2. SGA 1 - South: It was stated that SGA 1-South will be changed to H-M but your documents indicate it could also be raised to HIGH. Again, this was not disclosed during Ms. Censky's presentation and should be corrected in the Minutes.
3. SGA 3 – North: It was stated that SGA 3-North is M-H however the current LUP has it as MEDIUM and the Zoning is Single Family. If the Land use designation was changed to HM, that would have had to happen during a much-publicized public hearing with all the requirements needed to amend the Plan pursuant to Wis. Stat. Sec. 66.1. In any event that designation has expired. It has not been made clear that the recommendation is not remaining the same, but in fact is being raised to MH and or possibly HIGH. This correction should be made in the Minutes of the public hearing, so as to avoid the appearance of misleading the public.

4. SGA 3 – South: It was stated that the designation would be HIGH but again, it was not made clear that the previous approval was for greater than HIGH (20.8 units p/acre) which exceeds the HIGH designation of 10.9 to 16.1 units by quite a bit. What is the intention? A high of 16.1 or in excess of 20 units?) Again, please clarify in the official Minutes.
5. SGA 8: Pursuant to our current Land Use Plan, Chapter 8, page 20, paragraph 2, (first and last sentences:) *“Low-density residential areas on the Plan cover about 320 acres...They are also shown along the East side of Sheboygan Road where lower-density development is intended to concentrate land development outside the environmental corridors along Cedar Creek.”*

However, in the SGA 8 documents at the public hearing reflect (and it also was stated at the hearing) that this land is and should remain as MEDIUM *“to be consistent with the existing City Lot sizes in the subdivisions adjacent to the North and South of the site”*. This language/statement does not accurately reflect the current LUP’s intention. And should be corrected in the Minutes.

It should be noted that the adjacent land to the North is the Glen at Cedar Creek, which is 48 acres, with 32 buildable acres. If you count only the 32 buildable acres divided by 69 units that is 20,200+ sq.ft. p/unit or LOW density (= a minimum of 20K sq.ft. per housing unit.) Therefore, the Lot immediately to the North is LOW (not Medium as stated), directly South is the Sheboygan Rd. old homestead on a very large Lot, also LOW and then the homes on Henry Ct. and to the West on Sheboygan Rd. are single family homes on large lots so to indicate a designation of MEDIUM is “consistent with ...adjacent lots” is incorrect.

This Land Use designation should be CHANGED to LOW or MEDIUM-LOW. If not, the Minutes should reflect this incorrect language that is contained in the proposal for SGA 8.

6. SGA 9 – North: The proposed SGA 9 documents contain errors. This land is in the Town and the Town’s LUP has it as RNS (residential neighborhood) with (according to the Town’s Bicycle Route Master Plan) all of SGA 9 and SGA 10 are designated to be Pedestrian and Bicycle Friendly developments. The Town has it zoned as R2 – single family (minimum 15,000 ksf or M-LOW. The Town LUP further indicates: *“with the **entire eastern strip of parcel abutting Sheboygan Road as RS2**”* = MEDIUM-LOW.”

The City’s recommendation is to jump it 2 steps up to MEDIUM HIGH. It is reflected that way in the documents and was stated at the hearing that it is currently HIGH-MEDIUM. This is incorrect and should be so noted in the Minutes.

7. SGA 12 – Should be corrected to reflect the current number of acres in the City. Mary Censky indicates 36.99. On April 1, 2024 at a Plan Commission meeting, John Censky indicated it was approx. 60 acres. I believe it was stated at the public hearing last night that the city portion was 57 acres. Which is correct? The SGA should be changed to reflect the correct acreage, and this change should be noted in the Minutes.
8. In the past 3 years the City of Cedarburg (per Ozaukee County) has had a net new construction percentage of 8.39%. The HIGHEST in all of Ozaukee County! Higher than the Villages of Grafton or Saukville. This was not reflected in the Vierbicher report. Why not? The City has the burden of proof to show that additional new construction is needed.

The Vierbicher report also did not include approximately 700 housing units that have been constructed since 2020. Why was that data eliminated? If included that would cut the number of units needed by the year 2040 in half.

My Questions are as follows:

1. Per Resolution 2024-8 and Wis. Statutes:
 - a. What is the process for the “governing body to respond to comments?”
 - b. How do you intend to ensure that the resulting updated comprehensive plan “reflects the desires and expectations of the public?”
 - c. How will you “provide mechanisms to respond to such comments” before recommending to the Common Council?
 - d. How will the public be notified of the next Public Hearing? If a citizen signs up for Plan Commission or Common Council notifications they did not receive this notification since it came from the Engineering Department. To honor the Resolution, which calls for “fostering public participation, widespread distribution”, etc. perhaps the notice should be sent to all citizens whose email addresses the City has for any reason whatsoever and anyone signed up for information on any and all government bodies and again include in the Water/Light utility bill.
2. How do you intend to handle the required “open discussions and written comments”? The public hearing last night was not a discussion. There was no opportunity to have questions answered. This is required for a public hearing relative to amending or updating the Land Use Plan.

3. At the March 11, 2024 combined Plan Commission and Common Council meeting, Commissioners Mueller, Strabmanis, Kinzel, Volz and Bitter all cautioned that we should move slow, wait and see what happens with the current approved developments, and/or stick with the Master plan. What communications have occurred (that the public has not been made aware of) that changed the commissioners' minds?
4. How will multi-family housing units be a nice gateway to the City?
5. What will happen when we run out of land, and we need green space for parks or are required to install charging stations for vehicles or drones or some crazy unknown future requirement and we have no land? We only have one parcel remaining as Open area. Where will the tax base come from in the future? Why not fix the budget now instead of pushing the problem down the road?
6. The current LUP calls for upgrading and providing additional services and amenities, housing, and activities for our aging population. What is the plan for that?
7. Since passing of these SGA changes before the entire LUP is completely updated would constitute an Amendment to the Plan, you have the burden of proof to show that these amendments are in the public interest and are consistent with the remainder of the Plan; and that the changes are consistent with and do not contradict objectives, goals and policies of the plan. They must include consideration for all elements of the plan. How is this possible, since the objectives and goals and critical elements of the plan with regard to (a) transportation (design and improvement standards to lessen congestion on streets and highways; and a public transportation study, (b) natural resources will be handled, (c) intergovernmental cooperation, (d) implementation of these changes; and (e) issues and opportunities (like community services (seniors) - are not being addressed?
8. The Towns of Grafton and Cedarburg and the Village of Grafton and City of Mequon are to be consulted with before amendments and/or updates to the LUP are made. Has this been done? If so, when and where is this information for the public to study?
9. The LUP makes frequent reference to the city's aging population and the need for senior housing, leisure activities, and a new handicap accessible senior center that we share with the Town. What are we doing about this need and when and where will we go to provide these needed services?

10. The current LUP also required (Chapter 8-29) that urban residential uses be located *within reasonable walking distance to local services, parks, commercial acres, schools and have reasonable transportation and access to the community center and governmental centers*. Yet we are putting housing on all of the land in our rural areas and ignoring these needs.

Finally to address some comments made at the public hearing, although there have been a number of meetings where the various vacant lands in the city or town annexation areas have been discussed by the members, there has never been an opportunity to have a **discussion** or ask a question at any of these meetings. If a questions is asked at the public portion, no answer is given!

In fact, at the most recent plan commission meeting which was in excess of 3 hours long, I sat and waited through the entire SGA discussion and was not allowed to even ask a question. The public is not allowed to speak at the beginning of the meeting about anything on the agenda, yet when an agenda item comes up the public is never asked if they have anything to add or any questions, so this does not fulfil your obligation to have open discussions. In fact, at another meeting of the plan commission the Mayor recognized me and I had the floor and walked forward to talk and a commissioner made a motion to adjourn which was seconded and they walked out. Although Ms. Bublitz indicated you are respectful to each other, that has not been my personal experience. In fact, I was promised on 3 different occasions that something would be handled at the next meeting and the subject was never raised!

You have a duty to represent your constituents and it is difficult for you to do your duty if you do not provide an opportunity for questions to be asked and answered.

I would like this entire communication to be entered as an exhibit as part of your public meeting record for last night's Public Hearing.

I will look forward to hearing from you with a response to my questions before the next public hearing.

Thank you.

Cathy Czech

caczech1@aol.com

N119 W5835 James Circle

Cedarburg, WI 53012

From: [Rasmussen, Debbie](#)
To: [City of Cedarburg - Theresa Hanaman](#)
Subject: With/Mandel development/Commission Meeting Dec 17, 2024- Smart Growth Area 11
Date: Tuesday, December 17, 2024 12:46:13 PM

Hello Theresa and to whom it may concern,

I am a currently a resident/home owner in the City of Cedarburg and am writing this in strong support of the Wirth/Mandel development Hwy 60 and Hwy I.

In my opinion this project is a win/win for all. First of all, this is a charming /aesthetically pleasing development, especially compared to what has been recently approved in Cedarburg. It will provide an affordable housing option while also decreasing the mill rate.

Secondly, this development will generate monies for Cedarburg Schools which is beneficial to all.

Thirdly, this development is away from historic downtown which in my opinion has been way over developed taking away from the charm of downtown Cedarburg.

It is my hope that all the above is taken into consideration and this development is approved.

Thank you,
Deb Rasmussen
N98W6508 Lexington Street
Cedarburg

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Q: Why say "medium to high density?"

All developers max out on approved developments

From: cmsmailer@civicplus.com on behalf of [Contact form at City of Cedarburg](#)
To: [City of Cedarburg - Theresa Hanaman](#)
Subject: [City of Cedarburg] Please share with the planning team (Sent by Diane Boer-Henke, boerworksceramics@gmail.com)
Date: Friday, December 20, 2024 10:03:54 AM

Hello thanaman,

Diane Boer-Henke (boerworksceramics@gmail.com) has sent you a message via your contact form (<https://link.edgepilot.com/s/ce6e41ee/wyItDZHqU0iaclI4CtquNA?u=https://www.cityofcedarburg.wi.gov/user/1961/contact>) at City of Cedarburg.

If you don't want to receive such e-mails, you can change your settings at https://link.edgepilot.com/s/87a1842f/K2ufc47olkq3s_-jqur3EA?u=https://www.cityofcedarburg.wi.gov/user/1961/edit.

Message:

First of all, thank you for your detailed overview the Cedarburg properties in discussion and for your service. One thing we felt was missing was how the planning team feels about the recent developments in Cedarburg. Particularly Fox Run and Fairway. Do you feel these are successful examples of "medium and high density" developments?

Everyone in our historic neighborhood feels they have caused permanent damage to Cedarburg. There are several areas of single family homes recently or in development that do work. Yes, they are more expensive, but Cedarburg is NOT a starter or low income retirement community. It took us years to move into and fix up the home we have. We were not entitled. Nobody is coming from out of town to visit Cedarburg to roam the streets of Fox Run.

Below sent to the news graphic. Please share with your planning team.
Attached is an image we put together earlier in the year that sums up our feelings.

December 20th, 2024

“Preserve Cedarburg” What does that mean.....

After my husband and I attended the town meeting this week and hearing the heartfelt responses to overdeveloping Cedarburg, I went home to contemplate what Cedarburg means to me.

We started our “home” in Cedarburg back in 1983 as a young couple just married. We started in Woodmere Ct. and as my husband’s career began to advance, bought a modest home that we loved. Moving our small family was required to continue our career path and the experiences we had were not a regret. But in our hearts Cedarburg was always considered our home (“where we were from” even though we grew up in Green Bay and Fox Valley.) We ended up moving back 16 years ago and have been restoring a property on St. John Ave., totally immersed in our “Frank Kapra Town”.

It's the idea that Cedarburg is a state of mind crafted by pride of ownership, history and real caring for our neighbors. It's feeling a part of something that we all participate in, not entitled to, but something we all create. It's helping an elderly neighbor, picking up litter on our walks and volunteering. It's saying hello on the street with kindness to visitors and fellow citizens.

I recommend watching Ken Burns “American Experience”, Robert Moses: In the Name of Urban Renewal and New York. In it, Robert Moses wanted to clean up all the ethnic neighborhoods and as a result lost all the pride and integrity of those neighborhoods where in its place rows of high rises were built. He totally ignored the social aspect where people felt pride of ownership. Transients moved in and it was overtaken by crime because no one knew their neighbors anymore. The pride was lost. The culture of neighborhoods was gone.

Now I know this is the extreme, but the idea is the same. The development that has gone on recently in Cedarburg

has totally ignored the neighborhoods Cedarburg was built on. No green space, no gathering of residents to give people pride of ownership. Not to mention no respect for the architectural integrity of our town. Just a pack it in mentality that benefits the developers and realtors, ignoring what it is that makes our "Historic Cedarburg" special and unique.

Most Sincerely,
Diane Henke
A proud Cedarburg Citizen

VISUAL THOUGHTS ON CEDARBURG DEVELOPMENT 2023-2024



Fox Town Mequon: Porches and entrances worked nicely into the building mass. Nice mix of stone and brick. Consistent quality on all structures



Arabella: Very nice architectural detail. Nice blend of brick and siding. Enclosed front porches worked into design.



Fox Run Cedarburg: East side on Western not bad but does not match Foxtown or Arabella for quality. West elevation on Western...upper porches broken up by awkward divider walls. Small Windows. Porches tacked on. Not the same quality as Foxtown or Arabella but could have been with minimal effort.



Fox Run Hanover: First house on west side of street looks like Fairway Village. No thought given to this elevation



Fairway Village: Unacceptable on any level. And Cedarburg residents will have to drive by this for decades. Our new "Gateway to Cedarburg". What happened to single family zoning?

12/17/2024

Please, please, please

Consider light pollution and the
negative impacts overall on
our environment? Wildlife,

And our creek. We are Stewards
of this land.

Thank you!

Plan Commission

steve brill <stevebrill49@gmail.com>

Tue, Dec 17, 2024 at 5:42 PM

Draft

THANKS FOR ALL YOUR EFFORTS! BUT

YOU CANNOT MOVE FORWARD WITH DECISIONS ON THE OUTLYING AREAS UNTIL YOU SHARE WITH US YOUR VISION FOR THE CITY PROPER

YOU CANNOT MOVE FORWARD UNTIL YOU RECOGNIZE AND ADMIT THE FAILURES OF:

FOX RUN APARTMENTS BEING TO DENSE AND HAVING NO GREENSPACE
TIF MONEY PROVIDED WHEN IT WASN'T NEEDED
SINGLE FAMILY AND TOWNHOMES WOULD HAVE BEEN THE CORRECT USAGE

ARABEL APARTMENTS BEING TO DENSE
EVERY BUILDING CODE RELATING TO SETBACKS, HEIGHT AND FLOOR AREA RATIO
WERE THROWN OUT THE DOOR *TO BENEFIT THE DEVELOPER*
SINGLE FAMILY AND TOWNHOMES WOULD HAVE BEEN THE CORRECT USAGE

3 MILLION DOLLARS OF TIF MONEY TO MR BURNS
WHAT ARE WE LEFT WITH ON HAMILTON ROAD? *NOTHING TILL 2030* **GLOSSED OVER**

WE SEEK ANSWERS:

WHAT IS THE PLAN FOR THE POST OFFICE?

WHAT IS THE PLAN FOR A NEW FIRE STATION?

WHAT IS THE PLAN FOR THE SENIOR CENTER?

WHAT IS THE PLAN FOR THE FARMLAND THE CITY OF CEDARBURG OWNS ON PIONEER ROAD?

FAIRGROUND WATER TREATMENT PLANT

WHAT IS THE PLAN FOR CEDAR CREEK?

PLEASE SET ASIDE FUNDS TO INVOLVE A PROFESSIONAL WATERSHED MANAGEMENT COMPANY, CITIZENS, RIVEREDGE NATURE CENTER, MILWAUKEE RIVER KEEPERS TO DEVELOP A LONG TERM PLAN FOR THE RESTORATION OF CEDAR CREEK!

HWY 60

WE DESERVE BETTER

WE DESERVE MORE TRANSPARENCY

WE DESERVE A CITY PLANNER THAT HAS THE CITIZENS BEST INTERESTS AND NOT THE BEST INTERESTS OF BUILDERS AND DEVELOPERS

From: [City of Cedarburg - Patricia Thome](#)
To: [City of Cedarburg - Theresa Hanaman](#)
Subject: Fw: [City of Cedarburg] City future development (Sent by Judy Mesich, judymesich@gmail.com)
Date: Monday, January 20, 2025 8:39:33 AM

Will you please share with Plan Comm as she requested? I will reply to her. Thanks! Pat

Patricia Thome
Mayor, City of Cedarburg

From: Contact form at City of Cedarburg <cmsmailer@civicplus.com>
Sent: Saturday, January 18, 2025 11:18:32 AM
To: City of Cedarburg - Patricia Thome <pthome@cityofcedarburg.wi.gov>
Subject: [City of Cedarburg] City future development (Sent by Judy Mesich, judymesich@gmail.com)

Hello pthome,

Judy Mesich (judymesich@gmail.com) has sent you a message via your contact form (<https://link.edgepilot.com/s/858a3c2d/Fijh4n1B3UGFPmAgBSGIRA?u=https://www.cityofcedarburg.wi.gov/user/76/contact>) at City of Cedarburg.

If you don't want to receive such e-mails, you can change your settings at https://link.edgepilot.com/s/75b61aef/iHpACJtYpEizS06nav_v1A?u=https://www.cityofcedarburg.wi.gov/user/76/edit.

Message:

I and many others who live and have lived in Cedarburg no longer feel it has the benefits or feel of a small town that attracted us to move here many years ago. My family decided to move here in 1991. Since all the so called “smart development”, the streets are no longer quiet, the city has lost much of its charm. It’s difficult to even park anywhere to shop, have breakfast at a local restaurant, and many decide to just drive through town and say “forget it”. Newer subdivisions with as many houses crammed into areas as you have allowed look like crap, high rise/high density make it look even worse. How many deals were cut with the builders? Why is it necessary to fill every available inch with a structure? How about keeping some beautiful green space? I do not feel the Planning Commission understands that the residents here want this development to stop. I don’t attend any festivals here anymore....way too crowded.

I was at the meeting at the Cultural Center in December. Many people shared very good data and thoughts as to why this Smart Growth Agenda is NOT in the best interests of Cedarburg. Quite frankly, I watched all the members of the Planning Commission during each person’s 2 minute time slot... and it appeared that some weren’t even paying attention, or at the least bored. I hope you share this with all members of the Planning Commission.

Stop this before it’s too late, PLEASE. Preserve the remaining part of the gem of our City.

From: [City of Cedarburg - Mary Censky](#)
To: [City of Cedarburg - Theresa Hanaman](#)
Subject: FW: [City of Cedarburg] Feedback on City of Cedarburg's SMG Plan Draft (Sent by Richard Allen Patek, rpatek57@gmail.com)
Date: Monday, December 16, 2024 6:20:51 PM

Theresa, Please save this email as a pdf and place it in the same file that you are keeping copies of the online forms filed out with comments about the Smart Growth Plan/Areas.

Thank you,

Mary

From: Contact form at City of Cedarburg <cmsmailer@civicplus.com>
Sent: Monday, December 16, 2024 4:16 PM
To: City of Cedarburg - Mary Censky <mcensky@cityofcedarburg.wi.gov>
Subject: [City of Cedarburg] Feedback on City of Cedarburg's SMG Plan Draft (Sent by Richard Allen Patek, rpatek57@gmail.com)

Hello mcensky,
Richard Allen Patek (rpatek57@gmail.com) has sent you a message via your contact form (<https://link.edgepilot.com/s/335dfa10/68YKe8wrWk6BzilZTO5HXg?u=https://www.cityofcedarburg.wi.gov/user/2196/contact>) at City of Cedarburg.
If you don't want to receive such e-mails, you can change your settings at <https://link.edgepilot.com/s/fd867435/6LweWnOuSU285vDGAHNfwQ?u=https://www.cityofcedarburg.wi.gov/user/2196/edit>.

Message:

Dear Pat and Mary and Planning Commission

Due to extenuating circumstances we will not be able to attend the public hearing on Tuesday December 17, 2024, in person, at the Cedarburg Culture Center. However we would like to pass on feedback regarding the Housing Plan Chapter 2 and the Smart Growth Area's.

A big thanks to the City Planner and Planning Commission for all the work that has gone into this and the transparency demonstrated during the development of the SGP draft. I have attended many of the PC session either in person or through zoom.

Chapter 2 Housing Element Draft

Our comment is we are not sure why Vierbicher used data from the 2020 US Census. The data seems outdated especially when you consider the events that have taken place since 2020.

Mary Censky highlights on page 2-9 of the draft that during 2020 – 2024, The Fairway Village Subdivision 113 Units, Arrabelle Apartments (69 units), Stone Lake Condominiums (32 Units), Cedar Place Apartments (197 units), Fox Run Development (230 Units) and Cedarway Condominiums (7 units) were not included in the housing study. Our concern is when Vierbicher projects the city will need an additional 881 owner occupied homes and 444 renter occupied units built through 2040 are these included or not? We think it is important to clarify if 496 renter occupied units and another 152 owner occupied units built since 2020 are they included or not in the projected totals for 2040. Could you please clarify.

Proposed Smart Growth Areas

SGA 1 and SGA3 I urge conservatism when granting high density utilization 20.8 per acre seems like very high-density ratio. I understand these brownfield sites. I would prioritize these growth areas for rental apartments over the other areas you recommend for high density units because they would be a greater benefit to the city.

SGA8 I would recommend Medium - Density residential (12,000 to 20,000 sq. ft. lots) The lots to the North and South are larger than 8,000 -12,000 sq ft. We live at the Glen on Cedar Creek to the north the smallest lot size we have is Lot 25 which is 10, 458 sq ft. The majority of our lots are 12, 000 - 15,000sq ft with the largest lot #30 at 22,098 sq ft.

SGA9, we would oppose the Medium Density Residential (8.4 to 12 units/ acre) or High-Medium Density Residential (5.2 to 10.8 units/ acre). These should be single family home sites we would recommend Medium- Density residential (12,000 to 20,000 Sq. ft. lots) as suggested for SGA8. That would assure uniformity for all neighbors in area.

SGA10, We would oppose making the property that boards Highway I (Sheboygan Road) commercial with the exception the first 300 ft immediately adjacent to Highway 60. The grandson of the original builder is currently restoring his grandparents' homestead to the south of property. His Aunt owns SGA 10. He wants to make the home a show place welcoming drivers on Highway I to the lovely city of Cedarburg.

SGA11 we would urge to keep the density to the lower end of 5.2 units per acre. Is another apartment complex needed. See our question above Housing Draft Chapter 2.

SGA 12 We would urge single family residential Medium Density of (12,000 to 20,000 lots). The larger the lot the larger the home the more tax revenue generated. No need for town houses.

Thank you for your time. We love Cedarburg. This is our third home in Cedarburg. We lived in Cedar Pointe and Parkview Meadows prior. We are not anti-growth just would like to see the community preserve its charm.

Barbara and Richard Patek
N116W5575 Lucas Court
Cedarburg, WI 53012

From: [Mary faith Emmreich](#)
To: [City of Cedarburg - Theresa Hanaman](#)
Subject: Fwd: Public Forum: 12/17/24
Date: Monday, December 16, 2024 3:46:17 PM

Sent from my iPhone

Begin forwarded message:

From: Mary Emmerich <mfemmerich@gmail.com>
Date: December 16, 2024 at 1:45:36 PM CST
Subject: Public Forum: 12/17/24

Mary Faith Emmerich
W75N171 Tower Ave

Focus: Area 11

This Area 11 complex is outside the city center. The location provides ample space for a variety of housing options including apartments-two family and single family homes. Thus protecting open spaces and reducing more urban sprawl as is the Smart Growth Plan.

The Wirth/Mandel Plan is presented in an upscale attractive setting with the added advantage of affordable pricing. This provides housing opportunities for our local educators, health care workers and community employees. Way to often we hear "Homes in Cedarburg are too expensive."

There has been extra care taken to preserve the unique charm that Cedarburg has been struggling to save.

I strongly endorse the Wirth/Mandel Development be built as proposed.

Sent from my iPad

WHAT IS PROHIBITING
CLASSIFICATION OF SOME
SITES TO GREEN AREAS/PARKS

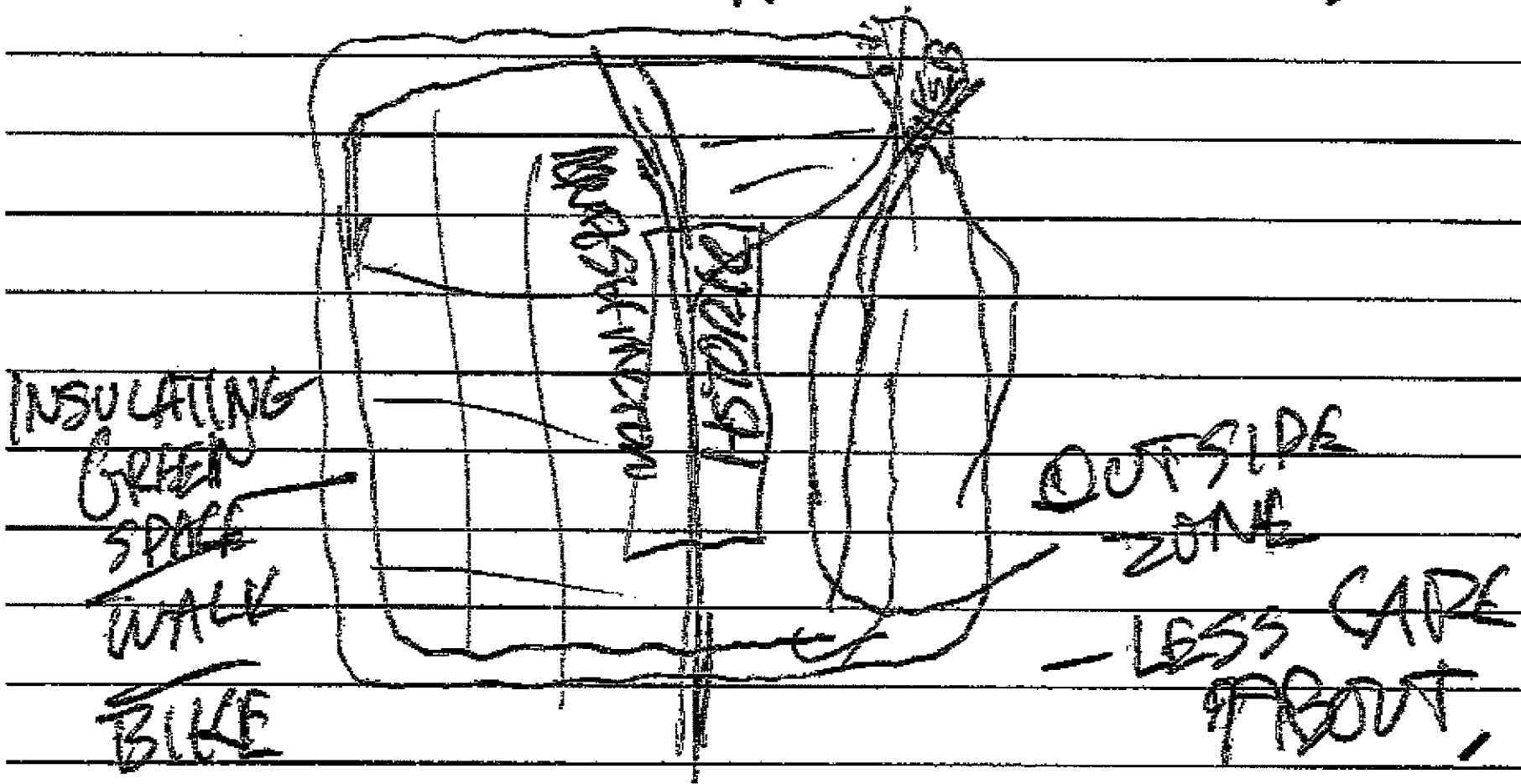
GREEN AREAS SHOULD BE
CONSIDERED GROWTH ALSO -
GROWTH OF PLANTS, ANIMALS
CEREBRAL REFLECTION

I understand that the trend of growth has been 1.6%. However land is a finite resource and the growth rate is not feasible.

Mary Scheres
414-4416-7977

STEVE SEWARD NW1W5S39 DORCHESTER DR.

WE SHOULD CONSIDER AN
'INSULATION ZONE' - SORT OF EUROPEAN
STYLE PROTECTION OF THE HISTORIC
SMALL TOWN ATMOSPHERE,





Public Comment on Comprehensive Smart Growth Plan

Name*

KATHLEEN (KATE) MYERS

Address*

W64 N201 FAIRFIELD ST., CEDARBURG

Smart Growth Area 1

Smart Growth Area 2



Smart Growth Area 9

Smart Growth Area 10

Smart Growth Area 11

I AM IN SUPPORT OF AREA #11 AS ITS DEVELOPMENT APPROVAL IS VALIDATED BY ALL RECENT CITY EXPENDITURES OF SMART GROWTH STUDIES & EVALUATIONS. OUR CITY HAS GROWN & THRIVED FOR MANY YEARS BASED ON PAST ADHERANCE OF OUR SMART GROWTH PLAN! LAND USE PLANS & SMART GROWTH STUDIES SUPPORT THIS FINE DEVELOPMENT AT SHEBOYGAN ROAD AND HWY 60. CONT'D →



Smart Growth Area 12

Please return completed comments and suggestions to

Theresa Hanaman, Email: thanaman@cityofcedarburg.wi.gov

It is my intention to speak or provide
a video comment for the 12/17 meeting.
Thank you.



Public Comment on Comprehensive Smart Growth Plan

Name*

Kristin Eicknorst

Address*

N56 W6731 Center St. Cedarburg, WI 53012

Smart Growth Area 1

Smart Growth Area 2



Smart Growth Area 9

Smart Growth Area 10

Smart Growth Area 11

I am in favor of this project/development. It is a gateway from North into Cedarburg. The Mandel Group has worked very hard & diligently to ensure that this project will emulate downtown Cedarburg & compliment its charm.

1.) I would like to see less development in Cedarburg!

2.) if we have more development I would like it to be in the form of single family housing ... not apartments

3.) Cedarburg is a quaint + historic area too much development would cause Cedarburg to lose some of its charm.

VICTOR HORA, 466 N 5TH 2 MADISON AVE

Regarding new development: All new buildings should be sustainable, low energy housing, with geothermal heat pumps and possibly solar panels. Especially when the developers are getting any tax breaks.

V. Hora



Public Comment on Comprehensive Smart Growth Plan

Name*

LY LE

Address*

W63 N 146 Washington Ave Cedarburg WI 53012

Smart Growth Area 1

Smart Growth Area 2



Smart Growth Area 9

Smart Growth Area 10

Smart Growth Area 11

We Support The plan For SGA #11



Smart Growth Area 12

Please return completed comments and suggestions to

Theresa Hanaman, Email: thanaman@cityofcedarburg.wi.gov

Please indicate which property
development corporations are
in line to develop these vacant
properties.

Enough overdevelopment

Please no changes to SBA's

We need green space available for
future school, fire, police, parks.

Not all green space can be used
for residential.

No more apartments should be approved!

We need to preserve the small town
feel of Cedarburg - these developmen
don't enhance the community, they only
make money for a select group of
people. On the backs of the
citizens of Cedarburg.

I've been in Cedarburg since 1980. Seen a lot of change and growth. I say take a break and see how what you just let happen in the last 4 years impacts our city.

No changes to SGA at this time.

We need to preserve the small town
feel of Cedarburg - these developmen
don't enhance the community, they only
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CEDARBURG IS A
PREMIUM RESIDENTIAL
COMMUNITY.

WE DO NOT NEED "HIGH
DENSITY AFFORDABLE HOUSING"

YOU WORK TO MOVE INTO CEDARBURG

YOU ARE NOT ENTITLED TO IT.

1. Stop high density Development
it is taking the charm away

Shaver Grove Area #11

Need more affordable options
Good Plan.

Michael Wirth 4143 W 61st Jang St.
Cedarburg, WI

Enough overdevelopment

1.) I would like to see less development in Cedarburg'.

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3.) Cedarburg is a quaint + historic area too much development would cause Cedarburg to lose some of its charm.

Q:

Why say "medium to high density?"

All developers max out on approved developments

Please indicate which property
development corporation are
in line to develop the vacant
properties.

Please no changes to SBA's

We need green space available for
future schools, fire, police, parks.

Not all green space can be used
for residential.

No more apartments should be approved!

- A thriving community needs density.
- The city has done it's due diligence in studying all the areas and has planned appropriately for years to come.

The naysayers don't want anything to change. Contrary to that thinking, it will.

I've been in Cedarburg since 1980. Seen a lot of change and growth. I say take a break and see how what you just let happen in the last 4 years impacts our city.

No changes to SGA at this time.

WHAT IS RATIONALE AND
LONG TERM STRATEGY
FOR ANNEXATION OF ANY OF
THE SGAs?

WHAT IS PROHIBITING
THE CLASSIFICATION OF SOME
SITES TO GREEN AREAS/PARKS

GREEN AREAS SHOULD BE
CONSIDERED GROWTH ALSO -
GROWTH OF PLANTS, ANIMALS
CEREBRAL REFLECTION

I did not hear anything regarding
traffic control and the issue of the
volume of traffic.

Dan CORR

I understand that the trend of growth has been 1.6%. However land is a finite resource and the growth rate is not feasible.

Mary Scherer
414-4416-7977

Do not re-zone
any part of the city
or town into anything
more dense than what it
is already. Overdevelopment
is ruining Cedarburg!

~~the~~ cedarburg to Buy Grob Fields and
ove the oZaukee County Fair grounds T
net location. the Current Fairgrounds
is Falling apart, parking AT the grounds is
h the Streets, crossing the Streets is
dangerous, Grob Fields location would
low Better parking and safer walking
nd would be better in and out of
parking off Hwy 60. this location ~~would~~
grob fields would be as nice as
Washington County Fair grounds

12/17/2024

Please, please, please

consider light pollution and the
negative impacts overall on
our environment & Wildlife.

And our creek. We are stewards
of this land.

Thank you!

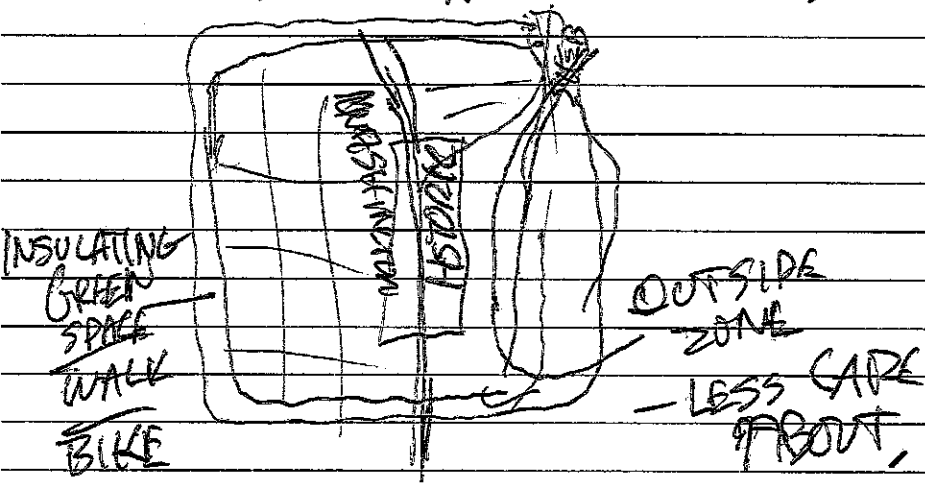
SGA #11

The Wirth/Mandel area is a fabulous plan! It is not in the city proper & seeks to foster both growth & preservation!

Growth & preservation are not mutually exclusive! Cedarburg has much to share and can do so with thoughtful planning like the Wirth Family who has a history here!

STEVE GEORGE N91W5939 DORCHESTER DR.

WE SHOULD CONSIDER AN
'INSULATION ZONE' - SORT OF EUROPEAN
STYLE PROTECTION OF THE HISTORIC
SMALL TOWN ATMOSPHERE,



56A area I should
not be developed w/
anything other than
a park or low
density housing -
not apartments -

Plus - totally concerning
building anything on
this property that has
a line to - certain
toxins →

Please stop the pace of

#6

1. H.P. Cars main Runs Through
this Area.

2. No Residential Lot Should be
Less Than $\frac{1}{3}$ Acre.

3. No Paul Ryan or other Home
What Happened to Custom Built
Homes like years Ago.

Freeman + Thielfelder Home

#12

- 1.) Medium to Low Density Homes.
- 2.) No lot under $\frac{1}{3}$ Acre.
- 3.) Custom Built - High Quality Homes. NOT Paul Ryan or Best Homes. - Very Low Quality.

I am opposed to rezoning
any of the 12 SCA's at
this time.

The City Needs to wait + see
what ALL of the current +
approved — Development (primarily
apartments) will have on Oakburg.

Listen to the People who are
voicing opposition. Listen: we do
not want Any additional
medium - high density Development.
THANK YOU.

I Oppose all of the proposals

Especially ALL medium / High density
multi family. ESP #11

I PROVIDED my comments directly via
voice.

We want

- Single family low density
- Open space
- Parking solutions
- Local restaurants
- Government that does think long term

VIKTOR HDRA, 466 N 5th 2 MADISON AVE

Regarding new development: All new buildings should be sustainable, low energy housing, with geothermal heat pumps and possibly solar panels. Especially when the developers are getting any tax breaks.

Viktor

Q: What does "no obstacles
to service this site" mean?
What about costs?

R₂: SGA-1

High density housing would have a negative impact on an area already burdened by the Fox Run Development. The increase in traffic would be a detriment to downtown. A public or private use such as indoor sports has been proposed and would be welcome.

GGAI proposed sight

Wondering, has the City bought the land from Mercury or the Norstar Co? How can plans be made for privately owned land?

Transparency please!!

Parking will be a huge issue — FIH, the high school, residents!!

Preserve Cedarburg as the
quint town as it has been for
many decade.
There already is no parking
and the traffic situation is
getting worse.
Preserve our green space!

We need to preserve the small town
feel of Cedarburg - these developments
don't enhance the community, they only
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SLA 1

LUXURY HOMES NEED TO
BALANCE OUT THE HIGH DENSITY
ALREADY MANAGED TO SECRETLY
BE DEVELOPED WITHOUT ANY
SENSITIVITY TO OUR LABEL OF A
* HISTORIC ~~AREA~~ CITY.
QUALITY NEEDS TO BE STRESSED
AND ARCHITECTURAL INTEGRITY

A COMMENT WAS MADE THE
MEDOWN MARINE 2 NORSTAR SITE
BE MADE INTO A PARKING LOT.

NEIGHBORS STRONGLY OPPOSE.

- GREEN SPACE WITH MIX OF
QUALITY SINGLE FAMILY HOMES.

PREMIUM ~~RE~~ RESTORED NEIGHBOR
HOOD ~~~~~

New developments need to blend in with existing structures - particular need downtown proper.

For example: SSA: any development needs to blend in with existing structures NOT high density apartment buildings.

VISITORS to Cedarley during Festive Friday event mentioned to be particularly to Fox Run apts are. They stated that's all they could see - tower over buildings as they drove near town. Tourism is important in Cedarley economy - they stated that pretty soon Cedarley will look like all the other overdeveloped cities - they →

Stated they will go somewhere else if this
continues!

- Your decisions are changing the character of Cedarburg. We don't want to be like every other city. We are unique and should be proud of what other leaders in the past have done to preserve and build our reputation. That study was biased and wants us to feel bad about our ^{the} high property values. Why? Isn't that goal of every community? Cedarburg is one of the most desirable places ⁱⁿ the country to live. Why change that? ~~Why~~ Unless you want people to ~~be~~ then keep driving!
- Yes 70% of our homes ^{have} are over \$200,000 - That is good! We don't want to be like other cities. We are like Deer Creek

Preserve Cedarburg believes that any changes to the Strategic Growth Areas (SGAs) are not in the best interest of Cedarburg at this time.. Here's why.

Designation changes sacrifice the leverage the City has over developers. Leverage is critical. Without it the City has no way to ensure that developments are designed and built in a way that enhances Cedarburg and do not end up being a blight on our community.

It's important to see the results of OBJECTIVE studies before deciding on increased population in any area of Cedarburg.

A full traffic study providing an understanding of the impact throughout Cedarburg is needed. A study of a small section of the city provides an incomplete, inaccurate picture. Development without a complete understanding of crime and traffic impacts is irresponsible.

Comprehensive infrastructure analysis is required. Adding stress to the infrastructure without quantifying costs is short sighted.

If birth rates increase or demographic projections on new households prove inaccurate, will we be able to maintain the quality of education without having to spend millions of dollars for school construction?

Losing all green space inside City boundaries leaves no options for public usage such as parks, senior centers, offices, commercial use, etc.

This in no way should be construed as an opposition to all development or growth. If we change none of the SGA designations now, a path still exists for a change to designations when appropriate. Only then, when a proposed development meets the requirements put forth by our elected leaders and is supported by the public it serves, should a designation be changed.

Finally, the re-designation of these areas now would tie the hands of our future representatives. A future Mayor and/or Common Council would be facing legal difficulties in trying to follow the will of the citizens at that point in time. Those future leaders will need to have the same control over development that our current leaders possess.

Use your voice. Fill out the comment cards.

NO CHANGES TO SGA DESIGNATIONS AT THIS TIME.

I AGREE WITH MOST EVERYTHING
THAT THIS GROUP SAYS.
I DO BELIEVE SOME CHANGES TO DESIGNATIONS
TO LOWER DENSITY MAKE SENSE
TERRY KING
W63 N762 SHEBOYGAN RD,
CEDARBURG WI 53012

Plan Commission

steve brill <stevebrill49@gmail.com>

Tue, Dec 17, 2024 at 5:42 PM

Draft

THANKS FOR ALL YOUR EFFORTS! BUT

YOU CANNOT MOVE FORWARD WITH DECISIONS ON THE OUTLYING AREAS UNTIL YOU SHARE WITH US YOUR VISION FOR THE CITY PROPER

YOU CANNOT MOVE FORWARD UNTIL YOU RECOGNIZE AND ADMIT THE FAILURES OF:

FOX RUN APARTMENTS BEING TO DENSE AND HAVING NO GREENSPACE
TIF MONEY PROVIDED WHEN IT WASN'T NEEDED
SINGLE FAMILY AND TOWNHOMES WOULD HAVE BEEN THE CORRECT USAGE

ARABEL APARTMENTS BEING TO DENSE
EVERY BUILDING CODE RELATING TO SETBACKS, HEIGHT AND FLOOR AREA RATIO WERE THROWN OUT THE DOOR ^{ALL TO BENEFIT THE DEVELOPER}
SINGLE FAMILY AND TOWNHOMES WOULD HAVE BEEN THE CORRECT USAGE

3 MILLION DOLLARS OF TIF MONEY TO MR BURNS
WHAT ARE WE LEFT WITH ON HAMILTON ROAD? ^{NOTHING TILL 2030} GLOSSED OVER

WE SEEK ANSWERS:

WHAT IS THE PLAN FOR THE POST OFFICE?

WHAT IS THE PLAN FOR A NEW FIRE STATION?

WHAT IS THE PLAN FOR THE SENIOR CENTER?

WHAT IS THE PLAN FOR THE FARMLAND THE CITY OF CEDARBURG OWNS ON PIONEER ROAD?

FAIRGROUND WATER TREATMENT PLANT

WHAT IS THE PLAN FOR CEDAR CREEK?

PLEASE SET ASIDE FUNDS TO INVOLVE A PROFESSIONAL WATERSHED MANAGEMENT COMPANY, CITIZENS, RIVEREDGE NATURE CENTER, MILWAUKEE RIVER KEEPERS TO DEVELOP A LONG TERM PLAN FOR THE RESTORATION OF CEDAR CREEK!

HWY 60

WE DESERVE BETTER

WE DESERVE MORE TRANSPARENCY

WE DESERVE A CITY PLANNER THAT HAS THE CITIZENS BEST INTERESTS AND NOT THE BEST INTERESTS OF BUILDERS AND DEVELOPERS

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steve brill <stevebrill49@gmail.com>
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Stop this insanity! NO MORE
HIGH DENSITY DEVELOPMENT
FOR RUM IS AN ABOMINATION!
Why don't ANY OF the
municipal bts (on CORNERS of
HANOVER & WESTERN MILL
OR CENTER HAVE ANY
~~STREET~~ LIGHTING??

Stop this insanity! No more

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For now is an ABOMINATION!

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Preserve Cedarburg as the
mint town as it has been for
many decades.

There already is no parking
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Preserve our green space!

~~From~~ Cedarburg to Buy Grob Fields and
ove the Ozaukee County Fair grounds &
net location. The current Fairgrounds
is falling apart, parking at the grounds is
in the streets, crossing the streets is
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Stated they will go somewhere else if this
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Public Comment on Comprehensive Smart Growth Plan

Name*

BARBARA POLACK

Address*

N80 W7457 HICKORY ST, CEDARBURG

Smart Growth Area 1

Smart Growth Area 2



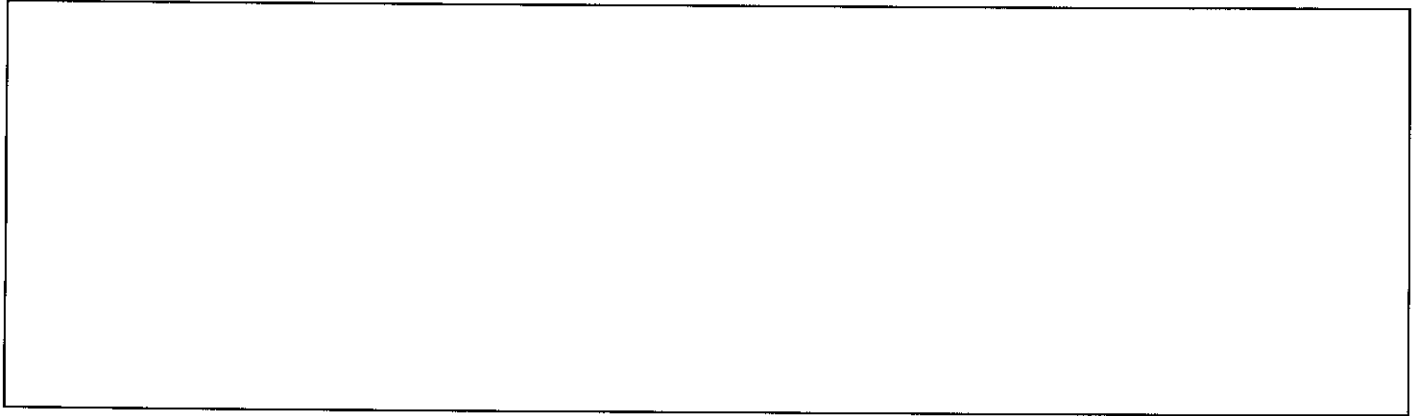
Smart Growth Area 3

Smart Growth Area 4

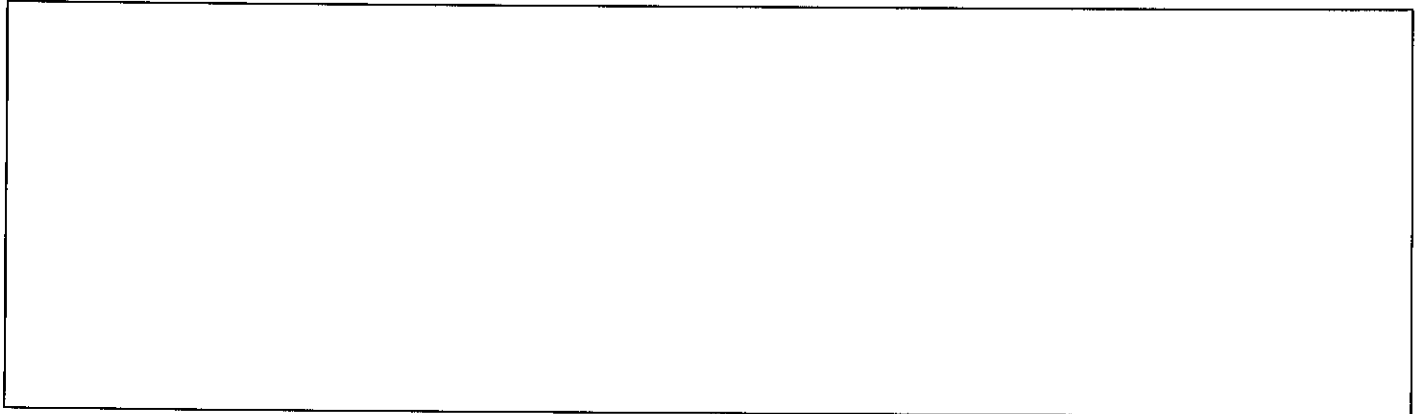
Smart Growth Area 5



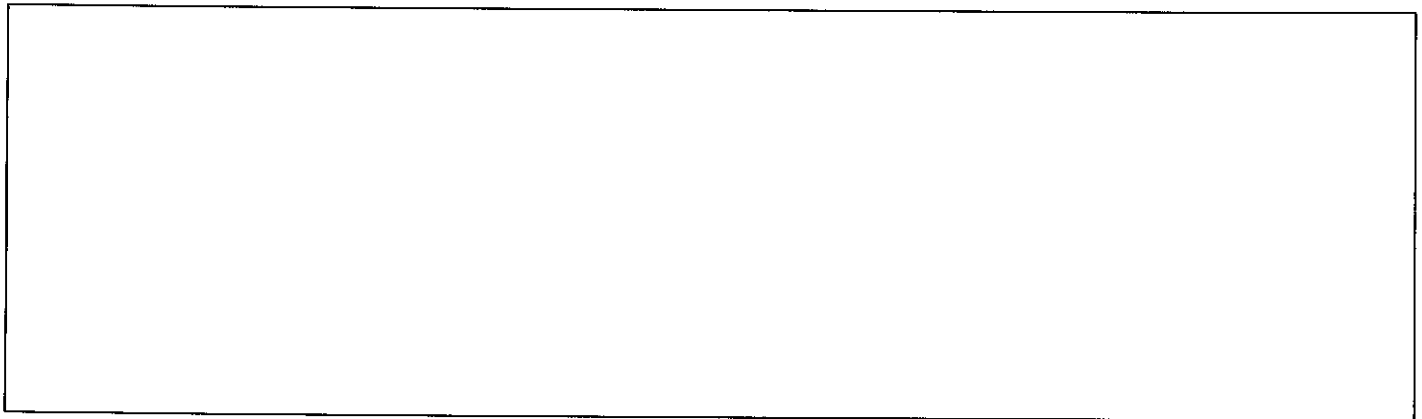
Smart Growth Area 6



Smart Growth Area 7



Smart Growth Area 8





Smart Growth Area 9

Smart Growth Area 10

Smart Growth Area 11

As an older, long-time resident of Cedarburg, this is one of the few developments that looks in line with the historical charm and also utilizes natural space — a refreshing contrast to the sterile, corporate-driven dense urban sprawl. Yes to nature + innovation.



Smart Growth Area 12

Please return completed comments and suggestions to
Theresa Hanaman, Email: thanaman@cityofcedarburg.wi.gov



Public Comment on Comprehensive Smart Growth Plan

Name*

Jay Momberg

Address*

W59 N259 Cardinal Ave Cedarburg

Smart Growth Area 1

Smart Growth Area 2



Smart Growth Area 9

Smart Growth Area 10

Smart Growth Area 11

I support this project for the following reasons:

1. tax revenue for our schools and community w/o a TIF.
2. the apartments are more affordable then many of Cedarburg's recent projects
3. the aesthetics are a big positive part of the project.
4. the newer apartments are the first ones rented and are more energy efficient.



Public Comment on Comprehensive Smart Growth Plan

Name*

Andrew Gall

Address*

N106W7091 Dayton St.

Smart Growth Area 1

None

Smart Growth Area 2

None



Smart Growth Area 3

None

Smart Growth Area 4

None

Smart Growth Area 5

Link was broken. This needs to be made accessible asap.



Smart Growth Area 6

None

Smart Growth Area 7

None

Smart Growth Area 8

None



Smart Growth Area 9

None

Smart Growth Area 10

The city needs to strongly consider the need for commercial space availability to serve residents of the north side of the city. HWY 60 seems like the logical location for these amenities. Commerical establishments along this corridor will help alleviate traffic cross directly through town to reach the south end of Washington and/or traffic traveling east into Grafton.

Smart Growth Area 11

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Smart Growth Area 12

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#6

1. H.P. Co's main Runs Through
it's Area.

2.) No Residential Lot Should be
Less Than $\frac{1}{3}$ Acre.

3.) No Paul Ryan or ~~Walt~~ Home
What Happened To Custom Built
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Freedom + Thierfelder Home

Shaver Game Area #11

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Mixed with #43 W610 Jang St.
Cedars, WI

SGA #11

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Especially ALL medium / High density
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From: [Jos H Emmerich](#)
To: [City of Cedarburg - Theresa Hanaman](#)
Subject: Smart Growth Plan-- Area 11
Date: Monday, December 16, 2024 8:37:26 PM

I support the development of the Wirth/Mandel plan for site 11 of the Smart Growth Plan.

This proposal supports the SGP with affordable rental properties consistent with Cedarburg's current market rates.

Community and cultural themes of Cedarburg, ie.charm and historic roots/character will be complimented given the extensive design accommodations made by the Wirth/Mandel partnership.

The current market demand for apartment and town home residences (4% vacancy at Fox Town) supports this proposal, while offsetting the concern for urban sprawl, given it's location well north of the city at Hwy 60. It's setting at Hwy 60 will likely minimize the unease for increased traffic on Sheboygan Rd. since Hwy 60 is a natural exit for commuters to by pass the city.

The economic/financial impact for the city is very positive given the anticipated tax base this improved property will provide. The substantial tax revenue that will be generated would be beneficial in reducing the mill rate and support upcoming infrastructure projects. Furthermore, the principals are not asking for a TIF district which will assure an immediate realization of the financial impact once completed.

The Wirth family, an amiable partner to the city in this process, deserves this approval.

Respectfully,
Joe Emmerich

Preserve Cedarburg believes that any changes to the Strategic Growth Areas (SGAs) are not in the best interest of Cedarburg at this time.. Here's why.

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I DO BELIEVE SOME CHANGES TO DESIGNATIONS
TO LOWER DENSITY MAKE SENSE

TERRY KING
W63 N762 SHEBOYGAN RD,
CEDARBURG WI 53012

I did not hear anything regarding
traffic control and the issue of the
volume of traffic.

Don CORR

City of Cedarburg - Theresa Hanaman

From: Victoria J Wirth <vwirth@icloud.com>
Sent: Tuesday, December 17, 2024 3:46 PM
To: City of Cedarburg - Theresa Hanaman
Subject: Smart growth plan for Site 11

Hello Theresa,

I will not be able to make the meeting tonight but wanted to comment on Site 11 which is the corner of Hwy 60 and Sheboygan Roads.

No one wants to see overdevelopment of Cedarburg but this isn't downtown Cedarburg. This is a development on a road that meets Hwy 60 which is one of the busiest highways in Ozaukee county. I could be wrong but I see a trend in this country where people do not want to buy - they want to rent and be free of the shackles of ownership. And they want to live in Cedarburg! I have no problem with this development.

Steve and Victoria Wirth

Sent from my iPad

Do not re-zone
any part of the city
or town into anything
more dense than what it
is already. Overdevelopment
is ruining Cedarburg!

W63N645 Washington Ave.
Cedarburg, WI 53012
(262) 375-7605

www.cityofcedarburg.wi.gov



From: Shellie Olson <solson75@gmail.com>
Sent: Sunday, January 19, 2025 4:19 PM
To: City of Cedarburg - Jessica Campolo <icampolo@cityofcedarburg.wi.gov>
Subject: Fwd: Comments regarding: Cedarburg SGA development

----- Forwarded message -----

From: Shellie Olson <solson75@gmail.com>
Date: Sat, Jan 18, 2025 at 5:26 PM
Subject: Comments regarding: Cedarburg SGA development
To: <tsette@cityofcedarburg.wi.gov>
MS. CAMPOLO, PLEASE FORWARD, THANK YOU!

Ms. Sette,

I kindly ask that this email be forwarded to Planning Commission members as well as all Council Members and Mayor Thome, thank you so much, I greatly appreciate your assistance!

Hello to the Cedarburg City Hall decision makers,

Thank you for allowing me the time to gather my thoughts and concerns regarding this important issue, and for taking the time to read my email addressed to both the Planning Commission members and Alderpersons in Cedarburg.

I am writing to share both my concerns and disappointment regarding the development in the more recent years as well as ongoing future growth concepts discussed and laid out by our City Hall officials.

Due to the development of Fox Run on Western Avenue and my overwhelming frustration with what I personally consider a debacle (I live near this and see it every day), I started to pay much closer attention to the discussions and decisions made by our city officials. Looking back regarding Arabelle, and the fact that the complex was built in spite of protest by its neighbors and other citizens, I had heard (or read?) that the developer would not take on this project for single family homes because it was not financially feasible for him to do so. Even though single family homes would have made more sense along with being more fitting to the area aesthetically, the three story apartment complex built behind the beautiful historic church was constructed. The developer's only compromise to have the two story structure to the north east side. Our historic landmark then became dwarfed and less remarkable on the south end of town because of Arabelle. I have nothing against the people who live there, as I am friends with a few that are residents. I do not treat them differently because they live there, but they know how I

feel. They seem to understand as well, but have not moved because of that, as I would not expect it. Of course, the bottom line? Developers gain much more profit with apartments, and the more, the better for their bottom line!

More apartments have been built, and more are discussed in the path forward for Cedarburg. When Fox Run was being discussed, I asked around, and did not attend meetings with the city. In discussion with people, I was told it would be a 'village' appearing neighborhood, with green space and even a dog park. I thought it sounded like a decent concept. If what people shared with me was the plan, this is not what we got. Stacked, condensed luxury apartments and townhomes are what we did get, and over 130 units of these, along with increased traffic and current parking issues. The complex is not even filled yet! Apartments in our downtown vicinity do not fit with our city! I regret not paying much closer attention to the early discussions about Fox Run. My mistake was trusting the powers that be to make the best decisions for the citizens here. I would have been on neighborhood doorsteps and beyond talking this up and getting signatures in protest. Maybe City Hall would have gotten a response sooner from its tax payers. I was told citizens never said anything about the project before it was built. I would have been at meetings voicing my concerns and opposition, but did not, which I regret.

Which leads me to the meeting at the Cultural Center in December. Standing room only, with an almost unanimous response to future development of apartments. Fox Run woke up a lot of people. It was a huge mistake, and please hear us, this cannot be repeated! The idea here is not that the public is opposed to development. It has been referenced recently by some board members that we as citizens are against it completely. Far from it! We understand a city will grow and change, especially the jewel of Cedarburg. We are not in favor of the SGA concept that is a nationwide plan to provide housing for people based on their studies. We have not followed this idea before, as our forefathers and citizens of the past worked hard to preserve what we have and do not need to do this for the future. Our city is unique and stands out as such, and is a desired place to both visit and also live. The idea that apartment living is the solution is way off target. We have been going in the wrong direction, and there is a crucial need to change the trajectory! Why have there not been neighborhoods with smaller square footage type homes built for young families, single people, or seniors?

My history in Cedarburg started in early grade school and after living away for one year after getting married, we decided to move back and make this our home permanently, which overall means I have lived here for more than 60 years. My experiences of living here as a child, a teenager during the 70's and being privy to parents and neighbors who saw the value of preservation and thoughtful planning for future generations, stands out to me as both remarkable and invaluable. Cedarburg is only this unique and a beautiful place because of these people no longer with us.

I want all of you to know I visited every SGA location, and understand the desire for land owners to sell for personal needs etc. A few things I do not understand... Why didn't Mercury Marine pay for the clean up, or Amcast for that matter? Please tell me why this became the burden of City Hall and taxpayers to figure out the best way to make the areas worthy of a developer. As decision makers, I acknowledge you have a terrible job. We have needs within our city that need investing (infrastructure issues), and how it will all be funded is more than challenging. Are apartments the best solution? Lastly, I want to share my thoughts about a meeting I attended in person at City Hall in November when Greg Zimmerscheid spoke. I know the project he is exploring is not an SGA location, but it is in our downtown and I feel the need to share my concern regarding the Irish Boutique location plans. The venue he is exploring would have outdoor seating for 168 chairs. This does not include the venue location's interior seating along the creek. The discussion led to the question about parking. Mr. Zimmerscheid stated there would be no parking available for customers, and asked the Planning Commission if that was 'ok'. The answer was yes, no parking in the plans was just fine. Why? Could you explain this answer to me please? The nature of the business says to me it would be visited mostly on weekends. I am thinking of the senior population, or handicapped, or just overall numbers of cars from customers and wonder where they

would park? Wouldn't this venue be busier on the weekends, when parking is already at a premium on the main street? Just try to pick up a pizza at Tomasos on Friday night and see how far away you have to park. What also troubles me greatly is when a developer tells the city planners that "Cedarburg needs this!". I question that thinking, especially in our downtown.

I realize we cannot 'undo' what has already been solidified regarding the current development, but after the meeting in December and the public showing, I respectfully ask that everyone serving in decision making roles pause to absorb and take seriously the message that evening. Please re-evaluate the SGA plans as well as other downtown concepts, and hopefully come up with ideas that are more in keeping with the 'gift' of Cedarburg we have been given. Future generations will thank all of us!

Thank you!
Shellie Olson
W66N389 Kennedy Avenue
262-365-1472
solson75@gmail.com

Land Use Classifications Information Table

Land Use Classification	Density/Lot Size	Current Total Acres	
		So Classified	Proposed Additional Acres
<u>HIGH DENSITY RESIDENTIAL (ELDERLY HOUSING)</u> Compatible/Consistent Zoning Districts: Rm-1, Rm-2	(10.9 TO 20 UNITS/ACRE)	14	TBD
<u>HIGH DENSITY RESIDENTIAL</u> Compatible/Consistent Zoning Districts: Rm-1, Rm-2	(10.9 TO 16.1 UNITS/ACRE)	132	TBD
<u>HIGH-MEDIUM DENSITY RESIDENTIAL</u> Compatible/Consistent Zoning Districts: Rs-5, Rs-6, Rd-1	(5.2 TO 10.8 UNITS/ACRE)	118	TBD
<u>MEDIUM DENSITY RESIDENTIAL</u> Compatible/Consistent Zoning Districts: Rs-3, Rs-4, Rs-5, Rs-6, Rd-1	(8.4K TO 12K S.F.)	1199	TBD
<u>MEDIUM-LOW DENSITY RESIDENTIAL</u> Compatible/Consistent Zoning Districts: Rs-1, Rs-2, Rs-3, Rs-7, Rd-1	(12K TO 20K S.F.)	31	TBD
<u>LOW DENSITY DETACHED URBAN RESIDENTIAL</u> Compatible/Consistent Zoning Districts: Rs-1, Rs-7, Rs-8,	(20K TO 40K S.F.)	293	TBD
<u>MIXED SINGLE FAMILY/TWO FAMILY RESIDENTIAL</u> Compatible/Consistent Zoning Districts: Rs-5, Rs-6, Rd-1	(5.2 TO 10.4 UNITS/ACRE)	108	TBD
<u>AGRICULTURAL OR OPEN SPACE</u> Compatible/Consistent Zoning Districts: A-1 ?	(1 UNIT/35 ACRES)		
<u>UNSEWERED LOW DENSITY RESIDENTIAL</u> Compatible/Consistent Zoning Districts: Rs-8			

<u>MIXED USE OFFICE AND/OR HIGH-MEDIUM DENSITY RESIDENTIAL</u> Compatible/Consistent Zoning Districts: MUID, B-4, Rs-5, Rs-6, Rd-1	(5.2 TO 10.8 UNITS/ACRE)	6	TBD
<u>OFFICE</u> Compatible/Consistent Zoning Districts: B-4		29	TBD
<u>COMMERCIAL</u> Compatible/Consistent Zoning Districts: B-1, B-2, B-3		126	TBD
<u>INDUSTRIAL AND MANUFACTURING</u> Compatible/Consistent Zoning Districts: OSLM, M-1, M-2, M-3		227	TBD

<u>GOVERNMENTAL AND INSTITUTIONAL</u>	242	TBD
Compatible/Consistent Zoning Districts: I-1, PLD		
<u>RECREATIONAL AND PARKLAND</u>	197	TBD
Compatible/Consistent Zoning Districts: P-1		
<u>COMMUNITY EXHIBITION/FAIRGROUNDS</u>	38	TBD
Compatible/Consistent Zoning Districts: CEG		
<u>TRANSPORTATION, COMMUNICATION, OR UTILITY FACILITIES</u>	142	TBD
Compatible/Consistent Zoning Districts: I-1		

<u>ENVIRONMENTAL CORRIDOR</u>
Compatible/Consistent Zoning Districts: C-1 , C-2, C-3, C-4, FW, FFO
<u>WATER</u>
Compatible/Consistent Zoning Districts: N/A

Zoning Districts Information Table (Information excerpted from the existing City of Cedarburg Zoning Code)

Zoning District	Maximum Dwelling Units/Acre*	Minimum Lot Size/Width	Permitted Use(s)	Key Words/Purpose Statement
Rs-1 Single-Family Residential	2.2	20,000 sq.ft. / 100'	S.F. Res, In-Home Foster/Day Care, CLA's,...	Accommodate single-family residential development at densities not exceeding 2.2 dwelling units per acre.
Rs-2 Single-Family Residential	2.9	15,000 sq.ft. / 100'	S.F. Res, In-Home Foster/Day Care, CLA's,...	In addition to establishing new subdivisions with complete urban infrastructure, it is intended to accommodate existing S.F. development in newly annexed areas - both not to exceed 2.9 du/acre.
Rs-3 Single-Family Residential	3.6 (per net acre*)	12,000 sq.ft. / 90'	S.F. Res, In-Home Foster/Day Care, CLA's,... Bed&B by CUP	Establish and preserve quiet single-family neighborhoods, free from surrounding incompatible land uses, at densities not to exceed 3.6 units per net acre.
Rs-4 Single-Family Residential	4.4 (per net acre*)	10,000 sq.ft. / 90'	S.F. Res, In-Home Foster/Day Care, CLA's,... Bed&B by CUP	Establish and preserve the same use as in the Rs-3 Single-Family Residential District, except at densities not to exceed 4.4 units per net acre.
Rs-5 Single-Family Residential	5.2 (per net acre*)	8,400 sq.ft. / 50'	S.F. Res, In-Home Foster/Day Care, CLA's,... Bed&B, Church by CUP	Establish and preserve the same use as in the Rs-3 Single-Family Residential District, except at densities not to exceed 5.2 units per net acre.
Rs-6 Single-Family/Two-Family Residential	10.4	8,400 sq.ft. / 50'	S.F. Res, In-Home Foster/Day Care, CLA's,... Bed&B, Church by CUP	Establish and preserve S.F. and 2F. Res use in older neighborhoods, at densities not to exceed 10.4 dwelling units per acre, and, further, to allow for the conversion of large single-family dwellings to two family dwellings.
Rs-7 Single-Family Residential	2.2	20,000 sq.ft. / 100'	S.F. Res, In-Home Foster/Day Care, CLA's,... Bed&B, Church by CUP	Accommodate single-family residential areas which are low-density in character and which do not necessarily provide the full complement of urban improvements at improvements at densities not to exceed 2.2 du/acre.
Rs-8 Low Density Single-Family	1.1	40,000 sq.ft. / 150'	S.F. Res, In-Home Foster/Day Care, CLA's,... Bed&B, Church by CUP	Accommodate single-family residential areas which are low-density in character and which do not necessarily provide the full complement of urban improvements at improvements at densities not to exceed 1.1 du/acre.
Rd-1 Two-Family Residential	8.7	12,000 sq.ft. / 100'	S.F. Res, 2F. Res, In-Home Foster/Day Care, CLA's,... Bed&B, Church by CUP	Establish new and preserve two family residential neighborhoods, at densities not to exceed 8.7 dwelling units per net acre.
Rm-1 Multiple-Family Residential	10.9 (per net acre*)	12,000 sq.ft.** / 90'	M.F. Res (max 4-du/Bldg), In-Home Foster/Day Care,... Church by CUP	Establish new and preserve residential areas, at densities not to exceed 10.9 dwelling units per net acre.
Rm-2 Multiple-Family Residential	16.1 (per net acre*)	10,800 sq.ft.*** / 90'	M.F. Res (max 8-du/Bldg), In-Home Foster/Day Care,... E.H. Res (max 24 du/acre & 48 du/Bldg), M.F. Res (max 36 du/Bldg), Church by CUP	Establish new and preserve existing multi-family areas.

Zoning District	Maximum Dwelling Units/Acre	Minimum Lot Size/Width	Description of Permitted Use Types & Key Words/Purpose Statement
B-1 Neighborhood Business	N/A	8,400 sq.ft. / 50'	Provide for individual or small groups of retail and service establishments serving the day-to-day needs of the general public located in areas near residential neighborhoods. The character, appearance and operation of such establishments shall be compatible with the surrounding area.
B-2 Community Business	N/A	N/A / 150'	Provide for orderly and attractive grouping at appropriate locations of retail stores, shops, offices, and service establishments serving the daily needs of the surrounding local community area. The size and location of such district shall be based on evidence of justifiable community need, adequate customer potential, adequate traffic circulation, and other related facilities, and of potential contribution to the economic welfare of the community.
B-3 Central Business	N/A	4,800 sq.ft. / 40'	Provide for the preservation of Cedarburg's historic downtown and the orderly appropriate regulations to ensure compatibility of the diverse uses typical of the downtown area without inhibiting the potential for maximum development of commercial, cultural,entertainment, and other urban activities which contribute to its role as the heart of the city. This area contains a mix of retail sales shops, office, restaurants, cultural, entertainment, and residential uses.
B-4 Office and Service	N/A	10,000 sq.ft. / 90'	Provide for individual or limited office, professional, and special service uses where the office activity would be compatible with other neighborhood uses and not exhibit the intensive activity of other business districts.
B-5 Business Park	N/A	43,560 sq.ft. (1-acre) / 150'	Provide for the development of an attractive and aesthetic mixed grouping of both office and limited light industrial uses and activities in a park-like setting. Promote the provision of ample off-street parking and loading areas; open space; and landscape planting screens in areas adjacent to non-business or other incompatible land uses.
B-6 General Business and Warehousing	N/A	30,000 sq.ft. / 150'	The district is also for use in areas identified for business parks in the adopted City of Cedarburg master plan. Provide for the orderly and attractive grouping at appropriate locations of commercial activities of a more general retail and wholesale nature and of office and service facilities serving a large community grade area.
MUID Mixed Use Infill		N/A / 150'	The size and location of such districts shall be based upon relationships to the total community need and economy. Provide for a mixture of limited business and higher density residential uses which are located adjacent to or within a primary residential area.

Zoning District	Maximum Dwelling Units/Acre	Minimum Lot Size/Width	Description of Permitted Use Types & Key Words/Purpose Statement
OSLM Office, Service, and Limited Manufacturing			
M-1 Limited Manufacturing			
M-2 General Manufacturing			
M-3 Business Park			

Zoning District	Maximum Dwelling Units/Acre	Minimum Lot Size/Width	Description of Permitted Use Types & Key Words/Purpose Statement
I-1 Institutional and Public Service District	N/A	8,400 sq.ft. / 75'	Intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the use for public purpose is anticipated to be permanent.
P-1 Park and Recreation District	N/A	N/A	Intended to provide for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses. When applied to privately owned recreational lands, this district is intended to avoid the conversion of such lands to other urban uses without adequate public review and approval.
CEG Community Exhibition Grounds			
PLD Public Library District			

Zoning District	Maximum Dwelling Units/Acre	Minimum Lot Size/Width	Description of Permitted Use Types & Key Words/Purpose Statement
A-1 Agricultural			
HPD Historic Preservation Overlay			
PUD Planned Unit Development Overlay			

Zoning District	Maximum Dwelling Units/Acre	Minimum Lot Size/Width	Description of Permitted Use Types & Key Words/Purpose Statement
C-1 Shoreland and Wetland Conservancy			
C-2 Non-Shoreland Conservancy			
C-3 Shoreland Conservancy			
C-4 Upland Conservancy			
FW Floodway			
FFO Floodplain Fringe Overlay			

* Pursuant to Section 13-1-240 of the City Code, NET AREA (net acreage) is the *actual* area devoted to the residential use and consists of the ground floor area of the building plans, the required yards, and open space. GROSS AREA is the *net area* devoted to the residential use *plus* the proportionate area devoted to all supporting land uses, including streets, public lands or unusable lands, school sites, and commercial sites in a given property location. *NOTE. Planner recommends density be retitled to Net Buildable Acreage and defined as Gross total site acreage minus any unbuildable lands such as, but not necessarily limited to regulated Wetlands, Shorelands, Floodway, 100 Year Floodplain, C-1, C-2, C-4 Conservancy Areas, and similarly identified environmental resources. Also including C-3 Conservancy Areas and Environmental Corridors as identified by SEWRPC, except to the extent as may be specifically waived or modified by the Plan Commission.*

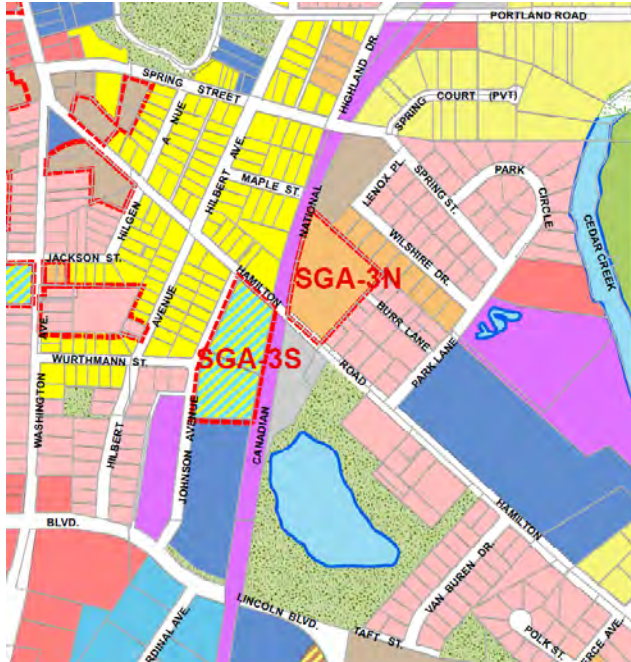
** Rm-1 Minimum required lot size is 12,000 sq.ft. in area, or min 4,000 sq.ft./one-bdrm unit and min 5,000 sq.ft./2-bdrm or> unit, whichever is greater.

*** Rm-2 Minimum required lot size is 10,800 sq.ft. in area, or min 2,700 sq.ft./one-bdrm unit and min 3,300 sq.ft./2-bdrm or> unit, whichever is greater.

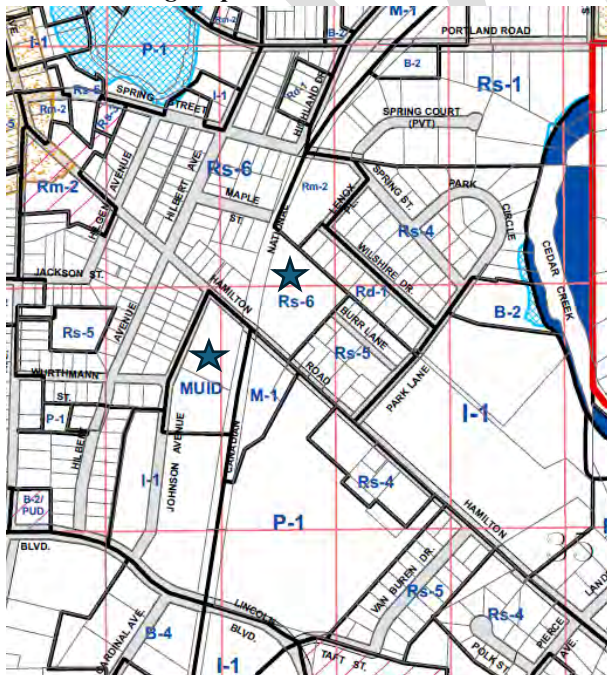
PROPOSED SMART GROWTH AREA (SGA's) 3N and 3S [f/k/a SGA 4]

Approximate Acres: 6.3

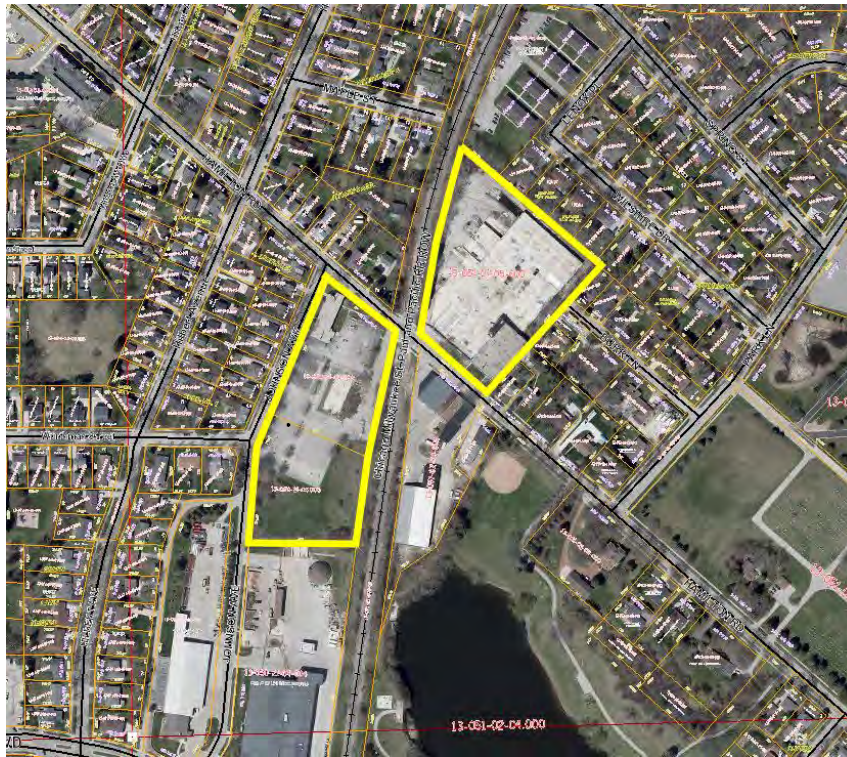
Current Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 4

SGA-4 The Former Amcast site on both sides of Hamilton Road at the Chicago, Milwaukee, St. Paul, Pacific Railroad. These sites are appropriately classified as Medium Density Residential for the site along the north side of Hamilton Road and Mixed Use Infill for the site on the south side.

Current Discussion and Information (Regarding SGA's 3N and 3S):

- Both SGA 3N and SGA 3S are “brownfields”.
- SGA 3S (4.32-acres) was approved for Planned Unit Development (PUD) development of 90 multi-family residential units (i.e., 20.8 units per acre) back in May, 2023. That approval was never used and has since expired.
- SGA 3S is currently classified as High Density Residential (10.9 to 16.1 units per acre) and is recommended to remain so.
- SGA 3N (4.28 acres) is currently classified as High-Medium Density Residential (5.2 to 10.8 units per acre). That classification is somewhat more dense than the adjacent existing residential use to the east which is likely necessary may be necessary to incentivize redevelopment of a contaminated site. It's recommended to remain so classified or possibly moved up to the High-Density classification ((10.9 to 16.1 units

per acre).

- The Zoning Districts that could comport with High Density Residential Land Use Classification include Rm-1 and Rm-2.
- The Zoning Districts that comport with High-Medium Density Residential Land Use Classification could include Rs-5, Rs-6, and Rd-1.
- Both of these sites should be designed in accordance with the Goals, Objectives and Policies set forth in Chapter 2-Housing.
- Existing sanitary sewer infrastructure is available in Hamilton Road to support development of these SGA's.
- Cedarburg Light and Water advises there are no obstacles to developing this site in the manner recommended above, noting that installation methods will need to be understood based on the soil contamination.

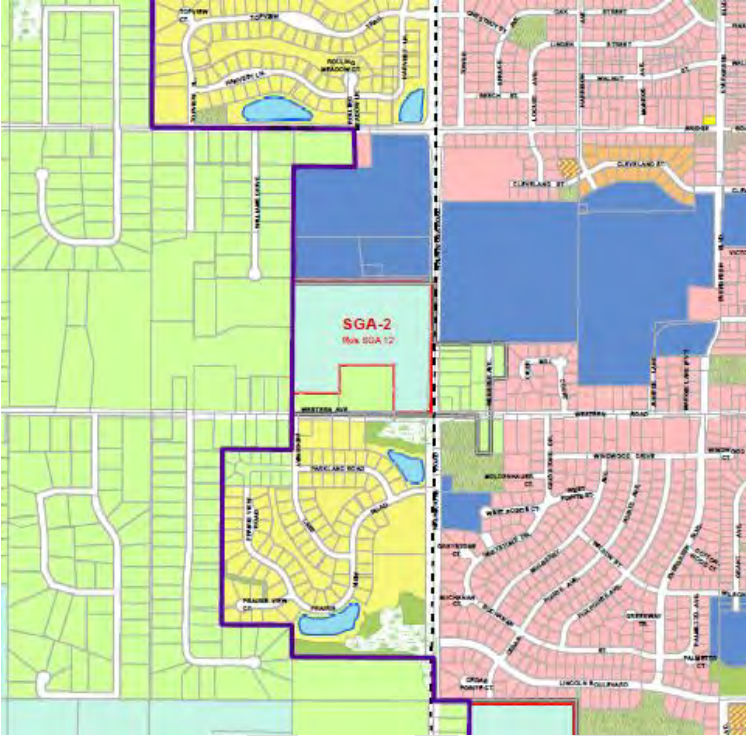
Updated through 1-23-25

PROPOSED SMART GROWTH AREA (SGA) 2

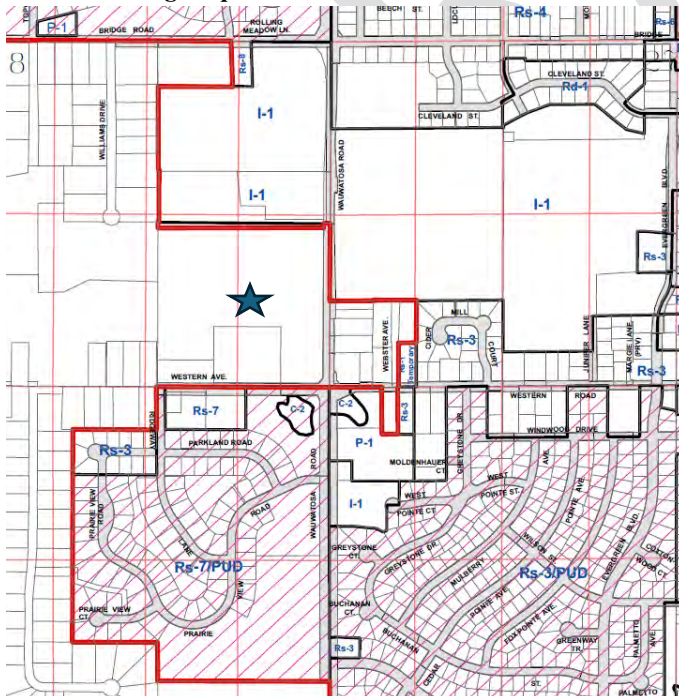
[f/k/a SGA 12]

Approximate Acres: 29

Current Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 12

SGA-12 Northwest Corner of Western Avenue and Wauwatosa Road. Neighborhood land use plan approval required prior to annexation.

Current Discussion and Information (regarding SGA 2):

- Property is not presently in the City of Cedarburg. It is inside of the City's boundary as set forth in our agreement with the Town of Cedarburg.
- Site is bounded on the north and part of the east side by existing and developed Governmental and Institutional land uses and land use classification. To the south and part of the east, it is bound by existing low-density Town and City residential uses.
- Currently classified as Agricultural or Open Space (1 unit per 35 acres).
- Recommendation is that it should remain classified as Agricultural or Open Space (1 unit per 35 acres) at this time.
- The Zoning District that could comport with Agricultural or Open Space (1 unit per 35 acres) Land Use Classification could include A-1.
- Sanitary sewer infrastructure is available to serve this SGA.
- Cedarburg Light and Water advises that there are no obstacles to serving this site if developed consistent with the recommendation above.

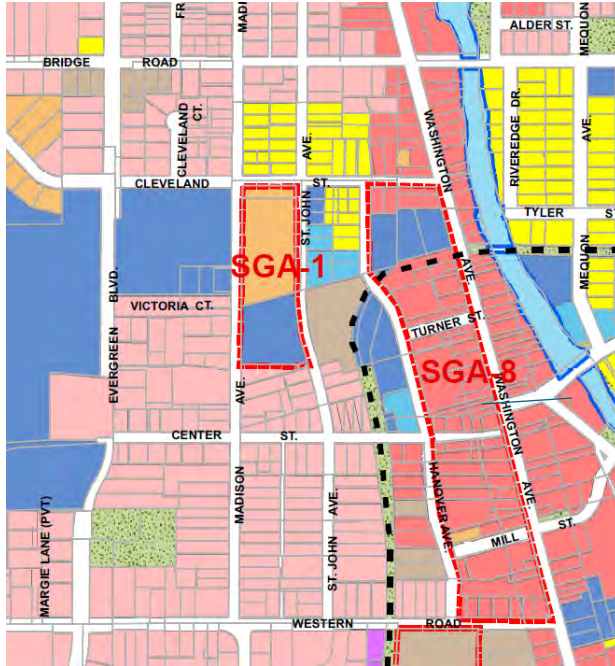
Updated through 12-13-24

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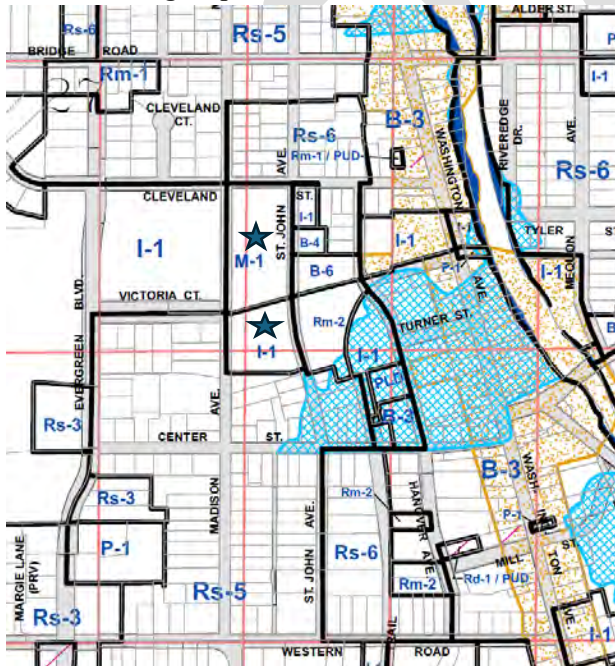
PROPOSED SMART GROWTH AREA (SGA) 1

Approximate Acres: 5

Current Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding this SGA reads:

SGA-1 The Mercury Marine/Norstar site located south of Cleveland Street, between Madison and St. John Avenues. The Mercury Marine site is classified on the Land Use Map as Governmental and Institutional and is intended to be the site of the future library. The Norstar site is currently classified as High-Medium Density Residential (5.2 to 10.8 units/acre) and this classification will be retained as it promotes appropriate residential development within easy walking distance to downtown Cedarburg.

Current Discussion and Information:

- The Norstar parcel (the north parcel) is currently zoned M-1 Limited Manufacturing District and contains an operating business use.
- The Mercury parcel (the south parcel) is vacant and zoned I-1 Institutional and Public Service District.
- Existing, surrounding land uses include single family residential to the north (approximately 8,000 to 9,000 sq ft) and south (approximately 9,000 to 11,000 sq ft), and institutional uses to the east and west.
- These lots are considered “brownfields”. Redevelopment will have to account for/mitigate those limitations.
- Possibly retain the High-Medium Density Residential (5.2 to 10.8 units per acre)

classification as exists on the north parcel or possibly updating to High Density Residential (10.9 to 16.1 units per acre).

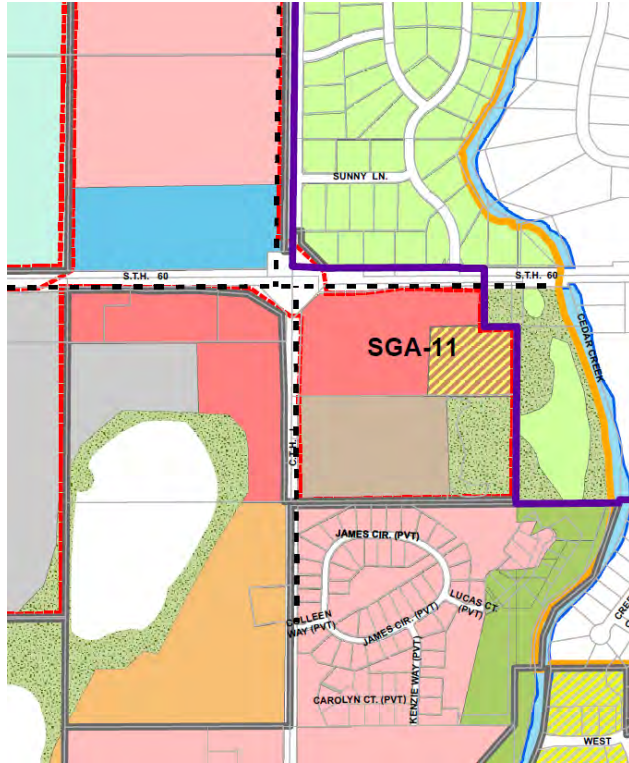
- Consider reclassifying the south parcel from existing Governmental and Institutional classification to High-Medium or High Density Residential classification as may be needed to incentivize mitigation/remediation/redevelopment of contaminated lands.
- This site may be well suited to ~~housing for~~ senior/elderly/assisted living, or persons with special needs or disabilities type occupancies (reference the Goals, Objectives and Policies set forth in Chapter 2-Housing).
- The Zoning Districts that could comport with High-Medium Density Land Use Classification could include Rs-5, Rs-6, and Rd-1.
- The Zoning Districts that could comport with High Density Land Use Classification could include Rm-1 and Rm-2.
- Buildings and site design should be consistent with the Goals, Objectives and Policies set forth in Chapter 2-Housing.
- Sanitary sewer infrastructure is available in Madison Avenue and St. John Street to serve this SGA.
- Cedarburg Light and Water advises that there are no obstacles to serving this SGA if developed as described above, noting that installation methods will need to be understood based on the soil contamination.

Updated through 1-23-25

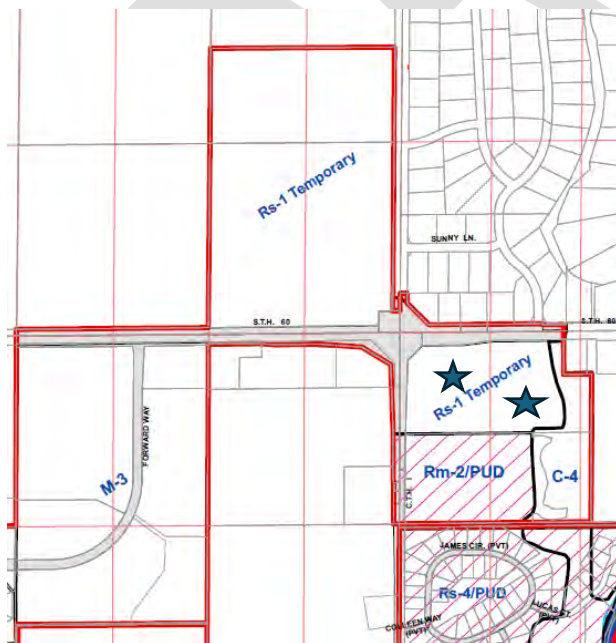
NEW SMART GROWTH AREA 11

Approximate acres: 17

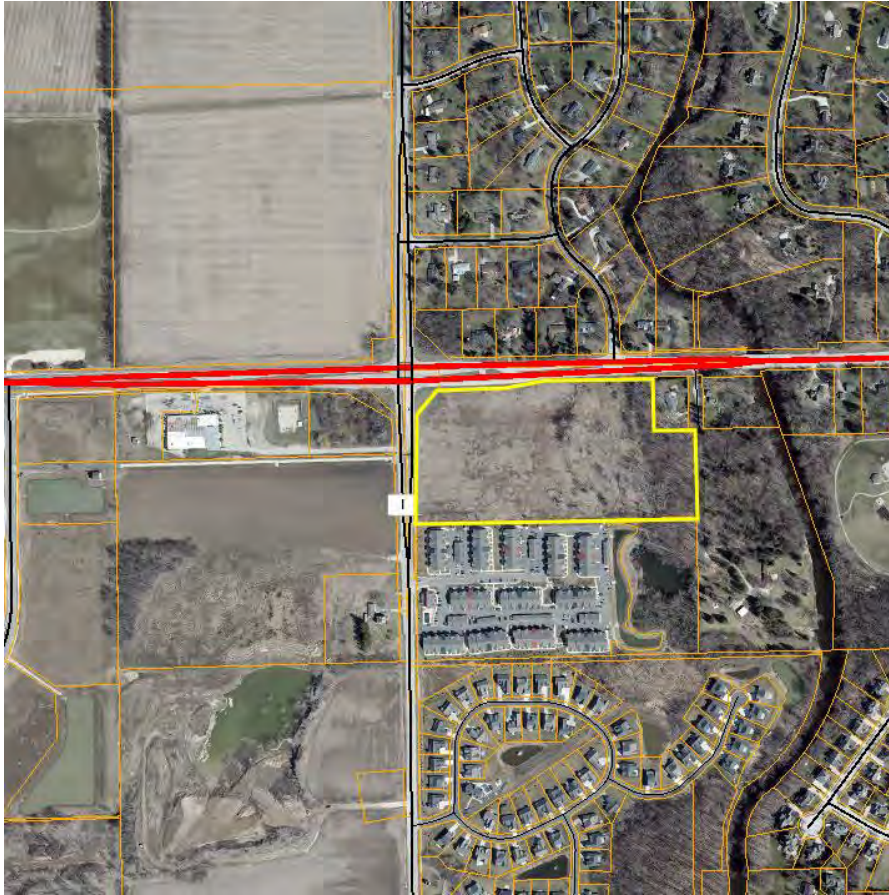
Land Use Map



Current Zoning Map



2022 Aerial Photo



Proposed New Verbiage of The Comprehensive Plan Regarding SGA 11

- This vacant site is currently classified as part Commercial, and part (in the southeast corner), High-Density Residential (Elderly Housing 10.9 to 20 units/acre).
- Planning Commission is recommending this SGA be reclassified ~~Medium-High~~ **High-Medium** Density Residential (5.2 to 10.8 units/acre).
- The Zoning Districts that comport with the High-Medium Density Residential Land Use Classification of this site include Rs-5, Rs-6, and Rd-1.
- Sanitary sewer infrastructure is available to serve this site if developed according to Medium-High Density Residential recommendation. It will need to be extended out of the neighboring property to the south.
- Cedarburg Light and Water advises that existing water infrastructure on Sheboygan Rd will need to be extended to Hwy 60 to serve this SGA.

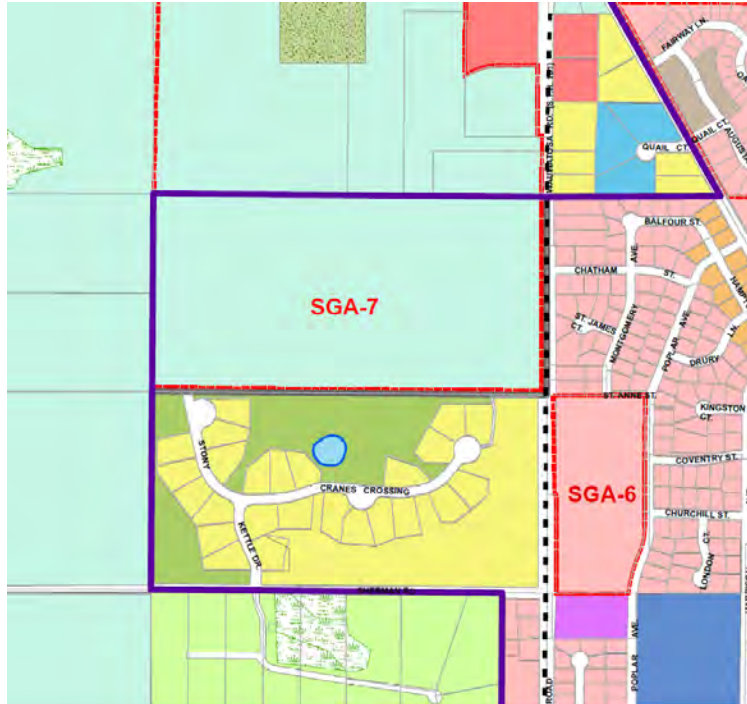
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PROPOSED SMART GROWTH AREA (SGA) 7

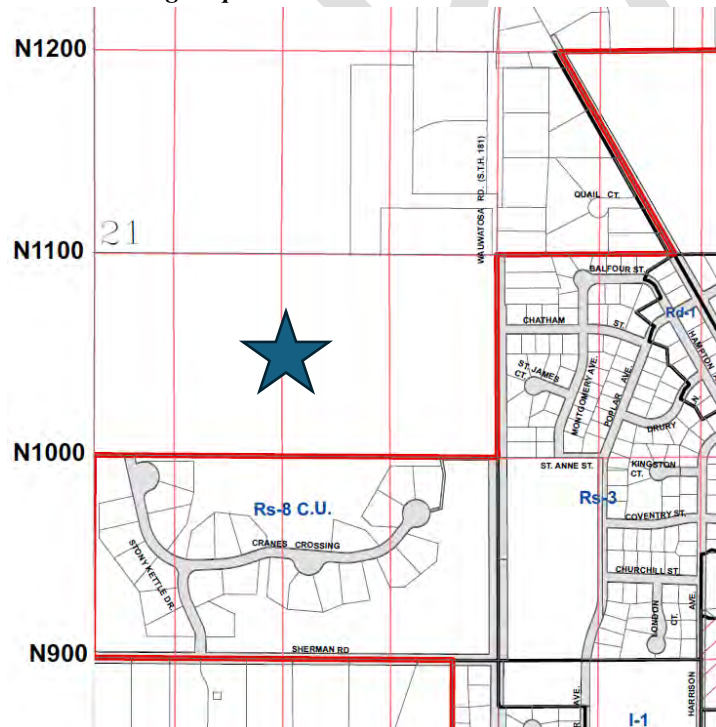
[f/k/a SGA 13]

Approximate Acres: 79.76 acres

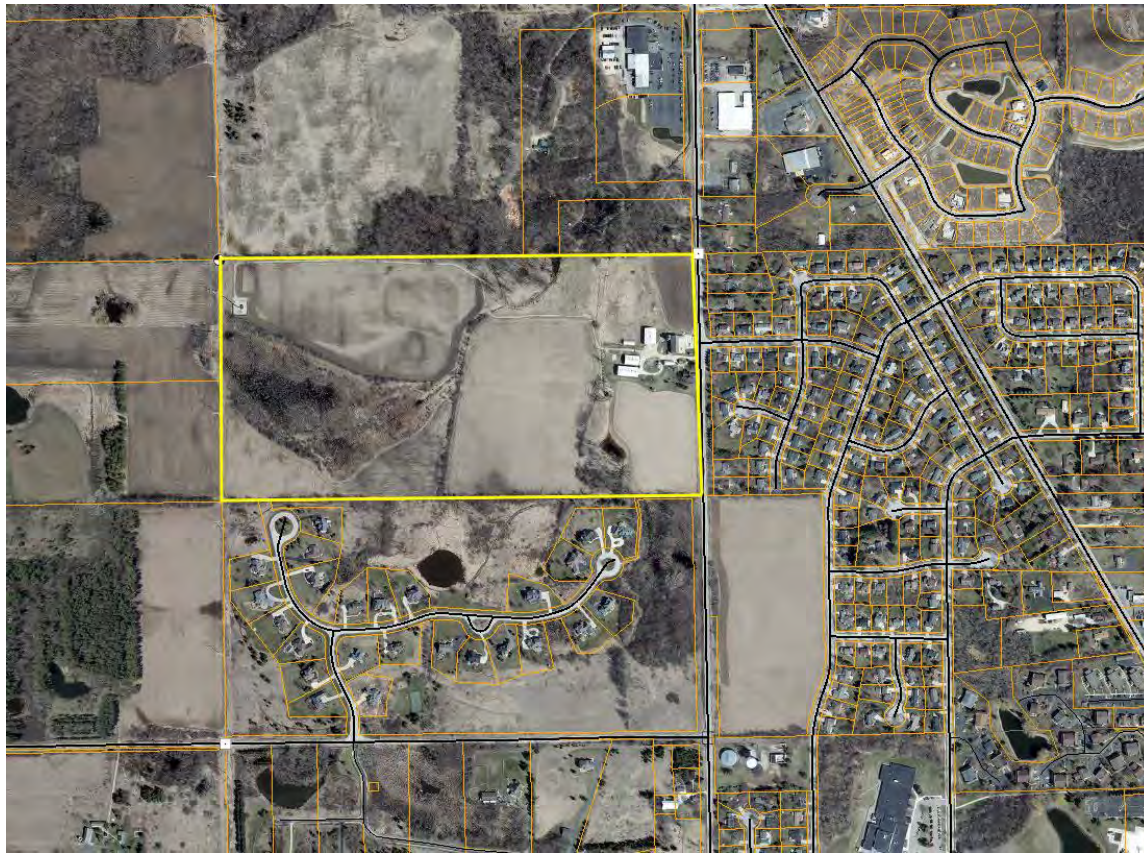
Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 13

SGA-13 Area north of the Seidler Pond Subdivision along the west side of Wauwatosa Road. Neighborhood land use plan that can be adequately served by public utilities must be approved prior to annexation.

Current Discussion and Information (regarding SGA 7):

- This site is currently located in the Town of Cedarburg, however, it is inside of the “City Growth Area” as set forth in the 7-7-21 Boundary Agreement.
- It is currently classified as Agricultural or Open Space (1 unit per 35 acres).
- **Recommend that it be reclassified to Medium -Low Density Residential (12,000 to 20,000 sq. ft. per lot)** to be consistent with lot sizes and development style of other sewered subdivisions located west of Wauwatosa Road or remain classified as Agricultural or Open Space (1 unit per 35 acres).
- The Zoning Districts that could comport with the Medium-Low Density Land Use Classification of this site include Rs-1, Rs-2, Rs-3, Rs-7, and Rd-1.
- Sanitary sewer infrastructure is currently located at the intersection of Washington Avenue at Quail Ct./Augusta Ln. and is deep enough to ultimately serve this site. This sewer would

need to be extended from Washington Ave. to Wauwatosa Rd. before this site could be developed.

- Cedarburg Light and Water advises that there are no obstacles to serving this site if developed consistent with the recommendations set forth above, noting that Water main will have to be extended through an easement from north end of Stoney Kettle cul de sac.

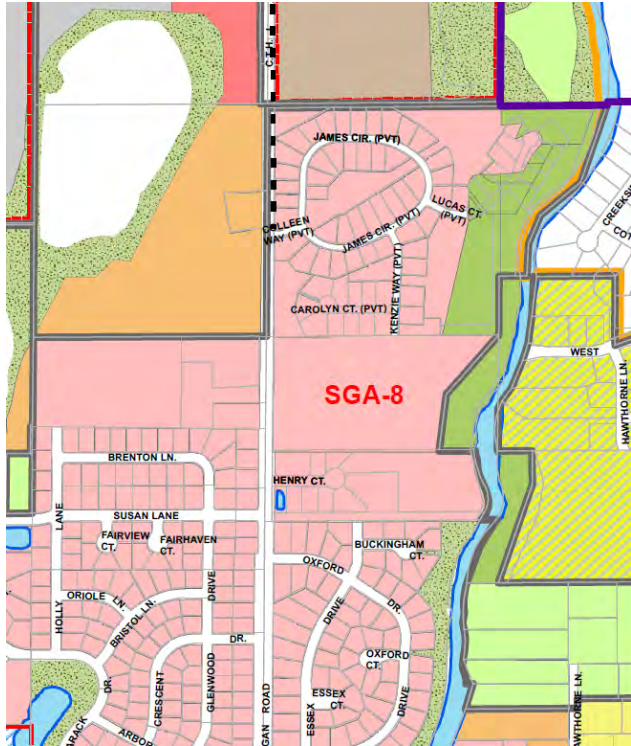
Updated through 1-23-25

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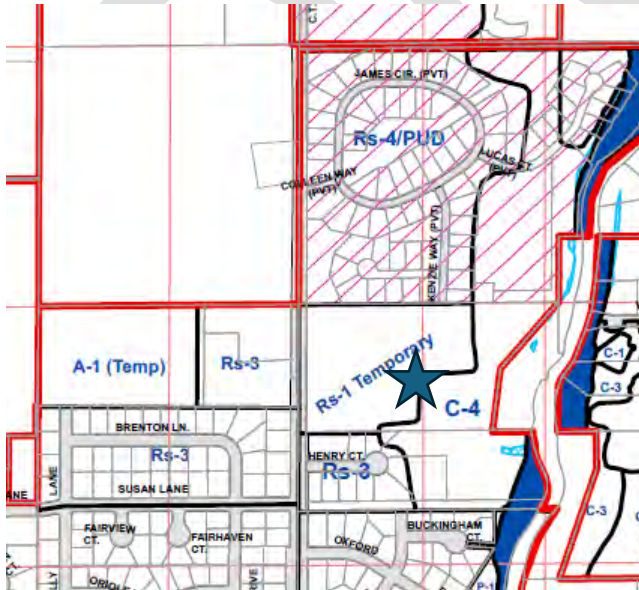
PROPOSED NEW SMART GROWTH AREA (SGA) 8

Approximate Acres: 15.5

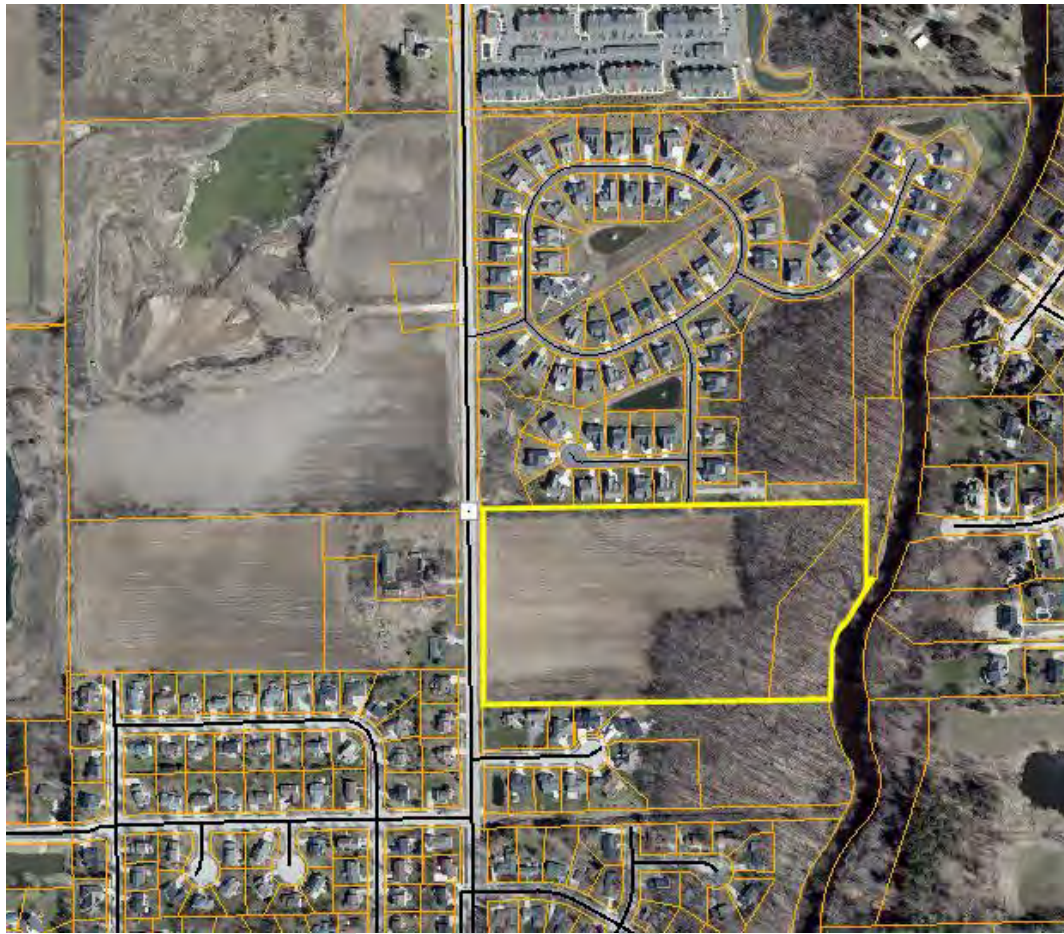
Land use Map



Current Zoning Map



2022 Aerial Photo



Proposed New Verbiage of The Comprehensive Plan Regarding SGA 8

- This SGA is located within the City limits.
- It is vacant land.
- It is partially encumbered by environmental corridor and wetland designations near the Creek.
- Plan Commission is recommending the continuation of land use classification Medium-Density Residential (8,400 to 12,000 sq. ft. per lot) for this SGA to be consistent with the existing City lot sizes in the existing subdivisions adjacent, to the north and south of this site.
- The Zoning Districts that could comport with the Medium Density Residential Land Use Classification of this site include Rs-3, Rs-4, Rs-5, Rs-6, and Rd-1.
- Develop the residential use at this location in accordance with the Housing and Residential Development Goals, Objectives and Policies as set forth in Chapter 2-Housing.

- Sanitary sewer infrastructure currently sits at the end of Kenzie Way on the north edge of the site and is available to service this SGA.
- Cedarburg Light and Water advises that there are no obstacles to serving this site if developed consistent with the recommendations set forth above.

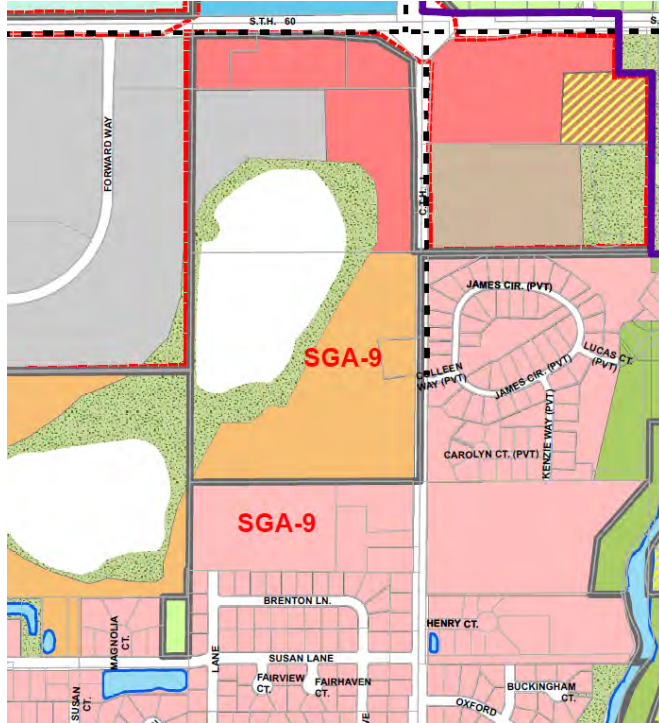
Updated through 1-23-25

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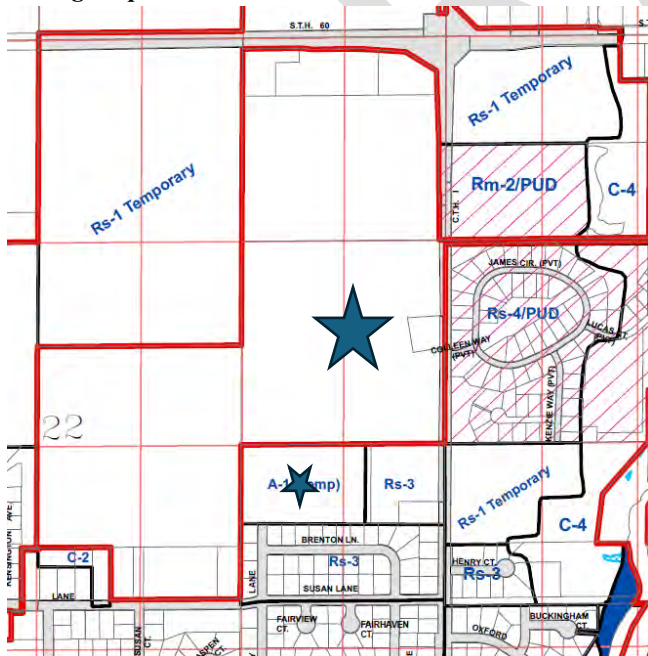
PROPOSED NEW SMART GROWTH AREA (SGA) 9

Approximate Acres: 50.25

Land use Map



Zoning Map



2022 Aerial Photo



Proposed New Verbiage of The Comprehensive Plan Regarding SGA 9

- The vacant southwest 10-acre parcel, within this SGA is already in the City limits. The remainder is currently located in the Town of Cedarburg. It is located on the City side of the City/Town Boundary Agreement.
- The 10-acre site is currently classified as Medium-Density Residential (8.4 to 12 units/acre).
- The north 40.25 acres of this site is also vacant but contains a substantial area that is quarry. The quarry is in the reclamation process. The content and compaction of fill material are being monitored.
- The north 40.25 acres are not presently in the City of Cedarburg. It is inside of the City's boundary as set forth in our agreement with the Town of Cedarburg. It is currently classified as High-Medium Density Residential (5.2 to 10.8 units /acre).
- Plan Commission is recommending the buildable area of this SGA (exclusive of the quarry area) be ~~Medium-High~~High-Medium Density Residential (5.2 to 10.8 units/acre).
- The Zoning Districts that could comport with the High-Medium Density Land Use Classification of this site include Rs-5, Rs-6, and Rd-1.
- Develop the residential use at this location in accordance with the Housing and Residential Development Goals, Objectives and Policies as set forth in Chapter 2-Housing.
- Sanitary sewer currently sits on Sheboygan Rd. at Colleen Way. That sewer should be deep enough to serve the west side of this SGA. Should other sewer connection be needed to

serve the lower areas, there is sanitary sewer in Sheboygan Rd. at the south edge of this site.

- Cedarburg Light and Water advises there are no obstacles to serving this site if developed consistent with the recommendations set forth above.

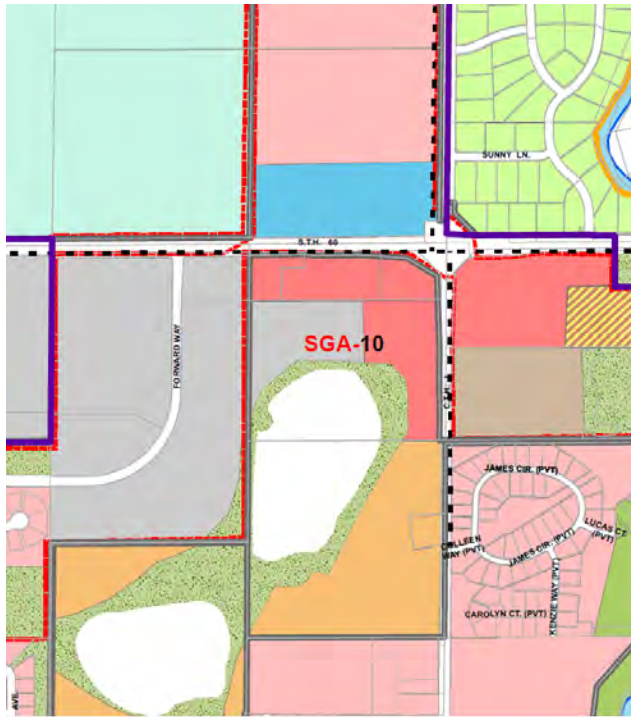
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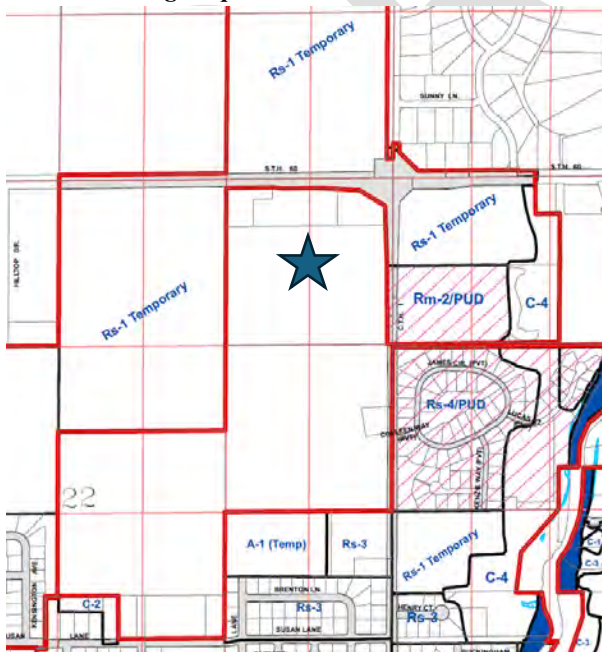
PROPOSED NEW SMART GROWTH AREA (SGA) 10

Approximate Acres: 38.19

Land use Map



Current Zoning Map



2022 Aerial Photo



2010 Aerial Photo



Proposed New Verbiage of The Comprehensive Plan Regarding SGA 10

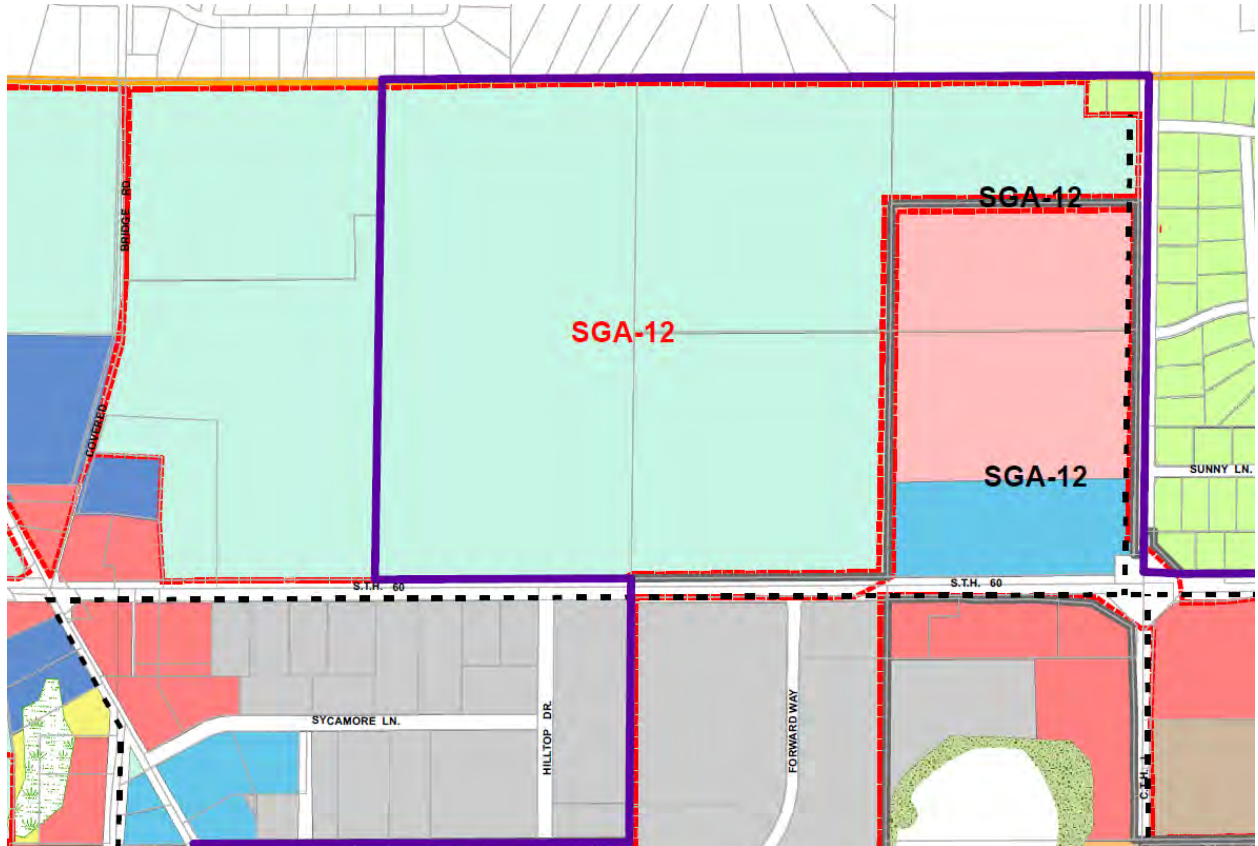
- This property is currently located in the Town of Cedarburg. It is located on the City side of the City/Town Boundary Agreement.
- The north 300 feet of this SGA, along Hwy 60, is presently occupied by a bowling alley and related outdoor recreation use. The property is currently listed for sale.
- In the **southwest-southeast** corner of this SGA is a single-family residence located on a 3-acre lot.
- This SGA is presently classified part Industrial and Manufacturing (in the southwest corner) and part Commercial (along Hwy.60 and Hwy.I/Sheboygan Rd).
- Access to Hwy 60 (and to a limited extent along CTH I as well) will be controlled by WisDOT.
- There is a filled quarry along the south side of the SGA (fill quality/compaction unknown). This area is considered undevelopable.
- Sanitary sewer infrastructure currently exists through this site and along a portion of the east edge to support development of this SGA.
- Cedarburg Light & Water advises there are no obstacles to serving this SGA in the manner recommended below, while noting that more investigation will need to be done to determine if this area will need to be added to the High-Level Pressure Zone due to existing higher elevation.

- The current area that is classified as Industrial and Manufacturing no longer appears to be a feasible use. Planning Commission is recommending the entire site be classified for Commercial with the undevelopable/filled quarry area to be set aside for Recreational and Recreational and Parkland.
- The Zoning Districts that could comport with the Commercial Land Use Classification of this site include B-1, B-2, B-3.
- The Zoning Districts that could comport with the Parkland Classification of this site include P-1.

Updated through 1-23-25

[f/k/a SGA 15]

Land use Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 1612

SGA-15 Grob Field area along the north side of Highway 60 east of the 5 Corners intersection.
Neighborhood land use plan that can be adequately served by public utilities must be approved prior to annexation.

Proposed New Verbiage of The Comprehensive Plan Regarding SGA 12

- Approximately ~~36.99~~56.31 acres of this area (the zoned area) is currently in the City.
- The remainder is located in the Town of Cedarburg but on the City side of the Town/City boundary agreement.
- Access from this area to Hwy 60 will be controlled by Wis DOT
- It principally is vacant land with the exception of a small hangar building in the southwest corner along Hwy.60.
- It currently has ~~two-three~~ Land Use Classifications on it. Approximately ~~the west 1741~~ acres are classified as Medium-Density Residential (8,400 to 12,000 sq. ft. per lot), the southeast corner (approximately 15 acres) is classified as Office and the remainder

(approximately 176 acres) is classified Agricultural or Open Space. ~~The Town portion of this SGA is Agricultural or Open Space (1 unit/35 acres).~~

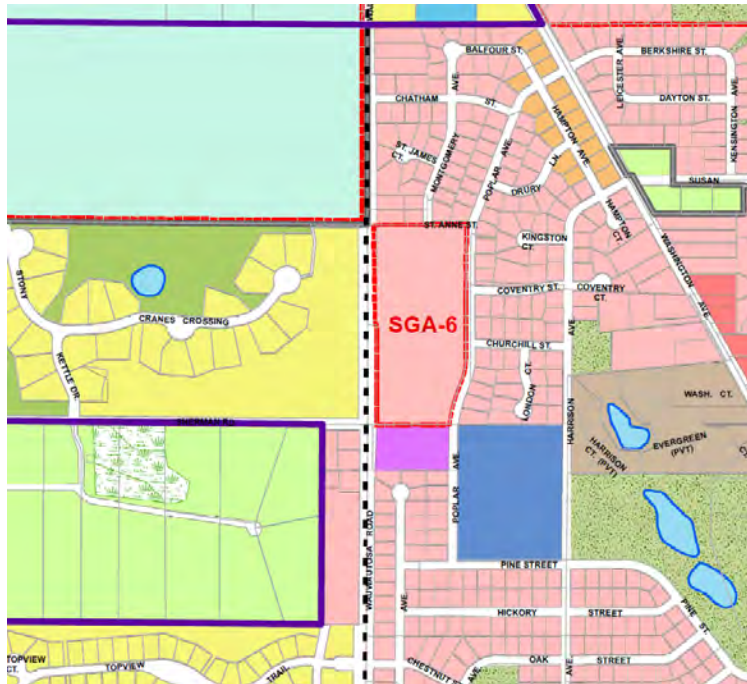
- Plan Commission is recommending continuation/expansion of land use classification Medium-Density Residential (8,400 to 12,000 sq. ft. per lot) for this SGA. The Zoning Districts that comport with Medium-Density Land Use Classification could include Rs-3, Rs-4, Rs-5, Rs-6, and Rd-1.
- Develop the residential use at this location in accordance with the Housing and Residential Development Goals, Objectives and Policies as set forth in Chapter 2-Housing.
- Sanitary sewer infrastructure is available at Forward Way on the north side of Hwy.60 to serve a portion of this site. The remainder of the site would need to be served via an extension of sanitary sewer infrastructure through/from SGA-11.
- Cedarburg Light and Water advises that:
 - Significant water main extensions on Sheboygan Rd. north on Hwy I & from Forward Way east and west on Hwy 60 may be required to feed this SGA as part of our High-Level Pressure Zone.
 - Electric service will not be an issue.

Updated through 1-23-25

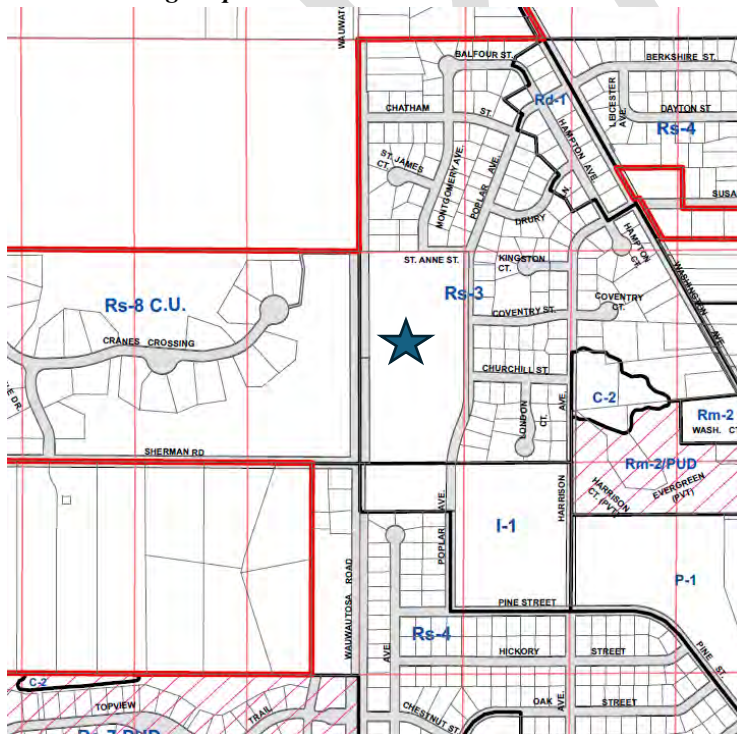
PROPOSED SMART GROWTH AREA (SGA) 6 [f/k/a SGA 9]

Approximate Acres: 18.28

Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 9

SGA-9 The Vacant Land located between Wauwatosa Road and Poplar Avenue, of Wauwatosa Road/Sherman Road Intersection. This area is appropriately classified as Medium-Density Detached Urban Development.

Current Discussion and Information (regarding SGA 26):

- To be consistent with the lot sizes of the existing, surrounding single-family residential developments, the land use classification of this site should remain as Medium-Density Residential.
- The Zoning Districts that comport with the Medium Density Land Use Classification could include Rs-3, Rs-4, Rs-5, Rs-6, and Rd-1.

- Sanitary sewer infrastructure is available at the corner of Coventry and Poplar and at the corner of Churchill and Poplar. Either location could be used to serve this area.
- Cedarburg Light and Water advises that there are no obstacles to serving this site in the manner described above.

Updated through 1-23-25

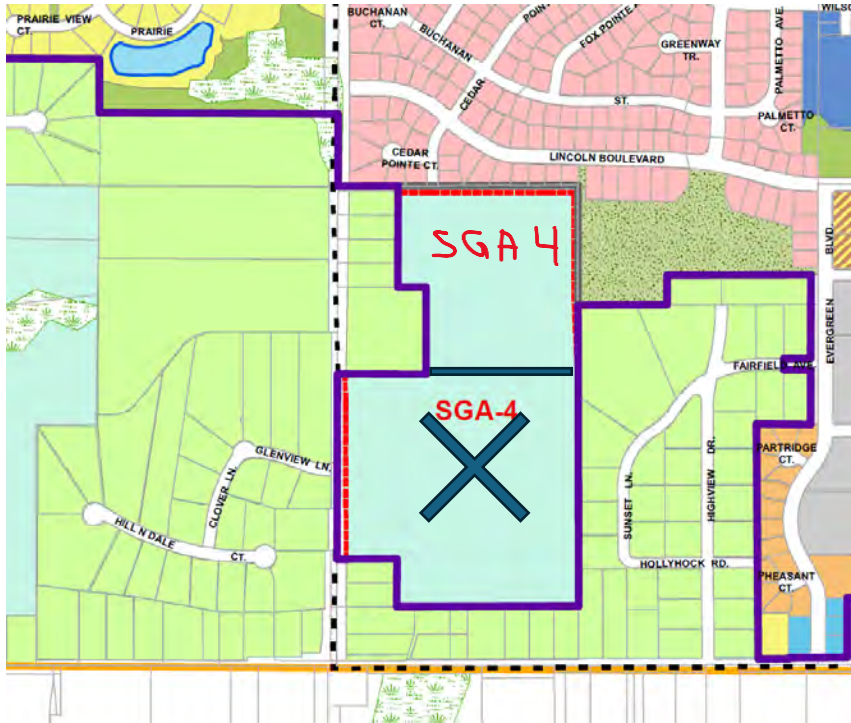
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PROPOSED SMART GROWTH AREA (SGA) 4

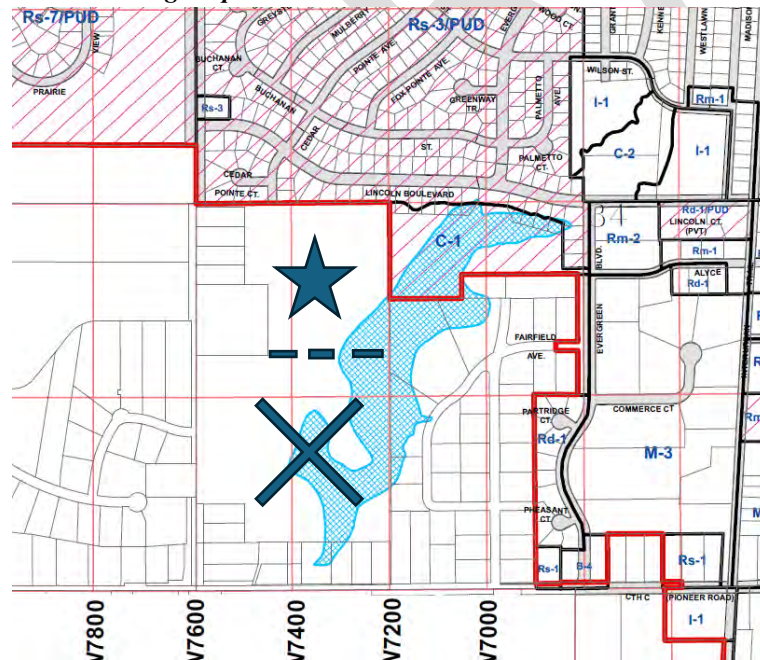
[f/k/a SGA 14]

Approximate Acres: **59-20**

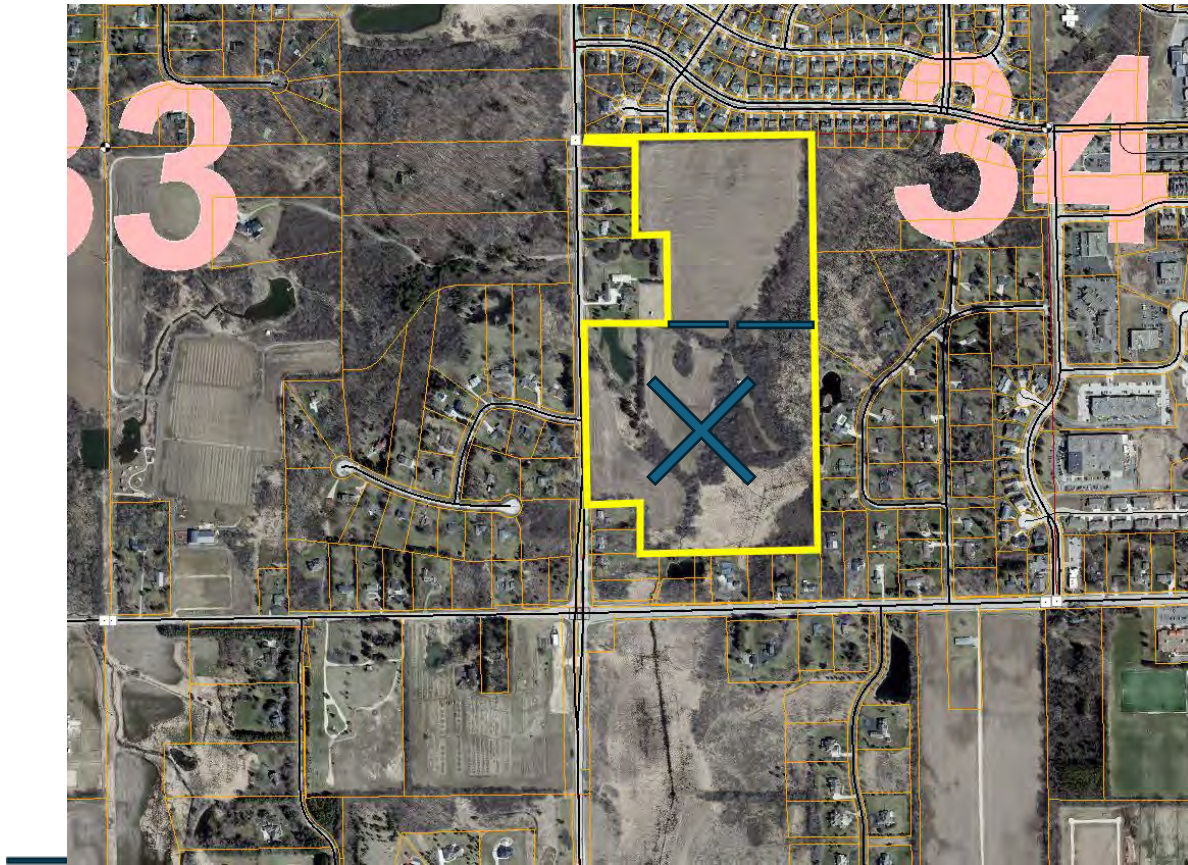
Current Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 14

SGA-14 Area south of Cedar Point Avenue east of Wauwatosa Road. Neighborhood land use plan that can be adequately served by public utilities must be approved prior to annexation.

Current Discussion and Information (regarding SGA 4):

- Property is not presently in the City of Cedarburg. It is inside of the City's boundary as set forth in our agreement with the Town of Cedarburg.
- This site is currently classified as Agricultural or Open Space (1 unit per 35 acres).
- Recommend that it be reclassified to Medium -Low Density Residential (12,000 to 20,000 sq. ft. per lot) to be consistent with lot sizes and development style of existing Cedar Pointe Subdivision to the north OR remain classified as Agricultural or Open Space (1 unit per 35 acres). The Zoning Districts that could comport with the Medium-Low Density Residential Land Use Classification include Rs-1, Rs-2, Rs-3, Rs-7, and Rd-1 Zoning Districts.

- Develop the residential use at this location in accordance with the ‘Housing and Residential Development Goals, Objectives and Policies’ as set forth below.
- The north half of this SGA could likely be served by bringing sewer down and over from Lincoln Blvd and through the City owned lands.
- Cedarburg Light & Water advises that:
 - This area is not within our current boundary agreement with WE Energies and the PSCW. An amendment would be needed to service this parcel.
 - It appears that a looped water system can be supplied to this site using the main in Lincoln Blvd.

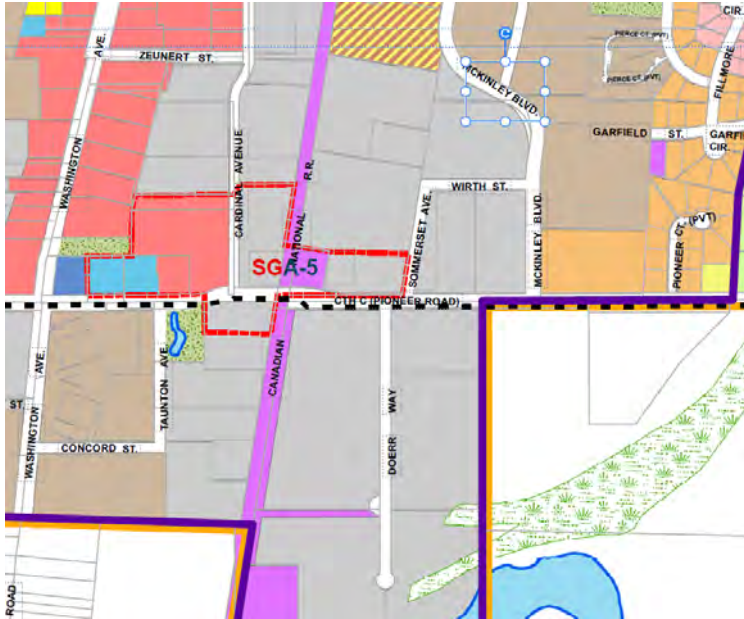
Updated through 1-23-25

PROPOSED SMART GROWTH AREA (SGA) 5

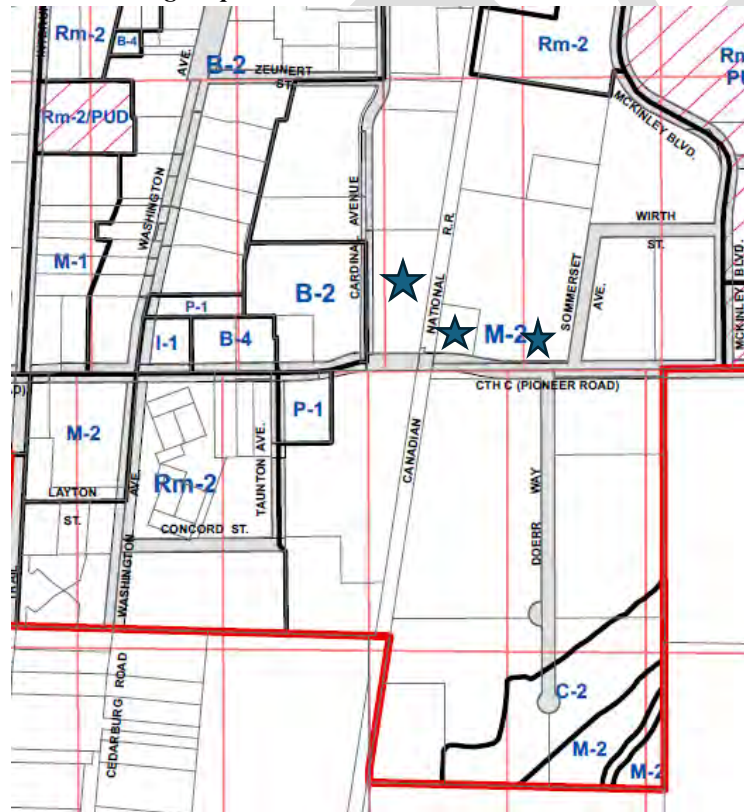
[f/k/a SGA 19]

Approximate Acres: 6.4

Current Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding current SGA 19

SGA-19 None.

Current Discussion and Information (regarding SGA 5):

- Recommend changing the boundary of this SGA to remove the parts already developed as and classified for Commercial and Office. Recommend reclassifying the remainder from Industrial and Manufacturing to all Commercial land use classification.
- The Zoning Districts that may comport with this Commercial Land Use Classification include B-1, B-2, and B-3.
- Sanitary sewer is available to serve these sites either from Cardinal Lane, the south side of Pioneer Road, and/or the old septage site owned by the City adjacent to the east side of the railroad tracks.
- Cedarburg Light and Water advises that there are no obstacles to serving this site if developed consistent with the recommendations set forth above.

Updated through 1-23-25